

MITTON GRANGE

WHALLEY

An exclusive development of
3 and 4 bedroom homes



Whalley is more than just a place,
it's a way of life, and at Mitton
Grange, we've built an exclusive
collection of homes where you can
feel proud to be part of.









welcome to

Mitton Grange, Whalley

Whalley is a very special place that offers the lifestyle you've been looking for.

Located within an easy commute of Blackburn, Preston and Manchester, close to the Yorkshire Dales and the Lake District. It offers the perfect blend of work, rest and play, surrounded by breath-taking Lancashire scenery.

Listed in The Sunday Times' Top 50 Places to Live, Whalley is a thriving community of quirky independent shops, quality fine dining and a proud history. It really is the place to live.

At Mitton Grange, Prospect homes have created a development worthy of this unique location, with a range of exceptional 3 and 4 bedroom detached homes designed for the discerning buyer.

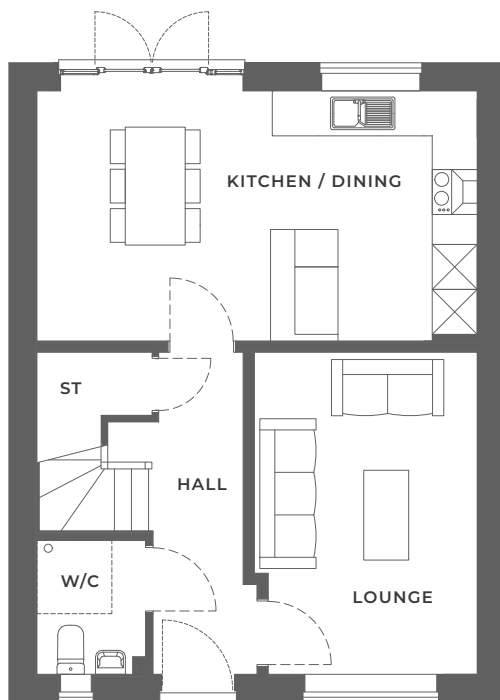
Finished to the very highest standard, inside and out, these homes provide the perfect base from which to enjoy everything this award-winning location has to offer for you and your family.



The Croston

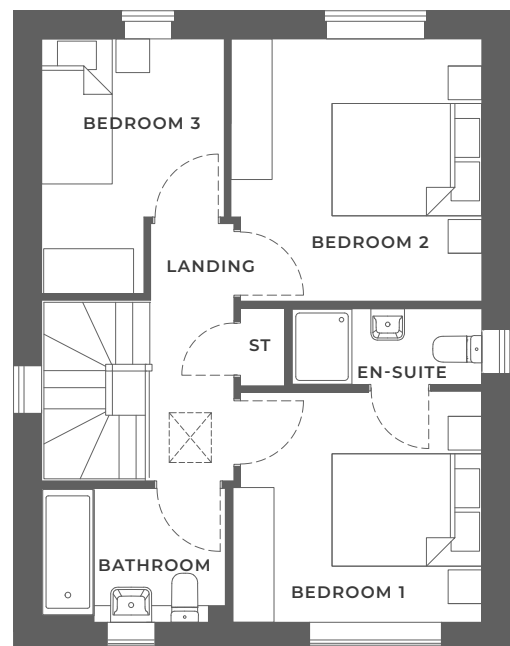
3 Bedroom Detached Home

A charming three-bedroom home with a smart layout and three generous sized bedrooms that are packed with style and sophistication, that is just waiting for you to fall in love with.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.30m x 2.97m	14'1" x 9'9"
Kitchen/Dining	5.87m x 3.34m	19'4" x 10'11"
W.C.	1.79m x 1.45m	5'10" x 4'9"



FIRST FLOOR

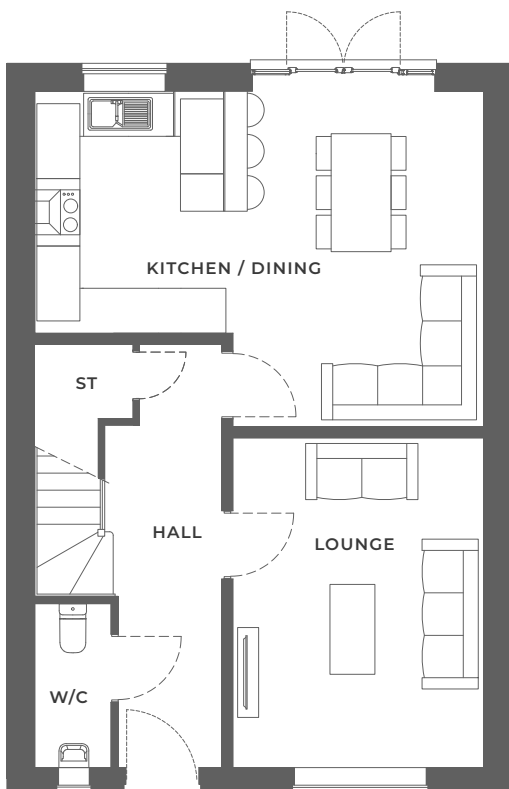
	Metres	Feet/inches
Bedroom 1	3.32m x 3.07m	10'11" x 10'1"
En-suite	2.53m x 1m	8'4" x 3'3"
Bedroom 2	3.50m x 3.35m	11'6" x 11'0"
Bedroom 3	3.40m x 2.44m	11'2" x 8'0"
Bathroom	2.45m x 1.78m	8'0" x 5'10"

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

The Barley

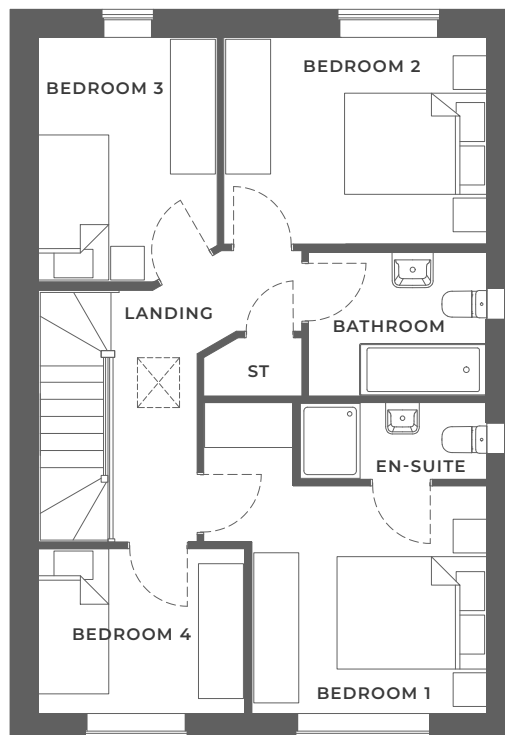
4 Bedroom Detached Home

From the moment you walk into The Barley you are greeted with a large entrance hallway, which leads you to a bright and welcoming lounge and large kitchen/dining room. The Barley is a stunning home designed with family in mind.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.40m x 3.34m	14'5" x 10'11"
Kitchen/Dining	5.99m x 4.47m	19'8" x 14'8"
W.C.	2.19m x 1.02m	7'2" x 3'4"



FIRST FLOOR

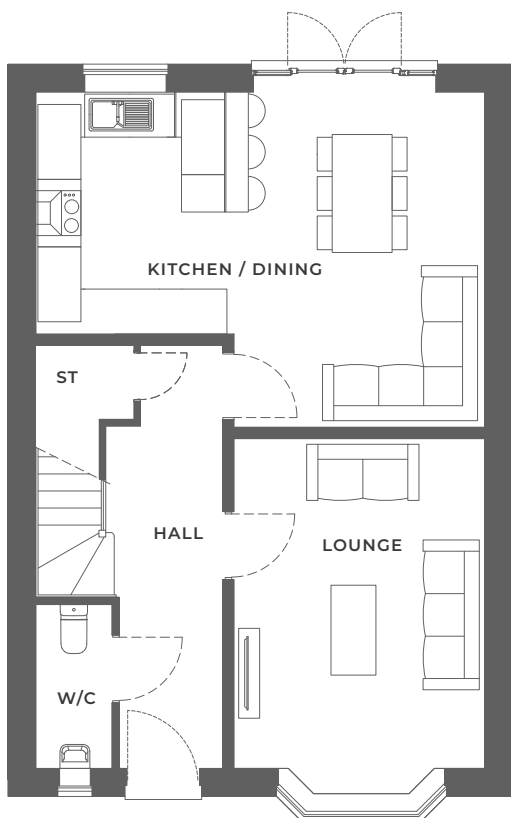
	Metres	Feet/inches
Bedroom 1	3.13m x 3.03m	10'3" x 9'11"
En-suite	2.49m x 1.02m	8'2" x 3'4"
Bedroom 2	3.51m x 2.76m	11'6" x 9'1"
Bedroom 3	3.26m x 2.38m	10'8" x 7'9"
Bedroom 4	2.76m x 2.20m	9'1" x 7'3"
Bathroom	2.38m x 1.91m	7'10" x 6'3"

Customers please note that the illustration shown is a typical elevation and not necessarily specific. *Garage to plot 15 only. Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

The Barley Plus

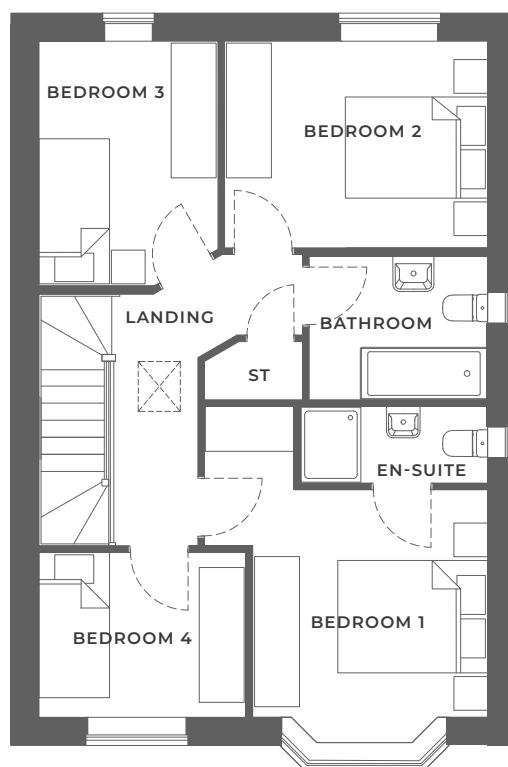
4 Bedroom Detached Home

The luxurious Barley plus offers the advantage of unspoiled natural light, thanks to the bay windows in the living room and main bedroom. Ideal for growing families and busy professionals.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.74m x 3.34m	15'7" x 10'11"
Kitchen/Dining	5.99m x 4.47m	19'8" x 14'8"
W.C.	2.19m x 1.02m	7'2" x 3'4"



FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.37m x 3.13m	11'1" x 10'3"
En-suite	2.49m x 1.02m	8'2" x 3'4"
Bedroom 2	3.51m x 2.76m	11'6" x 9'1"
Bedroom 3	3.26m x 2.38m	10'8" x 7'10"
Bedroom 4	2.76m x 2.20m	9'1" x 7'3"
Bathroom	2.38m x 1.91m	7'10" x 6'3"

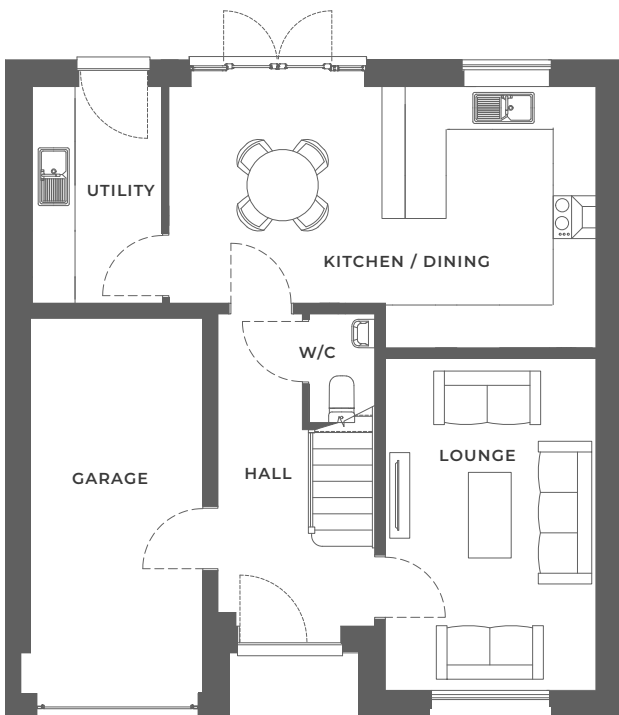
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The Cleveley

4 Bedroom Detached Home

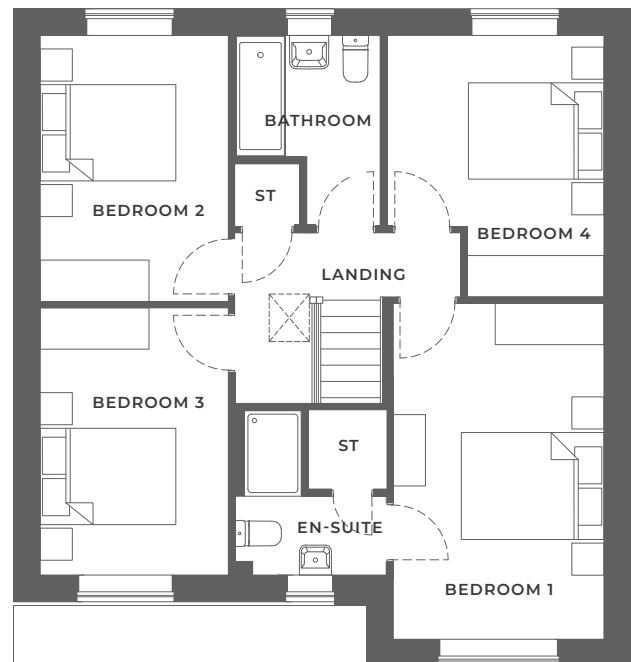
The Cleveley is another stunning 4-bedroom home with integral garage.

As you enter the home, you will be amazed by the abundant space and amenities it boasts.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.65m x 2.95m	15'3" x 9'8"
Kitchen/Dining	5.98m x 3.66m	19'7" x 12'0"
Utility	3.03m x 1.82m	9'11" x 6'0"
W.C.	1.52m x 0.91m	5'0" x 3'0"
Garage	5.26m x 2.55m	17'3" x 8'4"



FIRST FLOOR

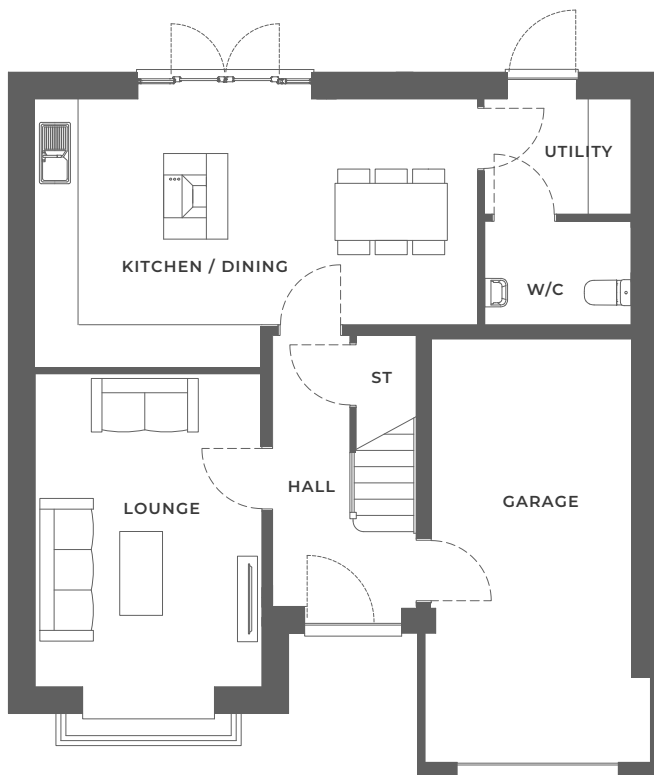
	Metres	Feet/inches
Bedroom 1	4.71m x 2.95m	15'5" x 9'8"
En-suite	2.30m x 2.11m	7'7" x 6'11"
Bedroom 2	3.73m x 2.63m	12'3" x 8'8"
Bedroom 3	3.74m x 2.63m	12'3" x 8'8"
Bedroom 4/Study	3.66m x 3.03m	12'0" x 9'11"
Bathroom	2.66m x 2.02m	8'9" x 6'8"

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The Edmonton

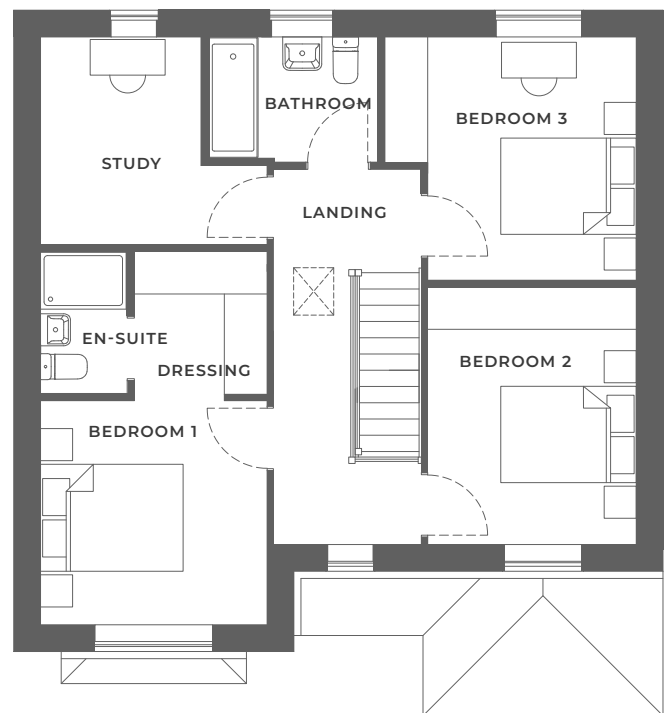
3 Bedroom Detached Home

The Edmonton is an impressively proportioned, 3-bedroom family home with an integral garage, spacious double bedrooms as well as an office space.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.38m x 3.17m	14'4" x 10'5"
Kitchen/Dining	6.20m x 3.76m	20'4" x 12'4"
Utility	2.06m x 1.61m	6'9" x 5'3"
W.C.	2.05m x 1.45m	6'9" x 4'9"
Garage	5.92m x 3.16m	19'5" x 10'4"



FIRST FLOOR

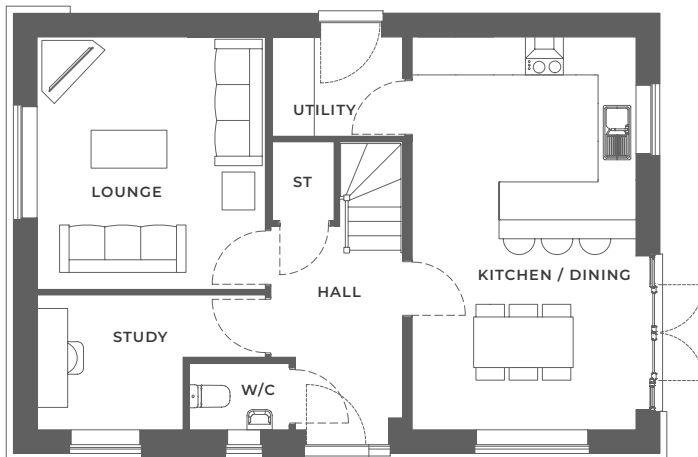
	Metres	Feet/inches
Bedroom 1	5.23m x 3.17m	17'2" x 10'5"
En-suite	1.98m x 1.21m	6'6" x 4'0"
Bedroom 2	3.61m x 2.92m	11'1" x 9'10"
Bedroom 3	3.52m x 3.41m	11'7" x 11'2"
Study	3.17m x 2.91m	10'5" x 9'7"
Bathroom	2.37m x 1.75m	7'9" x 5'9"

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The Mawdesley

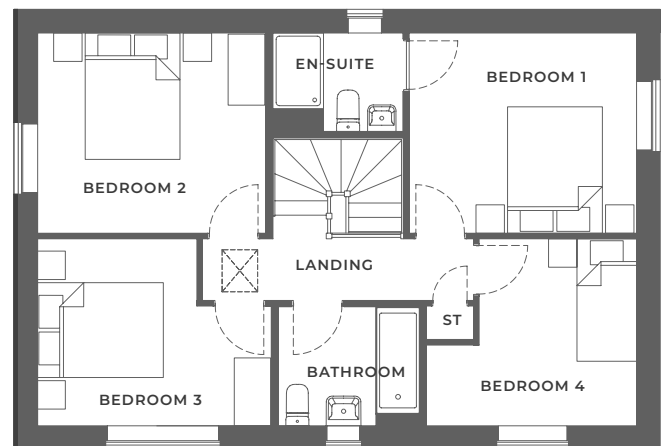
4 Bedroom Detached Home

The Mawdesley is an elegant and imposing contemporary 4-bedroom detached home, designed with luxury and the modern family in mind.



GROUND FLOOR

	Metres	Feet/inches
Lounge	3.99m x 3.61m	13'1" x 11'10"
Kitchen/Dining	6.21m x 3.54m	20'4" x 11'7"
Study	3.61m x 2.13m	11'10" x 7'0"
Utility	2.06m x 1.57m	6'9" x 5'2"
W.C.	1.57m x 1m	5'2" x 3'0"



FIRST FLOOR

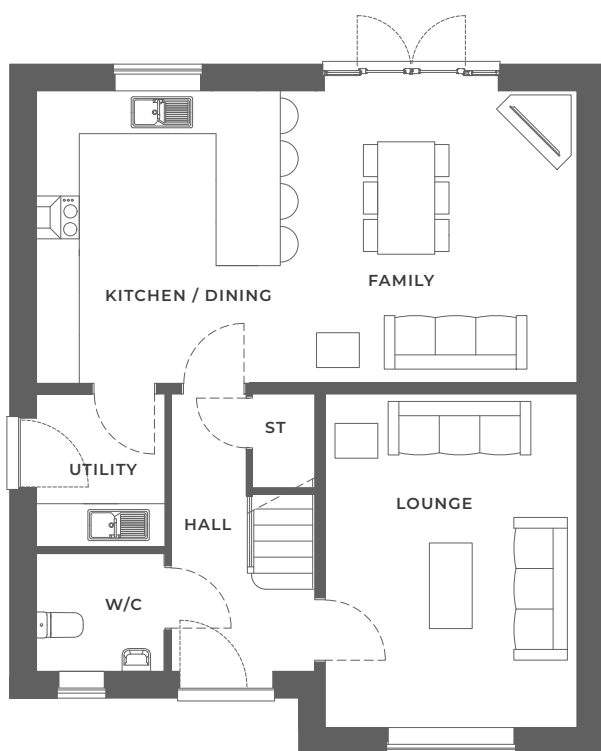
	Metres	Feet/inches
Bedroom 1	3.59m x 3.16m	11'9" x 10'4"
En-suite	2.05m x 1.55m	6'9" x 5'1"
Bedroom 2	3.61m x 3.16m	11'10" x 10'4"
Bedroom 3	3.69m x 2.95m	12'1" x 9'8"
Bedroom 4	3.32m x 2.95m	10'11" x 9'8"
Bathroom	2.24m x 1.88m	7'4" x 6'2"

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The Whalley

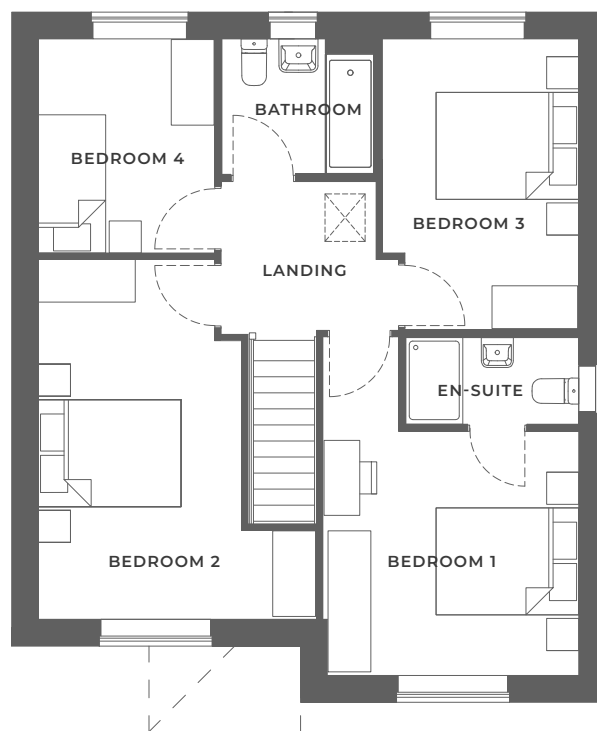
4 Bedroom Detached Home with External Garage

Namesake to the village in which it's situated, The Whalley offers luxury accommodation across 2 floors, and boasts an impressive kitchen/dining/family space which exemplifies an open and airy feel leading to the spacious garden.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.67m x 3.52m	15'4" x 11'7"
Kitchen/Dining	7.57m x 4.10m	24'10" x 13'5"
Utility	2.13m x 1.80m	7'0" x 7'11"
W.C.	1.78m x 1.65m	5'10" x 5'5"



FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.75m x 3.58m	15'7" x 11'9"
En-suite	2.42m x 1.21m	7'11" x 4'0"
Bedroom 2	5.04m x 3.89m	16'6" x 12'9"
Bedroom 3	4.07m x 2.75m	13'4" x 9'0"
Bedroom 4	3.00m x 2.47m	9'11" x 8'1"
Bathroom	2.14m x 1.89m	7'0" x 6'2"

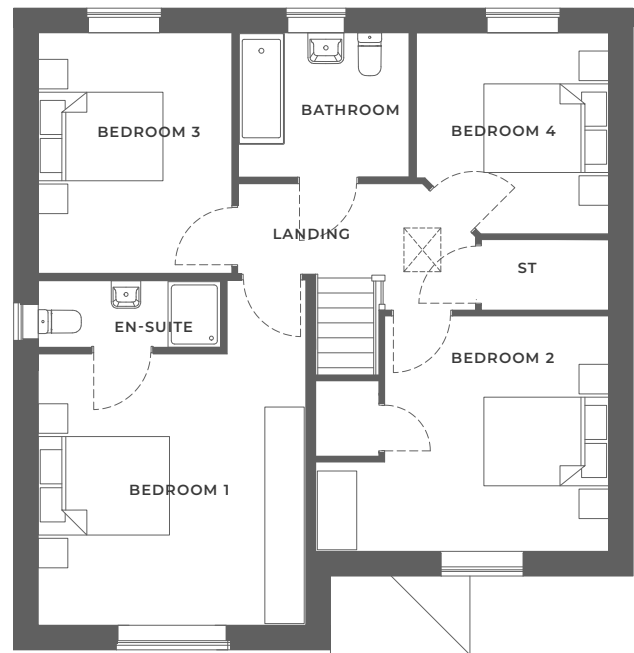
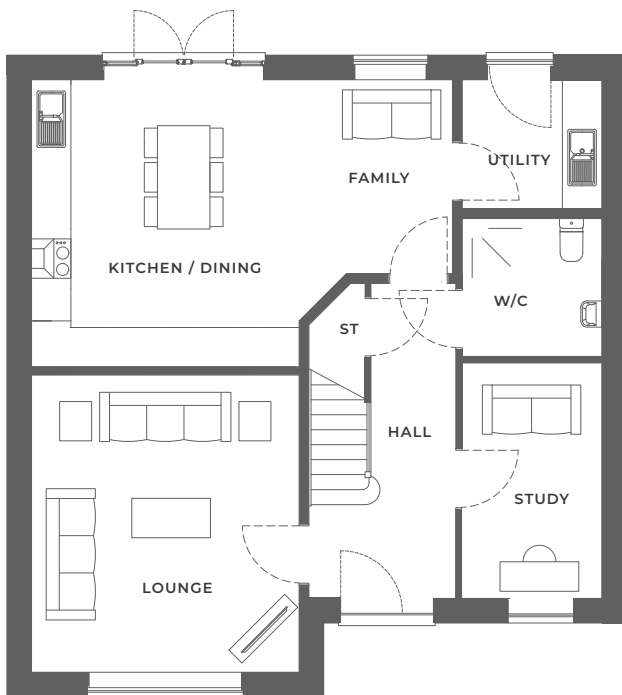
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The Keighley

4 Bedroom Detached Home with External Double Garage

The Keighley is a magnificent 4-bedroom executive home with large rooms and a beautiful feel throughout.

As you enter this home you'll find a separate lounge and study, with your open plan kitchen/family area to the rear of the home leading into the garden.



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.53m x 4.07m	14'10" x 13'4"
Kitchen/Dining	6.41m x 4.30m	21'0" x 14'1"
Study	3.58m x 2.13m	11'9" x 7'0"
Utility	2.12m x 1.96m	6'11" x 6'5"
W.C.	2.12m x 2.10m	6'11" x 6'10"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.13m x 4.07m	13'7" x 13'4"
En-suite	2.77m x 1.01m	9'1" x 3'4"
Bedroom 2	4.46m x 3.58m	14'8" x 11'9"
Bedroom 3	3.66m x 2.95m	12'0" x 9'8"
Bedroom 4	3.06m x 2.92m	10'0" x 9'7"
Bathroom	2.60m x 2.20m	8'6" x 7'3"

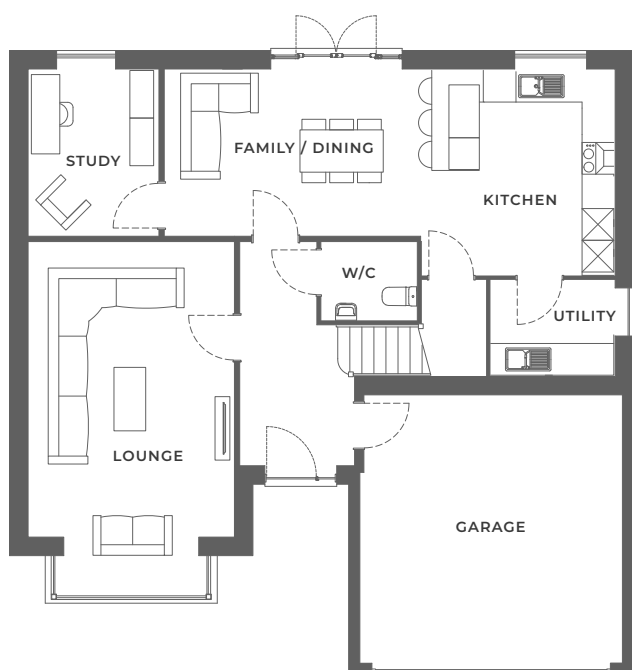
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The Pattersley

4 Bedroom Detached Home

The Pattersley is an expertly designed, spacious 4-bedroom family home in Mitton Grange.

This home offers you all the space you need to work, play, and relax with your family.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.44m x 3.85m	21'8" x 12'8"
Family/Dining /Kitchen	7.45m x 3.87m	24'5" x 13'0"
Study	3.45m x 3.11m	11'4" x 10'2"
Utility	2.33m x 1.80m	7'8" x 5'11"
W.C.	1.80m x 1.46m	5'11" x 4'9"
Garage	5.07m x 4.87m	16'8" x 16'0"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.46m x 3.96m	14'8" x 13'0"
En-suite	2.65m x 1.20m	8'8" x 3'11"
Bedroom 2	3.82m x 2.94m	12'6" x 9'8"
Bedroom 3	3.90m x 3.12m	12'10" x 10'3"
Bedroom 4	3.12m x 2.97m	10'3" x 9'9"
Bathroom	2.69m x 2.51m	8'10" x 8'3"

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Site Map

An exclusive development of 3 & 4 bedroom homes



The Croston

985 sqft
3 Bedroom Detached Home
Plots 5, 7, 18, 22, 25, 28 & 36



The Barley

1,164 sqft
4 Bedroom Detached Home
Plots 14 & 15



The Barley Plus

1,175 sqft
4 Bedroom Detached Home
Plots 19, 23, 24, 30 & 37



The Cleveley

1,217 sqft
4 Bedroom Detached Home
Plots 29 & 46



The Edmonton

1,237 sqft
3 Bedroom Detached Home
Plots 34, 35, 39, 44, 45 & 47



Housing Association
Plots 1, 2, 3, 4, 20 & 21



The Mawdesley

1,268 sqft
4 Bedroom Detached Home
Plots 6, 17, 26 & 43



The Whalley

1,386 sqft
4 Bedroom Detached Home
Plots 8, 10, 27, 31, 32, 38, 40, 41, 42 & 50



The Keighley

1,577 sqft
4 Bedroom Detached Home
Plots 9, 12, 13, 16 & 48



The Pattersley

1,689 sqft
4 Bedroom Detached Home
Plots 11, 33 & 49



Please note Prospect Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please speak to Sales Executive for further details on this development.



about

Whalley, Ribble Valley

Local Area

Though rich in history and heritage, including the thirteenth century Whalley Abbey and Pendle Hill, home of the famous witch trials, Whalley offers modern living at its very best, with your every need catered for in superior style.

This is a community where you can aim higher and expect more, bringing you the lifestyle you have been working for.

Within the charming village, amongst the historic listed buildings and fascinating cobbled alleyways, you'll discover a contemporary, cosmopolitan world that has impressed everyone from style guru Vivienne Westwood to world leading wine awards, as well as The Sunday Times reviewers.

With Mitton Grange just a few minutes' walk from the village, you'll have all of this and more to enjoy right on your doorstep, lifting your life to a whole new level.

Schools and Education

Whalley offers eleven well-regarded schools and colleges, including the outstanding rated Barrow Primary School and St. Augustine's Roman Catholic High School, all within easy reach of Mitton

Grange. Stay at home students will find the universities of Preston, Manchester, Liverpool and Lancaster all near enough to save on expensive accommodation.





about

Whalley, Ribble Valley

Shopping and Leisure

Whalley has a proud tradition of independent retailers, from fine jewellers to an award-winning wine shop, from the tasty treats of the delightful deli's to the creative minds of the Salvage House Collective. The village is also home to some of the finest dining in the Ribble Valley.

When it comes to leisure, you couldn't be better placed, with miles of

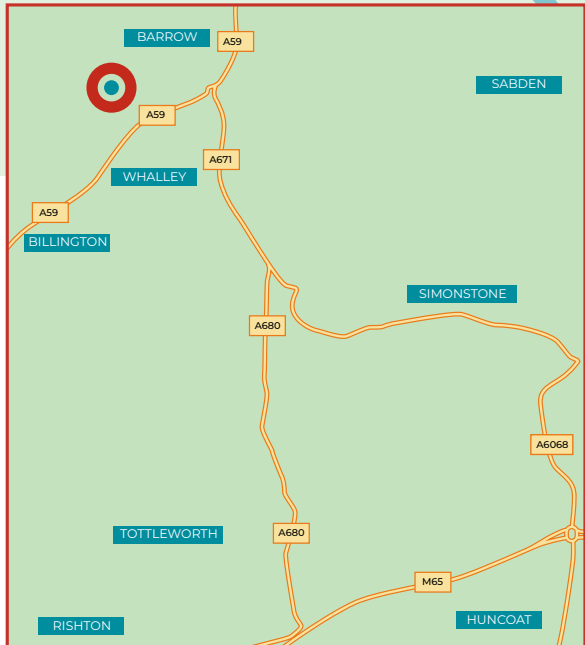
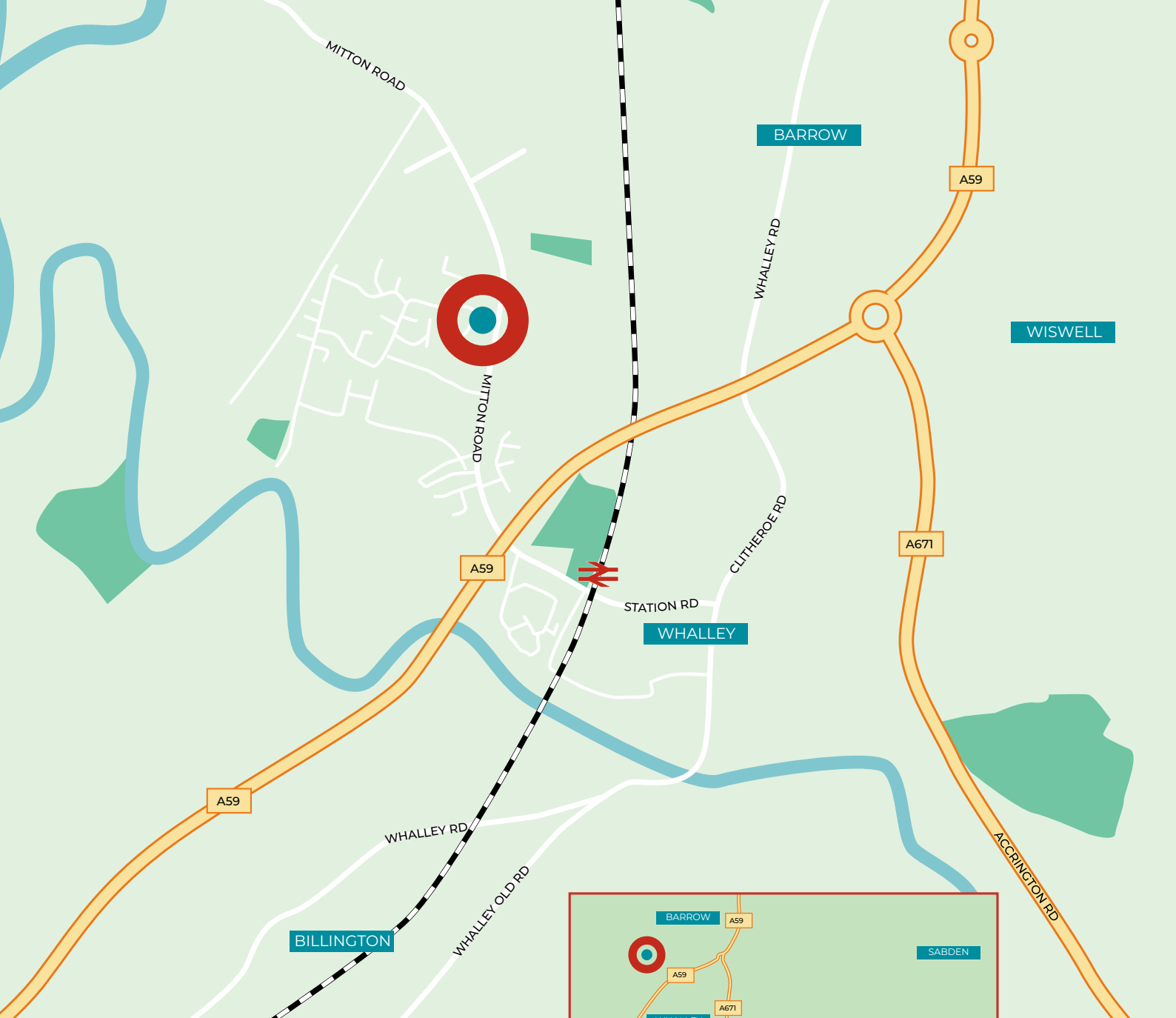
spectacular countryside to explore, with a little help from Whalley Warm & Dry, an outdoor clothing and footwear specialists that walkers travel from across the UK to visit. Closer to home, Spring Wood offers an idyllic spot to enjoy a picnic with the children amongst a rare ancient woodland.

Transport Links

Whalley Railway Station, just 3 minutes drive from Mitton Grange, has direct trains to Blackburn in just over 15 minutes, and onward to Manchester in just over an hour. The development lies just off the A59, with Blackburn around 8 miles away,

Preston around 15 miles and Manchester around 30 miles. Manchester Airport and Leeds/Bradford Airport are both around an hour's drive.





MITTON GRANGE

Whalley

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