



WHALLEY
MANOR



Welcome to Whalley Manor

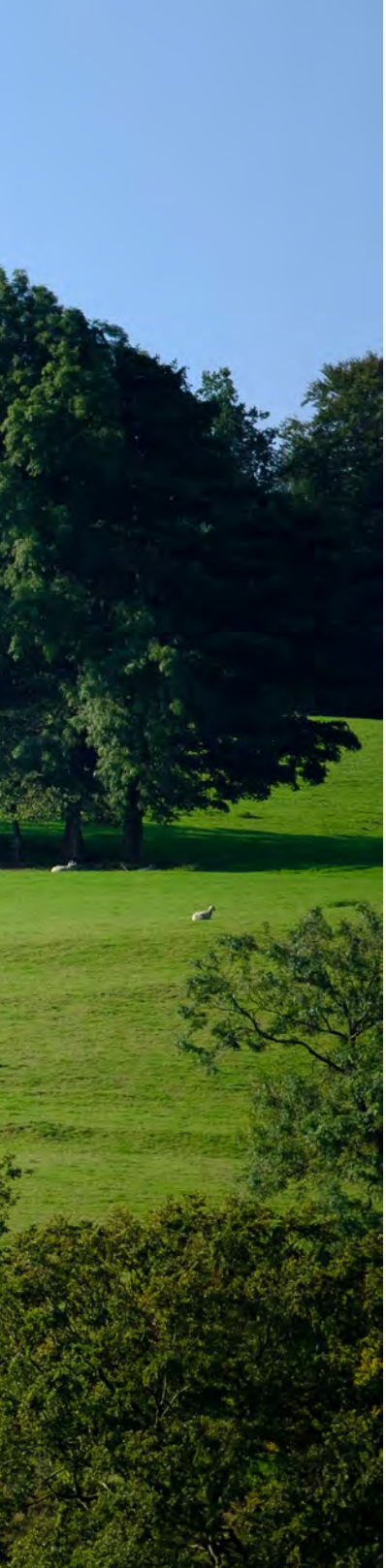
Whalley Manor has a range of stunning two, three, four and five bedroom homes with plenty of house styles available to choose from.

Sitting in the heart of Whalley's beautiful and thriving village, in a prime location at the foot of the Ribble Valley, an area well known for its outstanding natural beauty and scenic walks.

While it certainly offers its residents a taste of the good life. For those who need to commute, it's a short train journey into Manchester City Centre, while Preston is around half an hour away.

Throw in excellent schools, a thriving independent retail high street and a delicious food scene, Ribble Valley is a popular choice for many families and professionals looking to put down roots.





Enjoying life in the Ribble Valley

Ribble Valley is dubbed one of the food capitals of the North, with its burgeoning food and drink scene, so you'll certainly be spoilt for choice when it comes to dining out at top-notch and award-winning restaurants.

And if its culinary scene wasn't enough to tempt you, there is so much beauty on your doorstep, from stunning walking and cycling trails winding through the lush Ribble Valley to the majestic Whalley Abbey – Whalley's most famous site. It's little wonder this charming village, perched on the banks of the River Calder surrounded by such beautiful countryside and historical interest, has been designated as an Area of Outstanding Beauty in its own right.

The village sits at the foot of Pendle Hill, which, once you ramble to the top, has spectacular views over most of Lancashire. Nearby, the Forest of Bowland offers some of the region's finest scenery, with hundreds of acres of sweeping natural landscape to explore and enjoy. Closer to Whalley Manor, Spring Wood is a convenient place for a short walk.

Location and Lifestyle

Where we decide to build our homes is important to us. We believe that there should be a home for everyone, and we pride ourselves on creating homes you need, where you need them.

Homes aren't only loved for their aesthetic but for the communities they create. We believe everyone deserves a special place to live, so we design homes for all. From stylish, urban apartments for young professionals to larger, family-sized homes in semi-rural settings. Finding the right location is important to us so we can start you off on the right foot – providing homes that aren't just practical now, but in the future too.

We believe in giving everyone opportunity to purchase their own home so we offer a range of purchase options in locations where these options haven't been available before, including Shared Ownership and Help to Buy.



Transport



Despite its semi-rural location in the heart of Lancashire's lush countryside, Whalley is well connected with all major roads, including the A671 and A59 running close to the village. It's around 30 minutes to Preston and the M6, about half an hour to Blackburn, an hour to the coast of Blackpool and Manchester.

While Clitheroe Interchange makes it possible to travel by bus to towns in and around Lancashire and Yorkshire. Nearby Whalley Rail Station, meanwhile, offers hourly – sometimes half-hourly, train services to Blackburn, Bolton and Manchester.

Shopping



Whalley is rightly proud of its independent shopping scene from children's wear specialists Hansel and Gretal to Whalley Warm & Dry, a popular outdoor boot fitting specialist. While, The Whalley Wine Shop has one of the finest selections of wine, beers, and spirits that Lancashire has to offer.

For your weekly shop, there are several large supermarkets within easy reach with nearby Tesco, Sainsbury's and Aldi – just a short drive away in Clitheroe where you'll also find upmarket grocery chain, Booths. Clitheroe's charming weekly market is a must-visit for all your fresh produce and much more.

Leisure and Attractions



The village hall is at the heart of the village, offering events from live music to baby massage classes.

For sports, nearby Roefield Leisure Centre has tennis courts, football pitches and even a climbing wall. In fact, for a village, Whalley pretty much has all sport bases covered – including a golf club and cricket ground, which is infamous for holding the first-ever 'Roses' cricket match.

Education



Whalley Manor is close to several well performing schools, including Whalley Primary School and Ribblesdale High School in nearby Clitheroe.

And when the time comes, there is a range of universities in the vicinity, including the University of Central Lancashire, Lancaster University and Bolton University. The University of Manchester, Manchester Metropolitan University and Salford University are also easily accessed by car or public transport links.

Why buy a new home?

There are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer a variety of ways to buy, but they are also designed for modern-day lifestyles.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Registered developer



THE CHELSEA
4 BEDROOM HOME



Less DIY

We all lead busy lives, and when we're relaxing, we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, a new boiler, a new kitchen, a new bathroom, and fresh finishes.

Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration, taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we can offer you flexibility in the design and the opportunity to personalise your home before it's even built!

Built for modern living

Our new homes have been designed with you in mind. We've considered it all with more focus on family rooms, entertaining and multi-function living spaces, and open plan living.

Peace of mind

All our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home. We also adopt the Consumer Code for Housebuilders to ensure that you're fully supported throughout your buying journey.

Stress-free buying

As soon as a new-build home is built, it's ready to move in straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

Save more

Today's new build homes are built to the latest environmental standards with far fewer carbon emissions than older properties. Not only good news for the planet but you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.



The difference in a Laurus Home

Location and Lifestyle



We believe that there should be a home for everyone, and we pride ourselves on creating homes you need, where you need them.

We think everyone deserves a special place to live, so we design homes for all, from stylish, urban apartments for young professionals to larger, family-sized homes in semi-rural settings. We offer a range of purchase options, including Shared Ownership and Help to Buy.

Interior design



We're committed to creating high quality, contemporary living spaces. Each Laurus Home includes our Signature specification as standard, which has a carefully selected range of stylish kitchens, sleek integrated appliances and modern white sanitaryware.

Design and landscaping



Our new homes have been designed with you in mind. With more focus on family rooms, entertaining and multi-function living spaces and open plan living, we've considered it all. We choose award-winning architects as our partners. Together, we create living spaces with plenty of space and attention to detail, making homes that welcome everyone and are a joy to live in.

We understand that you love to add your own touches, so we offer a wide range of upgrade options on selected developments to help you choose additional features that match your lifestyle.

It's not only our interiors we design with you in mind but our outdoor space too. We work alongside landscape architects to complete our homes with landscaped front and back turf gardens, so your home extends further.

Buying your home with Laurus Homes means you're choosing a developer who puts care, thought and attention to detail into every property – and which puts you, our customer, at the centre of all we do.

Each Laurus home goes through a robust quality assurance process to make sure everything is just right before you move into your new home.





THE
SIGNATURE
COLLECTION



Customer Care

We never forget that choosing a home is a huge decision. That's why our expert team is on hand to support you, provide information and make the whole process straightforward. From our first conversation to moving in day and beyond, we're here to help whenever you need us.

We recognise that on occasions, as with any hand-built product, issues may arise. Whilst we hope they don't, we're committed to putting things right and addressing any reasonable concerns or issues you may have as quickly as possible.

Our dedicated Customer Experience team are on hand to help if any problems arise. You can contact them by email at aftercare@laurushomes.co.uk or by telephone on **0161 968 0300**.

The details and specification in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure.

For full information on the fittings, fixtures and finishes please refer to the 'Specification' insert. Speak to your Sales Advisor for further information.

The interior images shown are for illustrative purposes only. They do not depict the Whalley Manor development, but have been included to give an indication of the quality and finish achieved on every Laurus Homes development.

Options to buy

Help to Buy: Shared Ownership

As a government-backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means you can often have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

The Benefits of Shared Ownership:



A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy*.



A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



Owning 100%

Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.



Your home

Because you're buying your home you can personalise it and make it your own.

* You can claim a discount (relief) so you do not pay any tax up to £300,000 and 5% on the portion from £300,001 to £500,000. You're eligible if you, and anyone else you're buying with, are first-time buyers and you complete your purchase on or after 22 November 2017. If the price is over £500,000, you follow the rules for people who've bought a home before. Subject to Government policy as of April 2020 and is subject to change. Speak to your Sales Advisor for more information.

Making a difference in your community

At Laurus Homes, we do more than just build homes. We strive to create neighbourhoods that benefit the community and the wider society, and we put this at the heart of everything we do.

Our community-focused and profit-for-purpose approach to every project mean we make positive differences in people's lives and act as a catalyst for regeneration. In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects. We think everyone deserves a special place to live, so we design homes for all.

We re-invest our profits to achieve social, community and environmental benefits, meaning we grow the communities we need, where you need them.



Buying process





WHALLEY MANOR

—
SITE PLAN


WHALLEY MANOR

PHASE 1


5 bedroom homes

 **The Harrow**
1, 24, 30 & 112

4 bedroom homes


 **The Chelsea**
5, 25, 28, 29, 39, 40, 45, 46, 47, 55, 68, 85, 110 & 111

 **The Chelsea (with bay)**
2, 21, 31, 34, 50, 69, 72, 76, 83 & 84

 **The Regent**
79, 86, 99, 102, 109 & 113


3 bedroom homes


 **The Smithfield**
73, 74, 75, 80, 81 & 82

 **The Holborn**
32, 33, 43, 44, 70, 71, 77, 78, 100 & 101


 **The Holborn (with bay)**
3, 4, 26 & 27

 **The Farringdon**
41, 42, 48, 49, 53, 54, 114 & 115

 **The Heaton**
6, 7, 8, 9, 22, 23, 37, 38, 89*, 90*, 93*, 94*, 97* & 98*

 **The Bexley**
51, 52, 105* & 106*

2 bedroom homes

 **The Camden**
10, 11, 12†, 13†, 14†, 17†, 18†, 19†, 20†, 56, 57, 87*, 88*, 91*, 92*, 95* & 96*

 **The Redbridge**
107*, 108*, 116 & 117

 **The Merton (bungalow)**
35 & 36

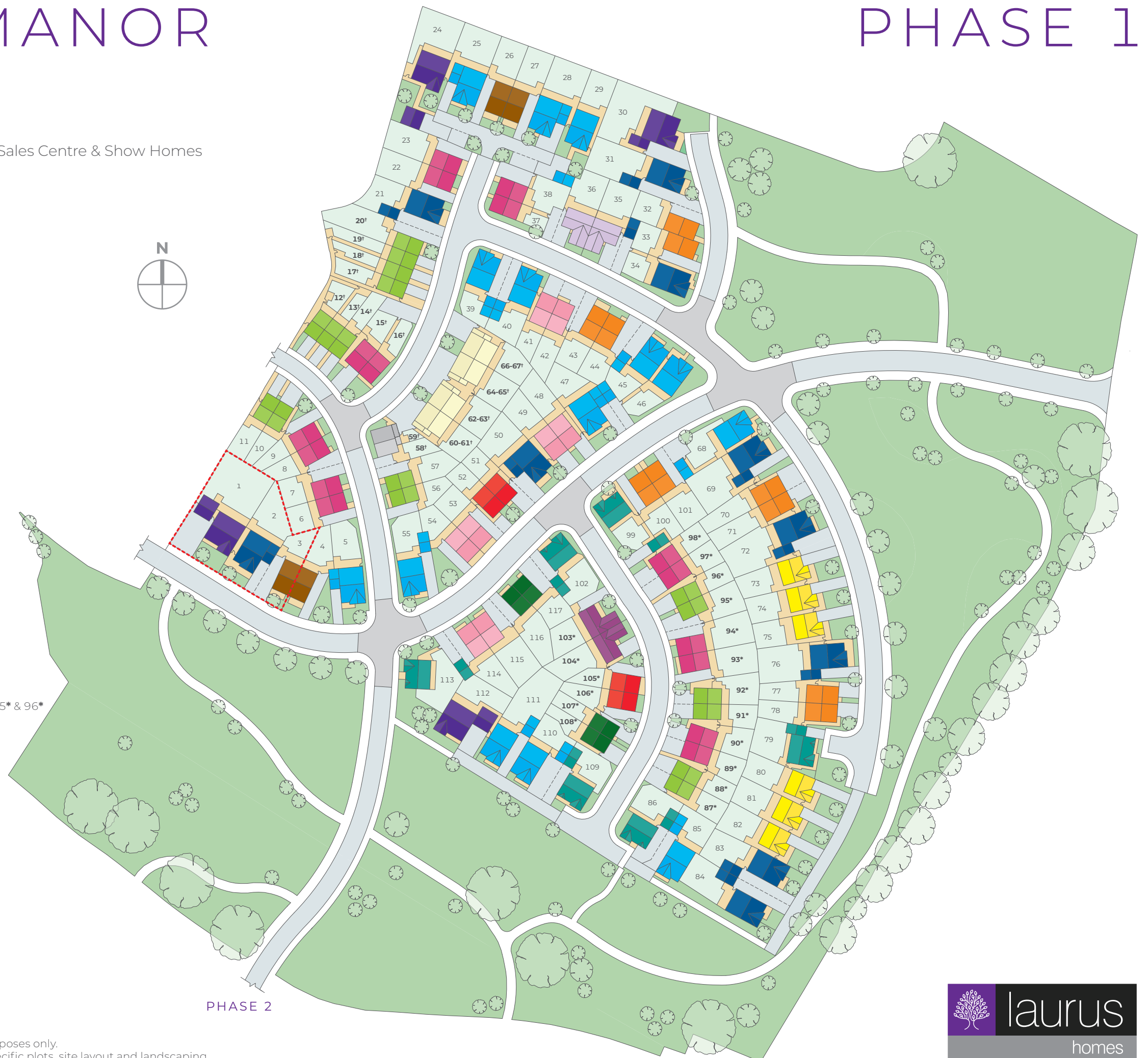
 **The Kingston (bungalow)**
103* & 104*

 **The Leighton (apartment)**
60†, 61†, 62†, 63†, 64†, 65†, 66† & 67†

1 bedroom homes

 **The Pendle (apartment)**
58† & 59†

 Sales Centre & Show Homes



* Plots are available to purchase through Shared Ownership.

† Plots are available via Affordable Rent.

NB. This site plan is indicative and to be used for plot identification purposes only.

Speak to the Sales Advisor for more detailed information regarding specific plots, site layout and landscaping.

How to find us



ADDRESS

Whalley Manor
Springwood Drive
Whalley
Clitheroe
BB7 9XL

CALL

0161 968 0200

EMAIL

whalleymanor@laurushomes.co.uk

FROM CLITHEROE VIA A59

From Clitheroe take Pendle Road to the A59. At the roundabout take the 3rd exit and stay on the A59 for approximately 1 mile. At the roundabout take the 1st exit onto A671. Turn right onto Wiswell Lane. Keep left and turn onto Springwood Drive. The development is at the bottom of Springwood Drive.

FROM BILLINGTON

From Billington head North on Whalley Road. Whalley Road turns left and becomes King Street. At the roundabout continue straight onto Clitheroe Road. Turn right onto Springwood Drive. The development is at the bottom of Springwood Drive.



laurushomes.co.uk





WHALLEY
MANOR

THE
HARROW

5 BEDROOM DETACHED HOME



THE HARROW

5 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

175.4m² 1,888ft²

GROUND FLOOR

Kitchen/Dining
9.04m x 4.43m 29'8" x 14'6"

Utility
1.90m x 1.84m 6'3" x 6'0"

Cloakroom/WC
1.05m x 1.40m 3'5" x 4'7"

Living Room
3.67m x 5.72m 12'0" x 18'9"

Study
3.05m x 3.30m 10'0" x 10'10"

FIRST FLOOR

Master Bedroom
5.22m x 4.71m 17'1" x 15'5"

EnSuite 1
2.20m x 1.37m 7'3" x 4'6"

Bedroom 2
3.25m x 4.25m 10'8" x 13'11"

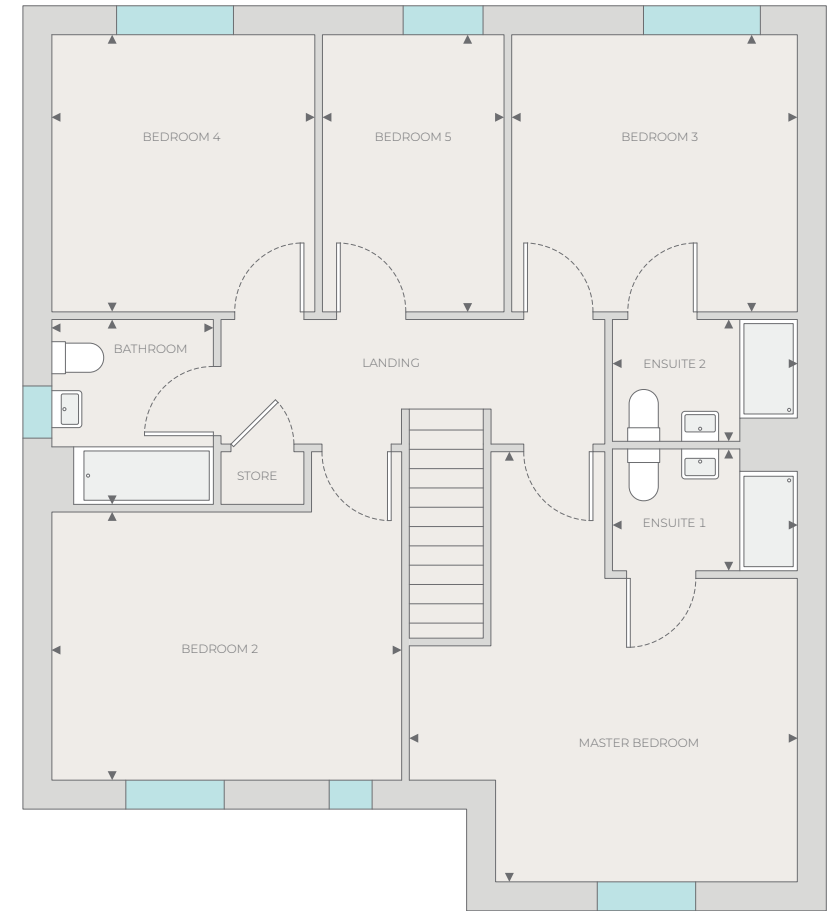
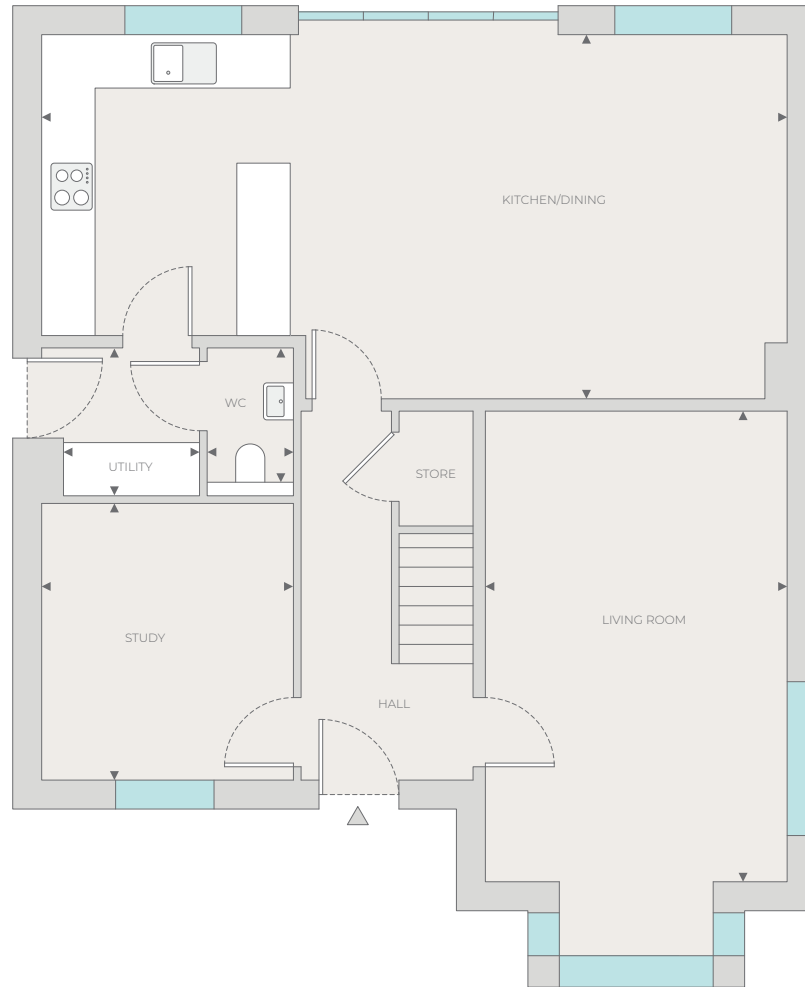
EnSuite 2
2.20m x 1.37m 7'3" x 4'6"

Bedroom 3
3.35m x 3.45m 11'0" x 11'4"

Bedroom 4
3.36m x 3.19m 11'0" x 10'6"

Bedroom 5
3.36m x 2.19m 11'0" x 7'2"

Bathroom
2.22m x 1.94m 7'3" x 6'4"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF



WHALLEY
MANOR

THE
CHELSEA

4 BEDROOM DETACHED HOME



laurus
homes

THE CHELSEA

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

150.2m² 1,617ft²

GROUND FLOOR

Kitchen/Dining
7.02m x 4.36m 23'0" x 14'4"

Utility
1.87m x 2.45m 6'2" x 8'0"

Cloakroom/WC
1.05m x 1.40m 3'5" x 4'7"

Living Room
5.15m x 3.60m 16'11" x 11'10"

Study
3.66m x 2.10m 12'0" x 6'11"

FIRST FLOOR

Master Bedroom
5.15m x 4.45m 16'11" x 14'7"

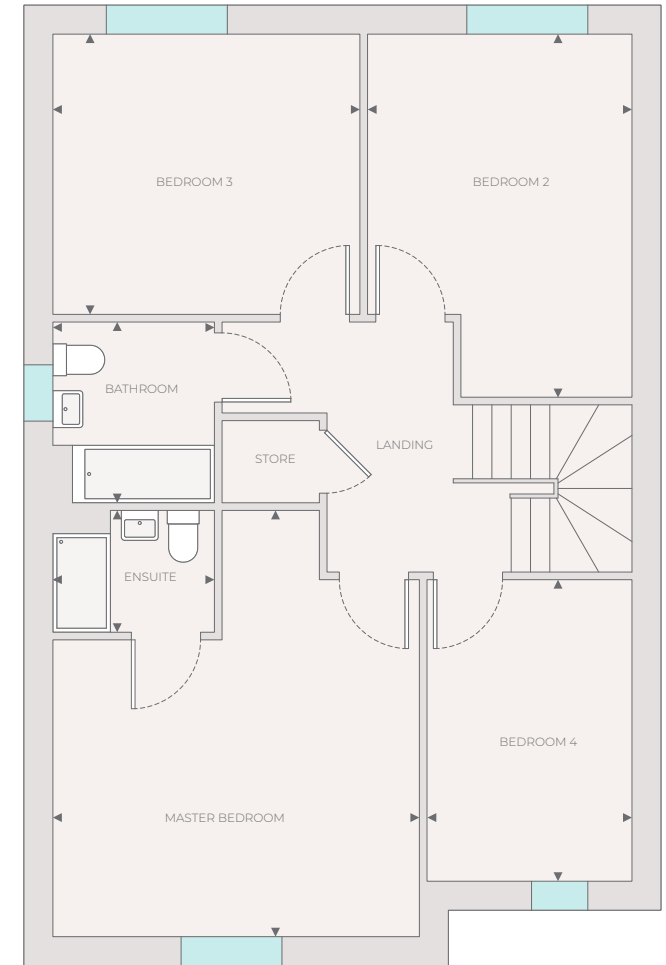
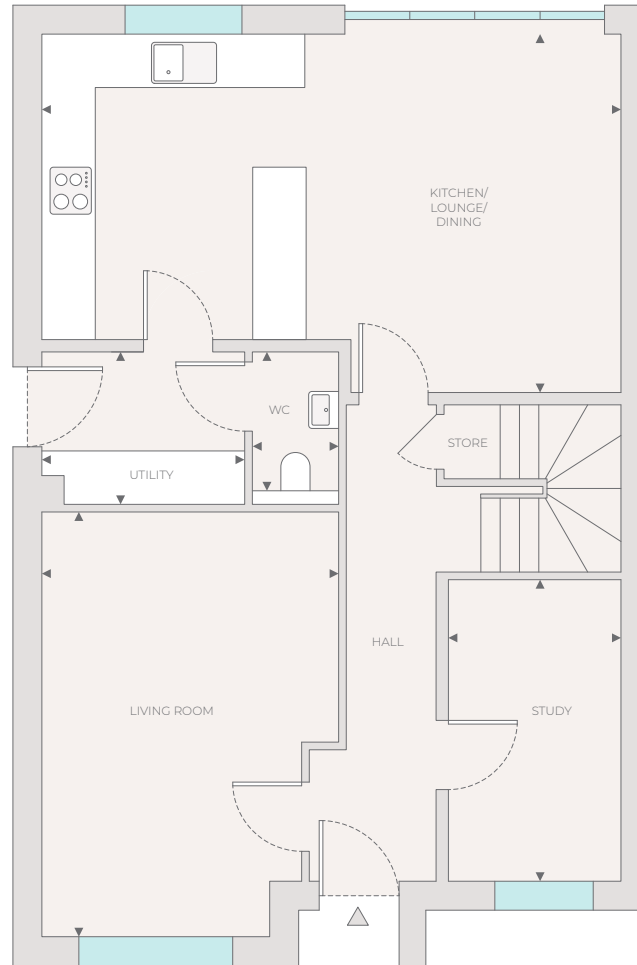
EnSuite
1.35m x 1.91m 4'5" x 6'3"

Bedroom 2
4.40m x 3.20m 14'5" x 10'6"

Bedroom 3
3.72m x 3.40m 12'2" x 11'2"

Bedroom 4
3.66m x 2.48m 12'0" x 8'2"

Bathroom
2.17m x 1.87m 7'1" x 6'2"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
CHELSEA WITH BAY
—
4 BEDROOM DETACHED HOME



THE
CHELSEA
WITH BAY

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

150.2m² 1,617ft²

GROUND FLOOR

Kitchen/Dining
7.02m x 4.36m 23'0" x 14'4"

Utility
1.87m x 2.45m 6'2" x 8'0"

Cloakroom/WC
1.05m x 1.40m 3'5" x 4'7"

Living Room
5.15m x 3.60m 16'11" x 11'10"

Study
3.66m x 2.10m 12'0" x 6'11"

FIRST FLOOR

Master Bedroom
5.15m x 4.45m 16'11" x 14'7"

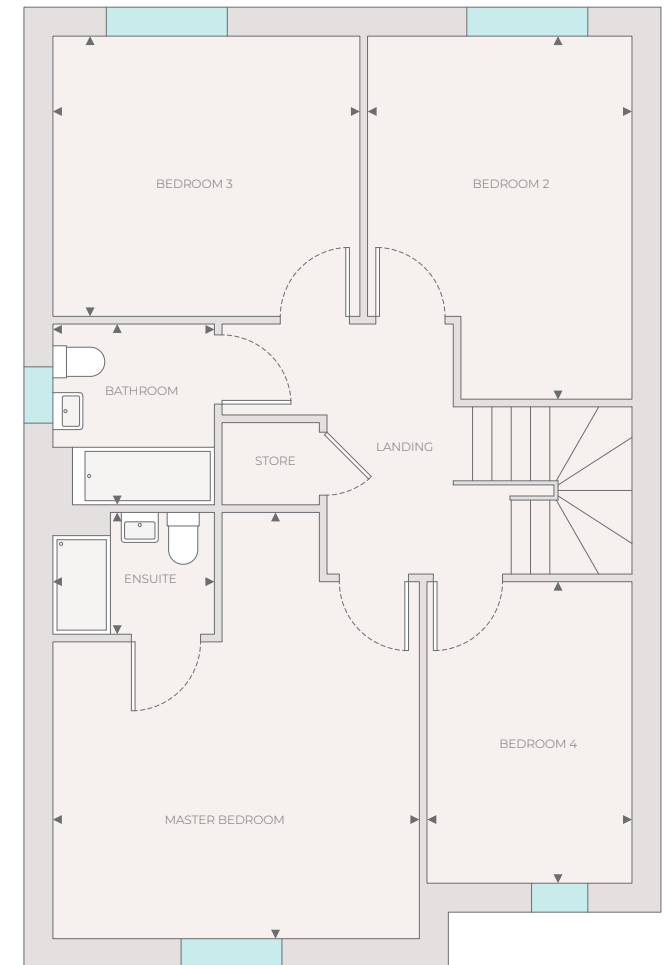
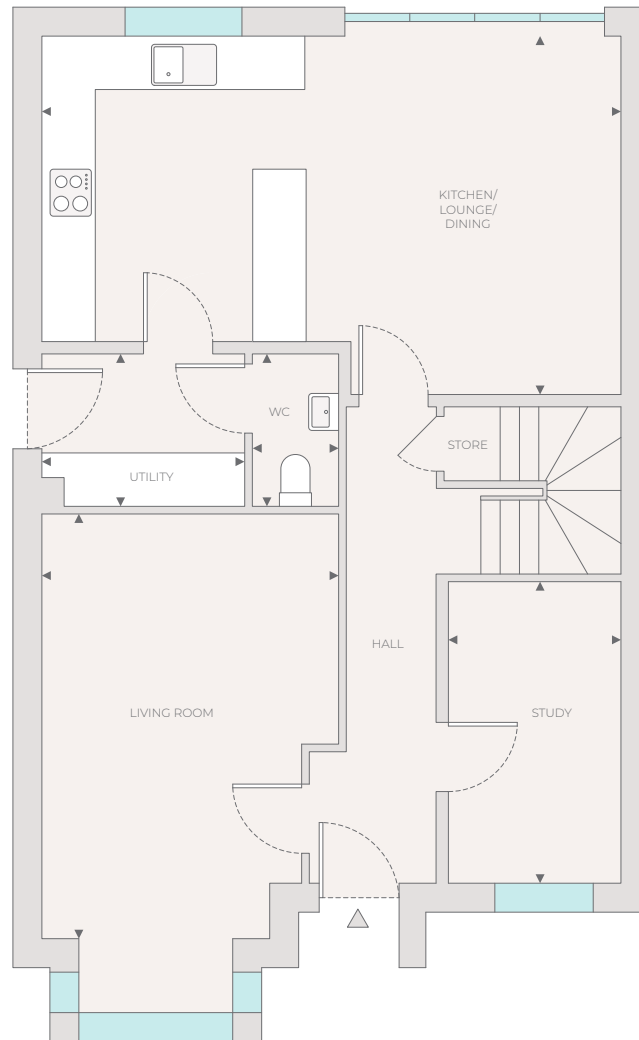
EnSuite
1.35m x 1.91m 4'5" x 6'3"

Bedroom 2
4.40m x 3.20m 14'5" x 10'6"

Bedroom 3
3.72m x 3.40m 12'2" x 11'2"

Bedroom 4
3.66m x 2.48m 12'0" x 8'2"

Bathroom
2.17m x 1.87m 7'1" x 6'2"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.





WHALLEY
MANOR

THE
REGENT

4 BEDROOM DETACHED HOME



laurus
homes

THE REGENT

4 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

127.3m² 1,371ft²

GROUND FLOOR

Kitchen/Dining
8.48m x 2.87m 27'10" x 9'10"

Utility
1.84m x 1.60m 6'0" x 5'3"

Cloakroom/WC
1.60m x 1.04m 5'3" x 3'5"

Living Room
4.81m x 3.33m 15'9" x 10'11"

Study
3.00m x 2.43m 9'10" x 7'11"

FIRST FLOOR

Master Bedroom
3.38m x 3.58m 11'4" x 10'11"

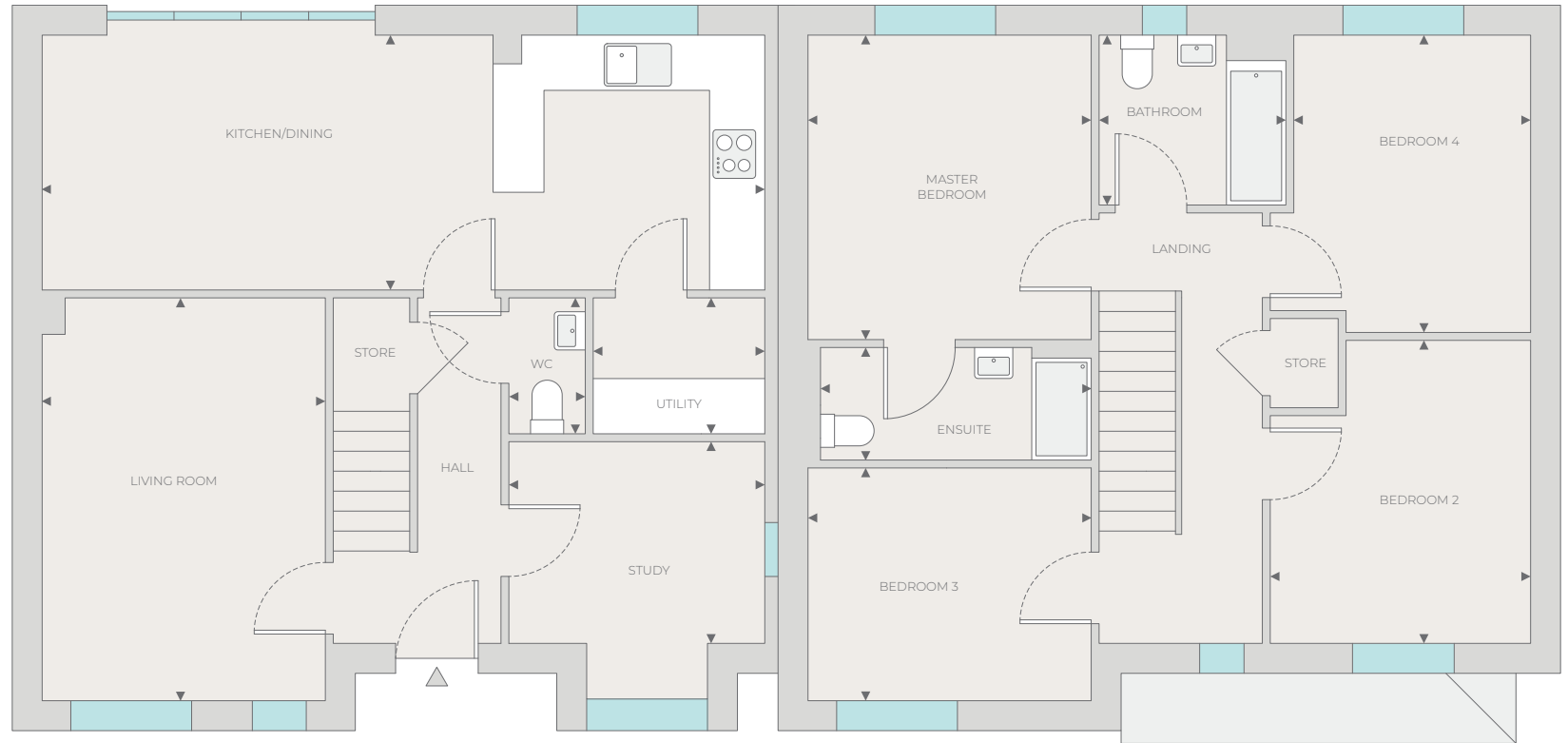
EnSuite
1.35m x 3.30m 4'5" x 10'11"

Bedroom 2
3.81m x 3.05m 10'2" x 10'11"

Bedroom 3
3.38m x 2.69m 11'3" x 8'10"

Bedroom 4
3.21m x 2.72m 10'6" x 8'11"

Bathroom
2.20m x 1.85m 7'2" x 6'1"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
SMITHFIELD

3 BEDROOM DETACHED HOME



THE SMITHFIELD

3 BEDROOM
DETACHED HOME

OVERALL PLOT SIZE

108.7m² 1,170ft²

GROUND FLOOR

Kitchen/Dining
6.91m x 3.05m 22'8" x 10'0"

Cloakroom/WC
1.14m x 1.60m 3'9" x 5'3"

Living Room
3.44m x 5.31m 11'3" x 17'5"

FIRST FLOOR

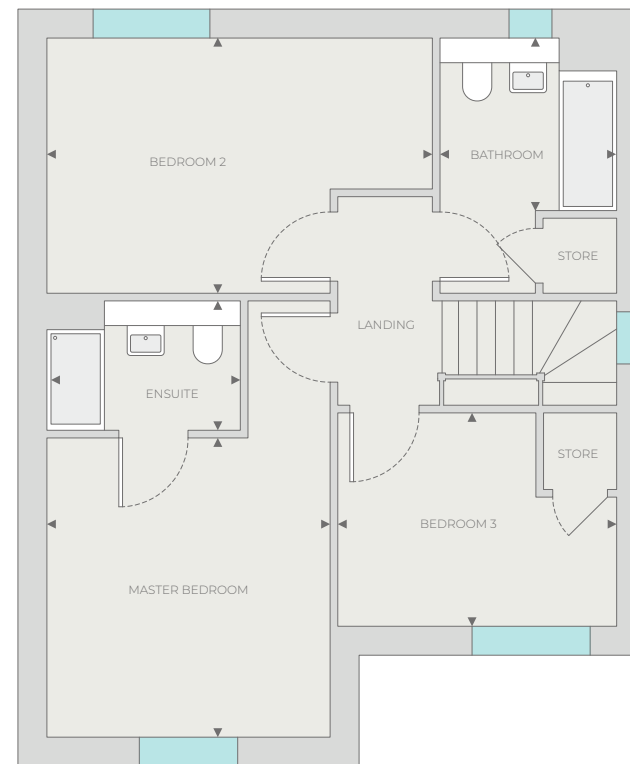
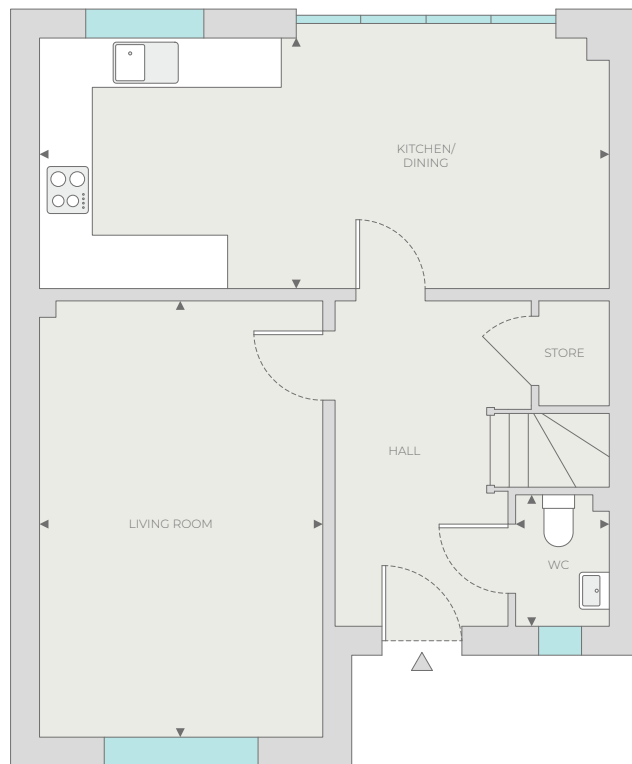
Master Bedroom
3.44m x 3.63m 11'3" x 11'11"

EnSuite
2.35m x 1.57m 7'8" x 5'2"

Bedroom 2
4.68m x 3.09m 15'4" x 10'1"

Bedroom 3
3.38m x 2.58m 11'1" x 8'5"

Bathroom
2.15m x 2.07m 7'1" x 6'9"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
HOLBORN

3 BEDROOM
SEMI-DETACHED HOME



laurus

homes

THE HOLBORN

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

99.1m² 1,067ft²

GROUND FLOOR

Kitchen/Dining
5.15m x 3.02m 16'11" x 9'11"

Utility
2.32m x 1.35m 7'7" x 4'5"

Cloakroom/WC
1.51m x 0.90m 4'11" x 2'11"

Living Room
4.92m x 2.96m 16'2" x 9'8"

FIRST FLOOR

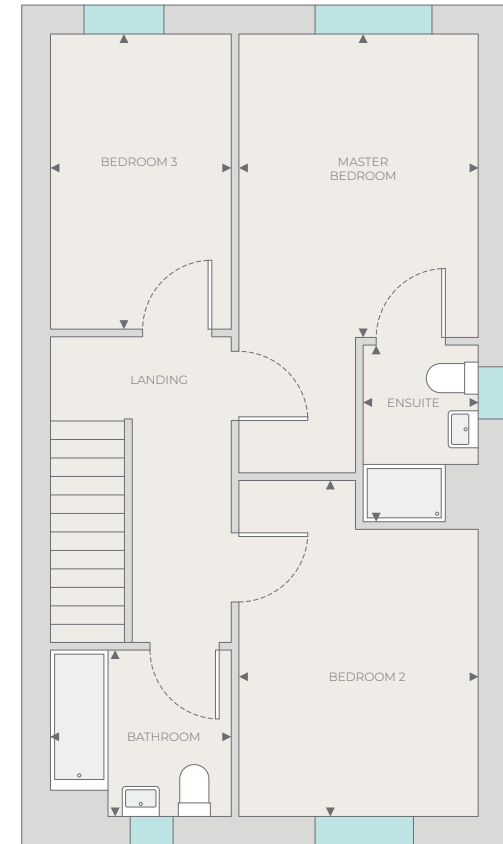
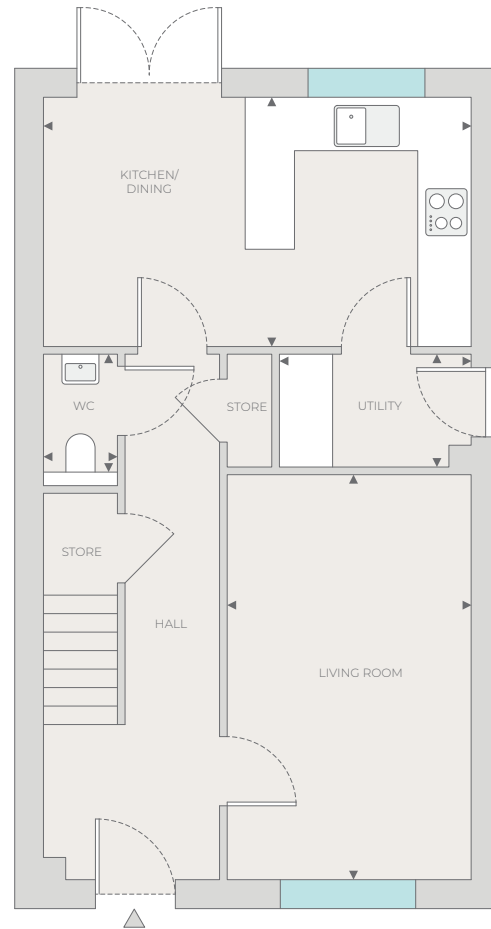
Master Bedroom
5.33m x 2.90m 17'6" x 9'6"

EnSuite
2.10m x 1.40m 6'11" x 4'7"

Bedroom 2
4.08m x 2.90m 13'5" x 9'6"

Bedroom 3
3.58m x 2.19m 11'9" x 7'2"

Bathroom
1.91m x 2.15m 6'3" x 7'1"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
HOLBORN
WITH BAY

3 BEDROOM
SEMI-DETACHED HOME



laurus

homes

THE
HOLBORN
WITH BAY

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

99.1m² 1,067ft²

GROUND FLOOR

Kitchen/Dining
5.15m x 3.02m 16'11" x 9'11"

Utility
2.32m x 1.35m 7'7" x 4'5"

Cloakroom/WC
1.51m x 0.90m 4'11" x 2'11"

Living Room
4.92m x 2.96m 16'2" x 9'8"

FIRST FLOOR

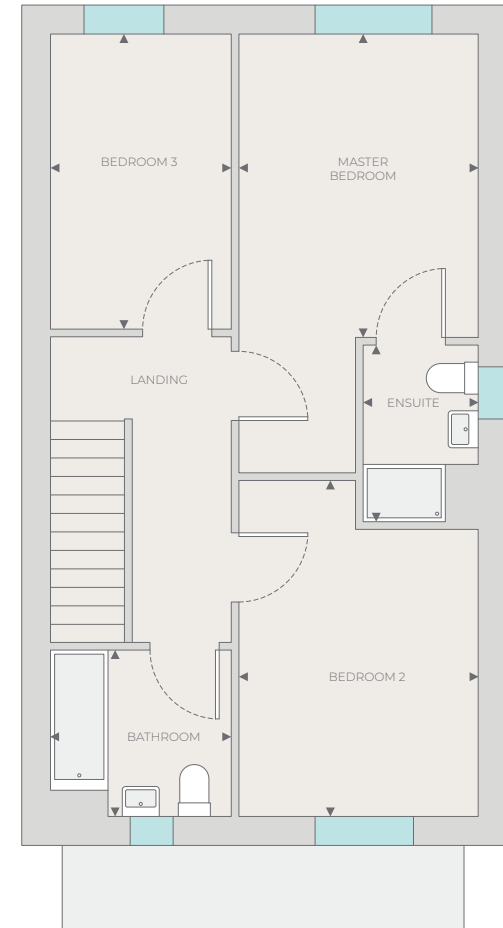
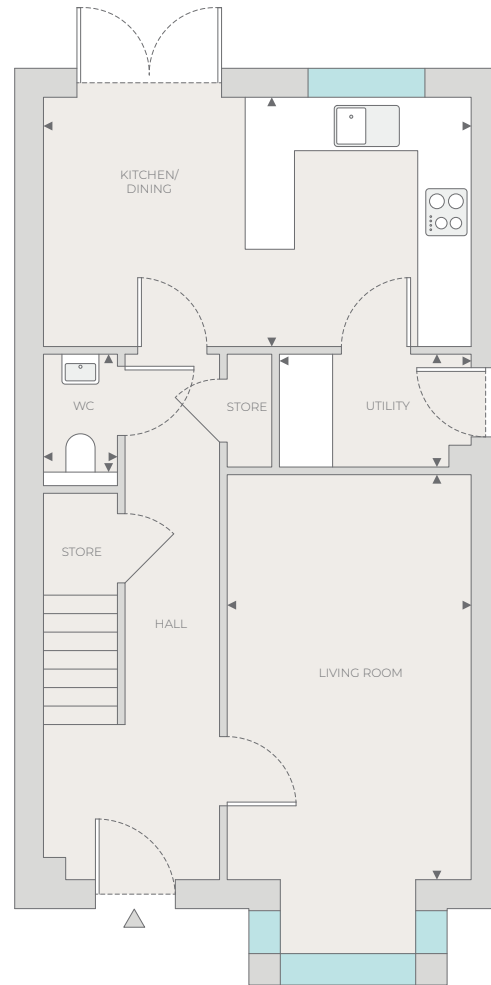
Master Bedroom
5.33m x 2.90m 17'6" x 9'6"

EnSuite
2.10m x 1.40m 6'11" x 4'7"

Bedroom 2
4.08m x 2.90m 13'5" x 9'6"

Bedroom 3
3.58m x 2.19m 11'9" x 7'2"

Bathroom
1.91m x 2.15m 6'3" x 7'1"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
FARRINGTON

3 BEDROOM SEMI-DETACHED HOME



THE FARRINGDON

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

99.1m² 1,067ft²

GROUND FLOOR

Kitchen/Dining
6.52m x 3.03m 21'4" x 9'11"

Cloakroom/WC
1.70m x 0.90m 5'7" x 2'11"

Living Room
5.20m x 2.89m 17'1" x 9'6"

FIRST FLOOR

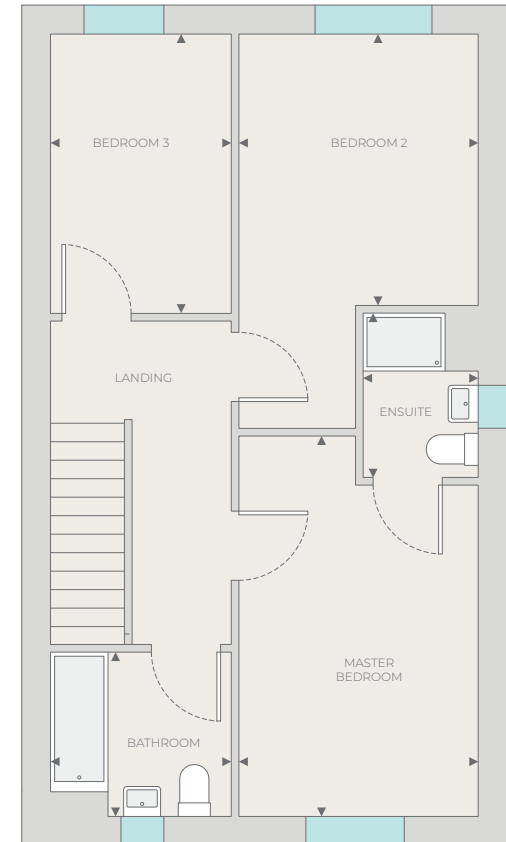
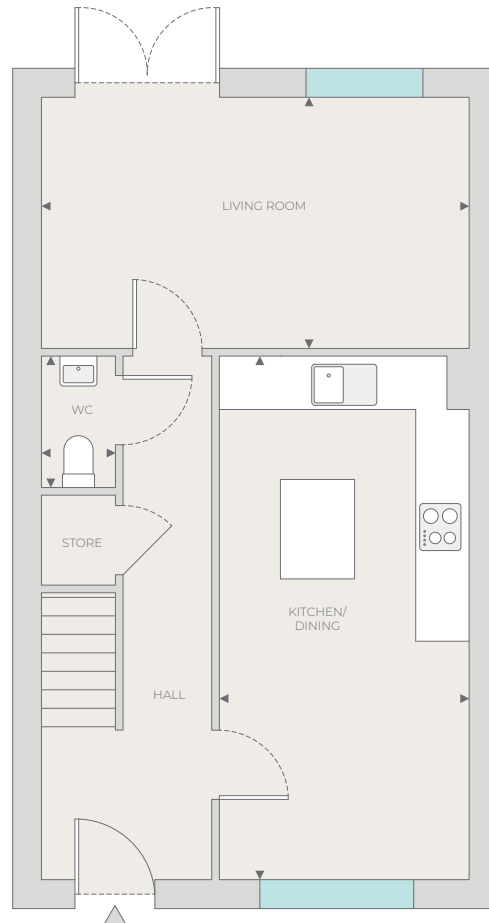
Master Bedroom
4.75m x 2.90m 15'7" x 9'6"

EnSuite
2.00m x 1.40m 6'6" x 4'7"

Bedroom 2
3.29m x 2.90m 10'9" x 9'6"

Bedroom 3
3.39m x 2.20m 11'1" x 7'2"

Bathroom
2.20m x 2.00m 7'2" x 6'6"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
HEATON

3 BEDROOM SEMI-DETACHED HOME



THE HEATON

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

85.4m² 919ft²

GROUND FLOOR

Kitchen/Dining
3.87m x 4.10m 12'8" x 13'5"

Utility
2.21m x 1.10m 7'3" x 3'7"

Cloakroom/WC
1.53m x 1.10m 5'0" x 3'7"

Living Room
4.10m x 4.30m 13'5" x 14'0"

FIRST FLOOR

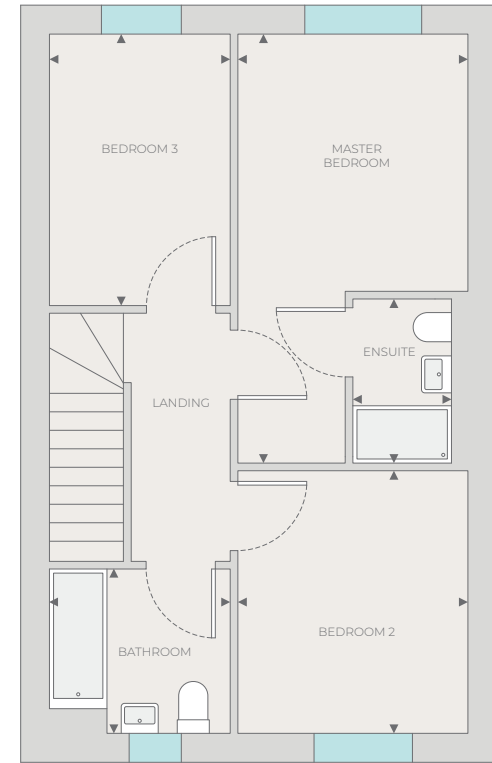
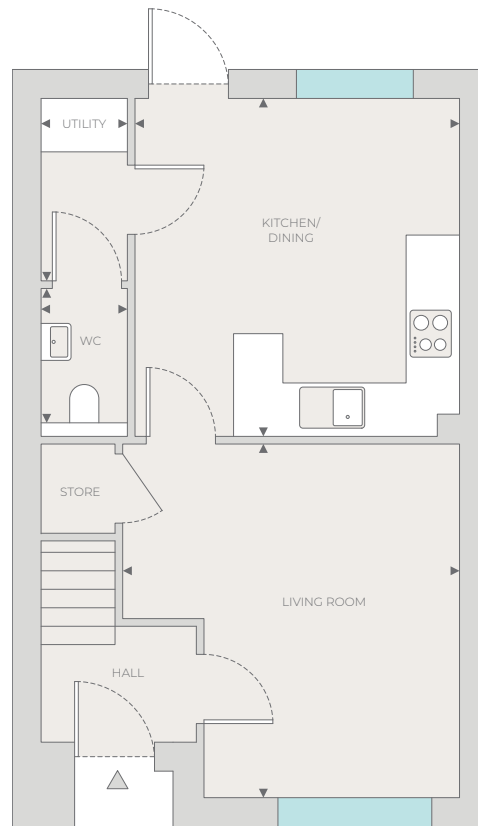
Master Bedroom
5.21m x 2.79m 17'1" x 9'2"

EnSuite
2.00m x 1.40m 6'6" x 4'7"

Bedroom 2
3.18m x 2.79m 10'5" x 9'2"

Bedroom 3
2.19m x 3.29m 7'2" x 10'9"

Bathroom
2.20m x 2.00m 7'2" x 6'6"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
BEXLEY

3 BEDROOM SEMI-DETACHED HOME



THE BEXLEY

3 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

85.4m² 919ft²

GROUND FLOOR

Kitchen/Dining
2.56m x 5.06m 8'5" x 16'7"

Utility
0.90m x 1.42m 2'11" x 4'8"

Cloakroom/WC
1.97m x 1.42m 6'5" x 4'8"

Living Room
4.09m x 4.29m 13'5" x 14'1"

FIRST FLOOR

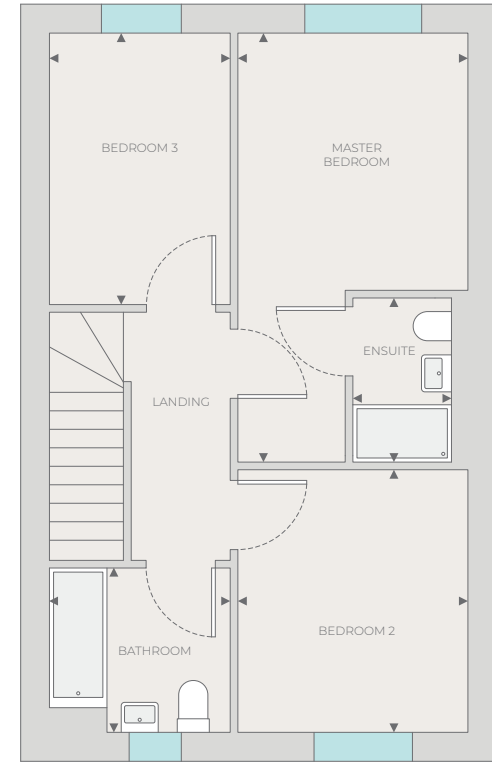
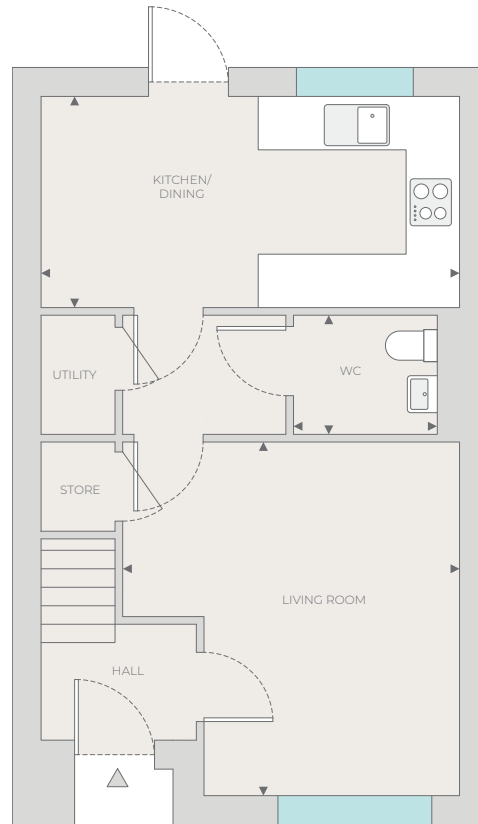
Master Bedroom
5.21m x 2.79m 17'1" x 9'2"

EnSuite
2.00m x 1.40m 6'6" x 4'7"

Bedroom 2
3.18m x 2.79m 10'5" x 9'2"

Bedroom 3
2.19m x 3.29m 7'2" x 10'9"

Bathroom
2.20m x 2.00m 7'2" x 6'6"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
CAMDEN

2 BEDROOM
SEMI-DETACHED HOME



laurus

homes

THE CAMDEN

2 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

70.9m² 763ft²

GROUND FLOOR

Kitchen/Living
8.15m x 3.37m 26'9" x 11'1"

Utility
1.10m x 1.65m 3'7" x 5'5"

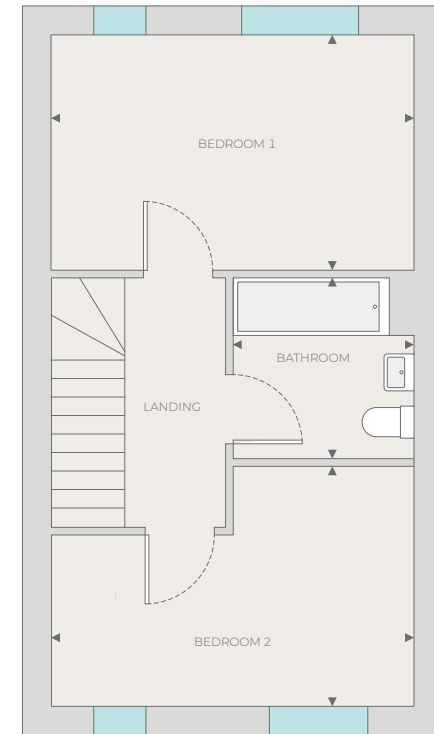
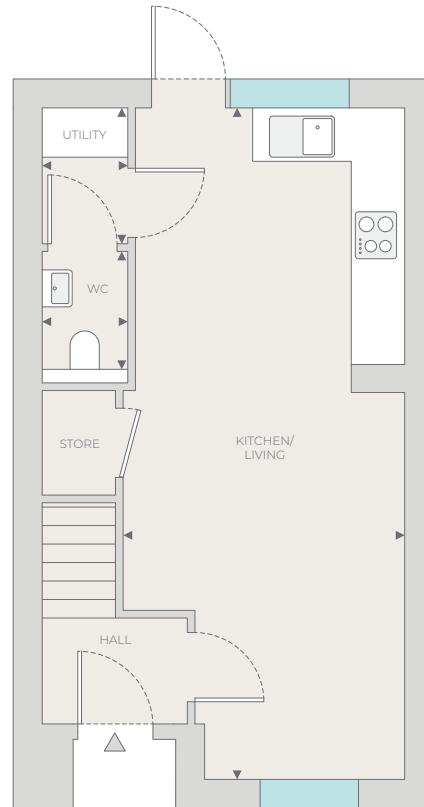
Cloakroom/WC
1.10m x 1.34m 3'7" x 4'8"

FIRST FLOOR

Bedroom 1
4.34m x 2.85m 14'3" x 9'4"

Bedroom 2
4.34 x 2.91m 14'3" x 9'7"

Bathroom
2.20m x 2.00m 7'2" x 6'7"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
REDBRIDGE

2 BEDROOM SEMI-DETACHED HOME



THE REDBRIDGE

2 BEDROOM
SEMI-DETACHED HOME

OVERALL PLOT SIZE

70.9m² 763ft²

GROUND FLOOR

Kitchen/Dining
4.34m x 2.49m 14'3" x 8'2"

Utility
0.90m x 2.12m 2'11" x 6'11"

Cloakroom/WC
1.70m x 1.10m 5'7" x 3'7"

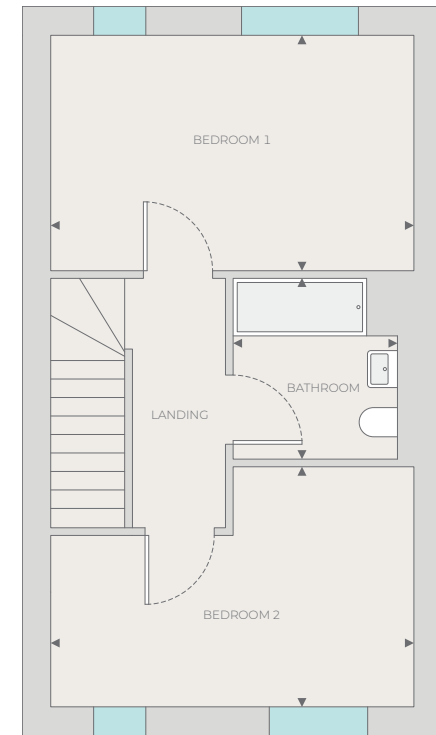
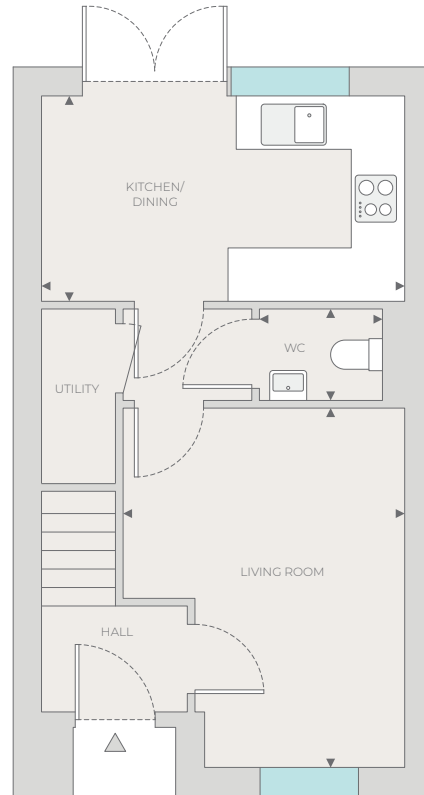
Living Room
4.36m x 3.37m 14'3" x 11'1"

FIRST FLOOR

Bedroom 1
4.34m x 2.85m 14'3" x 9'4"

Bedroom 2
4.34 x 2.91m 14'3" x 9'7"

Bathroom
2.20m x 2.00m 7'2" x 6'7"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

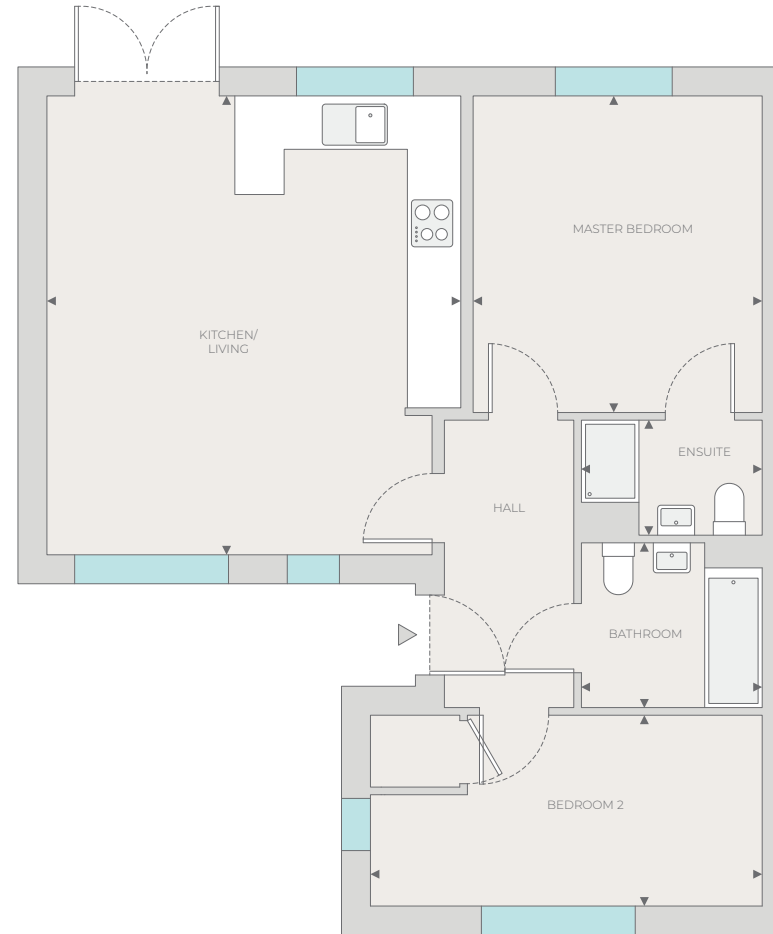
THE
MERTON

2 BEDROOM SEMI-DETACHED BUNGALOW



THE MERTON

2 BEDROOM
SEMI-DETACHED
BUNGALOW



OVERALL PLOT SIZE

67.2m² 723ft²

GROUND FLOOR

Kitchen/Living

5.56m x 5.03m 18'3" x 16'6"

Master Bedroom

3.84m x 3.50m 12'7" x 11'6"

EnSuite

2.20m x 1.40m 7'2" x 4'7"

Bedroom 2

4.71m x 2.28m 15'5" x 7'6"

Bathroom

2.20m x 2.00m 7'2" x 6'6"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF





WHALLEY
MANOR

THE
KINGSTON

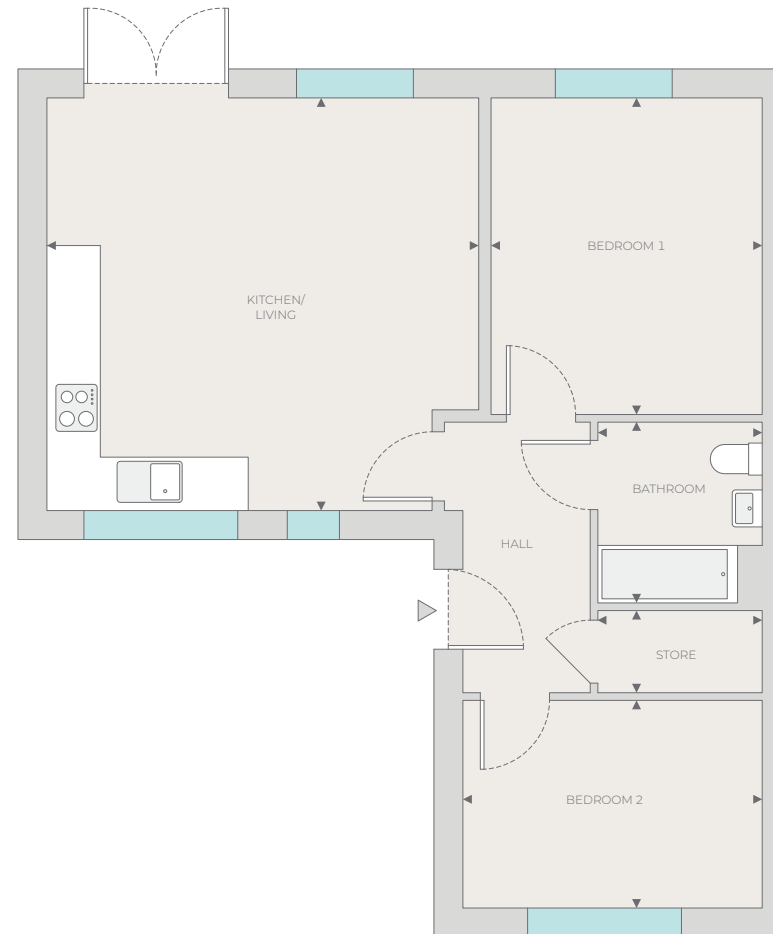
2 BEDROOM
SEMI-DETACHED
BUNGALOW



laurus
homes

THE KINGSTON

2 BEDROOM
SEMI-DETACHED
BUNGALOW



OVERALL PLOT SIZE

62.9m² 677ft²

GROUND FLOOR

Kitchen/Living

5.02m x 5.25m 16'5" x 17'3"

Bedroom 1

3.84m x 3.30m 12'7" x 10'10"

Bedroom 2

3.64m x 2.51m 11'11" x 8'3"

Bathroom

2.20m x 2.00m 7'2" x 6'6"



◀ Dimensions start. The floor plans above are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measurements and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask your Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

SITE PLAN
COLOUR REF

ADDRESS

Whalley Manor
Springwood Drive
Whalley
Clitheroe
BB7 9XL

CONTACT US

0161 968 0200
laurushomes.co.uk
whalleymanor@laurushomes.co.uk



BUILT FOR BETTER LIVING

