

DEVELOPMENTS
BY

OneVision
HOUSING

THE PADDOCKS





THE PADDOCKS

Welcome to The Paddocks, a beautiful collection of two and three bedroom family homes brought to you by One Vision Housing. Tucked away in the peaceful, semi-rural setting of Higher Bartle, it offers the perfect balance of countryside charm and city convenience.

Whether you're stepping onto the property ladder for the first time, needing more space for a growing family, or looking to finally settle into your forever home, The Paddocks has been designed with your lifestyle in mind.

You can expect flooring to kitchens and bathroom areas and integrated oven and hobs are included as standard, ready for you to enjoy from day one.

Plus, to help keep your home warm and your energy bills down, every single property is fitted with an eco-friendly Air Source Heat Pump.

With brilliant commuter links via Junction 32 of the M6 and Preston railway station, alongside a wonderful, community-focused atmosphere, The Paddocks is more than just a house. It is the perfect place for you and your family to call home.



THE PADDOCKS

THE AREA

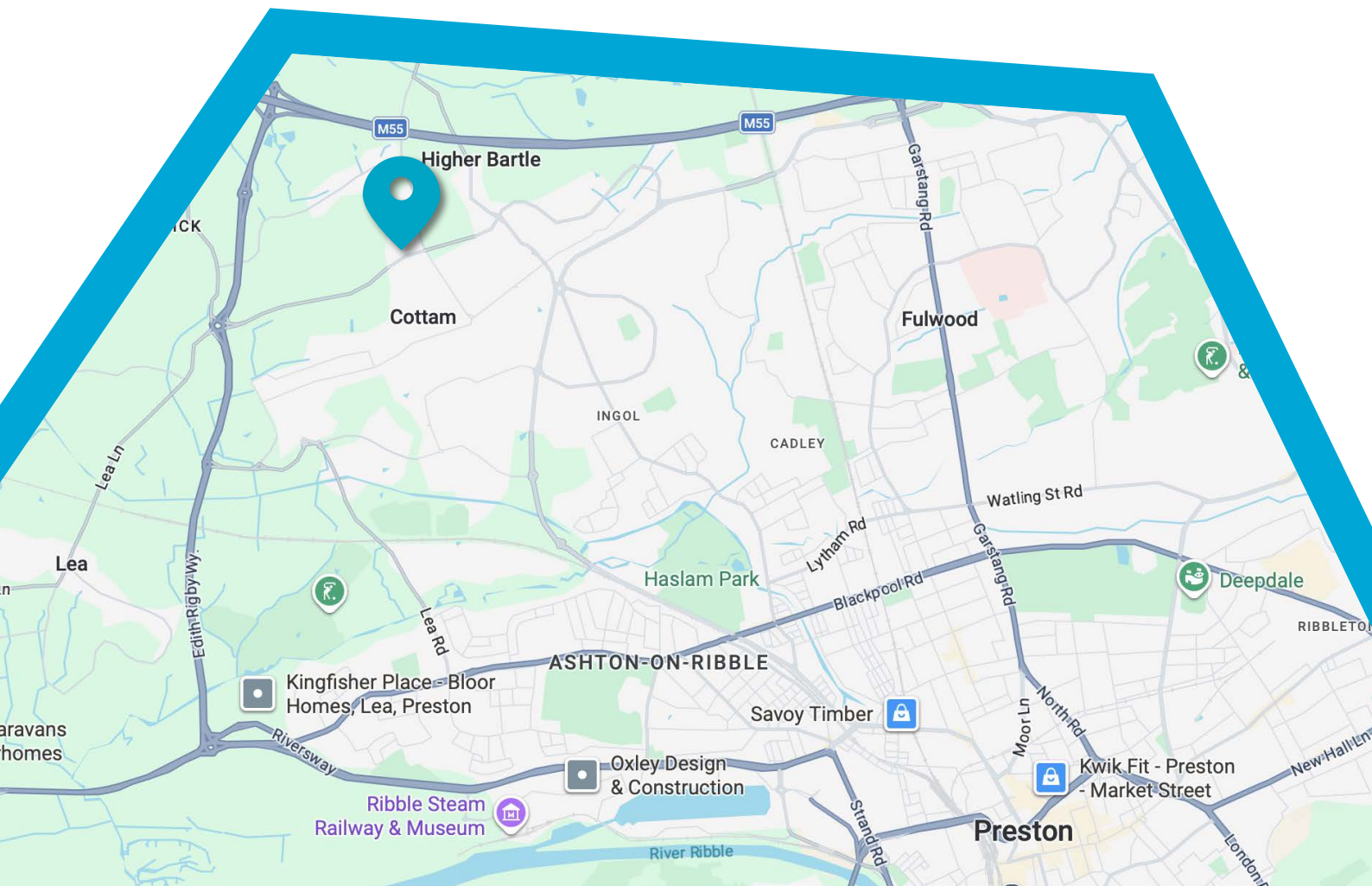
The Paddocks, Harrow Drive,
Higher Bartle, Lancashire, PR4 0UH

Situated in the peaceful, semi-rural surroundings of Higher Bartle, this development offers an exceptional lifestyle for those seeking a perfect balance of countryside charm and vibrant city living. Neighbouring the bustling heart of Preston, residents can enjoy easy access to beautiful open landscapes alongside excellent shopping, dining, and recreational facilities.

Perfectly positioned for commuters, Junction 32 of the M6 is located just a short distance away, ensuring straightforward journeys right across the North West. Combined with the superb transport links at Preston mainline railway station and a fantastic range of highly regarded local schools, this is a truly ideal location for growing families.

Amenities

- Woodplumpton St Anne's Primary School – 1.2 miles
- Royal Preston Hospital – 2.5 miles
- Our Lady's Catholic High School – 2.5 miles
- Broughton High School – 2.8 miles
- Preston Train Station – 4.0 miles



WHY ONE VISION HOUSING?

HOUSING SPECIALISTS

One Vision Housing is an award-winning housing provider with over 14,400 homes across the North West.

Operating as a not-for-profit organisation, we believe in providing good quality, affordable homes and help to create thriving and inclusive communities.

From the moment you choose your new OVH home, until you move in, we'll support you every step of the way to make the process as easy and enjoyable as possible.



RENT TO BUY AND SHARED OWNERSHIP EXPLAINED

What is Rent to Buy?

Rent to Buy is a government scheme designed to help you transition from renting a property, to buying a home.

You'll commit to rent a new build property for a set length of time (normally five years) and will have the opportunity to purchase it before your tenancy ends.

With more affordable rent (around 20% less than the market price) you will be able to save towards a deposit and buy the home that you are in through Shared Ownership and may also be able to purchase your home outright.

What is Shared Ownership?

Shared Ownership is a scheme that will enable you to buy a share of your home – meaning a smaller mortgage and a reduced deposit.

Initially, shares will be available from 10% to 75% of the property value, depending on affordability.

After your first share purchase, you can then either gradually increase your shares over time (this is called staircasing) or purchase the remaining shares outright.

For more details on our Rent to Buy and Shared Ownership schemes, please visit [ovh.org.uk/buy](https://www.ovh.org.uk/buy)





THE GREENDALE THREE BEDROOM HOUSE

Discover the Greendale, a stunning three-bedroom, three-storey semi-detached home that perfectly balances modern comfort with practical family living. Fully fitted and ready for you to enjoy from day one.

Designed for everyday life, the ground floor features a wonderful open-plan kitchen and dining area alongside a separate, comfortable lounge, perfect for relaxing or spending time together. The ground floor is thoughtfully completed with a convenient downstairs cloakroom.

Upstairs on the first floor, you will find two beautifully sized bedrooms accompanied by a sophisticated family bathroom. The second bedroom comfortably accommodates a double bed and desk, while the third bedroom offers great versatility, working perfectly as a child's room, a welcoming guest room, or a dedicated home office.

The top floor is entirely dedicated to the primary bedroom, creating a spacious and peaceful private retreat complete with stylish fitted wardrobes and a luxurious en-suite shower room.

Features

- Three bedrooms, including a primary suite with en-suite
- Open-plan kitchen and dining area
- Separate comfortable lounge
- Downstairs cloakroom
- Vinyl flooring included to kitchen and bathrooms
- Fitted oven and hobs included
- Air Source Heat Pump and EV charging point

THE GREENDALE

FLOOR PLAN



Room sizes

Ground Floor

Kitchen/Dining: 4.51m x 4.16m

Lounge: 3.48m x 4.32m

First Floor

Bedroom 2: 4.51m x 2.80m

Bedroom 3: 2.24m x 3.40m

Bathroom: 2.22m x 2.16m

Second Floor

Bedroom 1: 4.51m x 6.35m

En-Suite: 2.37m x 1.83m

Tenure

Rent to Buy

Plots

41, 42, 64, 65



THE COPPICE THREE BEDROOM HOUSE

Discover The Coppice, a stunning two-storey, three-bedroom mid-terrace home with parking that is perfectly suited for couples and growing families.

Designed for everyday life, the ground floor features a wonderful open-plan kitchen and dining area, offering a bright, social space for both dining and relaxing together. You will also benefit from a separate lounge perfect for quiet evenings. The ground floor is thoughtfully completed with a handy utility room and a convenient downstairs cloakroom to keep daily chores out of sight.

Upstairs on the first floor, the main bedroom serves as a private retreat complete with an en-suite shower room. Accompanied by a family bathroom, bedrooms two and three offer great versatility, providing options for double or single beds, dedicated home offices, or welcoming guest rooms.

Features

- Three bedrooms, including a main bedroom with en-suite
- Open-plan kitchen and dining area with French doors
- Separate utility and downstairs cloakroom
- Luxury fitted kitchen
- Air Source Heat Pump and EV car charging point
- Available as semi-detached and mid terrace
- B Energy rating

THE COPPICE

FLOOR PLAN



Room sizes

Ground Floor

Kitchen/Dining: 3.78m x 4.29m

Lounge: 3.33m x 4.13m

First Floor

Bedroom 1: 3.46m x 3.67m

Bedroom 2: 3.07m x 3.45m

Bedroom 3: 2.25m x 3.45m

Bathroom: 1.93m x 2.16m

En-Suite: 1.88m x 2.55m

Tenure	Plots
Shared Ownership	43, 44
Rent to Buy	253, 254, 259, 260



THE GLENSIDE TWO BEDROOM HOUSE

Step inside The Glenside, a stunning two-storey, two-bedroom mid-terrace home with parking that comes move-in ready and is perfectly suited for couples or small families.

Part of the Ascend collection, this modern new build makes the most of its carefully planned space. The ground floor features an open-plan lounge and dining area perfect for family nights or hosting friends. A separate fitted kitchen keeps cooking organised and out of the way, and a convenient ground-floor WC adds extra everyday practicality.

Upstairs on the first floor, the main bedroom serves as a private retreat complete with an en-suite shower room. The generously sized second bedroom easily accommodates a double bed with plenty of room to spare. Both rooms are well served by a separate family bathroom.

Features

- Includes flooring to the wet areas and integrated oven and hob
- Two double bedrooms, including a main bedroom with en-suite
- Open-plan lounge and dining area with a separate fitted kitchen
- Turfed and fenced rear garden
- Premium finishes throughout
- Air Source Heat Pump and EV car charging point
- Available as semi-detached and terrace
- B Energy rating

THE GLENSIDE

FLOOR PLAN



Room sizes

Ground Floor

Kitchen: 3.61m x 3.37m

Lounge/Dining: 4.62m x 4.23m

Cloakroom: 1.00m x 1.75m

First Floor

Bedroom 1: 3.08m x 4.23m

Bedroom 2: 4.62m x 2.89m

Bathroom: 2.01m x 2.19m

En-Suite: 1.45m x 3.29m

Tenure	Plots
Shared Ownership	67
Rent to Buy	63



THE LAKESHORE TWO BEDROOM HOUSE

The Lakeshore is a stunning two-storey, two-bedroom end-terrace home with double parking bay. Find your kind of perfect in Lancashire with this modern new build that is designed for comfortable living and comes completely move-in ready.

Downstairs, a good sized lounge provides a calm space to relax while the open-plan kitchen and dining area is ideal for meals with family and friends. A handy ground-floor cloakroom adds a touch of convenience for busy mornings.

Upstairs on the first floor, the spacious main bedroom comes complete with an en-suite shower room. The generous second bedroom comfortably fits a double bed with ample room for furniture and is well served by a separate family bathroom.

Features

- Integrated oven and hob and flooring to wet areas
- Two double bedrooms, including a main bedroom with and en-suite
- Open-plan kitchen and dining area with French doors
- Separate good sized lounge
- Turfed and fenced rear garden
- Premium finishes throughout
- Air Source Heat Pump and EV car charging point
- Available as semi-detached and end of terrace

THE LAKESHORE

FLOOR PLAN



Room sizes

Ground Floor

Kitchen: 2.45m x 2.888m

Dining: 2.28m x 2.888m

Lounge: 4.73m x 3.512m

First Floor

Bedroom 1: 3.429m x 3.512m

Bedroom 2: 4.73m x 2.95m

Bathroom: 2.265m x 2.194m

En-Suite: 1.213m x 2.752m

Tenure	Plots
Shared Ownership	62
Rent to Buy	193



THE MEADOWVALE THREE BEDROOM HOUSE

The Meadowvale is a beautifully designed three-bedroom semi-detached home offering spacious family living with the convenience of off-road parking.

The ground floor is thoughtfully laid out for modern life. A generous lounge with a stunning bay window provides a wonderful space to relax during quiet evenings. At the back of the home you will find an impressive open-plan kitchen, dining and family area.

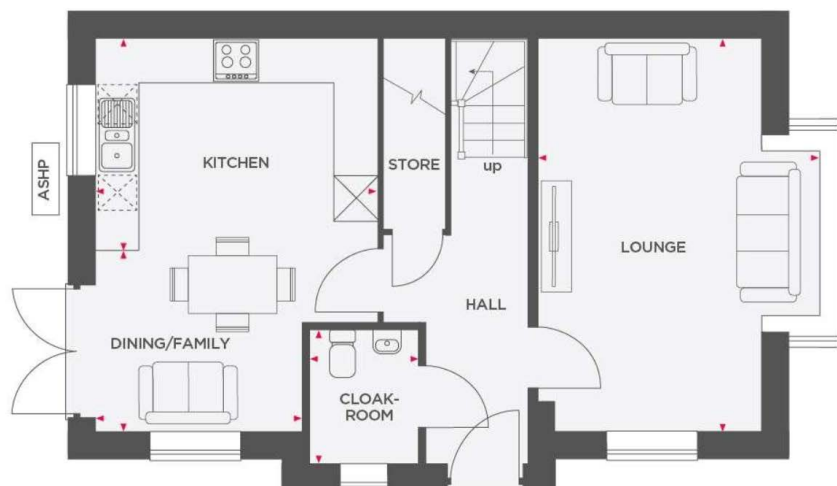
Upstairs on the first floor the main bedroom benefits from a private en-suite. The second and third bedrooms offer fantastic flexibility and great proportions making them ideal for children, overnight guests or a dedicated home office. A stylish family bathroom is conveniently located to serve the whole household.

Features

- Integrated oven and hob and flooring to wet areas
- Three bedrooms including a main bedroom with an en-suite
- Open-plan kitchen, dining and family area
- Spacious separate lounge with a feature bay window
- Fully turfed rear garden with fencing included
- Premium finishes throughout
- Air Source Heat Pump and an EV car charging point

THE MEADOWVALE

FLOOR PLAN



Room sizes

Ground Floor

Kitchen: 3.84m x 2.89m

Dining/Family: 2.82m x 2.42m

Lounge: 2.82m x 2.42m

Cloakroom: 1.47m x 1.80m

First Floor

Bedroom 1: 3.07m x 3.99m

Bedroom 2: 3.84m x 2.17m

Bedroom 3: 2.51m x 3.05m

Bathroom: 3.23m x 2.33m

En-Suite: 3.07m x 1.21m

Tenure	Plots
Shared Ownership	66



THE BECKFOLD TWO BEDROOM HOUSE

Step into the Beckfold, an exceptional two-bedroom home designed for effortless modern living. Fully fitted and ready for you to enjoy from day one.

The ground floor features a bright and welcoming lounge, leading through to a contemporary open-plan kitchen and dining area that is perfect for everyday meals or entertaining. This level is thoughtfully completed with a convenient downstairs cloakroom.

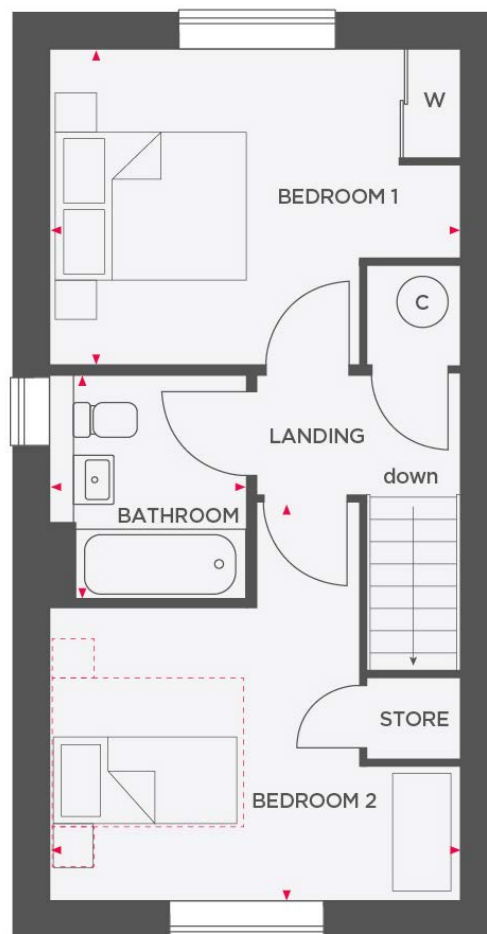
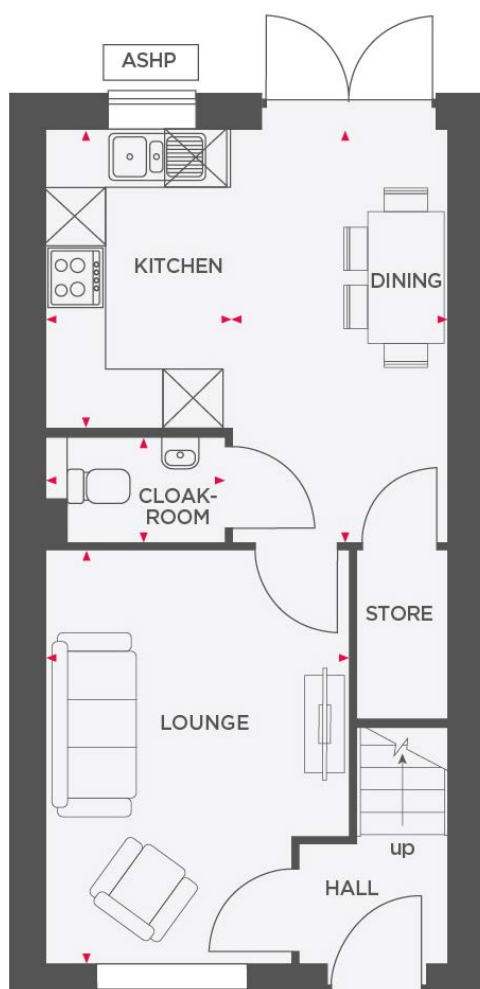
Upstairs, you will find two generously sized bedrooms accompanied by a sophisticated family bathroom. The primary bedroom provides a spacious, relaxing retreat, while the versatile second bedroom easily accommodates a double bed or works perfectly as a welcoming guest room, nursery, or dedicated home office.

Features

- Includes integrated oven and hob and flooring to wet areas
- Two double bedrooms, including a main bedroom with en-suite
- Open-plan lounge and dining area with a separate fitted kitchen
- Rear garden with turf and fencing
- Premium finishes throughout
- Air Source Heat Pump and EV car charging point

THE BECKFOLD

FLOOR PLAN



Room sizes

Ground Floor

Kitchen: 1.890m x 3.078m
Dining: 2.222m x 4.252m
Lounge: 3.099m x 4.233m
WC: 3.099m x 4.233m

First Floor

Bedroom 1: 4.111m x 3.196m
Bedroom 2: 4.111m x 3.992m
Bathroom: 1.972m x 2.237m

Tenure	Plots
Rent to Buy	192

Customers should note that all plans and images are for illustrative purposes only. All dimensions indicated are approximate and any furniture layout is for illustrative purposes also. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot, if you are unsure or for further clarification, please speak to a member of our Sales Team for more information.



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