

# THE PASTURES

FARINGTON MOSS

A STUNNING COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



## Welcome to The Pastures

This stunning collection of two, three and four bedroom homes can be found in the pleasant village of Farington Moss on the southern outskirts of Preston. It's a great place to live, work and enjoy life.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Location

The Pastures offers village living and great transport links to cities such as Preston and Manchester.

Enjoy a leisurely pace of life, with village amenities and beautiful countryside on the doorstep. Coastal spots like iconic Blackpool are also an easy drive away.





**Worden Park**

Offering a model railway, formal gardens, hedge maze, playground and walled garden.



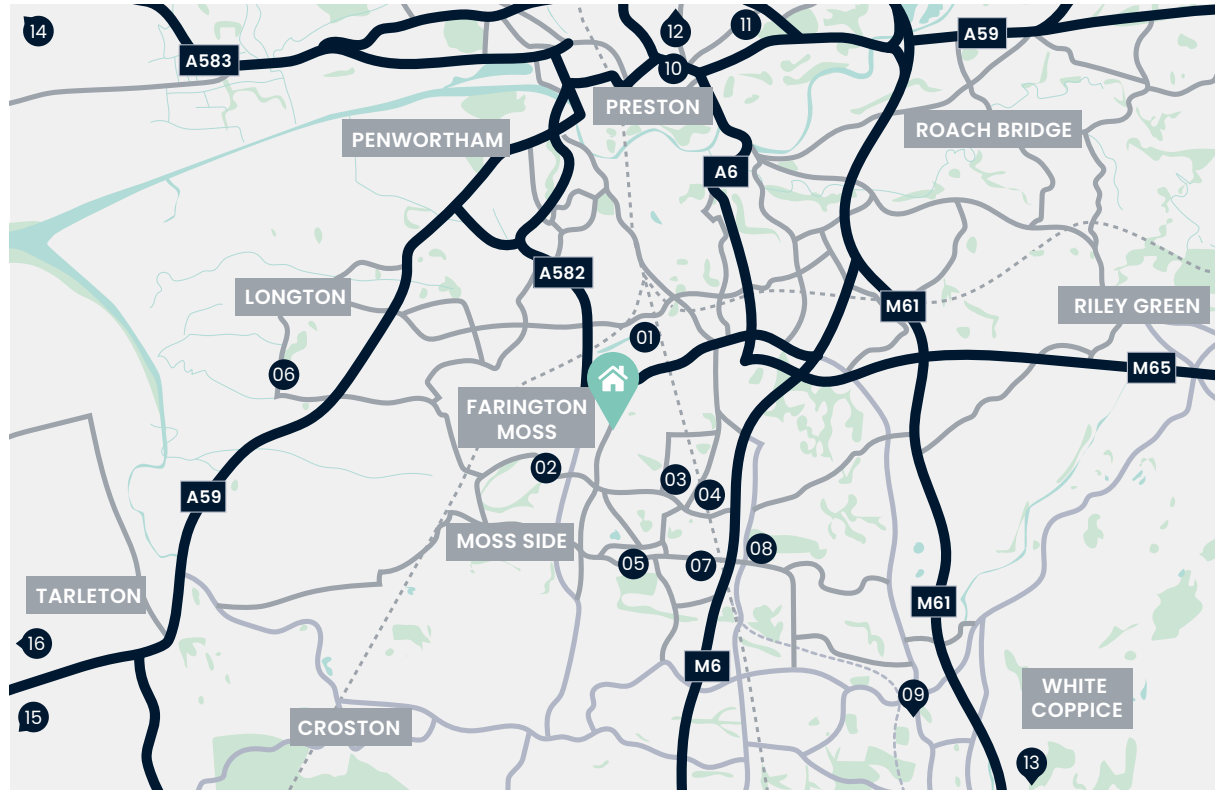
**Leyland Golf Club Limited**

An 18-hole parkland course, 6,298 yards long, professionally landscaped course.



**West View Leisure Centre**

Offering a wide range of fitness classes, a gym, a swimming pool and a separate children's pool.



**Your nearest transport links**



Leyland Station



M6



Manchester Airport

**Up to 2 Miles**

- 01. Farington Moss St Pauls C of E Primary School
- 02. Moss Side Primary School
- 03. Morrisons
- 04. Leyland station

**Up to 5 Miles**

- 05. Worden Park
- 06. Longton Brickcroft Nature Reserve
- 07. Balshaw's C of E High School
- 08. Leyland Golf Club Limited

**Up to 10 Miles**

- 09. Chorley and South Ribble Hospital
- 10. Harris Museum, Art Gallery & Library
- 11. West View Leisure Centre
- 12. Royal Preston Hospital

**Up to 25 Miles**

- 13. Go Ape Rivington
- 14. Blackpool
- 15. National Trust Formby
- 16. Southport Beach

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps. (or/and the website used as reference – nationalrail.co.uk).

# Connections

Top transport links in Farington Moss connect The Pastures to city, country and coast across the beautiful north.

The nearby A6 takes you into Preston with ease, as does a convenient bus service. The M6 is a short drive away and links to other major roads, such as the M55, M65 and M61, to reach places like Manchester, Lancaster and Blackpool.

Leyland train station is under 2 miles away. Trains go direct to Manchester Victoria and Blackpool North. Manchester Airport is 1 hour 18 minutes away by rail and offers over 190 direct flights to global destinations.



Destinations by car

15  
min

Preston  
6 miles

30  
min

Blackburn  
13 miles

39  
min

Lancaster  
32.7 miles



Destinations by train  
Leyland Train Station

30  
min

Blackpool North

49  
min

Manchester Victoria

1 15  
hr min

Liverpool Central

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# Education

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

There are several pre-schools and primaries within a 5-minute drive of The Pastures. They include Moss Side Village Pre-School and Farington Moss St. Paul's C of E Primary School.

## Farington Moss St. Paul's C of E Primary School

This state church school is located in the heart of Farington Moss. They are proud of their relationship with St. Paul's Church and encourage children to reach their full potential through inspiration and nurture.

## Moss Side Primary School

Moss Side Primary School is rated 'outstanding' by Ofsted, has great links within the local community and boasts long-standing family connections. It offers a rich curriculum with a focus on English and Maths.

## Balshaw's C of E High School

Balshaw's Church of England High School is a popular choice for secondary education and has an 'outstanding' Ofsted rating. 25 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.

# THE PASTURES

FARINGTON MOSS

This outstanding collection of two, three and four bedroom homes is located in the pleasant village of Farington Moss on the southern outskirts of Preston, making it just as easy to be in the buzz of the city as it is to be in the calm of the countryside.

## 2 Bedroom Homes

 The Denton

## 3 Bedroom Homes

 The Cedarwood

 The Holmewood

 The Redwood

 The Elderwood V1

 The Alderley

 The Bembridge

 The Kingston

 The Greenwood

 The Morden

## 4 Bedroom Homes

 The Castleford

 The Cranford

 The Hareford

 The Chelmsford

 The Chiddingstone


 The Buckland

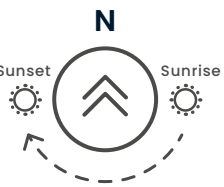
 The Selsdon

 The Ashleworth

 The Ambleside



-  - Affordable Homes
- BCP - Bin Collection Point
- B/C - Bin/Cycle Store



SHOW HOME & MARKETING SUITE

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. Site plan is not to scale. Please speak to our Sales Executives for more details. August 2023.

# The Denton

## 2 Bedroom Home



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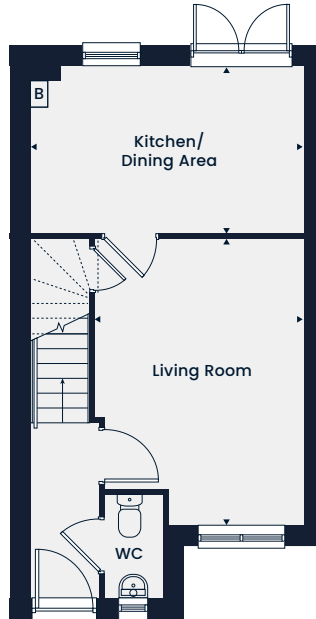


# The Denton

## 2 Bedroom Home

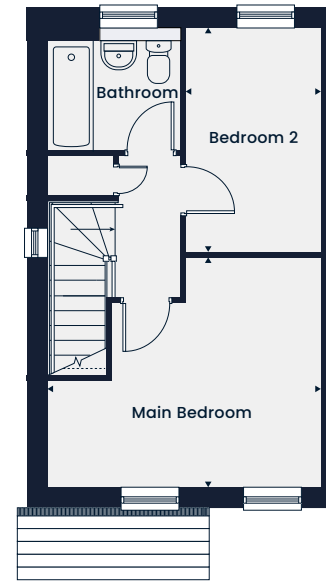
Total Area 692 sq. ft.

A delightful two bedroom home with a living room and an open-plan kitchen/dining area, with double doors leading out to the garden. Upstairs features the main bedroom, a further bedroom, and a family bathroom.



**Ground Floor**

Kitchen/Dining Area	4.22m x 2.60m   13'10" x 8'6"
Living Room	4.44m x 3.23m   14'7" x 10'7"



**First Floor**

Main Bedroom	4.22m x 3.57m   13'10" x 11'9"
Bedroom 2	3.47m x 2.08m   11'5" x 6'10"

B – Boiler 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. April 2022.



# The Alderley

## 3 Bedroom Home



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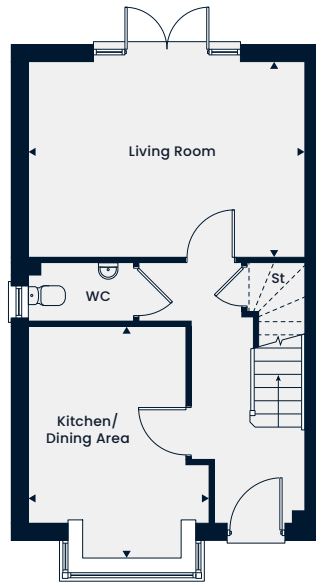


# The Alderley

## 3 Bedroom Home

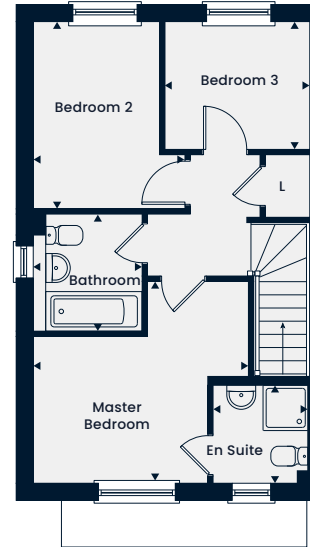
Total Area 858 sq. ft.

The Alderley is a lovely three bedroom home. The ground floor features a living room and a spacious kitchen/dining area with a bay window. A cloakroom and handy storage cupboard complete the ground floor. Upstairs, there is a master bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.14m x 3.17m   13'7" x 10'5"
Living Room	4.84m x 3.43m   15'10" x 11'3"



### First Floor

Master Bedroom	3.78m x 3.54m   12'5" x 12'4"
En Suite	1.71m x 1.68m   5'7" x 5'6"
Bedroom 2	3.35m x 2.65m   11'0" x 8'8"
Bedroom 3	2.53m x 2.23m   8'3" x 7'3"
Bathroom	2.07m x 1.90m   6'9" x 6'2"

L – Linen Cupboard St – Store WC – Cloakroom

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# The Bembridge

3 Bedroom Home



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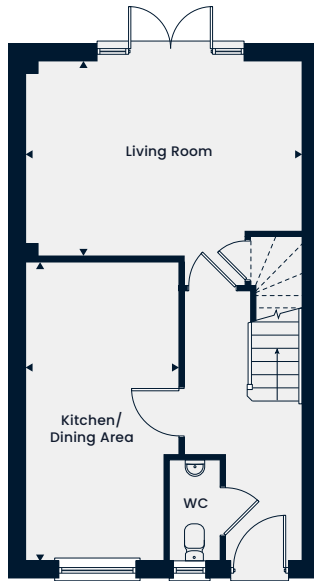


# The Bembridge

## 3 Bedroom Home

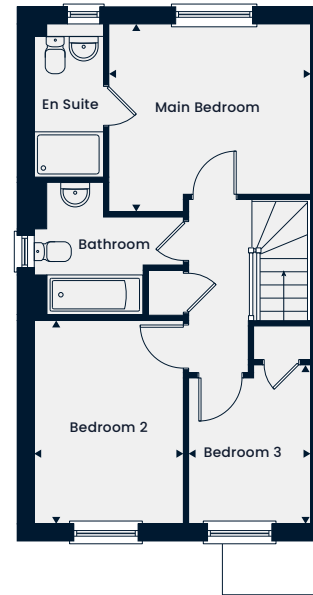
Total Area 915 sq. ft.

The Bembridge is a delightful three bedroom home featuring a spacious living room, with double doors leading out to the garden and a large open-plan kitchen/dining area. The main bedroom boasts an en suite, while two further bedrooms and a family bathroom complete the first floor layout.



### Ground Floor

Kitchen/Dining Area	5.26m x 2.68m   17'3" x 8'9"
Living Room	4.83m x 3.43m   15'10" x 11'3"



### First Floor

Main Bedroom	3.54m x 3.29m   11'7" x 10'9"
Bedroom 2	3.57m x 2.61m   11'8" x 8'7"
Bedroom 3	2.78m x 2.13m   9'1" x 7'0"

WC – Cloakroom

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# The Kingston

3 Bedroom Home



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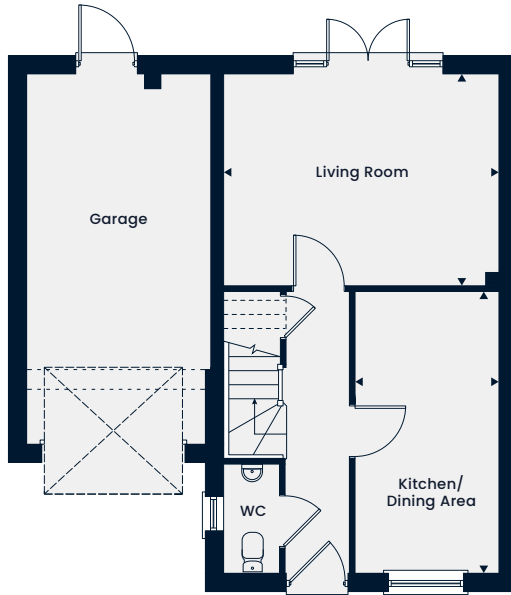


# The Kingston

## 3 Bedroom Home

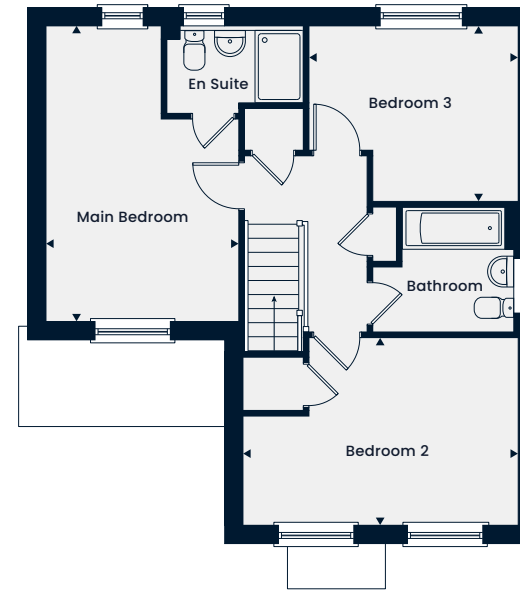
Total Area 969 sq. ft.

A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area and a separate living room. The first floor offers a family bathroom, two good-sized bedrooms, and the main bedroom with an en suite.



### Ground Floor

Kitchen/Dining Area	4.64m x 2.38m   15'2" x 7'9"
Living Room	4.48m x 3.48m   14'8" x 11'5"



### First Floor

Main Bedroom	4.85m x 3.17m   15'10" x 10'4"
Bedroom 2	4.51m x 3.08m   14'9" x 10'1"
Bedroom 3	3.44m x 2.88m   11'3" x 9'5"

WC – Cloakroom

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# The Morden

## 3 Bedroom Home

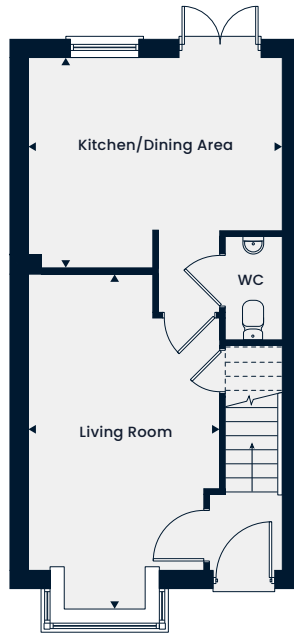


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A modern three bedroom, three storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



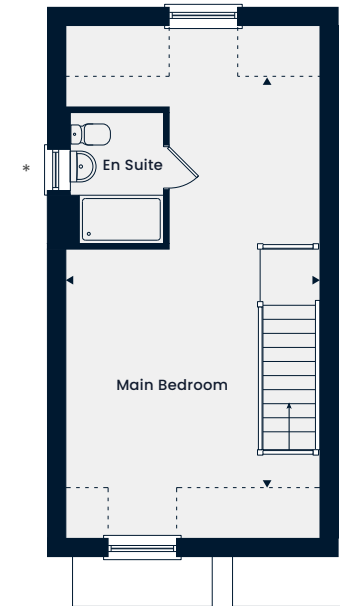
### Ground Floor

Kitchen/Dining Area  
4.16m x 3.49m | 13'7" x 11'5"  
Living Room  
5.52m x 3.14m | 18'1" x 10'3"



### First Floor

Bedroom 2  
4.16m x 2.68m | 13'7" x 8'9"  
Bedroom 3  
3.35m x 2.03m | 10'11" x 6'7"



### Second Floor

Main Bedroom  
6.80m x 4.16m | 22'3" x 13'7"

- - - Reduced Head Height WC - Cloakroom

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# The Greenwood

3 Bedroom Home



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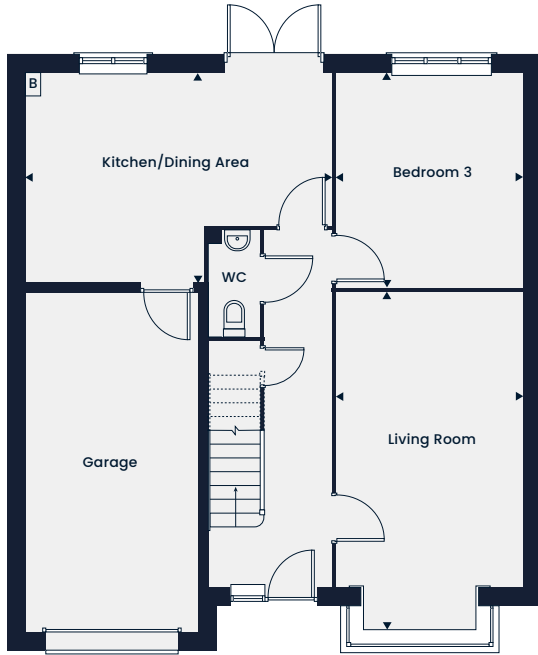


# The Greenwood

## 3 Bedroom Home

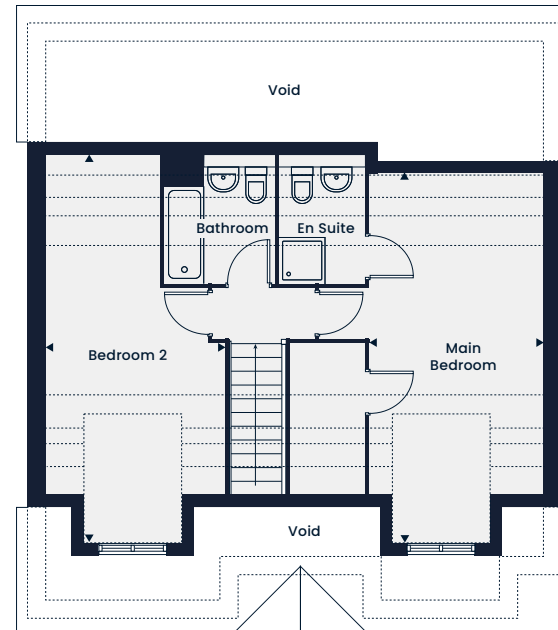
Total Area 1,224 sq. ft.

A delightful three bedroom home featuring a kitchen/dining area with double doors to the rear garden. A separate living room, third bedroom, cloakroom, and integrated garage complete the ground floor. Upstairs boasts a lovely main bedroom with an en suite, a second bedroom, and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.40m x 3.69m   17'9" x 12'2"
Living Room	5.95m x 3.27m   19'6" x 10'9"
Bedroom 3	3.76m x 3.27m   12'4" x 10'9"



First Floor

Main Bedroom	6.52m x 3.92m   21'5" x 12'10"
Bedroom 2	6.85m x 3.14m   22'6" x 10'4"

B – Boiler    - - - - 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. April 2022.



# The Ambleside

4 Bedroom Home



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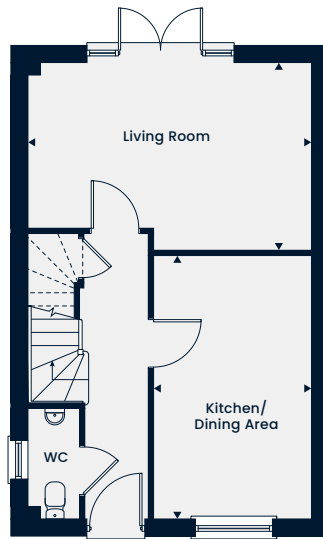


# The Ambleside

## 4 Bedroom Home

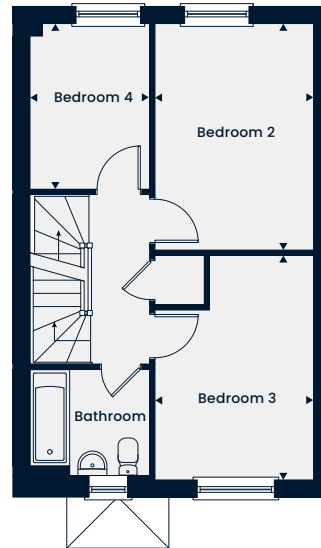
Total Area 1,207 sq. ft.

A spacious four bedroom, three storey home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. On the first floor, there are three good-sized bedrooms and a family bathroom. While on the top floor, there is a spacious main bedroom that boasts an en suite.



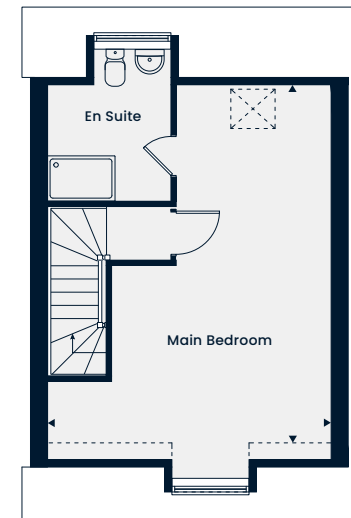
### Ground Floor

Kitchen/Dining Area  
4.62m x 2.78m | 15'2" x 9'1"  
Living Room  
4.95m x 3.28m | 16'3" x 10'9"



### First Floor

Bedroom 2  
3.97m x 2.77m | 13'0" x 9'1"  
Bedroom 3  
3.93m x 2.77m | 12'10" x 9'1"  
Bedroom 4  
2.89m x 2.08m | 9'6" x 6'9"



### Second Floor

Main Bedroom  
6.31m x 4.95m | 20'8" x 16'3"

- - - Reduced Head Height    ☒ - Rooflight    WC - Cloakroom

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# The Ashleworth

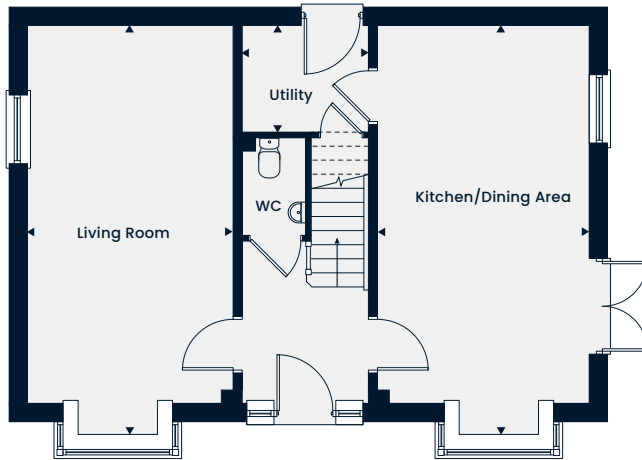
4 Bedroom Home



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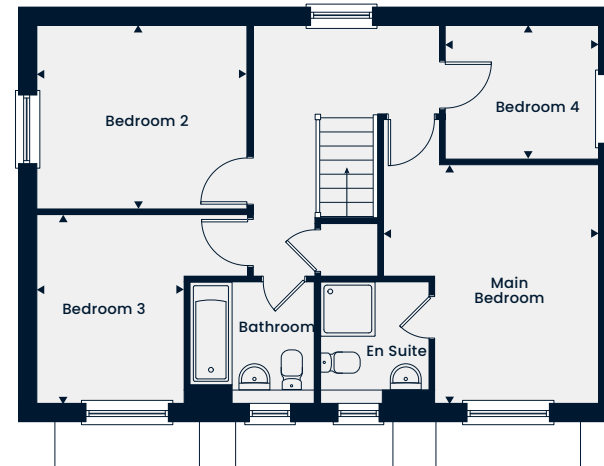


A delightful four bedroom home featuring bay windows allowing for plenty of natural light throughout the ground floor. An open-plan kitchen/dining area, a separate living area, and a utility room complete the downstairs. Three further bedrooms and the family bathroom can be found on the first floor, along with the main bedroom with an en suite.



### Ground Floor

Kitchen/Dining Area	6.76m x 3.47m   22'2" x 11'4"
Living Room	6.76m x 3.37m   22'2" x 11'0"
Utility	2.08m x 1.74m   6'10" x 5'8"



### First Floor

Main Bedroom	3.92m x 3.53m   12'10" x 11'7"
Bedroom 2	3.45m x 3.01m   11'4" x 9'10"
Bedroom 3	3.09m x 2.41m   10'1" x 7'11"
Bedroom 4	2.51m x 2.18m   8'3" x 7'1"

WC – Cloakroom

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# The Buckland

4 Bedroom Home

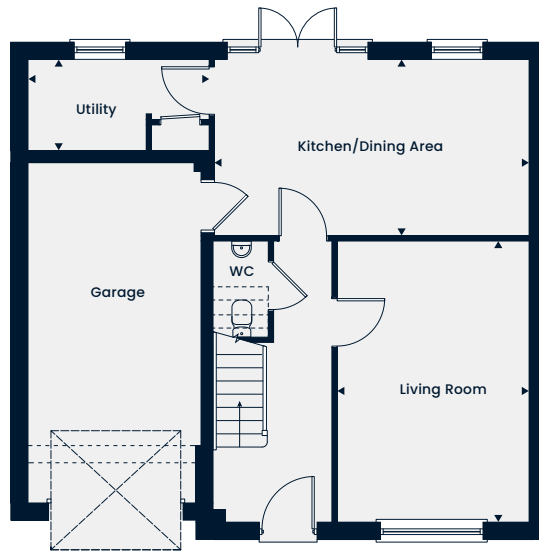


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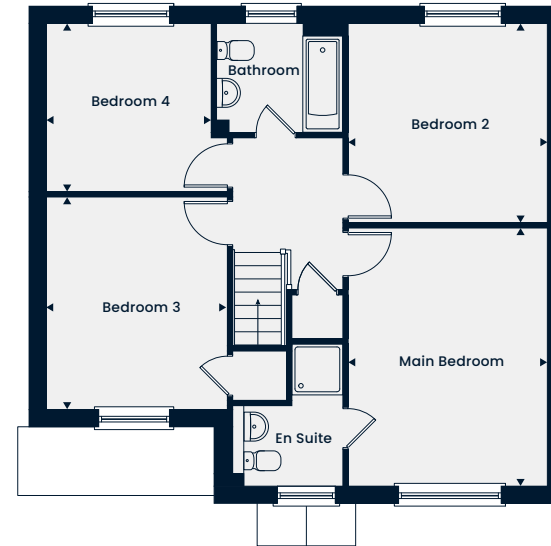


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs boasts a main bedroom with an en suite, three further good-sized bedrooms, and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.52m x 3.08m   18'1" x 10'1"
Living Room	4.93m x 3.36m   16'2" x 11'0"
Utility	3.17m x 1.56m   10'4" x 5'1"



### First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
Bedroom 2	3.49m x 3.48m   11'5" x 11'5"
Bedroom 3	3.72m x 3.17m   12'2" x 10'4"
Bedroom 4	2.94m x 2.88m   9'7" x 9'5"

- - - Reduced Head Height WC - Cloakroom

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# The Hareford

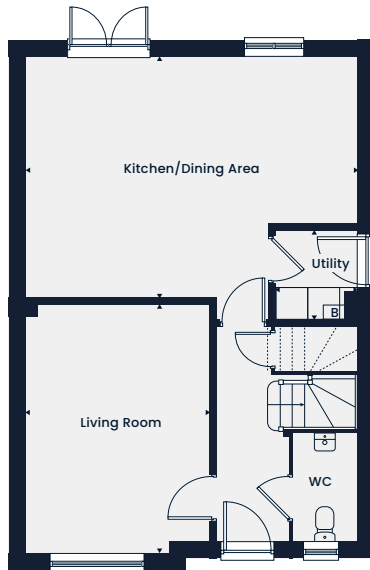
## 4 Bedroom Home



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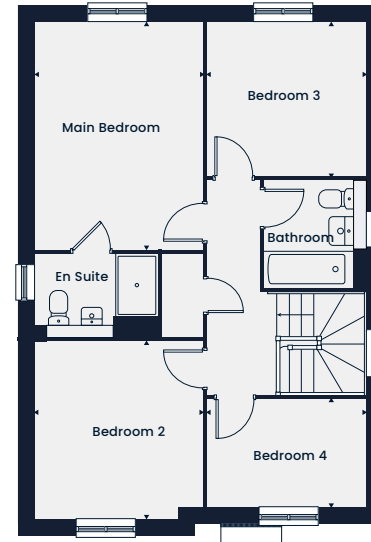


A lovely four bedroom home with a living room and an open-plan kitchen/dining area, with double doors leading out to the garden and a separate utility. The main bedroom boasts an en suite, while three further bedrooms and a family bathroom complete the first floor layout.



### Ground Floor

Kitchen/Dining Area	6.31m x 4.58m   20'8" x 15'1"
Living Room	4.72m x 3.48m   15'6" x 11'5"
Utility	1.67m x 1.53m   5'6" x 5'0"



### First Floor

Main Bedroom	4.32m x 3.21m   14'2" x 10'6"
Bedroom 2	3.37m x 3.21m   11'1" x 10'6"
Bedroom 3	3.01m x 2.93m   9'11" x 9'7"
Bedroom 4	3.01m x 2.05m   9'11" x 6'9"

B – Boiler WC – Cloakroom

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# The Chiddingstone

4 Bedroom Home



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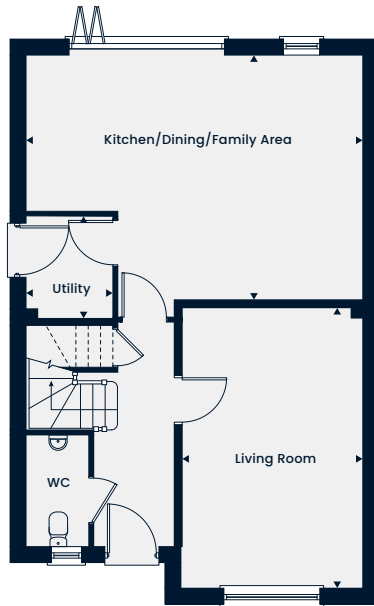


# The Chiddingstone

## 4 Bedroom Home

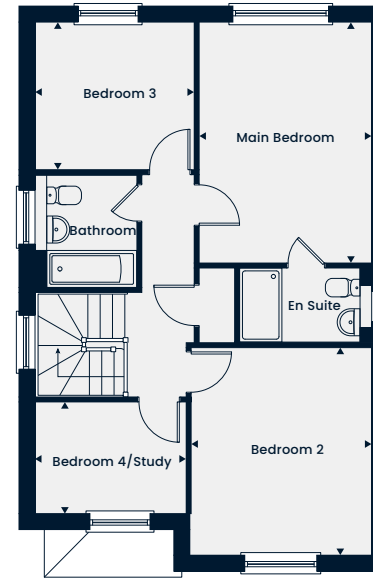
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with a bi-folding door leading into the garden, a separate living room, and utility to the ground floor. There are four bedrooms and a family bathroom on the first floor, with the main bedroom having an en suite.



### Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m   20'8" x 15'1"
Living Room	5.27m x 3.38m   17'3" x 11'1"
Utility	1.93m x 1.61m   6'4" x 5'3"



### First Floor

Main Bedroom	4.52m x 3.23m   14'10" x 10'7"
Bedroom 2	3.89m x 3.38m   12'9" x 11'1"
Bedroom 3	2.98m x 2.73m   9'9" x 8'11"
Bedroom 4/Study	2.83m x 2.08m   9'3" x 6'10"

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. April 2022.

# The Selsdon

4 Bedroom Home



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.

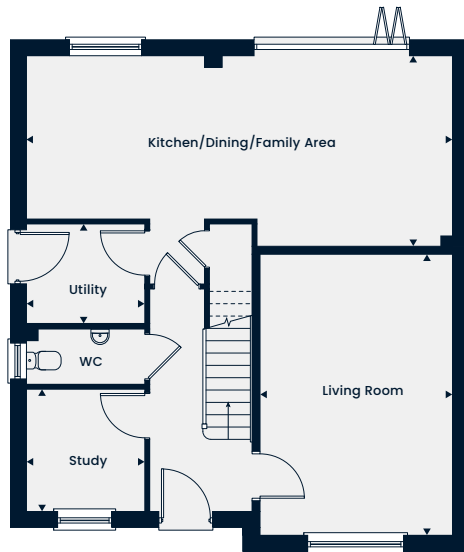


# The Selsdon

## 4 Bedroom Home

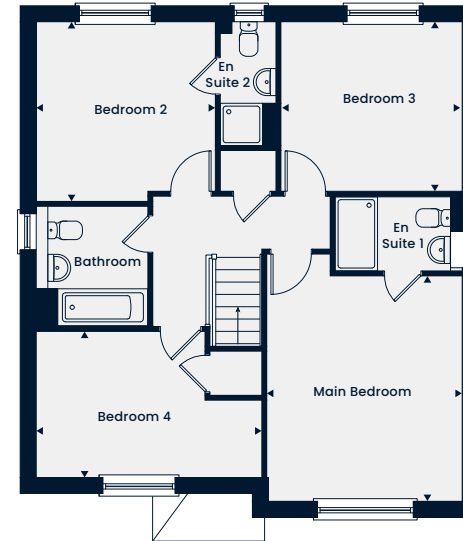
Total Area 1,509 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with a bi-folding door leading out to the garden. Upstairs, there is the main bedroom, three further bedrooms, and a family bathroom. Both the main bedroom and bedroom 2 boast an en suite each.



### Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.57m   26'2" x 11'8"
Living Room	5.28m x 3.61m   17'3" x 11'10"
Study	2.28m x 2.21m   7'5" x 7'3"
Utility	2.21m x 1.88m   7'3" x 6'2"



### First Floor

Main Bedroom	4.23m x 3.66m   13'10" x 12'0"
Bedroom 2	3.37m x 3.36m   11'0" x 11'0"
Bedroom 3	3.40m x 3.17m   11'1" x 10'4"
Bedroom 4	4.23m x 2.73m   13'10" x 8'11"

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](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. October 2022.

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