



# Half Penny Meadows at Higher Standen Park

CLITHEROE, LANCASHIRE

Half Penny Meadows is an exclusive new development of 2, 3, 4 & 5 bedroom homes, ideally located in the historic town of Clitheroe.

**Taylor**  
**Wimpey**

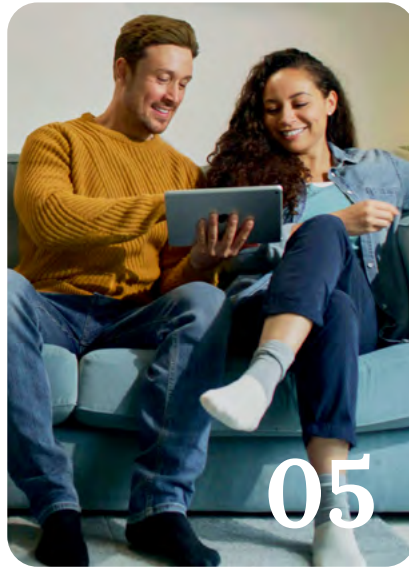
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# Welcome to Half Penny Meadows

Here you'll find a superb choice of two, three, four and five bedroom homes ideally located in the historic town of Clitheroe.

It's the ideal place to live, work and enjoy life.



[→ View the site plan](#)



# Right on your doorstep

Half Penny Meadows is the perfect location for modern family life. With beautiful rural surroundings, it is situated in the heart of the Ribble Valley, minutes away from Clitheroe.

Clitheroe provides all the amenities needed for daily life, including a market which operates three days a week providing plenty of locally sourced produce and a fantastic selection of pubs, bars and restaurants. Young families will be pleased with the excellent choice of schools in the area and for those who want to enjoy the great outdoors; you can take advantage of the spectacular fells and lush green valleys the beautiful Ribble Valley has to offer.

Ribble Valley



Clitheroe High Street



Clitheroe Castle



[Watch development video](#)



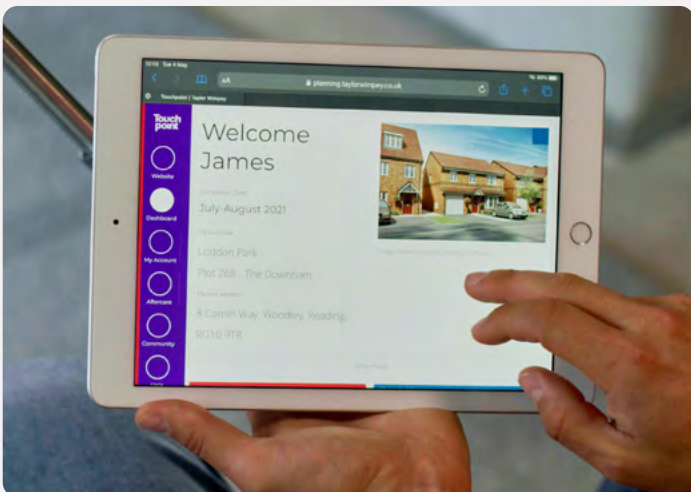
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Our homes

**2 bedroom  
apartments**



**2 bedroom homes**



**3 bedroom homes**



**4 bedroom homes**



**5 bedroom homes**

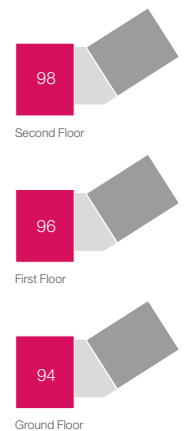
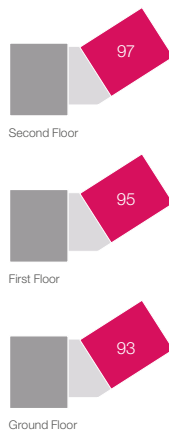


[→ View the site plan](#)



# Bowland apartments

2 BEDROOM APARTMENTS, TOTAL 737 sq. ft.



## THE BOWLAND V1

### Lounge/Dining

3.19m × 4.77m      10' 6" × 15' 7"

### Kitchen

3.85m × 2.50m      12' 8" × 8' 2"

### Bedroom 1

3.31m × 4.05m      10' 11" × 13' 3"

### Bedroom 2

2.66m × 4.05m      8' 9" × 13' 3"

## THE BOWLAND V2

### Lounge/Dining

3.19m × 4.77m      10' 6" × 15' 7"

### Kitchen

3.88m × 2.50m      12' 8" × 8' 2"

### Bedroom 1

3.31m × 4.00m      10' 10" × 13' 1"

### Bedroom 2 min.

2.66m × 3.31m      8' 9" × 10' 10"

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 74522 TWMA/March 2023





# The Pendleton

2 BEDROOM HOME, TOTAL 721 sq. ft.



## GROUND FLOOR

### Lounge/Dining

6.87m × 3.17m      22' 7" × 10' 5"

### Kitchen

2.96m × 2.75m      9' 9" × 9' 0"

### Bedroom 1

2.59m × 3.51m      8' 6" × 11' 6"

### Bedroom 2

2.96m × 3.40m      9' 9" × 11' 2"

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# The Beauford

2 BEDROOM HOME, TOTAL 873 sq. ft.



## GROUND FLOOR

Lounge max.

3.67m × 4.04m      12' 1" × 13' 3"

Kitchen/Dining

4.70m × 2.87m      15' 5" × 9' 5"



## FIRST FLOOR

Bedroom 1

2.94m × 3.57m      9' 8" × 11' 9"

Bedroom 2

4.70m × 2.55m      15' 5" × 8' 4"

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq. ft.



## GROUND FLOOR

Lounge max.

3.69m × 4.26m      12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m      8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m      6' 7" × 11' 8"

[→ Discover more about this home](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq. ft.



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.83m      10' 1" × 12' 7"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"

[→ Discover more about this home](#)

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# The Amersham

3 BEDROOM HOME, TOTAL 990 sq. ft.



## GROUND FLOOR

### Lounge max.

3.49m x 4.03m      11' 6" x 13' 3"

### Kitchen

4.36m x 2.87m      14' 4" x 9' 5"

### Study

2.22m x 1.67m      7' 2" x 5' 4"



## FIRST FLOOR

### Bedroom 1

3.21m x 4.21m      10' 6" x 13' 10"

### Bedroom 2 max.

4.36m x 3.02m      14' 4" x 9' 11"

### Bedroom 3 max.

2.89m x 2.88m      9' 6" x 9' 6"

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# The Alton G

3 BEDROOM HOME, TOTAL 1,085 sq. ft.



## GROUND FLOOR

### Lounge

4.23m x 3.49m      13' 11" x 11' 6"

### Kitchen/Dining max.

6.66m x 3.11m      21' 11" x 10' 3"



## GROUND FLOOR

### Lounge

4.23m x 3.49m      13' 11" x 11' 6"

### Kitchen/Dining max.

6.66m x 3.11m      21' 11" x 10' 3"



## SECOND FLOOR

### Bedroom 1 max ex. dormer

6.66m x 3.11m      21' 11" x 10' 3"

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# The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq. ft.



## GROUND FLOOR

### Lounge

3.27m x 4.43m      10' 9" x 14' 6"

### Kitchen/Dining

5.36m x 3.38m      17' 7" x 11' 1"



## FIRST FLOOR

### Bedroom 1

3.17m x 3.79m      10' 5" x 12' 5"

### Bedroom 2

3.17m x 3.35m      10' 5" x 11' 0"

### Bedroom 3 max.

2.10m x 3.30m      6' 11" x 10' 10"

### Bedroom 4

2.23m x 2.10m      7' 4" x 6' 11"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft.



## GROUND FLOOR

### Lounge

3.46m × 6.09m      11' 4" × 20' 0"

### Kitchen/Dining max.

3.58m × 6.09m      11' 9" × 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m × 3.75m      11' 7" × 12' 4"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4 max.

3.54m × 2.25m      11' 7" × 7' 5"

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# The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq. ft.



## GROUND FLOOR

Lounge max.

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"



## FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3

3.33m x 3.40m 10' 11" x 11' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

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# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft.



## GROUND FLOOR

### Lounge

4.47m x 4.62m      14' 8" x 15' 2"

### Kitchen/Breakfast/Family

3.50m x 6.82m      11' 6" x 22' 5"

### Dining

3.05m x 2.89m      10' 0" x 9' 6"



## FIRST FLOOR

### Bedroom 1

3.50m x 3.77m      11' 6" x 12' 5"

### Bedroom 2 max.

2.95m x 4.62m      9' 8" x 15' 2"

### Bedroom 3

3.05m x 2.89m      10' 0" x 9' 6"

### Bedroom 4 max.

2.78m x 3.54m      9' 2" x 11' 8"



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# The Lavenham

5 BEDROOM HOME, TOTAL 1,646 sq. ft.



## GROUND FLOOR

**Lounge** min.  
3.90m × 5.26m      12' 10" × 17' 3"

**Kitchen** max.  
5.69m × 3.30m      18' 8" × 10' 10"

**Dining**  
3.06m × 3.20m      10' 1" × 10' 6"



## FIRST FLOOR

**Bedroom 1** min.  
4.56m × 3.80m      15' 0" × 12' 6"

**Bedroom 2**  
3.81m × 3.52m      12' 6" × 11' 7"

**Bedroom 3**  
3.40m × 2.69m      11' 2" × 8' 10"

**Bedroom 4**  
3.28m × 2.69m      10' 9" × 8' 10"

**Bedroom 5** min.  
2.85m × 3.00m      9' 4" × 9' 10"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)



# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01254 375 196**.



Find out how we can get you moving with our buying schemes.



**Book an appointment**



**How to buy a home**



**HALF PENNY MEADOWS** Pendle Road, Clitheroe, Lancashire, BB7 1LN

**CONTACT US ON 01254 375 196**

# Taylor Wimpey

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