



BUILDING CONTRACTORS



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BOWLAND GARDENS

LOWER LANE | FRECKLETON | PR4 1JD



# ABOUT US

In 1981, Jim Beardsworth established the company in its original form, with a workshop on Douglas Road in Preston and running the office from home. Our company's ethos of maintaining the highest standards were clearly established from the beginning and have led to our reputation in Preston as the most trusted for high-quality commercial developments.

Even in the beginnings of the company, it was clear early on that it would be a family business which we could develop with commitment and dedication.

Paul Beardsworth, Jim's son, joined the company in 1985 with another son, Andrew, joining a few years later in 1991. Both brought fresh ideas, different skills and the ability to advance the company, enabling larger and multiple projects to become achievable.

There was another addition to the company in 2000 when Tony, Jim's son-in-law, joined. The family ethos is something which we uphold as it means familiarity with our clients, understanding of the visions for projects and commitment to ensuring the highest standards of quality in all stages of a project.





We moved a short distance to Lytham Road, our current offices and workshop, in 1999 and in 2012, the company became Limited, with Jim, Paul, Andrew and Tony all becoming Directors, demonstrating their continuing dedication and commitment to the company.

With over three decades experience in the sector, we can provide a service which is knowledgeable, innovative and professional. We provide a range of services to suit different needs and clientele, whether you are a commercial business, a housing development company or an individual who wants to renovate a property.

Our services include housing developments, new builds and extensions, renovations, alterations and commercial buildings. We provide the full package, from the start of your project to the completion. At the beginning, our dedicated teams can discuss ideas, assist with planning and advise on current building regulation requirements. In progress, our highly qualified and skilled team will ensure a professional finish on all aspects of the build.

At JK Beardsworth we pride ourselves on understanding and sharing your individual vision for your project, and ensuring that this vision becomes a reality.



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# LOCAL AREA

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Freckleton is a village and civil parish on the Fylde coast in Lancashire within easy reach of coastal resorts with excellent local amenities.

Lytham St Annes is a traditional, victorian, seaside resort on the Fylde coast of Lancashire, just six miles from the bright lights of Blackpool.

The dual seaside towns are nestled along a picturesque stretch of coastline lined with shops, well tended lawns, a boating lake and pretty parks.

With an expansive sandy beach, Victorian pier, historic windmill, a 'royal' golf course and stylish independent shops, the dual seaside towns of Lytham and St Annes continue to remind us why we all love the British seaside so much.

Lytham St Annes has four golf courses and links, the most notable being the Royal Lytham & St Annes Golf Club, which has hosted the Open Championship 11 times.

The Beacon Fell Country Park consists of 110 hectares (271 acres) of woodland, moorland and farmland. The Beacon Fell summit is 266 metres (873 feet) above sea level and offers spectacular views of the Forest of Bowland and Morecambe Bay. On a clear day it is even possible to see the Isle of Man.

There is an abundance of wildlife for those who are prepared to be observant. Rabbits and hares are frequent and are easily spotted.

Garstang is an old market town and civil parish within the Wyre borough of Lancashire.

Garstang, on the Lancaster Canal, boasts over 40 miles of uninterrupted canal running through a beautiful landscape, making it the perfect spot to unwind and enjoy your local waterway. The area is brimming with historic architecture, including a stunning 15th century barn, canal basin and aqueduct.





There are a host of schools in the nearby area:

Kirkham Grammar is a selective, co-educational independent school in Kirkham.

Rossall School is a British, fee paying co-educational, independent boarding & day school in Fleetwood.

AKS Lytham School is an independent, co-educational school located in Lytham.

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Blackpool is a town and seaside resort on the Lancashire coast which houses the Blackpool Tower tourist attraction. It was opened to the public on 14 May 1894. When completed Blackpool Tower was the tallest man made structure in the British Empire.

It is also an entertainment complex in a red-brick three-storey block that comprises the tower, Tower Circus, the Tower Ballroom, and roof gardens, which was designated a Grade I listed building in 1973.

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Blackpool Zoo opened in 1972 and is a 32-acre zoo located in the sea-side resort of Blackpool. It is an award winning, family-friendly attraction with over 1500 rare and exotic animals.

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The Trough of Bowland is a valley and high pass in the Forest of Bowland Area of Outstanding Natural Beauty. The Trough is scenic and popular with visitors, particularly walkers and cyclists.

The pass, reaching 968 ft (295 m) above sea level at the head of the valley, links to Wyresdale, dividing the upland core of Bowland into two main blocks. It was the route taken by the "Pendle witches" to their trial at Lancaster Castle in 1612.

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Ribby Hal is a family owned, five star holiday village with six different offerings of accommodation ranging in style and size, an award-winning adult-only Spa Hotel, a health club, six eateries, conference and events space, holiday homes for sale, and more, set in over 100 acres of Lancashire countryside.



# THE ELM

## FIRST FLOOR PLAN

### ROOM SIZES

BATH	- 2.2x1.9m / 7'-1"x6'-0"
BED 1	- 4.5(max)x3.7m / 14'-8"(max)x12'-1"
EN-SUITE	- 2.3x2.0m / 7'-5"x6'-6"(max)
BED 2	- 4.2(max)x2.8(max)m / 13'-8"(max)x9'-1"(max)
BED 3	- 3.0x2.7m / 11'-4"x8'-9"
BED 4	- 3.0(max)x2.7(max)m / 9'-8"(max)x8'-9"(max)



## GROUND FLOOR PLAN

### ROOM SIZES

RECEPTION	- 5.1x3.6m / 16'-8"x11'-10"
UTILITY	- 2.3x1.7m / 7'-7"x5'-8"
KITCHEN	- 3.7x2.7m / 12'-1"(max)x8'-11"
FAMILY	- 5.8(max)x3.4(max)m / 19'-2"(max)x11'-2"(max)



## PLOT 10

124.1 sq.m / 1338 sq.ft



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accuracy or completeness in any way.

# THE PINE

## FIRST FLOOR PLAN

### ROOM SIZES

BATH - 3.1x2.0m / 10'2"x6'7"  
 BED 1 - 4.8(max)x3.9(max)m / 15'8"(max)x12'8"(max)  
 BED 2 - 4.5x2.7m / 14'9"x8'9"

Approximate dimensions



## GROUND FLOOR PLAN

### ROOM SIZES

LOUNGE - 5.1(max)x4.8(max)m / 16'9"(max)x15'8"(max)  
 KITCHEN - 3.2x2.5m / 10'6"x8'3"

Approximate dimensions



## PLOT 8 & 9

82.1 sq m / 883 sq ft



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# THE DOUGLAS

## FIRST FLOOR PLAN

### ROOM SIZES

BATH	- 2.6x2.3m / 8'-5"x7'-7"
MASTER BED	- 5.1x4.2(max)m / 16'-9"x13'-8"(max)
EN-SUITE	- 2.2(max)x1.6m / 7'-3"(max)x5'-3"
BED 2	- 4.1x3.7(max)m / 13'-4"x12'-3"(max)
BED 3	- 3.1(max)x3.7m / 12'-3"(max)x12'-3"
BED 4	- 3.7(max)x2.7m / 12'-3"(max)x8'-11"

\*Approximate dimensions



## GROUND FLOOR PLAN

### ROOM SIZES

GARAGE	- 5.7x3.8m / 18'-10"x12'-7"
LOUNGE	- 5.8(max)x3.5(max)m / 19'-3"(max)x11'-6"(max)
KITCHEN	- 6.0x3.7m / 19'-3"x12'-4"
FAMILY	- 3.6x3.2m / 11'-10"x10'-8"



## PLOT 5, 6 & 7

129 f sq m / 1390 sq ft



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# THE MAPLE

## FIRST FLOOR PLAN

### ROOM SIZES

BED 1	4.2x3.8m / 13'-11"x12'-7"
EN-SUITE	2.8(max)x2.7m / 9'-2"(max)x8'-11"
BED 2	3.8x3.7m / 12'-7"x12'-3"
BED 3	3.5x2.8m / 10'-4"x9'-4"
BED 4	3.5x2.7m / 10'-4"x8'-11"
BATH	3.3x1.7(max)m / 10'-10"(max)x5'-7"



## GROUND FLOOR PLAN

### ROOM SIZES

UTILITY	2.1x1.9m / 7'x6'-4"
LOUNGE	4.5x3.6m / 14'-10"x11'-11"
STUDY	2.5x2.3m / 8'-2"x7'-7"
KITCHEN/FAMILY	7.0x4.2(max)m / 22'-11"x13'-8"(max)



## PLOT 2 & 4

126.8 sq.m / 1472 sq.ft



All images are for illustrative purposes only. Measurements are shown rounded down and for general guidance only and do not need to be considered as being final. All dimensions are quoted in metres in the floor plan.

# THE CEDAR

## FIRST FLOOR PLAN

ROOM SIZES	
BATH	- 2.8x2.0m / 9'-3"x6'-8"
BED 1	- 5.1x4.2max(m) / 16'-9"x13'-10"(max)
EN-SUITE	- 1.8x1.8m / 6'-1"x6'-0"
DRESSING	- 2.8x2.6m / 9'-3"x8'-6"
BED 2	- 3.9x3.1m / 12'-8"x10'-1"
BED 3	- 3.9x3.1m / 12'-8"x10'-1"



## GROUND FLOOR PLAN

ROOM SIZES	
STUDY	- 2.8x1.7m / 9'-0"x5'-6"
LOUNGE	- 5.2x3.8m / 17'-1"x12'-7"
UTILITY	- 1.8x1.7m / 5'-9"x5'-6"
KITCHEN/FAMILY	- 7.9x3.1m / 25'-11"x10'-2"



## PLOT 3

130 sq m / 1400 sq ft



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# THE BEECH



## GROUND FLOOR PLAN

### ROOM SIZES

BED 1	- 4.3x3.2m / 14'-1" x 10'-7"
EN-SUITE	- 3.1(max)x1.8m / 10'-1" (max)x5'-11"
BED 2	- 4.3(max)x3.8m / 14'-3" (max)x12'-6"
EN-SUITE	- 2.6x1.2m / 8'-6" x 4'-1"
UTILITY	- 2.9x2.8(max)m / 9'-6" x 9'-1" (max)
KITCHEN	- 4.8x4.3(max)m / 15'-9" x 13'-4" (max)
LOUNGE	- 5.1(max)x4.6m / 16'-10" (max)x15'-2"
GARAGE	- 5.8x3.6m / 19'-2" x 9'-10"

\*Approximate dimensions

## PLOT 1

97.88 sq.m / 1060 sq.ft.



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# GENERAL SPECIFICATIONS

## KITCHENS

- A choice of kitchen units and worktops (subject to build programme)
- Bosch stainless steel double electric oven
- Bosch stainless steel electric ceramic hob
- Stainless steel extractor hood
- Bosch steel splash-back to hob
- Bosch integrated fridge / freezer
- Plumbing for integrated dishwasher
- 100mm co-ordinating worktop upstand (colour choice subject to build programme)
- Stainless steel kitchen sink and tap
- Stainless steel single bowl and tap to utility
- Plumbing for washing machine
- Soft closers to all units and drawers
- Kitchen upgrades and additional units available as optional extras, subject to build programme
- Appliance upgrades and additional appliances available as optional extras, subject to build programme

## BATHROOMS & EN-SUITES

- White contemporary sanitary ware by Villeroy & Boch
- Chrome brassware by Hansgrohe
- Electric shaver point to bathroom and en-suite
- Choice of ceramic wall tiles by 'Porcelanosa (subject to build programme)
- Extent of tiling to be: splash-backs above hand basins in WCs, half-height ceramic tiling to walls receiving baths, and full-height ceramic tiling to shower enclosures (where available) in bathrooms & en-suites
- Hansgrohe thermostatic shower to en-suite
- Heated towel rail to bathroom & en-suite
- Shower over bath available as an optional extra, subject to build programme
- Additional ceramic tiling and upgrades are available as optional extras, subject to build programme

## SAFETY & SECURITY

- Mains-powered smoke detector
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors
- Intruder alarm system







# GENERAL SPECIFICATIONS

## ELECTRICAL

- Sky & HD satellite cabling to lounge & family room from under stairs to loft space (excludes any satellite / aerial equipment)
- BT telephone / internet point to under stairs ready for connection with a Cat 6 cable to all rooms
- LED ceiling downlights to kitchen, bathroom & en-suite
- Additional electrical items available as optional extras, subject to build programme

## GENERAL

- UPVC double-glazed cream windows
- UPVC French cream doors
- 10-year insurance warranty from [checkmate.com](http://checkmate.com)
- Gas central heating throughout
- Digitally controlled underfloor heating system to ground floor
- Thermostatically controlled radiators to first floor
- High levels of cavity and loft insulation

## DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted white
- All internal walls painted messian
- All internal doors painted white
- Chrome finish ironmongery

## EXTERNAL

- Front porch light
- Rear light by back door
- Front and rear garden turfed
- Landscaping to approved scheme
- Concrete paving to form pathways and patios
- Block paved driveways
- 1.8m screen fencing to rear gardens
- Steel up and over garage doors
- Electric vehicle charging point
- Double socket and light to garage

## FLOOR COVERINGS

- A large selection of carpets and floor tiles are available as optional extras, subject to build programme

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