

# Bracewell Gardens

Earby



Right where you belong

gleeson

# Welcome to Bracewell Gardens

Welcome to Bracewell Gardens, a fantastic development in the picturesque town of Earby, located just outside the Yorkshire Dales. With 50 homes in total, Bracewell Gardens boasts an exciting collection of 2, 3 and 4 bedroom homes, all designed to complement modern day living.



## Why Gleeson?

With over 100 years' experience in building homes, we're perfectly suited to help you navigate your home buying journey. With developments spread across the North of England, Midlands and into Lincolnshire, we have plenty of choice to help you find your dream home. With an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

All our homes are carefully designed, beautifully built and boast plenty of features and space to suit your lifestyle.



# Site plan

Living at Bracewell Gardens, you will have the opportunity to enjoy breathtaking natural landscapes, charming villages, and an abundance of outdoor activities, from scenic walks and cycling trails to exploring the rich heritage of the Yorkshire Dales. Explore our site plan and the various house styles available.

## Explore our house styles

Cork  
2 bedroom

Wexford  
3 bedroom

Calry  
3 bedroom

Tyrone  
3 bedroom

Renmore  
3 bedroom

Longford  
4 bedroom

Lisburn  
3 bedroom

Kilkenny  
3 bedroom

Cavan  
4 bedroom



This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.



# Local area

## Living in Earby

Earby is a picturesque town located in the borough of Pendle, Lancashire. It offers a blend of rural charm and modern convenience, with key amenities such as independent shops, cosy cafe spots, primary schools, and many more amenities. Surrounded by the countryside and within easy reach of the Yorkshire Dales National Park, Earby is an ideal place to call home for those who enjoy outdoor activities, whilst still being part of a thriving community.

### Parks and outdoor spaces

- 1. Earby Recreation Ground (0.3 miles)
- 2. Earby Waterfalls Park (0.7 miles)
- 3. Thornton Hall Country Park (1.9 miles)
- 4. Letcliffe Park (3.0 miles)
- 5. Pendle Hill (5 miles)
- 6. Bolton Abbey (14 miles)

### Travel and transport

- 1. A56 (0.1 mile), linking to the M65 motorway, facilitating travel to nearby towns and cities, including Burnley and Manchester.
- 2. A59 (3.4 miles), connecting Earby with Clitheroe and Preston.
- 3. Bus Services (0.3 miles)

Service 280 - This route connects Skipton and Preston, passing through Earby, Thornton in Craven, Barnoldswick, Gisburn, Chatburn, and Clitheroe.

Service M5 - This service runs between Barnoldswick and Burnley, with stops including Earby, Nelson and Colne.

- 4. Rail Connections – nearby stations include Skipton (7.1 miles) and Colne (5.0 miles)

### Food and drink

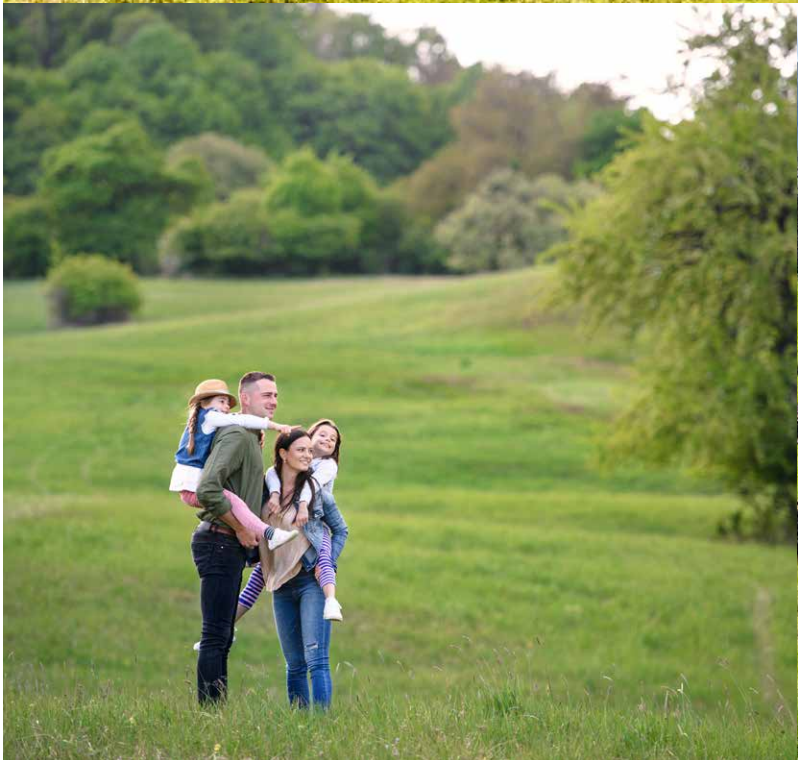
- 1. Co-op (150 yards)
- 2. Humble Pie (180 yards)
- 3. Morgan’s Café (200 yards)
- 4. The Village Bakery (0.3 miles)
- 5. The Red Lion (0.5 mile)

### Schools

- 1. Earby Springfield Primary School (0.4 miles)
- 2. Salterforth Primary School (1.6 miles)
- 3. Coates Lane Primary School (3.3 miles)



Bolton Abbey



Yorkshire Dales National Park



# House styles available at Bracewell Gardens

We offer a range of well-designed homes to suit your every need.



**Cork**  
2 bedroom, semi-detached



**Tyrone**  
3 bedroom, semi-detached



**Kilkenny**  
3 bedroom, detached



**Lisburn**  
3 bedroom, semi-detached



**Wexford**  
3 bedroom, semi-detached



**Renmore**  
3 bedroom, detached



**Calry**  
3 bedroom, detached



**Longford**  
4 bedroom, detached



**Cavan**  
4 bedroom, detached



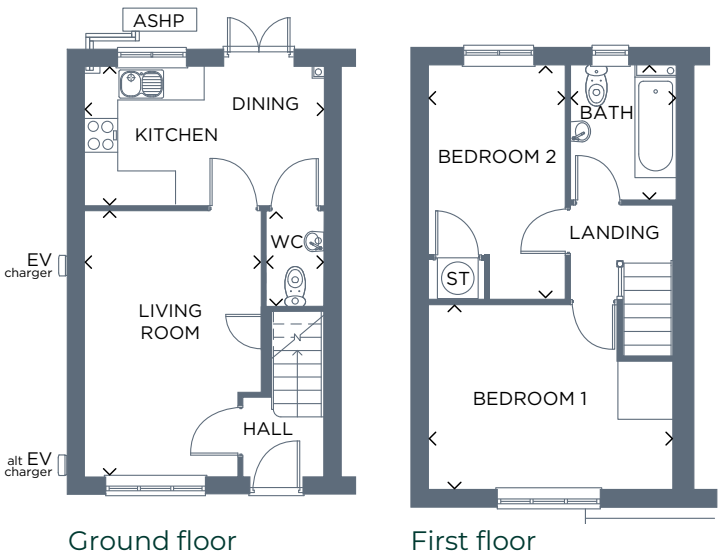
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# Cork

## 2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.42	13'7" x 7'11"
Living Room	4.64 x 3.07	15'3" x 10'1"
WC	1.68 x 0.99	5'6" x 3'3"

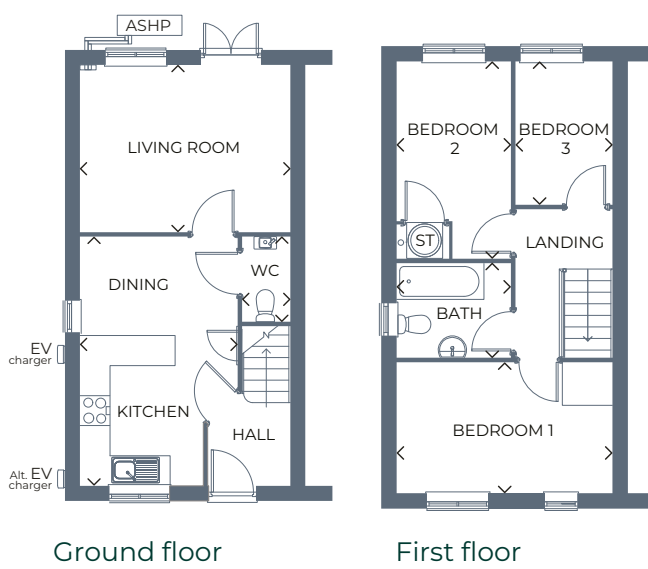
Room	Metres	Feet & Inches
Bedroom 1	4.14 x 3.10	13'7" x 10'2"
Bedroom 2	3.95 x 2.29	12'11" x 7'6"
Bathroom	2.26 x 1.77	7'5" x 5'10"

Total liveable area 651ft<sup>2</sup> / 60.48m<sup>2</sup>

# Tyrone

## 3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.13	16'3" x 10'3"
Living Room	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"

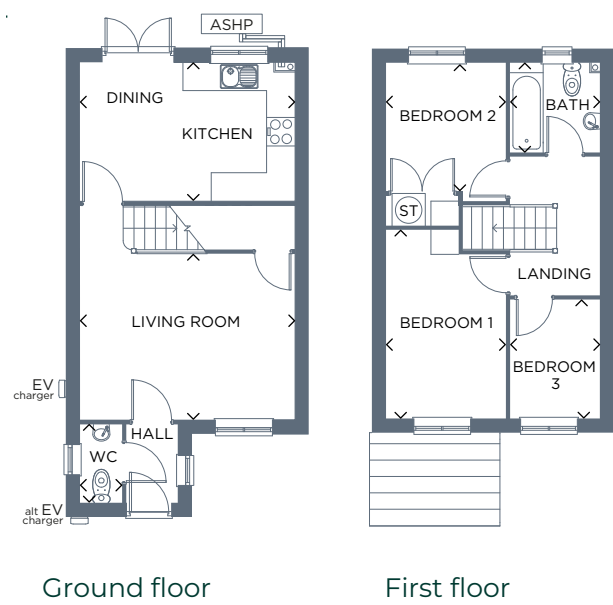
Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'2"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

Total liveable area 759ft<sup>2</sup> / 70.56m<sup>2</sup>

# Kilkenny

## 3 bedroom, detached home

A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.90	14'8" x 9'6"
Living Room	4.47 x 3.63	14'8" x 11'11"
WC	1.59 x 0.88	5'3" x 2'11"

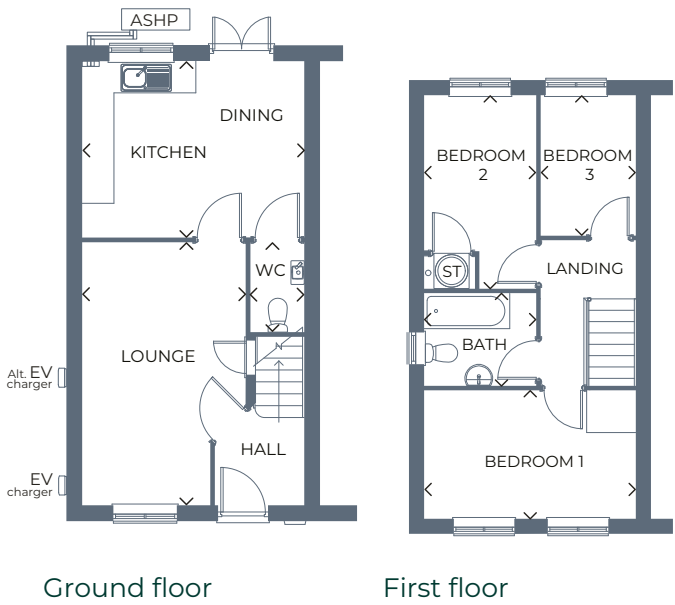
Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.91 x 2.51	9'6" x 8'3"
Bedroom 3	1.87 x 2.49	6'2" x 8'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Total liveable area 772ft<sup>2</sup> / 71.71m<sup>2</sup>

# Lisburn

## 3 bedroom, semi-detached home

A modern 3 bedroom semi-detached home with a contemporary open-plan kitchen space, great-sized bedrooms and an excellent living area.



Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.31	13'7" x 10'10"
Living Room	4.95 x 3.07*	16'3" x 10'1"
WC	1.70 x 0.99	5'7" x 3'3"

\*Maximum

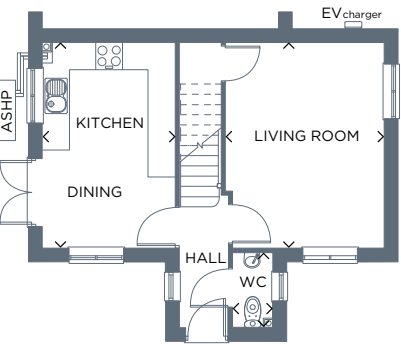
Room	Metres	Feet & Inches
Bedroom 1	4.14 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'3"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

Total liveable area 759ft<sup>2</sup> / 70.56m<sup>2</sup>

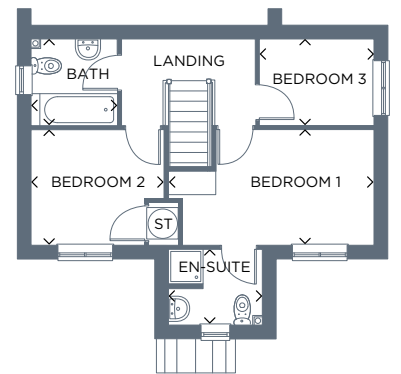
# Wexford

## 3 bedroom, semi-detached home

A modern semi-detached home with a combined kitchen-diner and French doors out to the garden, plus a separate living room and three bedrooms.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.44	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.00 x 1.66	6'7" x 5'5"
Bedroom 2	2.92 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.88	6'2" x 6'2"

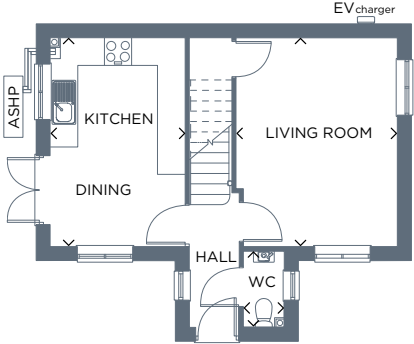
Total liveable area 811ft² / 75.31m²



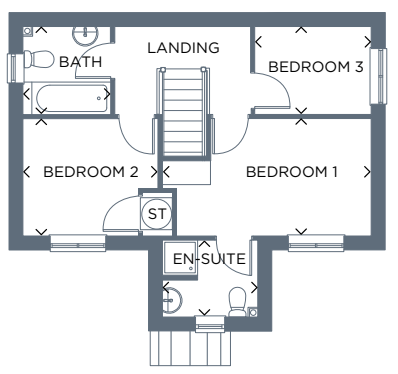
# Renmore

## 3 bedroom, detached home

A beautiful 3 bedroom detached home offering the perfect space for modern living, boasting a spacious kitchen-diner, family living room, bathroom and master en-suite.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.00 x 1.66	6'7" x 5'5"
Bedroom 2	2.92 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.88	6'2" x 6'2"

Total liveable area 811ft² / 75.31m²

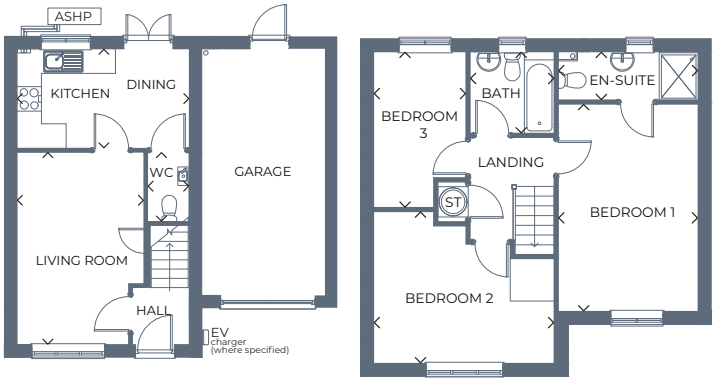




# Calry

## 3 bedroom, detached home

A detached home with an integral garage boasting three bedrooms, with an en-suite to the master bedroom, a large kitchen-diner, spacious living room and a family bathroom.



Ground floor      First floor



Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'10"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"

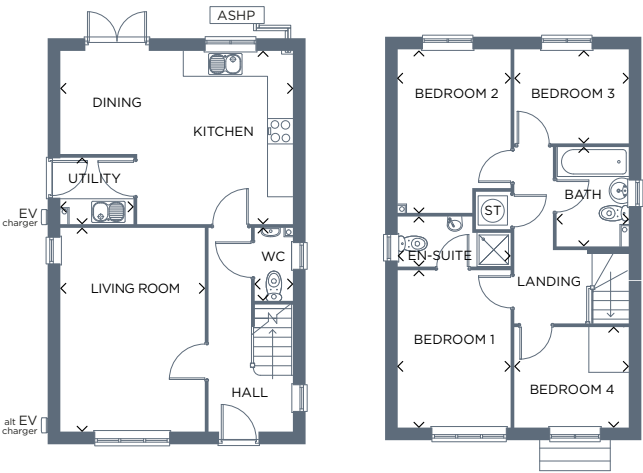
Room	Metres	Feet & Inches
Bedroom 1	4.76 x 3.20	15'7" x 10'6"
En-suite	3.20 x 1.08	10'6" x 3'7"
Bedroom 2	4.14 x 3.48	13'7" x 11'5"
Bedroom 3	3.57 x 2.10	11'9" x 6'11"
Bathroom	1.85 x 1.94	6'1" x 6'4"

Total liveable area 864ft² / 80.25m²

# Longford

## 4 bedroom, detached home

A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.



Ground floor      First floor



Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"

Room	Metres	Feet & Inches
Bedroom 1	3.71 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Total liveable area 1066ft² / 99.00m²



# Cavan

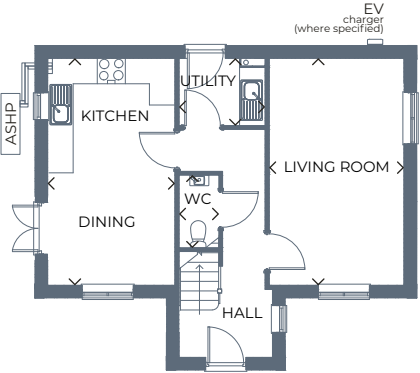
## 4 bedroom, detached home

A beautiful 4 bedroom detached family home featuring an open-plan kitchen-diner, separate living room, versatile bedrooms, master en-suite and family bathroom.

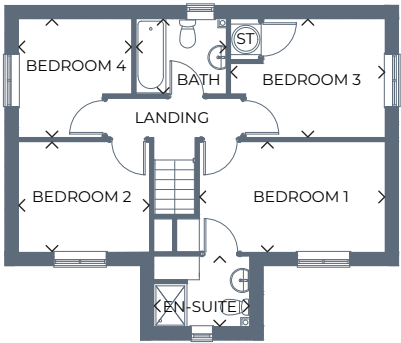
From floorplans, to dimensions and even virtual tours, click through to discover more information about your dream home.

Find out more

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Ground floor



First floor



Room	Metres	Feet & Inches
Kitchen / Dining	5.29 x 2.94	17'4" x 9'8"
Living Room	5.29 x 3.12	17'4" x 10'3"
Utility	1.96 x 1.56	6'5" x 5'1"
WC	1.72 x 0.91	5'8" x 3'0"

Room	Metres	Feet & Inches
Bedroom 1	4.23 x 2.51	13'11" x 8'3"
En-suite	2.14 x 1.60	7'0" x 5'3"
Bedroom 2	2.51 x 2.98	8'3" x 9'9"
Bedroom 3	3.52 x 2.69	11'6" x 8'10"
Bedroom 4	2.57 x 2.69	8'5" x 8'10"
Bathroom	2.08 x 1.70	6'10" x 5'7"

Total liveable area 1048ft<sup>2</sup> / 97.36m<sup>2</sup>





# Our standard specification

We work with well known brands to deliver a high standard specification, all at an affordable price.

✓ Standard features    ★ Upgrades available, subject to build stage

Kitchens	
Kitchen units, doors and handles from <b>Symphony Kitchens</b>	✓★
Choice of worktops with matching upstands supplied from <b>Symphony Kitchens</b>	✓★
Stainless steel splashback supplied from <b>Symphony Kitchens</b>	✓★
Oven, hob and integrated cooker hood by <b>Beko</b>	✓★
Bathroom	
Taps from <b>Methven</b>	✓
Standard splashback tiling from <b>Porcelanosa</b>	✓★
Standard height tiles to bathroom and en-suites from <b>Porcelanosa</b>	✓★
White sanitaryware by <b>Twyford</b>	✓
Finishing touches	
Matt white paint finish to walls and ceilings <b>by Crown or Dulux</b>	✓
Peace of mind	
10 year <b>NHBC Buildmark Warranty</b>	✓
Two year <b>Gleeson warranty</b> , two years from legal completion date.	✓

All of the specification listed is included in our houses as standard. Correct at time of production, January 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



## Personalise your home

There are so many ways that you can personalise your new home from the moment it starts being built. With a huge combination of styles, you can tailor your home to your taste with choices and upgrades.

Upgrades and extras are subject to build stage and availability

Read more





# Ways to buy with Gleeson

Here are just some of the ways that Gleeson can help get you moving.

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

Read more

## Own New Rate Reducer

Own New works with home builders and lenders behind the scenes, taking a contribution from the home builders and using this with the lender to reduce the interest on mortgage payments for the initial term.



## Part Exchange

Part Exchange takes the hassle out of selling your existing home. Selling directly through part exchange offers a guaranteed sale and eliminates the usual time delays associated with the open market.



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

## Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



## Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more accessible.



## First-time Buyer Assist

At Gleeson, we have many years of experience selling homes to first-time buyers and through our First-time Buyer Assist scheme, we're proud to offer some extra help to get you on the property ladder.





# Ready to make your move?

## What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.

### Browse our website

Head over to our website to find your dream home and development!

Find your dream home



### Make an appointment

We're ready when you are, why not book an appointment to visit our sales centre and view our show homes! You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us

### Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customers home buying stories to discover why they chose a Gleeson home and more about their experience.

Customer stories



### Let us help you

We're here to help you every step of the way, When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



## How to find us

**Visit us** Bracewell Gardens, New Road, Earby, BB18 6XA

**Contact us** 01282 502 276

[gleesonhomes.co.uk/developments/bracewell-gardens/](https://gleesonhomes.co.uk/developments/bracewell-gardens/)

### How to find us

Drive straight on Colne and Broughton Road and continue straight on Skipton Road. At the Co-op, take the left onto New Road where you will arrive at the entrance to Bracewell Gardens.



All information correct at time of production, 10 June 2025. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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