



CROWN LANE
HORWICH

A PRESTIGIOUS DEVELOPMENT OF FIVE BEDROOM
LUXURY HOMES SET WITHIN AN EXCLUSIVE
GATED COMMUNITY





Computer Generated Image of the proposed development at Crown Lane, Horwich.



THE TRADITION CONTINUES CROWN LANE

AFTER RECENTLY COMPLETING TWO AWARD-WINNING LUXURY DEVELOPMENTS IN ORRELL AND SEVERAL OTHER SUCCESSFUL AROUND CHESHIRE, OAK TREE DEVELOPMENTS ARE DELIGHTED AND PROUD TO CONTINUE THE TRADITION OF PROVIDING LUXURY HOMES WITH OUR LATEST DEVELOPMENT AT CROWN LANE, HORWICH.

THIS IMPECCABLY LOCATED SITE OF ONLY NINE, FIVE BEDROOM DETACHED HOMES WITH THE CHOICE OF THREE DIFFERENT HOUSE TYPES, SET WITHIN PRIVATE GROUNDS AND ALSO WITH THE BENEFIT OF A PRIVATE GATED ACCESS COULD BE THE PERFECT HAVEN, JUST FOR YOU.





Photographs from a previous Oak Tree Development.



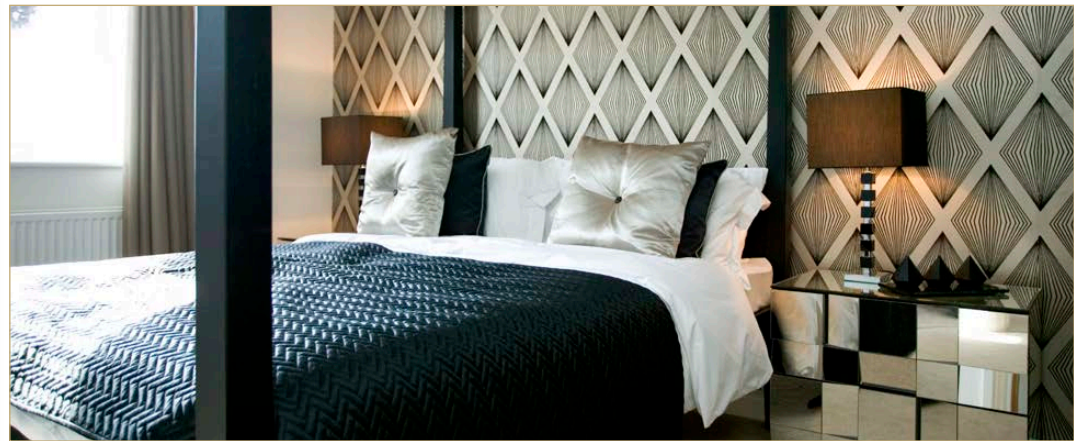
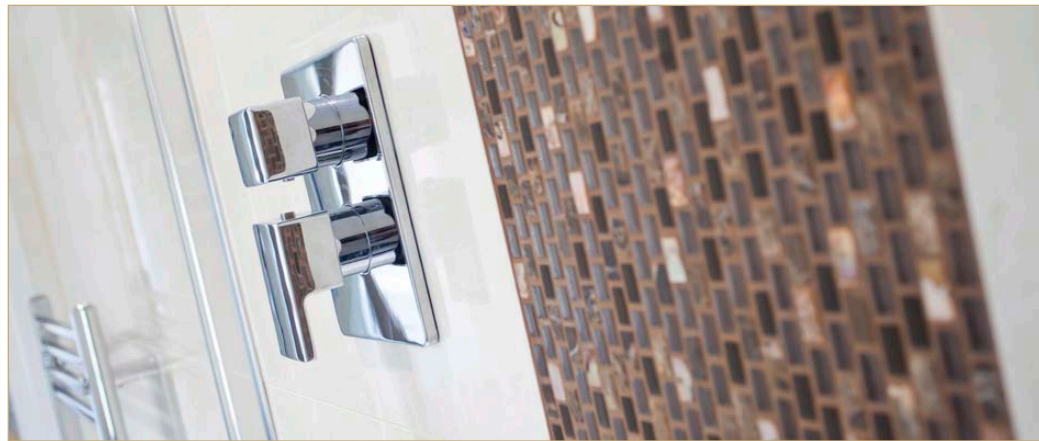
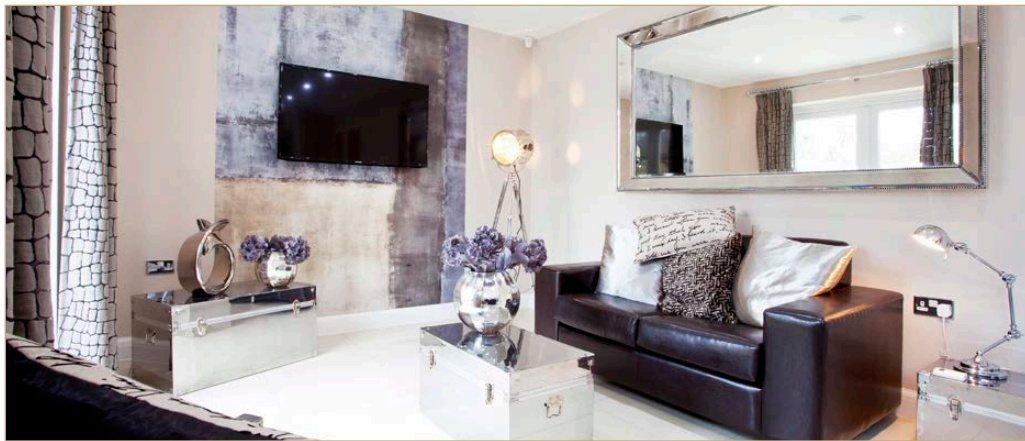
STEP INSIDE...
... RELAX, YOU'RE HOME!

WHEN WE PLAN A NEW DEVELOPMENT, WE ALWAYS
AIM TO PROVIDE A RANGE OF HOUSE TYPES WHICH
WILL SUIT MOST PEOPLE'S CHANGING NEEDS.

OFFERING TRADITIONAL ELEGANCE ON THE
OUTSIDE, COMPLEMENTED BY CONTEMPORARY
LUXURY ON THE INSIDE, OUR HOMES ARE
DESIGNED AND BUILT TO THE HIGHEST STANDARDS
TO EMPATHISE WITH THE EVER-CHANGING
REQUIREMENTS OF MODERN LIVING.

OUR NICHE IS VERY SPECIFIC - ALL OUR HOMES ARE
DETACHED, WITH A MINIMUM OF 5 BEDROOMS,
3 BATHROOMS AND A HIGH SPECIFICATION AS
STANDARD - THE ONLY QUESTION IS: WHICH ONE
WILL YOU CHOOSE?





OUR ETHOS YOUR HOME - YOUR CHOICE

CREATING A BESPOKE LUXURY HOME, TAILORED SPECIFICALLY TO INDIVIDUAL NEEDS REQUIRES MORE THAN JUST A GLOSSY BROCHURE AND A GENERIC PROMISE OF A TOP QUALITY SPECIFICATION TO DISTRACT YOU FROM THE REST.

WE DO NOT USE THE WORD "BESPOKE" LIGHTLY. PART OF OUR SUCCESS AS A DEVELOPER HAS RESULTED FROM THE WAY WE HAVE ENCOURAGED EVERY ONE OF OUR PURCHASERS TO BE PART OF THE DESIGN PROCESS. WITH OVER TWENTY YEARS OF EXPERIENCE, WORKING IN PARTNERSHIP WITH PEOPLE WHO HAVE A DISTINCT VISION OF HOW AND WHAT THEY WANT FROM A NEW HOME - TO SUIT BOTH THEMSELVES AND THEIR LONG TERM FAMILY REQUIREMENTS AND AT THE SAME TIME DRIVEN ALONG BY OUR PRIDE AND REPUTATION, OAK TREE DEVELOPMENTS ARE DETERMINED TO CONTINUE THIS SUCCESSFUL APPROACH SO THAT EACH NEW PURCHASER AT CROWN LANE WILL HAVE THE UNIQUE OPPORTUNITY TO CREATE SOMETHING BESPOKE, SOMETHING INDIVIDUAL, SOMETHING THAT THEY WILL BE PROUD OF... BUT MOST OF ALL, SOMETHING THAT THEY WILL LOVE.





Photograph from a previous Oak Tree Development - Crossway, Leigh.



OUR HISTORY

LUXURY HOMES FOR OVER 20 YEARS

OAK TREE DEVELOPMENTS STORY BEGAN IN 1994 WHEN THE MANAGING DIRECTOR DECIDED TO BUILD A BESPOKE HOUSE FOR HIS FAMILY. THIS ONE-OFF, HIGH SPECIFICATION HOME BECAME THE TEMPLATE FOR ALL FUTURE PROPERTIES BUILT OVER THE FOLLOWING YEARS TO COME; HOMES WITH GENUINE CHARACTER, DESIGNED WITH FLAIR AND REAL LIVEABILITY IN MIND AND FINISHED WITH THE METICULOUS ATTENTION TO THE FINER DETAILS THAT MAKE OUR HOMES MORE THAN A LITTLE BIT SPECIAL. IN SHORT, AT OAK TREE, WE BUILD EVERY NEW HOME AS IF IT WERE OUR OWN.

FOR OVER TWO DECADES, THE REPUTATION HAS BEEN FIRMLY ESTABLISHED AMONG HOUSE BUYERS WHO VALUE QUALITY, INDIVIDUALITY, HANDS-ON APPROACH AND PERSONAL SERVICE. WE HAVE EXTENDED OUR EXPERTISE ACROSS EVERY KIND OF RESIDENTIAL DEVELOPMENT, LARGE OR SMALL: APARTMENTS, BUNGALOWS, SEMI AND MEWS, DETACHED, CONTEMPORARY NEW BUILD AND SENSITIVE CONVERSIONS. OAK TREE HAVE FINALLY FOUND THEIR HOME WHICH IS WHERE IT ALL STARTED - DETACHED LUXURY HOMES - AND WE'RE PUTTING EVERY BIT AS MUCH INTO THEM AS WE EVER DID!

TO SEE A LARGE RANGE OF OUR PREVIOUS COMPLETED DEVELOPMENTS, PLEASE VISIT THE 'PREVIOUS DEVELOPMENTS' PAGE ON OUR WEBSITE:
WWW.OAKTREE-DEVELOPMENTS.COM





Computer Generated Image of the proposed development at Crown Lane, Horwich.



OUR HOMES - YOUR VISION

JOIN US ON THE JOURNEY

*'Together we will create
something new... just for you'*





Rivington Reservoir from Bolton Road - a few minutes stroll from Crown Lane.



View over Horwich, Bolton and Lancashire.



Seven Arch Bridge at Rivington Terraced Gardens.



Rivington Pike - Footpath towards the summit.



SPOILT FOR CHOICE
ALL ON YOUR DOORSTEP

IF YOU HAVE A LOVE FOR THE GREAT OUTDOORS OR SIMPLY JUST WISH TO SPEND MORE TIME EXPLORING THE LOCAL AREA, OUR LATEST DEVELOPMENT IN HORWICH IS PERFECT FOR YOU AND YOUR FAMILY.

LITERALLY ON YOUR DOOR STEP YOU WILL FIND RIVINGTON PIKE, SITTING ONLY 1191FT ABOVE SEA-LEVEL AND EASILY ACCESSIBLE BY ALL OF THE FAMILY. TAKE A STROLL FROM LOWER RIVINGTON RESERVOIR (PICTURED LEFT) ALL THE WAY UP TO THE TOWER TO ENJOY FABULOUS COUNTRY SCENERY AND BREATHTAKING VIEWS FOR MILES AT THE SUMMIT. IT IS EVEN SAID THAT ON A CLEAR DAY, YOU CAN SEE THE WELSH MOUNTAINS.

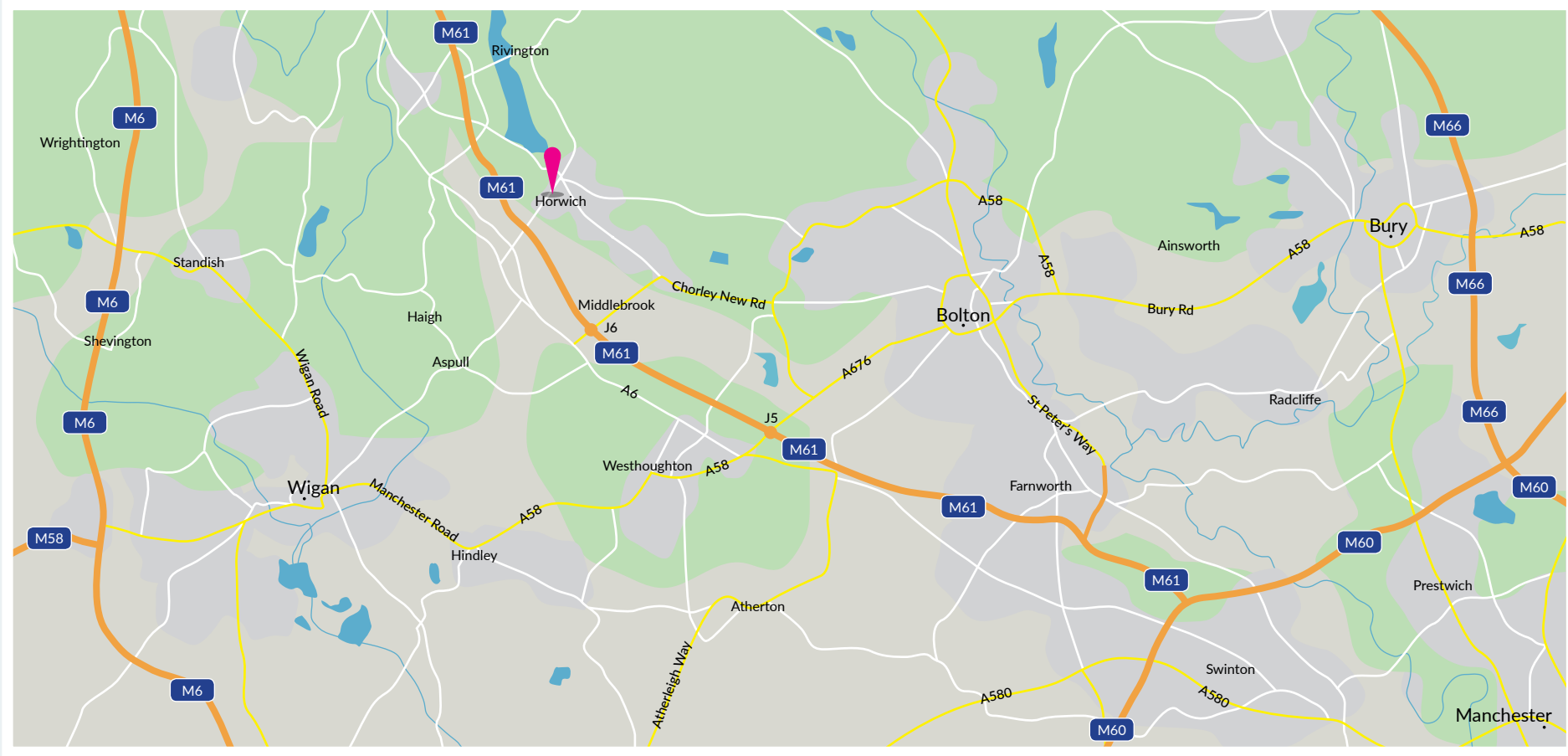
HORWICH ALSO OFFERS FOOTBALL, RUGBY, GOLF, TENNIS AT BOLTON ARENA, CYCLING, GYMNASTICS AND CRICKET CLUBS TOO. IN FACT, WE ARE CONFIDENT THAT ONCE YOU MOVE IN TO YOUR NEW HOME, YOU WILL HAVE THAT MUCH TO DO THAT YOU WILL BE SPOILT FOR CHOICE.

FINALLY, IF YOU ARE PARTIAL TO SHOPPING, HORWICH IS HOME TO MIDDLEBROOK; THE UK'S LARGEST RETAIL AND LEISURE PARK - HOUSING A VAST ARRAY OF RETAIL STORES, A CINEMA, BOWLING ALLEY AND NUMEROUS RESTAURANTS.



LOCATION - CROWN LANE, HORWICH

CROWN LANE IN HORWICH IS NOT ONLY WELL-LOCATED FOR FAMILY LIFE, BUT BUSINESS TOO. SITUATED JUST OUTSIDE BOLTON, YOU ARE MINUTES FROM SUPERB MOTORWAY ACCESS FOR THE M61 WHICH, WILL TAKE YOU DIRECTLY INTO MANCHESTER OR NORTH TO PRESTON TO JOIN THE M6 OR M65. CLOSER TO HOME, YOU WILL FIND THAT THE CENTRE OF BOLTON IS ACTUALLY ONLY AROUND 18 MINUTES AWAY BY CAR, AND CENTRAL WIGAN CAN BE REACHED IN AROUND 20 MINUTES.



AERIAL SITE PLAN - CROWN LANE, HORWICH
DEVELOPMENT POSTCODE - BL6 5HP



HOUSE TYPE	PLOTS
LANCASTER	1,3 & 9
BRAMHALL	2,4,5,7, & 8
HARDWICK	6



Computer Generated Image - Five Bedroom Home at Crown Lane, Horwich.

LANCASTER
OVERALL SQFT : 2172

PLOTS 1 & 3
PLOT 3 SHOWN

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH HOUSE TYPE.
ALL FURNITURE AND FITTED WARDROBES SHOWN ON FLOOR LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

LOUNGE	3750 x 4800 (12'4 x 15'9) O/ALL
KITCHEN / FAMILY / DINING	9235 x 4335 (30'4 x 14'3) O/ALL
WC	1795 x 1050 (5'11 x 3'5)
UTILITY	2195 x 1760 (7'2 x 5'9)
STUDY	3350 x 2470 (11'0 x 8'1) O/ALL
DETACHED DOUBLE GARAGE	5445 x 5055 (17'10 x 16'7)

FIRST FLOOR

BEDROOM 2	3750 x 3500 (12'4 x 11'6) O/ALL
- ENSUITE	2750 x 1200 (9'0 x 3'11)
BEDROOM 3	3750 x 3210 (12'4 x 10'6) O/ALL
BEDROOM 4	2585 x 4200 (8'6 x 13'9) O/ALL
BEDROOM 5	3350 x 3810 (11'0 x 12'6) O/ALL
BATHROOM	2700 x 2060 (8'10 x 6'10)

SECOND FLOOR

MASTER BEDROOM	6000 x 5450 (19'8 x 17'11) O/ALL
- DRESSING	3200 x 1910 (10'6 x 6'3) O/ALL
- ENSUITE	2700 x 1910 (8'10 x 6'3)

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Computer Generated Image - Five Bedroom Home at Crown Lane, Horwich.

BRAMHALL

OVERALL SQFT : 1848

PLOTS 2, 4, 5, 7 & 8
PLOT 4 SHOWN - PLOTS 5, 7 & 8 ARE HANDED

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH HOUSE TYPE.
ALL FURNITURE AND FITTED WARDROBES SHOWN ON FLOOR LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

LOUNGE	3385 x 5185 (11'1 X 17'0) O/ALL
KITCHEN (OPEN PLAN)	3160 x 3450 (10'4 X 11'4)
FAMILY / DINING	4950 x 4240 (16'3 X 13'11)
WC	950 x 1700 (3'1 X 5'7)
UTILITY	2010 x 1700 (6'7 X 5'7)
GARAGE	2610 x 5135 (8'7 X 16'10)



FIRST FLOOR

MASTER BEDROOM	3385 x 4670 (11'1 x 15'4)
- DRESSING	2785 x 2500 (9'2 x 8'2) O/ALL
- ENSUITE	2785 x 1525 (9'2 x 5'0)
BEDROOM 2	2655 x 4670 (8'9 x 15'4) O/ALL
BEDROOM 3	3025 x 3450 (9'11 x 11'4) O/ALL
BATHROOM	2100 x 2900 (6'11 x 9'6)



SECOND FLOOR

BEDROOM 4	3385 x 5590 (11'1 x 18'4) O/ALL
BEDROOM 5	2655 x 5590 (8'9 x 18'4) O/ALL
BATHROOM	2715 x 2395 (8'11 x 7'10) O/ALL

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Computer Generated Image - Five Bedroom Home at Crown Lane, Horwich.

HARDWICK
OVERALL SQFT : 2075

PLOT 6

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH HOUSE TYPE.
ALL FURNITURE AND FITTED WARDROBES SHOWN ON FLOOR LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

LOUNGE	3765 x 5515 (12'4 x 18'1) O/ALL
KITCHEN (OPEN PLAN)	3540 x 4260 (11'7 x 14'0)
FAMILY / DINING	4460 x 4920 (14'8 x 16'2) O/ALL
STUDY	2620 x 3120 (8'7 x 10'3)
WC	1900 x 1445 (6'3 x 4'9)
UTILITY	3610 x 1800 (11'10 x 5'11)
GARAGE	3740 x 4960 (12'3 x 16'3)



FIRST FLOOR

BEDROOM 2	3750 x 3820 (12'3 x 12'5)
- ENSUITE	1200 x 2635 (3'11 x 8'8)
BEDROOM 3	3795 x 3135 (12'5 x 10'4) O/ALL
BEDROOM 4	3030 x 4200 (9'11 x 13'9)
BEDROOM 5	4110 x 2285 (13'6 x 7'6)
BATHROOM	2650 x 2225 (8'7 x 7'3) O/ALL



SECOND FLOOR

MASTER BEDROOM	5420 x 4765 (17'9 x 15'8) O/ALL
- DRESSING	2780 x 1890 (9'1 x 6'2) O/ALL
- ENSUITE	2575 x 1890 (8'5 x 6'2)

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Computer Generated Image - Five Bedroom Home at Crown Lane, Horwich.

LANCASTER
OVERALL SQFT : 2190

PLOT 9

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH HOUSE TYPE.
ALL FURNITURE AND FITTED WARDROBES SHOWN ON FLOOR LAYOUTS ARE FOR ILLUSTRATION PURPOSES ONLY.



GROUND FLOOR

LOUNGE	3750 x 4960 (12'4 x 16'3) O/ALL
KITCHEN / FAMILY / DINING	6085 x 5860 (19'10 x 19'2) O/ALL
WC	1815 x 1000 (5'9 x 3'3)
UTILITY	2325 x 1815 (7'6 x 5'10)
STUDY	3365 x 2185 (11'0 x 7'2) O/ALL
DOUBLE GARAGE	6000 x 6000 (19'7 x 19'7) O/ALL



FIRST FLOOR

BEDROOM 2	3750 x 3500 (12'4 x 11'6) O/ALL
- ENSUITE	2750 x 1200 (9'0 x 3'11)
BEDROOM 3	3750 x 3210 (12'4 x 10'6) O/ALL
BEDROOM 4	2585 x 4200 (8'6 x 13'9) O/ALL
BEDROOM 5	3350 x 3810 (11'0 x 12'6) O/ALL
BATHROOM	2700 x 2060 (8'10 x 6'10)



SECOND FLOOR

MASTER BEDROOM	6015 x 5450 (19'7 x 17'11) O/ALL
- DRESSING	3200 x 1910 (10'6 x 6'3) O/ALL
- ENSUITE	2700 x 1910 (8'10 x 6'3)

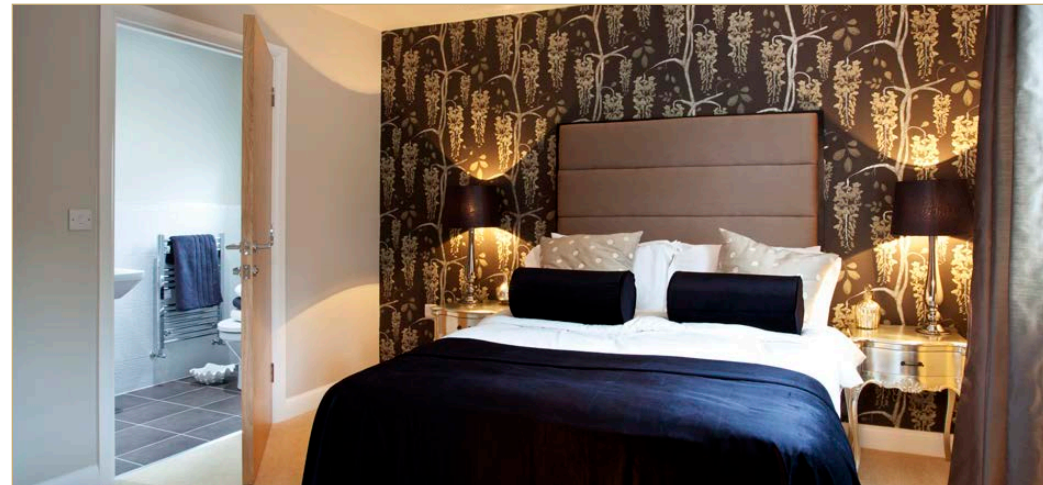
All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



Lounge, Lancaster House Type



Family, Kitchen / Diner, Lancaster House Type



Bedroom with Ensuite, Lancaster House Type.



Crossways, Lowton.



Meadow Gardens, Orrell.



Rowan Meadows, Leigh.



Photographs from a previous Oak Tree Development.



A LUXURIOUS SPECIFICATION AS STANDARD

UNDER FLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO UPPER FLOORS.
PRESSURISED UNVENTED HOT WATER CENTRAL HEATING SYSTEM.
DURAVIT SANITARY WARE.
VADO CHROME TAPS AND FITTINGS.
CHROME SHOWER ENCLOSURES WITH VADO FIXED HEAD SHOWERS TO ALL ENSUITES.
ALL WET ROOMS TO HAVE A CHOICE OF WALL TILING FROM THE
PORCELANOSA "BESPOKE RANGE".
OUTSIDE TAP TO REAR.

CHROME SWITCHES & SOCKETS TO GROUND FLOOR & LANDINGS.
CHROME CEILING SPOTS TO HALLWAY, KITCHEN / DINING / FAMILY, MASTER BEDROOM /
DRESSING & ALL WET ROOMS.
TV & BT POINTS PROVIDED THROUGHOUT.
EXTERNAL LIGHTS TO ALL ENTRANCE DOORS.
FULL DIGITAL SECURITY SYSTEM.
SHAVER SOCKETS TO MASTER ENSUITE & BATHROOM.
DOORBELL TO FRONT DOOR.

CHOICE OF QUALITY KITCHEN UNITS, WORKTOPS AND HANDLES.
BRANDED INTEGRATED APPLIANCES INCLUDING OVEN, HOB, EXTRACTOR HOOD,
MICROWAVE, DISHWASHER AND AMERICAN FRIDGE FREEZER.
FEATURE SOLID OAK STAIRCASES WITH GALLERY LANDINGS.
PRE-FINISHED OAK INTERNAL DOORS WITH QUALITY CHROME DOOR FURNITURE.
DECORATIVE CORNICE TO LOUNGE, HALLWAY AND 1ST FLOOR LANDING.
GREY UPVC WINDOWS WITH SQUARE LEADED LIGHTS.
MAINTENANCE-FREE BLACK WOODGRAIN EXTERNAL DOORS, UPVC FASCIAS AND SOFFITS.
SOLID CEDAR GARAGE DOORS.
STONE SETT EFFECT FEATURE DRIVEWAYS.
HARD AND SOFT LANDSCAPING TO FRONT AND REAR GARDENS.

ALL THE ABOVE ITEMS ARE OFFERED AS PART OF OUR STANDARD SPECIFICATION.
WHERE APPROPRIATE, ALTERATIONS AND UPGRADES CAN BE PROVIDED
TO CREATE YOUR OWN PERSONAL SPECIFICATION.



CROWN LANE

HORWICH

A PRESTIGIOUS DEVELOPMENT OF FIVE BEDROOM
LUXURY HOMES SET WITHIN AN EXCLUSIVE GATED COMMUNITY



ALL SALES ENQUIRIES PLEASE CONTACT OAK TREE DEVELOPMENTS ON: 07549 683 606

Oak Tree Developments • Crown House • 22 Walmesley Road • Leigh • WN7 1YE

Telephone: 01942 261059 • Fax: 01942 677826 • Email: info@oaktree-developments.com

OAK TREE (Construction Design & Management) Limited is a Private Limited Company registered in England. Registration No: 07253340 VAT Registration No: GB995403293.

Registered Office: Hazelmere, 70 Chorley New Road, Bolton, Lancashire, BL1 4BY.

All information contained within the brochure has been verified to our stringent criteria. However, illustrations and photographs are intended only to provide a general indication and particular details may vary. Some photos have been taken on similar quality developments and are representative of style only. Prospective purchasers are advised to check any details that are especially critical to their interest. In addition purchasers are advised to check all details and specifications of their purchase prior to instructing their solicitors. The floor plan details are expressly omitted from any contract and the developer reserves the right to alter or amend any part of the development or specification if required without notice. The information contained within this brochure should not be relied upon as an accurate description of any of the specific matter described by any order under the Property Misdescriptions Act 1991. The information does not constitute a contract, part of a contract or a warranty. All details are correct at time of going to press. These properties are offered subject to availability. Computer Generated Images, Photography and Brochure design by www.alivevisualisation.co.uk