THE PASTURES

FARINGTON MOSS

A STUNNING COLLECTION OF

2, 3 & 4 BEDROOM HOMES

TILIA HOMES

Welcome to The Pastures

This stunning collection of two, three and four bedroom homes can be found in the pleasant village of Farington Moss on the southern outskirts of Preston. It's a great place to live, work and enjoy life.



Education

Pre-school to college-level education is available in and around the Farington Moss area.

Farington Moss St. Paul's C of E Primary School

This state-church school is located in the heart of Farington Moss. They are proud of their relationship with St. Paul's Church and encourage children to reach their full potential through inspiration and nurture.

Moss Side Primary School

Moss Side Primary School is rated 'outstanding' by Ofsted, has great links within the local community and boasts long-standing family connections. It offers a rich curriculum with a focus on English and Maths.

Balshaw's C of E High School

Balshaw's Church of England High School is a popular choice for secondary education and has a 'good' Ofsted rating. A range of subjects are taught at GCSE and other levels, with admirable grades achieved by its pupils.

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





Connections

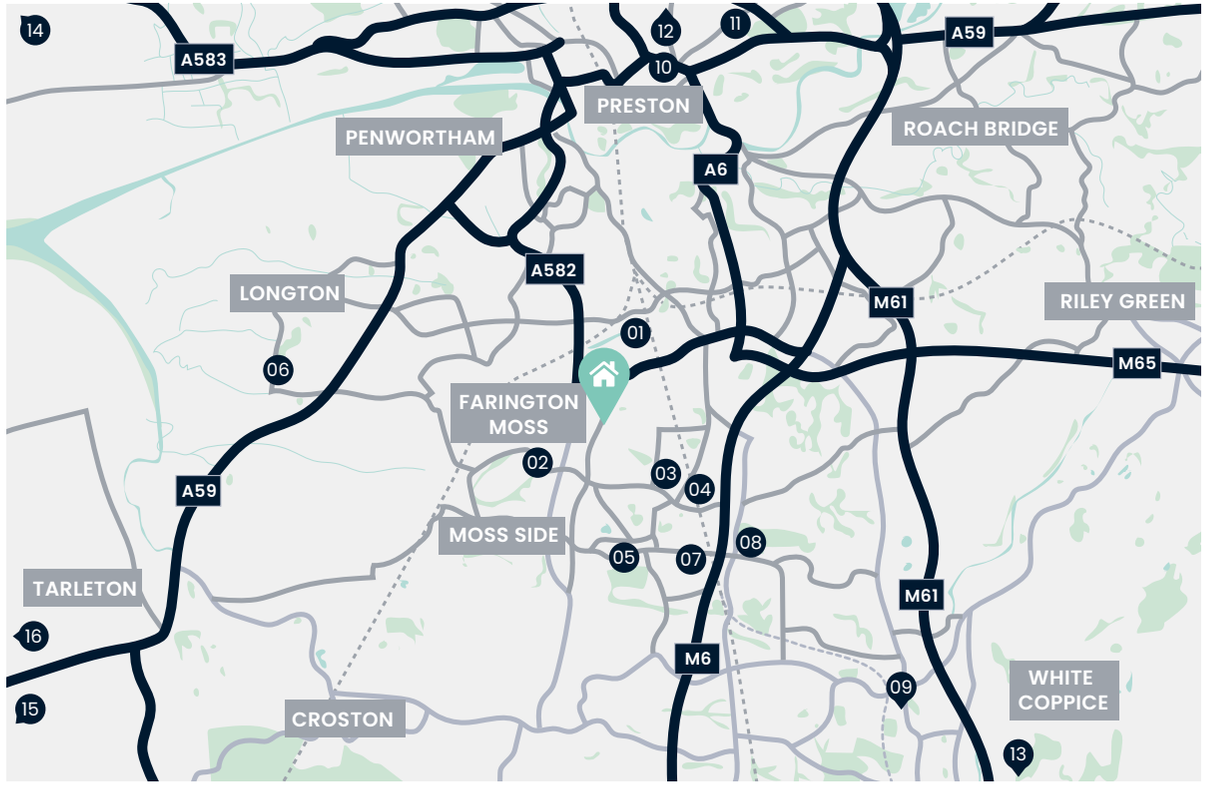
Good transport links to nearby towns, cities and further afield.

Destinations by car

15 min	Preston	6 miles
30 min	Blackburn	13 miles
39 min	Lancaster	32.7 miles

Destinations by train
Leyland train station

30 min	Blackpool North
49 min	Manchester Victoria
1 hr 15 min	Liverpool Central



Your nearest transport links

Leyland Station

M6

Manchester Airport

Up to 2 Miles

01. Farington Moss St Pauls C of E Primary School
02. Moss Side Primary School
03. Morrisons
04. Leyland station

Up to 5 Miles

05. Worden Park
06. Longton Brickcroft Nature Reserve
07. Balshaw's C of E High School
08. Leyland Golf Club Limited

Up to 10 Miles

09. Chorley and South Ribble Hospital
10. Harris Museum, Art Gallery & Library
11. West View Leisure Centre
12. Royal Preston Hospital

Up to 25 Miles

13. Go Ape Rivington
14. Blackpool
15. National Trust Formby
16. Southport Beach

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. August 2023.



The benefits of buying new

When you buy a home from Tilia Homes, you receive a 10-year NHBC Buildmark policy, ensuring long-term protection.

You will also receive a two-year builder warranty from Tilia Homes starting at legal completion and an additional eight years of structural insurance cover from a warranty provider (e.g. NHBC and LABC), which we hope gives you peace of mind in your new home.

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!

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

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

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 and 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. November 2025.

THE PASTURES

FARINGTON MOSS

This outstanding collection of two, three and four bedroom homes is located in the pleasant village of Farington Moss on the southern outskirts of Preston, making it just as easy to be in the buzz of the city as it is to be in the calm of the countryside.

2 Bedroom Homes

- The Denton

3 Bedroom Homes

- The Cedarwood
- The Holmewood
- The Redwood
- The Elderwood V1
- The Alderley
- The Bembridge
- The Kingston
- The Greenwood
- The Morden

4 Bedroom Homes

- The Castleford
- The Cranford
- The Hareford
- The Chelmsford
- The Chiddingstone
- The Buckland
- The Selsdon
- The Ashleworth
- The Ambleside



N

Sunset Sunrise

– Affordable Homes

BCP – Bin Collection Point

B/C – Bin/Cycle Store

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 Morden | 3 Bedroom Home

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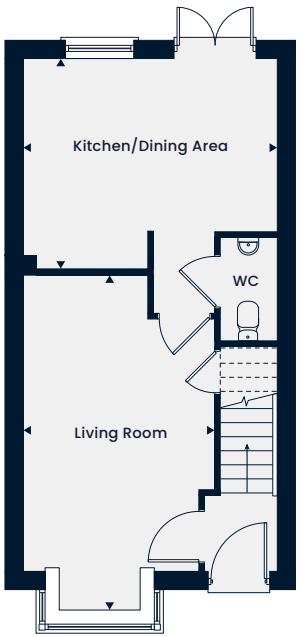


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Morden | 3 Bedroom Home

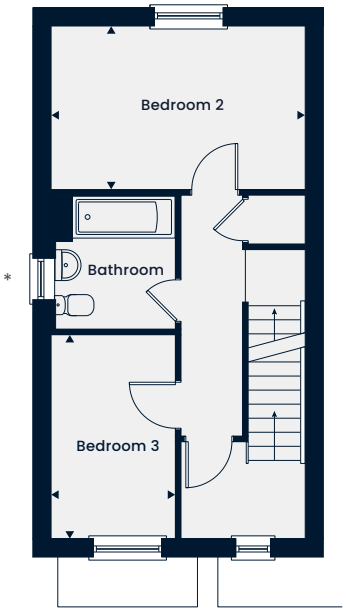
Total Area 1,092 sq. ft.

A modern three bedroom, three storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



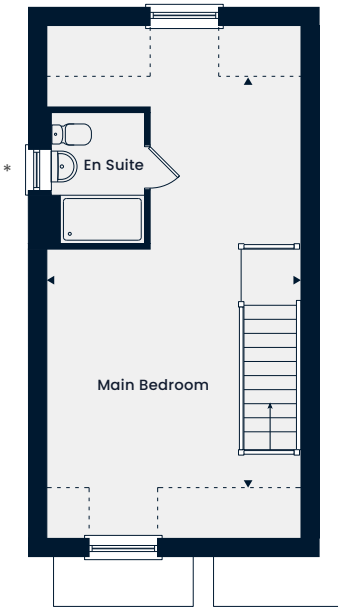
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"

- - - - Reduced Head Height 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. April 2022.

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