

TAYLOR'S GREEN

DARWEN

AN EXQUISITE COLLECTION OF
3 & 4 BEDROOM HOMES



Welcome to Taylor's Green

Introducing this superb development of three and four bedroom homes located in the delightful market town of Darwen. Darwen features an array of amenities, including the historic and recently refurbished Darwen Town Hall/Market and a great variety of restaurants, cafés and bars in the town centre.



Education

Hoddlesden St Paul's Church of England Primary School

One of the top performing non-selective schools in Darwen. Pupils of the school are provided with a broad and balanced curriculum set within a caring and supportive environment. This lovely school promotes cultural development through a range of experiences which guide children toward a better future.

Darwen St Peter's Church of England Primary School

Parents agree that their children are happy at this local primary school. A welcoming, caring school proud of its academic success. The school is set in extensive grounds, providing the children with rich outdoor learning opportunities and fantastic views of the town and neighbouring countryside.

Darwen Aldridge Community Academy

A well-established successful academy where all students are nurtured to reach their full academic potential and develop a lifelong passion for learning. Set in a modern learning environment, the DACA encourages students to be self-confident, have respect for themselves and others, and be proud of their community.

Although the schools listed above are nearby, we cannot guarantee admission.





Connections

Good transport links to nearby towns, cities and further afield.



Destinations by car

13
min

Blackburn
5.2 miles

23
min

Bolton
9.1 miles

45
min

Manchester
20.9 miles



Destinations by train
Darwen station

7
min

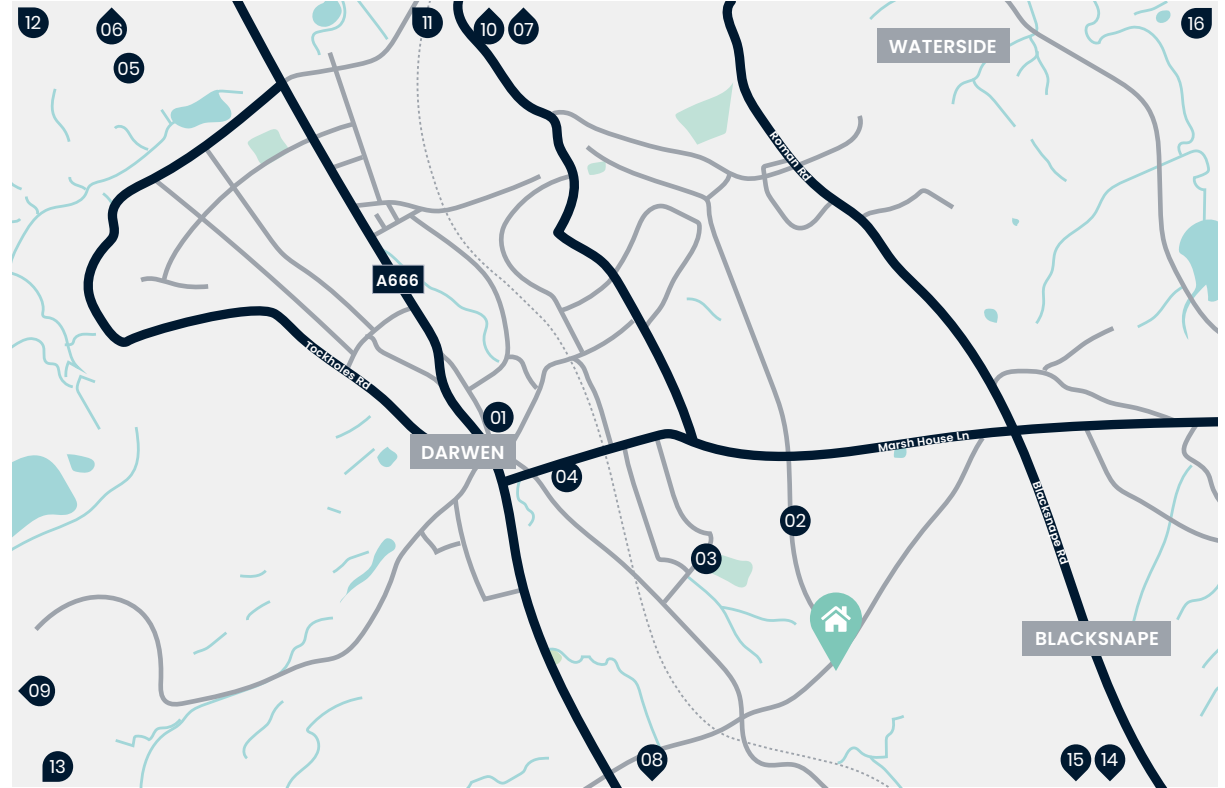
Blackburn

21
min

Bolton

42
min

Manchester Victoria



Your nearest transport links



Darwen
Railway Station



M65



Manchester
Airport

Up to 2 Miles

01. Darwen Town Hall
02. Londis
03. St Peter's C Of E Primary School
04. Darwen Aldridge Community Academy

Up to 5 Miles

05. Darwen Golf Club
06. Blackburn Rovers Football Club
07. Royal Blackburn Hospital
08. Turton & Entwistle Reservoir

Up to 10 Miles

09. Roddlesworth Waterfall
10. The Mall, Blackburn
11. Witton Country Park
12. Hoghton Tower

Up to 25 Miles

13. Ninja Warrior UK Adventure
14. Manchester
15. LEGOLAND® Discovery Centre
16. Gawthorpe Hall



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2023.

DARWEN

Existing development

- The Alderley
- The Kingston
- The Pinewood
- The Rosewood
- The Orford

- The Buckland
- The Ashleworth
- The Langford
- The Oxford
- The Portland
- The Selsdon

Existing development

Existing development



○ – Sold

SS – Sub-Station

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. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.

The Alderley

3 Bedroom Home



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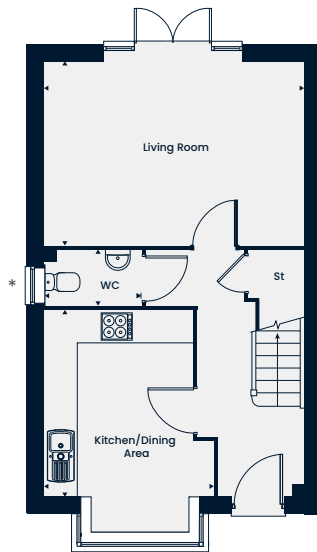


The Alderley

3 Bedroom Home

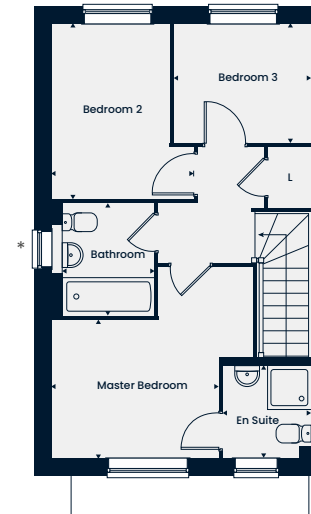
Total Area 860 sq. ft.

A delightful three bedroom home featuring a spacious living room with double doors leading out to the garden and a separate kitchen/dining area. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.09m x 3.17m 13'5" x 10'5"
Living Room	4.84m x 3.43m 15'11" x 11'3"
WC	1.83m x 1.03m 6'0" x 3'5"



First Floor

Main Bedroom	3.54m x 3.12m 11'8" x 10'3"
En Suite	1.70m x 1.63m 5'7" x 5'4"
Bedroom 2	3.28m x 2.21m 10'9" x 7'3"
Bedroom 3	2.54m x 2.23m 8'4" x 7'4"
Bathroom	2.07m x 1.70m 6'9" x 5'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. *Plot specific windows to end terrace only. May 2024.

The Orford

3 Bedroom Home



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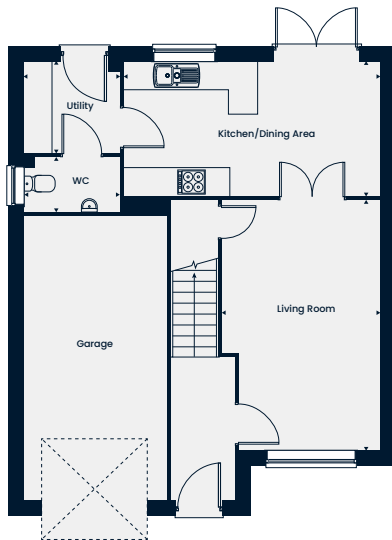


The Orford

3 Bedroom Home

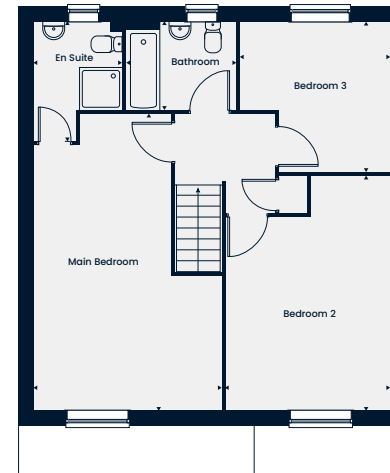
Total Area 1,062 sq. ft.

A spacious three bedroom home with a living room leading through to an open-plan kitchen/dining area with double doors leading out to the garden and a separate utility. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.42m x 2.95m 17'9" x 9'5"
Living Room	5.01m x 3.29m 17'3" x 9'5"
Utility	2.03m x 1.94m 6'8" x 6'5"
WC	2.03m x 0.91m 6'8" x 3'8"



First Floor

Main Bedroom	6.00m x 4.16m 18'4" x 9'6"
En Suite	2.70m x 1.81m 8'4" x 6'2"
Bedroom 2	4.55m x 3.29m 13'4" x 11'0"
Bedroom 3	3.46m x 3.16m 10'5" x 10'0"
Bathroom	2.39m x 2.01m 7'7" x 6'2"

WC – Cloakroom

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The Oxford

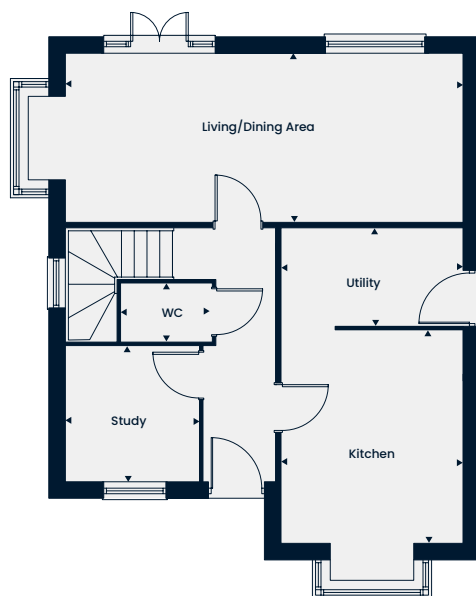
4 Bedroom Home



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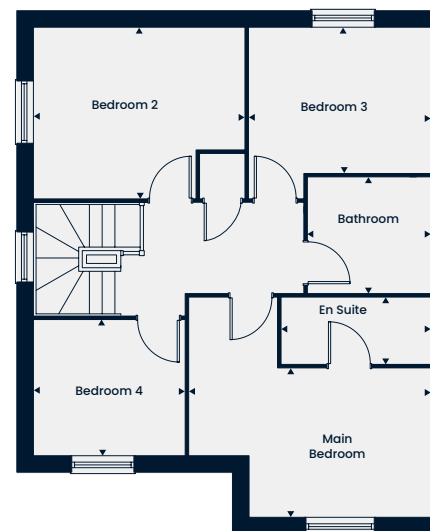


A lovely four bedroom home featuring a living/dining area with a bay window and double doors to the garden. A separate kitchen, also with a bay window, and a utility area leading to the garden complete the ground floor. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen	3.87m x 3.27m 12'8" x 10'9"
Living/Dining Area	7.21m x 3.04m 23'8" x 10'0"
Study	2.45m x 2.41m 8'0" x 7'11"
Utility	3.27m x 1.75m 10'9" x 5'9"
WC	1.65m x 1.05m 5'5" x 3'5"



First Floor

Main Bedroom	4.30m x 2.69m 14'1" x 8'10"
En Suite	2.70m x 1.20m 8'10" x 3'11"
Bedroom 2	3.82m x 3.09m 12'7" x 10'2"
Bedroom 3	3.30m x 2.63m 10'10" x 8'8"
Bedroom 4	2.77m x 2.48m 9'1" x 8'2"
Bathroom	2.22m x 2.10m 7'3" x 6'11"

WC – Cloakroom

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The Ashleworth

4 Bedroom Home



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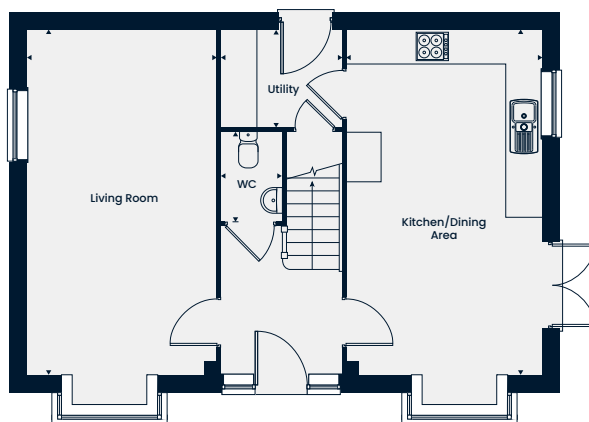


The Ashleworth

4 Bedroom Home

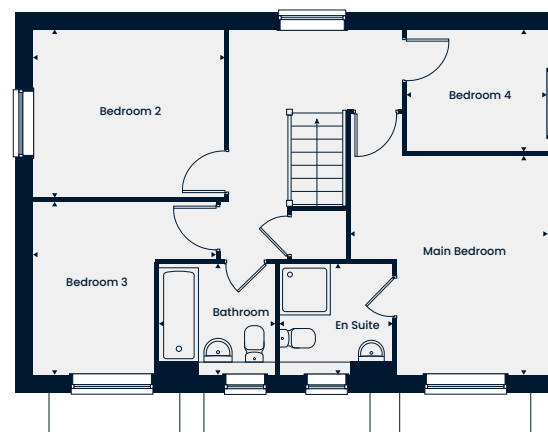
Total Area 1,249 sq. ft.

A lovely four bedroom home with a living room and a separate large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is an en suite main bedroom, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.72m x 3.50m 22'1" x 11'6"
Living Room	6.72m x 3.40m 22'1" x 11'2"
Utility	2.13m x 1.74m 7'0" x 5'9"
WC	1.61m x 1.07m 5'4" x 3'6"



First Floor

Main Bedroom	3.92m x 3.52m 12'10" x 11'7"
En Suite	2.01m x 1.76m 6'7" x 5'9"
Bedroom 2	3.46m x 3.01m 11'4" x 9'11"
Bedroom 3	3.28m x 3.09m 10'9" x 10'2"
Bedroom 4	2.51m x 2.18m 8'3" x 7'2"
Bathroom	2.07m x 1.76m 6'9" x 5'9"

WC – Cloakroom

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The Langford

4 Bedroom Home



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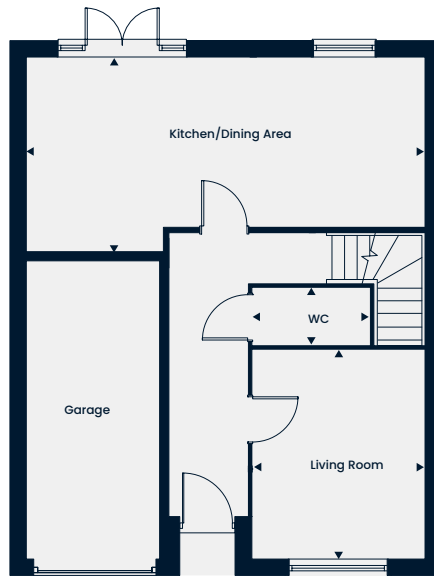


The Langford

4 Bedroom Home

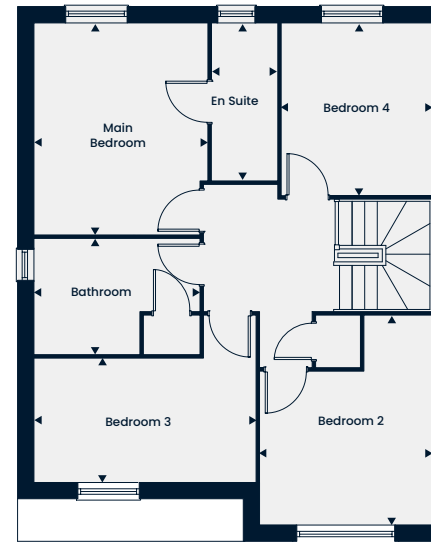
Total Area 1,264 sq. ft.

A spacious four bedroom home with a living room and a separate open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	7.32m x 3.55m 24'0" x 11'8"
Living Room	3.84m x 3.16m 12'7" x 10'4"
WC	2.16m x 1.05m 7'1" x 3'5"



First Floor

Main Bedroom	3.88m x 3.18m 12'9" x 10'5"
En Suite	2.88m x 1.20m 9'6" x 3'11"
Bedroom 2	3.16m x 2.81m 10'4" x 9'2"
Bedroom 3	4.07m x 2.26m 13'4" x 7'5"
Bedroom 4	3.16m x 2.76m 10'4" x 9'1"
Bathroom	3.03m x 2.12m 9'11" x 6'11"

WC – Cloakroom

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The Buckland

4 Bedroom Home



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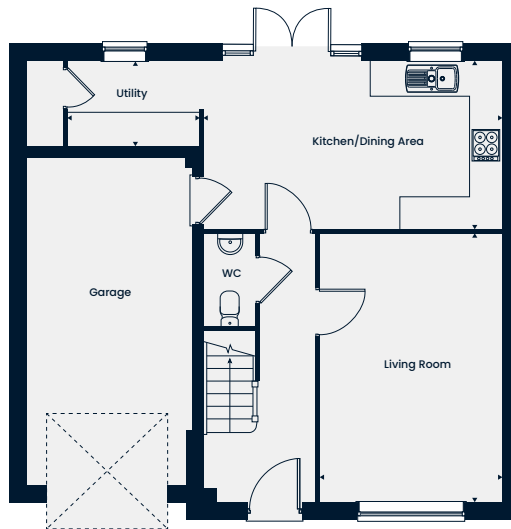


The Buckland

4 Bedroom Home

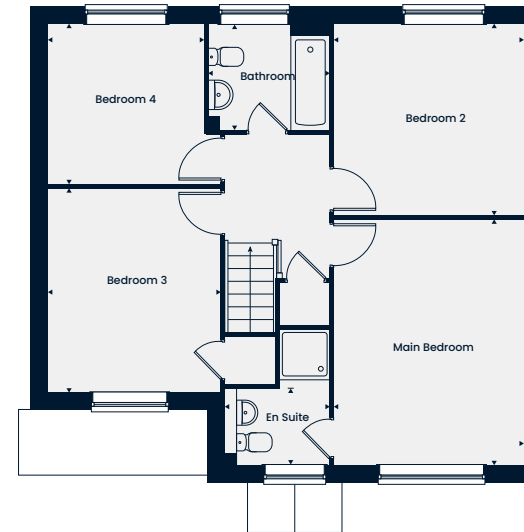
Total Area 1,257 sq. ft.

A spacious four bedroom home which benefits from a living room and a separate open-plan kitchen/dining area with double doors leading out to the garden, a utility room and integrated access to the garage. Upstairs there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.38m 18'1" x 10'1"
Living Room	4.93m x 3.38m 16'2" x 11'1"
Utility	2.52m x 1.57m 8'3" x 5'2"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.72m 8'2" x 5'8"
Bedroom 2	3.49m x 3.48m 11'6" x 11'5"
Bedroom 3	3.72m x 3.19m 12'3" x 10'6"
Bedroom 4	2.94m x 2.88m 9'8" x 9'6"
Bathroom	2.22m x 1.92m 7'4" x 6'4"

WC – Cloakroom

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The Portland

4 Bedroom Home



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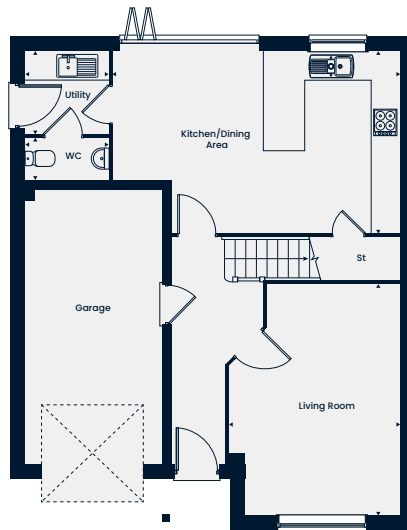


The Portland

4 Bedroom Home

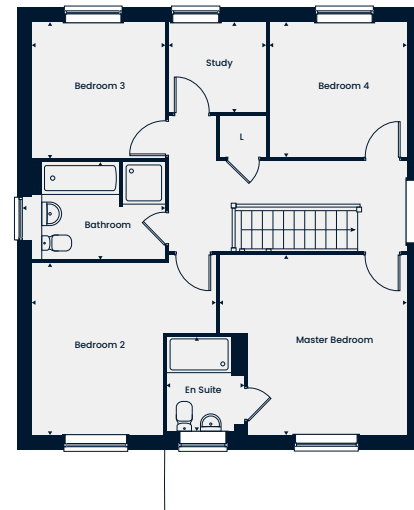
Total Area 1,421 sq. ft.

A lovely four bedroom home with a living room and separate open-plan kitchen/dining area with double doors leading out to the garden and a utility room. Upstairs there is a main bedroom with an en suite, three further bedrooms, a study and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.28m x 3.96m 20'7" x 13'0"
Living Room	5.04m x 3.72m 16'6" x 12'2"
Utility	1.84m x 1.78m 6'1" x 5'10"
WC	1.84m x 0.92m 6'1" x 3'0"



First Floor

Main Bedroom	3.91m x 3.46m 12'9" x 11'4"
En Suite	2.40m x 1.72m 7'8" x 5'6"
Bedroom 2	3.75m x 2.95m 12'3" x 9'6"
Bedroom 3	2.97m x 2.95m 9'7" x 9'6"
Bedroom 4	3.00m x 2.90m 9'8" x 9'5"
Study	2.19m x 1.95m 7'1" x 6'3"
Bathroom	2.95m x 2.19m 9'6" x 7'1"

WC – Cloakroom

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The Selsdon

4 Bedroom Home



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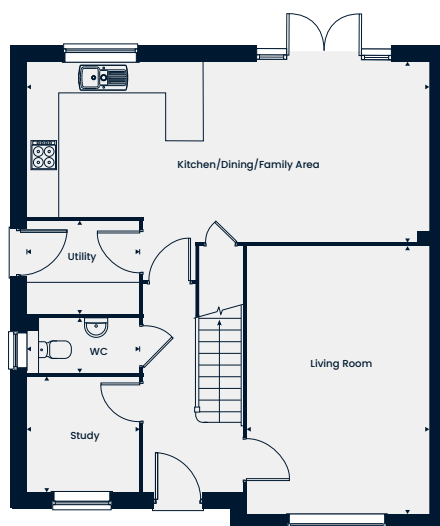


The Selsdon

4 Bedroom Home

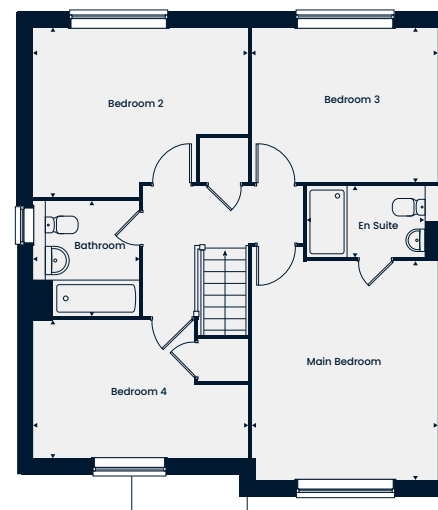
Total Area 1,509 sq. ft.

A spacious four bedroom home with a living room leading through to an open-plan kitchen/dining/family area with double doors leading out to the garden and a separate utility room. Upstairs there is a main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.60m 26'3" x 11'10"
Living Room	5.31m x 3.61m 17'5" x 11'10"
Study	2.28m x 2.23m 7'6" x 7'4"
Utility	2.23m x 1.83m 7'4" x 6'0"
WC	2.01m x 1.07m 6'7" x 3'6"



First Floor

Main Bedroom	4.35m x 3.64m 14'3" x 11'11"
En Suite	2.33m x 1.40m 7'8" x 4'7"
Bedroom 2	4.26m x 3.37m 14'0" x 11'1"
Bedroom 3	3.64m x 3.06m 11'1" x 10'0"
Bedroom 4	4.26m x 2.73m 14'0" x 9'0"
Bathroom	2.25m x 1.86m 7'5" x 6'1"

WC – Cloakroom

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