ALSTON GRANGE

LONGRIDGE

A STUNNING COLLECTION OF
2, 3, 4 & 5 BEDROOM HOMES



Welcome to Alston Grange

This outstanding collection of two, three, four and five bedroom homes is located in the lovely rural market town of Longridge, near Preston. Tucked away amongst the rolling fields of the Ribble Valley, it is perfect for leaving the hustle and bustle behind.

Location

Tucked away amongst the rolling fields of the Ribble Valley, the thriving semi-rural market town of Longridge is the perfect place to put down roots.

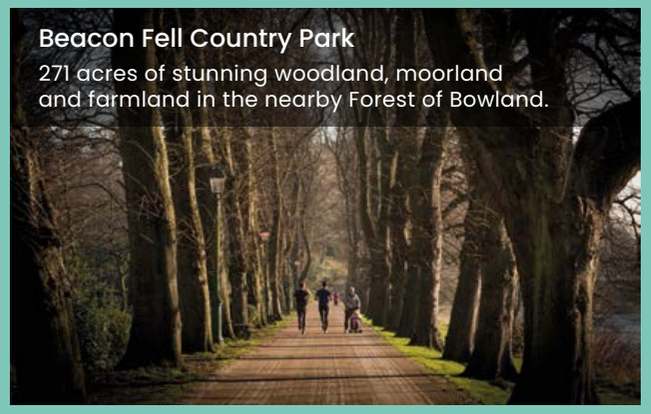
Longridge is the shopping and social centre of the local farming community, attracting visitors to the town from all over the region, making you feel part of traditional life in the country. You'll also find a wide range of pubs, restaurants and cafes, a multitude of local services, public library and post office. Set in glorious countryside, the town is also an extremely popular starting point for country walks and cycle rides.





Berry Lane

A collection of independent shops from antiques and emporiums to butchers and boutiques.



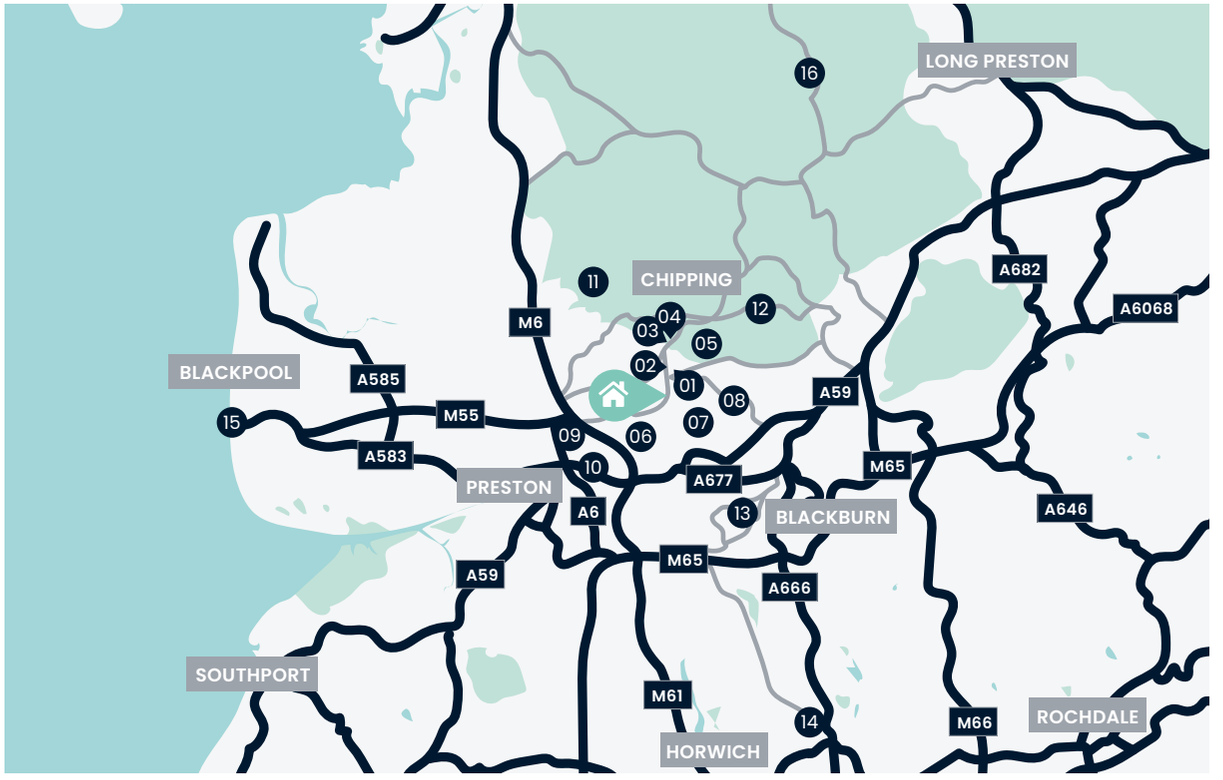
Beacon Fell Country Park

271 acres of stunning woodland, moorland and farmland in the nearby Forest of Bowland.



Longridge Fell

Climb to the top of the Longridge Fell and reach amazing views of the whole of the Fylde Plain.



Your nearest transport links

Preston Station

M6

Manchester Airport

Up to 2 Miles

01. St Cecilia's RC High School
02. Longridge High School
03. St Wilfrid's Primary School
04. Berry Lane

Up to 5 Miles

05. Longridge Golf Course
06. Clip 'n' Climb Preston
07. Hothersall Lodge Outdoor Education
08. Roman Baths Ribchester

Up to 10 Miles

09. Royal Preston Hospital
10. Moor Park High School & Sixth Form
11. Beacon Fell Country Park
12. Longridge Fell

Up to 25 Miles

13. Witton Country Park
14. Smithills Open Farm
15. Blackpool Pleasure Beach
16. Forest of Bowland AONB

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

Connections

Longridge provides the best of both worlds, offering a country lifestyle, yet conveniently placed for commuting to the wider area.

Alston Grange offers residents all the benefits of countryside living, yet is perfect for commuting to Liverpool, Manchester and to the wider area with the M6 and the national motorway network less than 5 miles away. International travel is simple with Manchester and Leeds Bradford airports both within easy driving distance at 52 minutes and an hour and 30 minutes respectively. The nearest train station to Alston Grange is Preston, a major station on the West Coast Main Line with convenient links to London and Scotland.



Destinations by car

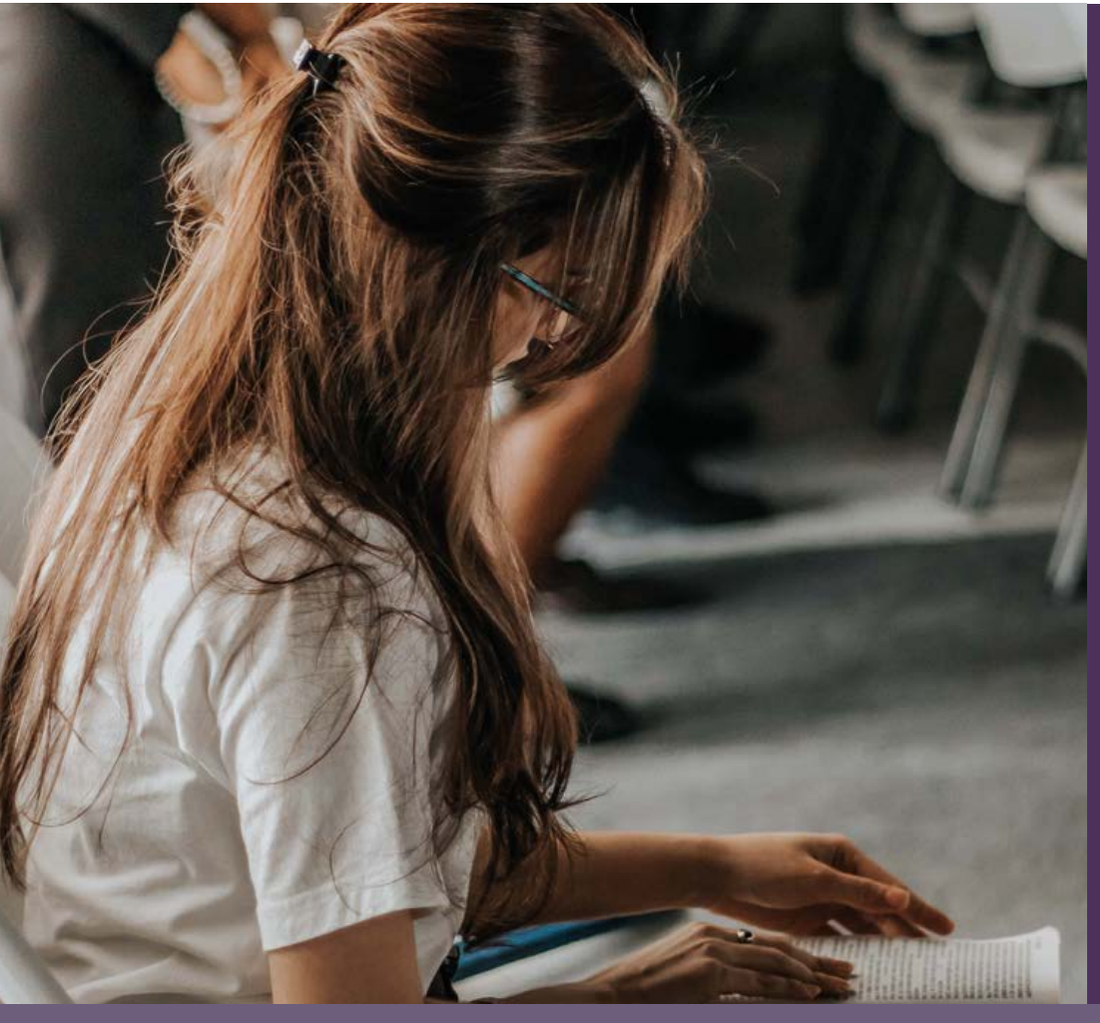
20 min	Preston 6.8 miles
27 min	Blackburn 11.1 miles
56 min	Manchester 36.7 miles

Destinations by train

Preston Station

57 min	Manchester Airport
2 hr 32 min	London Euston
2 hr 36 min	Glasgow Central

Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Education

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

Alston Grange is ideally situated for young families, as there are three primary and two secondary schools within just 2 miles of the development, including Longridge High School, just 0.5 miles away.

Longridge C of E Primary School

Longridge C of E Primary School is committed to high standards and ensuring children achieve their fullest academic potential. Longridge C of E Primary School provides an environment that allows children to thrive socially and emotionally.

St Wilfrid's Primary School

St Wilfrid's Primary School aims to help children in all areas of the curriculum including core and foundation subjects of the national curriculum. The school boasts long-standing connections with the local parish.

St Cecilia's RC High School

St Cecilia's RC High School is a popular choice for secondary education and has a 'Good' Ofsted rating. A variety of subjects are taught to GCSE and other levels, with admirable grades achieved by its pupils.

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

ALSTON GRANGE

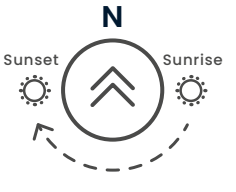
LONGRIDGE

This outstanding collection of two, three, four and five bedroom homes is located in the lovely rural market town of Longridge, near Preston. Tucked away amongst the rolling fields of the Ribble Valley, it is perfect for leaving the hustle and bustle behind.



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Bungalow	The Elderwood	The Chelmsford	The Cranford 2
The Denton	The Holmewood	The Hareford	The Blakeney
	The Coleridge	The Mapleford	The Brockhampton
	The Kingston	The Eastford	The Sheringham
	The Cedarwood	The Pensford	The Ellesworth
	The Hopwood	The Alfriston	The Ravensworth
		The Buckland	

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. September 2024.



- Homes for sale by Onward Homes
- Affordable
- Cycle Store
- LAP – Local Area of Play
- PS – Pumping Station
- SS – Sub Station



TILIA
HOMES

Immerse yourself in life at Alston Grange

Explore Longridge using our local area guide



Longridge High Street



Alston Reservoir



Tilia Homes Alston Grange

Parks & Outdoor Spaces

1. Longridge Alston Reservoir
2. John Smith's Playing Field
3. Grimsargh Wetlands
4. Spade Mill Reservoir No. 1
5. Doggy Park

Pubs & Restaurants

6. The Look Out Cafe
7. The Dog Inn at Longridge
8. Francos Restaurant
9. Old Oak
10. Fell Bistro Longridge
11. The Forrest Arms

Shopping

12. Longridge Store
13. Deepdale Retail Park
14. ALDI
15. Sainsbury's

Useful Amenities

16. Alston Lane Catholic Primary School and Nursery
17. Longridge High School
18. Longridge Vets
19. Stonebridge Surgery
20. Longridge Post Office
21. The Longridge Nursery

Attractions

22. Longridge Sports Centre
23. Harris Museum, Art Gallery & Library
24. Longridge Library
25. Odeon Cinema
26. Longridge Town Football Club
27. Ribchester Roman Museum
28. Gorlands Swimming Pool
29. St. Lawrence's Church
30. Alston Dairy Farm

The Eastford | 4 Bedroom Home

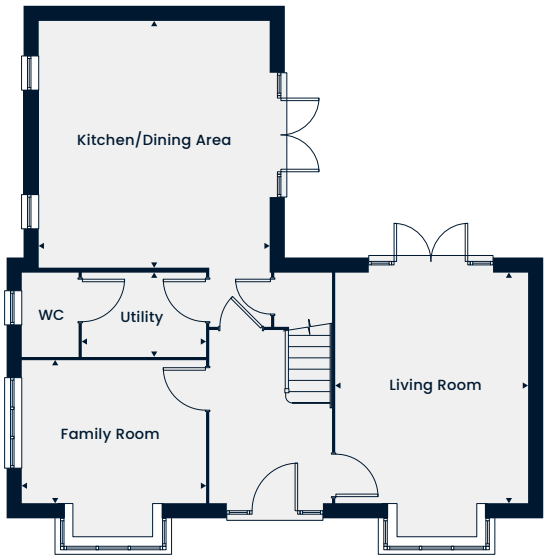
TILIA HOMES



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. Properties may also be built handed (mirror image). Please ask for further details.

The Eastford | 4 Bedroom Home | Total Area 1,522 sq. ft.

This stunning four bedroom detached home comes with double bay windows, dual aspect living room and a splendid kitchen/dining area.
The first floor contains an impressive main bedroom with an en suite. Three further spacious bedrooms have easy access to the family bathroom.
This home is completed with a garage and driveway.





Ground Floor

Kitchen/Dining Area	4.88m x 4.57m | 16'0" x 15'0"
Living Room	4.56m x 3.82m | 15'0" x 12'6"
Family Room	3.65m x 2.82m | 12'0" x 9'3"
Utility	2.46m x 1.65m | 8'1" x 5'5"

First Floor

Main Bedroom	4.57m x 3.74m | 15'0" x 12'3"
Bedroom 2	3.95m x 3.37m | 13'0" x 11'1"
Bedroom 3	3.72m x 2.87m | 12'3" x 9'5"
Bedroom 4	3.72m x 2.28m | 12'2" x 7'6"

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. November 2021.

TILIA HOMES

The Pensford | 4 Bedroom Home

TILIA HOMES



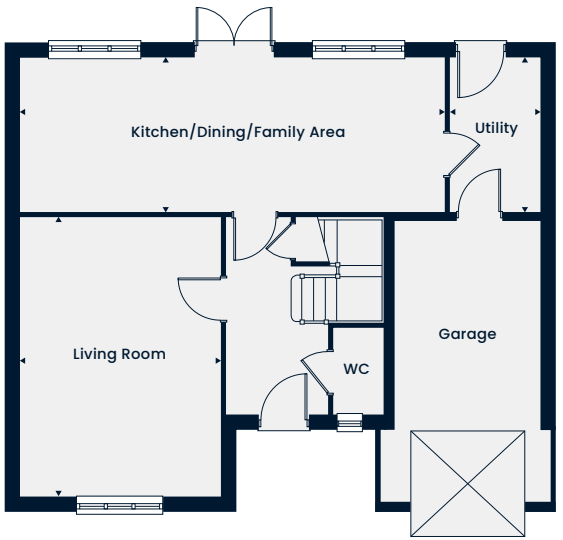
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided),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

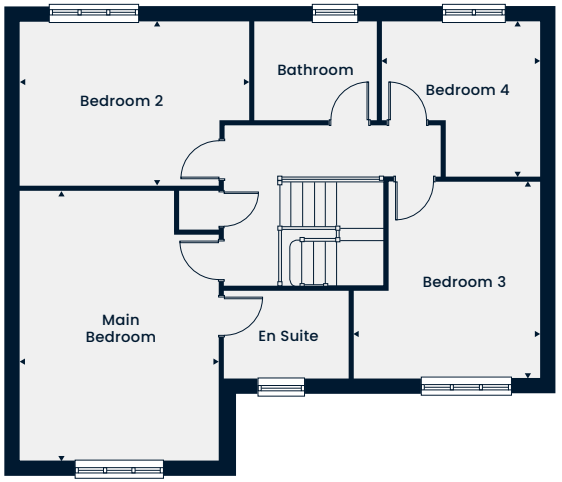
The Pensford

4 Bedroom Home

Total Area 1,574 sq. ft.

The Pensford is a beautifully designed four bedroom detached home featuring an integral garage and a driveway. The ground floor comprises an extensive kitchen/dining/family area and spacious living room. On the first floor you'll find the main bedroom and modern en suite with downlights and heated towel rail. The first floor is completed with three further spacious bedrooms.





Ground Floor

Kitchen/Dining/Family Area	8.42m x 3.03m | 27'8" x 9'11"
Living Room	5.51m x 3.95m | 18'1" x 12'11"
Utility	3.03m x 1.80m | 9'11" x 5'11"

First Floor

Main Bedroom	4.46m x 3.95m | 14'8" x 12'11"
Bedroom 2	4.55m x 3.25m | 14'11" x 10'8"
Bedroom 3	3.90m x 3.70m | 12'10" x 12'1"
Bedroom 4	3.14m x 3.07m | 10'3" x 10'1"

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. November 2021.

TILIA HOMES

The Brockhampton

5 Bedroom Home

TILIA HOMES

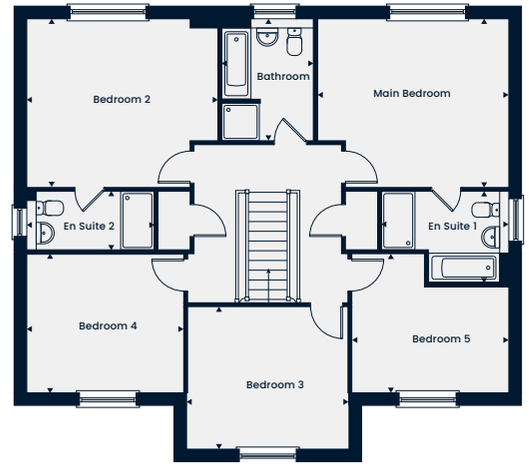


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided),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

The Brockhampton | 5 Bedroom Home | Total Area 2,256 sq. ft.

A stunning five bedroom family home offering a large kitchen/dining/family area with a bi-fold door to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete the first floor.





Ground Floor

Kitchen/Dining/Family Area	11.48m x 3.97m	37'8" x 13'0"
Living Room	4.77m x 3.97m	15'8" x 13'0"
Study	3.97m x 2.66m	13'0" x 8'8"
Utility	2.44m x 2.02m	8'0" x 6'7"

First Floor

Main Bedroom	4.54m x 4.01m	14'10" x 13'2"
En Suite 1	3.02m x 2.18m	9'11" x 7'1"
Bedroom2	4.54m x 4.01m	14'10" x 13'2"
En Suite 2	3.02m x 1.40m	9'11" x 4'7"
Bedroom 3	3.83m x 3.38m	12'6" x 11'1"
Bedroom 4	3.73m x 3.29m	12'3" x 10'9"
Bedroom 5	3.73m x 3.30m	12'3" x 10'10"
Bathroom	2.89m x 2.19m	9'5" x 7'2"

- - - - 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. November 2021.

TILIA HOMES

The Sheringham | 5 Bedroom Home

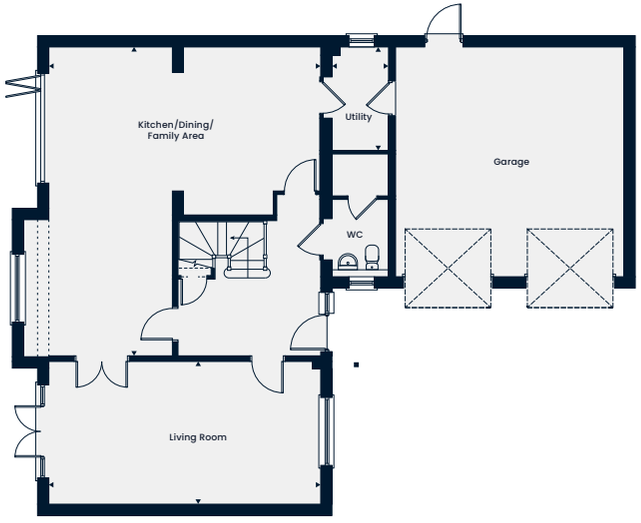
TILIA HOMES

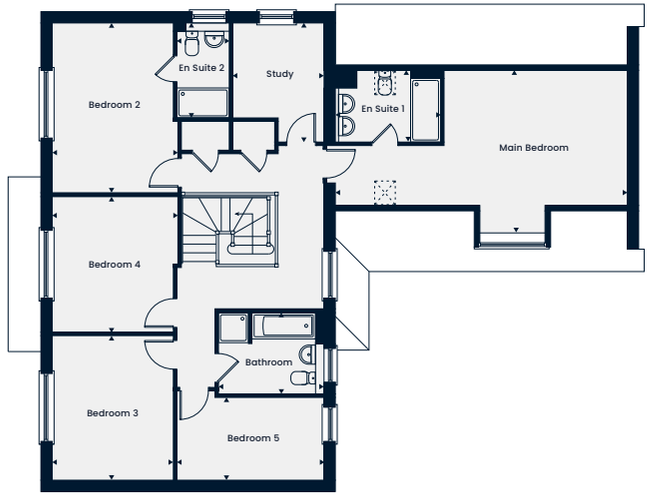


This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property.
External materials, finishes, landscaping and the position of garages (where provided),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

The Sheringham | 5 Bedroom Home | Total Area 2,338 sq. ft.

A beautiful five bedroom home featuring a spacious kitchen with a utility room and dining/family area with a bi-fold door leading into the garden. A separate living room with double doors provides additional access to the garden. Upstairs, the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms and a study complete the first floor. This home benefits from a double garage.





Ground Floor

Kitchen/Dining/Family Area	8.22m x 7.21m | 26'11" x 23'7"
Living Room	7.21m x 3.78m | 23'7" x 12'4"
Utility	2.74m x 1.48m | 8'11" x 4'10"

First Floor

Main Bedroom	7.74m x 3.61m | 25'4" x 11'10"
En Suite 1	2.88m x 1.92m | 9'5" x 6'3"
Bedroom 2	4.50m x 3.33m | 14'9" x 10'11"
En Suite 2	2.51m x 1.40m | 8'2" x 4'7"
Bedroom 3	3.83m x 3.21m | 12'6" x 10'6"
Bedroom 4	3.62m x 3.33m | 11'10" x 10'11"
Bedroom 5	3.90m x 2.18m | 12'9" x 7'1"
Study	3.15m x 2.41m | 10'4" x 7'10"
Bathroom	2.79m x 2.17m | 9'1" x 7'1"

- - - – Reduced Head Height ⊠ – Rooflight 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. November 2021.

TILIA HOMES

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.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.

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

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. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

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.



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 2022.

Alston Grange
Preston Road
Longridge
Lancashire
PR3 3BD

Find us using what3words
///awesome.somewhere.distracts

01772 340492
AlstonGrange.Sales@tiliahomes.co.uk
tiliahomes.co.uk

TILIA HOMES

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

FSC
www.fsc.org
MIX
Paper | Supporting responsible forestry
FSC® C006671

CARBON BALANCED PUBLICATION
WORLD LAND TRUST™
www.carbonbalancedpaper.com
Healeys Print Group Reg. 2108