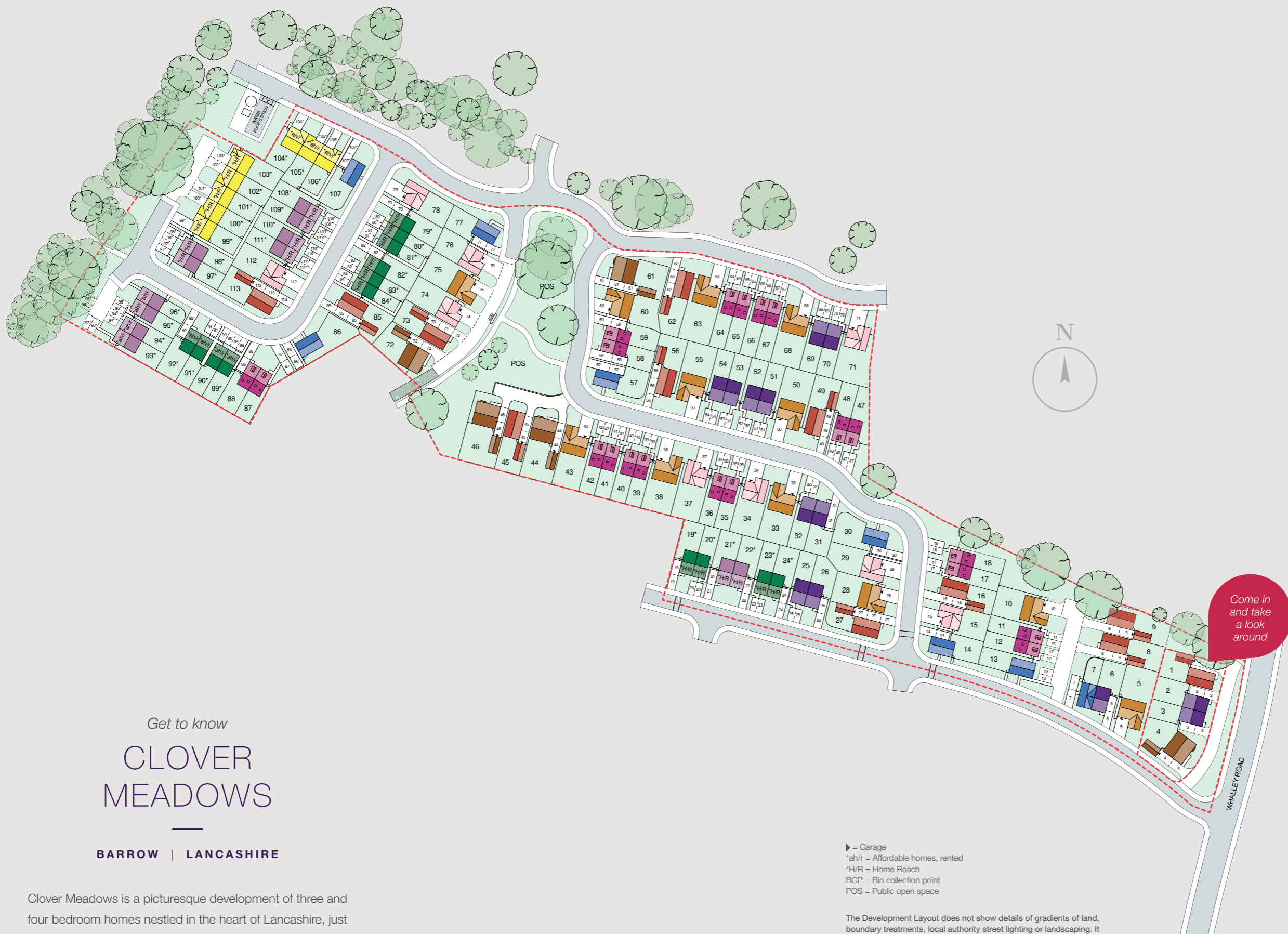


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Find your way around

CLOVER MEADOWS






BARROW | LANCASHIRE



4 BEDROOM HOMES

-  **The Manford**
4 bedroom home
Plots: 4, 44, 46, 61 & 72
-  **The Coltham**
4 bedroom home
Plots: 5, 10, 28, 33, 38, 43, 50, 55, 60, 63, 68 & 75
-  **The Lydford**
4 bedroom home
Plots: 1, 8, 9, 16, 27, 45, 49, 56, 62, 73, 85 & 113

3 BEDROOM HOMES

-  **The Braxton**
3 bedroom home
Plots: 11, 12, 17, 18, 35, 36, 39-42, 47-48, 58, 59, 64-67, 87 & 88
-  **The Amersham**
3 bedroom home
Plots: 15, 29, 34, 37, 71, 74, 76, 78 & 112
-  **The Easedale**
3 bedroom home
Plots: 7, 13, 14, 30, 57, 77, 86 & 107
-  **The Gosford**
3 bedroom home
Plots: 2, 3, 6, 25, 26, 31, 32, 51-54, 69 & 70
-  **The Pendle***
3 bedroom home
Plots: 21, 22, 93-98 & 108-111

2 BEDROOM HOMES

-  **The Ashenford***
2 bedroom home
Plots: 19, 20, 23, 24, 79-84 & 89-92

1 BEDROOM HOMES

-  **The Barrowdale***
1 bedroom home
Plots: 99-106

Get to know
CLOVER MEADOWS
—
BARROW | LANCASHIRE

Clover Meadows is a picturesque development of three and four bedroom homes nestled in the heart of Lancashire, just minutes away from the town of Clitheroe.

▶ = Garage
*ah/r = Affordable homes, rented
*H/R = Home Reach
BCP = Bin collection point
POS = Public open space

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. Please check the details of your chosen property with your sales executive prior to reservation. TWNW 52685 / APRIL 2021.

Come in and take a look around

CLOVER MEADOWS

Whalley Road
Barrow
Lancashire
BB7 9BN

CONTACT US ON

01200 400 635

SATNAV

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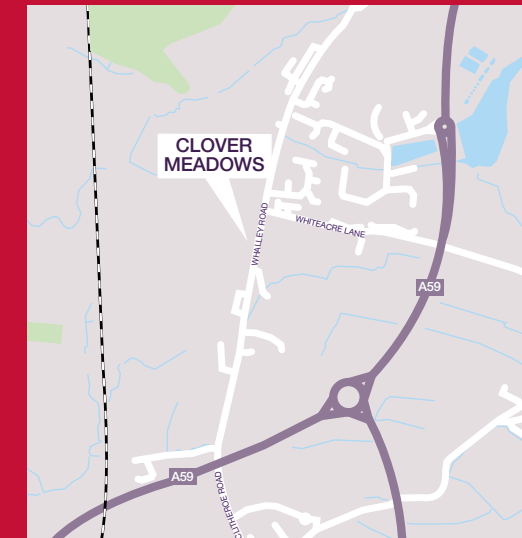
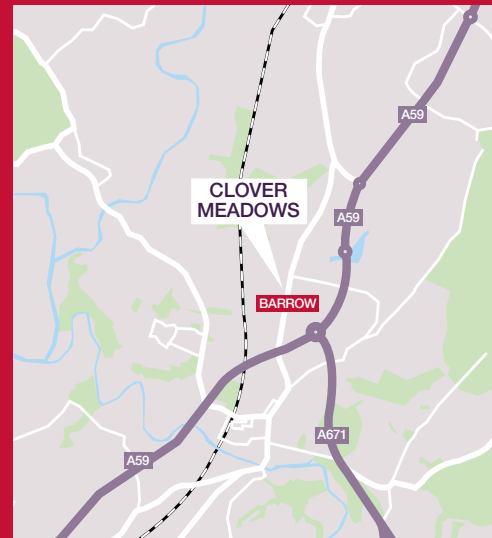
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BLACKBURN VIA A59:

- Turn onto Limbrick/B6233
- Turn right onto Pleckgate Rd/B6233
- Turn right onto Ramsgreave Drive/A6119
- Continue straight onto Whalley New Rd/A666
- Take 2nd exit on roundabout onto A59
- Take 2nd exit on roundabout onto A671
- Turn right onto Wisewell Lane, then turn right onto Clitheroe Rd
- Continue onto Whalley Rd, Clover Meadows will be on your left

FROM M65:

- From Burnley, merge onto the M65 at J10
- At J8, take the A56 exit to Clitheroe
- Take 3rd exit at roundabout onto A6068
- Turn left onto Blackburn Rd/A678
- Turn right onto Simonstone Ln
- Turn left onto Whalley Rd/A671 and continue on A671
- Turn left onto Wisewell Lane, then turn right onto Clitheroe Rd
- Continue onto Whalley Rd, Clover Meadows will be on your left



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. 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 Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details. 52685/TWNW September 2021.

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

GROUND FLOOR



Lounge	3.88m × 4.74m	12' 9" × 15' 7"
Kitchen/Dining	8.11m × 3.26m	26' 7" × 10' 9"
Study	2.10m × 2.61m	6' 11" × 8' 7"

FIRST FLOOR



Bedroom 1 max.	3.88m × 3.71m	12' 9" × 12' 2"
Bedroom 2 max.	3.09m × 4.02m	10' 2" × 13' 2"
Bedroom 3 max.	3.03m × 3.66m	10' 0" × 12' 0"
Bedroom 4 max.	2.75m × 3.97m	9' 0" × 13' 0"



Plots: 4, 44, 46, 61 & 72

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 52686/TWNW/October 2021.

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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The 4 bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a lounge, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

GROUND FLOOR



Lounge	4.43m × 3.27m	14' 6" × 10' 9"
Kitchen/Dining	5.36m × 3.38m	17' 7" × 11' 1"

FIRST FLOOR



Bedroom 1	3.79m × 3.17m	12' 5" × 10' 5"
Bedroom 2	3.35m × 3.17m	11' 0" × 10' 5"
Bedroom 3 max.	3.30m × 2.10m	10' 10" × 6' 11"
Bedroom 4	2.23m × 2.10m	7' 4" × 6' 11"

 **Plots:** 1, 8, 9, 16, 27, 45, 49, 56, 62, 73, 85 & 113

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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

GROUND FLOOR



Lounge	3.84m × 4.53m	12' 7" × 14' 11"
Kitchen/Dining	5.39m × 2.86m	17' 8" × 9' 5"

FIRST FLOOR



Bedroom 1	3.84m × 3.10m	12' 7" × 10' 2"
Bedroom 2	3.66m × 3.15m	12' 0" × 10' 4"
Bedroom 3	3.33m × 3.40m	10' 11" × 11' 2"
Bedroom 4	2.58m × 2.88m	8' 6" × 9' 6"

 **Plots:** 5, 10, 28, 33, 38, 43, 50, 55, 60, 63, 68 & 75

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THE BRAXTON

3 BEDROOM HOME



Stone Variant

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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the lounge which in turn leads through to a kitchen/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

GROUND FLOOR



Lounge *min.*
2.44m x 4.19m 8' 0" x 13' 9"

Kitchen/Dining *max.*
4.25m x 3.43m 14' 0" x 11' 3"

FIRST FLOOR



Bedroom 2 *max.*
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3
2.11m x 3.59m 6' 11" x 11' 10"

SECOND FLOOR



Bedroom 1 *max.*
2.76m x 6.64m 9' 1" x 21' 10"

 **Plots:** 11, 12, 17, 18, 35, 36, 39-42, 47-48, 58, 59, 64-67, 87 & 88

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THE AMERSHAM

3 BEDROOM HOME



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THE AMERSHAM

The 3 bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious lounge. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

GROUND FLOOR



Lounge

2.88m x 4.03m 9' 6" x 13' 3"

Kitchen/Dining *min.*

4.37m x 2.88m 14' 4" x 9' 5"

FIRST FLOOR



Bedroom 1 3.21m x 4.21m 10' 6" x 13' 10"

Bedroom 2 *max.* 4.37m x 3.08m 14' 4" x 9' 11"

Bedroom 3 *max.* 2.90m x 2.89m 9' 6" x 9' 6"

Study 2.22m x 1.67m 7' 4" x 5' 6"



Plots: 15, 29, 34, 37, 71, 74, 76, 78 & 112

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 52686/TWNW/October 2021.

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THE EASEDALE

3 BEDROOM HOME



Stone Variant

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THE EASEDALE

The Easedale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

GROUND FLOOR



Lounge

5.10m x 3.02m 16' 9" x 9' 11"

Kitchen/Dining *max.*

5.10m x 2.95m 16' 9" x 9' 8"

FIRST FLOOR



Bedroom 1 3.78m x 3.08m 12' 5" x 10' 1"

Bedroom 2 3.02m x 2.86m 9' 11" x 9' 5"

Bedroom 3 3.02m x 2.15m 9' 11" x 7' 1"



Plots: 7, 13, 14, 30, 57, 77, 86 & 107

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

GROUND FLOOR



Lounge max. 4.26m x 3.69m 14' 0" x 12' 1"

Kitchen/Dining 4.72m x 2.87m 15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 min. 2.96m x 2.83m 9' 9" x 9' 4"

Bedroom 2 3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 max. 3.55m x 2.00m 11' 8" x 6' 7"

 **Plots:** 2, 3, 6, 25, 26, 31, 32, 51-54, 69 & 70

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 52686/TWNW/October 2021.

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THE PENDLE

3 BEDROOM HOME



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THE PENDLE

With a flexible layout, The Pendle is ideal for couples and young families. On the ground floor is the open plan living/dining area with a door opening onto the garden, while the kitchen/breakfast area is ideal for informal meal times. The first floor features two double bedrooms, a main bathroom and a further bedroom, which could be ideal as a study or nursery.

GROUND FLOOR



Lounge/Dining	4.68m x 3.88m	15' 4" x 12' 9"
Kitchen	2.56m x 3.39m	8' 5" x 11' 2"

FIRST FLOOR



Bedroom 1 min.	3.60m x 3.11m	11' 10" x 10' 2"
Bedroom 2	2.66m x 3.46m	8' 9" x 11' 4"
Bedroom 3 max.	1.92m x 3.46m	6' 4" x 11' 4"

 **Plots:** 21, 22, 93-98 & 108-111

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THE ASHENFORD

2 BEDROOM HOME



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THE ASHENFORD

The Ashenford is a two bedroom home offering convenient accommodation for individuals and couples. At the heart of the home is a light and airy kitchen/dining/living room with French doors opening out to the garden. Upstairs, a main bedroom spans the full width of the property, while the landing also leads to a main bathroom and a second double bedroom.

GROUND FLOOR



Lounge/Dining	4.31m × 4.02m	14' 2" × 13' 2"
Kitchen	2.11m × 2.74m	6' 11" × 9' 0"

FIRST FLOOR



Bedroom 1	3.63m × 3.27m	11' 11" × 10' 9"
Bedroom 2 max.	4.31m × 2.51m	14' 2" × 8' 3"



Plots: 19, 20, 23, 24, 79-84 & 89-92

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THE BARROWDALE

1 BEDROOM HOME



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THE BARROWDALE

The Barrowdale is a one bedroom bungalow providing plenty of space and the convenience of single level living. The long hallway leads onto an open plan kitchen/dining/living area with French doors out to the garden, perfect for entertaining or relaxing. A main double bedroom and bathroom complete the ground floor.

GROUND FLOOR



Kitchen/Dining	2.97m x 4.86m	9' 9" x 15' 11"
Lounge	3.48m x 3.16m	11' 5" x 10' 5"
Bedroom	2.97m x 4.50m	9' 9" x 14' 9"



Plots: 99-106

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CLOVER MEADOWS... A COMMUNITY IN THE HEART OF LANCASHIRE

This picturesque development of three and four
bedroom homes is nestled in the heart of Lancashire,
just minutes away from the town of Clitheroe.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

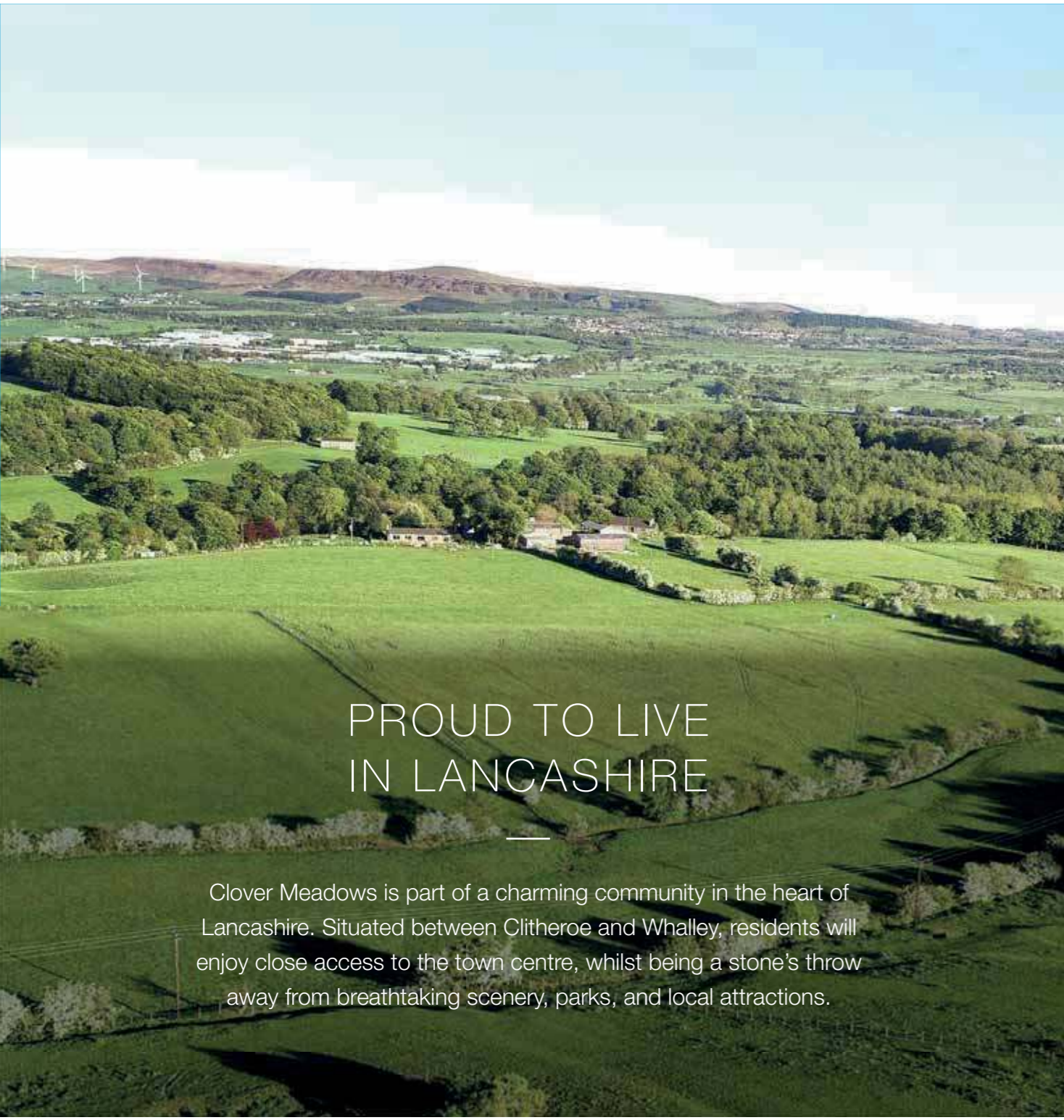
Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




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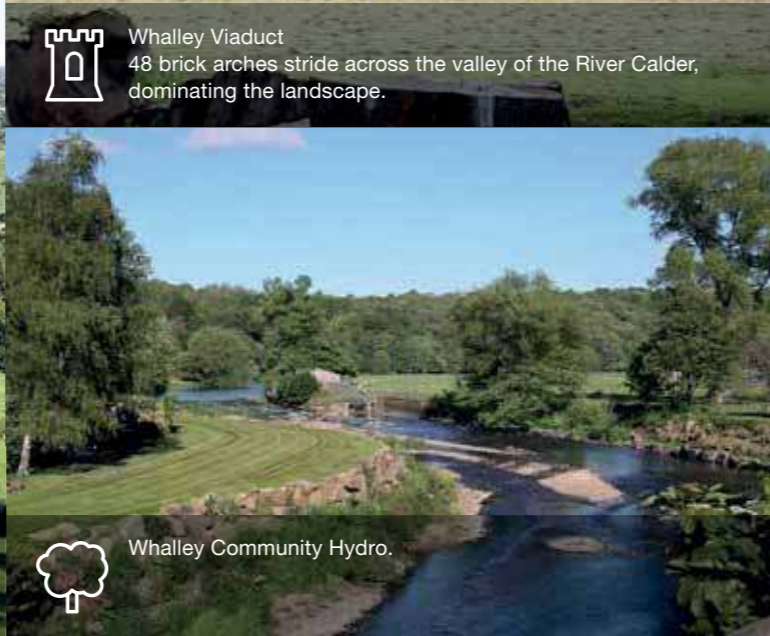


PROUD TO LIVE IN LANCASHIRE

Clover Meadows is part of a charming community in the heart of Lancashire. Situated between Clitheroe and Whalley, residents will enjoy close access to the town centre, whilst being a stone's throw away from breathtaking scenery, parks, and local attractions.




 Whalley Viaduct
48 brick arches stride across the valley of the River Calder, dominating the landscape.



 Whalley Community Hydro.



 Within close proximity of Whalley town centre.


THE CHOICE IS ALL YOURS

Clover Meadows boasts a convenient location making it the perfect place to call home. Commuters can benefit from excellent transport links including Whalley Railway Station under 2 miles away and cities such as Preston, Blackburn and Burnley within close proximity. You'll find outstanding primary and secondary schools nearby, alongside a wide range of amenities including pubs, restaurants and leisure facilities.



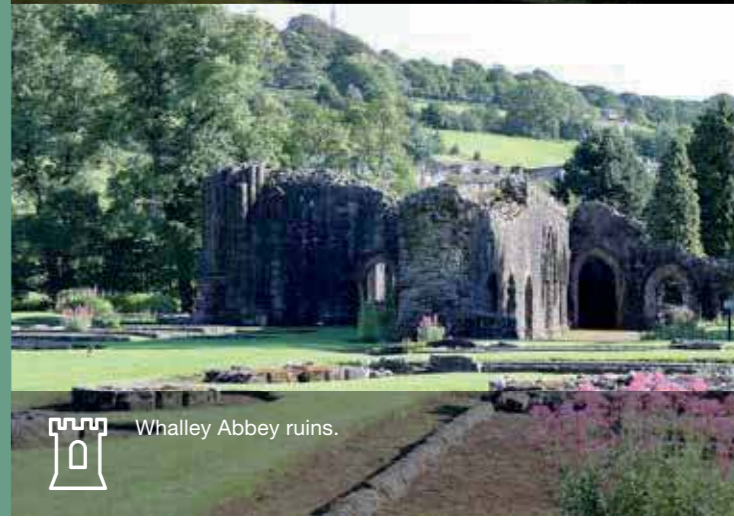
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



 Whalley Golf Club
A parkland course with beautifully matured trees, challenging holes and wonderful views of the Ribble Valley.



 Stunning rural countryside landscape.



 Whalley Abbey ruins.



WHY BUY NEW?



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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

