

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.



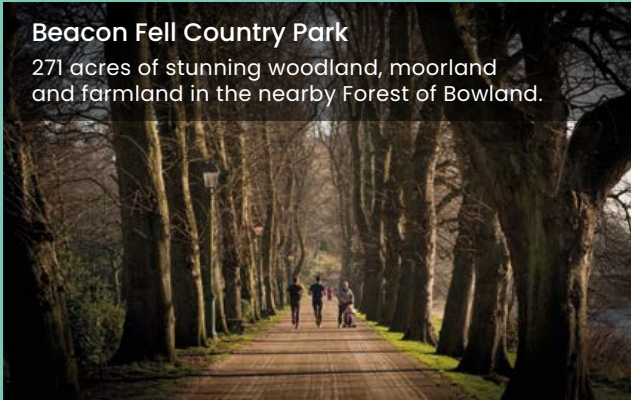
Berry Lane

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



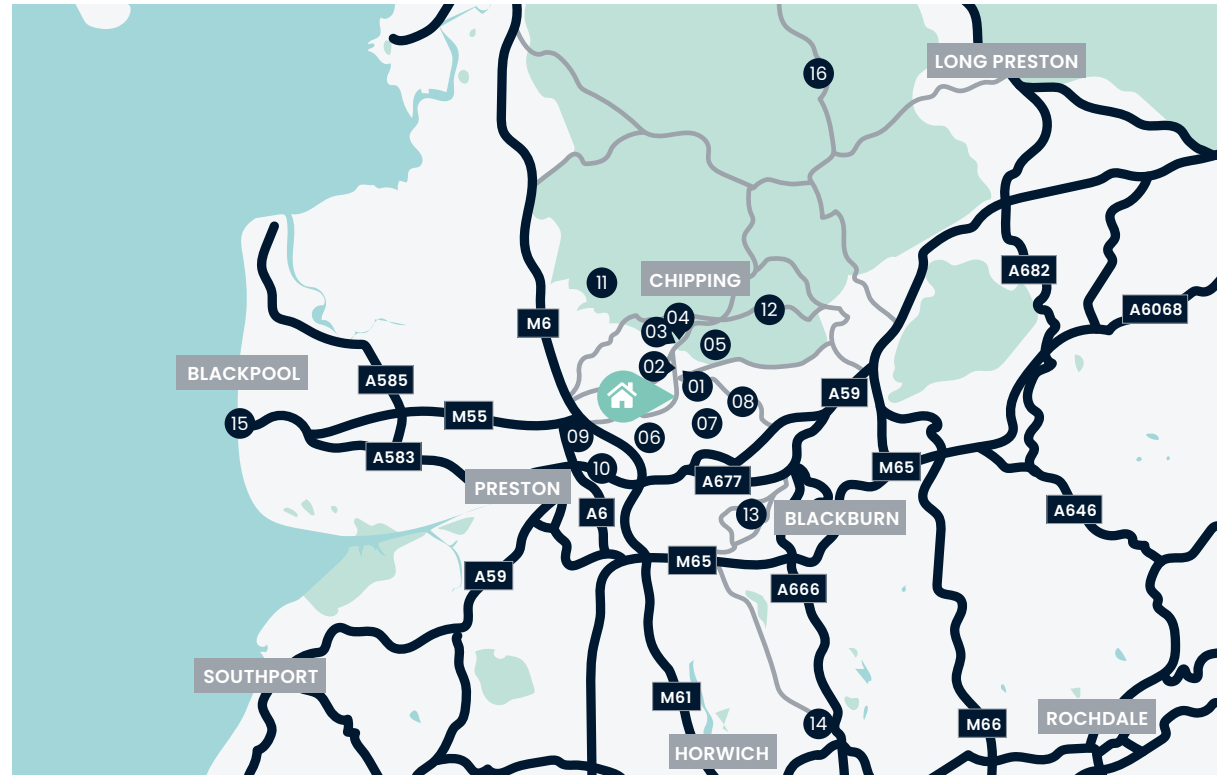
Beacon Fell Country Park

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.



20
min

Preston
6.8 miles

Destinations by car

27
min

Blackburn
11.1 miles

56
min

Manchester
36.7 miles



57
min

Manchester Airport

Destinations by train

Preston Station

2 32
hr min

London Euston

2 36
hr min

Glasgow Central



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.

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2 Bedroom Homes

- Bungalow
- The Denton

3 Bedroom Homes

- The Elderwood
- The Holmewood
- The Coleridge
- The Kingston
- The Cedarwood
- The Hopwood

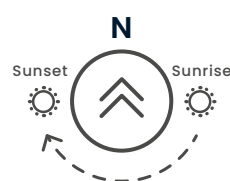
4 Bedroom Homes

- The Chelmsford
- The Hareford
- The Mapleford
- The Eastford
- The Pensford
- The Alfriston
- The Buckland

5 Bedroom Homes

- The Cranford 2
- The Blakeney
- The Brockhampton
- The Sheringham
- The Ellesworth
- The Ravensworth

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
- Local Area of Play
- Pumping Station
- 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 Mapleford

4 Bedroom Home



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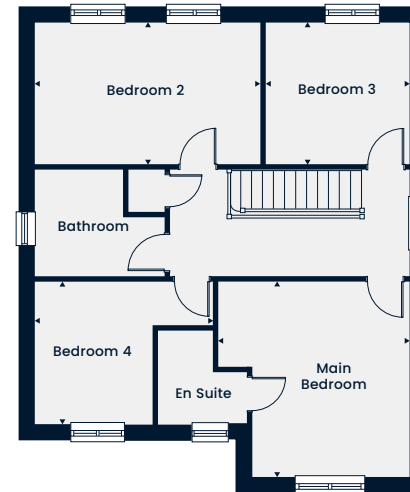


The Mapleford is a modern four bedroom home ideal for families. With a front aspect living room featuring a large bay window, and a kitchen/dining area with French doors leading out to the rear garden, perfect for hosting on a summer's day. The first floor features four generous bedrooms with easy access to the family bathroom. The main bedroom is completed by an en suite.



Ground Floor

Kitchen/Dining Area	5.99m x 3.03m 19'8" x 9'11"
Living Room	5.51m x 3.64m 18'1" x 11'11"
Utility	3.03m x 1.92m 9'11" x 6'4"



First Floor

Main Bedroom	4.18m x 3.39m 13'9" x 11'1"
Bedroom 2	4.82m x 3.03m 15'10" x 9'11"
Bedroom 3	3.10m x 3.03m 10'2" x 9'11"
Bedroom 4	3.82m x 3.06m 12'6" x 10'0"

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.

The Eastford

4 Bedroom Home



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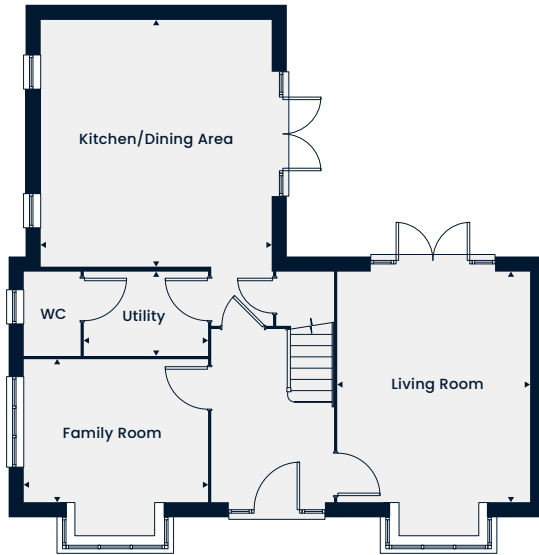


The Eastford

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

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The Pensford

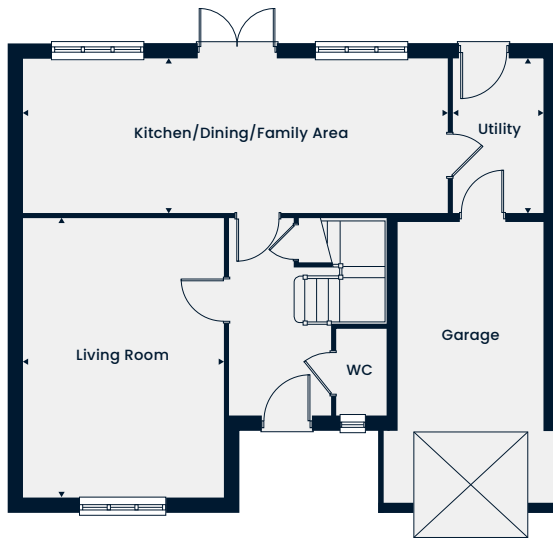
4 Bedroom Home



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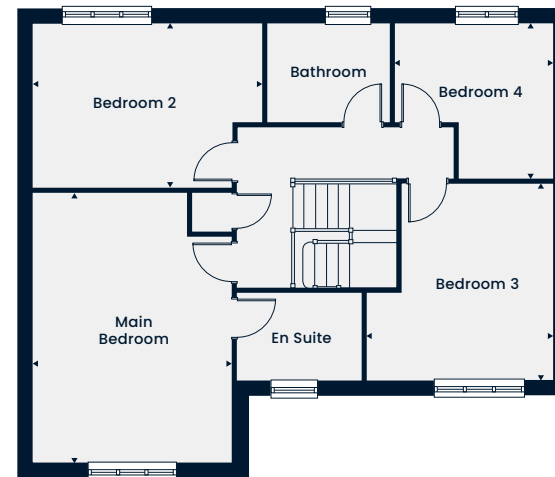


The Pensford is a beautifully designed four bedroom detached home featuring an integral garage and a driveway. The ground floor comprises an extensive kitchen/dining/family area and spacious living room. On the first floor you'll find the main bedroom and modern en suite with downlights and heated towel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

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The Ellesworth

5 Bedroom Home



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The Ellesworth

5 Bedroom Home

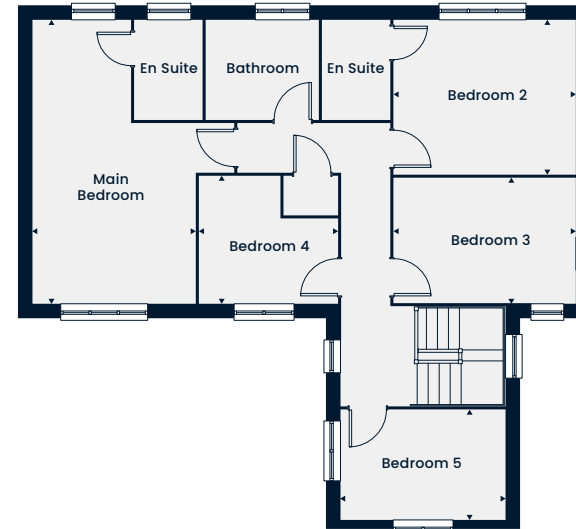
Total Area 1,765 sq. ft.

A modern five bedroom detached home, featuring a spacious kitchen/dining/family area, living room and separate study. On the first floor both the main bedroom and bedroom two feature a stylish en suite. Three further bedrooms and the family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area	7.46m x 4.05m 24'6" x 13'3"
Living Room	5.86m x 3.65m 19'3" x 12'0"
Study	3.39m x 2.26m 11'1" x 7'5"
Utility	2.45m x 1.66m 8'0" x 5'5"



First Floor

Main Bedroom	3.73m x 3.36m 12'3" x 11'0"
Bedroom 2	3.76m x 3.19m 12'4" x 10'5"
Bedroom 3	3.76m x 2.59m 12'4" x 8'6"
Bedroom 4	2.87m x 2.63m 9'5" x 8'7"
Bedroom 5	3.39m x 2.26m 11'1" x 7'5"

WC – Cloakroom

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The Brockhampton

5 Bedroom Home



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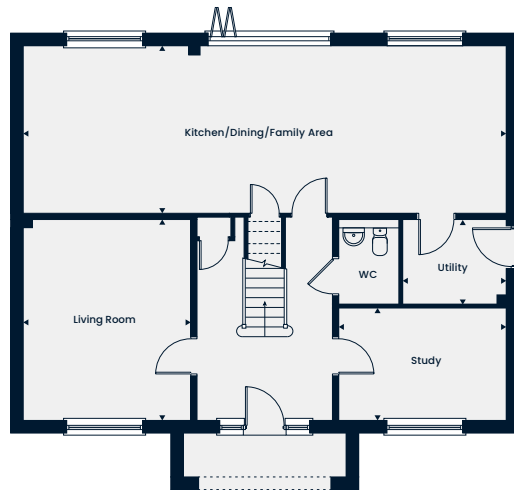


The Brockhampton

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"
Bedroom 2	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

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The Sheringham

5 Bedroom Home



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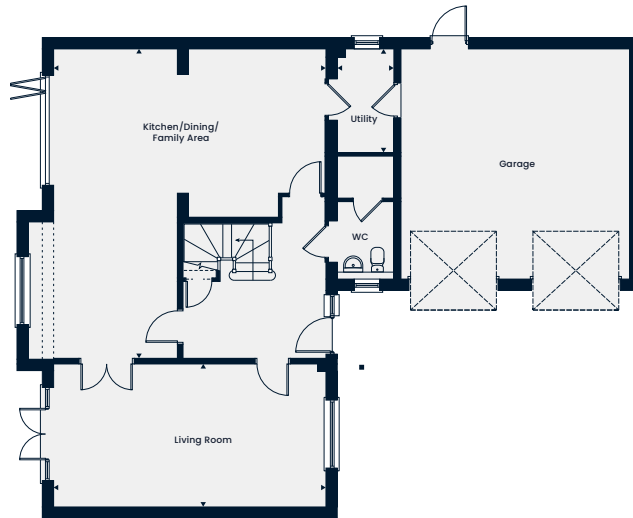


The Sheringham

5 Bedroom Home

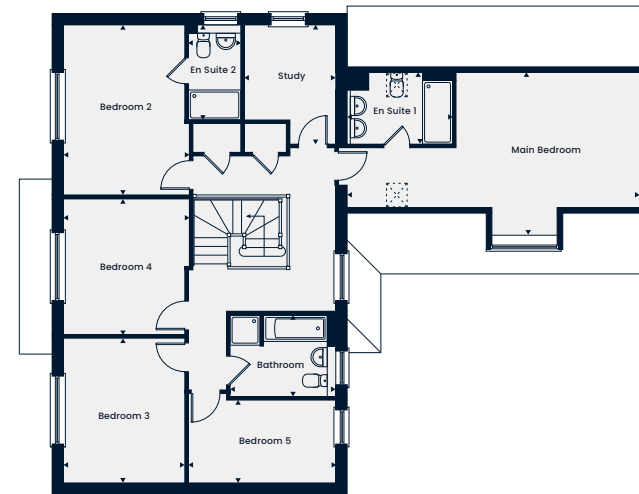
Total Area 2,338 sq. ft.

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

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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.



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. November 2022.

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