

COLLINGWOOD PARK

Darwen





COLLINGWOOD PARK

Darwen

A TASTE OF LOCAL LIFE

**Bovis Homes**
Est. 1885



Welcome to

COLLINGWOOD PARK

This exciting new development is close to the friendly Lancashire market town of Darwen, surrounded by the West Pennine Moors and within easy reach of Blackburn and Bolton.

Just off Roman Road, Collingwood Park is handy for Pulford Farm Shop and less than 2 miles from Darwen town centre. There you'll find convenience shops, supermarkets, pubs, cafes, bars and a bustling indoor market. The library theatre hosts live music, comedy, arts and entertainment and there's a leisure centre with a swimming pool as well as local golf, cricket and football clubs. Darwen boasts one of the country's oldest brass bands and its Victorian India Mill chimney, built in 1867, dominates the town's skyline at 303 feet tall.



THE PERFECT LOCATION

Explore one of Darwen's four scenic parks or hike up to the 85-foot-high Jubilee Tower to enjoy breath-taking views. The surrounding moors offer miles of paths and bridleways for walking, cycling and horse-riding while Hoddlesden Reservoir is perfect for anglers. The neighbouring Johnson's Reservoir is a peaceful nature reserve.

The A666 runs through the town, joining Junction 4 of the M65 to the north and on to Blackburn less than 4 miles away with its Mall shopping centre. Head south 11 miles on the A666 for Bolton, where you'll find an award-winning market and annual festivals. Darwen Railway Station runs services to Blackburn, Rochdale, Bolton and Manchester as well as great bus links to Bolton, Clitheroe and Accrington.

Our range of 2, 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a welcoming Lancashire market town, your search ends here.

EDUCATION FOR EVERYONE

The closest primary schools to Collingwood Park are approximately 1 mile. Darwen St James' Church of England Primary Academy, takes children from 2-years-old, through to 11 years, while Darwen Aldridge Sudell Primary caters for 4 to 11-year-olds. There are several other primary schools within about 2 miles, all taking 4 to 11-year-olds.

For senior pupils the town has three schools. The Darwen Aldridge Community Academy with sixth form, taking students from aged 11 to 19 and the Darwen Aldridge Enterprise Studio catering for 13 to 19-year-olds are both within 2 miles.

The Darwen Vale High School takes students aged 11 to 16 and is about 2.5 miles away. In Blackburn, the Lancashire College of Further Education offers courses for adults including higher education qualifications.



● COLLINGWOOD PARK

● PULFORD FARM SHOP
0.6 miles | 14 mins walk

● DARWEN ST JAMES' CE
PRIMARY ACADEMY
0.9 miles | 21 mins walk

● DARWEN RAILWAY STATION
1.2 miles | 25 mins walk

● DARWEN LEISURE CENTRE
1.4 miles | 11 mins cycle

● BOLD VENTURE PARK
1.7 miles | 8 mins drive

● DARWEN GOLF CLUB
2.4 miles | 10 mins drive

● DARWEN TOWER
2.7 miles | 36 mins cycle

● BLACKBURN RETAIL PARK
5.5 miles | 10 mins drive



A COMMUNITY TO BE PROUD OF



We believe that a truly special home extends beyond its walls – it's shaped by the community and environment that surround it. At **Collingwood Park**, we're proud to do more than build beautiful homes; we invest in the future of the area and the people who live here.

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£3**

million in local schemes to support the community surrounding your new home in Darwen.

Our homes are **Greener by Design!** From solar panels, high class insulation and EV charging points, our homes have everything you need to save on your energy bills.

COMMUNITY CONTRIBUTIONS INCLUDE:

<p>IMPROVED PUBLIC TRANSPORT FACILITIES</p> 	<p>PUBLIC OPEN SPACES</p> 	<p>NEW COMMUNITY FACILITIES</p> 	<p>CYCLE ROUTES</p> 
<p>PRIMARY EDUCATION</p> 	<p>SECONDARY EDUCATION</p> 	<p>SPORTS AND LEISURE FACILITIES</p> 	<p>HIGHWAY AND ROAD IMPROVEMENT</p> 



GREEN INITIATIVES FOUND AT COLLINGWOOD PARK:

USING
LOCAL AND
BRITISH
SUPPLIERS



WASTE
WATER HEAT
RECOVERY
SYSTEMS



VEHICLE
CHARGING
POINTS



503
TREES
PLANTED



PV SOLAR
PANELS



SUSTAINABLE
DRAINAGE



A+ RATED
DOUBLE-
GLAZED
WINDOWS



TIMBER
FRAME
CARBON
REDUCTION



PURCHASE ASSISTANCE SCHEMES

No matter where you are on your home-buying journey - taking your first step, moving up the ladder, or looking to rightsize - we've got a range of fantastic purchase assistance schemes designed to make your move smoother and more achievable.

SMOOTH MOVE

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!



HOME EXCHANGE

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.



INTRODUCE A FRIEND

Know someone who'd love a new Bovis Home? Introduce a friend and we'll give you £2,000* when they buy from us!



HBF Home Builders Federation



Customer Satisfaction 2025



MAKE YOUR NEW HOME TRULY YOURS WITH UPGRADES AND EXTRAS FROM OUR EXCLUSIVE **SELECT** RANGE

Bring Your Dream Home to Life with Select

At **Collingwood Park**, your new home already comes with a unique and thoughtfully designed specification – but with our **exclusive Select** range, you can go even further.

This is your opportunity to add those special touches that make a house feel like home. Whether it's a sleek, contemporary kitchen with upgraded premium worktops and the latest appliances, or a bathroom finished with elegant ceramics, Select gives you the freedom to shape every detail.

From kitchen cupboards and lighting to built-in wardrobes and flooring, you'll find a wide range of beautiful options to suit your style. Choose from plush carpets, stylish Amtico flooring, or timeless ceramic tiles – each one helping to create a space that reflects you.

Every choice you make brings your vision closer to reality. And with the guidance of our friendly sales consultants, you'll have expert support every step of the way.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- **Quartz kitchen worktops**
- **Premium appliance packages**
- **Flooring**
- **Built-in wardrobes**
- **Upgraded tiling in main bathroom and en suite**





COLLINGWOOD PARK

Development Plan



COLLINGWOOD PARK

Darwen

-  **THE HOLLY**
2 bedroom home
 -  **THE SPRUCE**
3 bedroom home
 -  **THE BEECH**
3 bedroom home
 -  **THE ROWAN**
3 bedroom home
 -  **THE HAZEL**
3 bedroom home
 -  **THE ASPEN**
4 bedroom home
 -  **THE JUNIPER**
4 bedroom home
 -  **THE WILLOW**
4 bedroom home
 -  **THE ALDER**
4 bedroom home
- es electric substation



PRE Pre-sold homes

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Vistry Merseyside & Cheshire West region

301 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 248 900

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THE HOLLY

2 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels

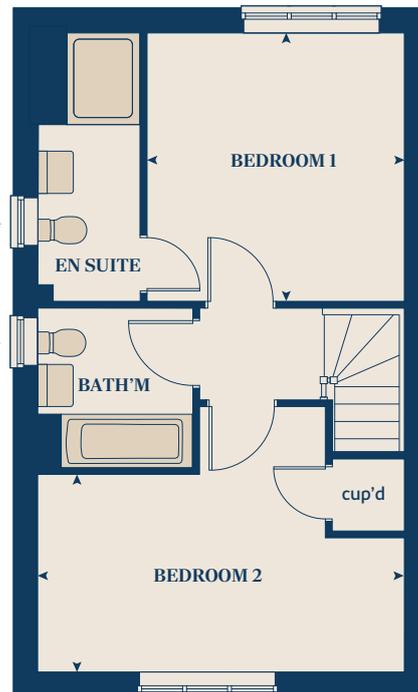

Bovis Homes
Est. 1885

THE HOLLY

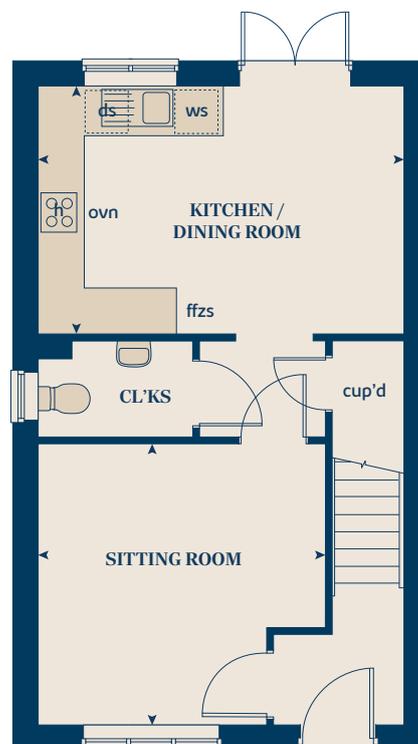
2 bedroom home



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.79 x 3.28	15' 7" x 10' 8"
Sitting room	3.76 x 3.70	12' 3" x 12' 1"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.59 x 3.54	11' 8" x 11' 6"
Bedroom 2	4.79 x 2.61	15' 7" x 8' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Holly | Collingwood Park

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* Windows apply to selected plots only. Please see sales consultant for further details.

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THE ROWAN

3 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels


Bovis Homes
Est. 1885

THE ROWAN

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	2.86 x 2.56	9' 4" x 8' 4"
Sitting / dining room	5.53 x 5.29	18' 1" x 17' 4"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.62 x 3.43	11' 9" x 11' 3"
Bedroom 2	2.47 x 3.05	8' 1" x 10' 0"
Bedroom 3	3.51 x 2.18	11' 5" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Rowan | Collingwood Park

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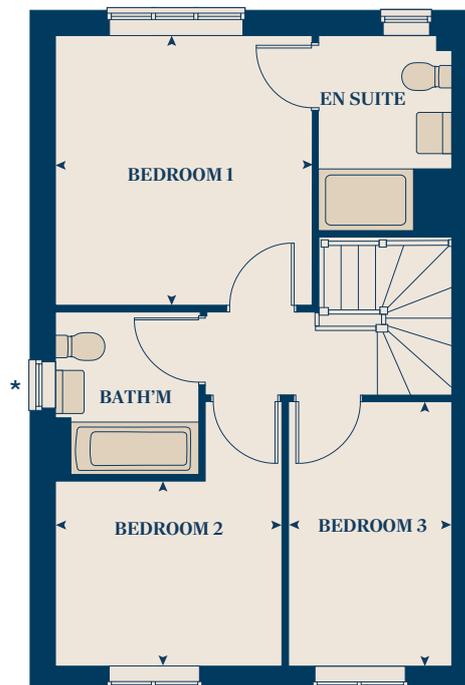
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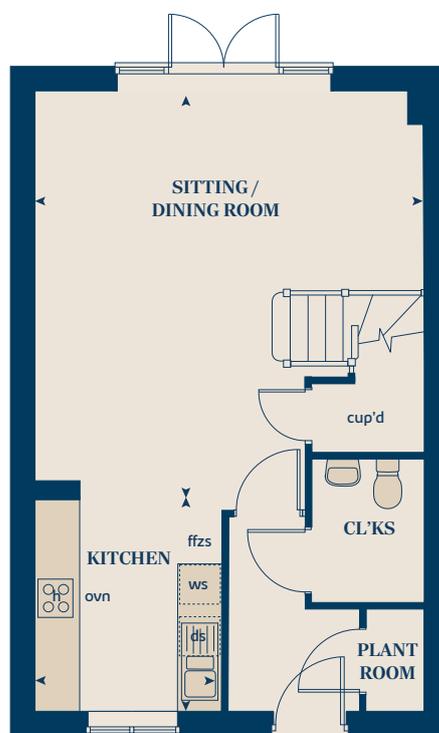
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FIRST FLOOR



GROUND FLOOR





THE HAZEL

3 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels

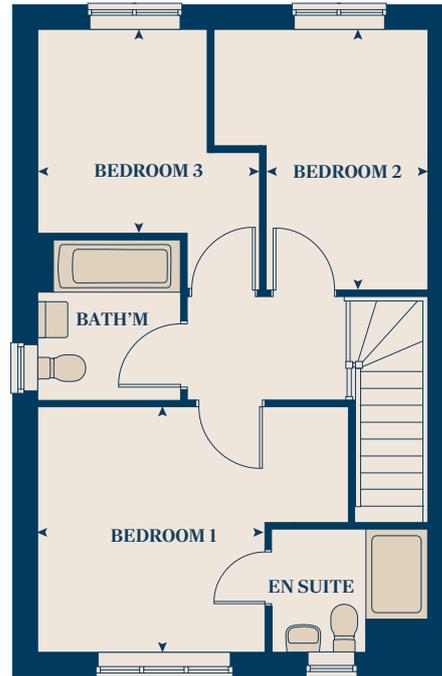

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Est. 1885

THE HAZEL

3 bedroom home



FIRST FLOOR



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.28 x 3.02	17' 3" x 9' 9"
Sitting room	4.24 x 3.71	13' 9" x 12' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.32 x 3.10	10' 9" x 10' 2"
Bedroom 2	3.32 x 2.23	10' 9" x 7' 3"
Bedroom 3	2.98 x 2.77	9' 8" x 9' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Hazel | Collingwood Park

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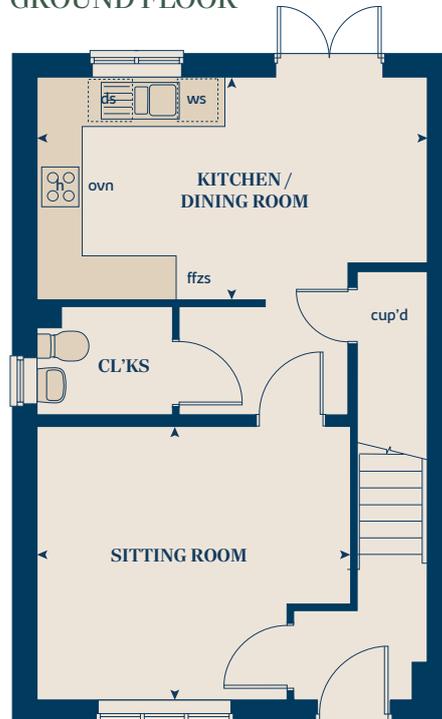
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GROUND FLOOR





THE SPRUCE

3 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels

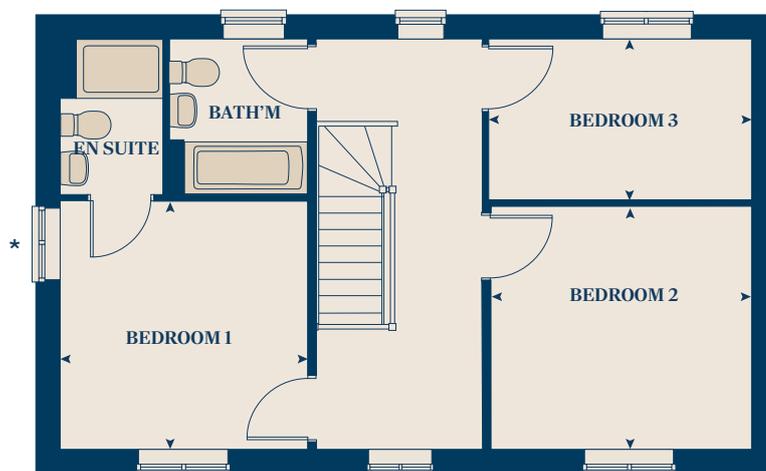

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Est. 1885

THE SPRUCE

3 bedroom home



FIRST FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen	3.30 x 2.64	10' 8" x 8' 7"
Dining area	3.64 x 2.94	11' 9" x 9' 6"
Sitting room	5.58 x 3.45	18' 3" x 11' 3"

FIRST FLOOR

	METRES	FEET/INCHES
Bedroom 1	3.50 x 3.38	11' 5" x 11' 1"
Bedroom 2	3.67 x 3.31	12' 0" x 10' 9"
Bedroom 3	3.67 x 2.21	12' 0" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Spruce | Collingwood Park

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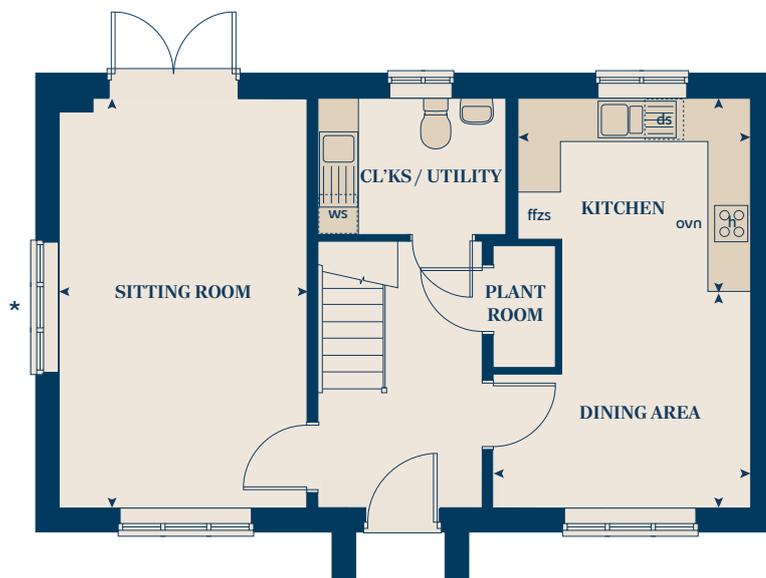
* Windows omitted to plot 315 only. Please see sales consultant for further details.

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GROUND FLOOR





THE BEECH

3 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels


Bovis Homes
Est. 1885

THE BEECH

3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	4.79 x 3.78	15' 7" x 12' 4"
Sitting room	4.34 x 3.76	14' 2" x 12' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.79 x 3.54	15' 7" x 11' 6"
Bedroom 3	3.43 x 2.53	11' 3" x 8' 3"

SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	3.66 x 3.47	12' 0" x 11' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Beech | Collingwood Park

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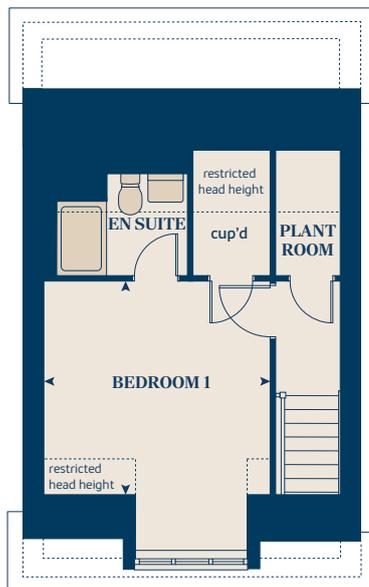
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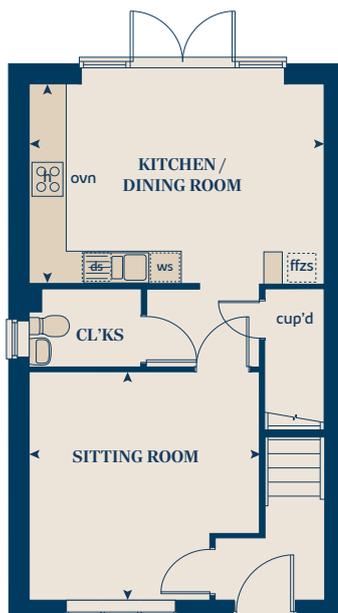
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE JUNIPER

4 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels


Bovis Homes
Est. 1885

THE JUNIPER

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen/dining/family area	7.27 x 3.75	23' 9" x 12' 3"
Sitting room	4.63 x 3.09	15' 2" x 10' 1"
Study	2.18 x 1.90	7' 2" x 6' 2"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.75 x 3.01	12' 3" x 9' 9"
Bedroom 2	3.58 x 3.09	11' 7" x 10' 1"
Bedroom 3	3.82 x 2.63	12' 5" x 8' 6"
Bedroom 4	3.39 x 2.63	11' 1" x 8' 6"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Juniper | Collingwood Park

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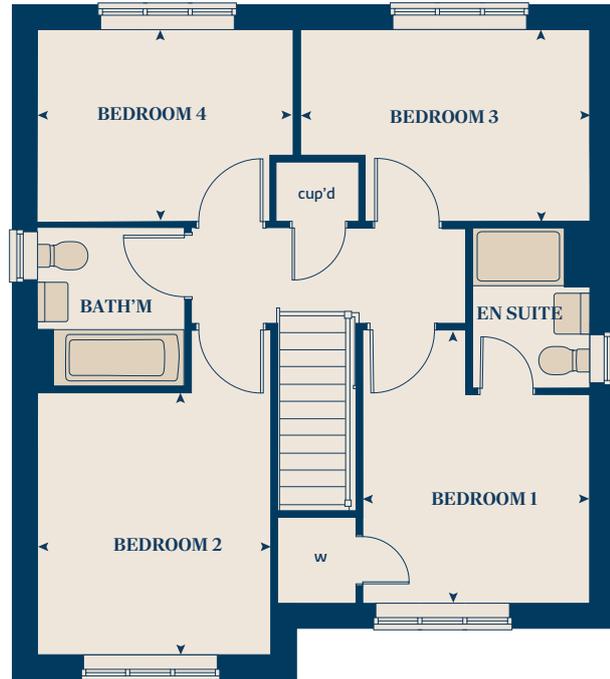
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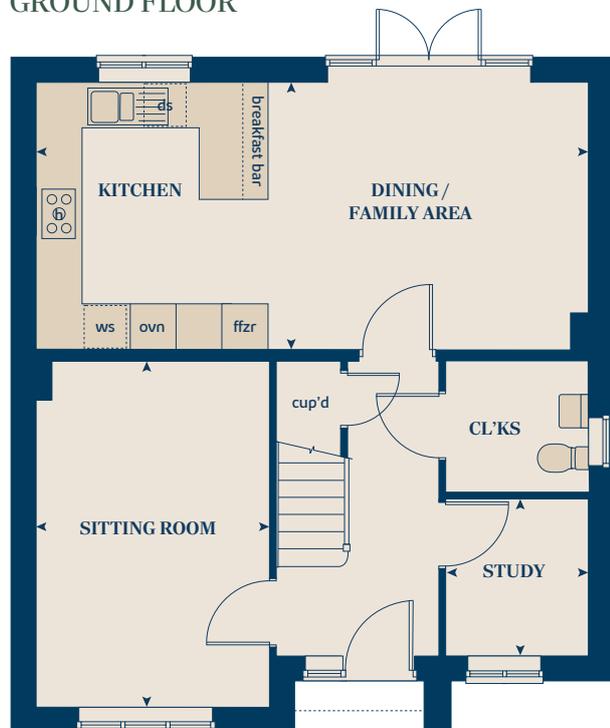
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FIRST FLOOR



GROUND FLOOR





THE ASPEN

4 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels


Bovis Homes
Est. 1885

THE ASPEN

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining area	7.83 x 3.43	25' 7" x 11' 3"
Sitting room	5.09 x 3.44	16' 7" x 11' 3"
Study	2.05 x 2.05	6' 7" x 6' 7"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	4.56 x 3.85	14' 10" x 12' 6"
Bedroom 2	3.91 x 3.15	12' 8" x 10' 3"
Bedroom 3	4.11 x 2.49	13' 5" x 8' 2"
Bedroom 4	3.65 x 2.49	12' 0" x 8' 2"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

The Aspen | Collingwood Park

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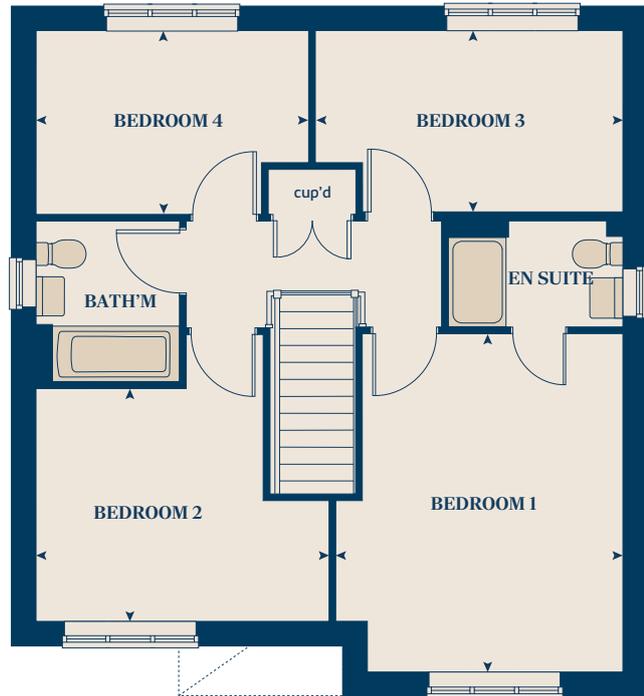
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FIRST FLOOR



GROUND FLOOR





THE ALDER

4 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels


Bovis Homes
Est. 1885

THE ALDER

4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen	3.46 x 3.29	11' 4" x 10' 8"
Dining / family area	5.38 x 3.29	17' 7" x 10' 8"
Sitting room	4.32 x 3.44	14' 2" x 11' 3"

FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.93 x 3.44	12' 9" x 11' 3"
Bedroom 2	4.38 x 3.07	14' 4" x 10' 1"
Bedroom 3	3.83 x 3.07	12' 6" x 10' 1"
Bedroom 4	3.44 x 3.21	11' 3" x 10' 5"

ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Alder | Collingwood Park |

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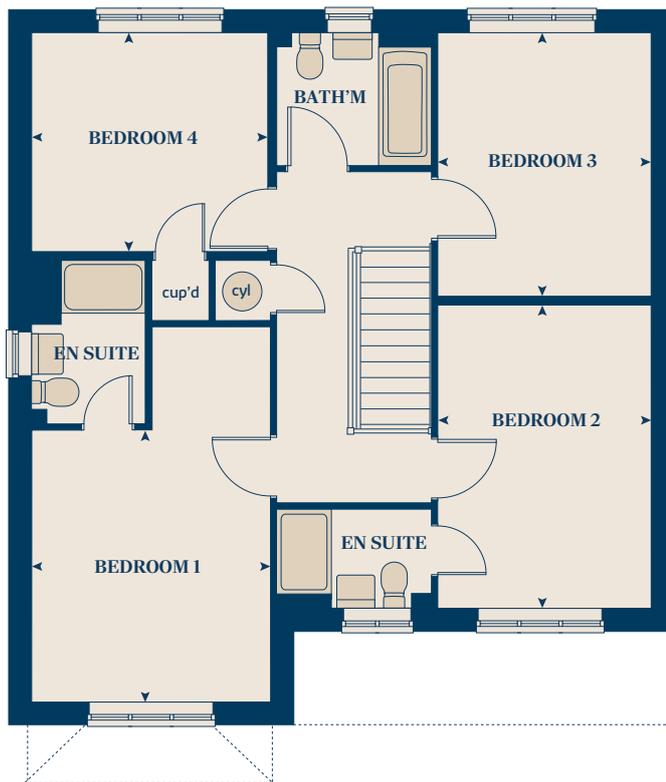
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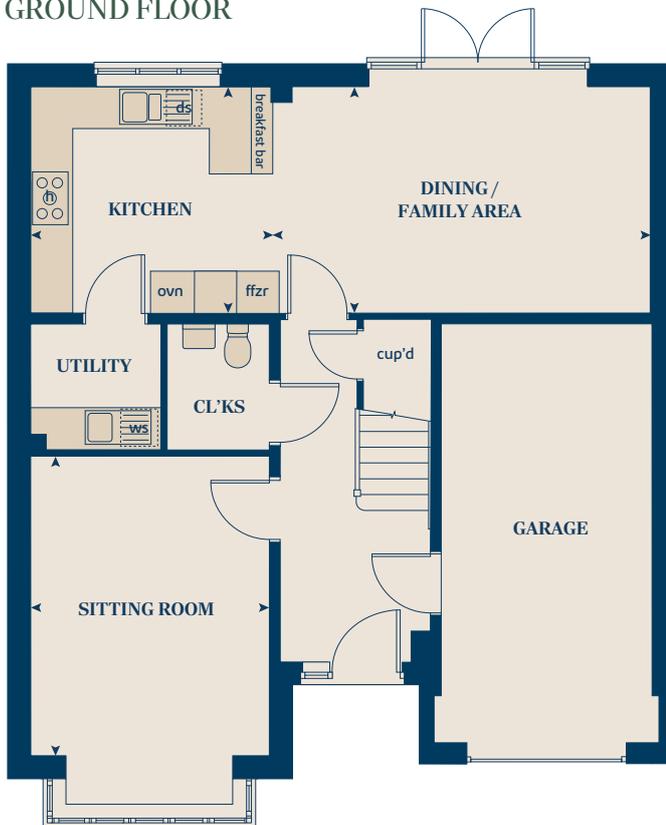
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FIRST FLOOR



GROUND FLOOR





THE WILLOW

4 bedroom home

Low energy lighting and ventilation systems

Electric vehicle charging point

PV solar panels

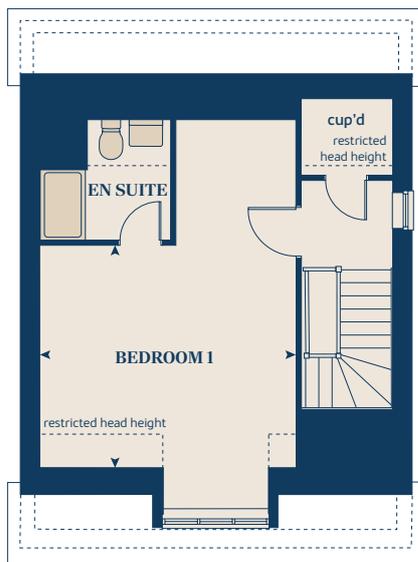

Bovis Homes
Est. 1885

THE WILLOW

4 bedroom home



SECOND FLOOR



GROUND FLOOR

	METRES	FEET/INCHES
Kitchen / dining room	6.04 x 3.82	19' 8" x 12' 5"
Sitting room	4.47 x 3.26	14' 7" x 10' 7"

FIRST FLOOR

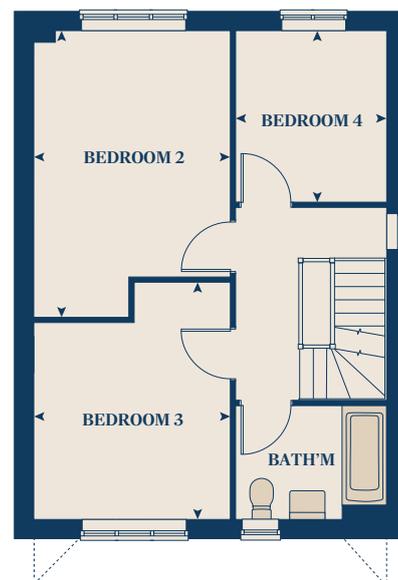
	METRES	FEET/INCHES
Bedroom 2	4.93 x 3.37	16' 2" x 11' 1"
Bedroom 3	4.09 x 3.37	13' 4" x 11' 1"
Bedroom 4	2.97 x 2.60	9' 7" x 8' 5"

SECOND FLOOR

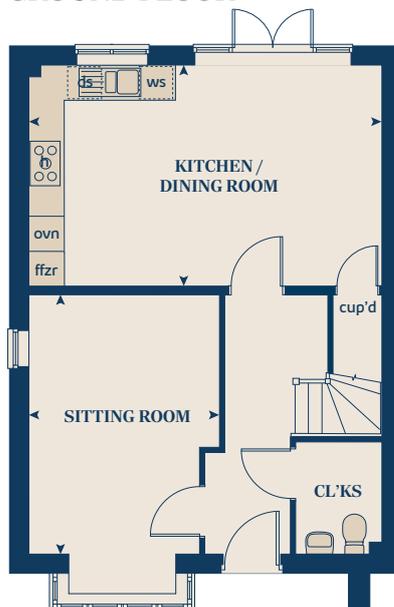
Bedroom 1	4.38 x 3.82	14' 4" x 12' 5"
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

FIRST FLOOR



GROUND FLOOR



The Willow | Collingwood Park

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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Blackburn DS15607 / 02.26



COLLINGWOOD PARK

Specification

A UNIQUE SPECIFICATION

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.



	2 bedroom THE HOLLY	3 bedroom THE ROWAN THE HAZEL THE SPRUCE THE BEECH	4 bedroom THE JUNIPER THE ASPEN THE WILLOW THE ALDER
KITCHEN			
Choice of Standard fitted kitchen (doors & worktops)	■	■ ■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■		
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■ ■ ■ ■	■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Gas hob (60cm) with built-in single underoven, with stainless steel splashback and 600cm curved glass chimney hood	■	■ ■ ■ ■	
Gas hob (75 cm) with built-in double high level oven, with glass splashback and 700cm curved glass chimney hood			■ ■ ■ ■
Pendant light fitting	■	■ ■ ■ ■	■ ■ ■ ■
Fridge / freezer space	■	■ ■ ■ ■	
Indesit Integrated 50 / 50 fridge freezer			■ ■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■ ■	■ ■ ■ ■
Space for washing machine with plumbing and electrics in utility		■	■
BATHROOMS AND EN SUITE(S)			
Ideal Standard contemporary white sanitaryware	■	■ ■ ■ ■	■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■ ■	■ ■ ■ ■
Handheld hair wash attachment	■	■ ■ ■ ■	■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■ ■ ■ ■	■ ■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■ ■ ■ ■	■ ■ ■ ■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■ ■ ■ ■	■ ■ ■ ■
Chrome towel warmer in bathroom and en suite(s)			■ ■ ■ ■
Water waste heat recovery system	■	■ ■ ■ ■	■ ■ ■ ■
DOORS AND WINDOWS			
Front door with multi-point security locking system and security chain	■	■ ■ ■ ■	■ ■ ■ ■
Chrome plated front door numerals	■	■ ■ ■ ■	■ ■ ■ ■
PVCu double glazing to windows	■	■ ■ ■ ■	■ ■ ■ ■

	2 bedroom THE HOLLY	3 bedroom THE ROWAN THE HAZEL THE SPRUCE THE BEECH	4 bedroom THE JUNIPER THE ASPEN THE WILLOW THE ALDER
GENERAL			
Double glazed PVCu French doors	■	■ ■ ■ ■	■ ■ ■ ■
Internal cottage style pre-primed doors with chrome handles	■	■ ■ ■ ■	■ ■ ■ ■
Paving outside French door and path (where applicable)	■	■ ■ ■ ■	■ ■ ■ ■
EV points to all plots	■	■ ■ ■ ■	■ ■ ■ ■
PV solar panels	■	■ ■ ■ ■	■ ■ ■ ■
White painted walls and smooth white ceilings	■	■ ■ ■ ■	■ ■ ■ ■
Combined usb / double sockets in kitchen and bedroom 1	■	■ ■ ■ ■	■ ■ ■ ■
Multi-media point in living room	■	■ ■ ■ ■	■ ■ ■ ■
TV point to bedroom 1 and family room (where applicable)	■	■ ■ ■ ■	■ ■ ■ ■
Master telephone socket to sitting room and study (where applicable)	■	■ ■ ■ ■	■ ■ ■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■ ■ ■ ■	■ ■ ■ ■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)			■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■ ■ ■	■ ■ ■ ■
Fitted external tap	■	■ ■ ■ ■	■ ■ ■ ■
External light fitted to front porch and wiring for external light to rear door	■	■ ■ ■ ■	■ ■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■ ■	■ ■ ■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■ ■ ■ ■	■ ■ ■ ■
Power and lighting to 'on plot' garage (where applicable)	■	■ ■ ■ ■	■ ■ ■ ■
Enclosed rear garden, and garden gate (where applicable)	■	■ ■ ■ ■	■ ■ ■ ■
Landscaped front gardens	■	■ ■ ■ ■	■ ■ ■ ■
NHBC Buildmark cover	■	■ ■ ■ ■	■ ■ ■ ■
First two years' customer service support from Bovis Homes	■	■ ■ ■ ■	■ ■ ■ ■

■ Fitted as standard - included in the property
 * Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.



The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way. The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Vistry Merseyside & Cheshire West region

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