

bridgemere

Exclusive living, naturally

A development by

prospect
HOMES



Surround
yourself
with nature



The beauty of Bridgemere

Introducing Bridgemere, a collection of three and four bedroom executive homes in the heart of the West Lancashire countryside.

Situated next to the Leeds and Liverpool Canal, and surrounded by farmland, this is a place brimming with local wildlife.

The sounds, fresh air and the natural beauty of rural life are what make Bridgemere so special. Wake up to the cluck of a moorhen, the sound of songbirds in the trees and the gentle chugging of a barge engine.

With a stylish home in a peaceful location, yet close to shops, schools and the motorway network – modern living doesn't get much better than this.





Make historic Burscough your home

Bridgemere is situated on the edge of Burscough, a small market town to the north of Ormskirk in West Lancashire.

The town has a proud heritage which dates back to the late 1700s. It was once a major staging post for the packet boats carrying passengers along the canal.

Burscough Wharf, which once housed a veterinary centre for the horses that pulled the boats, still remains. Restored and redeveloped, the Wharf is now home to a variety of shops, eateries and café-bars.

In the summer, its courtyard transforms into a charming venue for food and drink festivals, street entertainment and live music. And an artisan market selling handmade crafts, art and fresh local produce pitches up every fortnight.

From Bridgemere, the Wharf is just a short walk along the towpath. With views looking down the canal, it's a great place to linger over a coffee and crêpe and watch the narrowboats pass by.





Beyond the Wharf, you'll find the town small enough to walk around but big enough to have everything you need. There's a GP surgery, pharmacy, dentist, post office, hardware store, fish and chip shop and a selection of hair and beauty salons. For eating out, you've got the Hop Vine pub, an Indian curry house, pizza restaurant and bistro.

A Tesco supermarket is just a two-minute drive from Bridgemere – handy if you run out of something. And going south on the A59, you'll find a small retail park where there's Boots, Aldi, Subway and Café Nero.

For families, the town has five primary schools, a secondary school and a pre-school nursery for children aged two to four. Edge Hill University, which has been named Modern University of the Year, is just four miles away.

A short walk will get you to Burscough Bridge Railway Station, which has regular services to Southport, Wigan and Manchester. While Burscough Junction connects you to Preston and Liverpool.

At Bridgemere, you can live rural without feeling you're in the middle of nowhere. All the shops and services you need are close by.



Burscough's canal history

Stretching for 127 miles, the Leeds and Liverpool canal is the longest continual canal in the country. It was used to transport people as well as fuel and goods that allowed the canalside industries to flourish. The completion of the Liverpool line of the canal in the late eighteenth century saw Burscough become the most important canal town in West Lancashire. Burscough Wharf – just a five-minute walk from Bridgemere – was at the centre of it all. Today, the old stables, canal cottage, weighbridge, provender and chop house, barns and harness rooms can all be identified.

Explore the area

As if living by a canal wasn't enough, the world-renowned **Martin Mere nature reserve** is just one mile away. More than 80 species of wildlife, including otters, pink flamingos and rare migratory birds can be spotted here. This is as close to nature as it gets. Hop on a guided boat tour, feed the otters or join in one of the many family activities.

A few miles south of Burscough is **Ormskirk**, a quaint town with a history and character of its own. Its pedestrianised centre has a selection of independent shops as well as the usual high street favourites. A vibrant outdoor market has been going since 1286 and now runs on a Thursday and Saturday. It makes for an enjoyable day out – wander round the stalls, stop off for lunch at one of the oldest pubs, then jump on the train home.

For a trip to the seaside, **Southport**, with its famous kilometre-long pier, is just 10 miles away. Enjoy the thrills of Pleasureland ride and amusement park, hire a boat at the Marine Lake or visit the Botanic Gardens. For something more low-key, take a guided walk along the coastline or explore the town's vintage shops and tearooms. Further south, you'll find **Formby Pinewoods**, a vast expanse of forest running along the sand dunes – perfect for picnics and well known for its red squirrel population.

Then of course, you've got **Liverpool**, where the pace picks up. A 40-minute drive (or an hour on the train) gets you into the city. And why wouldn't you when there's so much to do? Shop all day at Liverpool One, take the kids to the theatre or a museum, watch some live music or try one of the many speciality restaurants.

Getting from place to place is easy. From Bridgemere, it's a two-minute drive to the A59, which goes to Preston in the north and Liverpool in the south. While junction 27 of the M6 is just 15 minutes away.

Well connected



Ormskirk:
10 minutes

Southport:
30 minutes

Preston:
30 minutes

Liverpool:
40 minutes

Manchester:
1 hour



Burscough Bridge Station:
10 minutes

Burscough Junction Station:
15 minutes

Exclusive living, naturally

Bridgemere is an exclusive development of 54 three and four bedroom homes, ideal for growing families and downsizers.



These impressive traditional-style properties take modern living to a whole new level. Well-shaped, generous sized rooms make it easy to create a home that suits your lifestyle – now and in the future.


That's because each property has been designed to Lifetime Home standards, meaning it can be easily modified for a different way of living. Subtle yet clever design enhancements include a wider hallway, staircase and doorways. You'll appreciate how spacious your new home feels now, and how easily it could be adapted as time goes on.

A focal point of each Bridgemere home is the open-plan kitchen-living space with patio doors looking out onto the garden. It's the perfect space for entertaining guests, enjoying family time and working from home. The kitchen comes with high-spec fixtures and fittings, as well as a choice of designer units and worktops.

Each house style includes a downstairs toilet and an en-suite to the master bedroom as standard. The four bedroom homes also have a downstairs utility room, and the three-storey version has a top-floor master bedroom with en-suite shower room and walk-in wardrobe.



Quality, space and exceptional fittings – everything you'd expect in a style-conscious home is here.



Outside, each home has a turfed front garden and an electric charge point, with some homes having a garage or off-street parking.

Access to the canal towpath is easy, which means you can experience life on the canal whenever you want. It's great for dog walking, family hikes and traffic-free cycling (the path is now a designated cycle route, linking Southport Pier to Wigan Pier).

Get outdoors, embrace nature and feel your stress and worries fade away.

For something more adventurous, explore by canoe or paddle board, or take it easy with a spot of fishing or birdwatching. If you're lucky, you might just catch sight of a kingfisher on the lookout for food.

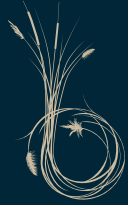
Whatever you enjoy doing, with all that beauty on your doorstep, you'll always look forward to coming home.

This is exclusive living, naturally.

Protected feeding grounds

The Burscough Football Ground field opposite Bridgemere is considered by Natural England and Merseyside Environmental Advisory Service to be functionally-linked to both the Ribble and Alt Estuaries and Martin Mere as part of a legal agreement to feed wintering birds at this location.

The field is of particular significance as a Pink-footed goose (*Anser brachyrhynchus*) and Whooper swan (*Cygnus cygnus*) feeding area during the overwintering months, typically, between September and April.



bridgemere

The Barton

Elevation style 1: Plots 3, 4, 34, 35, 37, 38, 39, 40, 41, 42 & 43

The Croston

Elevation style 1: Plots 24 & 26
Elevation style 2: Plot 45

The Middleton

Elevation style 1:
Plots 13, 14, 15, 16, 21, 22, 28, 29, 30 & 31

The Cleveley

Elevation style 1: Plots 2, 9, 25 & 36
Elevation style 2: Plots 47, 48, 50, 51 & 54

The Mawdesley

Elevation style 1: Plots 7, 17 & 32
Elevation style 2: Plot 8

The Sawley

Elevation style 1: Plots 5, 10, 11, 20, 23 & 33
Elevation style 2: Plot 53
Elevation style 2 Rendered: Plots 46, 49 & 52

The Whalley

Elevation style 1: Plots 1, 6, 12, 18, 19 & 27
Elevation style 2: Plot 44

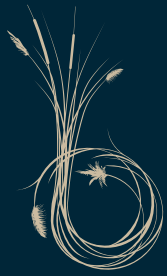


ORRELL LANE

LEEDS LIVERPOOL CANAL



Rendered property



The Barton

3 bedroom semi-detached house and mews
84m² 906sq ft

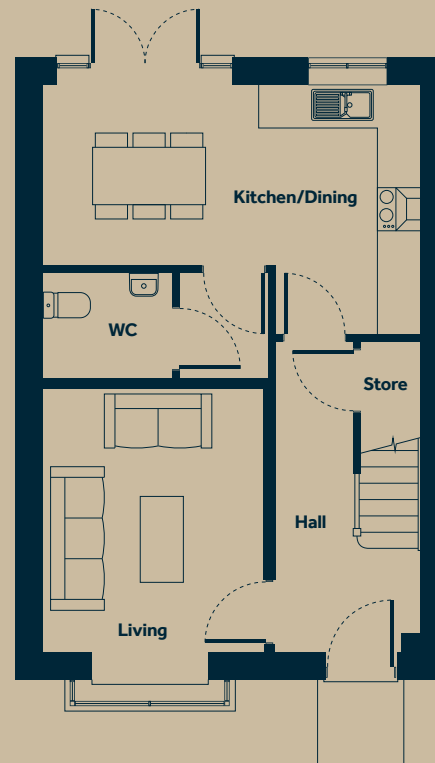


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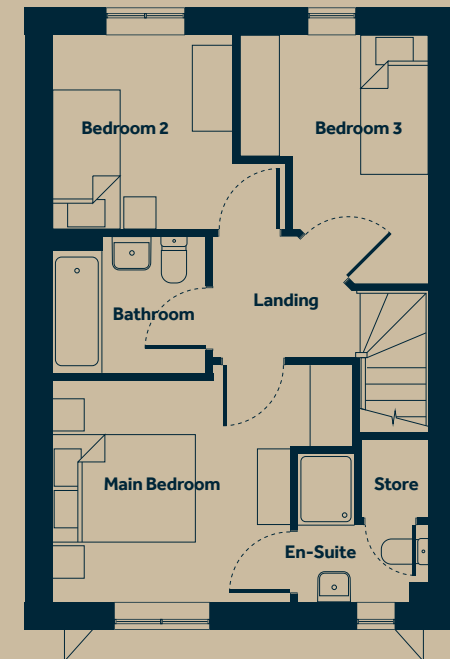


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Elevation Style 1



Ground Floor	m	ft
Living	3.66m x 3.07m	12'0" x 10'1"
Kitchen / Dining	5.25m x 2.51m	17'3" x 8'3"
WC	1.80m x 1.47m	5'11" x 4'10"



First Floor	m	ft
Main bedroom	3.32m x 3.08m	10'11" x 10'1"
Bedroom 2	2.71m x 2.51m	8'11" x 8'3"
Bedroom 3	3.47m x 2.64m	11'5" x 8'8"
Bathroom	2.15m x 1.89m	7'1" x 6'2"



The Croston

3 bedroom detached house
92m² 991sq ft



Predicted energy rating:



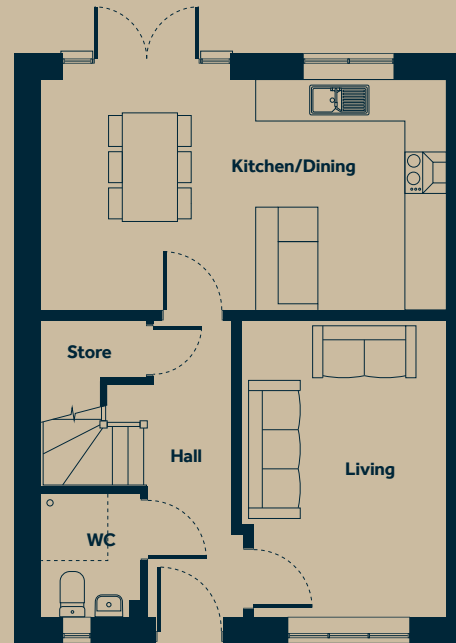
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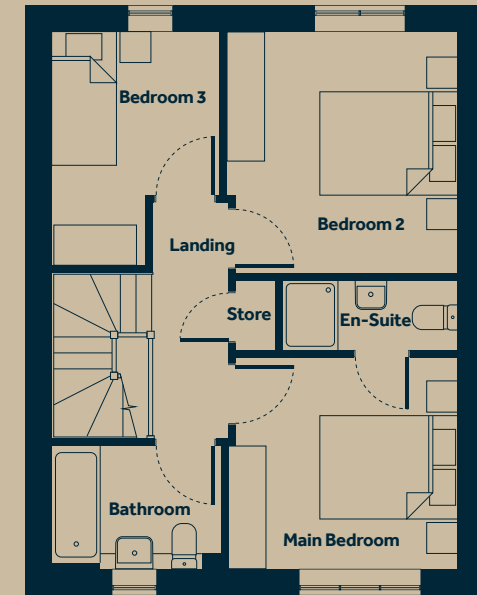
Elevation Style 1



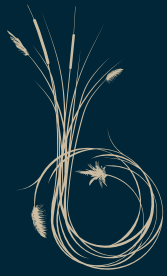
Elevation Style 2



Ground Floor	m	ft
Living	4.30m x 2.97m	14'1" x 9'9"
Kitchen / Dining	5.87m x 3.39m	19'4" x 11'1"
WC	1.78m x 1.45m	5'10" x 4'9"



First Floor	m	ft
Main bedroom	3.32m x 3.07m	10'11" x 10'1"
Bedroom 2	3.50m x 3.35m	11'6" x 11'0"
Bedroom 3	3.40m x 2.43m	11'2" x 8'0"
Bathroom	2.45m x 1.78m	8'0" x 5'10"



The Middleton

3 bedroom semi-detached house
103m² 1,105sq ft

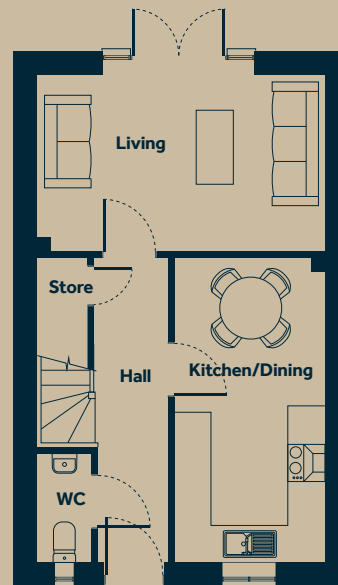


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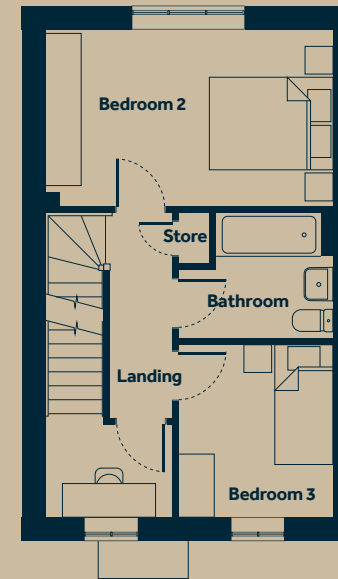


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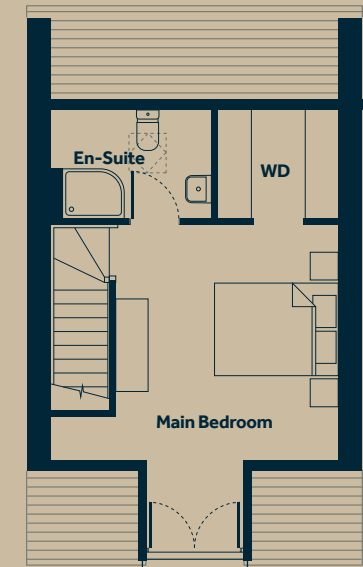
Elevation Style 1



Ground Floor	m/ft
Living	4.67m x 2.87m 15'4" x 9'5"
Kitchen / Dining	4.93m x 2.45m 16'2" x 8'1"
WC	1.63m x 0.90m 5'4" x 2'11"



First Floor	m/ft
Bedroom 2	4.67m x 2.87m 15'4" x 9'5"
Bedroom 3	2.80m x 2.52m 9'2" x 8'3"
Bathroom	2.52m x 2.02m 8'3" x 6'8"



Second Floor	m/ft
Main bedroom	3.82m x 3.63m 12'6" x 11'11"
En-Suite	2.60m x 1.74m 8'6" x 5'9"



The Cleeveley

4 bedroom detached house with integrated garage
114m² 1,225sqft



Predicted energy rating:

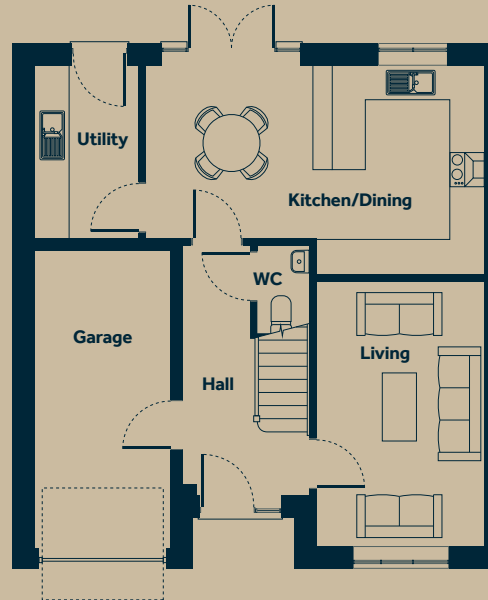


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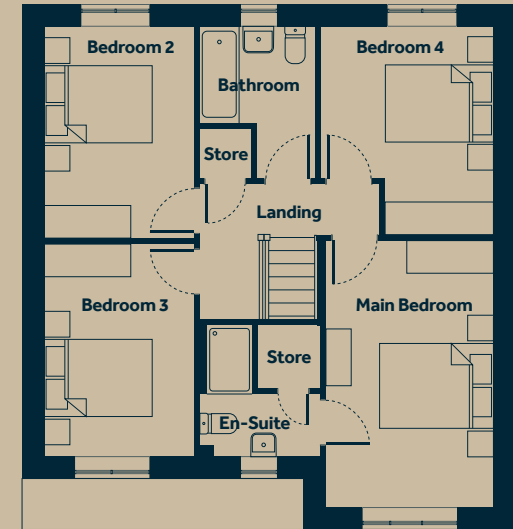
Elevation Style 1



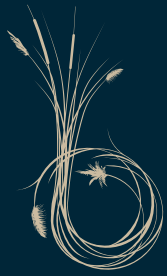
Elevation Style 2



Ground Floor	m	ft
Living	4.65m x 2.95m	15'3" x 9'8"
Kitchen / Dining	5.98m x 3.03m	19'7" x 9'11"
Utility	3.03m x 1.82m	9'11" x 6'0"
WC	1.52m x 0.96m	5'0" x 3'2"



First Floor	m	ft
Main bedroom	4.71m x 2.95m	15'5" x 9'8"
Bedroom 2	3.71m x 2.63m	12'2" x 8'8"
Bedroom 3	3.74m x 2.63m	12'3" x 8'8"
Bedroom 4	3.66m x 3.03m	12'0" x 10'11"
Bathroom	2.66m x 2.02m	8'9" x 6'8"



The Mawdesley

4 bedroom detached house with detached garage
118m² 1,275sqft



Predicted energy rating:

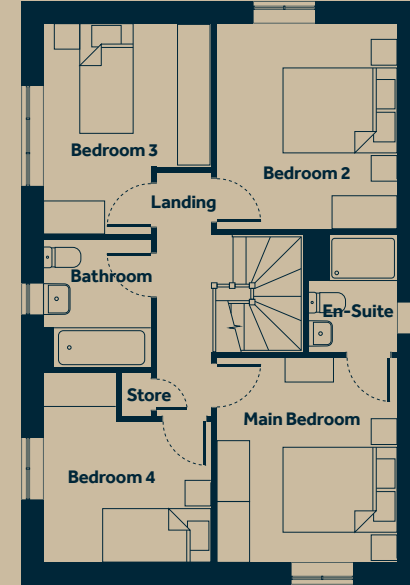
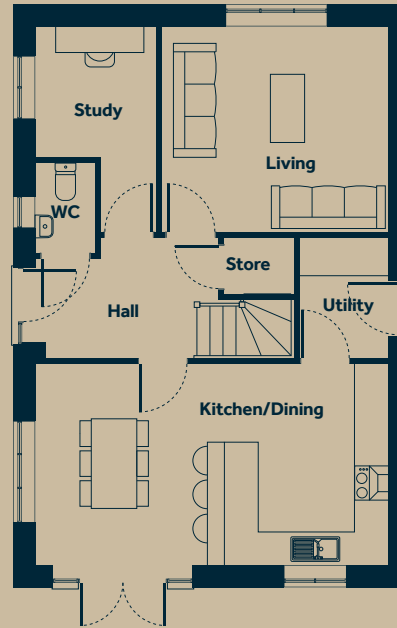


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Elevation Style 1

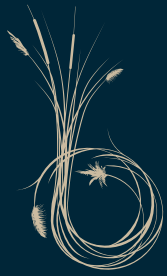


Elevation Style 2



Ground Floor	m	ft
Living	3.99m x 3.61m	13'1" x 11'10"
Kitchen / Dining	6.21m x 3.54m	20'4" x 11'7"
Study	2.31m x 2.13m	7'7" x 7'0"
Utility	2.06m x 1.57m	6'9" x 5'2"
WC	1.57m x 1.04m	5'2" x 3'5"

First Floor	m	ft
Main bedroom	3.59m x 3.16m	11'9" x 10'4"
Bedroom 2	3.61m x 3.16m	11'10" x 10'4"
Bedroom 3	3.69m x 2.95m	12'1" x 9'8"
Bedroom 4	2.95m x 2.49m	8'8" x 8'2"
Bathroom	2.24m x 1.88m	7'4" x 6'2"



The Sawley

4 bedroom detached house with integrated garage
124m² 1,331sq ft



Predicted energy rating:



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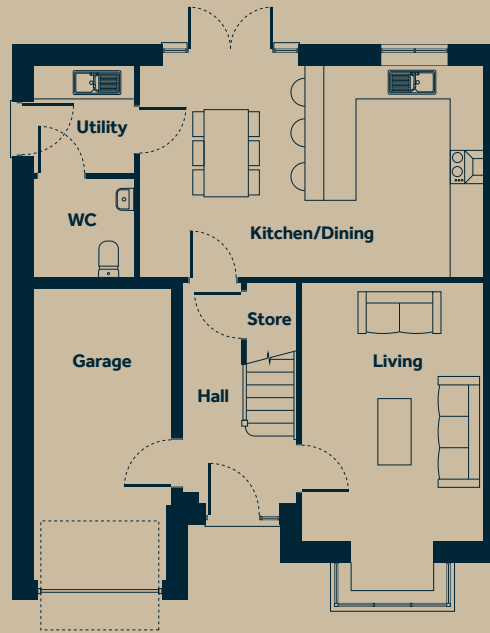
Elevation Style 1



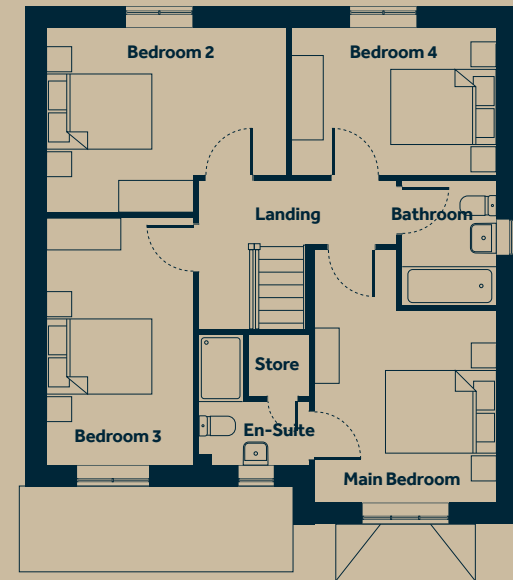
Elevation Style 2



Elevation Style 2
Rendered



Ground Floor	m	ft
Living	4.60m x 3.29m	15'1" x 10'12"
Kitchen / Dining	6.21m x 3.82m	20'6" x 12'6"
Utility	1.93m x 1.82m	6'4" x 6'0"
WC	1.80m x 1.78m	5'11" x 5'10"



First Floor	m	ft
Main bedroom	3.46m x 3.29m	11'4" x 10'11"
Bedroom 2	4.34m x 3.34m	14'3" x 11'0"
Bedroom 3	4.47m x 2.65m	14'8" x 8'8"
Bedroom 4	3.69m x 2.66m	12'1" x 8'9"
Bathroom	2.23m x 1.70m	7'4" x 5'7"



The Whalley

4 bedroom detached house with detached garage
129m² 1,392sq ft

Predicted energy rating:



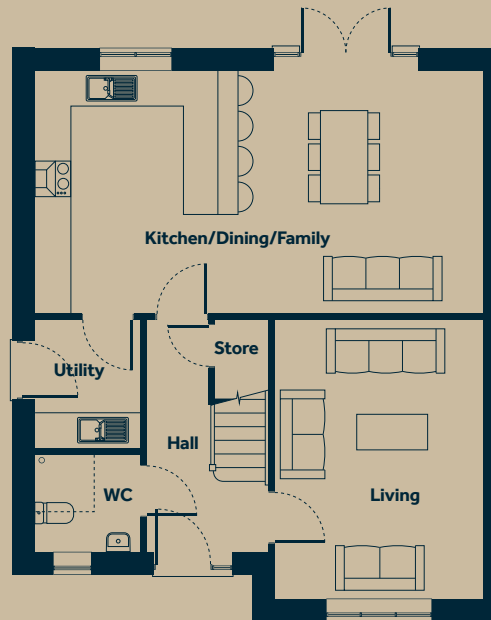
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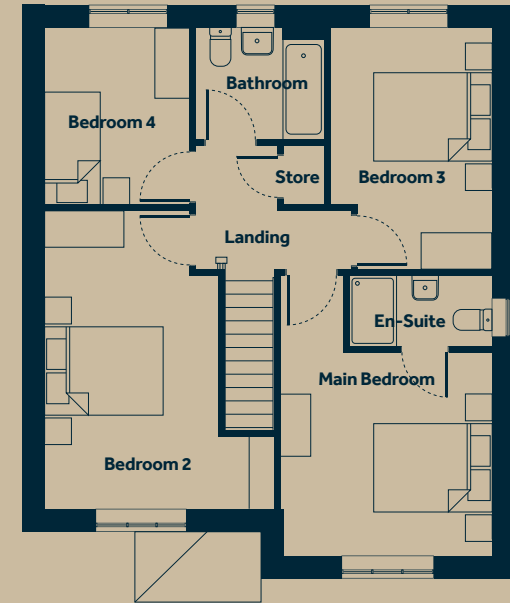
Elevation Style 1



Elevation Style 2



Ground Floor	m	ft
Living	4.67m x 3.52m	15'4" x 11'7"
Kitchen / Dining / Family	7.57m x 4.10m	24'10" x 13'5"
Utility	2.13m x 1.80m	7'0" x 7'11"
WC	1.78m x 1.65m	5'10" x 5'5"



First Floor	m	ft
Main bedroom	3.52m x 3.42m	11'7" x 11'3"
Bedroom 2	5.04m x 2.84m	16'6" x 9'4"
Bedroom 3	4.07m x 2.75m	13'4" x 9'0"
Bedroom 4	3.00m x 2.47m	9'11" x 8'1"
Bathroom	2.15m x 1.90m	7'1" x 6'3"

Buying made easier at Bridgemere

If you've found your perfect Prospect home but something's holding you back, our schemes could help you get moving quicker.

Deposit Unlock

With Deposit Unlock, you could buy a home at Bridgemere with just a 5% deposit. You can access the scheme whether you're a first-time buyer or a homeowner. An independent financial advisor will check

whether you qualify for Deposit Unlock. If you get the go-ahead, you can then apply for a 95% mortgage from a lender participating in the scheme. It means that you won't have to wait for ages while you save for a big deposit.



Easy Move

If selling your existing home is new to you, then let us give you a helping hand. We've designed Easy Move to give you personalised support throughout the sale of your home. We can hook you up with a

reputable estate agent and recommend a choice of independent financial advisors and solicitors. Once everything is in place and you've got a buyer, we'll cover your estate agency fees up to a value of £3,000.

Part Exchange

If you're struggling to sell your existing home, you might want to consider trading it in. With Prospect Part Exchange, we become your guaranteed buyer, so you won't have to wait

for your home to sell. And, because you don't need to advertise your home, you'll also save on estate agency fees. It all adds up to a much smoother selling and buying experience.

These schemes are available on selected plots, and availability may vary from time to time. Terms and conditions apply. Full details are available on our website.



Building homes for good

At Prospect Homes, we're committed to designing and building superior homes that look and feel great to live in.

Whether you're seeking a rural retreat or a place in the middle of town, our award-winning homes go above and beyond to offer a superb living experience. We strive for the very best in build quality, interior fittings and energy efficiency, which is why we work with local craftspeople who have the sharpest skills and expertise.

Location is everything, and we choose to build in areas that can add value to your quality of life, where both open countryside and services such as shops and schools are within easy reach. We're careful to consider the environment too, designing places that conserve and enhance the local landscape.

With a long track record of building homes across Lancashire, our experienced team understands the importance of customer service. We know that buying a new home is a big step, especially when you're moving to a new area. From the moment you fall in love with your new Prospect home through to moving in, and for some time after that, we'll make sure it's the best decision you've made.

But that's only part of our promise. At Prospect, we believe that everyone deserves a place to call home. We're part of the Riverside Group, a not-for-profit organisation that's been providing affordable homes for more than 90 years, along with services that tackle homelessness, improve communities and support the most vulnerable in society.

The profit we make goes back to the Riverside Group to be re-invested in these vital services. So when you buy a Prospect home you'll be playing your part in helping others. **This is our 'Homes for Good' ethos, and it's something everyone at Prospect is very proud of.**



All our homes come with a two-year comprehensive warranty and a 10-year structural warranty.





bridgemere

To discover more about
Bridgemere visit our sales
office at:

Moving Works
49 Liverpool Rd N,
Burscough,
Ormskirk L40 0SA

Call:
01704 468 458

Or visit:
www.prospecthomes.co.uk

A development by

prospect
HOMES

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