

# Sunnybower Meadow

Blackburn





# Sunnybower Meadow

Blackburn

A taste of local life

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**Bovis  
Homes** 





# Welcome to Sunnybower Meadow

Bovis Homes are proud to showcase our brand new development at Sunnybower Meadow, perched on top of one of the highest hills in Blackburn and right at the edge of the rolling hills with views of the Ribble Valley.

Sunnybower Meadow will comprise a mix of new properties from our exclusive and wide range of 2, 3, 4 and 5 bedroom homes. So, whether you are climbing the first rung of the property ladder, in need of more space with a growing family or downsizing from the family home – there is a home for you in this exciting new community.

## Getting around

Sunnybower Meadow is a great location for getting around. The M65 J6 is just under 2 miles, which can take you to Preston in about 30 minutes, or Manchester in under an hour.

For rail journeys, Blackburn railway station is only a 10-minute drive and offers an hourly service to Preston in 30 minutes. There are also half hourly direct services to Manchester which take just under an hour.

## Taking time out

A large cathedral city with a history steeped in the textile trade of the Industrial Revolution, Blackburn is a vibrant place to live. There is a lively restaurant and bar scene in the town centre which provides a great night out with plenty of choice from West Indian to modern British cuisine – as well as fashionable cocktail bars or a micro pub which brews its

own beer. The town boasts an Olympic size and grade ice rink which makes for a wonderfully fun adventure sliding around. Alternatively get a ticket to watch the pros at work – top ice hockey team Blackburn Hawks are based at the rink and games are a raucous and noisy affair!

The unique geographical location of Sunnybower Meadow means you can walk in rolling hills right from your doorstep. By setting out on one of the many footpaths you will be presented with a stunning view of famous Pendle Hill in one direction and the urban sprawl of Blackburn below you in the other. These paths are superb for a brisk family walk with a picnic or just a short stroll to stretch your legs.



# The perfect position

## Education

A choice of several local primary and secondary schools with either 'Good' or 'Outstanding' OFSTED ratings can be found within 2.5 miles of Sunnybower Meadow all of which cater for children from 4 to secondary age.

For further education, the award-winning Blackburn College, rated 'Good', is located in the town centre just 2.2 miles away.

**St Gabriels Primary School**  
2 miles | 7 min drive

7  
mins



**Pleckgate High School**  
2.2 miles | 7 min drive

7  
mins



**Blackburn Town Centre**  
2.2 miles | 10 min drive

10  
mins



**Blackburn Train Station**  
2.3 miles | 11 min drive

11  
mins



**Planet Ice Rink**  
3.4 miles | 15 min drive

15  
mins



**Sunnybower  
Meadow**



**Blackburn College**  
2.5 miles | 10 min drive



**Pendle Hill**  
15.2 miles | 32 min drive



**M65 Motorway**  
1.7 miles | 7 min drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk





# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment. These commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to announce that we will invest over £800,000 in local schemes to support the community surrounding your new home in Blackburn.

## These schemes include:

### Creating biodiverse habitats



### Highway works



“Bovis homes will  
invest more than  
**£800,000** towards  
community schemes”

Sustainable transport  
improvement





# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the Select range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Amtico, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market – looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

## Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

## Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

## Recommend a Friend

Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Bovis home!



# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings (not applicable to all homes) gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Our 4 bedroom properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



Scan me  
for directions



# Sunnybower Meadow

Whalley Old Road, Blackburn,  
Lancashire BB1 4AA

01254 641 090

what3words ///frame.camps.extend

## From M65

- Head west on M65 towards exit 6
- At junction 6, take the A678 exit to Blackburn N Cent
- At the roundabout, take the 4th exit onto Whitebirk Drive / A6119
- Continue to follow A6119
- Turn right onto Whalley Old Road
- Turn right and you will see our Sunnybower Meadow development

Cover photograph of Wayoh Reservoir. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

#### Vistry Merseyside & Cheshire West

301 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XF. Telephone: 01925 248 900

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# Sunnybower Meadow

Blackburn

Development plan

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# Sunnybower Meadow

## Blackburn

### 2 bedroom homes


 The Juneberry

bcp bin collection point  
ss substation  
v visitor space

### 3 bedroom homes

 The Beech

 The Laurel

 The Rowan

 The Cypress

 The Hazel

### 4 bedroom homes

 The Juniper

 The Willow

 The Alder

 The Aspen

### 5 bedroom homes

 The Birch

### Pre-sold homes

 2 bedroom homes

 3 bedroom homes

 4 bedroom homes

Show  
homes  
and sales  
centre







This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

**Vistry Merseyside & Cheshire West region**

302 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 248 900

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# The Juneberry

2 bedroom home

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# The Juneberry

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.56 x 3.24	11' 8" x 10' 8"
Sitting / dining room	5.20 x 3.56	17' 1" x 11' 8"
Bedroom 1	4.25 x 3.12	13' 11" x 10' 3"
Bedroom 2	3.07 x 2.54	13' 4" x 8' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Juneberry | X229 04 Sunnybower Meadow |

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The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

\* Windows apply to corner plots only. Please see sales consultant for further details.

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# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor		
Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

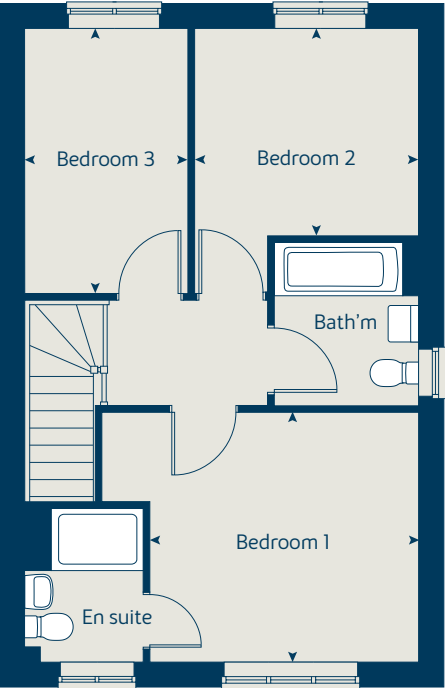
**The Hazel | X305 04 Sunnybower Meadow |**  
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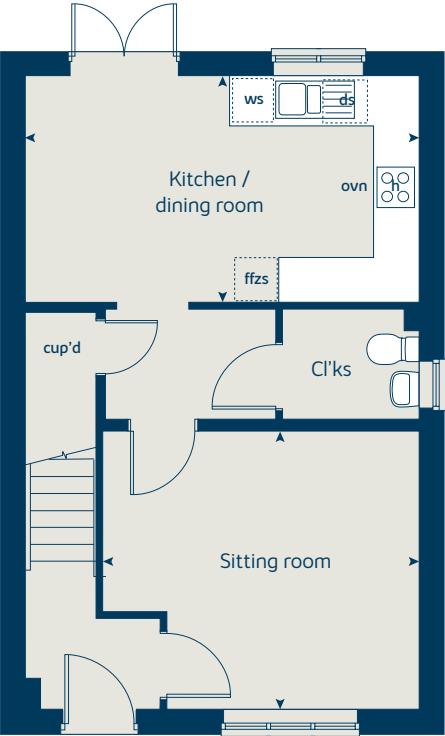
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First floor



Ground floor







# The Rowan

3 bedroom home

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# The Rowan

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.23 x 5.19	17' 2" x 17' 0"

First floor		
Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

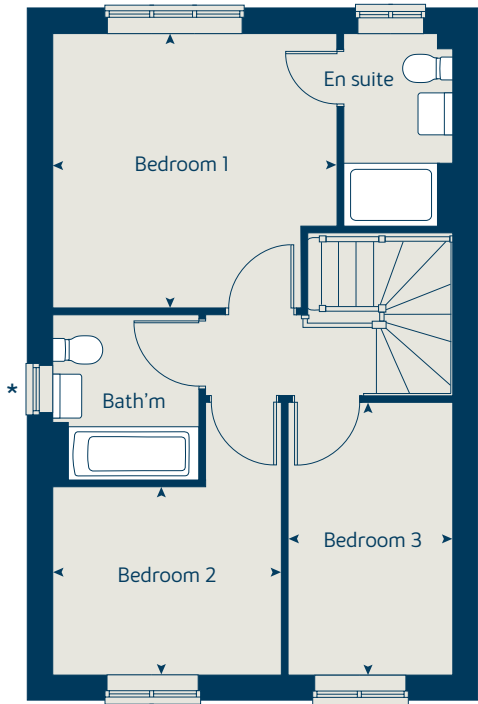
**The Rowan | X306 02 Sunnybower Meadow |**  
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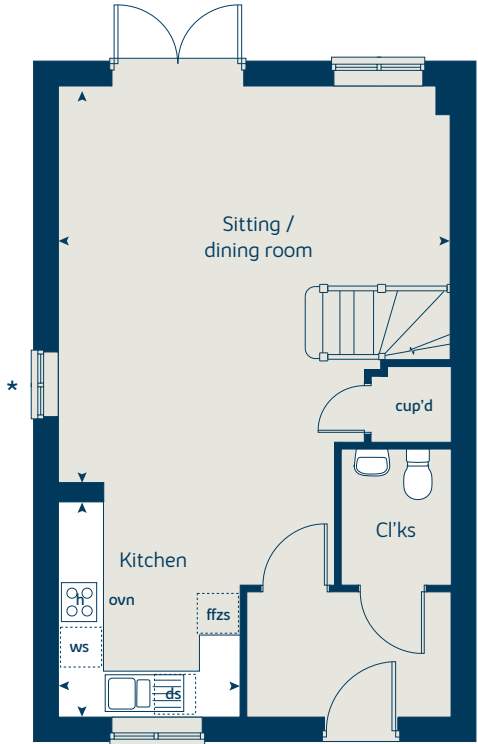
\* Windows apply to selected plots only.  
 Please see sales consultant for further details.

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### First floor



### Ground floor







# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 2" x 10' 3"
Sitting room	4.40 x 3.40	14' 6" x 11' 2"

### First floor

Bedroom 1	4.10 x 3.28	13' 6" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Cypress | X308 (IF) 02 Sunnybower Meadow |

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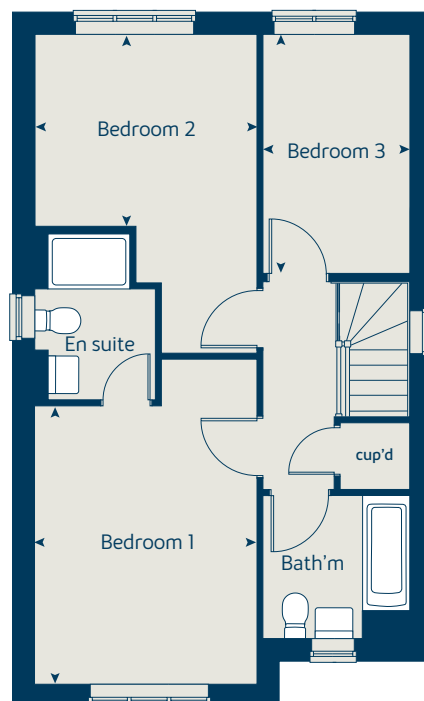
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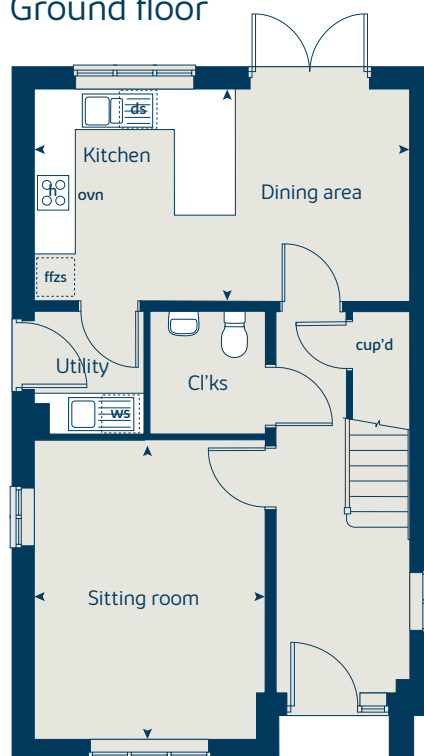
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### First floor



### Ground floor





# The Laurel

3 bedroom home

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# The Laurel

## 3 bedroom home

Ground floor	metres	feet / inches
Sitting room	3.32 x 5.53	10' 11" x 18' 2"
Kitchen	3.68 x 2.38	12' 1" x 7' 10"
Dining	2.85 x 3.15	9' 4" x 10' 4"

First floor	metres	feet / inches
Bedroom 1	3.39 x 3.25	11' 1" x 10' 8"
Bedroom 2	3.56 x 2.69	11' 8" x 8' 10"
Bedroom 3	2.81 x 2.75	9' 2" x 9' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

**The Laurel | Sunnybower Meadow |**

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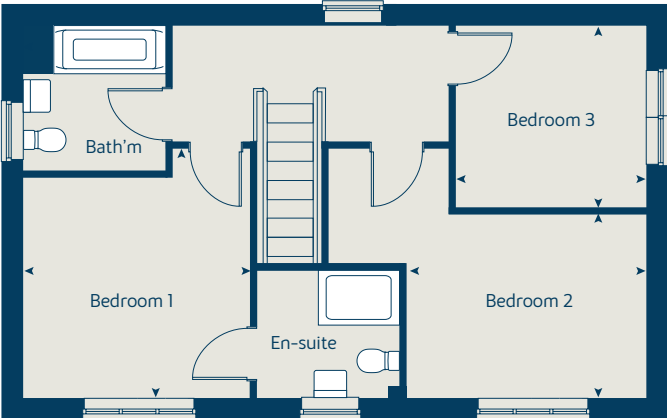
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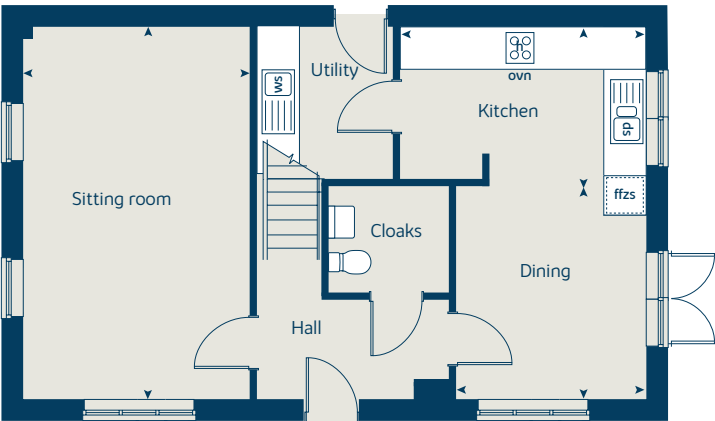
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First floor



Ground floor







# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

**The Beech | X309 02 Sunnybower Meadow |**

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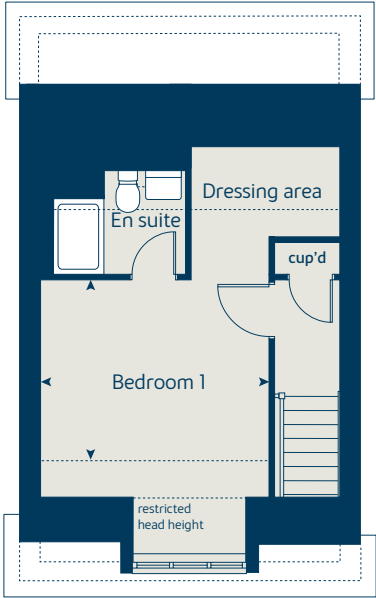
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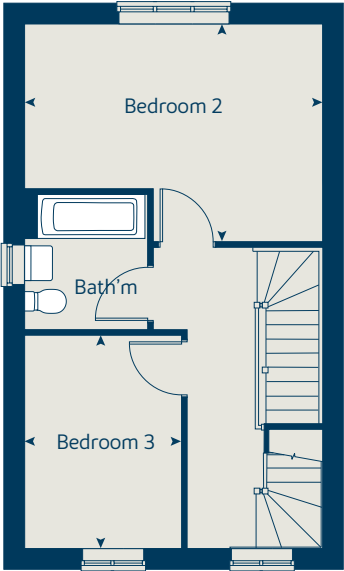
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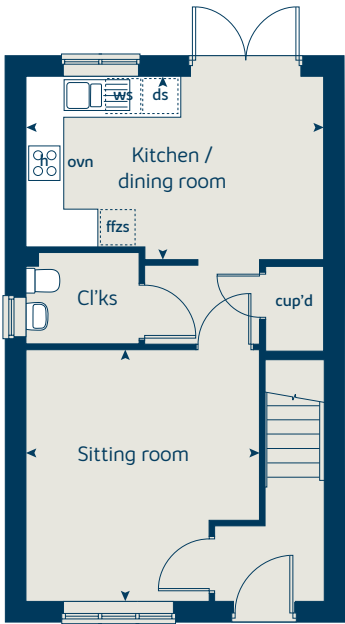
### Second floor



### First floor



### Ground floor







# The Willow

4 bedroom home

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# The Willow

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.23	14' 6" x 10' 7"

### First floor

Bedroom 2	4.89 x 3.32	14' 6" x 10' 11"
Bedroom 3	4.05 x 3.33	13' 3" x 10' 11"
Bedroom 4	2.93 x 2.56	9' 7" x 8' 5"

### Second floor

Bedroom 1	4.34 x 3.50	14' 3" x 11' 6"
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Willow | X411 02 Sunnybower Meadow |

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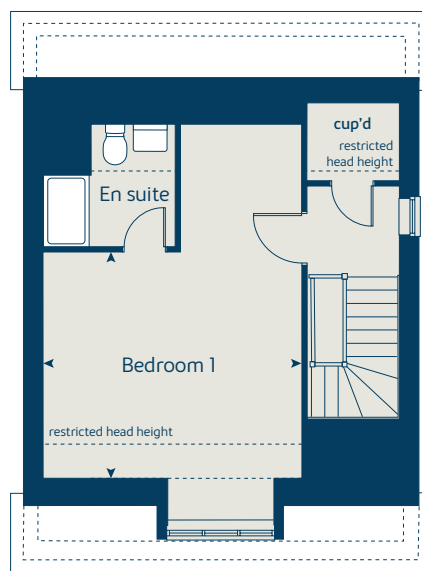
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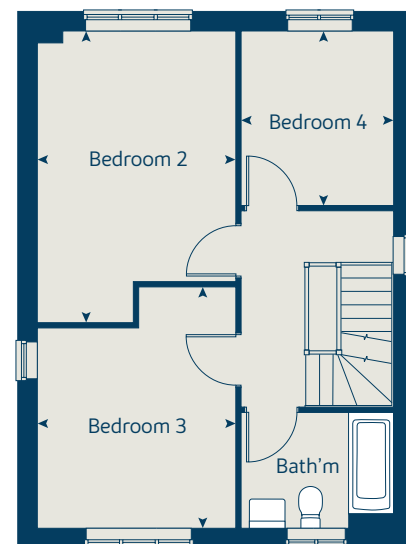
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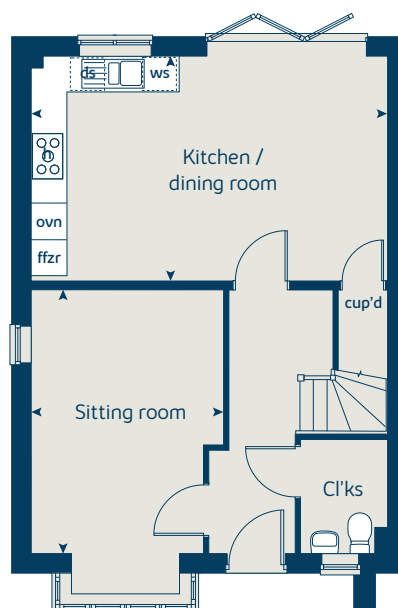
## Second floor



## First floor



## Ground floor





# The Juniper

4 bedroom home

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# The Juniper

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.52	23' 8" x 11' 7"
Sitting room	4.55 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 1"

First floor	metres	feet / inches
Bedroom 1	3.54 x 3.47	11' 7" x 11' 5"
Bedroom 2	3.65 x 2.84	12' 0" x 9' 4"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 10"
Bedroom 4	3.61 x 2.38	11' 10" x 7' 10"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

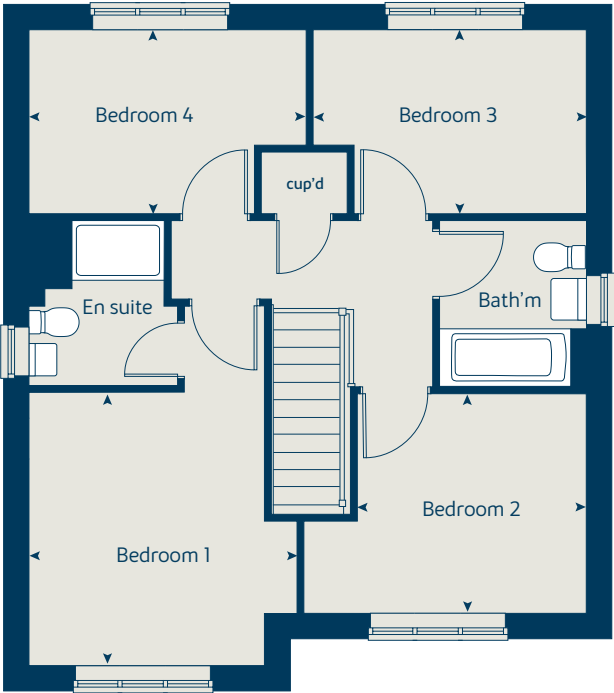
**The Juniper | X412 02 Sunnybower Meadow |**  
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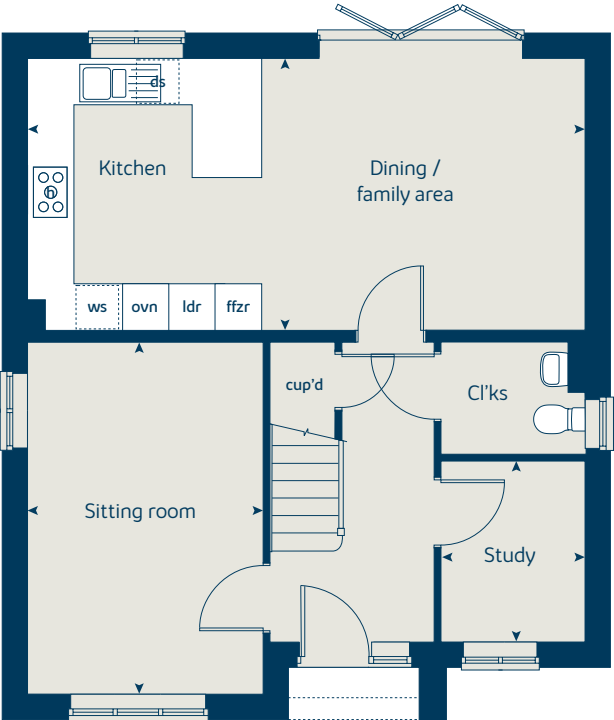
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### First floor



### Ground floor







# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.02 x 2.01	6' 8" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

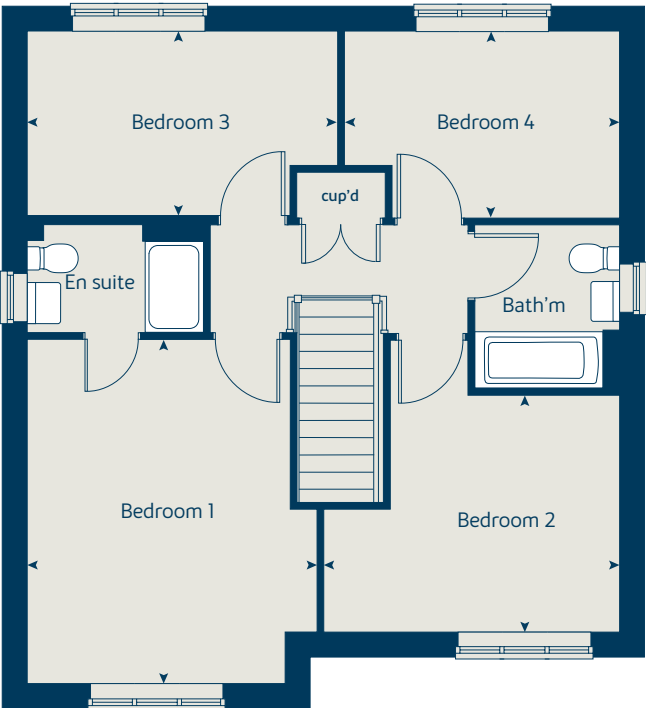
ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

**The Aspen | X414 (IF) 02 Sunnybower Meadow |**  
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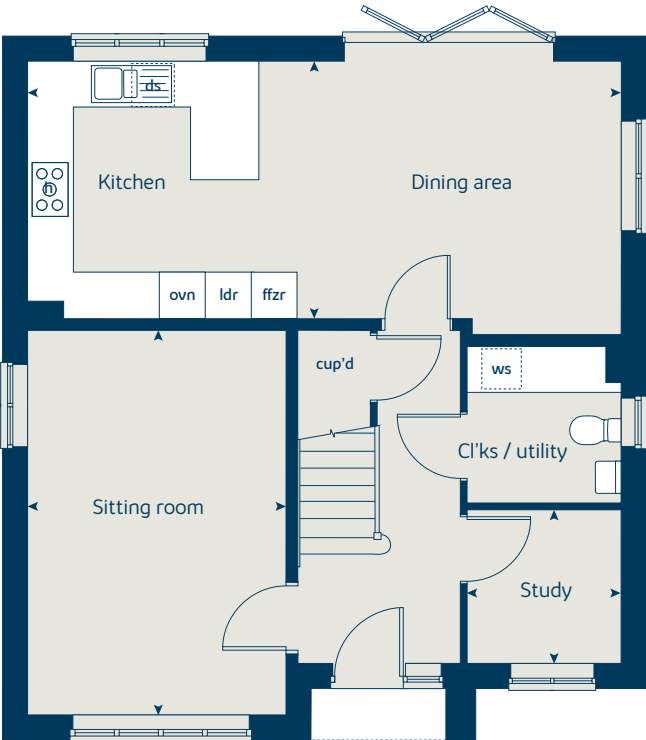
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 DS14619 / 09.25



First floor



Ground floor







# The Alder

4 bedroom home

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**Bovis  
Homes** 



# The Alder

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.52 x 3.24	11' 7" x 10' 8"
Dining / family area	5.26 x 3.24	17' 3" x 10' 8"
Sitting room	4.28 x 3.39	14' 1" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.34 x 3.03	14' 3" x 9' 11"
Bedroom 3	3.79 x 3.03	12' 5" x 9' 11"
Bedroom 4	3.35 x 3.13	11' 0" x 10' 3"

ovn	oven	cyl	hot water cylinder
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

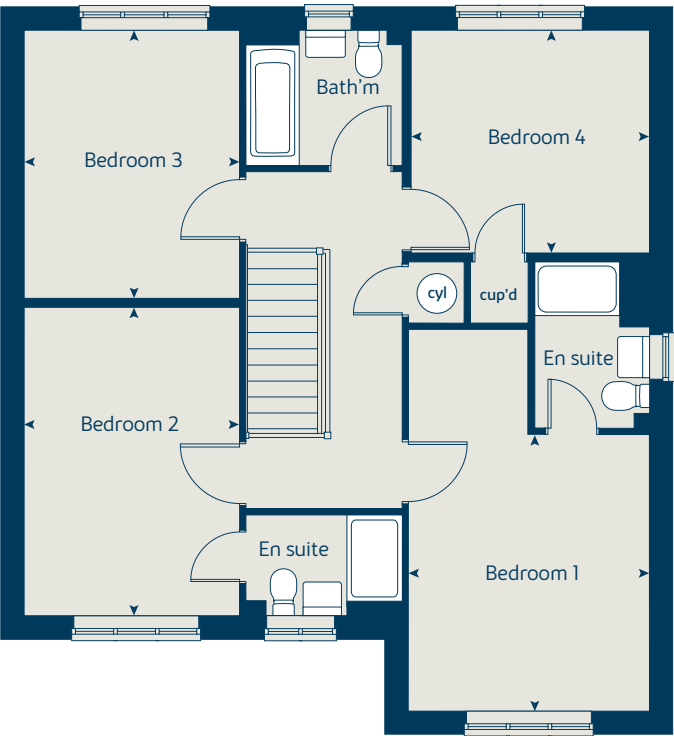
**The Alder | X415 02 Sunnybower Meadow |**  
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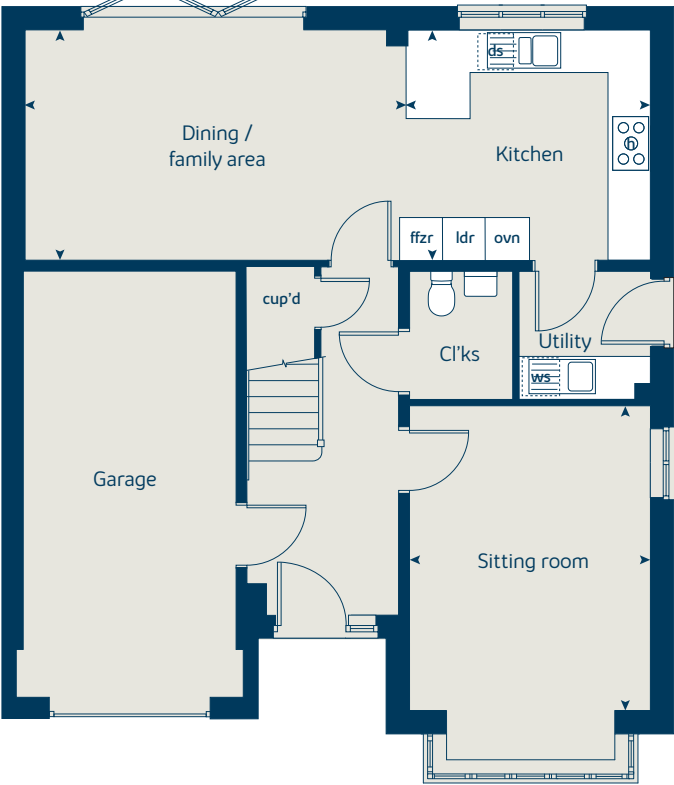
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### First floor



### Ground floor





# The Birch

5 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Birch

## 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.54 x 3.33	14' 11" x 10' 11"
Family / dining area	5.79 x 3.52	19' 0" x 11' 7"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

### First floor

Bedroom 1	3.61 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.91	12' 10" x 9' 7"
Bedroom 3	3.06 x 2.75	10' 1" x 9' 0"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.69	9' 3" x 8' 10"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Birch | X518 (1F) 02 Sunnybower Meadow |

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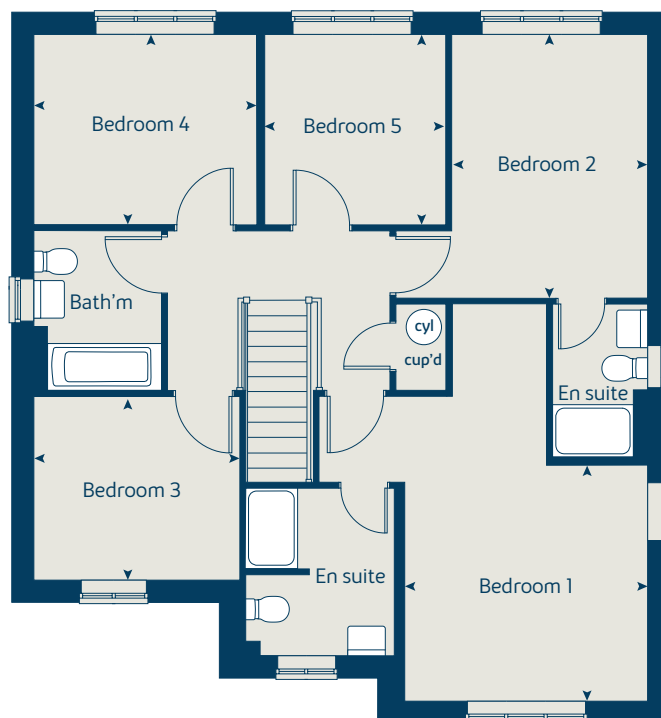
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### First floor



### Ground floor

