




MITTON GRANGE

A development by
prospect.
HOMES

A scenic landscape of a river valley. The foreground shows a calm river reflecting the sky and clouds. The middle ground features a grassy bank with a few trees and a small structure. The background consists of rolling hills covered in dense green forest under a bright blue sky with scattered white clouds. The image is partially framed by a pink and white diagonal graphic on the left side.

An area of outstanding natural beauty, well-known for its scenic countryside, delicious food and famous landmarks. Welcome to Ribble Valley – the official centre of the Kingdom.



A garden
that stretches
as far as the
eye can see



Mitton Grange is the most prestigious development of 50 homes in the Prospect Homes collection to date.

An exclusive neighbourhood of 3- and 4-bedroom executive homes nestled within the outskirts of Whalley, a historic village set in the beautiful rolling countryside of the Ribble Valley.

Each home has been built to the highest quality standards, and designed for those who strive for the finer things in life.



Whalley is perched on the banks of the River Calder, in the Ribble Valley, with the majority designated as an **Area of Outstanding Natural Beauty**.

Offering a spectacular quality of life surrounded by beautiful countryside, this desirable village is filled with historic buildings, cafés, restaurants and many successful independent shops and galleries. Old cottages rub shoulders with Tudor and Georgian buildings along the main street.

It's charming character and exceptional community spirit resulted in it recently being listed on the **Sunday Times best 50 places to live in Britain** – the only Lancashire village to do so!

Locally, you will find the remarkable regional landmark of Whalley Abbey. The ruins of this large and important Cistercian Monastery, dating from 1296, are now open to the public and are protected as an important Ancient Monument.

Within Whalley you will find local supermarkets and convenience stores with larger supermarkets a short drive away.

Whalley, Clitheroe and surrounding areas offer 11 fantastic schools and colleges, with Oakhill School and Nursery, Barrow Primary School, Whalley Primary School and St. Augustine's Roman Catholic High School being of closest proximity.

Whalley train station:
3 minutes drive,
or 17 minutes walk

Clitheroe:
9 minutes drive,
8 minutes by train

Blackburn:
18 minutes drive,
18 minutes by train

Preston:
30 minutes drive



Sunday
Times
best 50
places
to live in
Britain



Homes that make memories

Quality, space and exceptional fittings – everything you'd expect in a style-conscious home is here.



Site map

The Croston

3 Bedroom Detached Home

Plots 5, 7, 18, 22, 25, 28 & 36

The Cleveley

4 Bedroom Detached Home

Plots 29 & 46

The Whalley

4 Bedroom Detached Home

Plots 8, 10, 27, 31, 32, 38, 40, 41, 42 & 50

The Barley

4 Bedroom Detached Home

Plots 14 & 15

The Edmonton

4 Bedroom Detached Home

Plots 34, 35, 39, 44, 45 & 47

The Keighley

4 Bedroom Detached Home

Plots 9, 12, 13, 16 & 48

The Barley Plus

4 Bedroom Detached Home

Plots 19, 23, 24, 30 & 37

The Mawdesley

4 Bedroom Detached Home

Plots 6, 17, 26 & 43

The Pattersley

4 Bedroom Detached Home

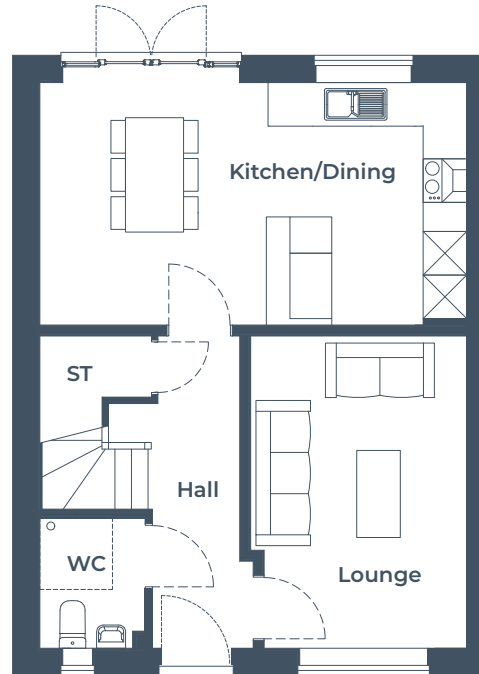
Plots 11, 33 & 49



The Croston

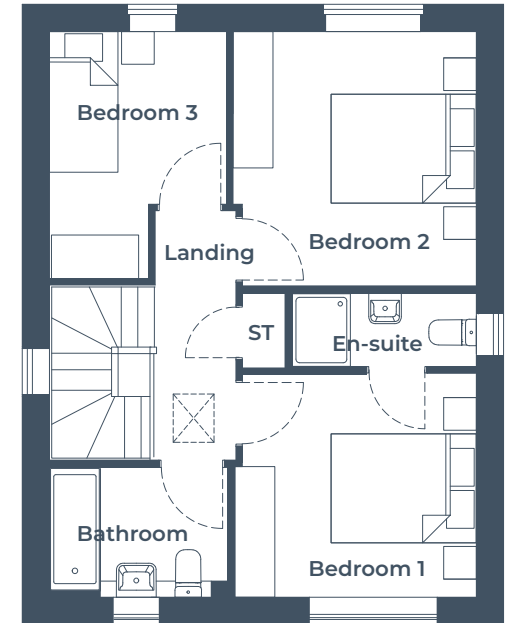
A charming three-bedroom home with a smart layout and three generous sized bedrooms that are packed with style and sophistication, that is just waiting for you to fall in love with it.

3 bedroom detached home



Ground Floor

	m	ft
Lounge	3.35m x 3.03m	14'3" x 9'11"
Kitchen/Dining	5.93m x 3.39m	19'5" x 11'1"
W.C.	1.75m x 1.50m	5'9" x 4'11"



First Floor

	m	ft
Bedroom 1	3.36m x 3.11m	11'0" x 10'2"
En-suite	2.58m x 1.07m	8'6" x 3'6"
Bedroom 2	3.54m x 3.39m	11'7" x 11'1"
Bedroom 3	3.95m x 3.17m	13'0" x 10'5"
Bathroom	3.44m x 2.48m	11'3" x 8'2"

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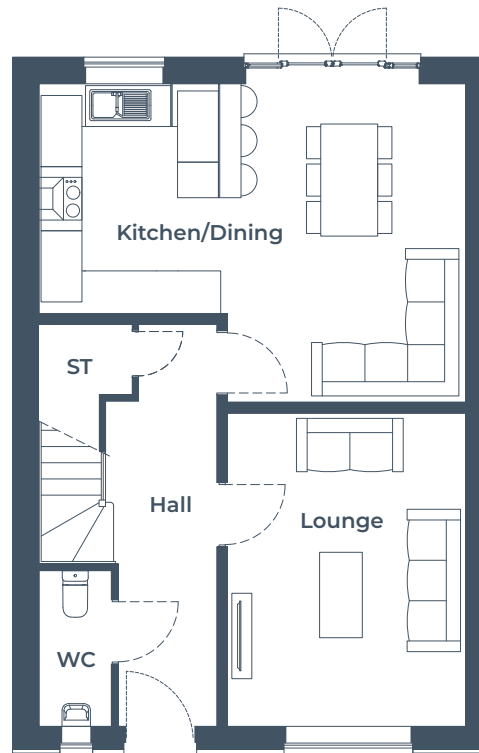
Predicted energy rating:



The Barley

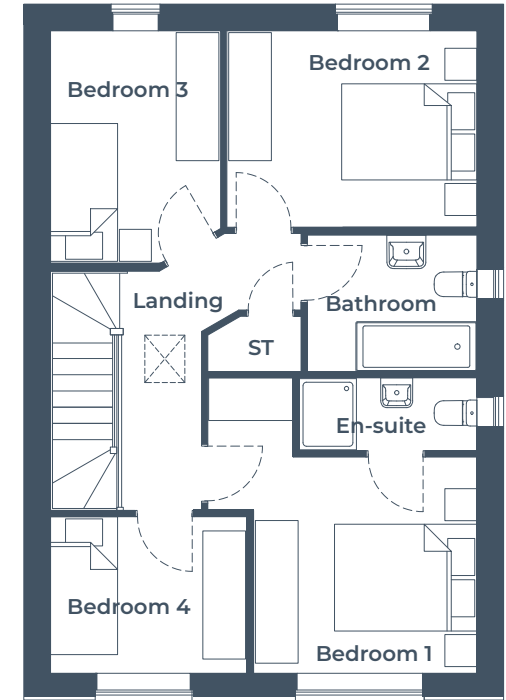
From the moment you walk into The Barley you are greeted with a large entrance hallway which leads you to a bright and welcoming lounge and large kitchen/dining room. The Barley is a stunning family home, designed with family in mind.

4 bedroom detached home with external garage*



Ground Floor

	m	ft
Lounge	4.45m x 3.40m	14'7" x 11'2"
Kitchen/Dining	6.04m x 4.52m	19'10" x 14'10"
W.C.	2.24m x 1.61m	7'4" x 5'3"



First Floor

	m	ft
Bedroom 1	4.19m x 3.82m	13'9" x 12'6"
En-suite	2.53m x 1.05m	8'4" x 3'5"
Bedroom 2	3.55m x 2.80m	11'8" x 9'2"
Bedroom 3	2.43m x 3.30m	8'0" x 10'10"
Bedroom 4	2.80m x 2.24m	9'2" x 7'4"
Bathroom	2.53m x 1.94m	8'4" x 6'4"

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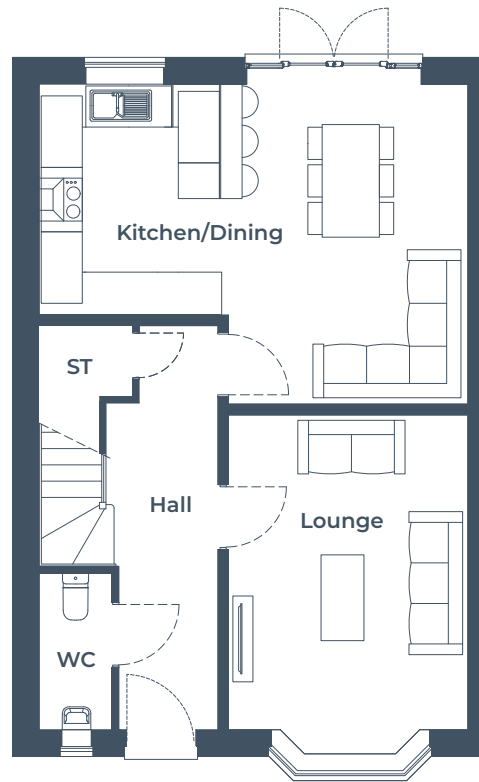
Predicted energy rating:



The Barley Plus

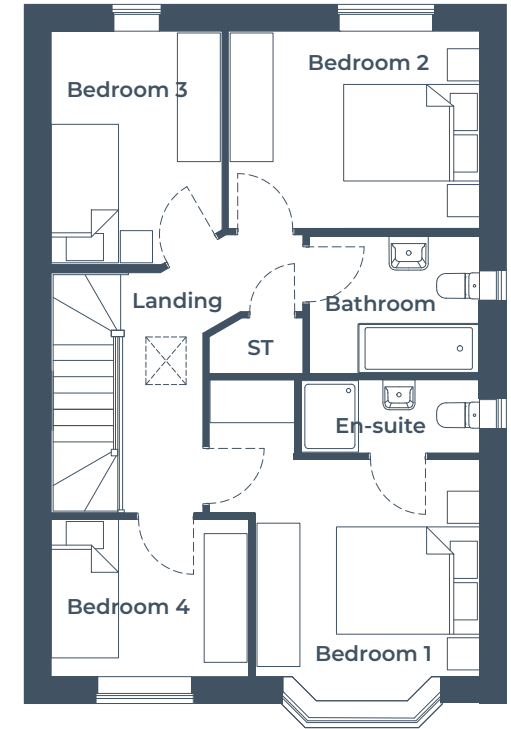
The luxurious Barley plus offers the advantage of unspoiled natural light, thanks to the bay windows in the living room and main bedroom, ideal for growing families, busy professionals and downsizers alike.

4 bedroom detached home with external garage



Ground Floor

	m	ft
Lounge	4.45m x 3.40m	14'7" x 11'2"
Kitchen/Dining	6.04m x 4.52m	19'10" x 14'10"
W.C.	2.24m x 1.61m	7'4" x 5'3"



First Floor

	m	ft
Bedroom 1	4.19m x 3.82m	13'9" x 12'6"
En-suite	2.53m x 1.05m	8'4" x 3'5"
Bedroom 2	3.55m x 2.80m	11'8" x 9'2"
Bedroom 3	2.43m x 3.30m	8'0" x 10'10"
Bedroom 4	2.80m x 2.24m	9'2" x 7'4"
Bathroom	2.53m x 1.94m	8'4" x 6'4"

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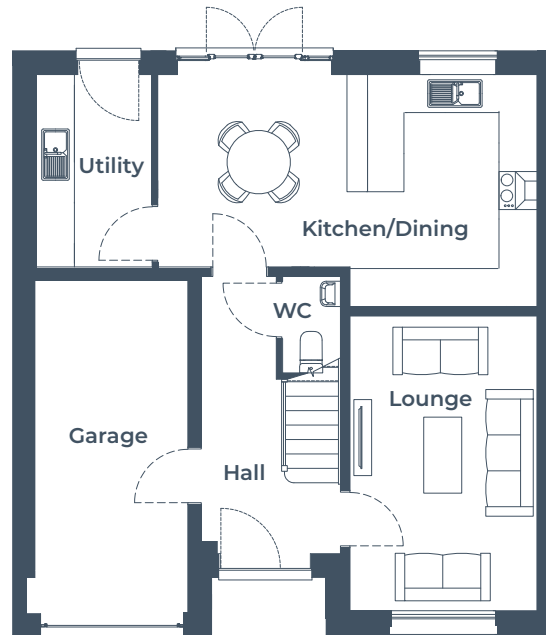
Predicted energy rating:



The Cleveley

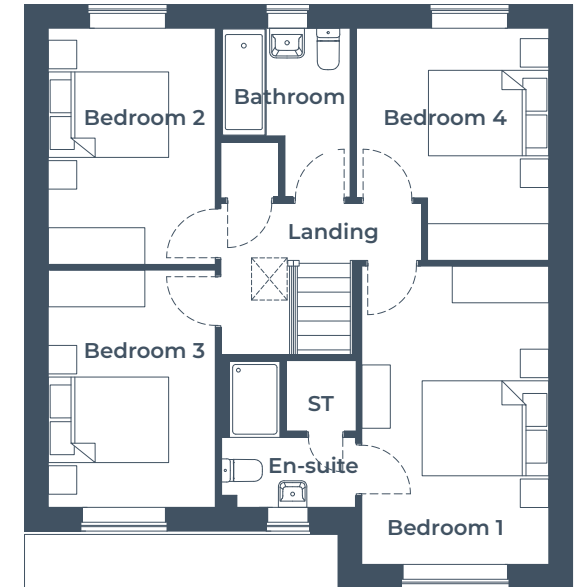
The Cleveley is another stunning 4-bedroom home with integral garage in this collection. Upon entrance into the home, you will be amazed by the abundant space and amenities it boasts.

4 bedroom detached home with internal garage



Ground Floor

	m	ft
Lounge	4.70m x 3.00m	15'5" x 9'10"
Kitchen/Dining	6.02m x 3.71m	19'9" x 12'2"
Utility	3.09m x 1.87m	10'2" x 6'2"
W.C.	1.86m x 0.96m	6'1" x 3'2"
Garage	5.08m x 2.50m	16'8" x 8'2"



First Floor

	m	ft
Bedroom 1	4.73m x 2.99m	15'6" x 9'10"
En-suite	2.70m x 2.16m	8'10" x 7'1"
Bedroom 2	3.77m x 2.67m	12'4" x 8'9"
Bedroom 3	3.78m x 2.67m	12'4" x 8'9"
Bedroom 4/Study	3.70m x 3.08m	12'2" x 10'1"
Bathroom	2.72m x 2.08m	8'11" x 6'10"

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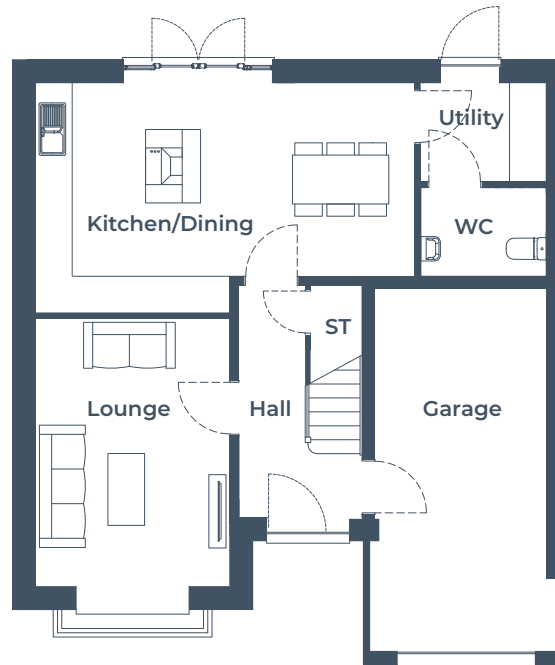
Predicted energy rating:



The Edmonton

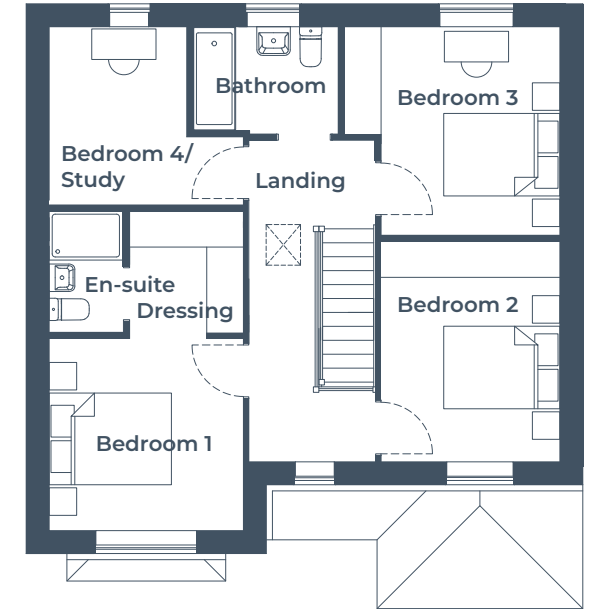
The Edmonton is an impressively proportioned, 4-bedroom family home in Mitton Grange, complete with an integral garage, spacious double bedrooms as well as an optional office space.

4 bedroom detached home with integral garage



Ground Floor

	m	ft
Lounge	4.42m x 3.23m	14'6" x 10'7"
Kitchen/Dining	6.24m x 3.80m	20'6" x 12'6"
Utility	2.10m x 1.65m	6'11" x 5'5"
W.C.	2.10m x 1.50m	6'11" x 4'11"
Garage	6.01m x 3.16m	19'9" x 10'4"



First Floor

	m	ft
Bedroom 1	5.31m x 3.23m	17'5" x 10'7"
Dressing Room	2.06m x 1.89m	6'9" x 6'2"
En-suite	2.06m x 1.27m	6'9" x 4'2"
Bedroom 2	3.56m x 3.45m	11'8" x 11'4"
Bedroom 3	3.65m x 2.96m	12'0" x 9'9"
Bedroom 4/Study	3.23m x 2.86m	10'7" x 9'5"
Bathroom	2.43m x 1.81m	8'0" x 5'11"

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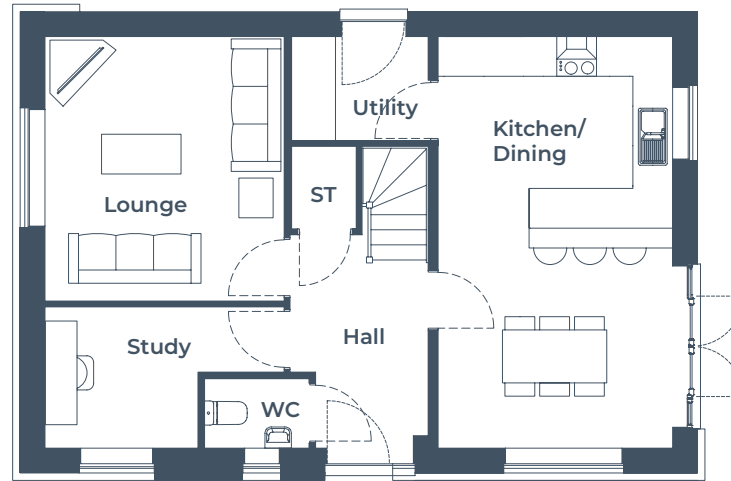
Predicted energy rating:



The Mawdesley

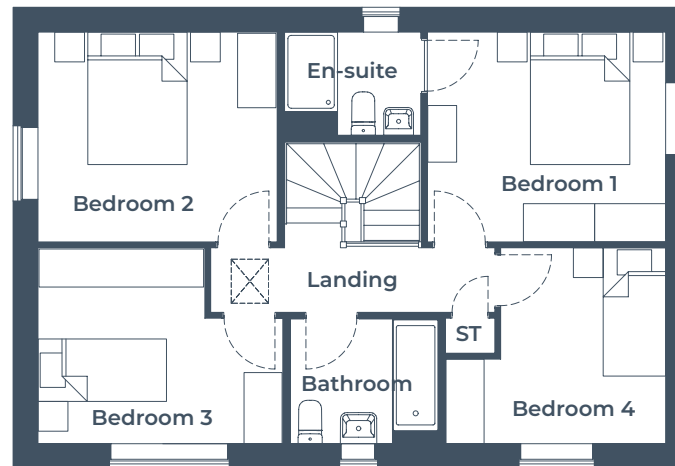
The Mawdesley is an elegant and imposing contemporary four bedroom detached home, designed with luxury and the modern family in mind.

4 bedroom detached home with external garage



Ground Floor

	m	ft
Lounge	3.65m x 4.03m	12'0" x 13'3"
Kitchen/Dining	3.59m x 6.27m	11'9" x 20'7"
Study	3.65m x 2.17m	12'0" x 7'1"
W.C.	1.63m x 1.01m	5'4" x 3'4"



First Floor

	m	ft
Bedroom 1	3.64m x 3.21m	11'11" x 10'6"
En-suite	2.09m x 1.54m	6'10" x 5'1"
Bedroom 2	3.65m x 3.21m	12'0" x 10'6"
Bedroom 3	3.74m x 3.00m	12'3" x 9'10"
Bedroom 4	3.36m x 3.00m	11'0" x 9'10"
Bathroom	2.28m x 1.93m	7'6" x 6'4"

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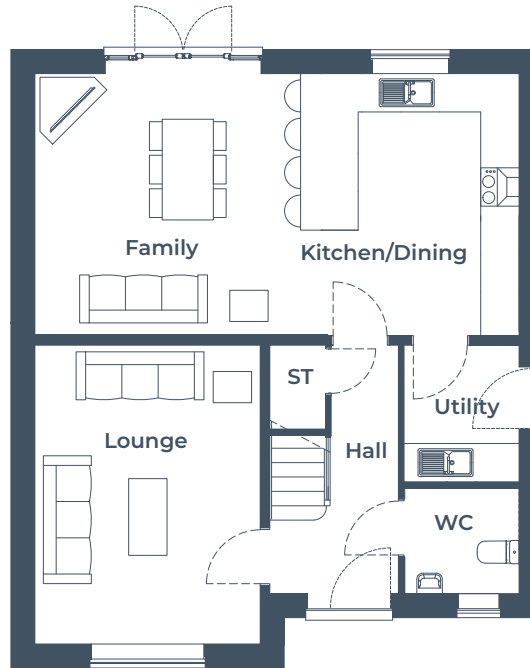
Predicted energy rating:



The Whalley

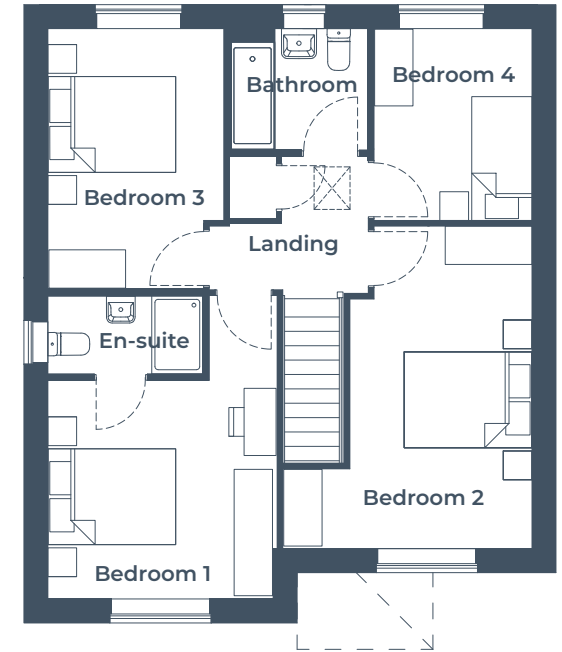
Namesake to the village in which it's situated, The Whalley offers luxury accommodation across 2 floors, and boasts an impressive kitchen/dining/family space which exemplifies an open and airy feel leading to the spacious garden.

4 bedroom detached home with external garage



Ground Floor

	m	ft
Lounge	4.73m x 3.58m	15'6" x 11'9"
Kitchen/Dining	7.63m x 4.15m	25'0" x 13'7"
Utility	1.84m x 1.02m	6'0" x 3'4"
W.C.	1.84m x 1.70m	6'0" x 5'7"



First Floor

	m	ft
Bedroom 1	4.78m x 3.69m	15'8" x 12'1"
En-suite	2.46m x 1.25m	8'1" x 4'1"
Bedroom 2	5.08m x 4.00m	16'8" x 13'1"
Bedroom 3	4.11m x 2.79m	13'6" x 9'2"
Bedroom 4	3.10m x 2.51m	10'2" x 8'3"
Bathroom	2.20m x 1.94m	7'3" x 6'3"

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Predicted energy rating:

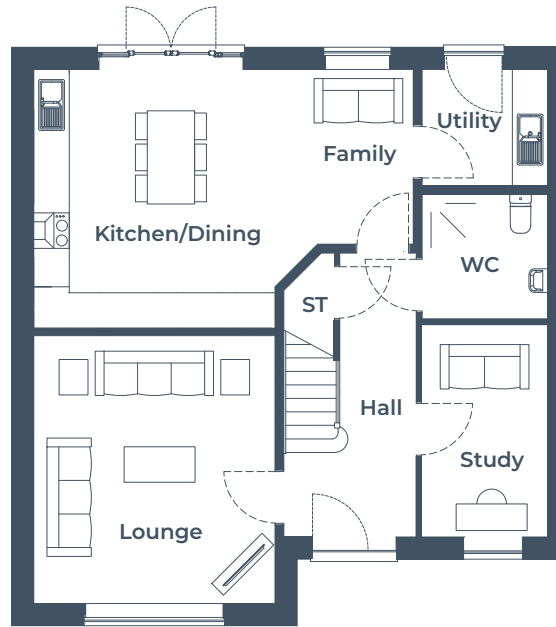


The Keighley

The Keighley is a magnificent 4-bedroom executive home with large rooms, amazing views and a designer feel throughout.

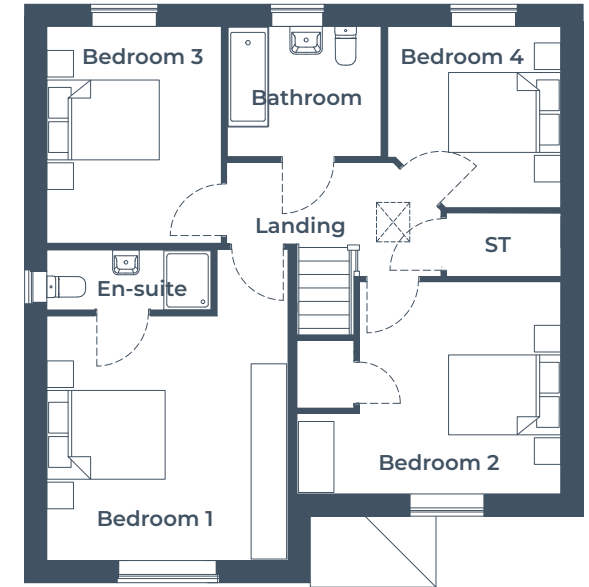
As you enter this home it takes your breath away with the amount of space yet cozy, homely feel it gives you.

4 bedroom detached home with external double garage



Ground Floor

	m	ft
Lounge	4.57m x 4.13m	15'0" x 13'7"
Kitchen/Dining	6.47m x 4.41m	21'3" x 14'6"
Study	3.63m x 2.17m	11'11" x 7'1"
Utility	2.17m x 2.01m	7'1" x 6'7"
W.C.	2.17m x 2.15m	7'1" x 7'0"



First Floor

	m	ft
Bedroom 1	5.29m x 4.13m	17'4" x 13'7"
En-suite	2.76m x 1.05m	9'0" x 3'5"
Bedroom 2	4.51m x 3.63m	14'10" x 11'11"
Bedroom 3	3.70m x 2.99m	12'2" x 9'10"
Bedroom 4	3.01m x 2.97m	9'11" x 9'9"
Bathroom	2.79m x 2.40m	9'2" x 7'10"

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Predicted energy rating:



The Pattersley

The Pattersley is an expertly designed, spacious 4-bedroom family home in Mitton Grange.

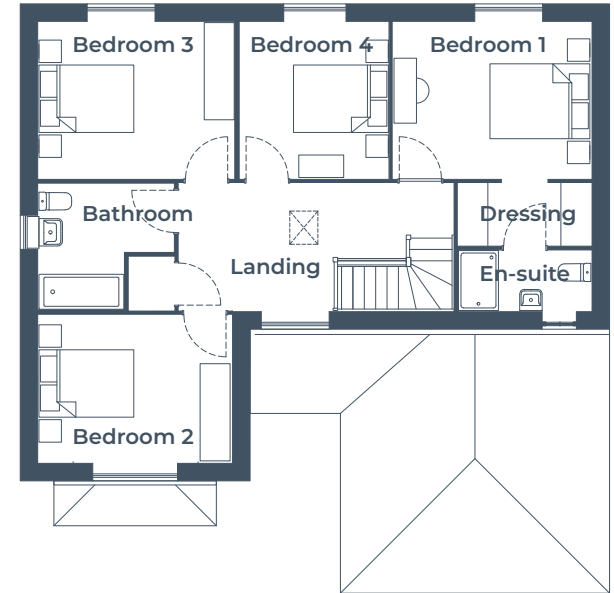
This home offers you all the space you need to work, play, and relax with your family.

4 bedroom detached home with internal double garage



Ground Floor

	m	ft
Lounge	6.49m x 3.90m	21'4" x 12'10"
Dining	3.82m x 3.16m	12'6" x 10'4"
Kitchen	3.67m x 3.91m	12'0" x 12'10"
Study	3.50m x 3.16m	11'6" x 10'4"
Utility	2.37m x 1.84m	7'8" x 6'0"
W.C.	1.86m x 1.51m	6'1" x 4'11"
Garage	5.08m x 4.97m	16'8" x 16'4"



First Floor

	m	ft
Bedroom 1	4.00m x 3.17m	13'1" x 10'5"
Dressing Room	2.70m x 1.28m	8'10" x 4'2"
En-suite	2.70m x 1.25m	8'10" x 4'1"
Bedroom 2	3.90m x 2.99m	12'10" x 9'10"
Bedroom 3	3.95m x 3.17m	13'0" x 10'5"
Bedroom 4	3.01m x 3.17m	9'10" x 10'5"
Bathroom	2.75m x 2.58m	9'0" x 8'6"

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Predicted energy rating:



Buying made easier at Mitton Grange

If you've found your perfect Prospect home but something's holding you back, our schemes could help you get moving quicker.



Deposit Unlock

With Deposit Unlock, you could buy a home at Mitton Grange with just a 5% deposit. You can access the scheme whether you're a first-time buyer or a homeowner. An independent financial advisor will check

whether you qualify for Deposit Unlock. If you get the go-ahead, you can then apply for a 95% mortgage from a lender participating in the scheme. It means that you won't have to wait for ages while you save for a big deposit.

Easy Move

If selling your existing home is new to you, then let us give you a helping hand. We've designed Easy Move to give you personalised support throughout the sale of your home. We can hook you up with a reputable estate

agent and recommend a choice of independent financial advisors and solicitors. Once everything is in place and you've got a buyer, we'll cover your estate agency fees up to a value of £3,000.

Part Exchange

If you're struggling to sell your existing home, you might want to consider trading it in. With Prospect Part Exchange, we become your guaranteed buyer, so you won't have to

wait for your home to sell. And, because you don't need to advertise your home, you'll also save on estate agency fees. It all adds up to a much smoother selling and buying experience.

These schemes are available on selected plots, and availability may vary from time to time. Terms and conditions apply. Full details are available on our website.



Building homes for good

At Prospect Homes, we're committed to designing and building superior homes that look and feel great to live in.

Whether you're seeking a rural retreat or a place in the middle of town, our award-winning homes go above and beyond to offer a superb living experience. We strive for the very best in build quality, interior fittings and energy efficiency, which is why we work with local craftspeople who have the sharpest skills and expertise.

Location is everything, and we choose to build in areas that can add value to your quality of life, where both open countryside and services such as shops and schools are within easy reach. We're careful to consider the environment too, designing places that conserve and enhance the local landscape.

With a long track record of building homes across Lancashire, our experienced team understands the importance of customer service. We know that buying a new home is a big step, especially when you're moving to a new area. From the moment you fall in love with your new Prospect home through to moving in, and for some time after that, we'll make sure it's the best decision you've made.

But that's only part of our promise. At Prospect, we believe that everyone deserves a place to call home. We're part of the Riverside Group, a not-for-profit organisation that's been providing affordable homes for more than 90 years, along with services that tackle homelessness, improve communities and support the most vulnerable in society.

The profit we make goes back to the Riverside Group to be re-invested in these vital services. So when you buy a Prospect home you'll be playing your part in helping others. This is our 'Homes for Good' ethos, and it's something everyone at Prospect is very proud of.

All our homes come with a two-year comprehensive warranty and a 10-year structural warranty.





MITTON GRANGE

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Mitton Grange visit our
sales office at:
Atherton's Estate Agents,
53 King Street,
Whalley,
Lancashire, BB7 9SP

Call:
01254 375700

Or visit:
www.prospecthomes.co.uk

A development by
prospect.
HOMES

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