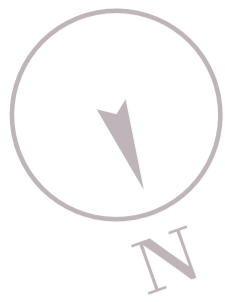


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Half Penny Meadows is an exclusive new development of 2, 3, 4 & 5 bedroom homes, ideally located in the historic town of Clitheroe.

5 bedroom homes

The Lavenham
5 bedroom home
Plots: 127, 128, 141, 155, 156, 164, 165, 167, 291, 309, 311, 313, 420 & 422

4 bedroom homes

The Waysdale
4 bedroom home
Plots: 126, 133, 166, 271, 278, 310 & 314

The Coltham
4 bedroom home
Plots: 29, 38, 43, 51, 65, 75, 76, 78, 317, 334, 348, 350, 414 & 424

The Trusdale
4 bedroom home
Plots: 1, 40, 48, 52, 58, 59, 66, 74, 79, 86, 87, 99, 103, 107, 123, 124, 129, 132, 137, 139, 140, 142, 150, 153, 159, 163, 169, 281, 287, 301, 322, 340, 356, 411, 419 & 426

The Lydford
4 bedroom home
Plots: 24, 30, 39, 49, 88, 102, 122, 154, 162, 168, 290, 292, 306, 312, 333, 341, 418, 421 & 423

3 bedroom homes

The Alton G
3 bedroom home
Plots: 22, 23, 25, 26, 36, 37, 45, 46, 55, 56, 67, 68, 89-92, 100, 101, 110, 111, 157, 158, 272, 273, 276, 277, 288, 289, 297-300, 307, 308, 315, 316, 330, 331, 338, 339, 346, 347, 354, 355, 416 & 417

The Amersham
3 bedroom home
Plots: 2, 31, 44, 47, 50, 57, 62, 77, 104, 125, 136, 138, 332, 349, 353, 415 & 425

The Easedale
3 bedroom home
Plots: 27, 32, 42, 72, 108, 286, 304 & 323

The Gosford
3 bedroom home
Plots: 10-12*, 28, 33, 41, 60*, 61*, 63*, 64*, 73, 80*, 81*, 105*, 106*, 109, 120*, 121*, 146-149*, 284*, 285*, 305, 318-321*, 324, 328*, 329*, 335-337*, 351*, 352*, 412* & 413*

2 bedroom homes

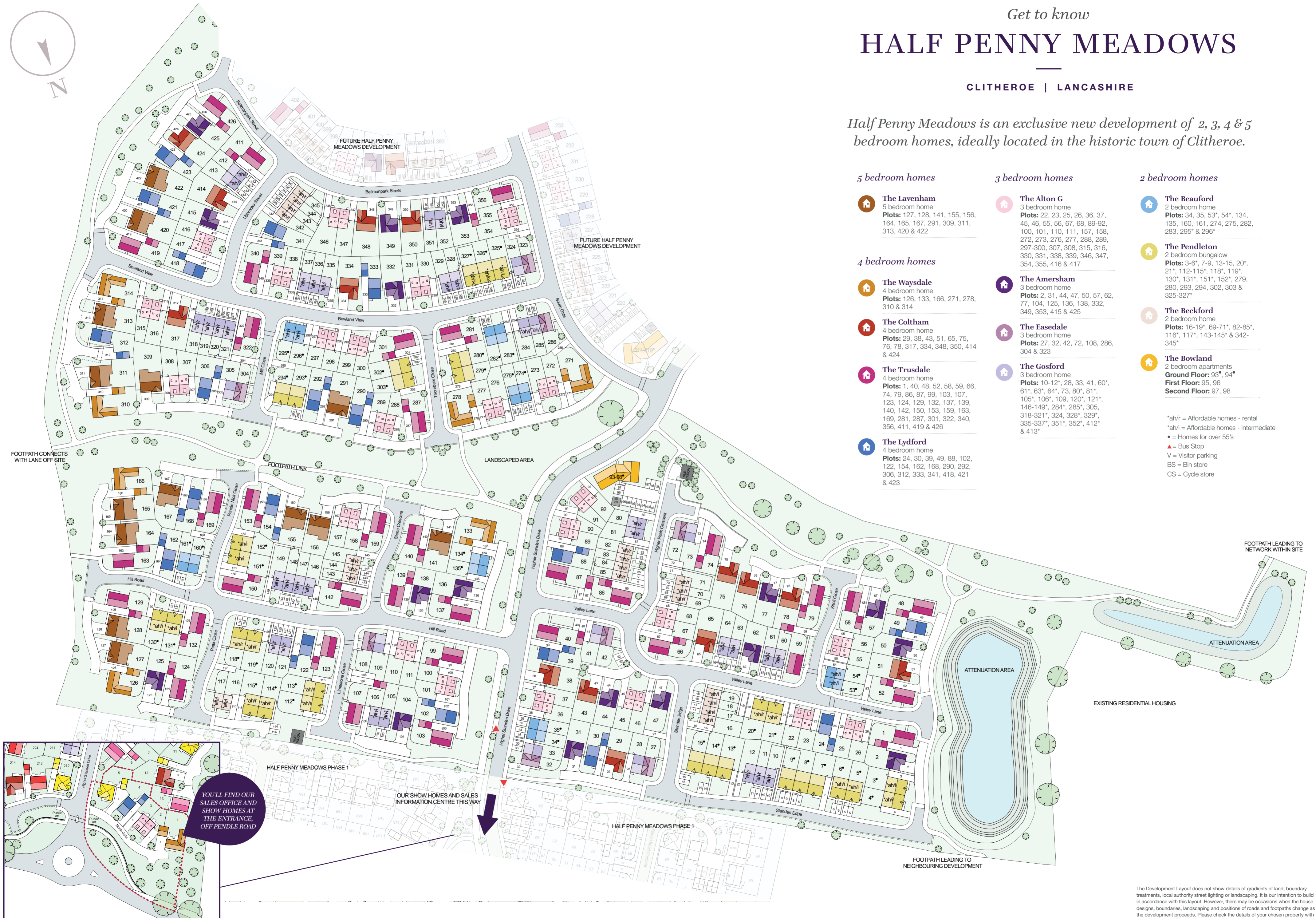
The Beauford
2 bedroom home
Plots: 34, 35, 53*, 54*, 134, 135, 160, 161, 274, 275, 282, 283, 295* & 296*

The Pendleton
2 bedroom bungalow
Plots: 3-6*, 7-9, 13-15, 20*, 21*, 112-115*, 118*, 119*, 130*, 131*, 151*, 152*, 279, 280, 293, 294, 302, 303 & 325-327*

The Beckford
2 bedroom home
Plots: 16-19*, 69-71*, 82-85*, 116*, 117*, 143-145* & 342-345*

The Bowland
2 bedroom apartments
Ground Floor: 93*, 94*
First Floor: 95, 96
Second Floor: 97, 98

*ah/r = Affordable homes - rental
*ah/i = Affordable homes - intermediate
• = Homes for over 55's
▲ = Bus Stop
V = Visitor parking
BS = Bin store
CS = Cycle store



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OUR SHOW HOMES AND SALES INFORMATION CENTRE THIS WAY

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 61413 TWMA JULY 2022.

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THE LAVENHAM

5 bedroom home



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THE LAVENHAM

A five bedroom detached home with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite bedroom 1 can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 1,646 sq. ft.

Ground Floor



Lounge (min.)	3.90m x 5.26m	12' 10" x 17' 3"
Kitchen (max.)	5.69m x 3.30m	18' 8" x 10' 10"
Dining	3.06m x 3.20m	10' 1" x 10' 6"

First Floor



Bedroom 1 (min.)	4.56m x 3.80m	15' 0" x 12' 6"
Bedroom 2	3.81m x 3.52m	12' 6" x 11' 7"
Bedroom 3	3.40m x 2.69m	11' 2" x 8' 10"
Bedroom 4	3.28m x 2.69m	10' 9" x 8' 10"
Bedroom 5 (min.)	2.85m x 3.00m	9' 4" x 9' 10"

 **Plots:** 127, 128, 141, 155, 156, 164, 165, 167, 291, 309, 311, 313, 420 & 422

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 61413 TWMA OCTOBER 2022.



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THE WAYSDALE

4 bedroom home



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THE WAYSDALE

The four bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. The en suite bedroom 1 is found on the first floor, along with two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 1,549 sq. ft.

Ground Floor



Lounge	4.47m x 4.62m	14' 8" x 15' 2"
Kitchen/Breakfast/Family	3.50m x 6.82m	11' 6" x 22' 5"
Dining	3.05m x 2.89m	10' 0" x 9' 6"

First Floor



Bedroom 1	3.50m x 3.77m	11' 6" x 12' 5"
Bedroom 2 (max.)	2.95m x 4.62m	9' 8" x 15' 2"
Bedroom 3	3.05m x 2.89m	10' 0" x 9' 6"
Bedroom 4 (max.)	2.78m x 3.54m	9' 2" x 11' 8"



Plots: 126, 133, 166, 271, 278, 310 & 314

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THE COLTHAM

4 bedroom home



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including bedroom 1 with en suite and a family bathroom.

TOTAL 1,259 sq. ft.

Ground Floor




Lounge (max.)	3.84m x 4.53m	12' 7" x 14' 11"
Kitchen/Dining	5.39m x 2.86m	17' 8" x 9' 5"

First Floor



Bedroom 1 (max.)	3.84m x 3.10m	12' 7" x 10' 2"
Bedroom 2	3.66m x 3.15m	12' 0" x 10' 4"
Bedroom 3	3.33m x 3.40m	10' 11" x 11' 2"
Bedroom 4	2.58m x 2.88m	8' 6" x 9' 6"

 **Plots:** 29, 38, 43, 51, 65, 75, 76, 78, 317, 334, 348, 350, 414 & 424

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THE TRUSDALE

4 bedroom home



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THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, bedroom 1 has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

TOTAL 1,243 sq. ft.

Ground Floor



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Kitchen/Dining (max.)	3.58m × 6.09m	11' 9" × 20' 0"

First Floor



Bedroom 1	3.52m × 3.75m	11' 7" × 12' 4"
Bedroom 2 (max.)	3.64m × 2.95m	11' 11" × 9' 8"
Bedroom 3	2.51m × 3.05m	8' 3" × 10' 0"
Bedroom 4 (max.)	3.54m × 2.25m	11' 7" × 7' 5"

Plots: 1, 40, 48, 52, 58, 59, 66, 74, 79, 86, 87, 99, 103, 107, 123, 124, 129, 132, 137, 139, 140, 142, 150, 153, 159, 163, 169, 281, 287, 301, 322, 340, 356, 411, 419 & 426

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THE LYDFORD

4 bedroom home



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite bedroom 1 features plenty of space and a second double bedroom, two further well proportioned bedrooms and a main bathroom complete the accommodation.

TOTAL 1,099 sq. ft.

Ground Floor




Lounge	3.27m × 4.43m	10' 9" × 14' 6"
Kitchen/Dining	5.36m × 3.38m	17' 7" × 11' 1"

First Floor



Bedroom 1	3.17m × 3.79m	10' 5" × 12' 5"
Bedroom 2	3.17m × 3.35m	10' 5" × 11' 0"
Bedroom 3 (max)	2.10m × 3.30m	6' 11" × 10' 10"
Bedroom 4	2.23m × 2.10m	7' 4" × 6' 11"

 **Plots:** 24, 30, 39, 49, 88, 102, 122, 154, 162, 168, 290, 292, 306, 312, 333, 341, 418, 421 & 423

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THE ALTON G

3 bedroom home



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THE ALTON G

The Alton G is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1,085 sq. ft.

Ground Floor



Lounge	4.23m x 3.49m	13' 11" x 11' 6"
Kitchen/Dining (max.)	6.66m x 3.11m	21' 11" x 10' 3"

First Floor



Bedroom 2 (max.)	4.23m x 3.49m	13' 11" x 11' 6"
Bedroom 3	3.28m x 2.16m	10' 9" x 7' 1"

Second Floor



Bedroom 1 (max ex. dormer)	6.66m x 3.11m	21' 11" x 10' 3"
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Plots: 22, 23, 25, 26, 36, 37, 45, 46, 55, 56, 67, 68, 89-92, 100, 101, 110, 111, 157, 158, 272, 273, 276, 277, 288, 289, 297-300, 307, 308, 315, 316, 330, 331, 338, 339, 346, 347, 354, 355, 416 & 417

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THE AMERSHAM

3 bedroom home



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THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to the en suite bedroom 1, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 990 sq. ft.

Ground Floor



Lounge (max.)	3.49m × 4.03m	11' 6" × 13' 3"
Kitchen	4.36m × 2.87m	14' 4" × 9' 5"

First Floor



Bedroom 1	3.21m × 4.21m	10' 6" × 13' 10"
Bedroom 2 (max.)	4.36m × 3.02m	14' 4" × 9' 11"
Bedroom 3 (max.)	2.89m × 2.88m	9' 6" × 9' 6"

 **Plots:** 2, 31, 44, 47, 50, 57, 62, 77, 104, 125, 136, 138, 332, 349, 353, 415 & 425

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THE EASEDALE

3 bedroom home



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite bedroom 1, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

Ground Floor



Lounge	3.02m × 5.10m	9' 11" × 16' 9"
Kitchen/Dining	2.95m × 5.10m	9' 8" × 16' 9"

First Floor



Bedroom 1	3.08m × 3.83m	10' 1" × 12' 7"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"



Plots: 27, 32, 42, 72, 108, 286, 304 & 323

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THE GOSFORD

3 bedroom home



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the ensuite bedroom 1, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

Ground Floor



Lounge (max.)	3.69m × 4.26m	12' 1" × 14' 0"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

First Floor



Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3 (max.)	2.00m × 3.55m	6' 7" × 11' 8"



Plots: 28, 33, 41, 73, 109, 305 & 324

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THE BEAUFORD

2 bedroom home



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THE BEAUFORD

The two bedroom Beauford will appeal to first time buyers, couples and families looking for a little extra space. A large kitchen/dining room opens through French doors to the private rear garden, making it perfect for entertaining. A good sized lounge, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises bedroom 1 with an en suite, a main bathroom, and a further double bedroom.

TOTAL 873 sq. ft.

Ground Floor



Lounge (max.)	3.67m × 4.04m	12' 1" × 13' 3"
Kitchen/Dining	4.70m × 2.87m	15' 5" × 9' 5"

First Floor



Bedroom 1	2.94m × 3.57m	9' 8" × 11' 9"
Bedroom 2	4.70m × 2.55m	15' 5" × 8' 4"



Plots: 34, 35, 134, 135, 160, 161, 274, 275, 282 & 283

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THE PENDLETON

2 bedroom home



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THE PENDLETON

The two bedroom Pendleton bungalow provides the ideal layout for modern life. There is a modern kitchen and large lounge/dining area with French doors opening out to the rear garden. There are two generous double bedrooms along with a stylish bathroom.

TOTAL 721 sq. ft.

Ground Floor



Lounge/Dining 6.87m x 3.17m 22' 7" x 10' 5"

Kitchen 2.96m x 2.75m 9' 9" x 9' 0"

Bedroom 1 2.59m x 3.51m 8' 6" x 11' 6"

Bedroom 2 2.96m x 3.40m 9' 9" x 11' 2"



Plots: 3-9, 13-15, 279, 280, 293, 294, 302 & 303

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THE BOWLAND

2 bedroom apartment

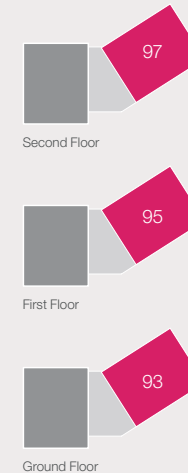


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THE BOWLAND v1

The Bowland is a 2 bedroom apartment offering spacious accommodation that's ideal for individuals or couples. At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining. A useful storage closet is also located off the hall. A well proportioned double bedroom with en-suite shower room while there's also a main bathroom and a well proportioned guest bedroom.

TOTAL 737 sq. ft.



Lounge/Dining	3.19m x 4.77m	10' 6" x 15' 7"
Kitchen	3.85m x 2.50m	12' 8" x 8' 2"
Bedroom 1	3.31m x 4.05m	10' 11" x 13' 3"
Bedroom 2	2.66m x 4.05m	8' 9" x 13' 3"

 **Plots:** 93, 95 & 97

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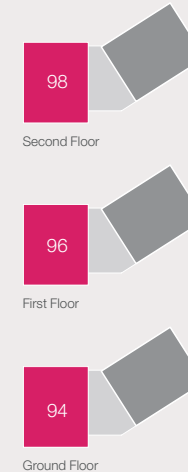
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Wimpey**


THE BOWLAND v2

The Bowland is a 2 bedroom apartment offering spacious accommodation that's ideal for individuals or couples. At the heart of the home is a light and airy open plan kitchen/living/dining area which is perfect for entertaining. A useful storage closet is also located off the hall. A well proportioned double bedroom with en-suite shower room while there's also a main bathroom and a well proportioned guest bedroom.

TOTAL 737 sq. ft.



Lounge/Dining	3.19m x 4.77m	10' 6" x 15' 7"
Kitchen	3.88m x 2.50m	12' 8" x 8' 2"
Bedroom 1	3.31m x 4.00m	10' 10" x 13' 1"
Bedroom 2 (min.)	2.66m x 3.31m	8' 9" x 10' 10"

 **Plots:** 94, 96 & 98

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 61413 TWMA OCTOBER 2022.



Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor
Wimpey**

HALF PENNY MEADOWS, YOUR JOURNEY STARTS HERE

A warm welcome to Half Penny Meadows.

*Here you'll find a superb choice of two, three, four
and five bedroom homes ideally located in the historic
town of Clitheroe.*

It's the ideal place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.


RIGHT ON YOUR DOORSTEP

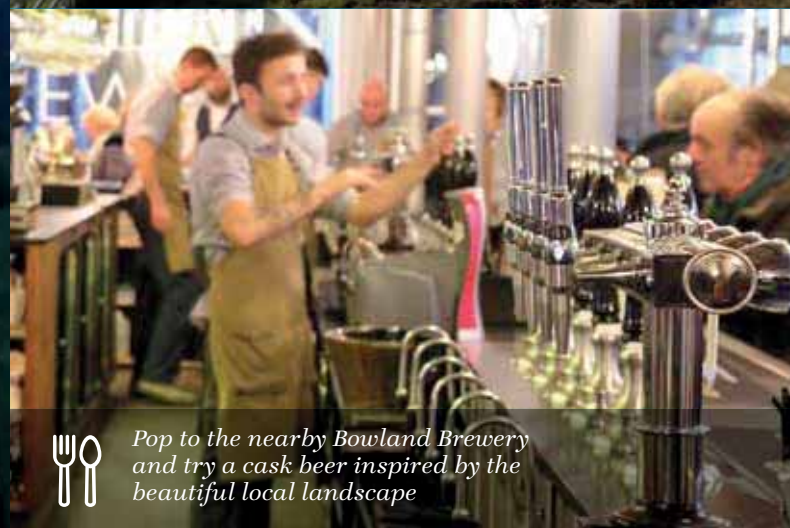
Half Penny Meadows is the perfect location for modern family life. With beautiful rural surroundings, it is situated in the heart of the Ribble Valley, minutes away from Clitheroe. Clitheroe provides all the amenities needed for daily life, including a market which operates three days a week providing plenty of locally sourced produce and a fantastic selection of pubs, bars and restaurants. Young families will be pleased with the excellent choice of schools in the area and for those who want to enjoy the great outdoors; you can take advantage of the spectacular fells and lush green valleys the beautiful Ribble Valley has to offer.




 Sample local produce in the fantastic farm shops and market the town has to offer



 Enjoy the great outdoors with the stunning Ribble Valley right on your doorstep



 Pop to the nearby Bowland Brewery and try a cask beer inspired by the beautiful local landscape

THE PERFECT PLACE TO BE


Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Half Penny Meadows has excellent transport links by road or rail making it ideal for commuters. The A59 and M65 conveniently put Preston, Blackburn and Burnley within easy reach, whilst Clitheroe train station provides regular services to Manchester Victoria station

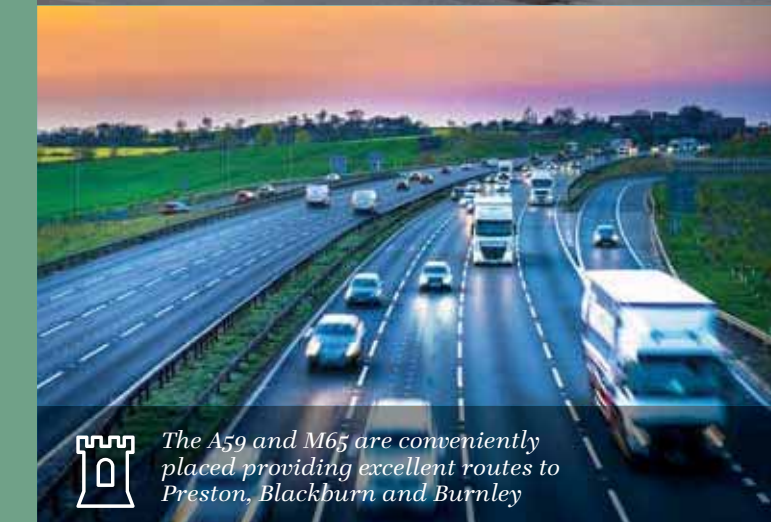
TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.




 Clitheroe train station is less than a mile away, perfect for getting further afield



 The A59 and M65 are conveniently placed providing excellent routes to Preston, Blackburn and Burnley



 Soak up some culture in the vibrant city of Manchester - you can get here in just over an hour!



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

HERE TO HELP
YOU SELL

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

