



The Vale at Edenfield

ROSSENDALE, LANCASHIRE

Located in the village of Edenfield,
The Vale is our latest development with a beautiful
collection of 3, 4 & 5 bedroom homes.

Taylor
Wimpey

Contents



Welcome to The Vale at Edenfield

Nestled in the Lancashire countryside between Ramsbottom and Rawtenstall, The Vale at Edenfield will bring 238 homes in a variety of styles and designs, suited to family life complete with modern, energy efficient features.



View the site plan

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.

Love village life

The Vale at Edenfield is surrounded by beautiful countryside, conveniently located just 3 miles off Junction 1 of the M66, with nearby road & rail transport links connecting you to Bury, Manchester and Bolton. A range of family friendly amenities including doctors, supermarkets, restaurants and schools can all be found within 5 miles plus a selection of beauty spots, golf courses and sports clubs to enjoy.



[→ View the site plan](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Find out more



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Composite 1.5 bowl sink and tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 data cabling	✓
Double socket in kitchen and main bedroom to incorporate USB charging points as per working drawings	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice.

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Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

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[View the site plan](#)



The Eynsford

3 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 972 sq. ft.



GROUND FLOOR

Living Room

4.17m x 3.47m 13'8" x 11'5"

Kitchen/Dining

5.07m x 3.80m 16'8" x 12'6"



FIRST FLOOR

Bedroom 1

4.03m x 4.03m 13'3" x 13'3"

Bedroom 2

3.47m x 2.15m 11'5" x 7'1"

Bedroom 3

2.84m x 2.42m 9'4" x 7'11"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME.[§]



Discover more about this home



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The Tetford

3 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,021 sq. ft.



GROUND FLOOR

Living Room

3.85m × 3.30m 12'8" × 10'10"

Kitchen/Dining

4.93m × 3.30m 16'2" × 10'10"



FIRST FLOOR

Bedroom 1

2.80 × 3.18m 9'2" × 10'5"

Bedroom 2

3.12m × 3.30m 10'3" × 10'10"

Bedroom 3

2.52m × 2.96m 8'3" × 9'9"



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The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,058 sq. FT.



GROUND FLOOR

Kitchen/Dining

3.21m x 5.52m 10'6" x 18'1"

Living Room

3.20m x 5.52m 10'6" x 18'1"



FIRST FLOOR

Bedroom 1

3.36m x 2.76m 11'10" x 9'1"

Bedroom 2

3.27m x 3.23m 10'9" x 10'7"

Bedroom 3

2.80m x 2.66m 9'2" x 8'9"



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The Harrton

3 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,124 sq. ft..



GROUND FLOOR

Living Room

4.39m x 3.52m 14'5" x 11'7"

Kitchen

3.30m x 3.18m 10'11" x 10'5"



FIRST FLOOR

Bedroom 1

4.34m x 3.17m 14'5" x 10'5"

Bedroom 3

3.35m x 2.40m 11'0" x 7'10"



SECOND FLOOR

Bedroom 2

3.41m x 3.34m 11'2" x 11'0"



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The Byrneham

3 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,154 sq. FT.



GROUND FLOOR

Kitchen/Dining

4.39m x 4.17m 14'5" x 13'8"

Living Room

4.37m x 3.27m 14'4" x 10'9"



FIRST FLOOR

Bedroom 1

5.32m x 3.28m 17'6" x 10'9"

Bedroom 2

2.89m x 4.17m 9'6" x 13'8"

Bedroom 3

3.59m x 2.23m 11'10" x 7'4"

Study

2.56m x 1.85m 8'5" x 6'1"



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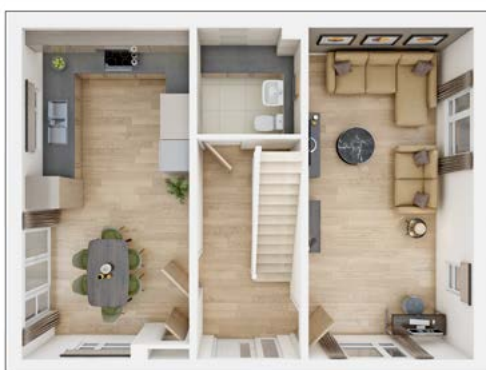
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The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,252 sq. FT.



GROUND FLOOR

Kitchen/Dining

3.30m x 6.53m 10'10" x 21'5"

Living Room

3.25m x 6.53m 10'8" x 21'5"



FIRST FLOOR

Bedroom 1

3.47m x 3.40m 11'5" x 11'2"

Bedroom 2

3.31m x 2.95m 10'10" x 9'8"

Bedroom 3

2.15m x 3.49m 7'1" x 11'6"

Bedroom 4

2.15m x 3.04m 7'1" x 10'0"



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The Colford

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,252 sq. FT.



GROUND FLOOR

Living Room

4.36m x 3.50m 14'4" x 11'6"

Kitchen/Dining

6.53m x 3.59m 21'5" x 11'9"



FIRST FLOOR

Bedroom 1

3.41m x 3.51m 11'2" x 11'6"

Bedroom 2

2.94m x 3.16m 9'8" x 10'4"

Bedroom 3

3.04m x 2.45m 10'0" x 8'0"

Bedroom 4

3.51m x 2.13m 11'6" x 7'0"



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The Chalham

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,291 sq. FT.



GROUND FLOOR

Kitchen/Dining

4.85m x 3.43m 15'11" x 11'3"

Living Room

4.67m x 3.94m 15'4" x 12'11"



FIRST FLOOR

Bedroom 1

3.64m x 3.25m 11'11" x 10'8"

Bedroom 2

4.42m x 3.28m 14'6" x 10'8"

Bedroom 3

3.36m x 3.25m 11'1" x 10'8"

Bedroom 4

2.84m x 4.84m 9'4" x 15'11"



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The Henford

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,359 sq. FT.



GROUND FLOOR

Living Room

3.34m x 5.00m 11'0" x 16'5"

Kitchen/Dining

7.09m x 3.74m 23'3" x 12'4"



FIRST FLOOR

Bedroom 1

3.95m x 2.75m 13'0" x 9'0"

Bedroom 2

3.88m x 2.96m 12'9" x 9'9"

Bedroom 3

3.05m x 3.77m 10'0" x 12'5"

Bedroom 4

3.13m x 2.13m 10'3" x 7'0"



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The Rightford

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,374 sq. FT.



GROUND FLOOR

Living Room

4.19m x 3.19m 13'9" x 10'6"

Kitchen/Dining

3.31m x 8.33m 10'10" x 27'4"

Study

2.13m x 2.81m 7'0" x 9'3"



FIRST FLOOR

Bedroom 1

3.13m x 3.07m 10'3" x 9'10"

Bedroom 2

3.40m x 3.19m 11'2" x 10'6"

Bedroom 3

3.52m x 2.94m 11'6" x 9'8"

Bedroom 4

2.20m x 3.07m 7'3" x 9'10"



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The Wansdale

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,450 sq. FT.



GROUND FLOOR

Kitchen

5.48m x 3.38m 18'0" x 11'1"

Dining Room

2.54m x 3.38m 8'5" x 11'1"

Living Room

4.45m x 3.27m 14'7" x 10'9"

Study

2.56m x 3.27m 8'5" x 10'9"



FIRST FLOOR

Bedroom 1

3.65m x 3.38m 12'0" x 11'1"

Bedroom 2

3.86m x 3.33m 10'11" x 12'8"

Bedroom 3

3.14m x 3.24m 10'4" x 10'8"

Bedroom 4

2.56m x 3.38m 8'5" x 11'1"



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The Raynford

4 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,652 sq. FT.



GROUND FLOOR

Living Room

4.10m x 3.83m 13'5" x 12'7"

Kitchen/Dining

6.60m x 3.47m 21'7" x 11'5"

Family Room

3.87m x 2.85m 12'8" x 9'4"

Study

3.85m x 2.29m 12'7" x 7'6"



FIRST FLOOR

Bedroom 1

3.90m x 3.34m 12'10" x 11'0"

Bedroom 2

3.31m x 3.53m 10'11" x 11'7"

Bedroom 3

3.83m x 3.66m 12'7" x 12'0"

Bedroom 4

3.83m x 2.19m 12'7" x 7'2"



STAY WARMER FOR LESS AND REDUCE YOUR CARBON FOOTPRINT
OVER TIME IN A NEW-BUILD HOME. [§]



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[†]Plot specific windows. [§]Data taken from the House Builders Federation report, December, 2025. For more details, visit www.hbf.co.uk/policy/wattasave/. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. TWMA 100495/Dec 2025



The Thirlford

5 BEDROOM HOME, TOTAL INTERNAL AREA (NET) 1,827 sq. FT.



GROUND FLOOR

Living Room	3.90m × 4.88m	12'0" × 16'0"
Kitchen/Dining	6.79m × 4.13m	22'3" × 13'6"
Family Room	3.22m × 3.52m	10'7" × 11'7"
Study	3.38m × 2.18m	11'1" × 7'2"



FIRST FLOOR

Bedroom 1	3.60m × 3.97m	13'0" × 11'10"
Bedroom 2 max.	3.38m × 2.70m	11'1" × 8'10"
Bedroom 3	2.89m × 3.66m	9'6" × 12'0"
Bedroom 4	3.85m × 2.52m	12'8" × 8'3"
Bedroom 5	3.06m × 2.45m	10'1" × 8'1"



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