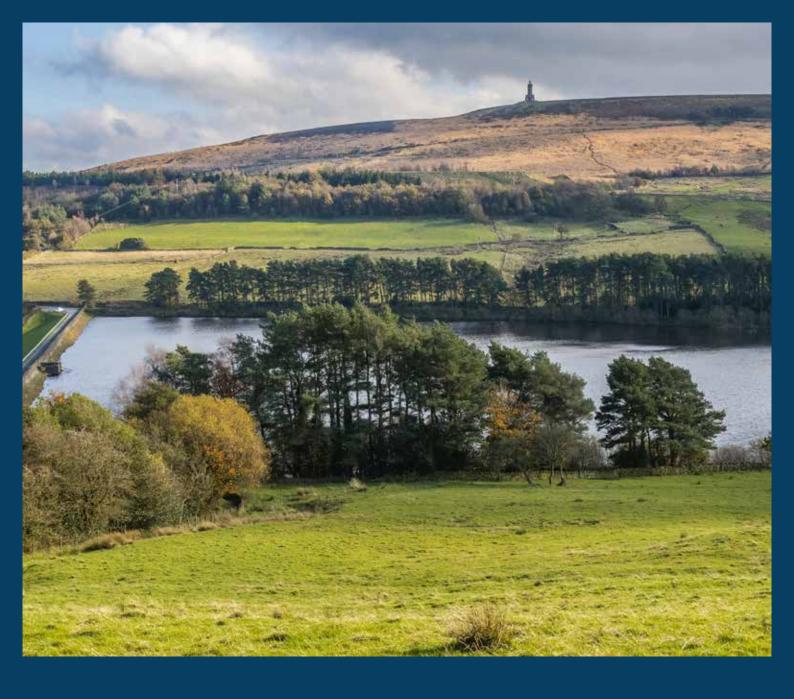
# COLLINGWOOD PARK

Darwen







# COLLINGWOOD PARK

Darwen

A TASTE OF LOCAL LIFE





### 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:

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







### **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!







# 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

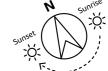


THE ALDER 4 bedroom home

es electric substation



Development by others



PRE | Pre-sold homes

This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



# THE HOLLY

2 bedroom home



### THE HOLLY

### 2 bedroom home



GROUND FLOOR		METRES	FEET/INCHES				
Kitch	nen / dining room	4.79 x 3.24	15' 7" x 10' 6"				
Sittir	ng room	3.75 x 3.70	12' 3" x 12' 1"				
FIR	ST FLOOR	METRES	FEET/INCHES				
Bedroom 1		3.58 x 3.54	11' 7" x 11' 6"				
Bedroom 2		4.79 x 3.43	15' 7" x 11' 3"				
ovn	ove	n ffzs	fridge freezer space				
h	ho	b cup'd	cupboard				
ds	dishwasher spac	e <b>&lt; &gt;</b>	measuring points				
ws	washing machine space	ie.					

#### The Holly | Collingwood Park

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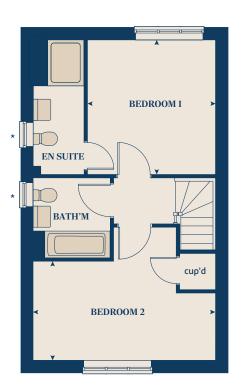
\* Windows apply to selected plots only. Please see sales consultant for further details.

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### FIRST FLOOR



### **GROUND FLOOR**





# THE ROWAN

3 bedroom home



### THE ROWAN

### 3 bedroom home



GRO	OUND FLOOR	METRES	FEET/INCHES
Kitch	en	2.83 x 2.52	9' 3" x 8' 3"
Sittin	g / dining room	5.49 x 5.24	18' 0" x 17' 2"
FIR	ST FLOOR	METRES	FEET/INCHES
Bedroom 1		3.60 x 3.40	11' 8" x 11' 2"
Bedro	oom 2	3.05 x 2.44	10' 0" x 8' 0"
Bedro	oom 3	3.54 x 2.15	11' 6" x 7' 1"
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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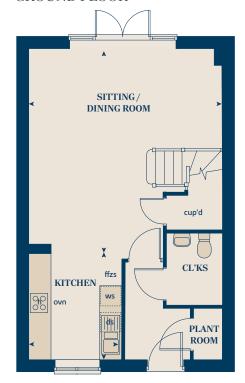
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### FIRST FLOOR



#### **GROUND FLOOR**







# THE HAZEL

3 bedroom home



### THE HAZEL

### 3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	5.27 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 3.09	10' 9" x 10' 1'
Bedroom 2	3.52 x 2.23	11' 5" x 7' 3'
Bedroom 3	2.98 x 2.76	9' 8" x 9' 1'
ovn o	ven ffzs	fridge freezer space
h	hob cup'd	cupboard
ds dishwasher sp	oace < >	measuring points
ws washing machine sp	pace	

#### The Hazel | Collingwood Park

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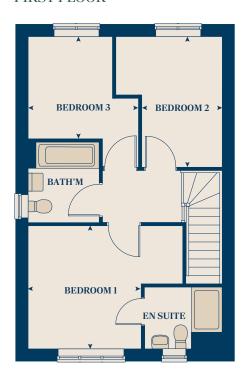
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#### FIRST FLOOR









# THE SPRUCE

3 bedroom home



### THE SPRUCE

### 3 bedroom home



GROUND FLOOR	М	ETRES	FEET/INCHES						
GROCIEDILOGR	141	LIKLO	T LL I/II CIILO						
Kitchen	3.30	x 2.90	10' 8" x 9' 5"						
Dining area	3.9	1 x 3.21	12' 8" x 10' 5"						
Sitting room	5.83	3 x 3.72	19' 1" x 12' 2"						
FIRST FLOOR	M	ETRES	FEET/INCHES						
Bedroom 1	3.78	3 x 3.65	12' 4" x 11' 10"						
Bedroom 2	3.94 x 3.58		12' 9" x 11' 7"						
Bedroom 3	3.94	x 2.48	12' 9" x 8' 1"						
ovn o	ven	ffzs	fridge freezer space						
h I	nob	cup'd	cupboard						
ds dishwasher sp	ace	< ≻	measuring points						
ws washing machine sp	ace								

#### 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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### FIRST FLOOR











# THE BEECH

3 bedroom home



### THE BEECH

### 3 bedroom home



GROUND FLOOR	METRES	FEET/INCHES						
Kitchen / dining room	5.06 x 4.05	16' 6" x 13' 3"						
Sitting room	4.61 x 4.03	15' 1" x 13' 2"						
FIRST FLOOR	METRES	FEET/INCHES						
Bedroom 2	5.06 x 3.81	16' 6" x 12' 5"						
Bedroom 3	3.70 x 2.80	12' 1" x 9' 2"						
SECOND FLOOR	METRES	FEET/INCHES						
Bedroom 1	3.91 x 3.74	12' 8" x 12' 3"						
ovn ove	n ffzs	fridge freezer space						
h ho	b cup'd	cupboard						
ds dishwasher spac	e <b>&lt; &gt;</b>	measuring points						
ws washing machine space	e							

### The Beech | Collingwood Park

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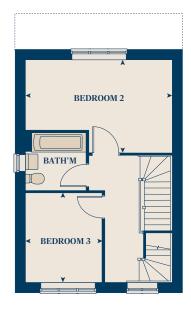
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#### SECOND FLOOR



#### FIRST FLOOR



#### **GROUND FLOOR**







# THE JUNIPER

4 bedroom home



### THE JUNIPER

### 4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen/dining/family area	7.54 x 4.02	24' 7" x 13' 2"
Sitting room	4.90 x 3.37	16' 1" x 11' 1"
Study	3.45 x 2.18	8' 0" x 7' 2"
FIRST FLOOR	METRES	FEET/INCHES
Bedroom 1	3.75 x 3.15	12' 3" x 10' 3"
Bedroom 2	3.85 x 3.36	12' 6" x 11' 0"
Bedroom 3	4.09 x 3.22	13' 4" x 10' 6"
Bedroom 4	3.66 x 2.90	12' 0" x 9' 5"
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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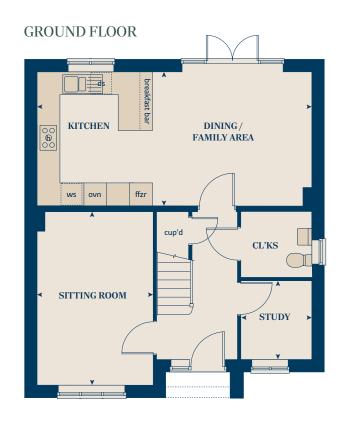
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### FIRST FLOOR









# THE ASPEN

4 bedroom home



### THE ASPEN

### 4 bedroom home



GROUN	D FLOOF	<b>?</b>	METRES	FEET/INCHES
Kitchen /	dining area	7.8	30 x 3.40	25' 6" x 11' 2"
Sitting roo	om	5.	06 x 3.41	16' 6" x 11' 2"
Study		2.	02 x 1.52	6' 6" x 4' 10"
FIRST F	LOOR	]	METRES	FEET/INCHES
Bedroom	1	4.23 x 3.83		13' 9" x 12' 6"
Bedroom	2	3.	87 x 3.12	12' 7" x 10' 2"
Bedroom	3	4.0	9 x 2.44	13' 4" x 8' 0"
Bedroom	4	3.6	52 x 2.46	11' 9" x 8' 1"
ovn		oven	ffzr	fridge freezer
h		hob	cup'd	cupboard
ds	dishwasher	space	< ≻	measuring points

#### The Aspen | Collingwood Park

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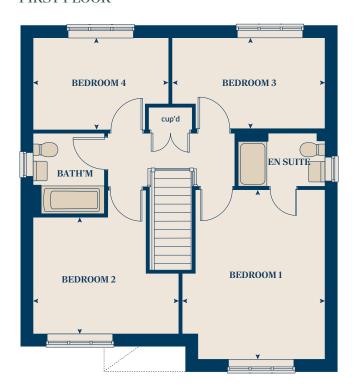
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### FIRST FLOOR



#### **GROUND FLOOR**







# THE ALDER

4 bedroom home



### THE ALDER

### 4 bedroom home



GROUND FLOOR	METRES		FLOOR METRES						
Kitchen	3.41	× 3.26	11' 2" x 10' 7"						
Dining / family area	5.36	k 3.26	17' 6" x 10' 7"						
Sitting room	4.30	x 3.41	14' 1" x 11' 2"						
FIRST FLOOR	ME	TRES	FEET/INCHES						
Bedroom 1	3.90	x 3.41	12' 8" x 11' 2"						
Bedroom 2	4.36 x 3.04		14' 3" x 9' 10"						
Bedroom 3	3.80	k 3.04	12' 5" x 9' 10"						
Bedroom 4	3.41	x 3.18	11' 2" x 10' 4"						
ovn o	ven	ffzr	fridge freezer						
h	hob	cyl	hot water cylinder						
ds dishwasher sp	ace	cup'd	cupboard						
ws washing machine sp	ace	< ≻	measuring points						

#### The Alder | Collingwood Park |

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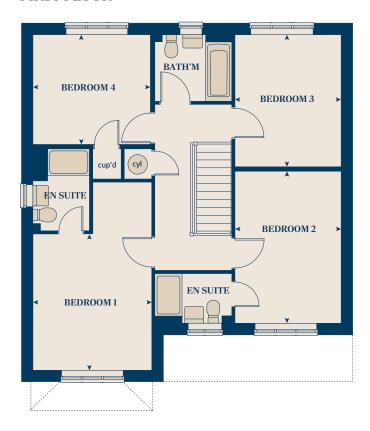
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### FIRST FLOOR







# THE WILLOW

4 bedroom home



### THE WILLOW

### 4 bedroom home



GROUND FLOOR	METRES	FEET/INCHES
Kitchen / dining room	6.00 x 3.79	19' 7" x 12' 4'
Sitting room	4.45 x 2.93	14' 6" x 9' 6'
FIRST FLOOR	METRES	FEET/INCHES
Bedroom 2	4.90 x 3.34	16' 1" x 10' 10'
Bedroom 3	4.06 x 3.34	13' 3" x 10' 10'
Bedroom 4	2.94 x 2.57	9′ 6″ x 8′ 4′
SECOND FLOOR	METRES	FEET/INCHES
Bedroom 1	4.36 x 3.79	14' 3" x 12' 4'
ovn ov	ven ffzr	fridge freezer
h h	nob cup'd	cupboard
ds dishwasher spa	ace < >	measuring points
ws washing machine spa	ace	

#### The Willow | Collingwood Park

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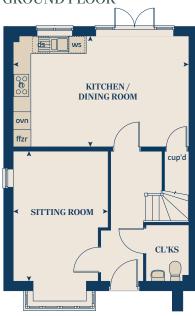
### SECOND FLOOR



### FIRST FLOOR



### **GROUND FLOOR**





# 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	THEJUNIPER	THE ASPEN	THE WILLOW	THEALDER
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)			L									
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			L									
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	THEJUNIPER	THE ASPEN	THE WILLOW	THEALDER
Double glazed PVCu French doors		-			-	-	-		-	-	-	•
Internal cottage style pre-primed doors with chrome handles											•	•
Paving outside French door and path (where applicable)					-							•
GENERAL												
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					-	-	-		-	-	-	•
								1				

Fitted as standard - included in the property

Subject to stage of construction



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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