



# Blue Birch Fields Birkenshaw

## A new collection of stylish 3 & 4 bedroom homes

Described as an island of its own, Birkenshaw is situated between Bradford, Leeds and Huddersfield, convenient for the M62 motorway. The village is a desirable location for families and individuals alike, and with its elevated position providing surrounding green views, it's easy to understand why.

The village itself offers a number of eatery and pub options as well as post office, convenience store and independent shops. A 10-minute drive from the village is Birstall Shopping Park boasting a wide selection of restaurants and high street retailers such as Next, Marks & Spencer, Boots to name a few, plus a Showcase Cinema, IKEA and a wide choice of restaurants.

For days out, Oakwell Hall is on your doorstep, with its country park and play area there's something for all the family to enjoy. The Peak District National Park and Yorkshire Dales National Park are equidistant from Birkenshaw and offer plenty of outdoor pursuits. Closer to home, the city of Leeds is just a 25-minute drive and hosts great shopping, nightlife and leisure activities.

**Blue Birch Fields**

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**Linden**  
HOMES



# Development layout



## 4 bedroom home

- The Goodridge
- The Mylne

## 3 bedroom home

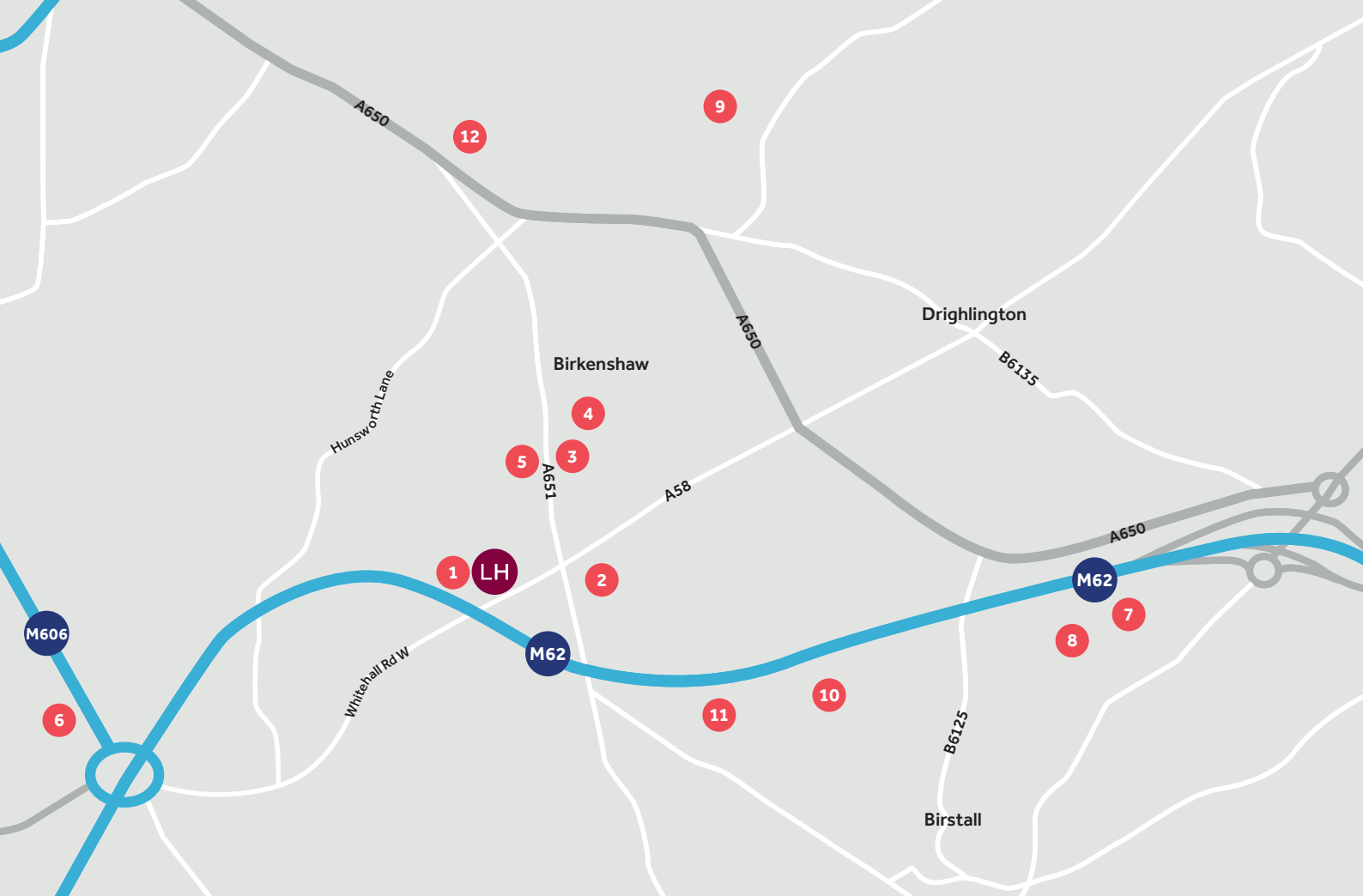
- The Mountford
- The Bloomfield
- The Elmslie

## Pre-sold homes

- 2 bedroom
- 3 bedroom
- 4 bedroom

BC	bin collection point	PS	pumping station
SS	sub station	V	visitor parking space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



## Around the local neighbourhood

- |                                |                          |                            |
|--------------------------------|--------------------------|----------------------------|
| 1 Blue Hills Farm Shop         | 5 Co-op Supermarket      | 9 Tong Garden Centre       |
| 2 BBG Academy                  | 6 Cleckheaton Golf Club  | 10 Oakwell Hall            |
| 3 Birkenshaw Health Centre     | 7 Birstall Shopping Park | 11 Gomersal Park Hotel     |
| 4 Birkenshaw CE Primary School | 8 IKEA                   | 12 Tong Leadership Academy |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).