TAYLOR'S GREEN

DARWEN

AN EXQUISITE COLLECTION OF

3 & 4 BEDROOM HOMES

TILIA 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

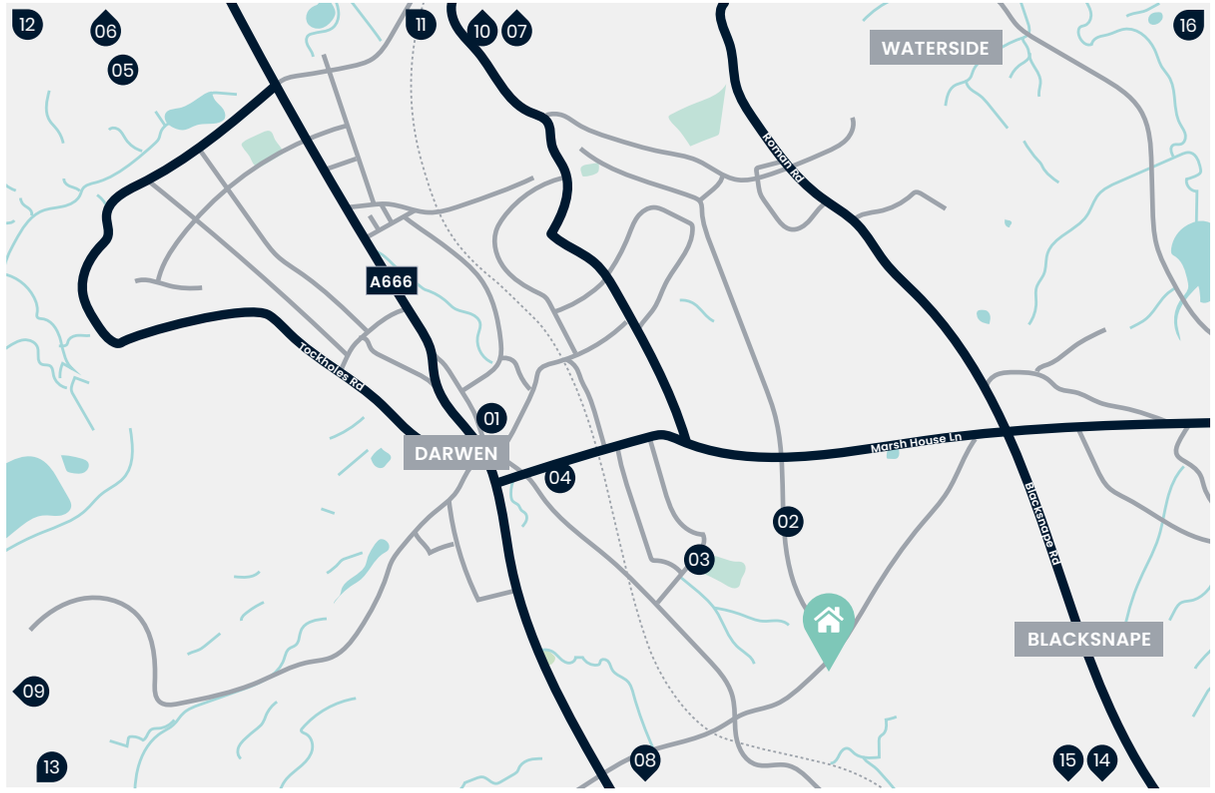
Good transport links to nearby towns, cities and further afield.

Destinations by car

13 min	Blackburn	5.2 miles
23 min	Bolton	9.1 miles
45 min	Manchester	20.9 miles

Destinations by train Dawrwen 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

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. May 2024.



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 Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.

Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.

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.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.

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.

Help to Buy

Backed by HM Government

Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



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

4 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2022 HOME BUILDERS FEDERATION

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

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. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. 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 2022.

TAYLOR'S GREEN

DARWEN

This outstanding collection of three and four bedroom homes is located in the delightful market town of Darwen, 4.3 miles* south of Blackburn.



3 Bedroom Homes

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

4 Bedroom Homes

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

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. July 2025.

Sunrise
N
Sunset

○ – Sold

SS – Sub-Station

The Selsdon

4 Bedroom Home

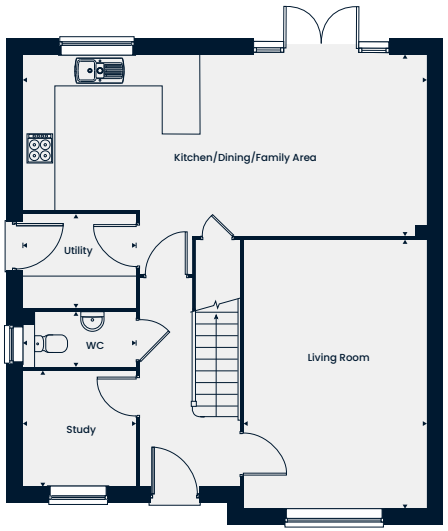
TILIA HOMES

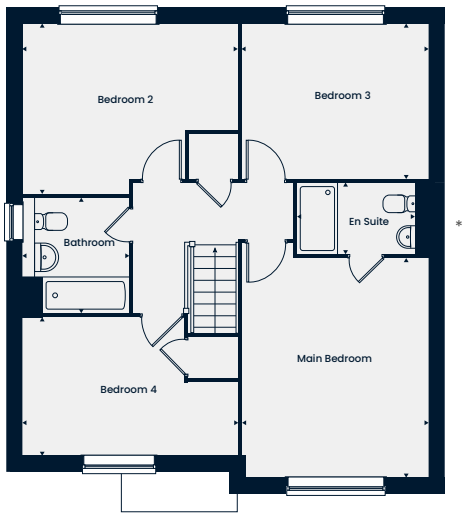


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided),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

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

*En suite window omitted to plot 28 & 27. 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. September 2025.

TILIA HOMES

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