



# BARLEYFIELDS

Ribble Valley

# WELCOME TO BARLEYFIELDS

Welcome to Barleyfields, a stylish collection of two and three bedroom homes, located in the village of Barrow. The development is set in the Ribble Valley and caters for families of all sizes and offers a choice of semi-detached and terraced properties.

14 homes have been set aside specifically for Shared Ownership sale. This is to offer local, working people who are currently priced out of the market, a chance to step on the property ladder. The homes are being sold through leading affordable homes company Plumlife, part of Great Places Housing Group.

Each home features light, spacious rooms. Kitchens include contemporary fitted gloss units and stainless steel Zanussi fan ovens with gas hobs and extractors. There are also eye-catching modern bathrooms with stunning integrated suites, front and back gardens with a shed and off-road allocated parking.

Homes also benefit from superb eco-features, including new energy efficient boilers and full double-glazing, making them inexpensive to heat and maintain.



# COUNTRY LIVING

Barrow is a lively village with a thriving high street and situated in close proximity to the countryside. For active residents, Barleyfields is situated close to the historic Whalley Abbey, perfect for a family stroll around the grounds. Ramblers can enjoy walks in the nearby Forest of Bowland in the Ribble Valley or for the more adventurous the Lake District is an hour's drive away.

For a leisurely afternoon, residents can head to local gastro pub The Eagle then indulge in a spot of shopping in Whalley. The local high street has several independent shops including Maureen Cookson, a ladies boutique and Theofano, an interior design shop. There are also a host of local cafes including Benedicts of Whalley and the Brenda Murphy deli, perfect for an afternoon coffee and cake.



# STAYING CONNECTED

Barleyfields is well connected for commuters and is situated between Whalley and Clitheroe. The nearby local A59 runs to Preston and North Yorkshire. The M6 is just 30 minutes away and provides direct links to Cumbria and the remainder of the North West, as well as the Lancashire coast, Manchester, Liverpool and Leeds.

The nearest train station is located in Whalley, with services running frequently to Clitheroe, Bolton and Blackburn. Trains to Manchester Victoria can take as little as one hour and 20 minutes. Local bus services are provided by Stagecoach and travel from Whalley, to Blackburn and Clitheroe.

Local amenities include Sainsbury's and Booths and Whalley Village Food and Craft Market, offering local sweet and savoury delicacies and live entertainment. There are also several recommended primary and secondary schools in the area including Barrow Primary School, graded as 'outstanding' by Ofsted, Ribblesdale High School and Clitheroe Royal Grammar School.

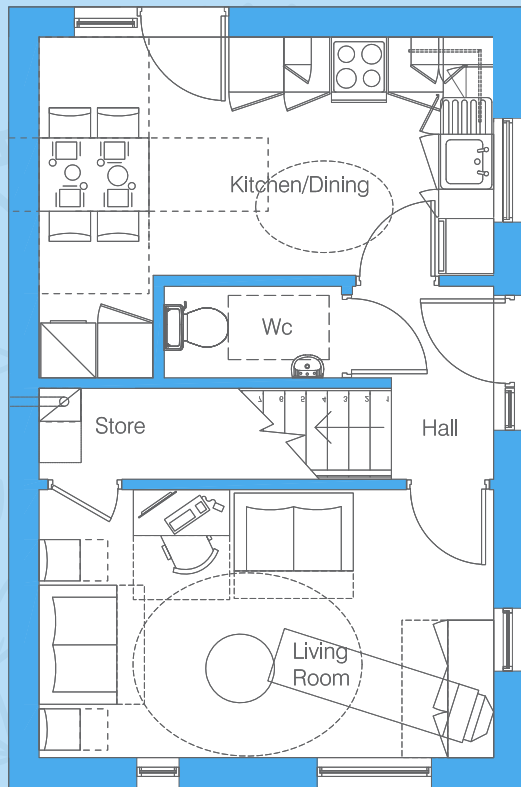


# FLOOR PLANS

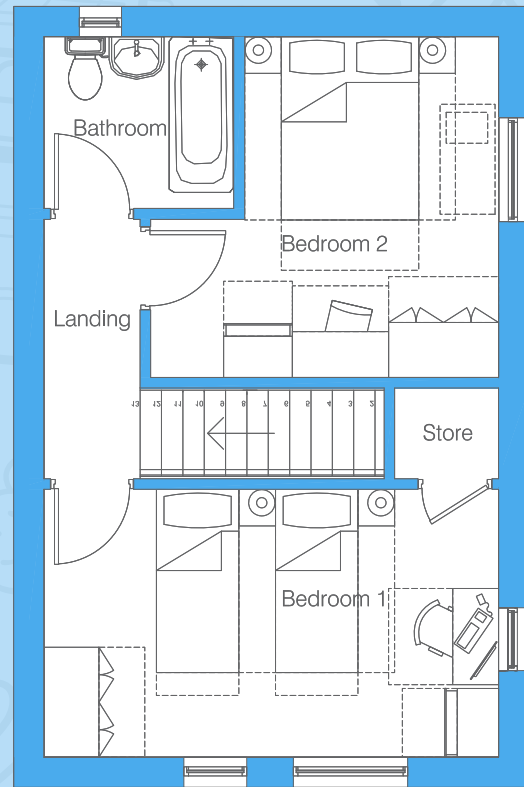
## THE WHEATSHEAF

### 2 BEDROOM HOUSE - 78 M<sup>2</sup>

#### PLOT 1



GROUND FLOOR



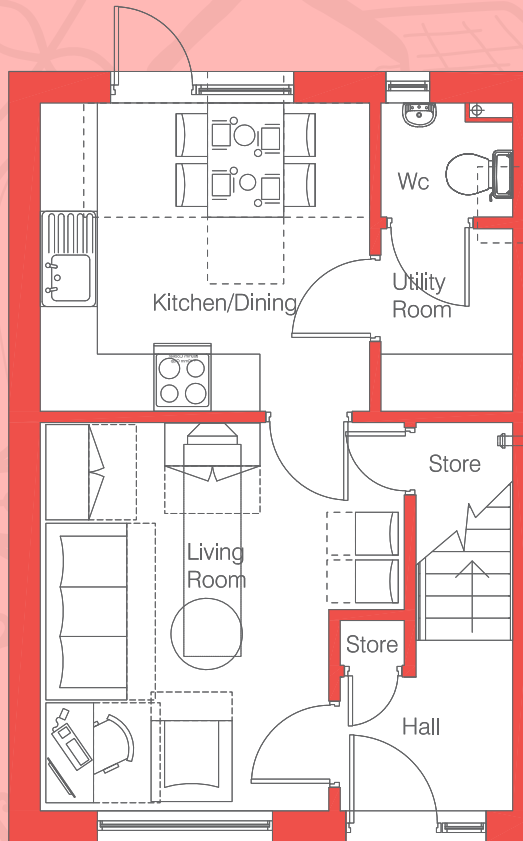
FIRST FLOOR

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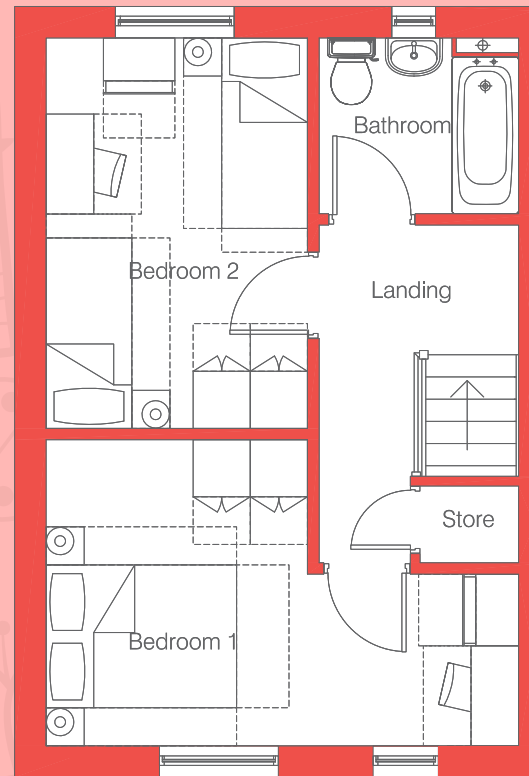
# THE BROOKS

## 2 BEDROOM HOUSE - 74 M<sup>2</sup>

### PLOTS 2, 3, 4, 5, 6, 7 AND 8



GROUND FLOOR



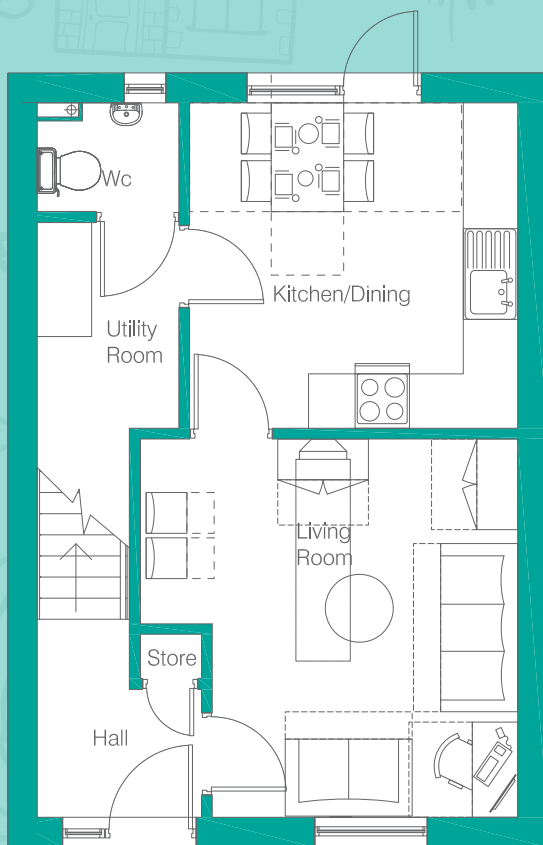
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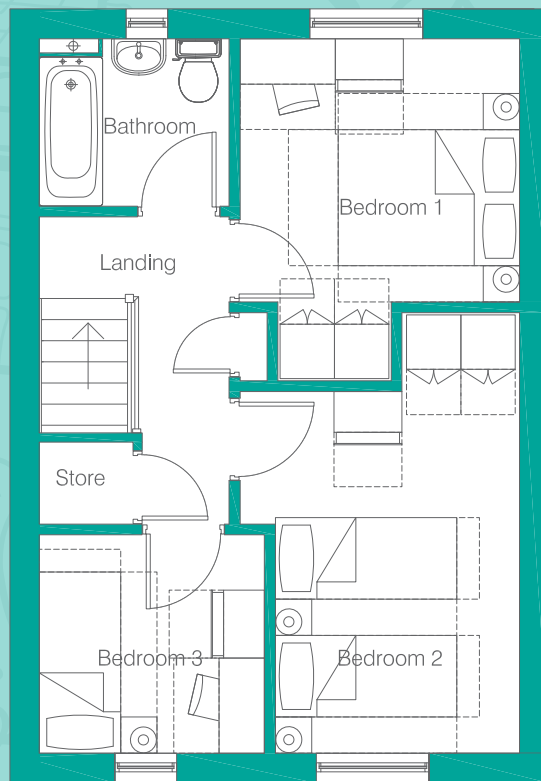
# THE CHESTNUTS

## 3 BEDROOM HOUSE - 82 M<sup>2</sup>

### PLOTS 9, 10, 11, 12, 13 AND 14



GROUND FLOOR



FIRST FLOOR

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# DEVELOPMENT PLAN



CLITHEROE ROAD



The Wheatsheaf  
Plot 1



The Brooks  
Plots 2, 3, 4, 5, 6, 7 and 8



The Chestnuts  
Plots 9, 10, 11, 12, 13 and 14

# SPECIFICATION

## KITCHENS

- Moores Furniture Group, Four Seasons Range kitchen worktops and units.
- Polyflor Expona flooring
- White bevelled wall tiling
- Zanussi integrated oven with splashback, hob and hood extractor
- Integrated fridge freezer
- Washing machine
- Low energy downlighters

## GENERAL FEATURES

- ATAG Combi boiler
- Premier Guarantee homes warranty
- Double glazing
- In-curtilage parking
- Garden shed

## BATHROOMS

- Twyford Bathrooms Alcona Range bathroom suite
- Thermostatic shower over bath
- Polyflor Expona flooring
- Modern tiling in bathroom
- Heated chrome towel rail

- TV point in lounge and master bedroom
- Telephone points in lounge and second bedroom for home office
- SKY Plus connectivity
- Smoke detectors



# NEED HELP GETTING ON TO THE PROPERTY LADDER?

## SHARED OWNERSHIP

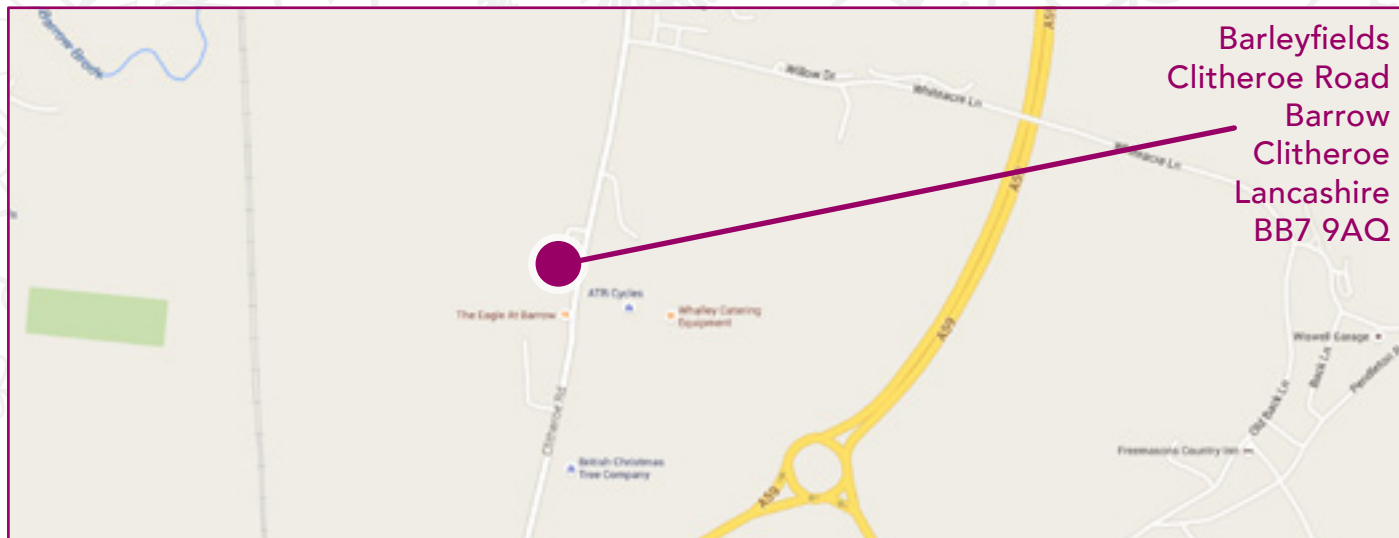
This popular government-backed scheme allows you to buy a share of your new home (usually from 35% - 75%) and pay a small rent on the remainder you don't own. You can increase your share as your circumstances change, or even buy outright in the future. As with all home purchases, you'll need to have saved up for a deposit. For free, impartial advice on the best deals out there for you, we can put you in touch with an independent financial adviser.

## WHO IS THE SCHEME FOR?

If you are in full time employment, live locally/with family connections in the area and have a total income of up to £60,000 per annum, you may be eligible to apply. You can apply online via the Plumlife website ([www.plumlife.co.uk](http://www.plumlife.co.uk)) or call one of our sales team on **0161 447 5050**, who will be happy to run through the eligibility criteria with you.



# LOCATION



Barleyfields  
Clitheroe Road  
Barrow  
Clitheroe  
Lancashire  
BB7 9AQ

## ABOUT PLUMLIFE

For over 15 years Plumlife has been making home ownership easier for a wide range of people throughout the North West.

We are a multi award winning company, based in Manchester, which specialises in offering government-backed affordable home ownership schemes to first time buyers.

We also offer highly desirable houses in the city and country. Buyers can choose to purchase through Shared Ownership, Help to Buy or outright sale. We sell chic urban apartments and family-friendly homes and we're known for choosing innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

## FREE MORTGAGE ADVICE

If you need help finding a mortgage, we can put you in touch with one of our Independent Financial Advisers (IFAs). They offer free, impartial advice and have expert knowledge of the best deals available for buyers.

[WWW.PLUMLIFE.CO.UK](http://WWW.PLUMLIFE.CO.UK)





**PLUMLIFE**  
the affordable homes specialist



**Call: 0161 447 5050**  
**[www.plumlife.co.uk](http://www.plumlife.co.uk)**

**Plumlife Sales, Southern Gate**  
**729 Princess Road**  
**Manchester, M20 2LT**

**DISCLAIMER**

These properties form part of a larger mixed tenure development which has properties available for shared ownership, outright sale and affordable rent.