



Pendleton Meadows

Clitheroe | Lancashire



Concert
LIVING

Building Better Homes



Pendleton Meadows

We are proud to unveil this outstanding new range of homes at Pendleton Meadows, in the historic Lancashire town of Clitheroe.

This small exclusive development offers a mix of superb 3, 4 & 5 bedroom homes to the market.

Whether you're buying your first home, looking for more space to accommodate a growing family, or retiring we have a home that's perfect for you.



A historic location

The Area

Pendleton Meadows is situated close to the picturesque Pendleton Brook, which flows into the River Ribble. The beautiful Forest of Bowland and the Ribble Valley, which is said to have inspired JRR Tolkien (The Lord of the Rings) and Arthur Conan Doyle (Sherlock Holmes) lies just over one mile away and this area is home to a variety of fantastic country pubs, walks and activities.

The bustling market town of Clitheroe at the base of the historic 12th century landmark castle, makes a fantastic day out exploring and shopping for all ages.

The castle and museum itself are surrounded by 16 acres of formal colourful gardens, including a rose garden and the first labyrinth in Lancashire, a traditional bandstand, playground and a state-of-the-art skate park.



Clitheroe Castle



Pendle Hill

...with outstanding views

Pendle Hill is also nearby; one of the most iconic landmarks in Lancashire, this is where you can enjoy the beautiful rolling countryside, spectacular views and fascinating trails to continue your exploration into the Ribble Valley.

Ribble Valley has a richly-deserved reputation as a location for fine locally-sourced food, and Clitheroe is no exception.

Clitheroe town centre is dotted with quaint and attractive buildings, tempting food and drink options, and with regular markets, this has made the heart of the town a resurgent tourist destination.

On your doorstep

Education

Clitheroe has a fantastic range of schools, several of which are just a few minutes' walk from Pendleton Meadows. The primary schools of Edisford and St James are close by, along with several nurseries and Ribblesdale High School. The area also boasts further education schools such as Clitheroe Grammar Sixth Form Centre.

Transport Links

Clitheroe has superb transport links to the rest of the county, with regular trains from the town's own railway station out to nearby Blackburn, Bolton and other Lancashire locations.

The vibrant city of Manchester is just over an hour away by train or road, with the coastal town of Blackpool a similar distance to the west. Pendleton Meadows also has excellent access to the A59, allowing easy travel to the nearby towns and villages or for exploration of the Ribble Valley itself.



Overlooking Ribble Valley

Culture

The Clitheroe Castle Museum is home to intriguing galleries taking you on a journey through 350 million years of history, heritage and geology of the local area. Plus with the local selection of contemporary craft exhibitions, and local brewery tours, this is the perfect place to indulge, unwind and explore.

Shopping

Clitheroe's shopping centre is an independent shopping dream, with markets held in the town every Tuesday, Thursday and Saturday. The Ribble Valley is also one of the UK's top locations for fine foods with Clitheroe firmly at the centre.



Pendleton Meadows

Welcome to your new home...



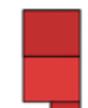
Pendleton Meadows

Development Layout



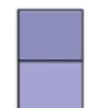
The Ribble

2 Bedroom Home
(affordable, over 55's)



The Eagley

3 Bedroom Home
(affordable)



The Irwell

3 Bedroom Home



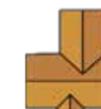
The Grizedale

3 Bedroom Bungalow
(over 55's)



The Ogden

4 Bedroom Home



The Sabden

4 Bedroom Home



The Pendle

4 Bedroom Home



The Freckleton

5 Bedroom Home



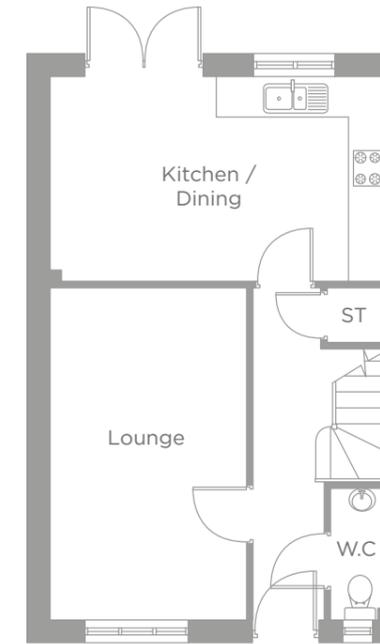
The Irwell

3 Bedroom Home



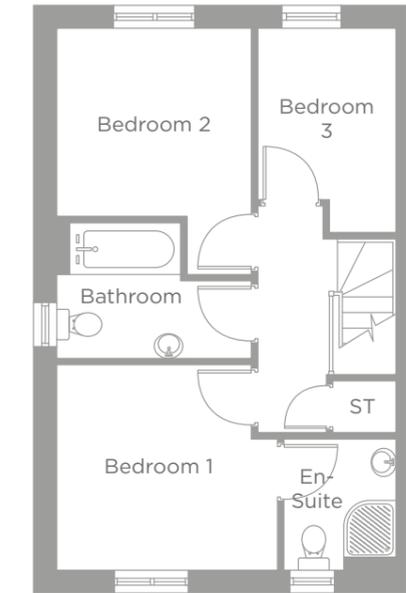
Artist's Impression

945 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5230 x 3150	17' 1" x 10' 4"
Lounge	3000 x 5120	9' 10" x 16' 9"
W.C	925 x 2050	3' 1" x 6' 8"



First Floor

	Metric	Imperial
Bedroom 1	3390 x 3220	11' 1" x 10' 6"
En-Suite	1740 x 2050	5' 10" x 6' 8"
Bedroom 2	2990 x 3815	9' 10" x 12' 6"
Bedroom 3	2140 x 3180	7' 0" x 10' 5"
Bathroom	2990 x 2100	9' 9" x 6' 9"

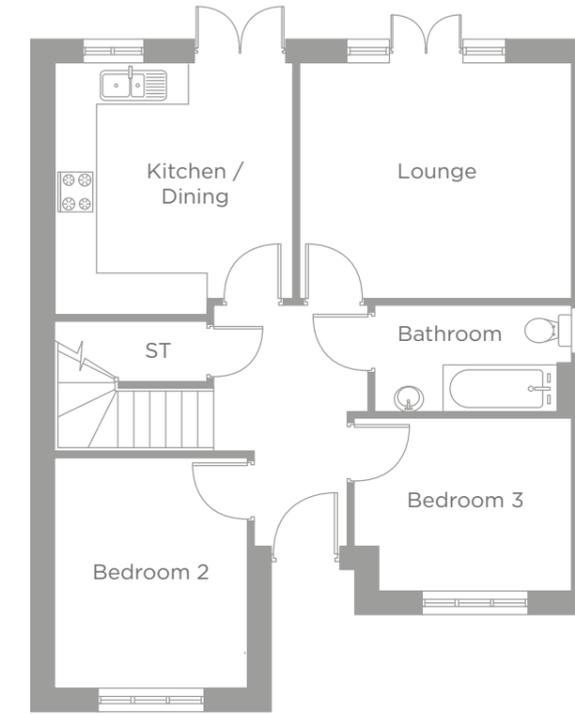
The Grizedale

3 Bedroom Home



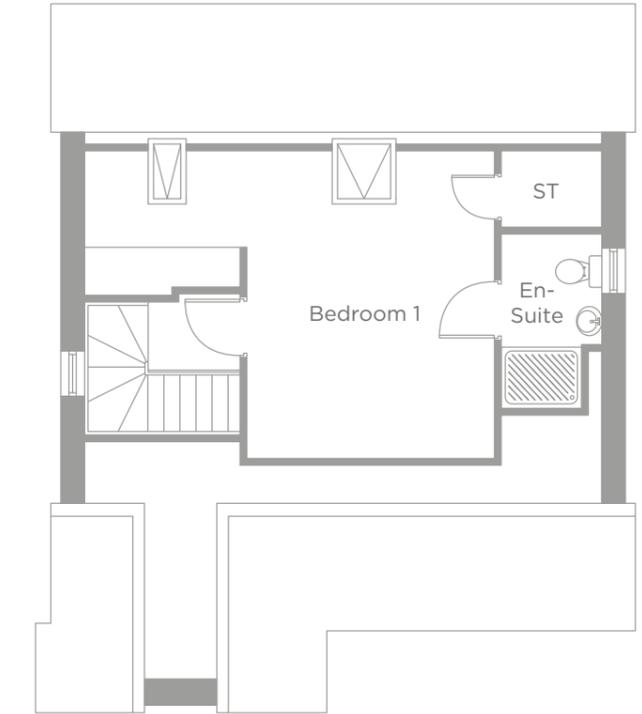
Artist's Impression

1067 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	3575 x 3800	11' 9" x 12' 5"
Lounge	4095 x 3560	13' 5" x 11' 8"
Bathroom	2965 x 1600	9' 8" x 5' 3"
Bedroom 2	2925 x 3500	9' 7" x 11' 6"
Bedroom 3	3275 x 2615	10' 8" x 8' 6"



First Floor

	Metric	Imperial
Bedroom 1	3725 x 4600	12' 2" x 15' 1"
En-Suite	1500 x 2625	4' 11" x 8' 6"
Dressing Area	2350 x 2100	7' 9" x 7' 0"

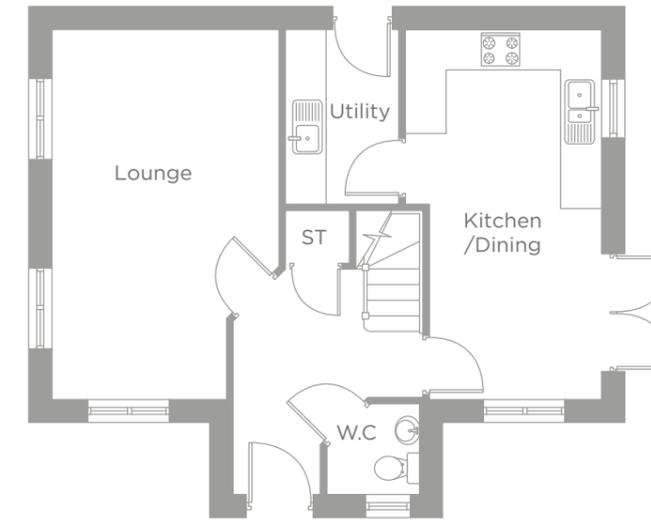
The Ogden

4 Bedroom Home



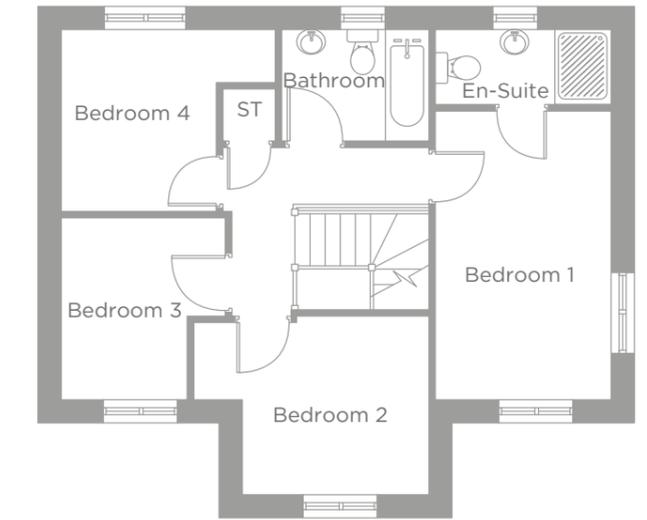
Artist's Impression

1125 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	3025 x 5725	9' 11" x 18' 9"
Utility	1725 x 2700	5' 9" x 8' 11"
Lounge	3800 x 5725	12' 5" x 18' 9"
W.C	1475 x 1425	4' 10" x 4' 8"



First Floor

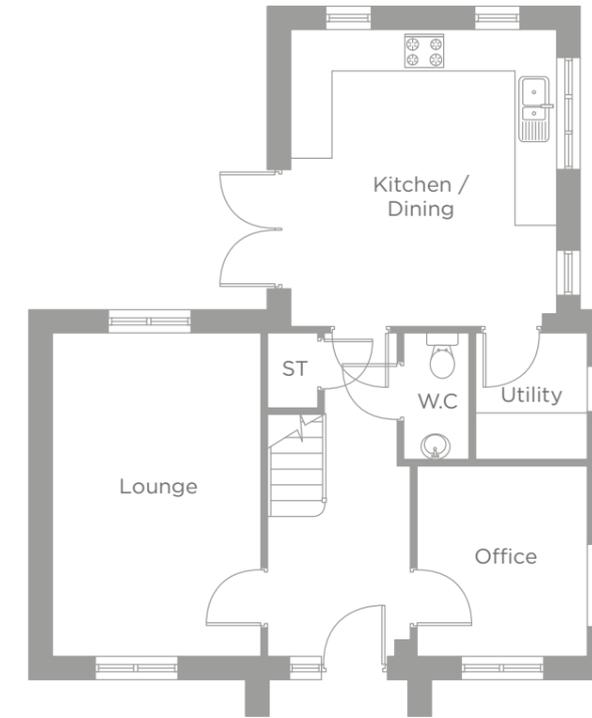
	Metric	Imperial
Bedroom 1	2650 x 4475	8' 7" x 14' 8"
En-Suite	2650 x 1185	8' 7" x 3' 10"
Bedroom 2	3650 x 2775	11'10" x 9' 1"
Bedroom 3	2525 x 2825	8' 2" x 9' 3"
Bedroom 4	3625 x 2825	11' 11" x 9' 3"
Bathroom	2315 x 1745	7' 7" x 5' 8"

The Sabden

4 Bedroom Home

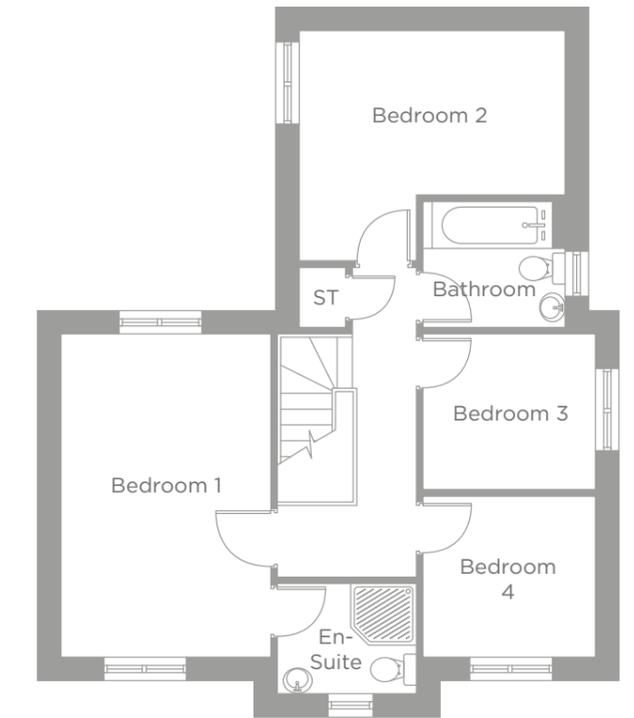


1266 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	4050 x 4485	13'2" x 14'9"
Utility	1705 x 1950	5'8" x 6'5"
Lounge	3165 x 4950	10'4" x 16'2"
Office	2575 x 2910	8'5" x 9'7"
W.C	975 x 1950	3'2" x 6'5"



First Floor

	Metric	Imperial
Bedroom 1	3170 x 4925	10'5" x 16'2"
En-Suite	2225 x 1715	7'3" x 5'8"
Bedroom 2	4025 x 3425	13'1" x 11'2"
Bedroom 3	2475 x 2385	8'2" x 7'9"
Bedroom 4	2475 x 2450	8'2" x 8'1"
Bathroom	2040 x 1900	6'7" x 6'3"

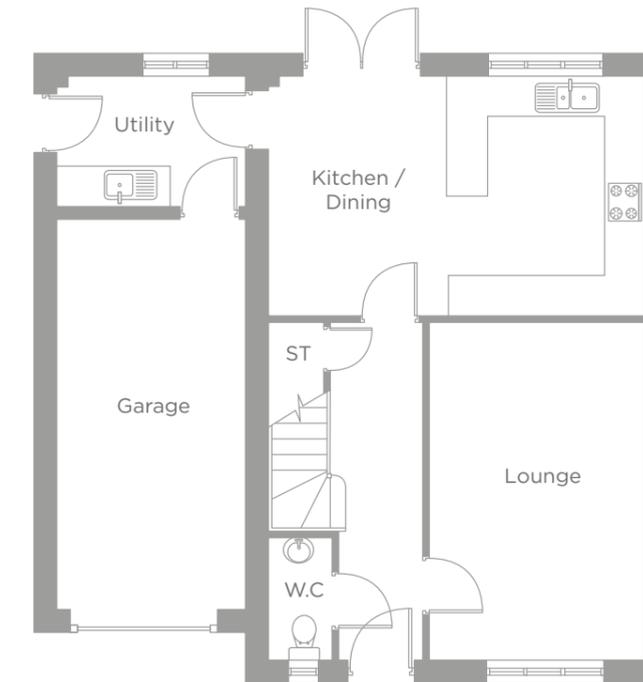
The Pendle

4 Bedroom Home



Artist's Impression

1502 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	5850 x 3735	19' 1" x 12' 2"
Utility	2925 x 2055	9' 9" x 6' 8"
Lounge	3350 x 5250	11' 0" x 17' 2"
W.C	1010 x 1925	3' 3" x 6' 5"



First Floor

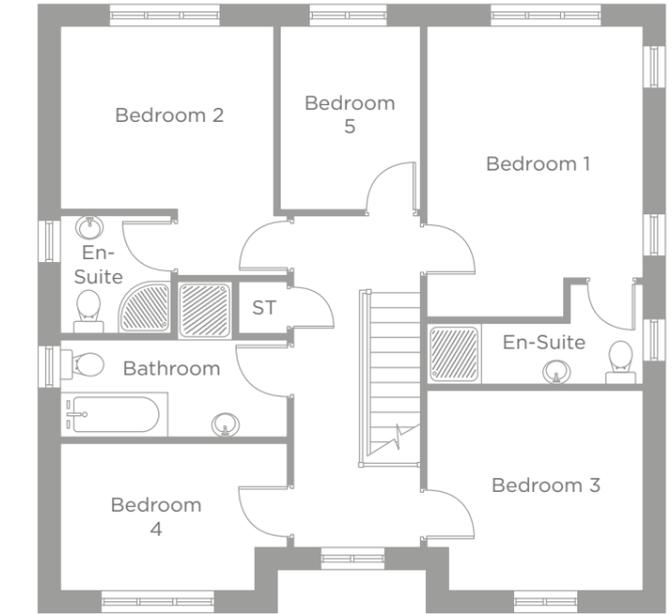
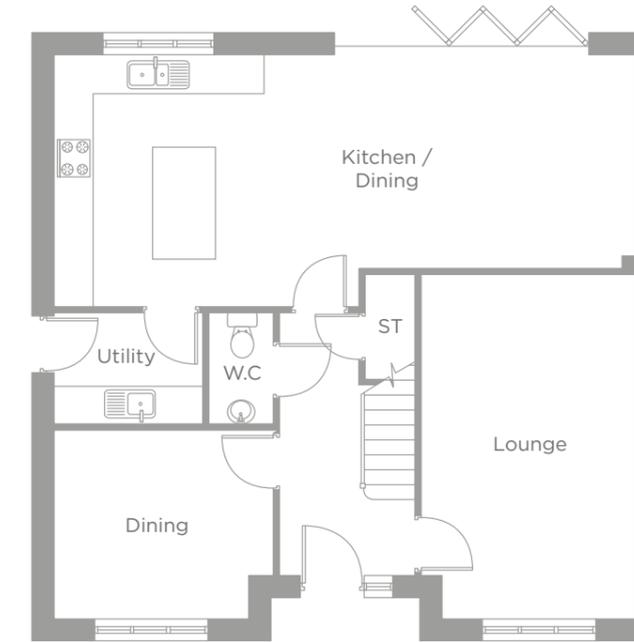
	Metric	Imperial
Bedroom 1	3175 x 5250	10' 6" x 17' 2"
En-Suite	2965 x 1215	9' 9" x 4' 1"
Dressing Room	2965 x 1875	9' 9" x 6' 2"
Bedroom 2	3540 x 4925	11' 6" x 16' 1"
Bedroom 3	3540 x 4100	11' 6" x 13' 6"
Bedroom 4	2865 x 2925	9' 4" x 9' 7"
Bathroom	2225 x 2985	7' 5" x 9' 9"

The Freckleton

5 Bedroom Home



1780 sq.ft



Ground Floor

	Metric	Imperial
Kitchen / Dining	9315 x 4050	30' 7" x 13' 5"
Dining	3500 x 3000	11' 7" x 9' 10"
Utility	2400 x 1800	7' 10" x 5' 11"
Lounge	5485 x 3450	17' 11" x 11' 4"
W.C	1010 x 1800	3' 3" x 5' 11"

First Floor

	Metric	Imperial
Bedroom 1	3450 x 4685	11' 4" x 15' 4"
En-Suite	3450 x 1620	11' 4" x 5' 3"
Bedroom 2	4020 x 3430	13' 4" x 11' 2"
En-Suite	1800 x 1900	5' 11" x 6' 3"
Bedroom 3	3450 x 3220	11' 4" x 10' 7"
Bedroom 4	3650 x 2400	12' 0" x 7' 10"
Bedroom 5	2265 x 2965	7' 7" x 9' 9"
Bathroom	3650 x 2500	12' 0" x 8' 2"



Pendleton Meadows

Home Specification

Superior Specification

Kitchen

Modern fitted kitchen with a selection of finishes

Choice of worktops with matching upstands

Stainless steel sink

Bosch stainless steel electric oven with matching gas hob and Bosch extractor hood with splashback

Integrated fridge/freezer, dishwasher and washing machine (where applicable)

LED downlights to kitchen

Heating

Gas central heating

Hive heating control

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Bathrooms

Vitra sanitaryware in white

Part tiled with a choice of Porcelanosa wall tiles

Chrome towel radiator

Mira chrome thermostatic shower and shower tray with upstands

Decoration

Walls and ceilings with smooth white painted finish

White 'Cottage Style' moulded or oak veneer internal doors (where applicable) with chrome/satin effect door handles

White gloss woodwork

Electrical

Fitted security alarm (where applicable)

White or brushed chrome (where applicable) electrical sockets/switches

USB sockets to the lounge, master bedroom and kitchen

Quadruplex multi media socket to lounge

Telephone point to lounge

TV aerial point to bedroom 1

Power & lighting to all garages (where applicable)

External PIR lights to front and rear

Rolec wallpod electric vehicle charging point

External

10 year NHBC buildmark warranty

2 year Concert Living warranty

Double glazed white PVCu windows and side/rear/french doors (where applicable)

PVCU fascias, soffits and rainwater goods

Insulated composite GRP front doors with multi-point door locking system

Bi-fold doors (where applicable)

Turf to front and rear gardens

External tap

1.8m close boarded or green garden fences

Block paved driveways

Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the latest internal and external specification and landscaping on each specific plot. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute as part of a contract or warranty.

Our Credentials

We are an exclusive Lancashire based housing developer, dedicated to building contemporary and spacious homes to provide you with the best in modern living. We understand people want to be proud of their homes and that's why all our homes come with:

- Freehold ownership
- Quality building materials
- An impressive high level specification and meticulous attention to detail
- Quality workmanship and value for money
- A full 10 year NHBC warranty

Concert Living is determined to build better homes for everyone.

www.concertliving.co.uk

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Building Better Homes

Find our more...

To find out more, please visit our
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