



**WHALLEY
MANOR**

Working in partnership



LOVELL



Beautifully designed *and ready for living*

Our prestigious development Whalley Manor sits in the heart of Whalley's beautiful and thriving village, in a prime location with breath taking views of the Ribble Valley, an area well known for its outstanding natural beauty and scenic walks.

This highly sought after development offers homebuyers a selection of 2, 3, 4 and 5 bedroom homes, boasting superior, industry leading specification throughout.

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, the Ribble Valley is a popular choice for many families and professionals looking to put down roots.

An exciting place to live

*and a home to
call your own*





Photograph of The Harrow show home, Whalley Manor

The essentials you need *and all close at hand*



Homes with plenty of space to grow



Beautiful countryside in the surrounding area



Paths and cycle routes on your doorstep



Local bars and restaurants close by



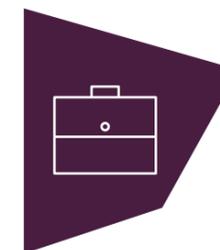
In the catchment area for schools rated "Good" by Ofsted



Whalley high street within walking distance



An array of independent shops and a bustling market

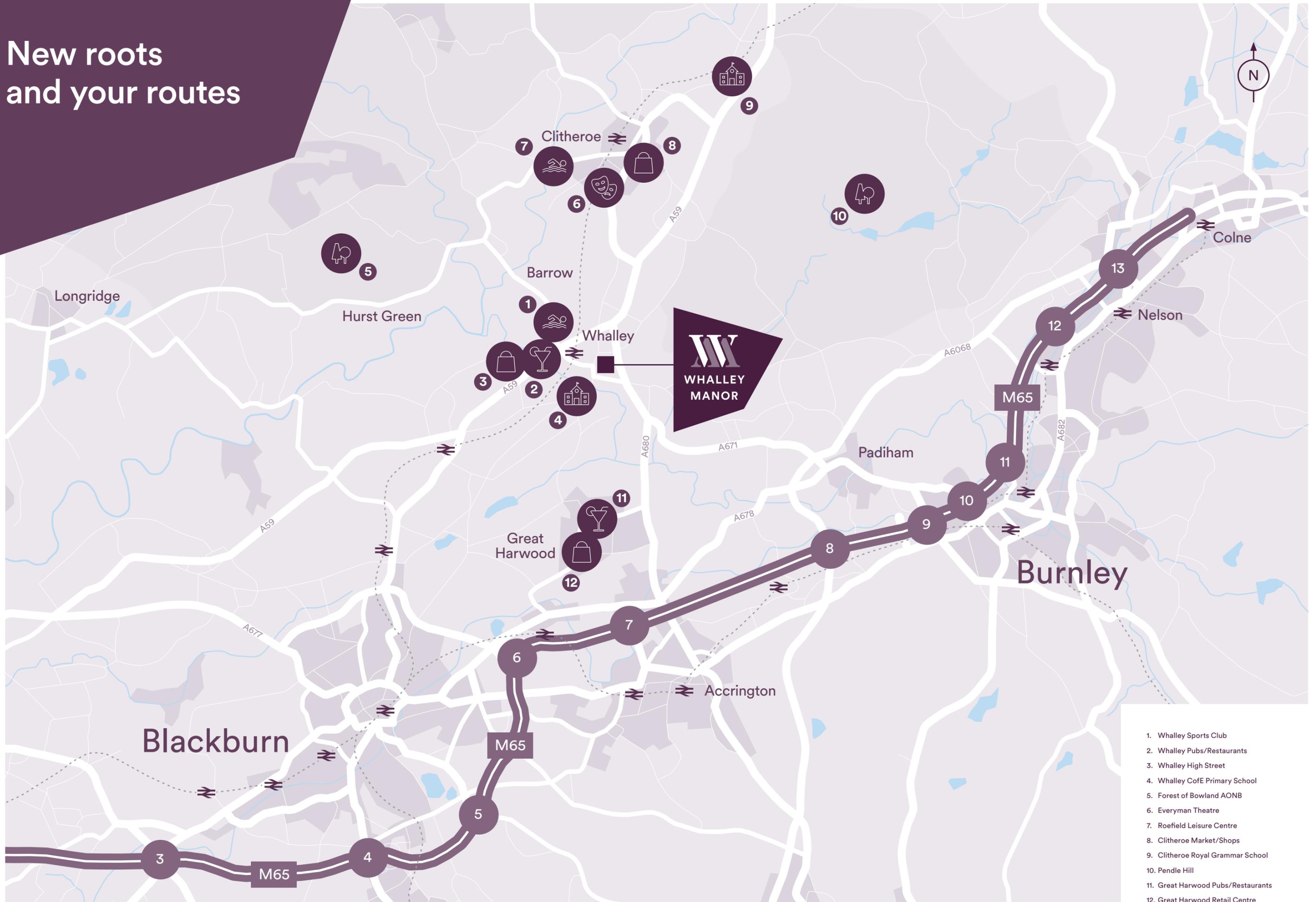


Whalley train station on your doorstep



Easy access to the M65

New roots and your routes



1. Whalley Sports Club
2. Whalley Pubs/Restaurants
3. Whalley High Street
4. Whalley CofE Primary School
5. Forest of Bowland AONB
6. Everyman Theatre
7. Roefield Leisure Centre
8. Clitheroe Market/Shops
9. Clitheroe Royal Grammar School
10. Pendle Hill
11. Great Harwood Pubs/Restaurants
12. Great Harwood Retail Centre



Sports

Roefield Leisure Centre has tennis courts, football pitches and even a climbing wall. In fact, Whalley pretty much has all sports covered - including a golf club and cricket ground.

- Whalley Cricket Club**
0.8 miles by bike/car*
- Roefield Leisure Centre**
4.4 miles by bike/car*

Outdoors

Ribble Valley, known to be an area of outstanding natural beauty is the perfect place to don your hiking boots and go for a good ramble up Pendle Hill or Spring Wood.

- Spring Wood**
1.2 miles by bike/car*
- Pendle Hill**
5.2 miles by bike/car*

Culture

Unbeknown to some, the village of Whalley is steeped in history. Whalley Abbey is set in beautiful gardens and woodland beside the River Calder just 15 minutes walk from Whalley Manor.

- Whalley Abbey**
0.8 miles by bike/car*
- Clitheroe Food Festival**
4.1 miles by bike/car*

Eat & Drink

There is an array of cafés serving home made pastries, restaurants serving dishes from around the world and a handful of pubs and wine bars to be discovered right at the heart of Whalley.

- The Whalley Wine Shop**
0.5 miles by bike/car*
- Food by Breda Murphy**
0.6 miles by bike/car*
- Freemasons at Wiswell**
1.0 miles by bike/car*

Shopping

Whalley is proud of its independent boutique shopping scene and has several large supermarkets nearby, as well as a charming weekly market in nearby Clitheroe.

- Whalley High Street**
0.5 miles by bike/car*
- Clitheroe Market**
4.1 miles by bike/car*

Education

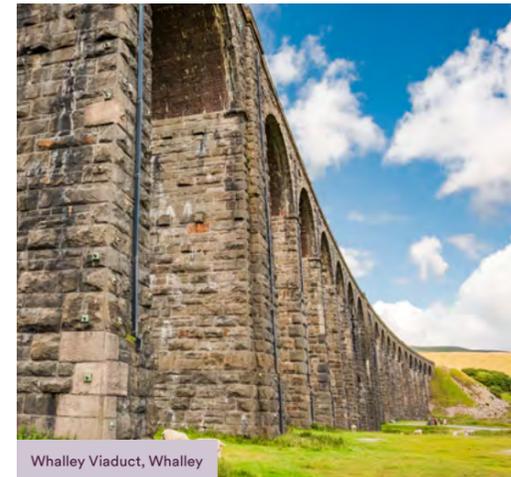
Families with younger children moving to Whalley will be delighted at the choice of Ofsted rated Outstanding and Good schools in the local area.

- Whalley Meadows Forest School**
0.4 miles by bike/car*
- Whalley CofE Primary School**
0.6 miles by bike/car*
- Clitheroe Royal Grammar School**
5.6 miles by bike/car*

Room to explore



Pendle Hill, Lancashire



Whalley Viaduct, Whalley



Whalley Abbey, Whalley

The affluent village of Whalley is located on the banks of the River Calder in the Ribble Valley, an area renowned for its breath-taking rolling hills and scenery, so much so it has been designated as an Area of Outstanding Natural Beauty.

Not only that, the village has earned itself recognition in the Sunday Times' list of the best 50 places to live in Britain. The only Lancashire village to have achieved this distinction, highlighting the village's appeal to new homebuyers looking to move to the area.

One of the most well know landmarks in Whalley is Whalley Abbey. This Cistercian Monastery dates back to 1296 and now stands as a ruin. However, the ruins are open to the public and are protected as an important ancient monument. The abbey's historical significance adds to the cultural heritage of the village and provides residents with a fascinating piece of history to explore.

If you're a bit of an adventurer and love the great outdoors, then the Ribble Valley is the perfect place to don your hiking boots and go for a good ramble. Spring Wood is a lovely place to start a walk in the Whalley area and best of all its right on your doorstep. There are various tracks and paths through the woods with several picnic areas along the way for your enjoyment.

A little further afield and said to be one of the best walks for scenery, is Pendle Hill, standing 577m tall to be exact, taking around 2.5 hours to complete. At the summit you'll have magnificent views of Lancashire and Yorkshire, and on a clear day, you can see as far as Wales!

New roots and fast commutes



By rail from Whalley Train Station

Clitheroe	8 mins
Blackburn	18 mins
Preston	1 hr 7 mins
Manchester Victoria	1 hr 8 mins
Blackpool	1 hr 33 mins



To the airports by car from Whalley Manor

Manchester Airport	59 mins
Liverpool John Lennon Airport	1 hr 11 mins



By road from Whalley Manor

Clitheroe	11 mins
Preston	37 mins
Blackpool	50 mins
Manchester	1 hr 5 mins



By cycle from Whalley Manor

Whalley Train Station	4 mins
Clitheroe	21 mins
Great Harwood	22 mins
Hurst Green	26 mins

A woman with short blonde hair and glasses, wearing a beige cardigan, is smiling and leaning over a young girl. The girl, wearing a yellow polka-dot shirt and a blue apron, is also smiling and looking down at a piece of dough on a wooden rolling pin. They are in a kitchen with a white brick backsplash. In the foreground, there is a large glass jar of flour and a carton of brown eggs. The text "Beautifully designed and ready for living" is overlaid on the right side of the image.

Beautifully designed
and ready for living



Specification

All the homes at Whalley Manor have a high quality specification throughout and are covered by NHBC warranty. Spacious and contemporary designed living spaces, where every fixture and fitting has been specially selected for our Whalley Manor development. For housetype specific information please contact your sales advisor or request the 'Whalley Manor Specification Sheet'.



Images depict The Harrow show home

*Worktop dependant on house style, please speak to a Sales Advisor for more information. The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Real homes for real people

With over 50 years' experience in bringing unique developments to life, Lovell design and build every property around one simple thought - create real homes for real people.

Before the first bricks are laid or foundations are dug, we go to great lengths to ensure that every detail – no matter how small - is taken into consideration. From the initial plans and designs to the final finishing touches, all our homes are of the highest quality. We make customer satisfaction our number one priority, and that means you enjoy extraordinary value for money, as well as a superior and distinctive home.

All Lovell Homes are built in adherence with the Consumer Code for House Builders, with every new home under warranty for 10 years by the NHBC.



LOVELL

A MORGAN SINDALL GROUP COMPANY



L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit lqhomes.com/shared-ownership

The Buying Process



Step 1: Find your new home

Browse online or in person at our beautiful marketing suites and find a home that's right for you.



Step 2: Find your way to buy

At L&Q we offer a range of ways to buy your home, find the best one for you. For more information about ways to buy an L&Q home speak to your sales advisor.



Step 3: Make your reservation

Book a viewing and visit the marketing suite to reserve your plot with one of our specialist sales advisors.



Step 4: Appoint a solicitor & IFA

You will need a solicitor to help with the legal process of buying your new home, and an IFA will assist you in locating the ideal mortgage.



Step 5: Exchange Contracts

We will exchange contracts and your solicitor transfers your deposit. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 6: Keeping you informed

Your dedicated sales advisor will keep you up to date on the progress of your new home, should you have any queries do not hesitate to ask your sales advisor.



Step 7: Quality Assurance

We carry out regular checks to make sure all homes meet L&Q's exacting standards across the build journey.



Step 8: Home Demonstration

We will arrange to meet you at your new home, show you around and demonstrate how everything operates.



Step 9: Time to move

Moving Day is here! We will make arrangements to meet you at your home and hand over your keys.



Step 10: Customer Care

Your L&Q journey doesn't end here, our Customer Care team will be on hand to help you settle into your new home and assist with any minor issues.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



L&Q at Victoria Riverside
City Centre, Manchester
lqhomes.com/victoriariverside



D'Urton Grange
Broughton, Preston
lqhomes.com/durtongrange



Beauchamp Park
Gallows Hill, Warwick
lqhomes.com/beauchamppark

Disclaimer

All information in this document is correct at the time of publication going to print February 2024. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity.
Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



**WHALLEY
MANOR**

Site Plan
Phase 2

Working in partnership

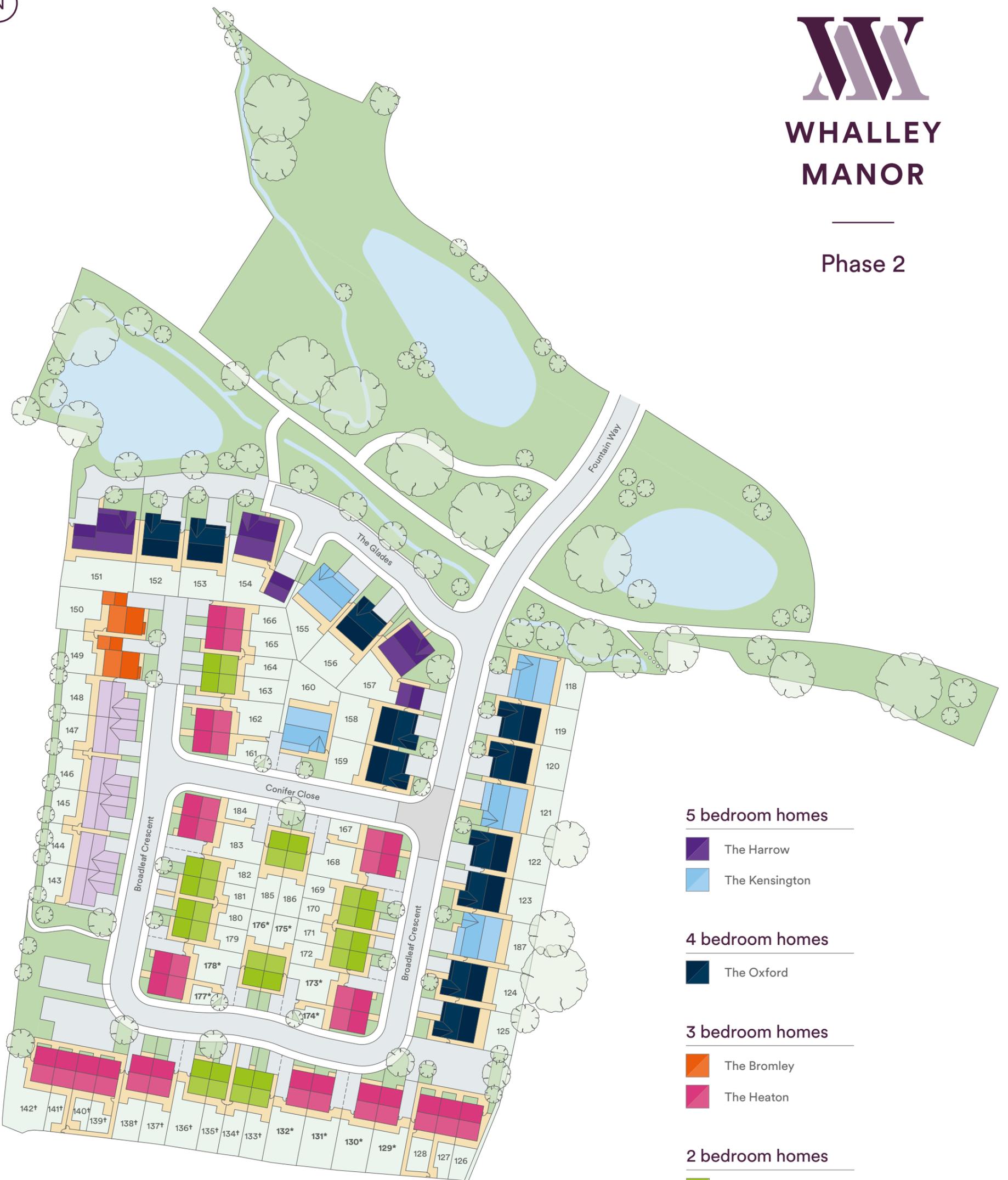
L&Q

LOVELL



WHALLEY MANOR

Phase 2



5 bedroom homes

-  The Harrow
-  The Kensington

4 bedroom homes

-  The Oxford

3 bedroom homes

-  The Bromley
-  The Heaton

2 bedroom homes

-  The Camden
-  The Merton (Bungalow)

* Plots are available to purchase through Shared Ownership.

† Plots are available via Affordable Rent.

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, private rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

The Camden

Two bedroom home

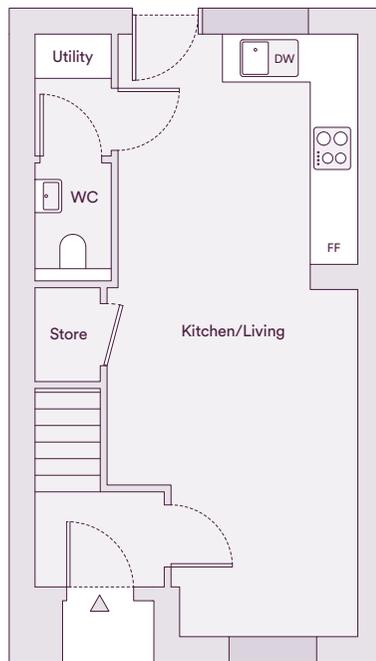


The Camden - Two bedroom home

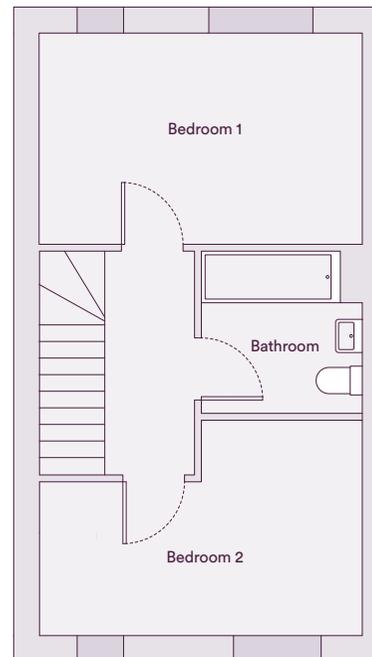
Plots 163, 164, 169, 170, 171, 172, 175, 176, 179, 180, 181, 182, 185, 186



Ground Floor



First Floor



Accommodation

Kitchen/Living	8.15m x 3.37m	26'9" x 11'1"
Bedroom 1	4.34m x 2.85m	14'3" x 9'4"
Bedroom 2	4.34 x 2.91m	14'3" x 9'7"
Total	70.9m²	763 ft²

FF - Fridge/Freezer | DW - Dishwasher

Note: Home may be opposite handed/mirror image to the plans shown.

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Please be aware the utility cupboard will include the washing/dryer, mechanical and electrical controls which will reduce the storage available. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

The Heaton

Three bedroom home

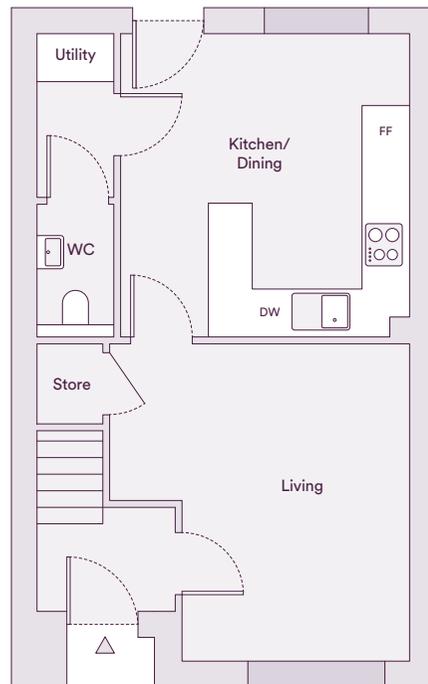


The Heaton - Three bedroom home

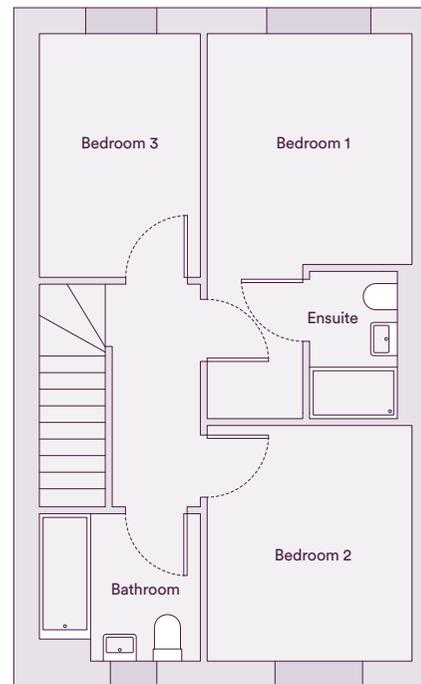
Plots 126, 127, 128, 129, 130, 131, 132, 161, 162, 165, 166, 167, 168, 173, 174, 177, 178, 183, 184



Ground Floor



First Floor



Accommodation

Kitchen/Dining	3.87m x 4.10m	12'8" x 13'5"
Living	4.10m x 4.30m	13'5" x 14'0"
Bedroom 1	5.21m x 2.79m	17'1" x 9'2"
Bedroom 2	3.18m x 2.79m	10'5" x 9'2"
Bedroom 3	2.19m x 3.29m	7'2" x 10'9"
Total	85.4m²	919 ft²

FF - Fridge/Freezer | DW - Dishwasher

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The Bromley

Three bedroom home

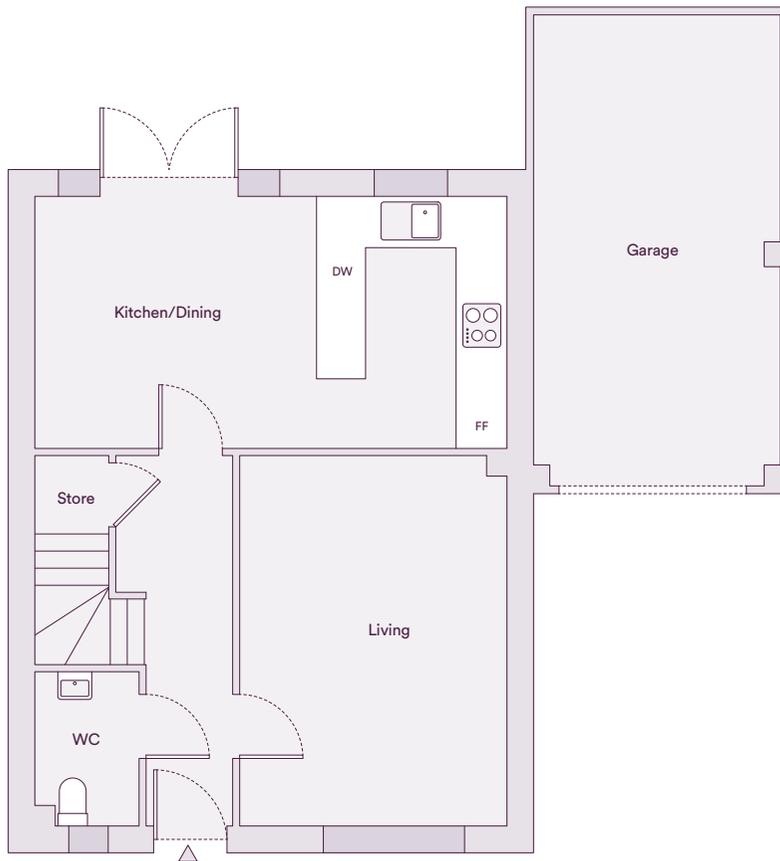


The Bromley - Three bedroom home

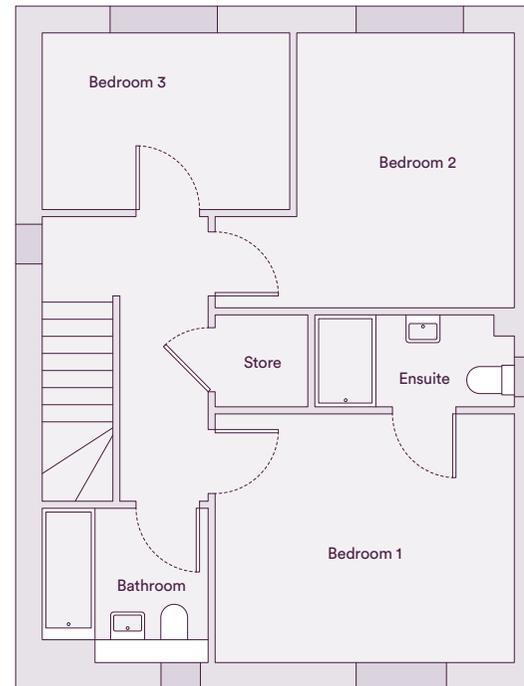
Plots 149, 150



Ground Floor



First Floor



Accommodation

Kitchen/Dining	6.26m x 3.32m	20'6" x 10'10"
Living	3.54m x 4.87m	11'7" x 15'11"
Bedroom 1	3.96m x 3.27m	13'0" x 10'8"
Bedroom 2	2.88m x 3.62m	9'5" x 11'10"
Bedroom 3	3.28m x 2.32m	10'9" x 7'7"
Total	103.7m²	1,116 ft²

FF - Fridge/Freezer | DW - Dishwasher

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The Oxford

Four bedroom home

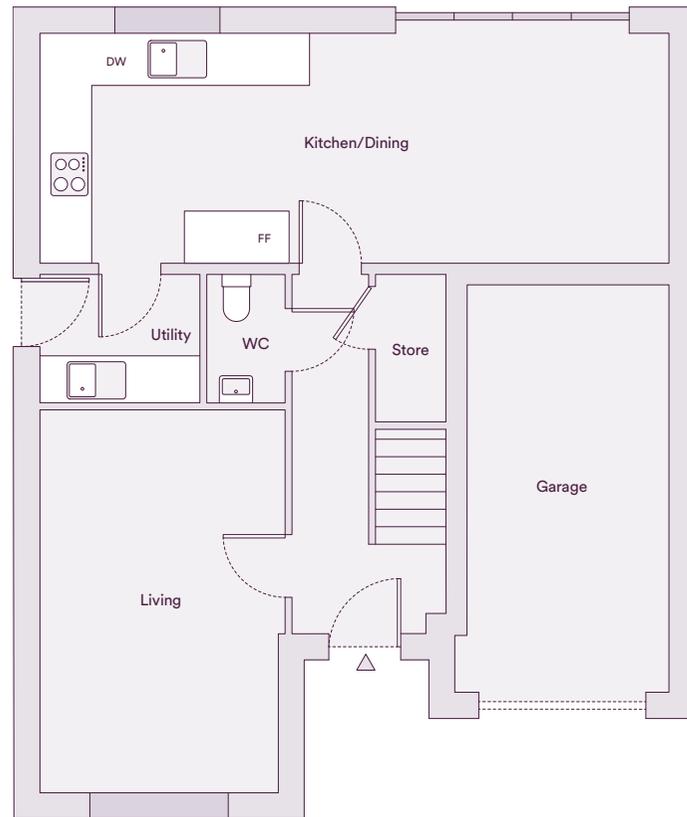


The Oxford - Four bedroom home

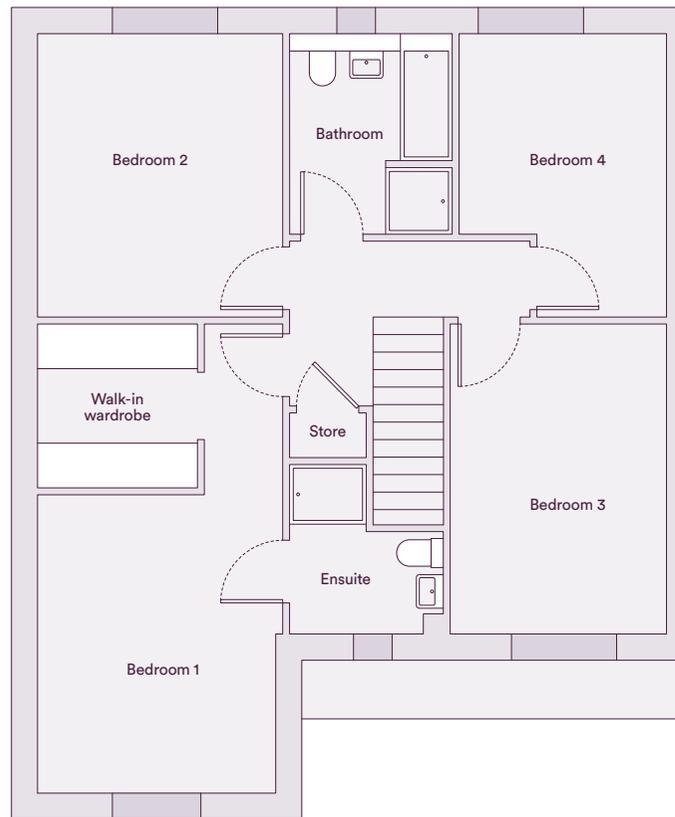
Plots 119, 120, 122, 123, 124, 125, 152, 153, 156, 158, 159



Ground Floor



First Floor



Accommodation

Kitchen/Dining	8.51m x 3.08m	27'11" x 10'1"
Living	3.22m x 5.14m	10'11" x 16'10"
Bedroom 1	3.22m x 4.00m	10'11" x 13'1"
Bedroom 2	3.31m x 3.80m	10'10" x 12'5"
Bedroom 3	2.92m x 4.16m	9'7" x 13'7"
Bedroom 4	2.80m x 3.80m	9'2" x 12'5"
Total	136.6m²	1,470 ft²

FF - Fridge/Freezer | DW - Dishwasher

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The Kensington

Five bedroom home

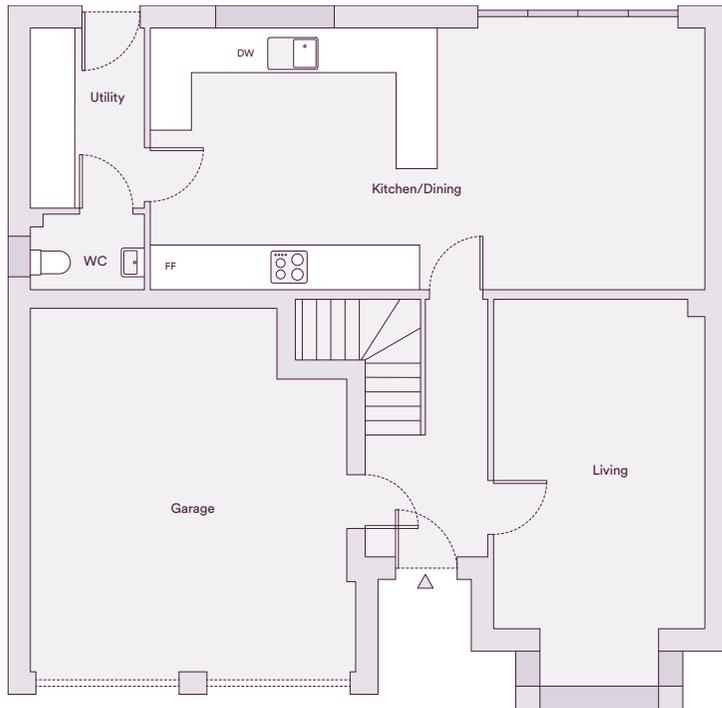


The Kensington - Five bedroom home

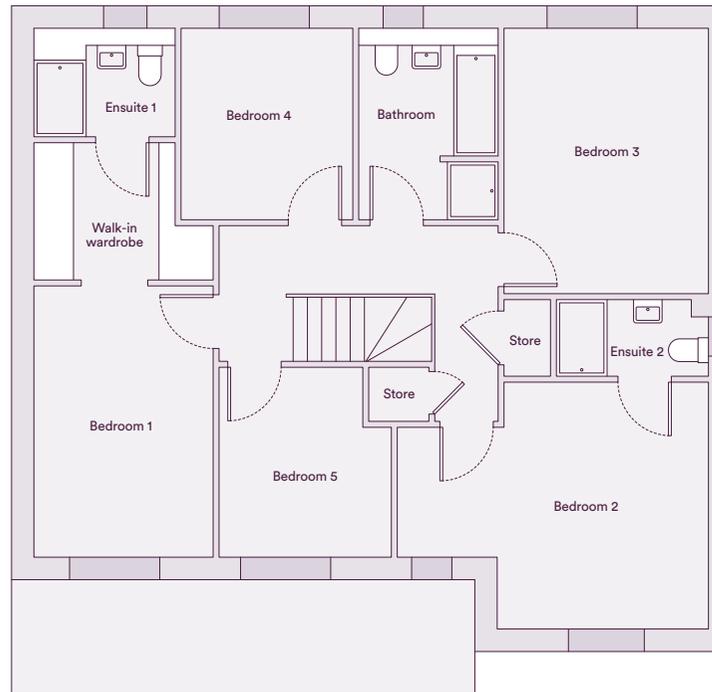
Plots 118, 121, 155, 160, 187



Ground Floor



First Floor



Accommodation

Kitchen/Dining	8.75m x 4.10m	28'8" x 13'5"
Living	3.33m x 6.05m	10'11" x 19'10"
Bedroom 1	2.83m x 4.25m	9'3" x 13'11"
Bedroom 2	4.90m x 3.86m	16'1" x 12'8"
Bedroom 3	3.22m x 4.15m	10'6" x 13'7"
Bedroom 4	2.71m x 3.00m	8'10" x 9'10"
Bedroom 5	2.72m x 2.97m	8'11" x 9'9"
Total	164.8m²	1,774 ft²

FF - Fridge/Freezer | DW - Dishwasher

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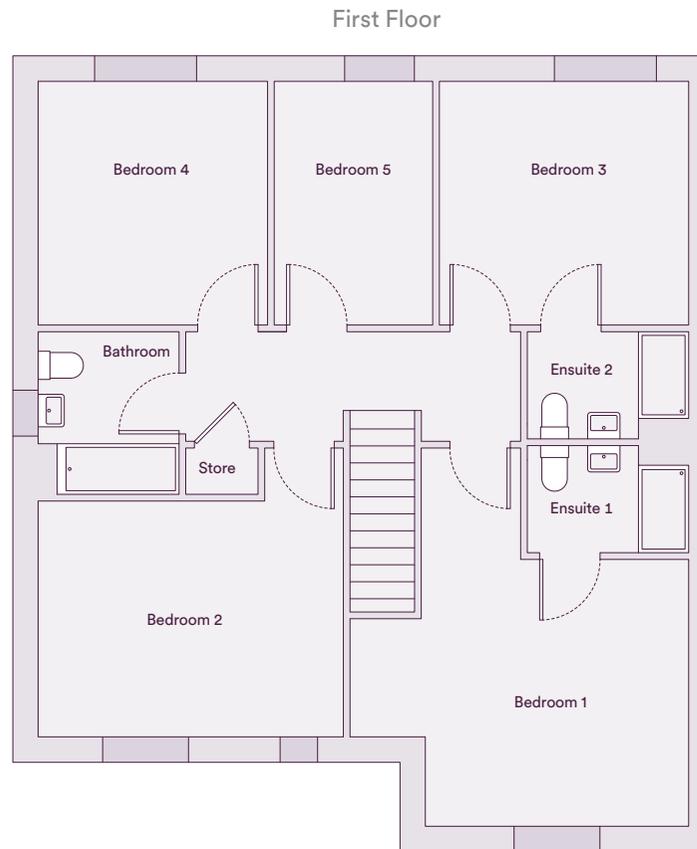
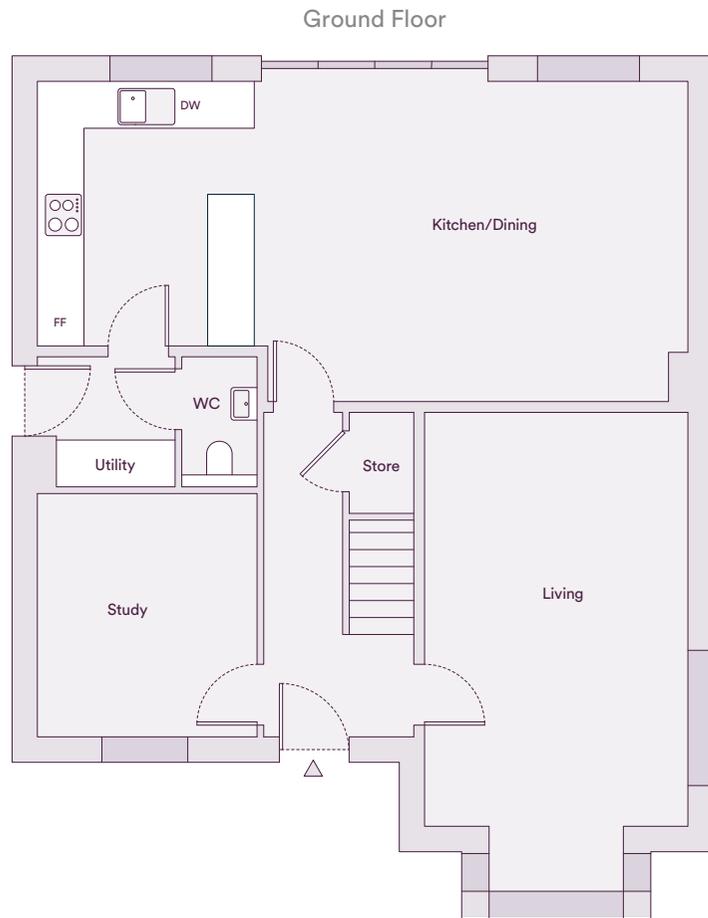
The Harrow

Five bedroom home



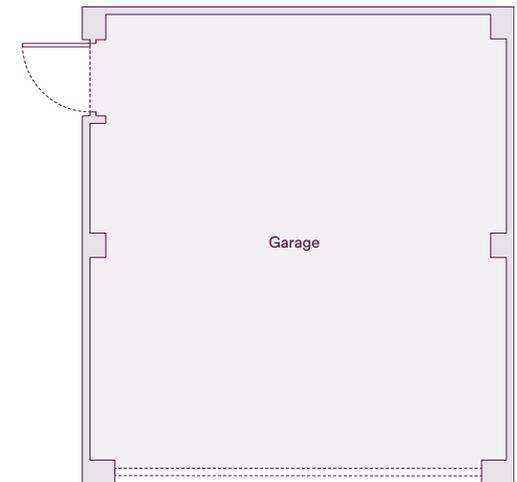
The Harrow - Five bedroom home

Plots 151, 154, 157



Accommodation

Kitchen/Dining	9.04m x 4.43m	29'8" x 14'6"
Living	3.67m x 5.72m	12'0" x 18'9"
Study	3.05m x 3.30m	10'0" x 10'10"
Bedroom 1	5.22m x 4.71m	17'1" x 15'5"
Bedroom 2	3.25m x 4.25m	10'8" x 13'11"
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"
Total	175.4m²	1,888 ft²



FF - Fridge/Freezer | DW - Dishwasher

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Whalley Manor

Specification - Open Market Sale



	Merton	Camden	Heaton	Bromley	Oxford	Kensington	Harrow
Kitchen							
Contemporary range of Signature kitchens	•	•	•	•			
Laminate worktops and upstands	•	•	•	•			
Prestige Collection Shaker style kitchen					•	•	•
Silestone worktop and upstands with undermount sink					•	•	•
Bosch electric single fan oven and 4 ring induction hob	•	•	•	•			
2 x Bosch electric fan oven and 5 ring induction hob					•	•	
2 x Neff electric fan oven and 5 ring induction hob and warming drawer							•
Plinth LED lighting					•	•	•
Under cupboard LED lighting	•	•	•	•	•	•	•
Stainless steel chimney hood	•	•	•	•	•	•	•
Chalk white glass splashback	•	•	•	•	•	•	•
Neff integrated fridge/freezer and dishwasher							•
Bosch integrated fridge/freezer and dishwasher	•	•	•	•	•	•	
Plumbing for washing machine	•	•	•	•	•	•	•
Housing unit for boiler	•	•	•	•	•	•	•
Main Bathroom							
Contemporary white sanitaryware with chrome tap and vanity unit	•	•	•	•	•	•	•
Thermostatic bar shower valve with screen enclosure with glass/chrome frame	•	•	•	•	•	•	•
Floor-mounted WC	•	•	•	•	•	•	•
Wall-mounted LED mirror	•	•	•	•	•	•	•
Porcelanosa tiled floor	•	•	•	•	•	•	•
Full height Porcelanosa tiling							•
Full height Porcelanosa tiling around bath and half-height to sink	•	•	•	•	•	•	
Chrome heated towel rail	•	•	•	•	•	•	•
En-Suites							
Contemporary white sanitaryware with chrome tap and vanity unit	•	•	•	•	•	•	•
Floor-mounted WC	•	•	•	•	•	•	•
Rainfall shower and enclosure complete with glass door/chrome frame	•	•	•	•	•	•	•
Full height Porcelanosa tiling							•
Full height Porcelanosa tiling to shower and half-height to sink	•	•	•	•	•	•	
Porcelanosa tiled floor	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•
WC/Cloakroom							
Contemporary white sanitaryware with chrome tap and vanity unit	•	•	•	•	•	•	•
Floor-mounted WC	•	•	•	•	•	•	•
Half height Porcelanosa tiling					•	•	•
Tile splashback to sink	•	•	•	•			
Porcelanosa tiled floor	•	•	•	•	•	•	•

Continued overleaf...



	Merton	Camden	Heaton	Bromley	Oxford	Kensington	Harrow
General Internal Features							
USB and USB-C sockets in bedroom 1 and kitchen	•	•	•	•	•	•	•
Gas central heating with thermostatically controlled radiator valve	•	•	•	•	•	•	•
3 TV points throughout	•	•	•	•	•	•	•
BT point to ground floor	•	•	•	•	•	•	•
Mains operated smoke detectors	•	•	•	•	•	•	•
White pre-finished internal doors	•	•	•	•	•	•	•
Deep section skirting boards	•	•	•	•	•	•	•
Chrome LED downlights to kitchen, cloakroom, bathroom and en-suites	•	•	•	•	•	•	•
Bi-fold doors to rear garden					•	•	•
French doors to rear garden	•			•			
General External Features							
Rear garden fencing as shown on site layout	•	•	•	•	•	•	•
Rear gardens laid to lawn	•	•	•	•	•	•	•
Landscaping to front garden	•	•	•	•	•	•	•
NHBC 10 year building warranty	•	•	•	•	•	•	•
Light to the front	•	•	•	•	•	•	•
Outdoor tap	•	•	•	•	•	•	•
Paved patio to rear	•	•	•	•	•	•	•
Door bell	•	•	•	•	•	•	•
Feature anthracite grey front door	•	•	•	•	•	•	•
Electric car charging point	•	•	•	•	•	•	•
Electric garage doors							•
Solar PV panels	•	•	•	•	•	•	•

The specification of the properties is correct at the date of print but may change as building works progress. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Please speak to a Sales Advisor for more information.

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LOVELL

Whalley Manor
Clitheroe, BB7 9XJ

© whalleymanor@lqgroup.org.uk

📞 0161 968 0200

🌐 lqhomes.com

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