



Onward

living

Castle Croft

Bringing happiness home



Welcome to Castle Croft

NESTLED IN A QUIET SURROUNDING STREET OF THE PRETTY MARKET TOWN OF CLITHEROE, CASTLE CROFT IS AN EXCLUSIVE DEVELOPMENT OF FOUR STYLISH NEW HOMES FOR SHARED OWNERSHIP

The collection of two-bedroom houses – consisting of two new-builds and two renovations – will make an ideal starter home for first-time buyers, or even the perfect option for those looking to downsize and start a new chapter.

Each home is finished to a high specification and boasts attractive exteriors, which incorporate decorative stone features to reflect the charm of the surrounding area.

What's more, with a wealth of local amenities, excellent transport links to Manchester and beyond, not to mention the beautiful rolling hills that surround the town, it's little wonder that this part of the Ribble Valley in Lancashire was recently named the happiest place to live in the UK by the Office of National Statistics.

So, whatever you want from your next move, you'll find the perfect place to call home at Castle Croft.

THE LOCATION

Clitheroe is an ancient market town which dates back to Saxon times and has its own 12th century castle, said to be one of the smallest Norman keeps in the country and home to a museum and 16 acres of landscaped gardens.

The market town boasts a wealth of local amenities catering for everyone with unique gift and speciality shops, delightful cafés, family days out, and not forgetting Clitheroe's vibrant nightlife. In the heart of Clitheroe is Holmes Mill; a unique celebration of Lancashire food and drink, this former textile mill is the perfect place to unwind and indulge yourself.

There are a range of local supermarkets all just a short walk from the development, including Sainsbury's, Tesco Superstore, Lidl and Booths.

But for fresh local produce, head to Clitheroe Market. Held regularly since the Norman times, the outdoor market on Station Road is as bustling today as it's always been, with over 40 permanent stalls offering freshly baked bread, local cheese, fresh fish, meat and more.

With the A59 and M65 both just a 20-minute drive away, Castle Croft is within easy reach of Preston, Blackburn and Burnley. Trains from Clitheroe Interchange, a five-minute walk from the development, run approximately hourly to Blackburn, Salford, Bolton and Manchester, while there are direct buses to Blackburn, Burnley, Skipton and Nelson.

As you would expect from such a sought-after area, Clitheroe is home to a wide range of fantastic schools covering all ages, many of which are rated as 'Outstanding' by Ofsted, including Clitheroe Royal Grammar School and Ribblesdale Hight School, both within easy walking distance.



So, whatever you're looking for in a place to call home, you're sure to find it at Castle Croft.

The Archer



2-bedroom semi-detached home

The Archer is a well-designed new-build home that's perfect for first-time buyers.

The ground floor benefits from a spacious lounge complete with bay window, which leads through to a contemporary fully fitted kitchen/diner at the rear of the property, as well as a handy WC.

Upstairs are two generously sized double bedrooms, one of which incorporates some useful storage space. The first floor is completed with a modern family bathroom.

OVERALL FLOOR AREA

70m²

GROUND FLOOR DIMENSIONS

Lounge - 4.75m * x 3.70m
Kitchen/dining - 4.80m x 3.29m
WC - 1.54m x 1.25m

FIRST FLOOR DIMENSIONS

Bedroom 1 - 4.80m x 3.19m
Bedroom 2 - 4.05m x 2.65m
Bathroom - 2.27m x 2.07m

*Into bay window

Disclaimer:

*Total floor measurements shown are typical for these house types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floorplans, layouts and measurements are subject to change. Please speak to the sales team to confirm before reserving your plot.

The Bailey



2-bedroom semi-detached home

The Bailey is a practical refurbished home, finished to a fantastic standard. The front door opens onto a bright and spacious lounge. At the rear of the property is a contemporary kitchen/diner, as well as a handy WC.

On the first floor there are two generously sized double bedrooms, one of which has some useful storage space. The bedrooms share a modern family bathroom.

OVERALL FLOOR AREA

63.5m²

GROUND FLOOR DIMENSIONS

Lounge – 4.45m x 2.95m

Kitchen/dining – 4.45 x 2.74m

WC – 1.55m x 1.15m

FIRST FLOOR DIMENSIONS

Bedroom 1 – 4.45m x 2.95m

Bedroom 2 – 2.74 x 2.40m

Bathroom – 1.96m x 1.72m

*Maximum room dimensions

Disclaimer

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PICK YOUR PLOT

SITE PLAN



*Site plans are intended for illustrative purposes and should be treated as general guidance only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



SPECIFICATION

Kitchen

- Fully-fitted contemporary kitchen – Greenwich range by Howdens
- Electric hob with integrated Zanussi oven and curved glass extractor hood
- Stainless steel splashback
- Stainless steel single bowl with single lever tap
- Recessed lighting
- Johnson ceramic wall tiles
- Polyflor Vinyl flooring



What's more, all homes are covered by a 10-year LABC building warranty.

Carpets included in lounge, stairs, landing and bedrooms



Bathroom

- Alcona contemporary sanitary ware
- Johnson ceramic wall tiles
- Chrome heated towel rail
- Over-bath shower with screen
- Recessed lighting
- Polyflor Vinyl flooring
- Mirror



*The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

Electrics

- TV points to living space and Bedroom 1
- Telephone points to living space and Bedroom 1
- Mains-operated smoke detectors with battery back-up
- Combination boiler
- Chrome switch plates in kitchen

External

- Turfed rear garden
- Fencing to rear garden
- Paved pathway
- Tarmac drive
- Large garden storage unit



ABOUT ONWARD LIVING

At Onward Living we specialise in building quality new homes across the North West.

We believe everyone deserves a place to call their own, which is why we offer affordable homeownership solutions such as Shared Ownership to help you take that first step on the property ladder.

Whatever your situation, whether you're a first-time buyer, starting again or just thinking about downsizing, we'll help you find a home that's right up your street.

What's more, our friendly experienced team will be there every step of the way, providing all the advice and support you need to make buying and owning your Onward Living home as straightforward as possible.



ABOUT SHARED OWNERSHIP

Shared Ownership is another way to buy your own home. You buy a percentage (between 25% and 75%), and pay rent on the rest. Onward Living owns part of it – but you're living there, you decorate it, and you decide when to sell.

Buying a percentage means a smaller deposit and smaller mortgage. It's a sooner first step on the ladder for lots of people. Usually, you can also carry on buying shares, to own it 100%.

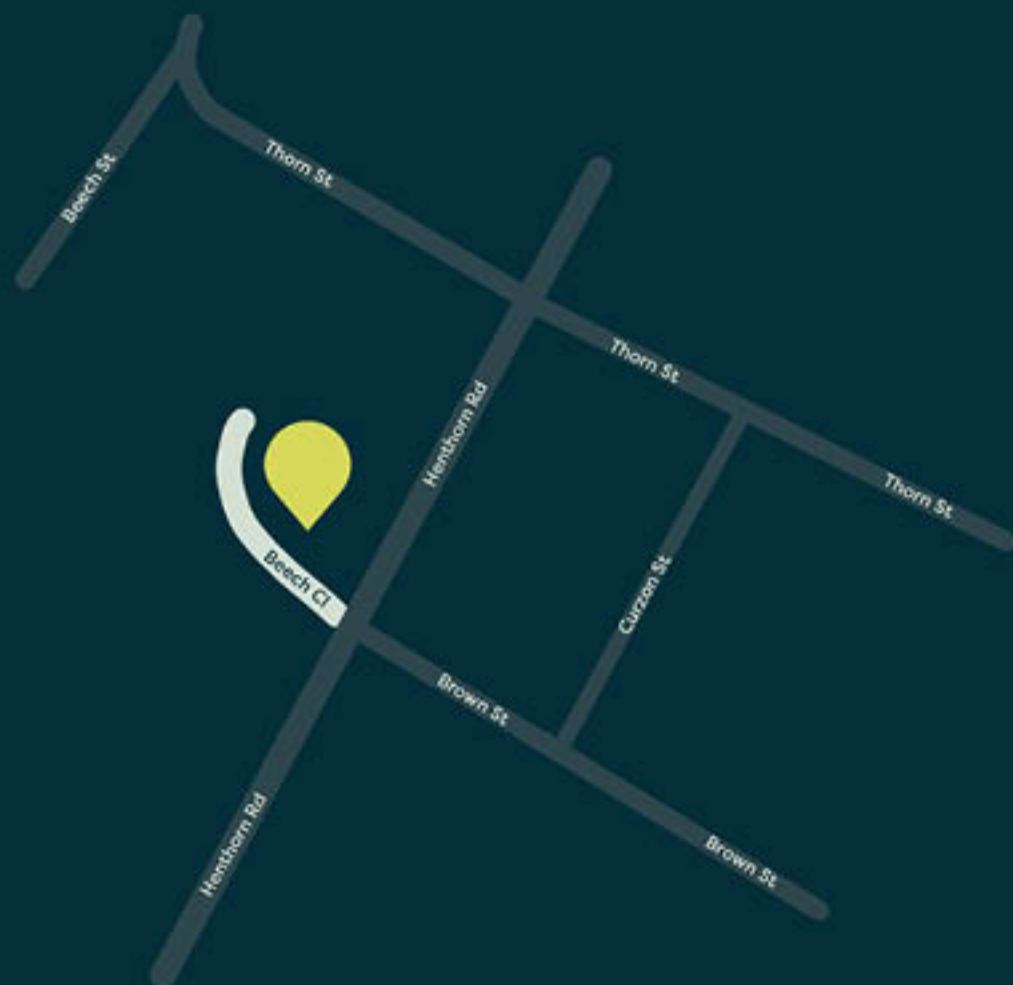
To find out if Shared Ownership is right for you, or for more information about the scheme, contact our sales team on 0151 708 2421 or email sales@onward.co.uk

Castle Croft

Beech Close

Clitheroe

BB7 2JH



*The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of information given in this brochure.

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