

HERITAGE

- REDROW -

CALDER GRANGE

BILLINGTON





WELCOME TO CALDER GRANGE



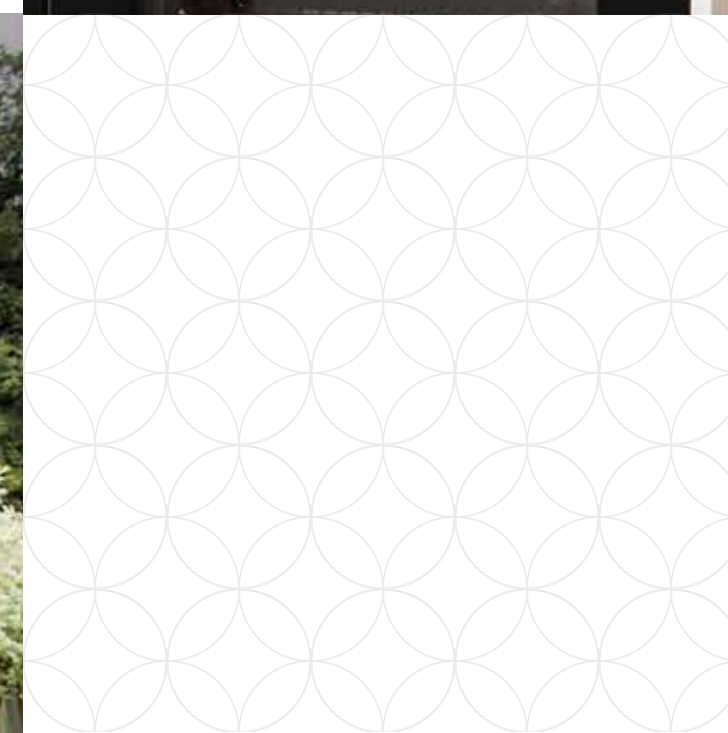
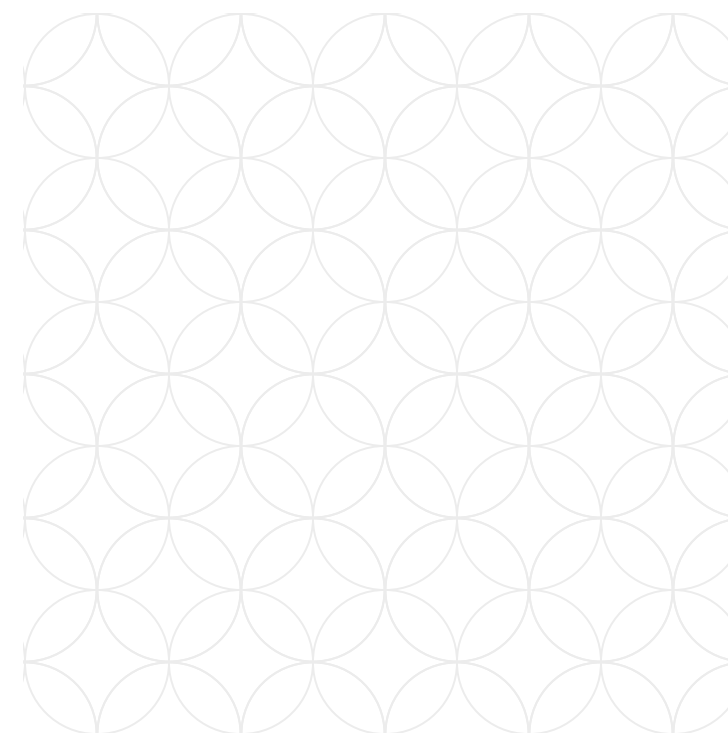
A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN THE CHARMING VILLAGE OF BILLINGTON, NEAR CLITHEROE

Nestled in the pretty, charming town of Clitheroe, and part of Redrow's exclusive Heritage Collection, Calder Grange offers a high quality of life, whether you're relaxing at home or exploring the surrounding area. Based on the Arts and Crafts style of the 1930s, these elegant homes surround you with quintessential English architecture, while outside, the quaint streets and rolling countryside are always within easy reach of home. With excellent transport links and a good selection of schools too, Calder Grange offers a very enviable quality of life.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

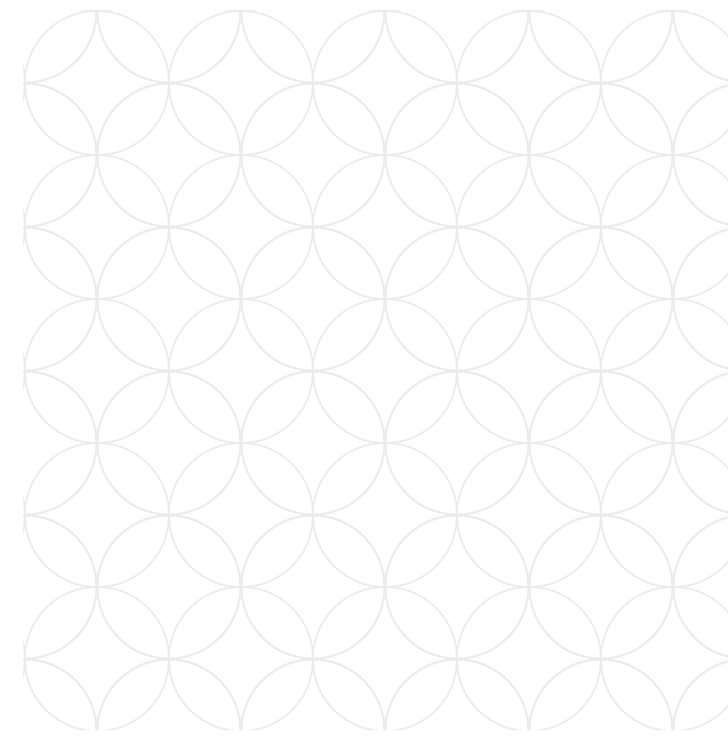


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

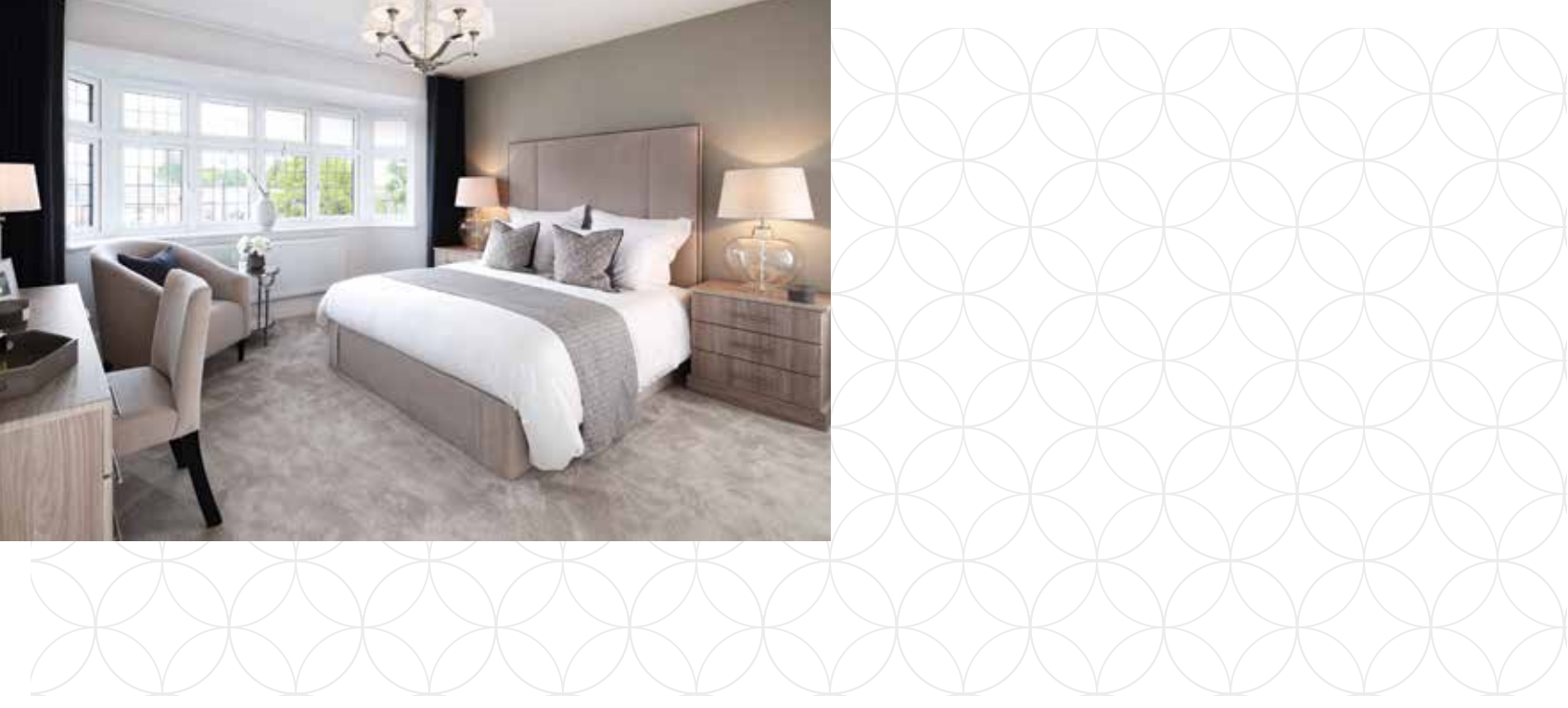
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Whatever your style or needs, shopping will always be an enjoyable experience at Calder Grange. You'll find Aldi and Morrisons supermarkets within 5 miles of home, while the Billington Village Store and Co-operative in Whalley are less than a mile away. There are also a range of high street shops in Clitheroe town centre, around 12 minutes away in the car, while The Mall Blackburn has a wide variety of household name stores. The nearest post office is only a short walk from home, with the local pharmacy also less than 2 miles away.

The local area has a rich and vibrant pub and restaurant scene. You won't have to travel far to enjoy a range of inns and eateries, with the Artisan Café, Forum Bar and Kitchen, Dog Inn pub and King Street Kitchen bistro all located within a mile of home.



ENJOY AN ACTIVE LIFESTYLE

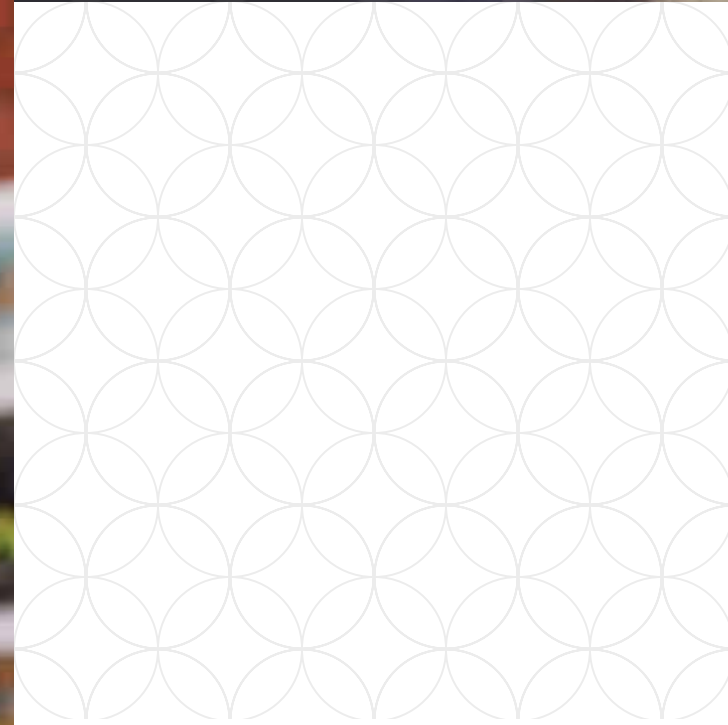
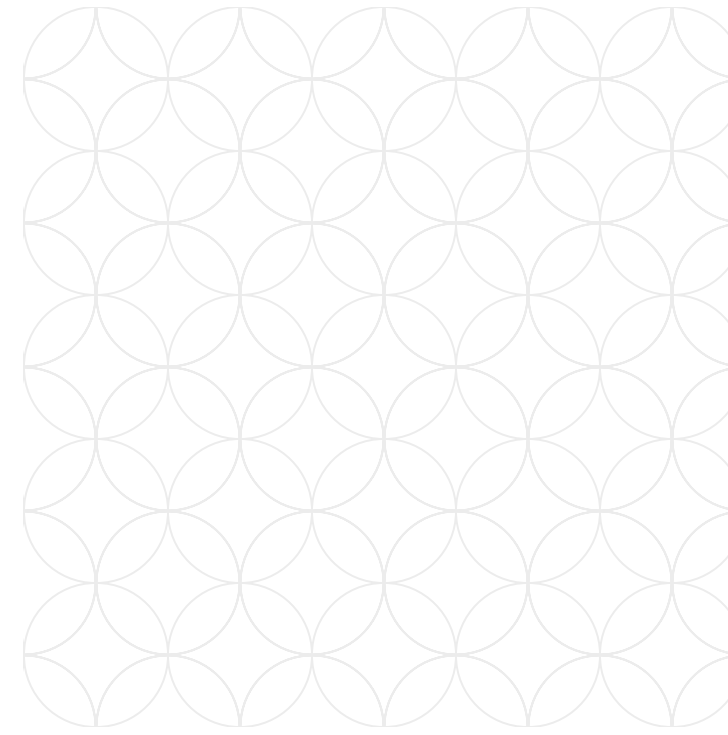
For leisure and pleasure, the local area has it covered, whether you're seeking a gentle stroll or exercise of a more vigorous kind. The Oakhill Leisure centre is just over a mile away and has a gym and sports hall, plus indoor and outdoor facilities for football, cricket, hockey, basketball, netball, volleyball and more. PLM Health & Fitness is also just a mile away and has an extensive and well-equipped gym, while Langho Swimming School is the perfect place for children to have their first experiences in the water. Golfers, meanwhile, can enjoy a round or two at Mytton Fold Golf Club.

Film fans can catch all the latest blockbusters at Clitheroe's Everyman cinema, while for family days out, there is plenty to enjoy. The picturesque Pendle Hill is around a 23 minute drive from home and is perfect for walks, with some spectacular views. Whalley Abbey and viaduct and the Clitheroe Castle Museum are also all well worth a visit.

OPPORTUNITIES FOR LEARNING

For parents of growing families, Calder Grange has an excellent selection of schools for education at all levels. Welcome Nurseries at Langho is less than 2 miles away and is rated 'Good' by Ofsted. St Leonard's CofE Primary School, meanwhile, is just a mile from home and has an 'Outstanding' rating.

For older students, St Augustine's Roman Catholic High School is around a 15 minute walk from the development and is also rated 'Outstanding'.



GETTING AROUND

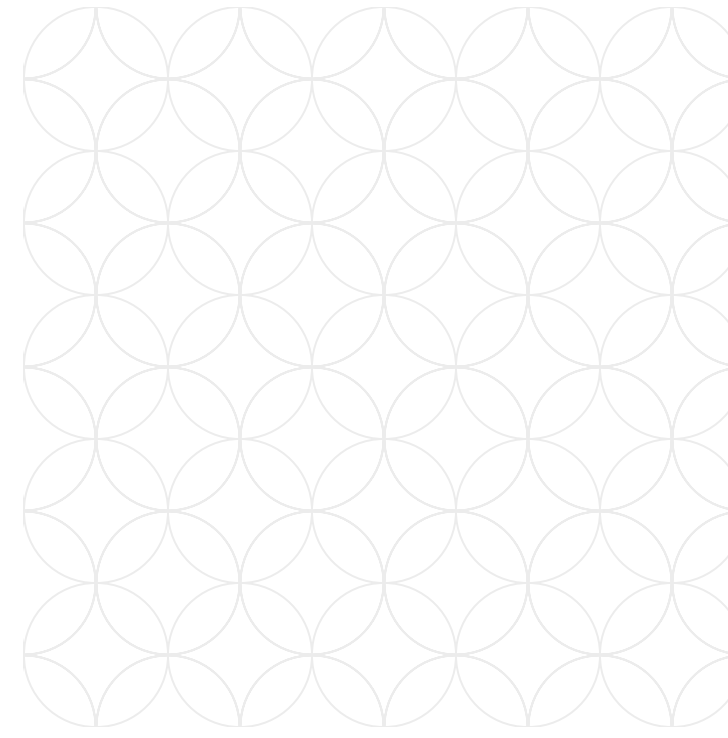
Travel and transport connections are superb, whether you're travelling by road or rail. Junction 7 of the M65 motorway, which connects nearby Blackburn, Burnley and Preston, is less than 15 minutes away. Junction 31 of the M6 is around a 20-minute journey, for onward travel to Manchester and Birmingham heading south, and the Lake District, Carlisle and into Scotland heading north.

For train travel, Preston railway station is about 30 minutes in the car and offers services to Manchester (33 minutes), Blackpool (22 minutes), Liverpool (51 minutes) and London Euston (2 hours and 20 minutes).

For air travel, Manchester Airport is around a 54 minute drive, and offers flights around the globe.

WE PUT MORE IN

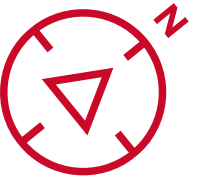
At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Calder Grange**.



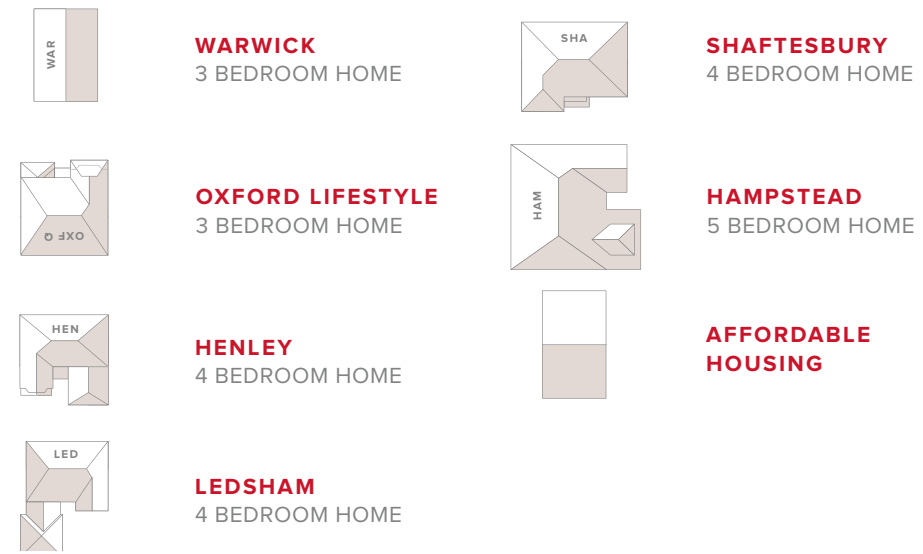
SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

EXPLORE CALDER GRANGE



KEY



Affordable Housing: Bungalow – 30-31.
Weaver – 22-29.

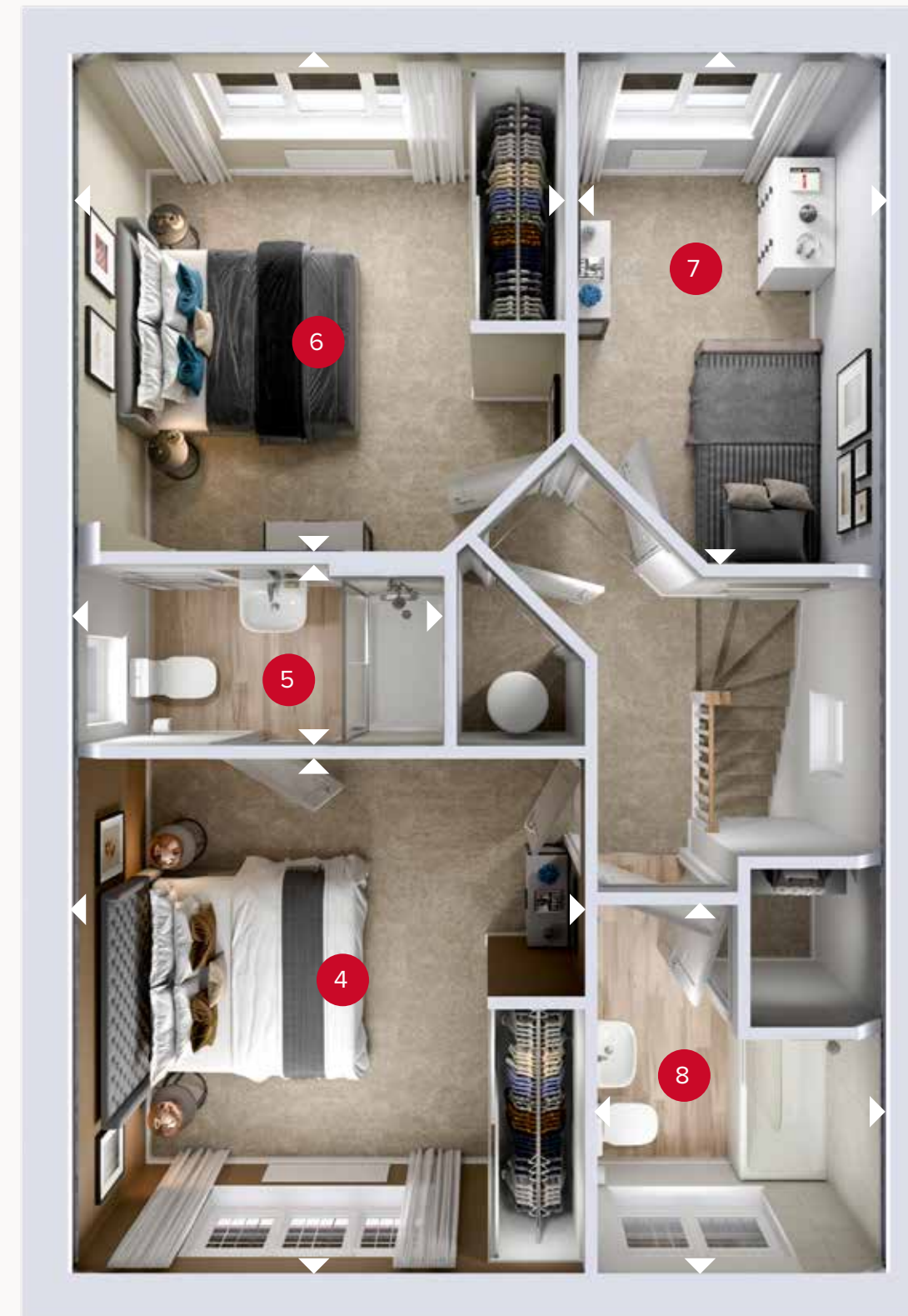
S/S – Sub Station
BCP – Bin Collection Point



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



GROUND FLOOR



FIRST FLOOR

THE WARWICK

GROUND FLOOR

| | | |
|----------------------|---------------|---------------|
| 1 Lounge | 15'7" x 11'6" | 4.75 x 3.49 m |
| 2 Kitchen/ Dining | 18'9" x 12'3" | 5.70 x 3.73 m |
| 3 Cloaks | 5'7" x 3'2" | 1.70 x 0.98 m |

FIRST FLOOR

| | | |
|-------------|---------------|---------------|
| 4 Bedroom 1 | 12'0" x 11'8" | 3.66 x 3.56 m |
| 5 En-suite | 8'3" x 4'2" | 2.51 x 1.27 m |
| 6 Bedroom 2 | 11'6" x 11'3" | 3.50 x 3.42 m |
| 7 Bedroom 3 | 12'4" x 7'2" | 3.75 x 2.19 m |
| 8 Bathroom | 8'9" x 6'9" | 2.66 x 2.05 m |

THE OXFORD LIFESTYLE



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | | |
|---|----------------|----------------|---------------|
| 1 | Kitchen/Dining | 21'5" x 12'9" | 6.53 x 3.88 m |
| 2 | Lounge | 15'11" x 10'7" | 4.85 x 3.23 m |
| 3 | Utility | 6'7" x 5'10" | 2.01 x 1.78 m |
| 4 | Cloaks | 5'10" x 3'0" | 1.78 x 0.92 m |
| 5 | Garage | 19'4" x 9'8" | 5.89 x 2.94 m |

FIRST FLOOR

| | | | |
|----|------------|---------------|---------------|
| 6 | Bedroom 1 | 16'0" x 10'7" | 4.87 x 3.23 m |
| 7 | Dressing | 7'4" x 6'8" | 2.24 x 2.03 m |
| 8 | En-suite 1 | 10'7" x 5'11" | 3.23 x 1.80 m |
| 9 | Bedroom 2 | 12'7" x 10'8" | 3.84 x 3.26 m |
| 10 | En-suite 2 | 7'11" x 5'8" | 2.41 x 1.74 m |
| 11 | Bedroom 3 | 11'9" x 9'11" | 3.57 x 3.02 m |
| 12 | En-suite 3 | 8'3" x 6'6" | 2.51 x 1.98 m |



**NEW
HOMES
QUALITY
CODE**

17.03.2022

Customers should note this illustration is an example of the Oxford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_OXFOQ_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space



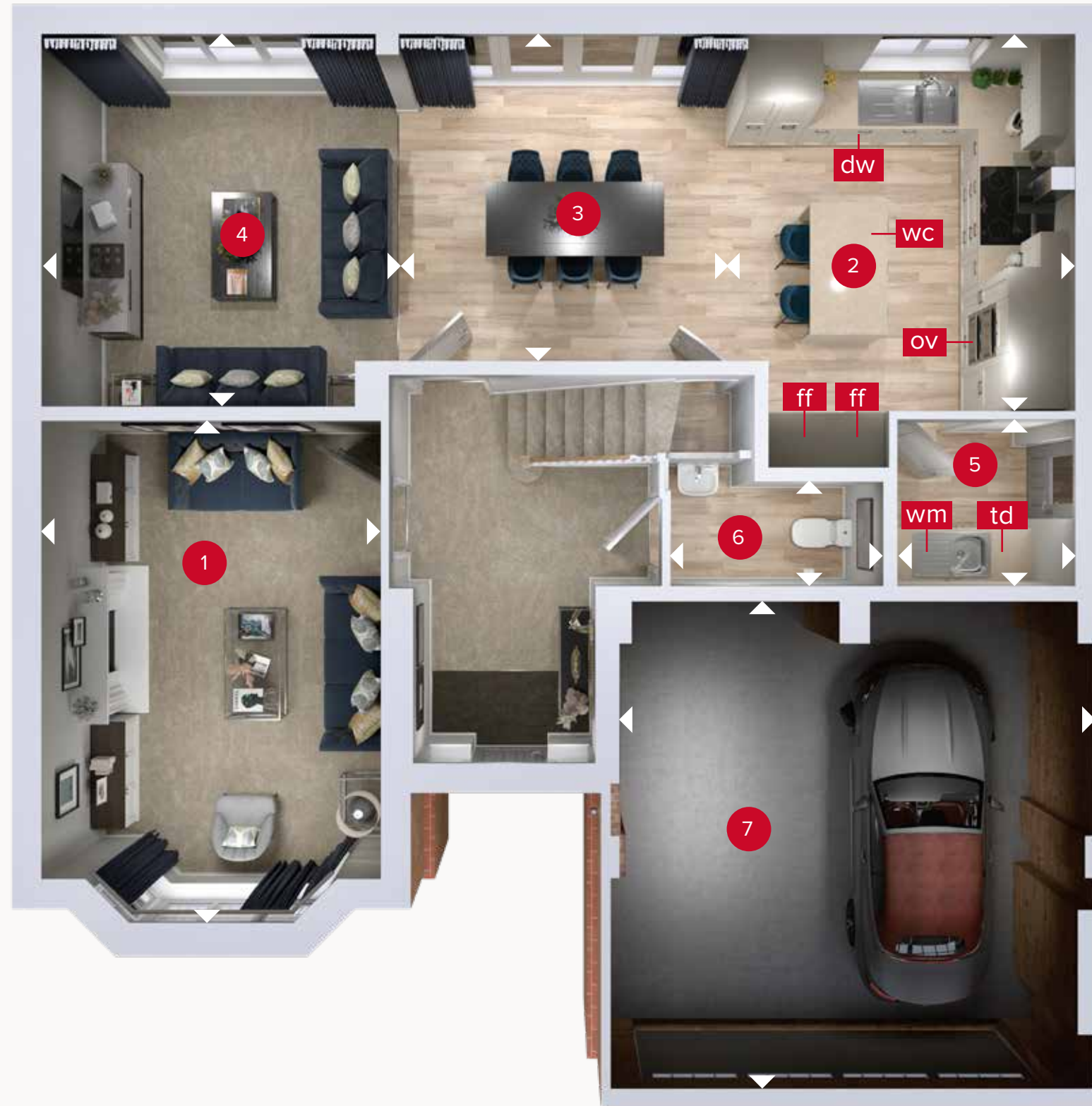
THE HENLEY

GROUND FLOOR

| | | |
|-----------|---------------|---------------|
| 1 Lounge | 17'8" x 11'8" | 5.37 x 3.57 m |
| 2 Kitchen | 13'4" x 11'5" | 4.07 x 3.49 m |
| 3 Dining | 12'8" x 11'9" | 3.86 x 3.57 m |
| 4 Family | 13'2" x 12'0" | 4.03 x 3.65 m |
| 5 Utility | 6'3" x 5'11" | 1.90 x 1.79 m |
| 6 Cloaks | 7'6" x 3'7" | 2.28 x 1.10 m |
| 7 Garage | 17'1" x 17'0" | 5.21 x 5.19 m |

FIRST FLOOR

| | | |
|---------------|----------------|---------------|
| 8 Bedroom 1 | 16'8" x 11'8" | 5.09 x 3.57 m |
| 9 En-suite 1 | 10'9" x 6'5" | 3.28 x 1.94 m |
| 10 Bedroom 2 | 14'4" x 10'3" | 4.37 x 3.11 m |
| 11 En-suite 2 | 7'5" x 5'4" | 2.27 x 1.63 m |
| 12 Bedroom 3 | 11'11" x 10'0" | 3.63 x 3.05 m |
| 13 Bedroom 4 | 12'5" x 8'6" | 3.78 x 2.59 m |
| 14 Bathroom | 8'4" x 7'9" | 2.54 x 2.37 m |



GROUND FLOOR



FIRST FLOOR



14.02.2022

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_HENL_DM.2

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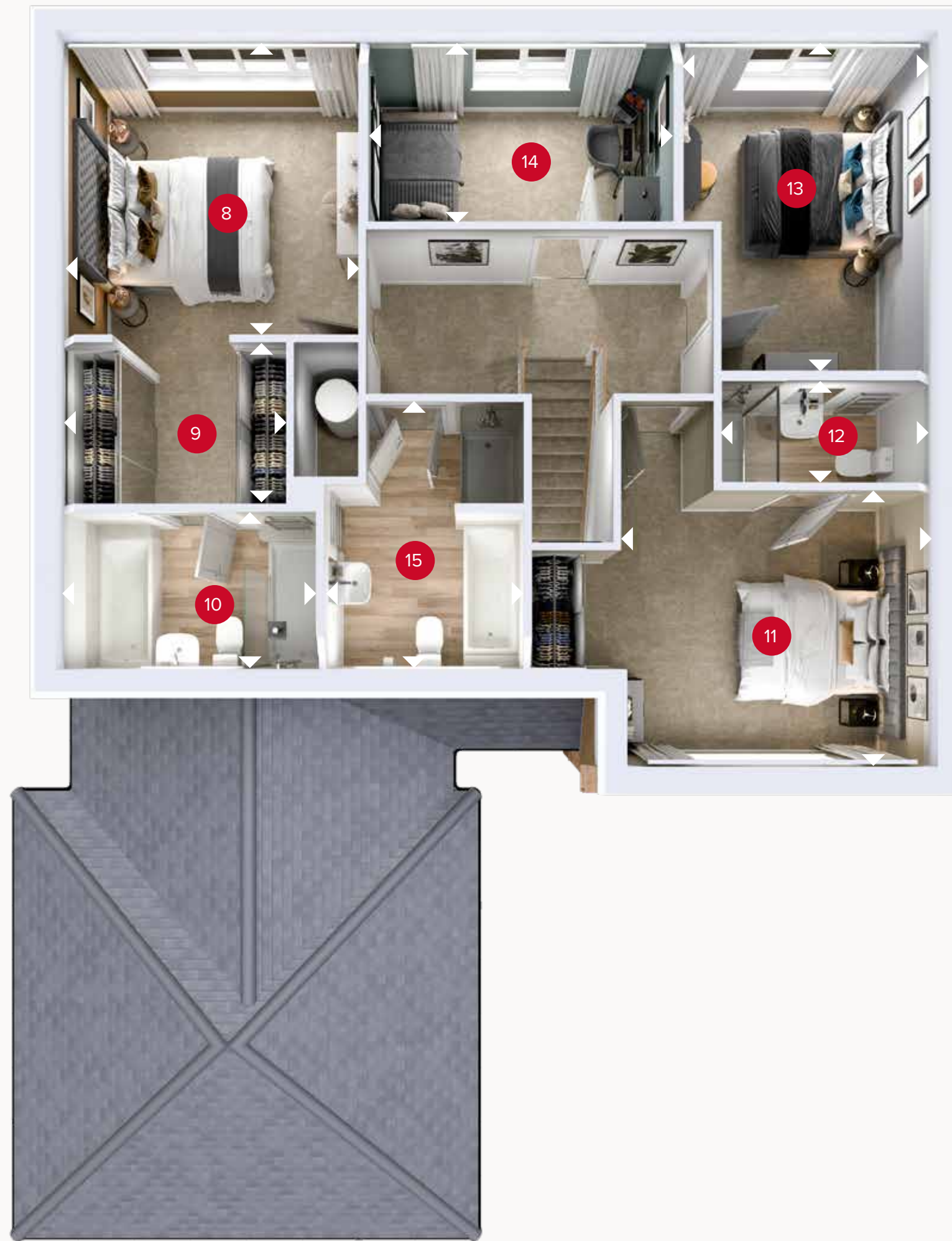
ov - oven
ff - fridge freezer
dw - dishwasher
wm - washing machine space
td - tumble dryer space
wc - wine cooler



THE LEDSHAM



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|------------------|-----------------|---------------|
| 1 Lounge | 15'11" x 11'11" | 4.84 x 3.63 m |
| 2 Kitchen/Dining | 19'11" x 16'9" | 6.08 x 5.10 m |
| 3 Family | 13'9" x 11'10" | 4.19 x 3.60 m |
| 4 Study | 13'0" x 9'9" | 3.97 x 2.97 m |
| 5 Utility | 7'4" x 5'6" | 2.23 x 1.67 m |
| 6 Cloaks | 6'1" x 3'7" | 1.85 x 1.10 m |
| 7 Garage | 17'9" x 17'5" | 5.41 x 5.30 m |

FIRST FLOOR

| | | |
|-----------------|---------------|---------------|
| 8 Bedroom 1 | 11'8" x 11'7" | 3.55 x 3.52 m |
| 9 Dressing Room | 8'10" x 6'2" | 2.68 x 1.88 m |
| 10 En-suite 1 | 9'11" x 6'1" | 3.03 x 1.86 m |
| 11 Bedroom 2 | 12'1" x 10'7" | 3.69 x 3.22 m |
| 12 En-suite 2 | 8'4" x 3'11" | 2.53 x 1.19 m |
| 13 Bedroom 3 | 13'0" x 9'9" | 3.96 x 2.97 m |
| 14 Bedroom 4 | 11'8" x 7'4" | 3.55 x 2.23 m |
| 15 Bathroom | 10'3" x 7'8" | 3.13 x 2.33 m |



Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF_LEDH_DM1

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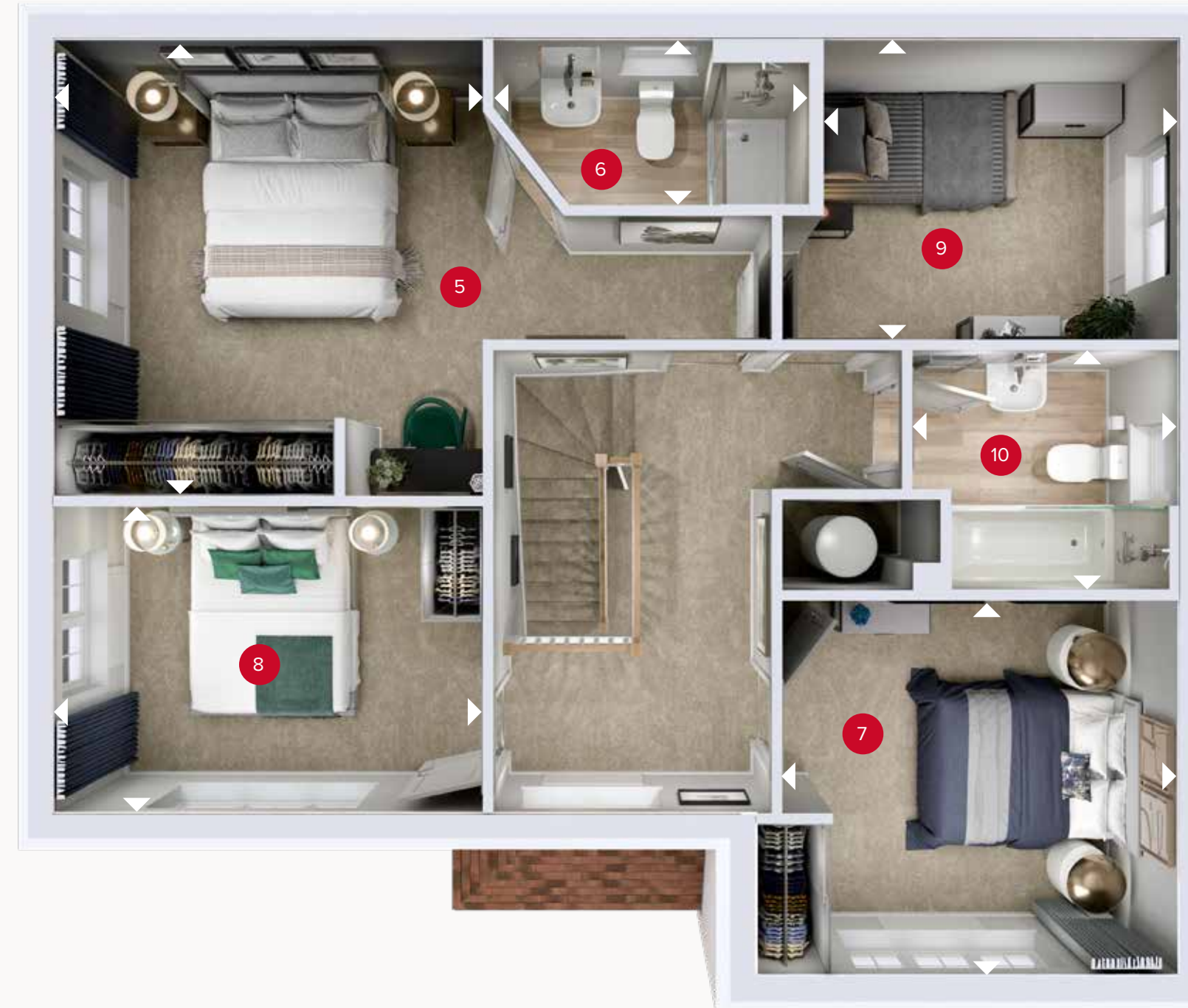
ov - oven
ff - fridge freezer
dw - dishwasher space
wm - washing machine space
td - tumble dryer space



THE SHAFTESBURY



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | | |
|---|---------------------------|----------------|---------------|
| 1 | Kitchen/Dining/ Family | 25'4" x 11'9" | 7.73 x 3.57 m |
| 2 | Lounge | 20'11" x 11'8" | 6.38 x 3.56 m |
| 3 | Cloaks | 6'6" x 3'4" | 1.99 x 0.97 m |
| 4 | Utility | 6'6" x 5'9" | 1.99 x 1.79 m |

FIRST FLOOR

| | | | |
|----|-----------|----------------|---------------|
| 5 | Bedroom 1 | 12'3" x 11'11" | 3.74 x 3.62 m |
| 6 | En-suite | 8'6" x 4'5" | 2.58 x 1.35 m |
| 7 | Bedroom 2 | 11'0" x 10'0" | 3.35 x 3.05 m |
| 8 | Bedroom 3 | 11'11" x 8'4" | 3.62 x 2.55 m |
| 9 | Bedroom 4 | 9'10" x 8'1" | 3.01 x 2.45 m |
| 10 | Bathroom | 7'5" x 6'9" | 2.26 x 2.05 m |



**NEW
HOMES
QUALITY
CODE**

21.03.2023

Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_SHAFT_DM.2

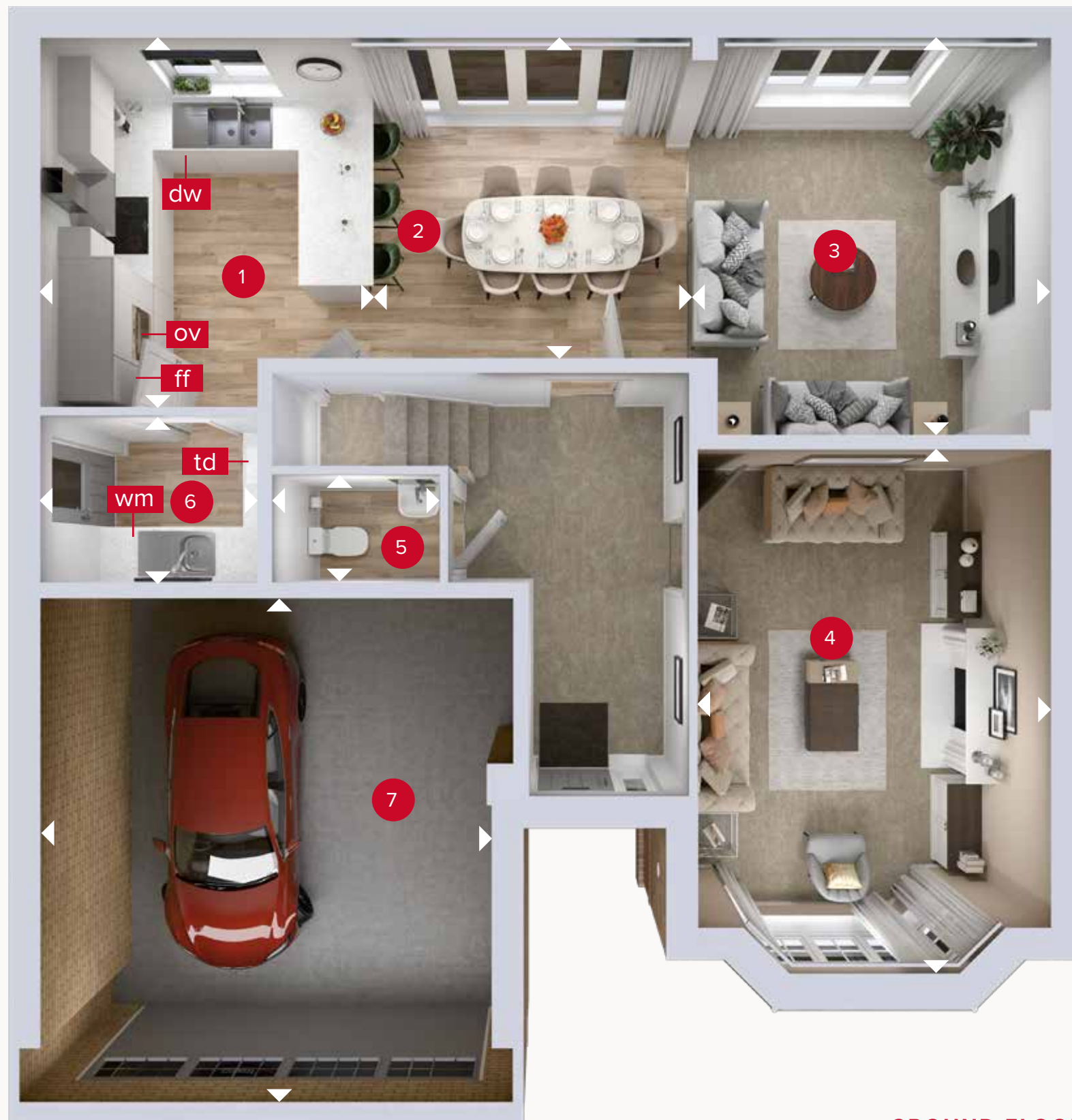
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space



THE HAMPSTEAD



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | | |
|---|---------|----------------|---------------|
| 1 | Kitchen | 12'3" x 10'9" | 3.74 x 3.28 m |
| 2 | Dining | 11'7" x 11'1" | 3.53 x 3.37 m |
| 3 | Family | 13'8" x 11'6" | 4.16 x 3.50 m |
| 4 | Lounge | 17'7" x 11'8" | 5.35 x 3.56 m |
| 5 | Cloaks | 5'8" x 3'7" | 1.72 x 1.09 m |
| 6 | Utility | 7'3" x 6'0" | 2.20 x 1.83 m |
| 7 | Garage | 16'10" x 15'2" | 5.12 x 4.63 m |

FIRST FLOOR

| | | | |
|----|-----------------|----------------|---------------|
| 8 | Bedroom 1 | 14'10" x 13'2" | 4.51 x 4.01 m |
| 9 | En-suite 1 | 7'8" x 6'0" | 2.34 x 1.83 m |
| 10 | Bedroom 2 | 10'11" x 10'2" | 3.32 x 3.11 m |
| 11 | En-suite 2 | 7'7" x 4'6" | 2.30 x 1.36 m |
| 12 | Bedroom 3 | 14'9" x 10'6" | 4.49 x 3.21 m |
| 13 | Bedroom 4 | 11'3" x 9'9" | 3.43 x 2.98 m |
| 14 | Bedroom 5/Study | 11'3" x 7'9" | 3.43 x 2.37 m |
| 15 | Bathroom | 9'7" x 7'3" | 2.91 x 2.20 m |



09.02.2023

Customers should note this illustration is an example of the Hampstead house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG_HAMP_DM.2

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space



SKILFUL EXECUTION

Quality is never an accident, it is always the result of high attention to detail. It represents the wise choice of many alternatives.



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





CALDER GRANGE

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DALE VIEW, BILLINGTON, CLITHEROE BB7 9LL

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)