



Onward

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living

*Lockside Walk*

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Bringing happiness home



# Welcome to Lockside Walk

DISCOVER CANALSIDE LIVING AT LOCKSIDE WALK, A NEW COLLECTION OF MODERN HOMES SITUATED IN THE HISTORIC TOWN OF CLAYTON-LE-MOORS, LANCASHIRE.



With a stunning range of 2, 3 and 4-bedroom homes available for shared ownership and Rent to Buy, Lockside Walk is an ideal option for all kinds of house-hunters, from growing families to first-time buyers.

Each stylish home is finished to a high specification and includes a variety of superb features for modern day living, including spacious and flexible layouts, contemporary fitted kitchens, modern bathrooms, and allocated off-street parking.

What's more, with a number of convenient amenities and well-regarded schools close by, not to mention fantastic transport links to Blackburn, Preston, Manchester and beyond, Lockside Walk really is a great place to start your new chapter.



## THE PERFECT PLACE TO CALL HOME

Lockside Walk is nestled in the quaint industrial town of Clayton-le-Moors in the Hyndburn district of Lancashire, surrounded by beautiful countryside. The attractive new development sits at the halfway point of the Leeds & Liverpool canal, with easy access to public footpaths for a peaceful waterside stroll.

You'll find everything you need right on your doorstep at Lockside Walk. There's a fantastic range of local amenities and independent shops just a stone's throw away on the thriving Whalley Road, including cafes and takeaway restaurants, pubs and bars, hair salons and several convenience stores. Meanwhile, just up the road in Great Harwood is a large Tesco superstore, Morrisons, and Aldi.

If you're looking for more retail therapy, Blackburn, Preston, Burnley and even Manchester are all within easy reach, so you're never far from High Street shopping, attractions, and entertainment.

As well as being surrounded by canalside footpaths, Lockside Walk is also handily located near to the stunning Ribble Valley and the Forest of Bowland, a recognised Area of Outstanding Natural Beauty. Closer to home, Mercer Park is perfect for a stroll, while nearby Accrington is great for all the family, with its castle, museum, and regular food festivals.



A great location for families, there's a good choice of schools nearby. Several primary schools serve the Clayton-le-Moors catchment, including All Saints CofE Primary School, Mount Pleasant Primary School, and St Mary's RC Primary School. For older children, there's Norden High School and College, St Christopher's CofE High School Academy, and Accrington Academy.

When it comes to getting around, Lockside Walk boasts excellent transport links, offering easy access to the M65 motorway. Rishton and Huncoat train stations are just a short drive away providing regular services to Blackburn, Preston, Burnley Central and Colne. There are also regular bus services throughout the local towns and villages.

*So, whatever you're looking for in a place to call home, you're sure to find it at Lockside Walk.*



# The Stanley



Alternative GF: Plot 2

## Semi-Detached/ Terraced/End Terrace

The practical Stanley benefits from a bright and well-designed living room complete with a useful storage cupboard. At the rear is a contemporary kitchen-diner with French doors leading out to the garden. A handy WC completes the downstairs space.

Upstairs you'll find two generously-sized bedrooms - one of which includes a storage cupboard - and a modern family bathroom.

### Disclaimer:

\*Please note, there are multiple variants of this house type and layouts may vary. Images, dimensions, and layouts are indicative only and not plot specific; please take your own measurements before ordering carpets and fittings. Plans are subject to change; please confirm with our Sales team before reserving.

### OVERALL FLOOR AREA

73m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Lounge - 4.28m\* x 3.41m\*

Kitchen/dining - 2.68m x 4.41m

WC - 1.20m x 1.51m

### FIRST FLOOR DIMENSIONS

Bedroom One - 3.38m\* x 4.41m\*

Bedroom Two - 2.68m x 4.41m

Bathroom - 2.10m x 2.23m

\*Maximum room dimensions.



# The Bingley



Alternative GF: Plot 3, 5, 11 & 36

## Three-Bedroom Semi-Detached/ End Terrace

The Bingley is a contemporary three-bedroom home. At the front is a spacious lounge complete with handy storage. At the rear, the open-plan kitchen-diner is the ideal space for a family gathering and perfect for entertaining. The ground floor is completed by a useful WC.

The space continues upstairs where you will find the master bedroom complete with an en suite bathroom. Two further bedrooms – one double and one single – share a modern family bathroom.

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### OVERALL FLOOR AREA

85m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Lounge – 4.73m \* x 3.84m\*

Kitchen/dining – 2.68m x 4.86m

WC – 1.20m x 1.51m

### FIRST FLOOR DIMENSIONS

Bedroom One – 2.88m\* x 4.86m\*

En Suite – 1.59m\* x 1.98m\*

Bedroom Two – 3.91m x 2.81m

Bedroom Three – 2.87m x 1.96m

Bathroom – 1.82m x 2.81m

\*Maximum room dimensions.



# The Barrowford



## Three-Bedroom Detached/Semi- Detached/Terraced

The stunning three-bedroom Barrowford benefits from a spacious kitchen-diner that provides the perfect hub for family get-togethers. Across the hallway you'll find a bright and airy dual aspect lounge. The ground floor is completed by a handy WC/utility room.

Upstairs a master bedroom complete with an en suite bathroom brings a touch of luxury. Two further bedrooms – one double and one single – share a modern family bathroom.

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### OVERALL FLOOR AREA

88m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Lounge – 5.30m x 3.33m

Kitchen/dining – 5.30m x 2.75m

WC/Utility – 2.13m x 2.03m

### FIRST FLOOR DIMENSIONS

Bedroom One – 3.53m\* x 2.75m\*

En suite – 1.68m\* x 1.81m\*

Bedroom Two – 3.06m x 3.12m

Bedroom Three – 2.15m\* x 3.33m\*

Bathroom – 2.02m x 2.26m

\*Maximum room dimensions.



# The Hirst



## Four-Bedroom Semi-Detached

Growing families will feel right at home in The Hirst; a versatile home set over three storeys. The ground floor features an open plan kitchen-diner. Across the hall is a large family room complete with bay window. There's also a convenient WC off the entrance hall.

Upstairs, on the first floor, you'll find a well-proportioned double bedroom, a family bathroom, and lounge. While on the second floor is an impressive master bedroom with en suite and two further single bedrooms.

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### OVERALL FLOOR AREA

107m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Family room – 2.95m\* x 4.19m\*

Kitchen/dining – 2.94m\* x 4.19m\*

WC – 0.88m x 1.60m

### FIRST FLOOR DIMENSIONS

Lounge – 3.13m\* x 4.19m\*

Bedroom 2 – 2.93m x 4.16m

Bathroom – 2.09m x 1.72m

### SECOND FLOOR DIMENSIONS

Bedroom 1 – 3.78m\* x 3.07m\*

En suite – 2.95m x 1.03m

Bedroom 3 – 4.47m\* x 2.09m\*

Bedroom 4 – 2.93m\* x 2.00m\*

\*Maximum room dimensions.



# The Dowley



## Four-Bedroom Semi-Detached

The striking Dowley is a three-storey home offering plenty of space for all the family.

Off the hallway is a contemporary kitchen-diner. This leads through, past the handy WC, to a light-filled family room complete with French doors out to the garden. The ground floor also features an under-stairs storage/utility cupboard.

On the first floor you'll find the main lounge, a modern family bathroom, and a large double bedroom. Up the stairs on the top floor is a master bedroom with handy storage, as well as two further generously sized bedrooms.

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### OVERALL FLOOR AREA

107m<sup>2</sup>

### GROUND FLOOR DIMENSIONS

Kitchen/dining – 4.03m\* x 3.19m\*

Family room – 3.08m\* x 4.18m\*

WC – 1.05m x 1.60m

### FIRST FLOOR DIMENSIONS

Lounge – 3.10m\* x 4.18m\*

Bedroom 2 – 2.85m x 4.18m

Bathroom – 2.20m x 2.03m

### SECOND FLOOR DIMENSIONS

Bedroom 1 – 3.46m\* x 4.18m\*

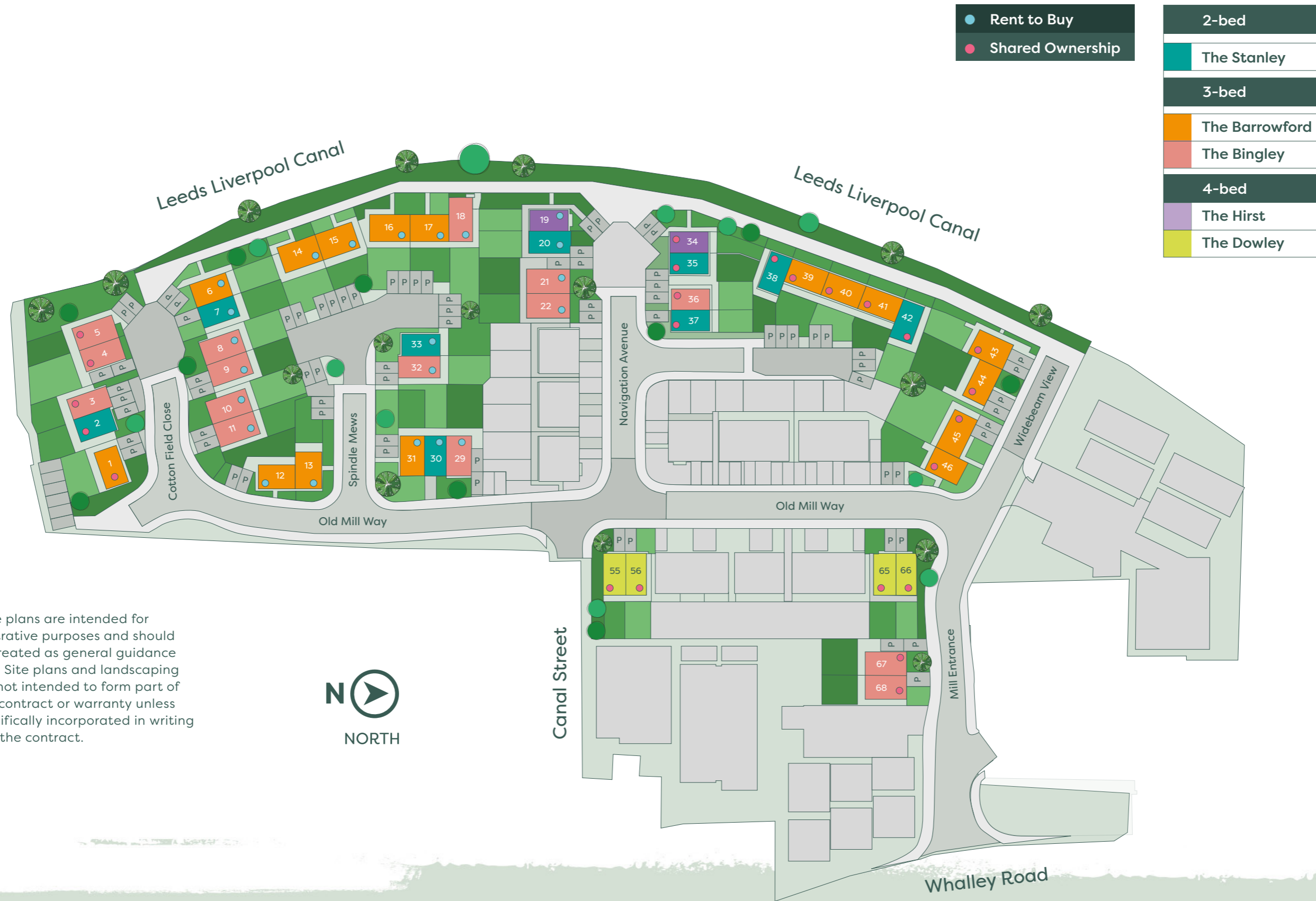
Bedroom 3 – 3.89m\* x 2.03m\*

Bedroom 4 – 2.85m x 2.06m

\*Maximum room dimensions.



# PICK YOUR PLOT



\*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.





# SPECIFICATION

## Kitchen

- Fully-fitted contemporary Richmond kitchen
- Integrated Indesit double oven
- Indesit ceramic hob
- Glass splashback
- Beko stainless steel chimney-style extractor
- Integrated Beko 50/50 fridge freezer
- Stainless steel 1.5 bowl, sink top and drainer
- Chrome single-lever mixer tap
- Recessed lighting
- Polyflor non-slip vinyl flooring



*What's more, all homes are covered by a 10-year LABC building warranty.*

## Bathroom

- Contemporary Lecico white sanitaryware
- Johnson ceramic wall tiles
- Chrome heated towel rail
- Over-bath shower with glass screen
- Recessed lighting
- Polyflor non-slip vinyl flooring



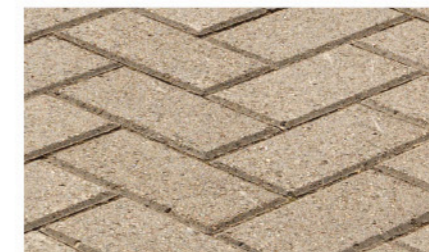
## Electrics

- TV points to living space
- Telephone points to living space and bedroom 1
- Mains-operated smoke detectors with battery back-up
- Worcester Bosch Greenstar 4000 combination boiler



## External

- Turfed rear garden
- Timber fencing
- Paved pathway
- Tarmac drive
- EV charging points





# ABOUT ONWARD LIVING

**At Onward Living we specialise in building quality new homes across the North West.**

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



# GET ON THE LADDER AT LOCKSIDE WALK

**At Lockside Walk we have homes available for shared ownership and Rent to Buy, which are both great ways to help you take that first step on the property ladder.**

## Shared ownership

Shared ownership is another way to buy your own home. You buy a percentage (between 10% and 75%) and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

Shared ownership is popular with first-time buyers who are looking to get on the property ladder, but it's also an affordable homeownership option for those who are starting again after a change in circumstances, and for those in later life looking to downsize.

## Rent to Buy

Rent to Buy lets you live in your brand new home while you save for a deposit to buy it – so you can rent now, buy later.

The rent you pay is set at 20 per cent below the market rent value for a minimum of five years. With less rent to pay, it gives you the opportunity to save for a deposit to put towards purchasing the home in the future.

At the end of the rental period, you have the option to buy the property you've been renting – either with a mortgage or through shared ownership.







# Lockside Walk

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\*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

## How to find us

