



**Right where  
you belong**

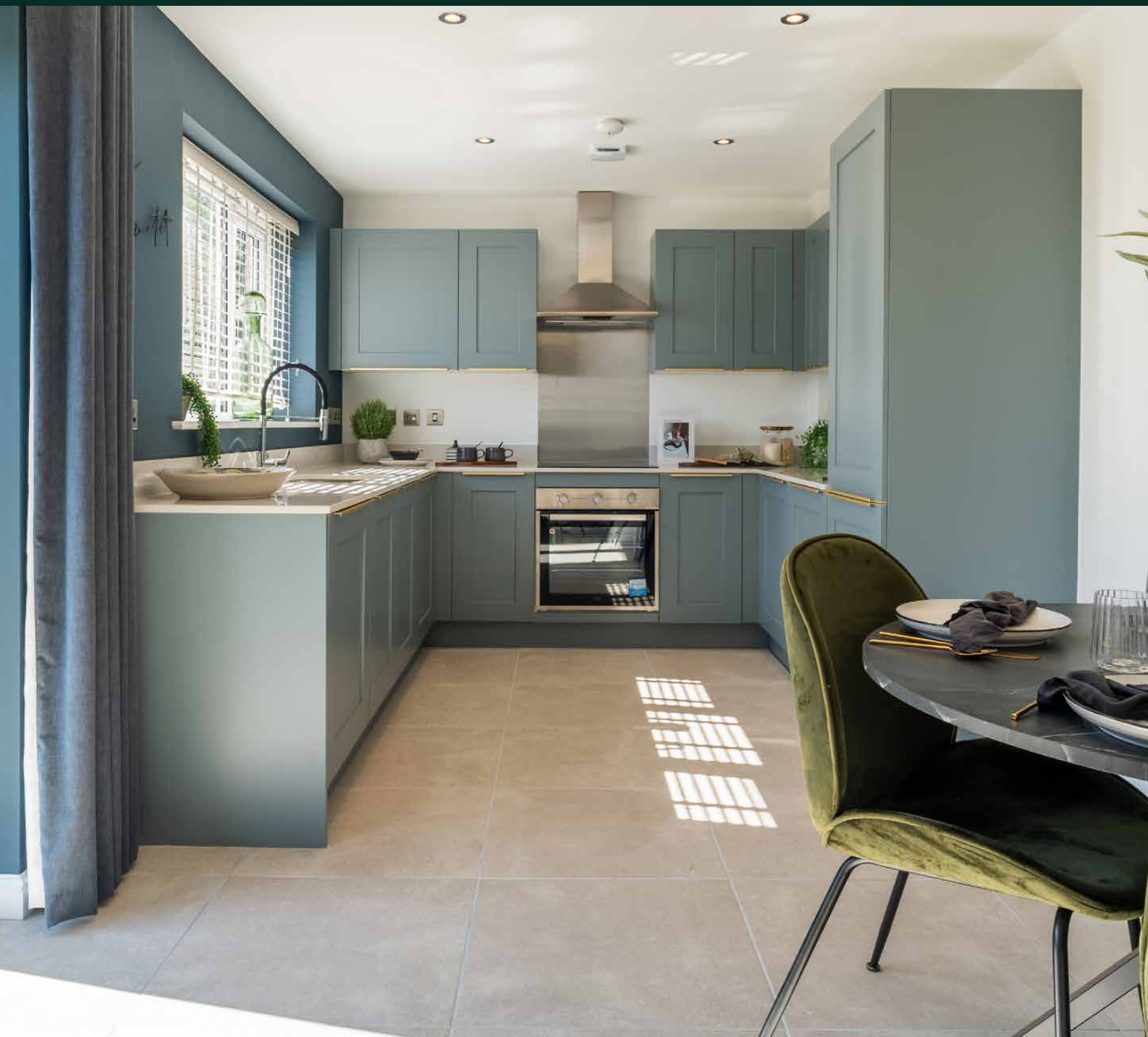
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at **Birley Croft**

**gleeson**



**Homes designed to  
complement modern  
day living**

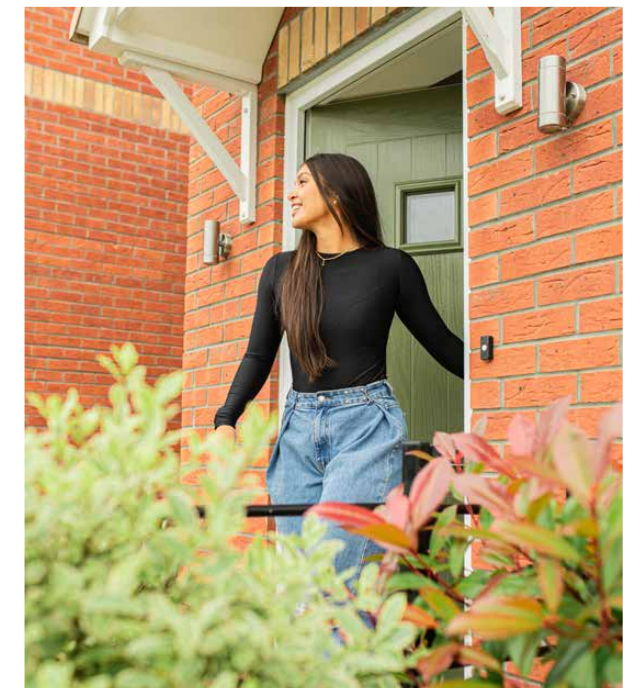


**With over  
120 years'  
experience in  
placemaking,  
we're perfectly  
suited to help  
you navigate  
your home  
buying journey**

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

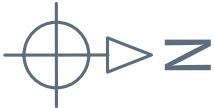
Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



# Set in a picturesque location

Birley Croft, located in Lower Bartle, Preston, offers a fantastic choice of thoughtfully designed 2, 3 and 4 bedroom homes. This development offers the added convenience of great travel links and amenities on your doorstep. Explore our site plan to discover the fantastic choice of house styles available at this development.



Potential future Gleeson development

Kenmare  
2 bedroom

Cranford  
3 bedroom

Larne  
3 bedroom

Grange  
4 bedroom

Tallow  
2 bedroom

Clifden  
3 bedroom

Magrath  
3 bedroom

Affordable /  
Social Rental  
(conditions apply)

Glin  
3 bedroom

Milford  
3 bedroom

Dalkey  
4 bedroom

Discount  
Market Sale  
(conditions apply)



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.



# Living in Lower Bartle

Lower Bartle, located just a few miles from Preston city centre, boasts a blend of rural beauty and modern convenience. Surrounded by scenic countryside and close to the M55, this peaceful village is ideal for families, professionals and retirees alike. Living here, you will enjoy a strong sense of community and access to local amenities, as well as nearby shops, a post office and a choice of well-regarded schools. With excellent transport links, picturesque walking routes and a growing selection of thoughtfully designed homes at developments like Birley Croft, Lower Bartle is a well-connected place to call home

Lower Bartle offers the perfect blend of rural charm and modern convenience.



River Ribble



Preston



Avenham and Miller Park





# Kenmare

## 2 bedroom, semi-detached home

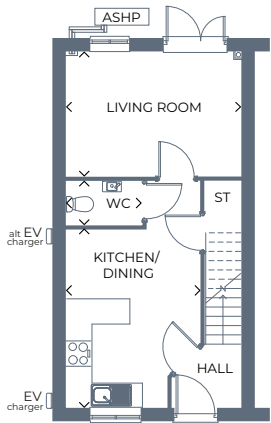
A stunning home with an open-plan kitchen-diner, separate living room, and two versatile bedrooms, plus a modern family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.22 x 3.17	13'10" x 10'5"
Living Room	4.14 x 2.97	13'7" x 9'9"
WC	1.80 x 1.05	5'11" x 3'5"

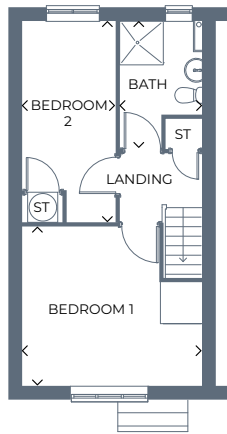
Room	Metres	Feet & Inches
Bedroom 1	4.14 x 3.69	13'7" x 12'1"
Bedroom 2	4.64 x 2.15	15'3" x 7'1"
Bathroom	2.94 x 1.90	9'8" x 6'3"

Total liveable area 753ft<sup>2</sup> / 70.04m<sup>2</sup>

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Ground floor



First floor

# Tallow

## 2 bedroom, semi-detached home

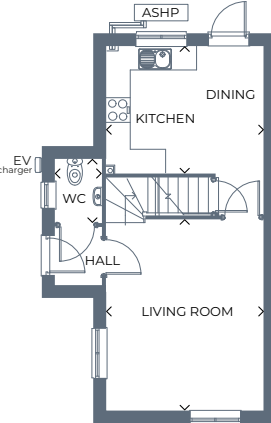
Boasting a modern kitchen-diner and a separate living room, creating a flexible living space. Upstairs, you'll find two great-sized bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 3.07	12'4" x 10'1"
Living Room	4.64 x 3.76	15'3" x 12'4"
WC	1.07 x 1.56	3'6" x 5'1"

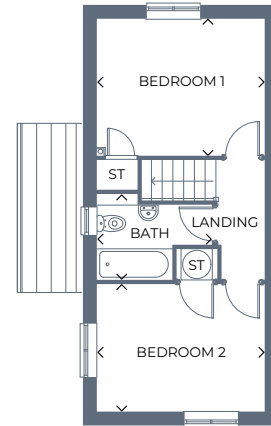
Room	Metres	Feet & Inches
Bedroom 1	3.76 x 3.07	12'4" x 10'1"
Bedroom 2	3.76 x 2.85	12'4" x 9'4"
Bathroom	2.60 x 1.90	8'7" x 6'3"

Total liveable area 753ft<sup>2</sup> / 70.01m<sup>2</sup>

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Ground floor



First floor





# Glin

## 3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	5.93 x 3.56	19'5" x 11'8"
Living Room	4.59 x 3.11	15'1" x 10'4"
WC	1.91 x 1.77	6'3" x 5'10"

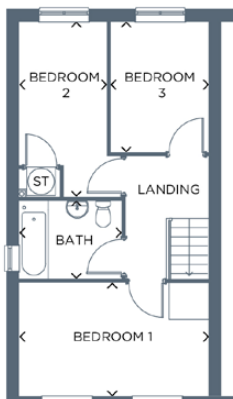
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.24 x 2.14	13'11" x 7'0"
Bedroom 3	3.18 x 2.35	10'5" x 7'8"
Bathroom	2.48 x 1.90	8'1" x 6'3"

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor

# Cranford

## 3 bedroom, detached home

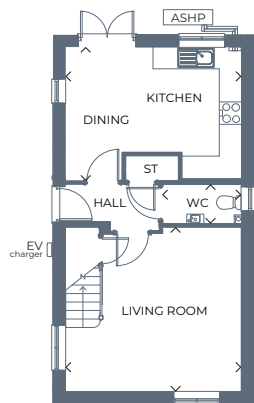
A beautiful detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	4.59 x 3.54	15'1" x 11'7"
Living Room	4.59 x 4.35	15'1" x 14'3"
WC	2.06 x 1.04	6'9" x 3'5"

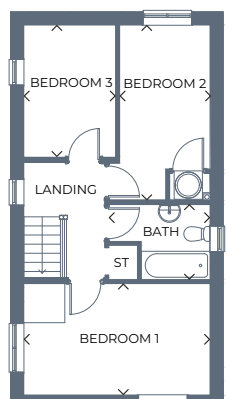
Room	Metres	Feet & Inches
Bedroom 1	4.59 x 2.75	15'1" x 9'0"
Bedroom 2	4.30 x 2.23	14'1" x 7'4"
Bedroom 3	2.27 x 3.25	7'5" x 10'8"
Bathroom	2.50 x 1.84	8'2" x 6'0"

Total liveable area 904ft<sup>2</sup> / 84.04m<sup>2</sup>

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Ground floor



First floor





# Clifden

## 3 bedroom, detached home

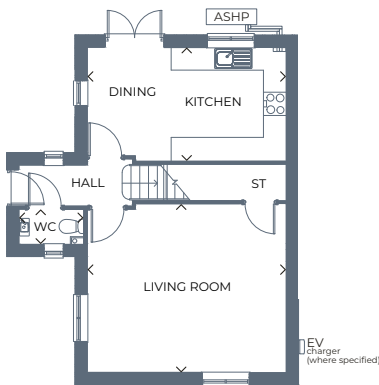
A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

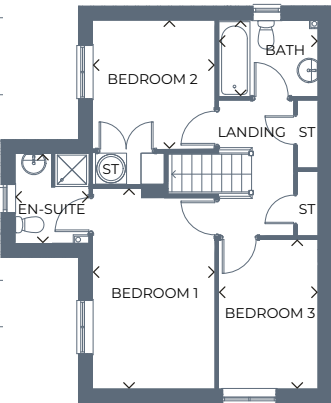
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 984ft<sup>2</sup> / 91.44m<sup>2</sup>

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Ground floor



First floor

# Milford

## 3 bedroom, detached home

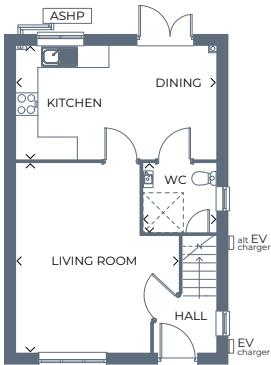
A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"

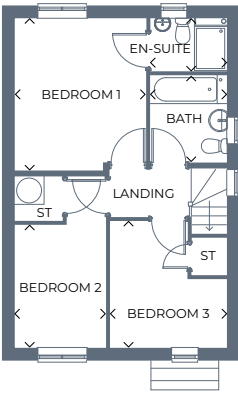
Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

Total liveable area 919ft<sup>2</sup> / 85.4m<sup>2</sup>

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Ground floor



First floor





# Larne

## 3 bedroom, detached home

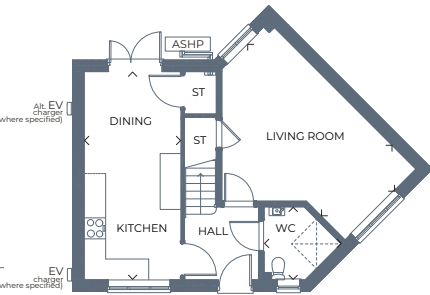
A spacious three-bedroom detached home with a bright living room and open-plan kitchen-diner. Upstairs includes a master bedroom with en-suite, two further bedrooms and a family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	2.78 x 5.96	9'1" x 19'7"
Living Room	2.87 x 5.96	9'5" x 19'7"
WC	2.09 x 2.21	6'10" x 7'3"

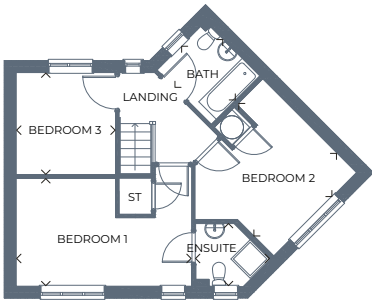
Room	Metres	Feet & Inches
Bedroom 1	4.90 x 3.01	16'1" x 9'11"
En-suite	1.75 x 2.07	5'9" x 6'9"
Bedroom 2	4.51 x 3.70	14'9" x 12'2"
Bedroom 3	2.78 x 2.85	9'1" x 9'4"
Bathroom	1.91 x 2.14	6'3" x 7'0"

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

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Ground floor



First floor

# Magrath

## 3 bedroom, semi-detached home

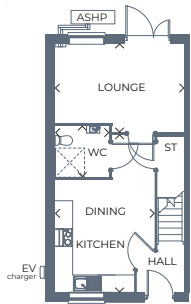
A spacious three-bedroom semi-detached home with a kitchen-diner and generous lounge. Upstairs are two bedrooms and a bathroom, with a top-floor master bedroom, en-suite and dressing area.

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"

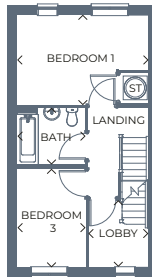
Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Total liveable area 1156.7ft<sup>2</sup> / 107.46m<sup>2</sup>

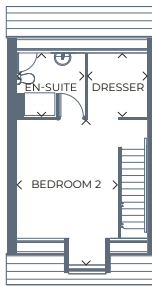
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Ground floor



First floor



Second floor





# Dalkey

## 4 bedroom, detached home

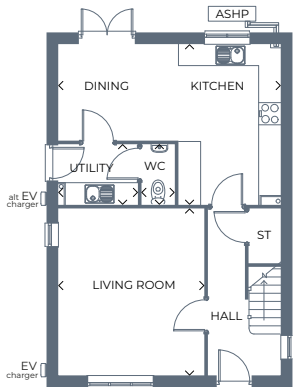
This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.

Room	Metres	Feet & Inches
Kitchen / Dining	6.00 x 4.31	19'8" x 14'2"
Living Room	4.48 x 3.94	14'8" x 12'11"
Utility	2.14 x 1.61	7'0" x 5'3"
WC	1.61 x 0.90	5'3" x 2'11"

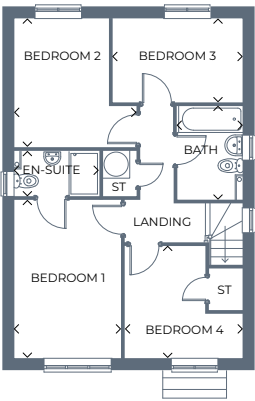
Room	Metres	Feet & Inches
Bedroom 1	4.18 x 2.82	13'8" x 9'3"
En-suite	2.24 x 1.16	7'4" x 3'10"
Bedroom 2	3.22 x 3.37	10'7" x 11'1"
Bedroom 3	3.40 x 2.20	11'2" x 7'3"
Bedroom 4	3.09 x 2.95	10'1" x 9'8"
Bathroom	2.47 x 1.71	8'1" x 5'7"

Total liveable area 1156ft<sup>2</sup> / 107.40m<sup>2</sup>

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Ground floor



First floor

# Grange

## 4 bedroom, detached home

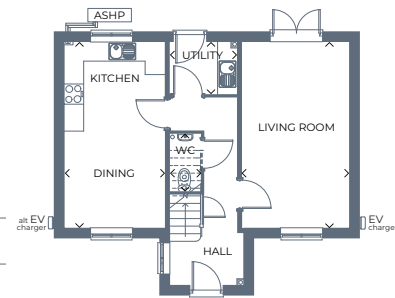
A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.

Room	Metres	Feet & Inches
Kitchen / Dining	5.52 x 2.94	18'1" x 9'8"
Living Room	5.52 x 3.12	18'1" x 10'3"
Utility	1.97 x 1.55	6'5" x 5'1"
WC	1.70 x 0.90	5'7" x 3'0"

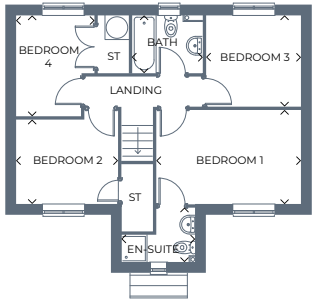
Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.59	7'0" x 5'3"
Bedroom 2	2.47 x 2.99	8'1" x 9'10"
Bedroom 3	2.80 x 2.67	9'2" x 8'9"
Bedroom 4	2.28 x 2.95	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

Total liveable area 1071ft<sup>2</sup> / 99.58m<sup>2</sup>

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Ground floor



First floor



# Our standard specification

We work with well known brands to deliver a high level of 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>	<div><div>✓</div><div>★</div></div>
Choice of worktops with matching upstands supplied from <b>Symphony Kitchens</b>	<div><div>✓</div><div>★</div></div>
Stainless steel splashback supplied from <b>Symphony Kitchens</b>	<div><div>✓</div><div>★</div></div>
Oven, hob and integrated cooker hood by <b>Beko</b>	<div><div>✓</div><div>★</div></div>

## Bathroom

Taps from <b>Methven</b>	<div><div>✓</div></div>
Standard splashback tiling from <b>Porcelanosa</b>	<div><div>✓</div><div>★</div></div>
Standard height tiles to bathroom and en-suites from <b>Porcelanosa</b>	<div><div>✓</div><div>★</div></div>
White sanitaryware by <b>Twyford</b>	<div><div>✓</div></div>

## Finishing touches

Matt white paint finish to walls and ceilings <b>by Crown or Dulux</b>	<div><div>✓</div></div>
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## Peace of mind

Two year <b>Gleeson warranty</b> from legal completion date	<div><div>✓</div></div>
A further eight years of cover via your <b>NHBC Buildmark Warranty</b>	<div><div>✓</div></div>

All of the specification listed is included in our houses as standard. Correct at time of production, October 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 you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Read more

Upgrades and extras are subject to build stage and availability



# Let's make it happen

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 on our website >



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.



## 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.

## 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 affordable.

## 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.



## Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

## Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.



# 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.



## 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



## Let us help you

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



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





## Hear from our customers

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

Customer stories

### How to find us

**Visit us** Birley Croft, Bartle Lane, Lower Bartle, Preston, PR4 0RR

**Contact us** 01772 984 876

[gleesonhomes.co.uk/developments/birley-croft](https://gleesonhomes.co.uk/developments/birley-croft)

### How to find us

From Preston city centre, take the A59 road heading towards Liverpool. Turn onto Bartle Lane in Lower Bartle and continue along Bartle Lane until you reach Birley Croft. The full address is Birley Croft, Bartle Lane, Lower Bartle, Preston, PR4 0RR.





All information correct at time of production, 5 January 2026. 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.

DB-021-V1