



# ALDERLEY HOMES

The Meadows, Langho





# *Introducing* The Meadows

Alderley Homes is a dynamic homebuilder with a reputation for excellence and innovation.

Our name, Alderley, reflects our roots in craftsmanship and quality. Just as the Alder tree is known for its strength and resilience, we build homes that stand the test of time, offering modern design, sustainability, and superior living spaces.

With a commitment to creating thoughtfully designed homes that blend seamlessly with their surroundings, we focus on building not just houses, but vibrant communities. At Alderley Homes, every detail is carefully considered – ensuring your home is built for the future.

Nestled in the picturesque village of Langho, The Meadows offers a collection of eight beautifully designed 4-bedroom detached homes, each crafted to the highest standards. Surrounded by lush countryside and a thriving community, this exclusive development seamlessly combines modern living with a connection to nature.

At Alderley Homes, we believe in creating spaces where families can grow, thrive, and enjoy life. The Meadows has been thoughtfully planned with a focus on sustainability, community, and timeless design, offering you a place to call home for years to come.



# Discover Langho

Langho is a small village located in the Ribble Valley district of Lancashire, England. The village is situated on the A666 road, which connects Blackburn and Bolton. Langho is a picturesque village with a population of around 2,000 people. The village has a rich history, and there are several historic buildings and landmarks in the area.

One of the most notable

landmarks in Langho is St. Leonard's Church. The church dates back to the 12th century and is a Grade II listed building. The church is known for its beautiful stained-glass windows and impressive architecture. Langho is surrounded by beautiful countryside, and there are several walking and cycling routes in the area. The village is located close to the Forest of Bowland,

which is an Area of Outstanding Natural Beauty. The forest is home to a variety of wildlife, including red deer, birds of prey, and rare butterflies. Langho is also located close to the River Ribble, which is a popular spot for fishing and boating. Overall, Langho is a charming village with a rich history and plenty of natural beauty to explore.



# Welcome to Langho

Explore the local area

# AH

## A Thriving Community

Langho provides a sense of community that's hard to find elsewhere. With a range of local amenities, including shops, cozy pubs, cafes, and excellent schools, everything you need is right on your doorstep. The village has a friendly atmosphere and hosts regular events, bringing residents together and creating a vibrant, connected environment.

## Unparalleled Natural Beauty

For nature lovers, Langho is a dream come true. Located within the Ribble Valley Area of Outstanding Natural Beauty, the village is surrounded by scenic walking trails, cycling routes, and open green spaces. From the breathtaking views of Pendle Hill to tranquil riverside strolls, outdoor adventures await at every turn.

## Convenient Connectivity

Despite its tranquil setting, Langho is well-connected to nearby towns and cities. The village benefits from excellent transport links, with Langho railway station providing easy access to Blackburn, Manchester, and beyond. Major road networks such as the M65 and A59 are also within close reach, making commuting or exploring the wider area effortless.

## A Place to Call Home

With its unique blend of countryside beauty, community spirit, and modern amenities, Langho is the perfect location for those seeking a high quality of life. Whether you're looking for a peaceful retreat or a family-friendly community, Langho offers something for everyone.





# The Development

A boutique collection of 8 detached homes

# AH



## The Birch

Plot 1

## The Holly

Plots 2, 4 & 6

## The Oak

Plot 3

## The Chestnut

Plot 5

## The Alder

Plot 7

## The Elm

Plot 8

This development plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Alderley Group. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.

# The Meadows

Explore the homes on offer

# AH

The Meadows offers a selection of beautifully designed four-bedroom detached homes, each offering its own unique layout and character while maintaining the high standards of design and craftsmanship synonymous with Alderley Homes.

Each home is finished to a high specification, with stylish kitchens, premium appliances, and sleek bathrooms to provide maximum comfort. With just eight homes available, The Meadows is a truly exclusive opportunity to secure a luxury home in one of Lancashire's most desirable locations.

Discover your dream home at The Meadows, Langho – where countryside charm meets contemporary living.



*The Birch*

- Stunning double fronted elevation.
- Central staircase to hallway.
- Double doors leading to an impressive kitchen, dining, family room with bi-fold doors leading to the garden.
- On the opposite side of the hall leads to the lounge with a study to the rear of the property.
- Separate Utility room.
- Beautiful gallery landing leading to 4 very generous bedrooms with en-suite to master and guest.



*The Holly*

- The ground floor comprises of the hallway with double doors leading into the generous size lounge with feature walk in bay window.
- Large kitchen with island, bi-fold doors to garden, separate utility and family room with French doors to the rear leading on to the patio area.
- On the first floor are 4 spacious bedrooms, en-suite to master and guest bedrooms, bathroom with separate shower and a gallery landing.



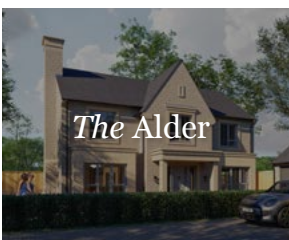
*The Oak*

- A truly impressive double fronted property with feature pillars to the entrance.
- A central staircase to the hallway with the lounge and study on one side and a truly full length kitchen/dining/family room to the opposite side leading to the rear garden.
- Separate utility room.
- To the first floor there are 4 generous size bedrooms, en-suite to bedrooms 1 & 2, bathroom with separate shower and an impressive gallery landing.



*The Chestnut*

- The ground floor consists of double doors from the hall leading to the lounge/kitchen/dining/family room across the back of the property with bi-fold doors from the kitchen/dining area and patio doors from the family area leading to the rear garden.
- Upstairs from the large gallery landing there are 4 good size bedrooms and the family bathroom.



*The Alder*

- Double fronted property.
- Ground floor comprises of a lounge, study to one side of the hall with its central feature staircase, w/c and store, double doors leading to the kitchen, dining, family with its feature bay window.
- Large landing leading to four double bedrooms to the first floor with en-suite to bedroom 1 & 2, and family bathroom.



*The Elm*

- An impressive 4 bedroom dormer bungalow.
- Ground floor has a large hallway, generous lounge, study, large kitchen, dining, family with bi-fold doors leading to the garden. Main bedroom with its own bathroom.
- Cloakroom.
- First Floor has a further 3 bedroom and a family bathroom. Large en-suite to bedroom 2.



# The Specification

A carefully selected specification by Alderley Homes

# AH

## Internal

Smooth white finish to walls and ceilings

Shaker oak internal doors

Antique brass door furniture

Feature sockets and switches to kitchen, white plastic to all other rooms

Wardrobes to master bedroom

Mains powered smoke detectors

Mains powered heat detectors

Carbon monoxide detector to each floor

Gas central heating system with thermostatic valves to all radiators (except with rooms with programmer)

Multimedia television point

Telephone data point

Low temperature under floor heating to ground floor

Power and light to garage (where applicable)

Chimney to lounge, suitable for log burner

## External

Single electric vehicle charging point

UPVC double glazed windows

External tap

Double outside socket

Block pave driveway

Turf and landscaping to front gardens (where applicable)

1.8 meter high timber fencing to rear garden & gate (where applicable)

Exterior lights to front and rear

Burglar alarm system

Video door entry system

Front door with multi point locking system

Double glazed UPVC bi-fold doors

Paving outside bi-fold doors (where applicable)

PV solar panels

TV aerial cable

## Kitchen

Quartz worktop and splashback to kitchen

Choose from a range of custom-designed kitchens & laminate worktops to utility\*

Kitchen units fitted with soft close mechanism

Under counter LED lighting\*

Stainless steel 1 1/5 bowl sink to kitchen (no drainer)

Stainless steel 1 bowl sink and drainer to utility

Chrome taps

Pelmet lighting

Plumbing for washing machine

AEG induction hob

AEG single oven

AEG combi microwave and built-in oven

AEG cooker hood

Electrolux integrated dishwasher

Electrolux integrated fridge freezer

## Bathroom

White sanitaryware with chrome taps

Chrome heated towel rail to bathroom and en-suite

Thermostatically controlled shower bathroom and en-suite

Illuminated bathroom mirror with shaver socket and demister

White LED downlighters to bathroom and en-suite

Electric under floor heating to bathroom and en-suite

White WC to cloakroom with mixer tap

Choice of Porcelanosa tiling fully tiled to bathroom and en-suite

Choice of Porcelanosa tiling 1/2 height tiling to cloakroom

## General

Premier Buildmark cover

First 2 years customer service support from Alderley Homes

\*Where applicable. Choice of kitchen subject to build program. + choice of fittings subject to build program, information is correct at time of going to print, but is subject to change. For more information speak to one of our sales consultants. The specification included in this brochure or included in the leaflet which accompanies this brochure gives a general specification applicable to this development. Please check the specification relating to the individual plot you have chose, with our sales consultant at the time of reservation.

# The Birch

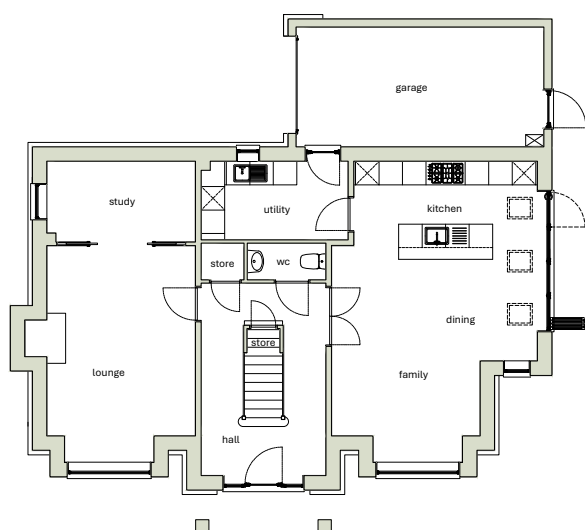
4 Bedroom detached home with integral single garage

AH

The Birch is a beautiful double fronted 4 bedroom home with plenty of character.

As you enter, you will be greeted by a central hallway. There is a large open-plan kitchen/family/dining with French doors and a handy utility. Alongside a large lounge and ideal study.

Upstairs, you'll find four large bedrooms off the central gallery. The master and guest bedrooms are complete with en-suites and the other bedrooms are served by the large family bathroom.



## Ground Floor

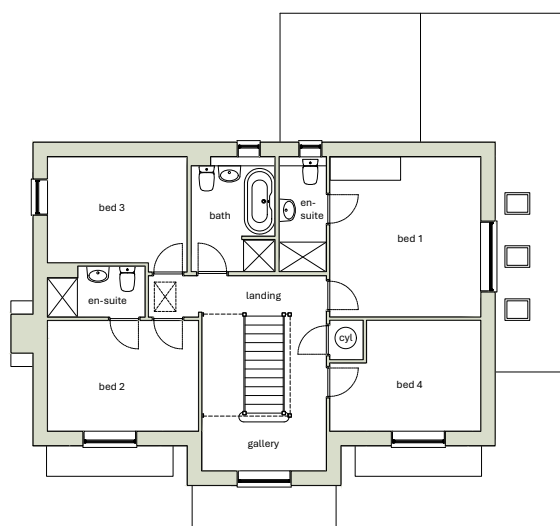
Lounge	3.78m x 5.53m*	12'5" x 18'1"*
Kitchen / Family / Dining	5.25m* x 7.67m*	17'2" x 25'2"*
Utility	3.75m x 2.00m	12'5" x 6'7"
Study	3.78m x 2.05m	12'5" x 6'9"
Cloakroom	2.00m x 0.93m	6'7" x 3'1"
Garage	6.32m x 3.05m	20'9" x 10'0"

## First Floor

Bedroom 1	3.85m x 4.08m	12'7" x 13'5"
En-suite	1.20m x 2.93m	3'11" x 9'7"
Bedroom 2	3.85m x 2.82m	12'7" x 9'3"
En-suite	2.49m x 1.30m	8'2" x 4'3"
Bedroom 3	3.56m x 2.70m	11'8" x 8'10"
Bedroom 4	3.85m* x 2.83m	12'7" x 9'3"
Bathroom	2.14m x 2.93m	7'0" x 9'7"

Total area - 1,869ft<sup>2</sup> / 173.6m<sup>2</sup>

\* Indicates maximum dimension





# The Birch

4 Bedroom detached home with integral single garage

Building homes,  
*Creating communities*

- Stunning double fronted elevation.
- Central staircase to hallway.
- Double doors leading to an impressive kitchen, dining, family room with bi-fold doors leading to the garden.
- On the opposite side of the hall leads to the lounge with a study to the rear of the property.
- Separate Utility room.
- Beautiful gallery landing leading to 4 very generous bedrooms with en-suite to master and guest.



# The Holly

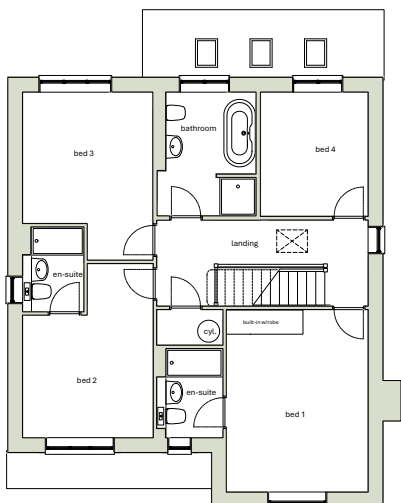
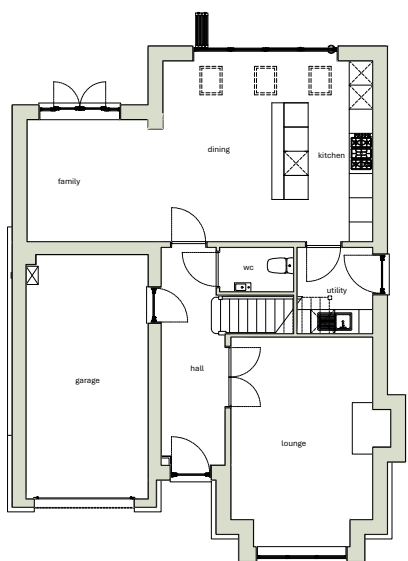
4 Bedroom detached home with integral single garage

AH

The Holly is an impressive 4 bedroom home perfect for family living.

The ground floor comprises of a spacious hallway with double doors leading into the lounge that features a walk-in bay window. At the back of the home is a large kitchen/family/dining room complete with island, separate utility room and bi-fold doors leading onto the patio.

Upstairs, you'll find four generously sized bedrooms and a family bathroom off the gallery landing. The master and guest bedrooms feature en-suites.



## Ground Floor

Lounge	3.51m x 5.20m*	11'6" x 17'1"*
Kitchen / Family / Dining	5.58m* x 4.49m*	18'4" x 14'9"*
Utility	1.87m x 2.14m	6'2" x 7'0"
Cloakroom	1.83m x 1.09m	6'0" x 3'6"
Garage	3.03m x 6.07m*	9'11" x 19'11"*

## First Floor

Bedroom 1	3.51m x 4.53m	11'6" x 14'10"
En-suite	1.64m x 2.20m	5'5" x 7'3"
Bedroom 2	3.24m x 4.32m*	10'8" x 14'2"*
En-suite	1.52m x 2.10m	5'0" x 6'11"
Bedroom 3	3.23m x 4.17m*	10'7" x 13'8"*
Bedroom 4	2.67m x 3.08m	8'9" x 10'1"
Bathroom	2.46m x 3.07m	8'1" x 10'1"

Total area - 1,600ft<sup>2</sup> / 148.7m<sup>2</sup>

\* Indicates maximum dimension



# The Holly

4 Bedroom detached home with integral single garage

Building homes,  
*Creating communities*

- The ground floor comprises of the hallway with double doors leading into the
- generous size lounge with feature walk in bay window.
- Large kitchen with island, bi-fold doors to garden, separate utility and family room with French doors to the rear leading on to the patio area.
- On the first floor are 4 spacious bedrooms, en-suite to master and guest bedrooms, bathroom with separate shower and a gallery landing.





# The Oak

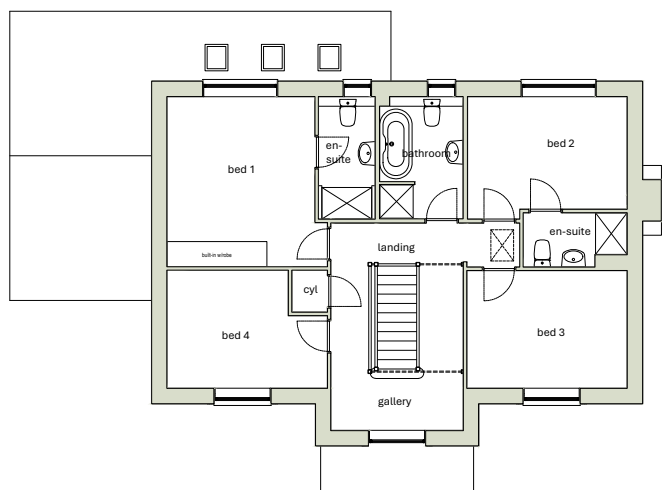
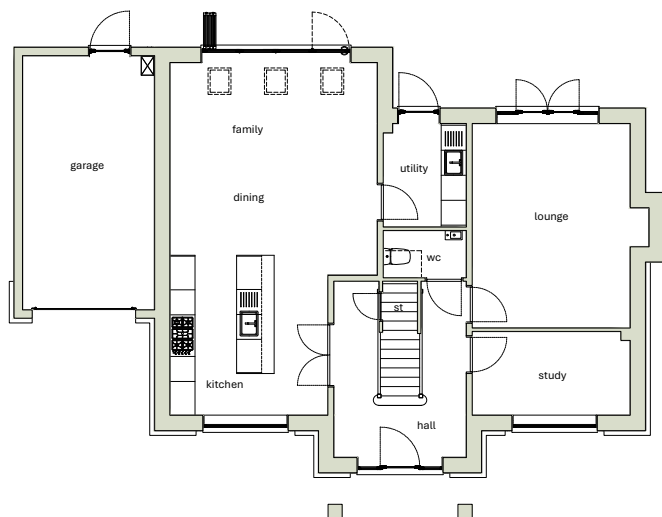
4 Bedroom detached home with attached single garage

AH

The Oak is a striking double fronted property with a pillared entrance.

From the grand hallway, there are double doors leading you to the large kitchen/family/dining area that features an island and impressive bi-fold doors onto the rear garden. Both the lounge and utility also have doors out to the garden. There is also a study to the front of the property.

On the first floor, you'll find four bedrooms off the central gallery. The master & guest bedrooms are complete with en-suite. Whilst the other two bedrooms share the family bathroom.



## Ground Floor

Lounge	3.78m x 4.90m	12'5" x 16'1"
Kitchen / Family / Dining	4.98m* x 8.46m	16'4" x 27'9"
Utility	1.99m x 2.48m	6'6" x 8'2"
Study	3.78m x 2.01m	12'5" x 6'7"
Cloakroom	1.99m x 1.13m	6'6" x 3'8"
Garage	3.16m x 6.09m	10'4" x 20'0"

## First Floor

Bedroom 1	3.55m x 4.08m	11'8" x 13'5"
En-suite	1.36m x 2.94m	4'6" x 9'8"
Bedroom 2	3.83m x 2.70m	12'7" x 8'11"
En-suite	2.94m x 1.30m	9'8" x 4'3"
Bedroom 3	3.85m x 2.82m	12'8" x 9'3"
Bedroom 4	3.85m x 2.83m	12'8" x 9'3"
Bathroom	2.00m x 2.94m	6'7" x 9'8"

Total area - 1,833ft<sup>2</sup> / 170.3m<sup>2</sup>

\* Indicates maximum dimension



# The Oak

4 Bedroom detached home with attached single garage

Building homes,  
*Creating communities*

- A truly impressive double fronted property with its feature pillars to the entrance.
- A central staircase to the impressive hallway with the lounge and study on one site and a truly spectacular kitchen dining, family room to the full length on the opposite side with leading to the rear garden.
- Separate utility room.
- To the first floor there are 4 generous size bedrooms, en-suite to bedrooms 1 & 2, bathroom with separate shower and an impressive gallery landing.



# The Chestnut

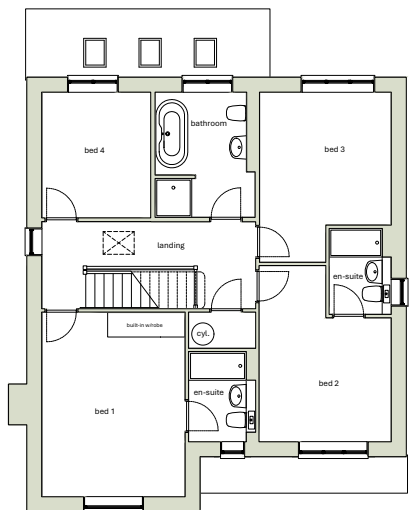
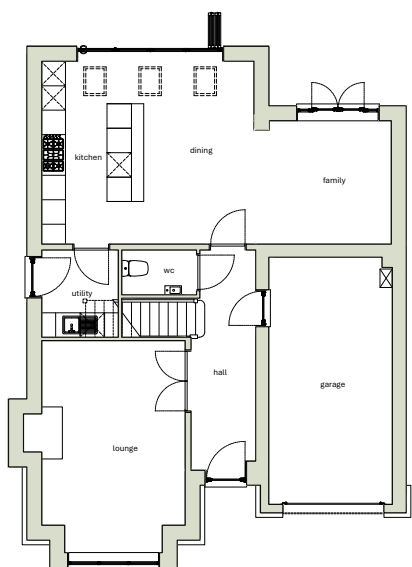
4 Bedroom detached home with integral single garage

AH

The Chestnut is a stunning 4 bedroom home designed for the modern family.

On the ground floor, there is a large lounge with full length windows overlooking the front garden. There is a large kitchen/family/dining area that spans the whole width of the property and has bi-fold doors leading onto the rear garden. The integral garage is also accessed from the hallway, opposite the handy cloakroom.

Upstairs, are four good sized bedrooms (two with en-suites) and a family bathroom. This floor welcomes in the light with windows on all four sides.



## Ground Floor

Lounge	3.51m x 5.20m*	11'6" x 17'1"*
Kitchen / Family / Dining	4.47m* x 8.56m*	14'8" x 28'1"*
Utility	1.87m x 2.14m	6'2" x 7'0"
Cloakroom	1.83m x 1.09m	6'0" x 3'6"
Garage	3.03m x 6.07m*	9'11" x 19'11"*

## First Floor

Bedroom 1	3.51m x 4.53m	11'6" x 14'10"
En-suite	1.64m x 2.20m	5'5" x 7'3"
Bedroom 2	3.24m x 4.32m*	10'8" x 14'2"*
En-suite	1.52m x 2.10m	5'0" x 6'11"
Bedroom 3	3.23m x 4.17m*	10'7" x 13'8"*
Bedroom 4	2.67m x 3.08m	8'9" x 10'1"
Bathroom	2.46m x 3.07m	8'1" x 10'1"

Total area - 1,600ft<sup>2</sup> / 148.7m<sup>2</sup>

\* Indicates maximum dimension



# The Chestnut

4 Bedroom detached home with integral single garage

Building homes,  
*Creating communities*

- The ground floor consists of double doors from the hall leading to the lounge, kitchen/dining/family room across the back of the property with bi-fold doors from the kitchen/dining area and patio doors from the family area leading to the rear garden.
- Upstairs from the large gallery landing there are 4 good size bedrooms and the family bathroom.



# The Alder

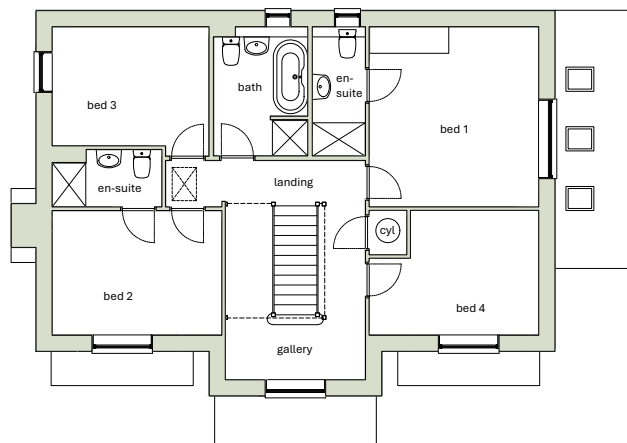
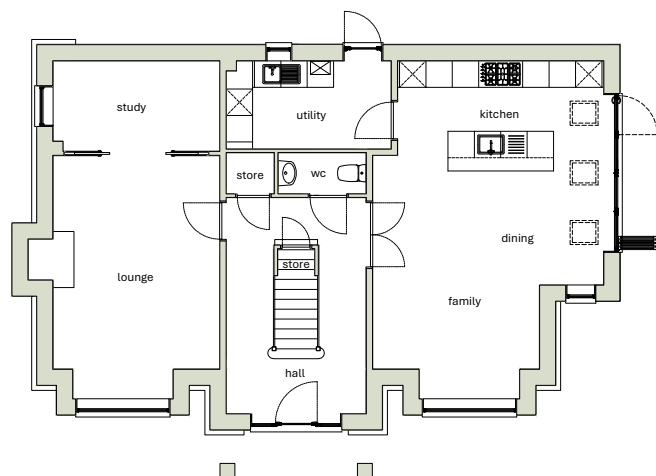
4 Bedroom detached home with detached single garage

# AH

The Alder is a bright double fronted property with pillars to the entrance.

As you enter, you are welcomed by a central hallway. Through double doors, there is an open-plan kitchen/family/ dining with bi-fold doors and a handy utility. On the opposite side of the home is a lounge with access to the study. There is also a convenient cloakroom and store cupboard off the hallway.

On the first floor, are four bedrooms off the central gallery. The master and guest bedrooms come with en-suites and the other bedrooms are served by the family bathroom.



## Ground Floor

Lounge	3.78m x 5.53m*	12'5" x 18'1"*
Kitchen / Family / Dining	5.25m* x 7.67m*	17'2" x 25'2"*
Utility	3.75m x 2.00m	12'4" x 6'7"
Study	3.78m x 2.05m	12'5" x 6'9"
Cloakroom	2.00m x 0.93m	6'7" x 3'1"
Garage	6.09m x 3.16m*	20'0" x 10'4"*

## First Floor

Bedroom 1	3.85m x 4.08m	12'7" x 13'5"
En-suite	1.20m x 2.93m	3'11" x 9'7"
Bedroom 2	3.85m x 2.82m	12'7" x 9'3"
En-suite	2.49m x 1.30m	8'2" x 4'3"
Bedroom 3	3.56m x 2.70m	11'8" x 8'10"
Bedroom 4	3.85m* x 2.83m	12'7" x 9'3"
Bathroom	2.14m x 2.93m	7'0" x 9'7"

Total area - 1,869ft<sup>2</sup> / 173.6m<sup>2</sup>

\* Indicates maximum dimension



# The Alder

4 Bedroom detached home with detached single garage

Building homes,  
*Creating communities*

- Double fronted property.
- Ground floor comprises of a lounge, study to one side of the hall with its central feature staircase, w/c and store, double doors leading to the kitchen, dining, family with its feature bay window.
- Large landing leading to four double bedrooms to the first floor with en-suite to bedroom 1 & 2, and family bathroom.



# The Elm

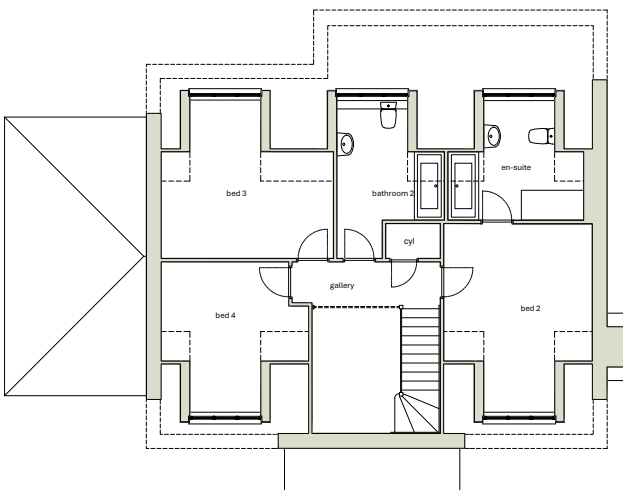
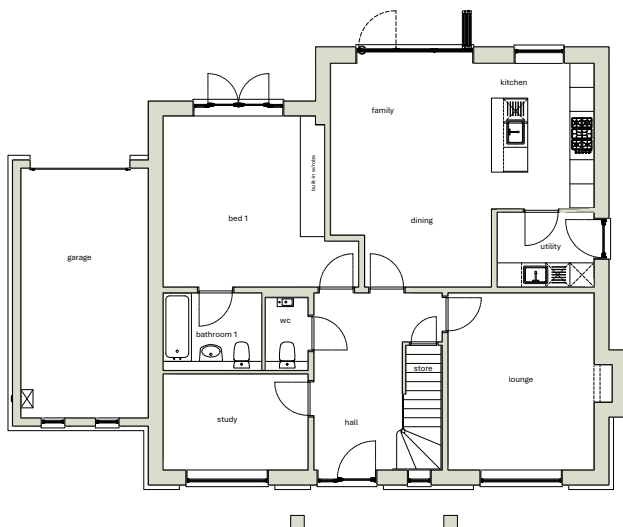
4 Bedroom detached home with attached single garage

# AH

The Elm is a unique 4 bedroom dormer bungalow with great kerb appeal.

On the ground floor, you'll find an open-plan kitchen/family/dining room with bi-fold doors onto the rear garden and a convenient utility. To the front of the home is the lounge and study. Whilst Bedroom one, complete with its own bathroom, is situated towards the back.

Upstairs are the remaining three bedrooms and a further bathroom. Bedroom two also has a large en-suite. Space is not limited in this generous bungalow.



## Ground Floor

Lounge	3.63m x 4.40m	11'11" x 14'5"
Kitchen / Family / Dining	6.55m* x 5.56m*	21'6"* x 18'3"*
Utility	2.40m x 1.85m	7'10" x 6'1"
Study	3.60m x 2.39m	11'10" x 7'10"
Cloakroom	1.06m x 1.80m	3'6" x 5'11"
Bedroom 1	4.86m* x 4.25m	15'11"* x 13'11"
En-suite	2.45m x 1.85m	8'0" x 6'1"
Garage	3.16m x 6.20m	10'4" x 20'4"

## First Floor

Bedroom 2	3.69m* x 4.68m*	12'1"* x 15'4"*
En-suite	3.38m* x 2.76m*	11'1"* x 9'1"*
Bedroom 3	4.28m* x 3.94m*	14'0"* x 12'11"*
Bedroom 4	3.66m* x 3.74m*	12'0"* x 12'3"*
Bathroom	2.67m* x 3.72m*	12'0"* x 12'3"*

Total area - 1,826ft<sup>2</sup> / 169.7m<sup>2</sup>

\* Indicates maximum dimension



# The Elm

4 Bedroom detached home with attached single garage

Building homes,  
*Creating communities*

- An impressive 4 bedroom dormer bungalow.
- Ground floor has a large hallway, generous lounge, study, large kitchen, dining, family with bi-fold doors leading to the garden. Main bedroom with its own bathroom.
- Cloakroom.
- First Floor has a further 3 bedroom and a family bathroom. Large ensuite to bedroom 2.





# The local area

What does Langho have to offer?

AH

## Education

Primary schools nearby are St Mary's Roman Catholic primary and St Leonards C of E primary. Langho & Billington Pre-school is also less than 1 mile away.

There is an array of secondary schools within close proximity including: St Augustine's Roman Catholic High School, Ribblesday High School and Clitheroe Royal Grammar School.

For further education, Blackburn college and Accrington & Rossendale college offer A-level and vocational courses.



## Sports & Leisure

For the sporty family members, Langho Football Sports & Social Club is less than 5 minutes drive away and there are numerous golf courses nearby. Oakhill Leisure in Whalley also offers great gym facilities. Moreover, Langho is surrounded by stunning nature perfect for outdoor lovers.

For the food enthusiasts, the renowned Michelin star Northcote Restaurant is situated just a 15 minute walk away. Nearby Great Harwood also hosts plenty of great cafés and eateries including the famous Finch Bakery. Here you will also find major grocery stores such as Aldi, Morrison's and Tesco.



# Why us?

Have peace of mind

# AH

New build homes are more energy efficient and could save you hundreds.

New build homebuyers could **save £780 a year** in energy bills as heating, lighting and hot water costs are 50% cheaper in new build properties compared to older properties.

Around 86% of new build homes have an Energy Performance Certificate rating (EPC) of A or B compared to less than 5% of older properties.

On average, new build homes also emit 65% less carbon than older homes.

Statistics from HBF Watt a Save report January 2025



**CONSUMER  
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[www.consumercode.co.uk](http://www.consumercode.co.uk)

ctsi

**APPROVED CODE**

— TradingStandards.uk —



**PREMIER  
GUARANTEE**

## Alderley Homes Customer Care

We are confident that you will be delighted with your new Alderley Home, but for added peace of mind, **all of our homes come with a 2 year warranty** from the day of legal completion. For the 2 year period we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials.

The **Premier Buildmark cover is valid for 10 years** from the date the building was finished.

Your Sales Consultant can provide you with more details on your Alderley Homes cover. \*subject to availability. Terms and conditions apply.






Building homes *Creating communities*



*The Meadows*

Northcote Road, Langho,  
Blackburn BB6 8BG

 [tune.worlds.lists](https://tune.worlds.lists)

W: [alderley-homes.com](https://alderley-homes.com) E: [info@alderley-homes.com](mailto:info@alderley-homes.com) T: 03316304907

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