



Riven Stones

BLACKBURN, LANCASHIRE

A beautiful new range of 3, 4 and 5 bedroom homes in countryside surroundings close to Feniscowles Village.

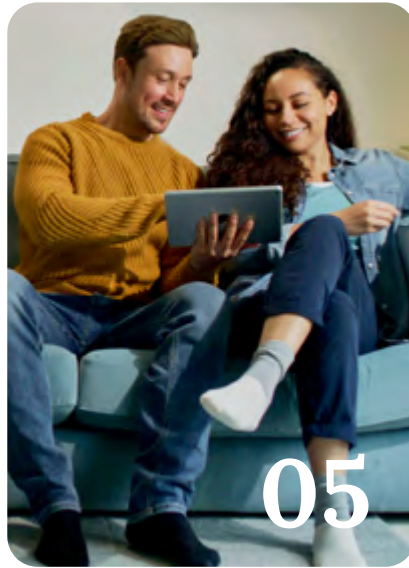
Taylor
Wimpey

Contents

**Welcome to
Riven Stones**



**Personalise
your home**



**Included
as standard**



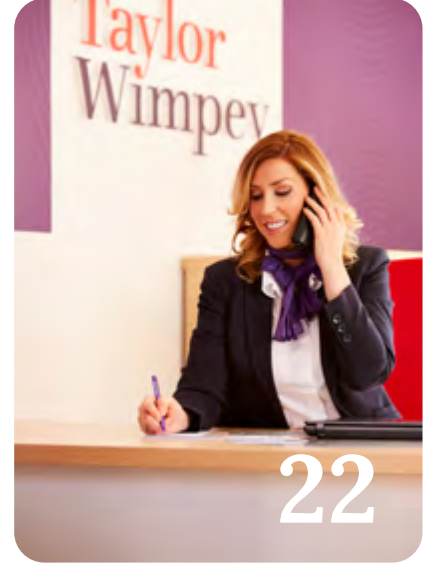
Our homes



Ways to buy



**Take your
next step**



Welcome to Riven Stones

Found in the semi-rural location off Broken Stone Road, close to the village of Feniscowles and just 3 miles south of Blackburn, Lancashire, you are spoiled with the beautiful countryside scenery on your doorstep.

Riven Stones brings a selection of 225 homes, ranging from 3-5 bedrooms, which have been carefully thought out to give a range of design and character.



[View the site plan](#)



Right on your doorstep

Everything you need for daily life is close to hand in the bustling town of Blackburn. There are transport links for commuters, a number of schools, shops and amenities in the nearby village of Feniscowles, where you can also take a walk along the River Darwen and enjoy a round of Golf at Pleasington Golf Club.

With restaurants and pubs, cafes and tourism spots all easily accessible, Riven Stones really does offer something for everyone.

River Darwen



Blackburn Cathedral



Blackburn Market



[View the site plan](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Symphony Free Standing Kitchen with a choice of Soft Close Standard Door Fronts*	✓
Choice of Laminate Worktops*	✓
1 or 1.5 Granite composite bowl with Mixer tap	✓
Stainless Steel Oven	✓
Stainless Gas Hob	✓
Stainless Steel Splash-Back	✓
Integrated Hood	✓
Plumbing for Dishwasher	✓
Space for Fridge/Freezer	✓
Plumbing for Washing Machine	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome Taps and Fittings*	✓
Choice of Splash Back Tiling from Selected Porcelanosa Range*	✓
Modern White Roca Sanitaryware*	✓
Shaver Unit to Bathroom	✓
Shower over bath with choice of full height tiling from Porcelanosa range*	✓
1 or 1.5 Granite composite bowl with Mixer tap in utility rooms†	✓
Central heating/hot water system	
Fully Programmable Gas Central Heating	✓
White Thermostatic Radiators in specific rooms	✓
Mains Pressure Hot Water System/Combi Boiler	✓
Cavity Wall Insulation	✓
Loft Insulation In-line with current Building Regulations	✓
Electrical features	
Power Points In-line with NHBC requirements	✓
TV Point as per electrical drawings	✓
Energy Efficient Ceiling Light Fittings with Clear White Bulb as designated on Electrical Layout	✓
USB Charger Double Socket to Kitchen	✓
CAT 5 cabling installed as per electrical drawings	✓
Electrical accessory products in white finish throughout*	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
Flat White Finish to Ceilings	✓
White Emulsion to Walls	✓
White Gloss Paint to Woodwork	✓
White Newark Doors with Chrome Lever Furniture	✓
External features	
Front Door with Chrome Lever Lock Furniture, Letter Plate and Chain	✓
Low maintenance PVCu Windows and French Door†	✓
Outside Tap	✓
PV solar panelling as per electrical drawings	✓
EV charging points as per electrical drawings	✓
Security and safety	
Mains Operated Smoke Alarms as per electrical drawings	✓
External Light to Front Entrance	✓
CO Alarm	✓
Light & Power to Garages‡	✓
Mains doorbell with chime	✓
Personnel Door to Detached Garage‡	✓
Gardens, paths and drives	
Front Garden Turfed or Shrubbed In-line with Landscaping Scheme	✓
Turf to Rear Garden	✓
1.8m High Close Boarded Fence to Rear Garden and Gate as per plan	✓
Driveways and Parking Bays finished in Tar-Mac	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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Our homes

3 bedroom homes



4 bedroom homes



5 bedroom homes



[→ View the site plan](#)



The Gosford

3 BEDROOM HOME, TOTAL 80.45 SQ. M. / 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"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 74054 TWM July 2023.



The Easedale

3 BEDROOM HOME, TOTAL 86.49 SQ. M. / 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

3.81m × 3.08m 12' 6" × 10' 1"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3 max.

2.95m × 2.15m 9' 8" × 7' 1"

[→ Discover more about this home](#)

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The Byford

3 BEDROOM HOME, TOTAL 90.67 SQ. M. / 976 SQ. FT.



GROUND FLOOR

Lounge max.

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m 9' 3" × 8' 5"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

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The Amersham

3 BEDROOM HOME, TOTAL 91.97 SQ. M. / 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"

Study

2.22m × 1.67m 7' 2" × 5' 4"

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The Braxton

3 BEDROOM HOME, TOTAL 101.45 SQ. M. / 1,092 SQ. FT.



GROUND FLOOR

Lounge max.
3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.
4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3
2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.
3.16m x 5.56m 10' 4" x 18' 3"

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The Lydford

4 BEDROOM HOME, TOTAL 102.10 SQ. M. / 1,099 SQ. FT.



GROUND FLOOR

Lounge

4.43m × 3.27m 14' 6" × 10' 9"

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"

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The Trusdale

4 BEDROOM HOME, TOTAL 115.47 SQ. M. / 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 × 3.03m 11' 7" × 9' 11"

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"

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The Coltham

4 BEDROOM HOME, TOTAL 116.96 SQ. M. / 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 2.79m 10' 11" x 9' 2"

Bedroom 4
2.58m x 2.88m 8' 6" x 9' 6"

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The Manford

4 BEDROOM HOME, TOTAL 128.67 SQ. M. / 1,385 SQ. FT.



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.65m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.03m 12' 9" × 9' 11"

Bedroom 2 max.

3.09m × 3.33m 10' 2" × 10' 11"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.28m 9' 0" × 10' 9"

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The Kingham

4 BEDROOM HOME, TOTAL 131.45 SQ. M. / 1,415 SQ. FT.



GROUND FLOOR

Lounge

3.47m × 4.94m 11' 5" × 16' 3"

Kitchen/Dining

5.61m × 3.36m 18' 5" × 11' 0"



FIRST FLOOR

Bedroom 1

4.49m × 3.37m 14' 9" × 11' 1"

Bedroom 2

4.17m × 3.37m 13' 8" × 11' 1"

Bedroom 3 max.

3.37m × 3.32m 11' 1" × 10' 11"

Bedroom 4

3.09m × 2.71m 10' 2" × 8' 11"

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The Lavenham

5 BEDROOM HOME, TOTAL 152.91 SQ. M. / 1,646 SQ. FT.



GROUND FLOOR

Lounge min.
3.90m × 5.26m 12' 10" × 17' 3"

Kitchen max.
5.69m × 3.30m 18' 8" × 10' 10"

Dining
3.06m × 3.20m 10' 1" × 10' 6"



FIRST FLOOR

Bedroom 1 min.
4.57m × 3.80m 15' 0" × 12' 6"

Bedroom 2
3.81m × 3.52m 12' 6" × 11' 7"

Bedroom 3
3.40m × 2.69m 11' 2" × 8' 10"

Bedroom 4
3.28m × 2.69m 10' 9" × 8' 10"

Bedroom 5 min.
2.85m × 3.00m 9' 4" × 9' 10"

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Ways to buy

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.



First time buyer?

→ Here's how we can help

Existing home owner?

→ Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01254 375 959**.



Find out how we can get you moving with our buying schemes.



Book an appointment



How to buy a home



RIVEN STONES

Broken Stone Road, Feniscowles, Blackburn, Lancashire, BB3 0LL

CONTACT US ON 01254 375 959

Taylor Wimpey

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