



Newlands Estate

Explore the opportunity to own a thoughtfully designed two, three, four, or five-bedroom home, crafted for modern living and nestled in the stunning Lake District countryside. Exclusively available for local occupancy.

willanliving.co.uk



Welcome to Newlands Estate

If you've dreamt of owning a home that effortlessly combines generous space, energy efficiency, and quality finishes, your search ends here. Choose from our carefully curated selection of two, three, four, and five-bedroom homes, each designed with comfort and style in mind.

Located in the beautiful Lake District, our development offers a variety of spacious houses and bungalows, exclusively for local residents. With a percentage of homes available at discounted prices, we ensure that only local people can live here, preventing second homes and holiday lets. This nurtures a warm, thriving local community.

Your quest for the ideal home ends here, where every corner reflects our commitment to creating modern living spaces and building vibrant local communities.





Another unique location by Willan

Imagine calling the Lake District home. It's truly special. Waking up to beautiful views every morning and owning your own slice of paradise.

Our development has been thoughtfully designed to blend seamlessly with its natural surroundings, resembling a farmstead that has evolved over time. We've harnessed the unique characteristics of the Lakeland landscape, using materials such as natural slate and stone that harmonise with the area. You won't find another home quite like this in the Lakes or beyond. This is a one-of-a-kind development that is genuinely unique.

Braithwaite is a charming village located just 2.5 miles from Keswick, accessible via the A66. The village offers a primary school, shop and pubs, while Keswick, only a few minutes' drive away, provides a wider choice of shops, restaurants, pubs, a theatre, and a cinema. Many walks start from Braithwaite, leading up to the surrounding fells and mountains, making it an ideal base. Just two miles from Braithwaite is Whinlatter Forest, with guided walks, cycle trails, and children's play areas. Whinlatter is also famous for the nesting ospreys, offering much to outdoor enthusiasts, nature lovers, families, and explorers alike.

Housing Key

HOUSE TYPES	PLOTS
Jersey	A1 and A3
Lincoln	A2
Hereford	B1, B2 and B3
Angus	B4
Dexter	C1
Holstein	C2
Devon	C3
Guernsey	D1
Highland	D2 and D3
Galloway	E1 and E2



We create space for modern living

At Willan, we go beyond the ordinary by presenting an elevated specification both inside and outside each new home, complemented by versatile layouts perfectly suited to today's busy modern lifestyle.



Living Space

In today's modern lifestyle, the use of space is so important, so as well as carefully planning the outside we strive to provide maximum square footage with great flow and plenty of space for storage.

Wide Choice

We want you to be delighted with your new Willan home, so we offer a wide choice of finishes. Make an early reservation and you can specify your kitchen and bathroom finishes from our predetermined ranges.*

Quality Throughout

We know how important the small details are and how finishing touches really make a house a home so from our affordable homes to our executive homes quality comes as standard.

*Plot specific.



Building for the future

Every new home we create exceeds modern standards. We want to make sure your new home is energy efficient, cheaper to run and better for the environment.



Energy Efficiency

Your new home will be equipped with a meticulous standard of insulation, double glazed windows, and an innovative air source heating system. These features not only enhance your comfort but also contribute to reduced energy consumption, helping you keep your household bills in check.



Sustainability

While acknowledging that the house building industry still has strides to make towards total sustainability, we are dedicated to positive change. Our approach centres around fostering meaningful connections with local businesses and proactively reducing our carbon footprint wherever feasible.



British Made

Supporting British manufacturing and offering you choice are at the core of our values. That's why each of our homes features a kitchen that is crafted to order at a purpose built production facility in the heart of Yorkshire. We take pride in sourcing our sandstone from a nearby family owned quarry, a glimpse of our dedication to excellence. And this is just the beginning of our commitment to providing you with the best.



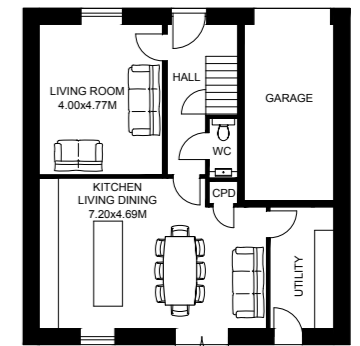
Jersey

(Units A1 and A3)

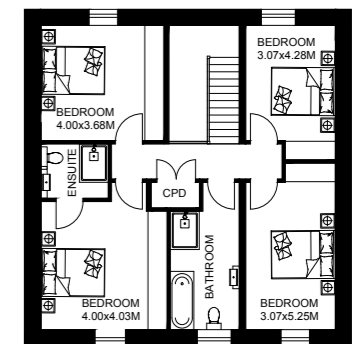


Room Dimensions:

Kitchen - diner	7.2m x 4.6m
Lounge	4.6m x 3.8m
Bedroom 1	3.9m x 3.9m
Bedroom 2	3.9m x 3.6m
Bedroom 3	5.6m x 3m
Bedroom 4	4.2m x 3m



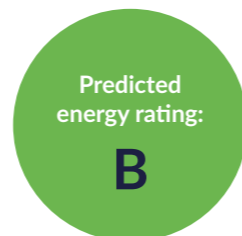
GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 bedroom home
Total floor area 159m² (Excl. garage)
Market-led

Welcome to Jersey, a captivating four bedroom residence that epitomises spacious modern living. This beautifully designed home features a generous kitchen-diner perfect for gatherings, a cosy lounge for relaxation, a practical utility room, and essential facilities including a WC, main bathroom, and en-suite, plus a convenient integral garage.





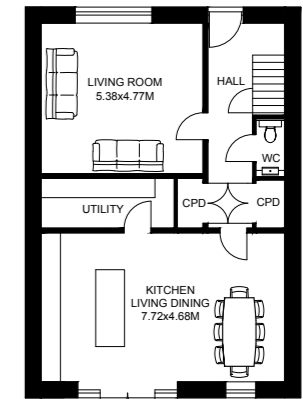
Lincoln

(Unit A2)

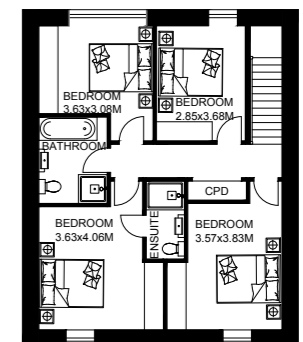


Room Dimensions:

Kitchen - diner	7.7m x 4.5m
Lounge	5.3m x 4.7m
Bedroom 1	4m x 3.6m
Bedroom 2	3.7m x 3.5m
Bedroom 3	3m x 3.6m
Bedroom 4	3.6m x 2.8m



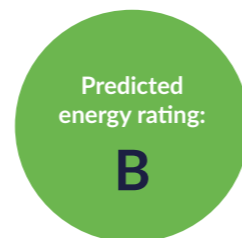
GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 bedroom home
Total floor area 159m²
Market-led

Step into Lincoln, a charming and generously sized four bedroom residence. This lovely home features a comfortable kitchen-diner, perfect for family meals and entertaining. Enjoy relaxing moments in the spacious lounge, and appreciate the convenience of a utility room and WC. Complete with a main bathroom and an ensuite for added comfort and privacy, this home offers ample space for modern living.





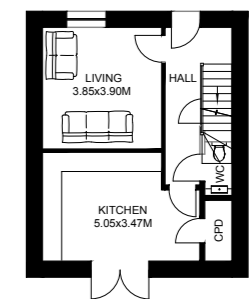
Hereford

(Units B1, B2 and B3)

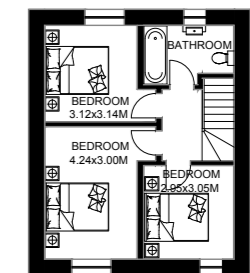


Room Dimensions:

Kitchen - diner	5m x 3.4m
Lounge	3.8m x 3.8m
Bedroom 1	4.2m x 3m
Bedroom 2	3.1m x 3.1m
Bedroom 3	3m x 2.9m



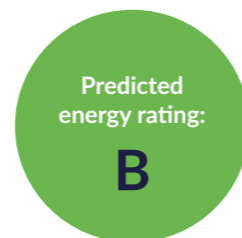
GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 bedroom home
Total floor area 86m²
Discounted sale

Discover Hereford, a considerably planned three bedroom home ideal for family living. Featuring a spacious kitchen-diner, a practical store for added convenience, a WC, and a well-appointed main bathroom, Hereford offers ample space and comfort for modern family life.





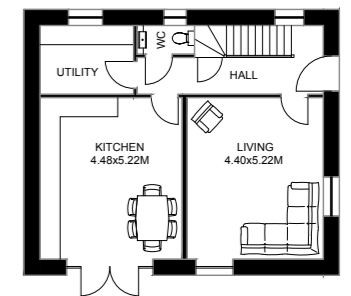
Angus

(Unit B4)

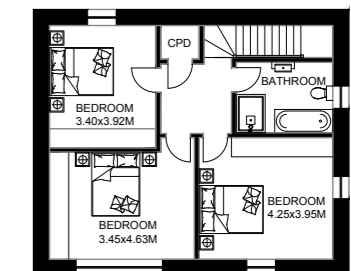


Room Dimensions:

Kitchen - diner	5.2m x 4.4m
Lounge	5.2m x 4.3m
Bedroom 1	4.2m x 3.9m
Bedroom 2	4.6m x 3.4m
Bedroom 3	3.9m x 3.4m



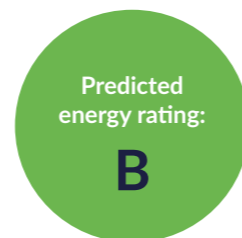
GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 bedroom home
Total floor area 129m²
Discounted sale

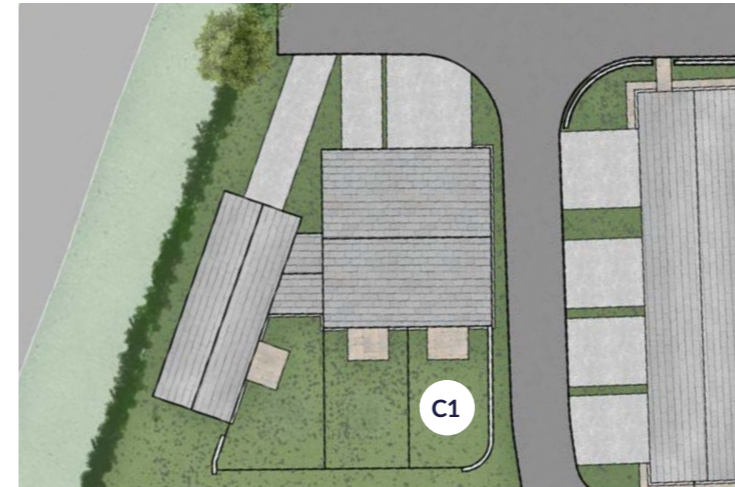
Welcome to Angus, an expansive three bedroom residence designed for spacious modern living. This impressive home features a generously sized kitchen-diner perfect for entertaining, along with a spacious lounge area for relaxation. The bedrooms offer ample space, complemented by a utility room, WC, and a well-appointed family bathroom.





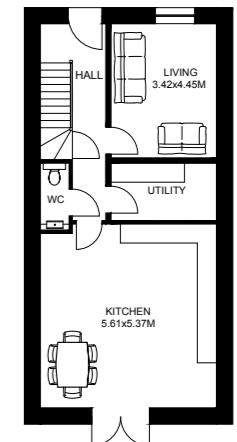
Dexter

(Unit C1)

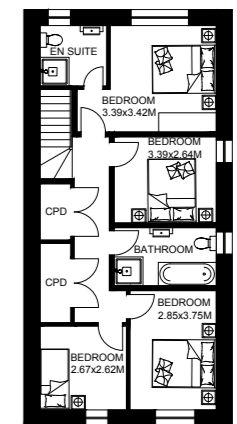


Room Dimensions:

Kitchen - diner	5.6m x 5.4m
Lounge	4.4m x 3.4m
Bedroom 1	3.4m x 3.4m
Bedroom 2	3.7m x 2.8m
Bedroom 3	3.3m x 2.6m
Bedroom 4	2.6m x 2.6m



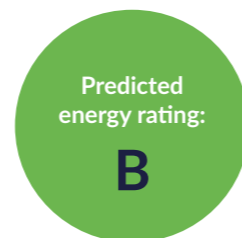
GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 bedroom home
Total floor area 132m²
Discounted sale

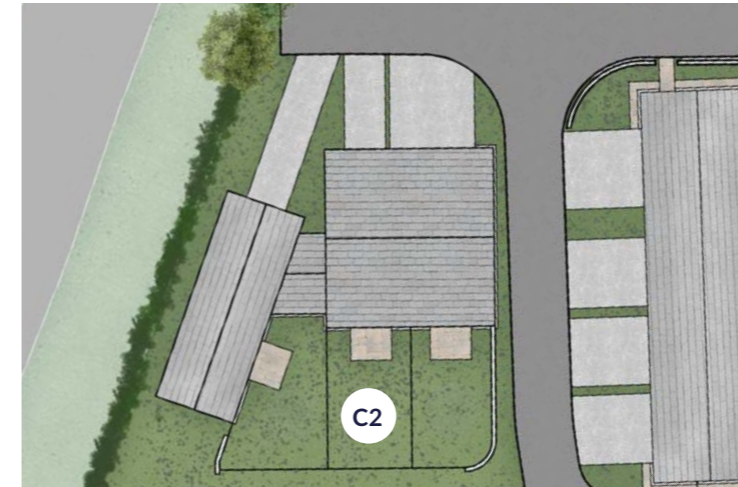
Explore Dexter, a spacious four bedroom home designed for modern family living. Featuring a generous kitchen-diner ideal for gatherings, a cosy lounge for relaxation, and essential amenities including a utility room, bathroom, WC, and ensuite, Dexter offers ample space and practicality.





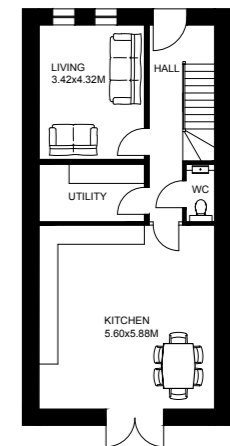
Holstein

(Unit C2)

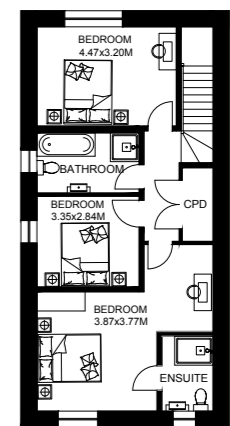


Room Dimensions:

Kitchen - diner	5.8m x 5.6m
Lounge	4.3m x 3.4m
Bedroom 1	3.8m x 3.7m
Bedroom 2	4.4m x 3.1m
Bedroom 3	3.3m x 2.8m



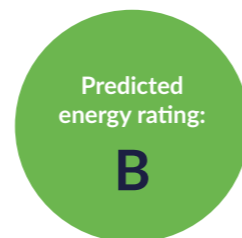
GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 bedroom home
Total floor area 132 m²
Discounted sale

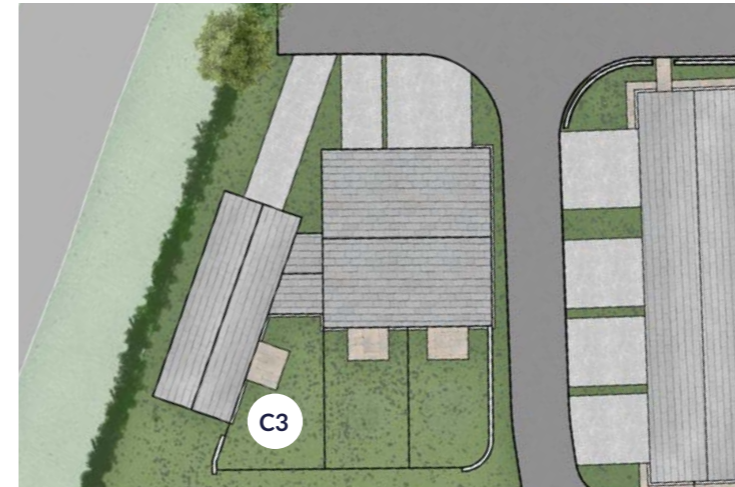
Discover Holstein, featuring a roomy kitchen-diner ideal for family meals and gatherings, a comfortable lounge area for relaxation, a convenient utility room, essential WC, main bathroom, en-suite, and ample storage space.





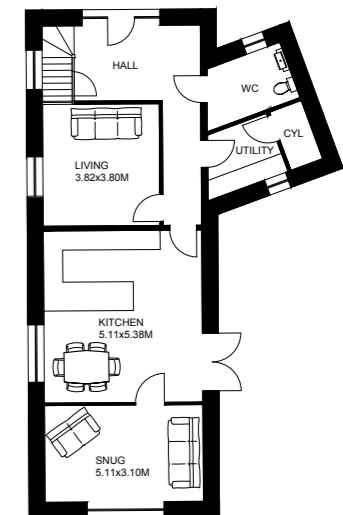
Devon

(Unit C3)

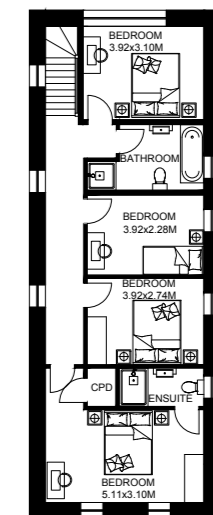


Room Dimensions:

Kitchen - diner	5.3m x 4.9m
Lounge	3.8m x 3.8m
Bedroom 1	4.9m x 3m
Bedroom 2	3.9m x 3.1m
Bedroom 3	3.7m x 2.7m
Bedroom 4	3.7m x 2.2m



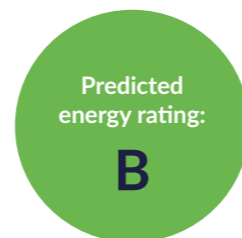
GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 bedroom home
Total floor area 158m²
Discounted sale

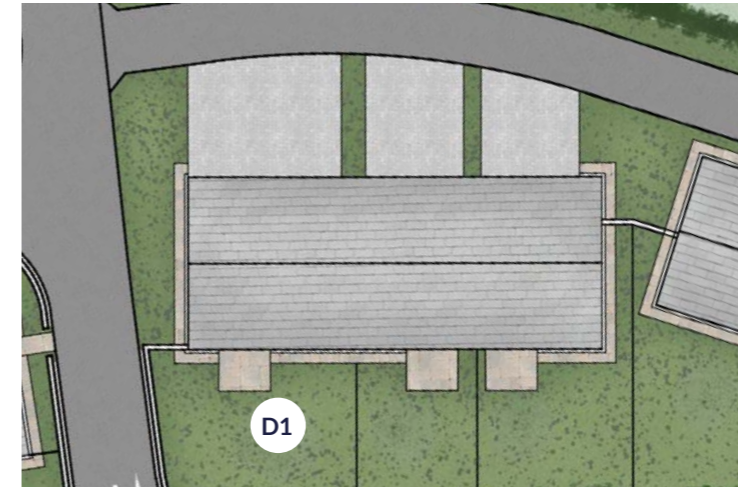
Discover Devon, a characterful four bedroom home offering an abundance of modern living spaces. Featuring a stylish kitchen-diner perfect for family meals, a comfortable lounge for relaxation, essential amenities including a WC and utility room, an additional snug or study, a main bathroom, and an ensuite, Devon exudes uniqueness.





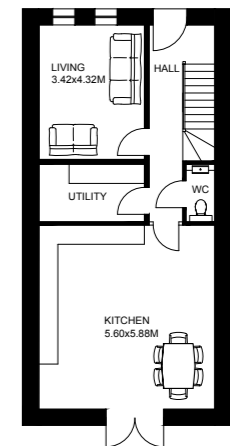
Guernsey

(Unit D1)

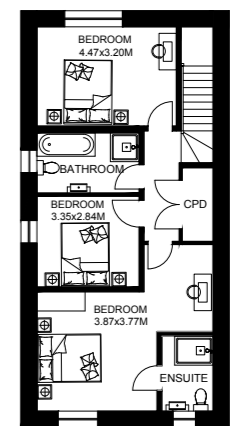


Room Dimensions:

Kitchen - diner	6.9m x 4.3m
Lounge	4.7m x 3.7m
Bedroom 1	3.5m x 3.1m
Bedroom 2	4.2m x 2.9m
Bedroom 3	3.6m x 2.9m
Bedroom 4	3.3m x 2.9m
Bedroom 5	3.2m x 2.4m



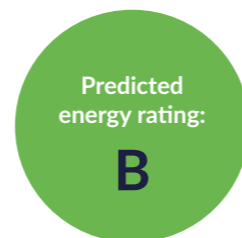
GROUND FLOOR PLAN



FIRST FLOOR PLAN

5 bedroom home
Total floor area 145m² (Excl. garage)
Discounted sale

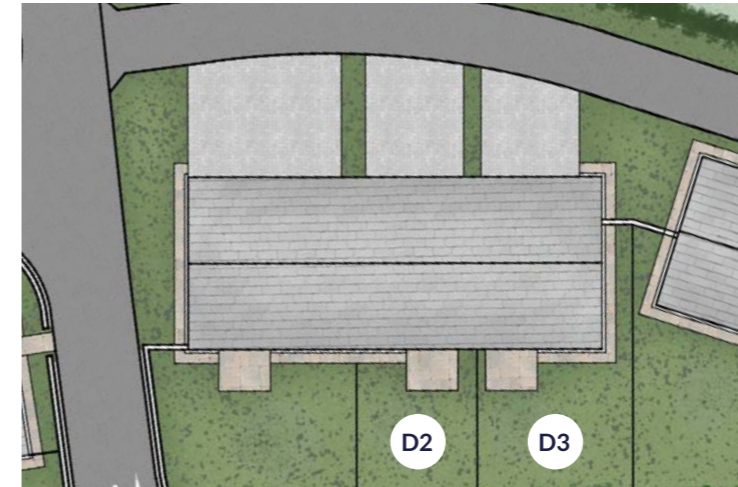
Introducing Guernsey, a spacious five bedroom family home that embodies modern living. This impressive residence features a kitchen-diner ideal for family gatherings, a comfortable lounge area, a practical utility room, essential amenities including a WC, main bathroom, ensuite, and an integral garage.





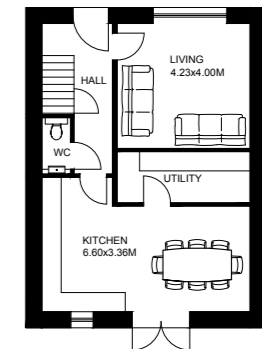
Highland

(Units D2 and D3)

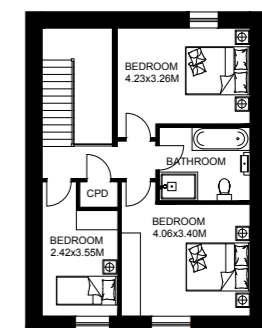


Room Dimensions:

Kitchen - diner	6.5m x 3.3m
Lounge	4.2m x 3.9m
Bedroom 1	4m x 3.4m
Bedroom 2	4.2m x 3.2m
Bedroom 3	3.3m x 2.9m



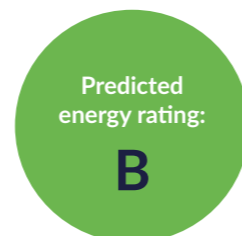
GROUND FLOOR PLAN



FIRST FLOOR PLAN

3 bedroom home
Total floor area 116m²
Discounted sale

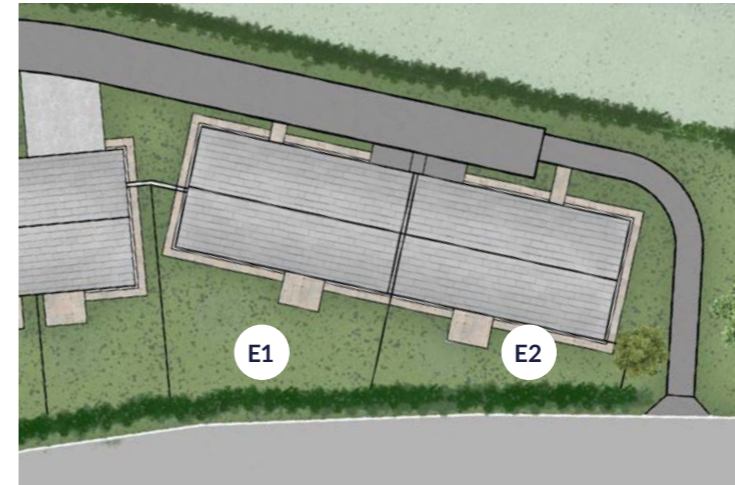
Step into Highland, a charming three bedroom home designed for modern family living. This delightful residence boasts a spacious kitchen-diner, a comfortable lounge area, a practical utility room, and essential amenities including a WC and main bathroom.





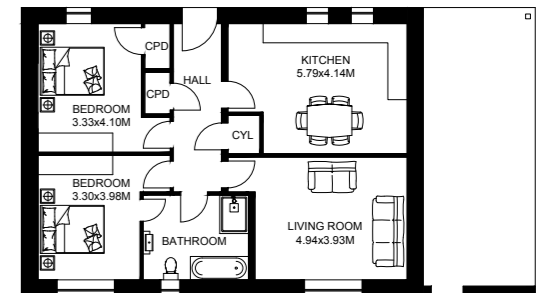
Galloway

(Units E1 and E2)



Room Dimensions:

Kitchen - diner	5.7m x 4.1m
Lounge	4.9m x 3.9m
Bedroom 1	3.9m x 3.2m
Bedroom 2	4m x 3.3m

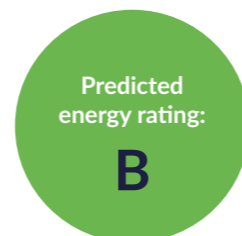


GROUND FLOOR PLAN



2 bedroom bungalow
Total floor area 92m²
Market-led

Explore Galloway, a fabulous two bedroom bungalow offering substantial modern living space and plenty of storage. This charming home features a generously sized kitchen-diner, a spacious lounge, and a lovely main bathroom.





Small details that make big differences

We build spacious homes designed for modern living for owners who appreciate quality.

At Willan, we focus on creating homes that truly meet your needs. We believe that small details make a big difference, and our spacious homes are designed for modern living, ensuring you enjoy every moment spent in your new home. Whether you choose an executive market-led home or a discounted sale home, we offer a high specification as standard.

We take pride in using locally sourced materials where possible, crafting homes that are unique and beautifully integrated within the Cumbrian landscape. Our development features a mix of slate, sandstone, and renders, creating a picturesque and well-thought-out setting, ensuring everyone who lives here benefits from this stunning environment.





What You Can Expect:

Beautiful Kitchens: Enjoy British-made, rigid kitchens with soft close mechanisms and integrated appliances from the trusted British brand Caple.

Elegant Bathrooms: Relax in bathrooms featuring tiling along with suites from the British brand Roper Rhodes, complete with WRAS-approved taps for water efficiency.

Seamless Connectivity: Stay connected with fibre internet in all homes.

Eco-Friendly Features: Benefit from EV car charging facilities, UPVC double-glazed windows, composite doors, and air source heating systems.

Warm and Comfortable: Experience the luxury of underfloor heating.

Convenient Extras: Some homes include garages and practical utility rooms.

Beautiful Outdoors: All homes come with enclosed gardens, flagged paths and patios, turfed lawns, and private block-paved driveways.

Some of our homes offer additional premium features like oak internal doors, oak and glass stair balustrades, more kitchen appliances, and even vanity units.

No matter which home you choose, you'll find yourself in a thoughtfully designed, high quality environment that blends seamlessly with the beautiful Cumbrian landscape. Our commitment is to provide you with a home where you can live your best life.





Make it happen

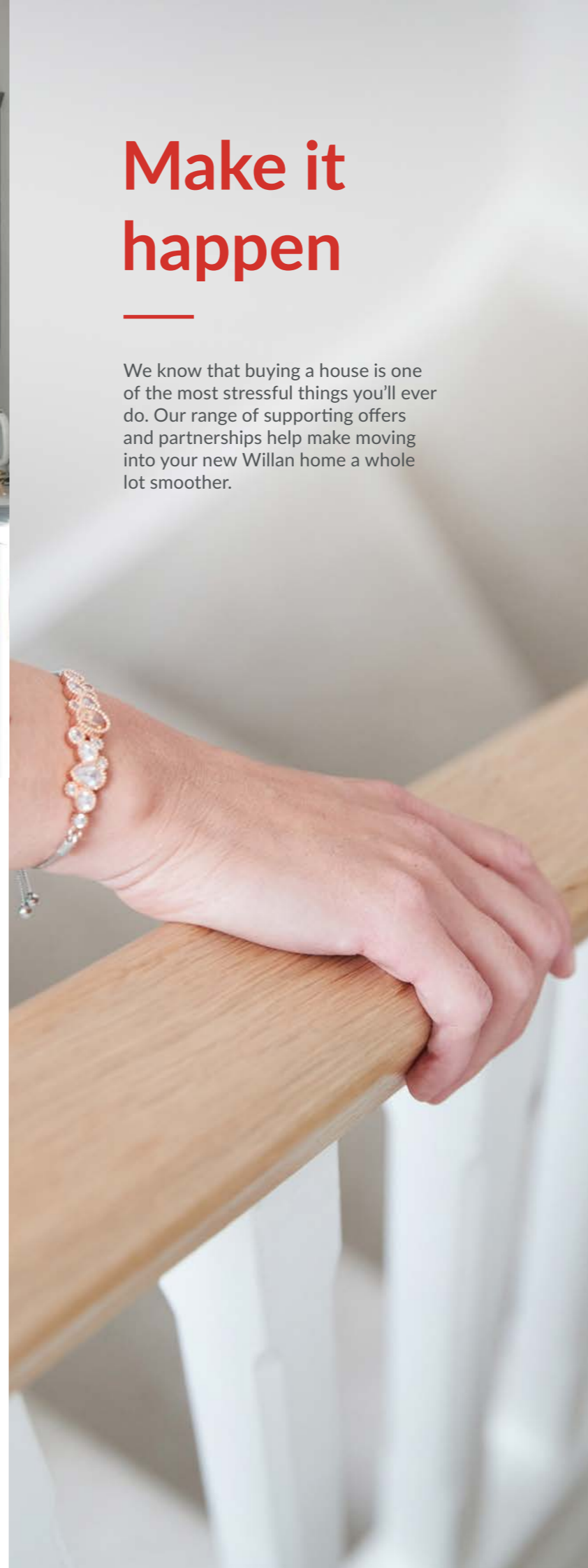
We know that buying a house is one of the most stressful things you'll ever do. Our range of supporting offers and partnerships help make moving into your new Willan home a whole lot smoother.

Our build, your home

At Willan, we are a family-run developer based in the beautiful Cumbrian countryside, dedicated to creating homes that truly feel like home. From acquisition and build, to sales and aftercare, we design and construct quality homes in carefully chosen locations tailored for modern living.

Every Willan development is thoughtfully integrated with the land it occupies. Our homes offer generous space and exceptional quality finishes, reflecting our commitment to developing thriving communities that stand the test of time. We aim to shape spaces where you can live your best life.

Passionate about the area we call home and the houses we build, our family works closely with our experienced team, skilled local tradespeople and other Cumbrian businesses. Together, we are building solid foundations for future generations, ensuring that our values and dedication to quality resonate in every home we create.



Assisted Move

Move home quickly

Discover a stress free path to your dream home with our Assisted Move scheme. This solution streamlines the process of buying a new Willan home while ensuring the quick sale of your current property. Experience expert guidance, effortless sales, and a tailored solution from one of our professional partners, all while saving time and costs. Terms apply.

Part Exchange

Cut out the hassle of selling

Avoid all the hassle of putting your house on the market and waiting for a sale by using our part exchange scheme. If your home qualifies, one of our professional partners will buy your current property from you when you buy a new Willan home. Terms apply.

Mortgage Advice

Clear and friendly financial help

Our team collaborates with local financial experts who prioritise creating strong customer connections based on trust and respect. If you're looking for simple and personalised advice to fulfil your needs, please ask us for details. Discover how our recommended advisors can assist you in achieving your dream home.

Trusted Legal Support

Expert guidance for your legal needs

We partner with a skilled team of local and national solicitors specialising in conveyancing advice. Their familiarity with our processes ensures a streamlined transaction, allowing you to move in sooner than you might expect. Please inquire for more details.



Local Occupancy

Homes for local people built by local people.

All homes at Newlands Estate have a local occupancy restriction, meaning only people who meet specific criteria can live there. This restriction is in accordance with planning obligations and is a legal agreement known as a Section 106.

To live in one of our homes at this development, you need to have a connection to the local area, which includes the parishes of Above Derwent, Bassenthwaite, Bewaldeth and Snittlegarth, Blindbothel, Blindcrake, Borrowdale, Buttermere and Brackenthwaite, Caldbeck, Embleton, Ireby and Uldale, Keswick, Lorton, Loweswater, Mungrisdale, St Johns, Castlerigg and Wythburn, Setmurphy, Threlkeld, Underskiddaw, and Wythop.

To qualify, you must meet one of the following criteria:

- 1. Residency:** You have lived in the local area continuously for three years immediately prior to occupation.
- 2. Employment:** You have been employed in the local area for at least the last six months, working a minimum of 16 hours per week.
- 3. Returning From Education:** You are a former resident returning within 12 months of completing a post-secondary education course, having previously lived in the local area for at least three years.
- 4. Special Circumstances:** You are currently in prison, hospital, or similar accommodation and lived in the local area for at least three years before moving to such accommodation.
- 5. Care Needs:** You need to live in the local area to receive substantial care from a relative or to provide substantial care to a relative living in the local area, as identified by a medical doctor or relevant support agency.
- 6. Former Resident:** You lived in the local area for three years, moved out for social or economic reasons, and are returning within three years.
- 7. Armed Forces:** You are serving or have served in the regular forces within the last five years, or you are entitled to housing due to circumstances related to your service in the regular or reserve forces.

This ensures our community is exclusively for local people, preserving the unique character and spirit of the Lake District.

Discounted Sale

Affordable home ownership in the Lake District.

A portion of the homes at Newlands Estate are available through discounted sale, offering affordable home ownership opportunities. To apply for local affordable housing, you must submit an application to the Lake District National Park Authority, meeting their specific criteria and demonstrating a local connection. Please feel free to request a copy of the application form and contact details for submission.

To qualify for discounted sale and demonstrate housing need, you need to meet one or more of the following criteria:

- 1.** You require relocation from accommodation that is in disrepair, shared, temporary, or overcrowded.
- 2.** You need to be rehoused after leaving tied accommodation.
- 3.** You or a member of your household are elderly or disabled and need to move due to medical conditions.
- 4.** You require relocation due to special circumstances determined by the local authority.
- 5.** You lack access to, or cannot afford to purchase or rent suitable accommodation at prevailing market rates within the local area.

It's important to note that these criteria are set by the local authority, and as developers, we are legally obliged to comply with them under planning obligations, specifically a legal agreement known as S106. We do not have the authority to alter these criteria.

While we can offer guidance on whether you might meet the local occupancy and affordable housing criteria, it's essential to discuss your eligibility and the conditions with your legal advisor before proceeding to purchase of one of our homes.



Don't just take our word ...

Since 2010 we've built over 221 homes in beautiful, carefully chosen locations across Cumbria. Hear from some residents in one of the thriving communities we've recently developed.



Mr. and Mrs. Bisset

"Eileen and I are very happy with the design and layout of our new home. The sunroom is our favourite part of the property. We love the location of the development and found the sales process very easy. We found the Sales Executive very helpful throughout."

The Pastures, Moorhouse

Mrs. Whiteman

"We recently moved into our new home built by Willan Living. We love everything about it and know we will be happy living in it. The quality and finish are exceptional, and even though it was fully fitted before we reserved, we wouldn't have chosen any different ourselves. Our big thanks go to the Sales Executive who was fabulous and guided us through the whole process to make it as easy as they could. Much appreciated."

The Pastures, Moorhouse



Contact our sales office to find out more
and register your interest

CALL NOW: 07949 782321
EMAIL: sales@willanliving.co.uk



willanliving.co.uk

