Cooper Fields

Blackburn

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

Cooper Fields

Holden Fold, Blackburn BB3 3AU | **01254 368042**

lindenhomes.co.uk

Linden HOMES







Welcome to
Cooper Fields

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, Cooper Fields 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.

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 and buses link Darwen 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, French doors 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.

The perfect position

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.

Darwen Tower
2.7 miles | 36 mins cycle

36 mins



Darwen Leisure Centre
1.4 miles | 11 mins cycle

11 mins



Bold Venture Park
1.7 miles | 8 mins drive

8 mins



Cooper Fields

Pulford Farm Shop
0.6 miles | 14 mins walk

14 mins



Darwen St James' CE Primary Academy
0.9 miles | 21 mins walk

20 mins



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.

Darwen Railway Station

1.2 miles | 25 mins walk

25 mins



Darwen Golf Club

2.4 miles | 10 mins drive

10 mins



Darwen Aldridge Community Academy

1.4 miles | 10 mins cycle

10 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk







A community to be proud of

GREENER BY DESIGN

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 Blackburn.

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.

Some of our **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 Cooper Fields:

USING LOCAL AND BRITISH SUPPLIERS

WASTE WATER HEAT RECOVERY SYSTEMS

ELECTRIC VEHICLE CHARGING POINTS

503 TREES PLANTED

PV SOLAR PANELS

SUSTAINABLE DRAINAGE

A+ RATED DOUBLE-GLAZED WINDOWS

HIGH QUALITY INSULATION

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market - looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

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!
Recommend a Friend	Receive £2,000 as a thank you when you introduce a friend or relative who then completes a purchase of a new Linden Home!

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular French doors helping to bring the outside in and enhance the gardens as an extended living area.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Cooper Fields

Holden Fold,
Blackburn BB3 3AU

From M65

- Exit J4 on M65
- Take exit to Paul Rink Way
- At the roundabout, take 3rd exit onto Lower Eccleshill Road
- Turn left onto Knowle Lane, then right onto Moor Lane
- Bear left onto Pot House Lane
- Turn left onto Roman Road
- You'll find us on the left

Cover photograph of a walk near Darwen Tower. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Merseyside & Cheshire West region
301 Bridgewater Place, Birchwood Park, Birchwood, Warrington WA3 6XG. Telephone: 01925 885 700

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Development plan

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Cooper Fields
Blackburn



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.

4 bedroom homes

- The Dahlia
- The Lily
- The Lavender
- The Hyacinth

3 bedroom homes

- The Poppy
- The Forget-me-not
- The Sunflower

2 bedroom homes

- The Sweetpea

Pre-sold homes

- 4 bedroom homes
- 3 bedroom homes
- 2 bedroom homes

- Bovis Homes development

v visitor space

es electrical substation

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The Sweetpea

2 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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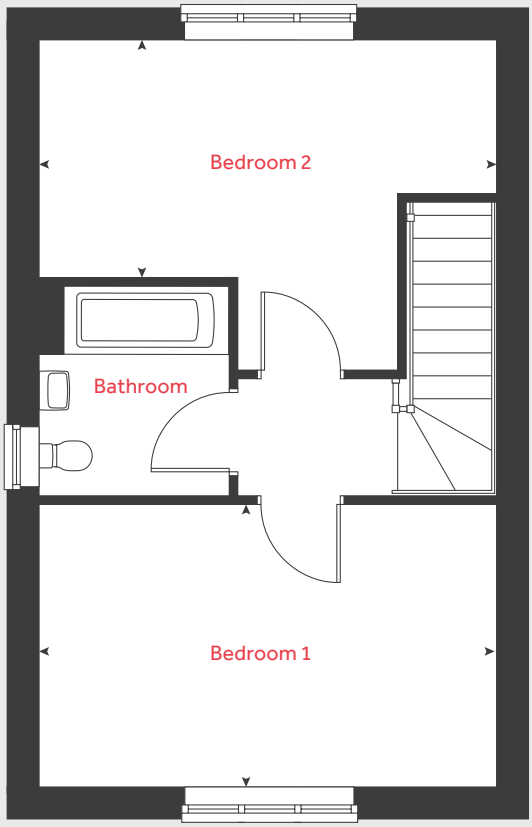
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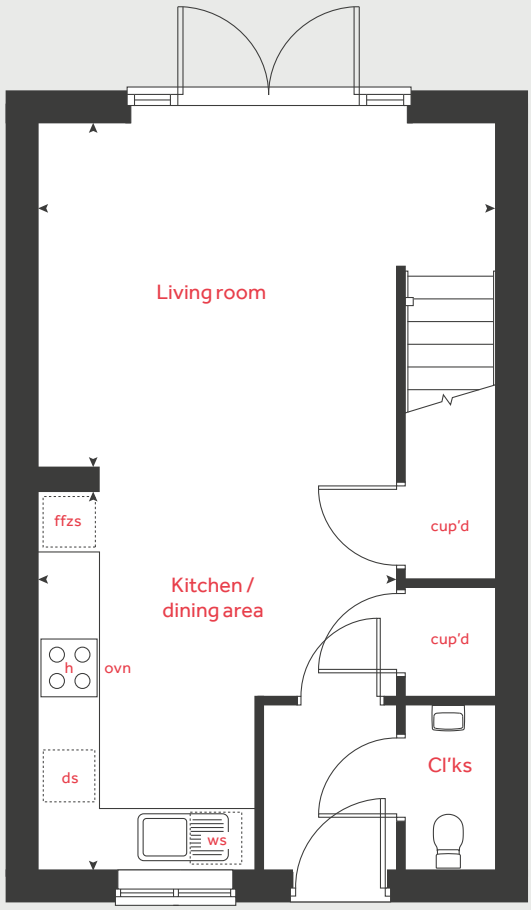
The Sweetpea

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.44 x 3.69	14' 6" x 12' 1"
Living room	4.67 x 2.88	15' 3" x 9' 4"

First floor		
Bedroom 1	4.67 x 2.90	15' 3" x 9' 5"
Bedroom 2	4.67 x 2.44	15' 3" x 8' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sweetpea | Cooper Fields |

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The Poppy

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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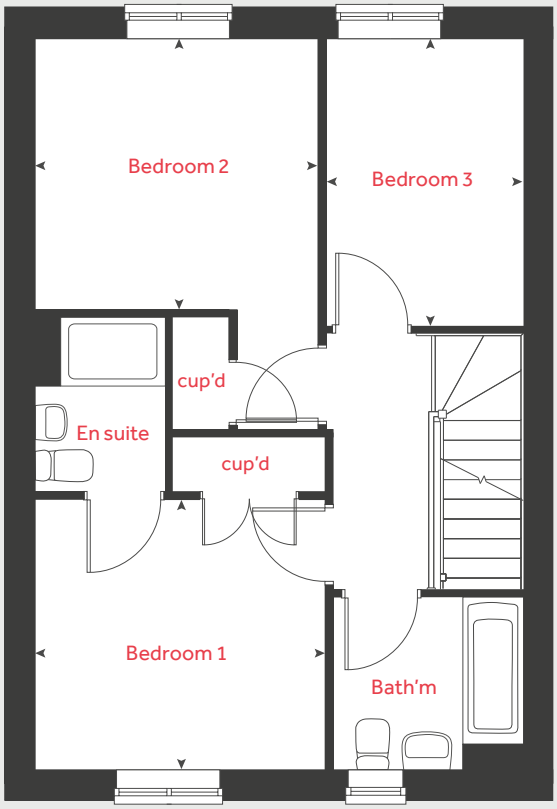
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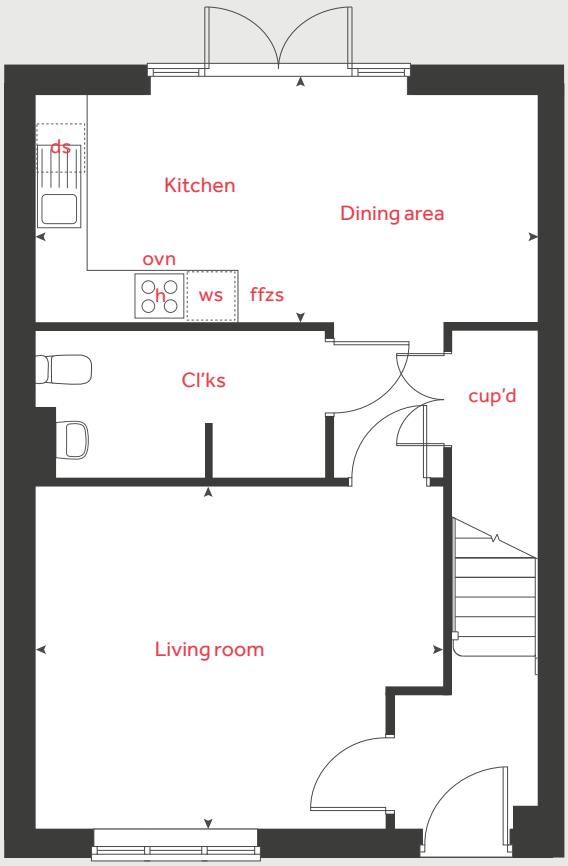
The Poppy

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	2.80 x 5.60	9' 2" x 18' 4"
Living room	3.90 x 4.60	12' 8" x 15' 1"

First floor		
Bedroom 1	3.10 x 3.32	10' 2" x 10' 9"
Bedroom 2	3.15 x 3.24	10' 3" x 10' 6"
Bedroom 3	3.34 x 2.28	11' 0" x 7' 5"

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

The Poppy | Cooper Fields |

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The Forget Me Not

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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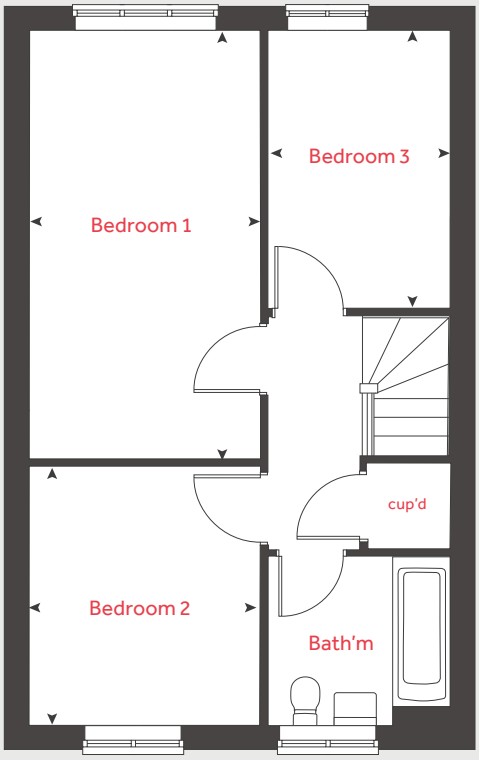
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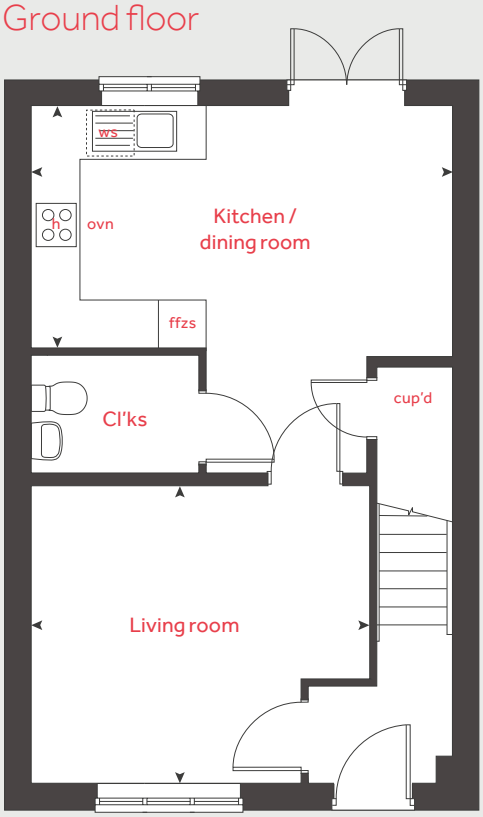
The Forget Me Not

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.99 x 2.95	16' 4" x 9' 7"
Living room	3.76 x 3.95	12' 3" x 12' 11"

First floor		
Bedroom 1	5.31 x 2.76	17' 4" x 9' 1"
Bedroom 2	3.02 x 2.76	9' 9" x 9' 1"
Bedroom 3	3.49 x 2.07	11' 5" x 6' 8"

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

The Forget me not | Cooper Fields |

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The Sunflower

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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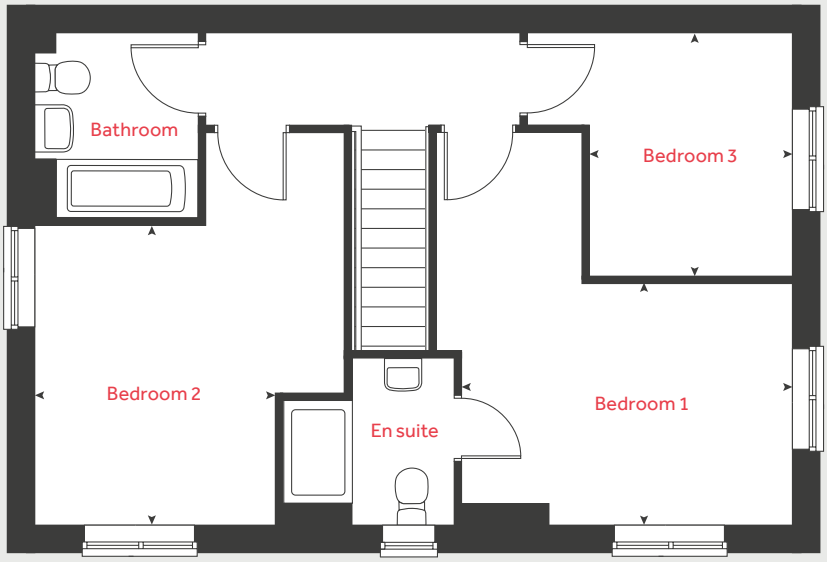
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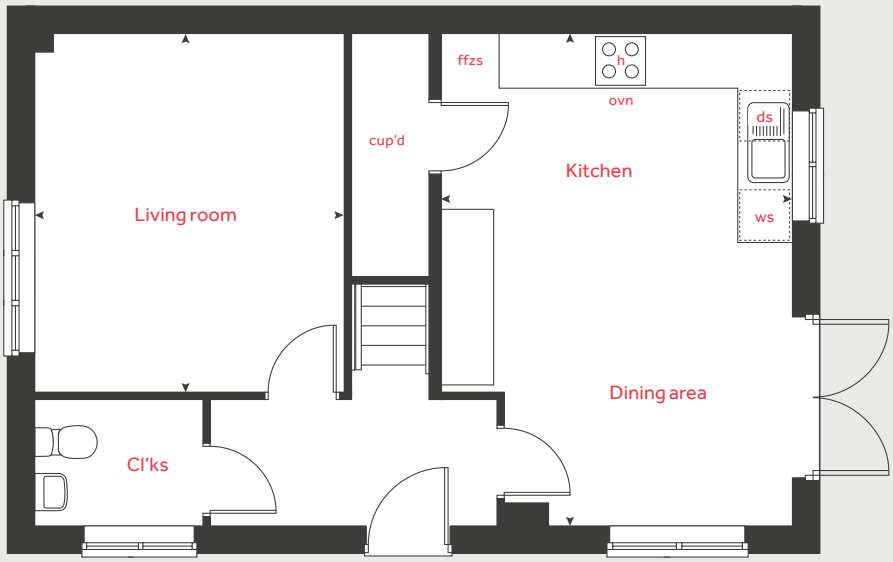
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.86 x 4.18	19' 2" x 13' 7"
Living room	4.27 x 3.68	14' 0" x 12' 1"

First floor		
Bedroom 1	3.94 x 2.88	12' 11" x 9' 4"
Bedroom 2	3.57 x 2.83	11' 7" x 9' 3"
Bedroom 3	2.89 x 2.42	9' 5" x 7' 11"

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

The Sunflower | Cooper Fields |

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The Dahlia

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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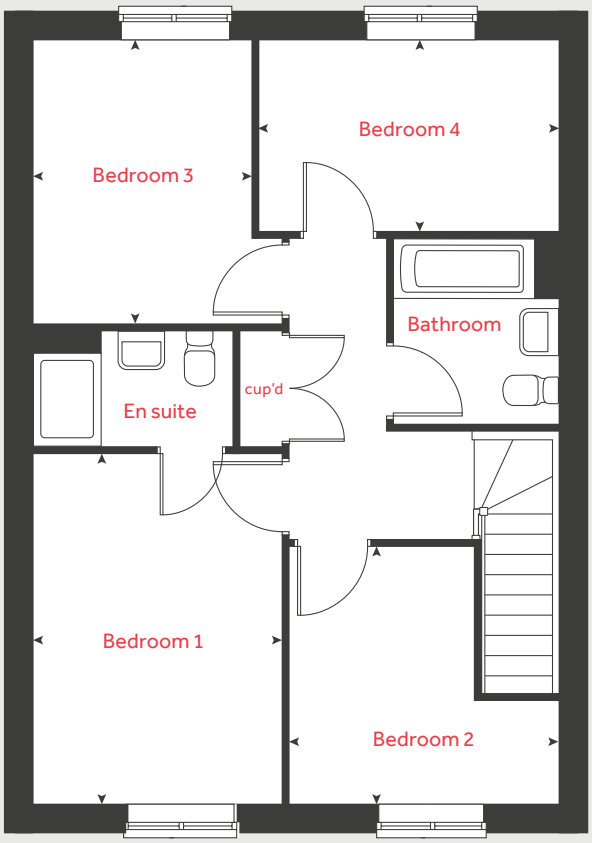
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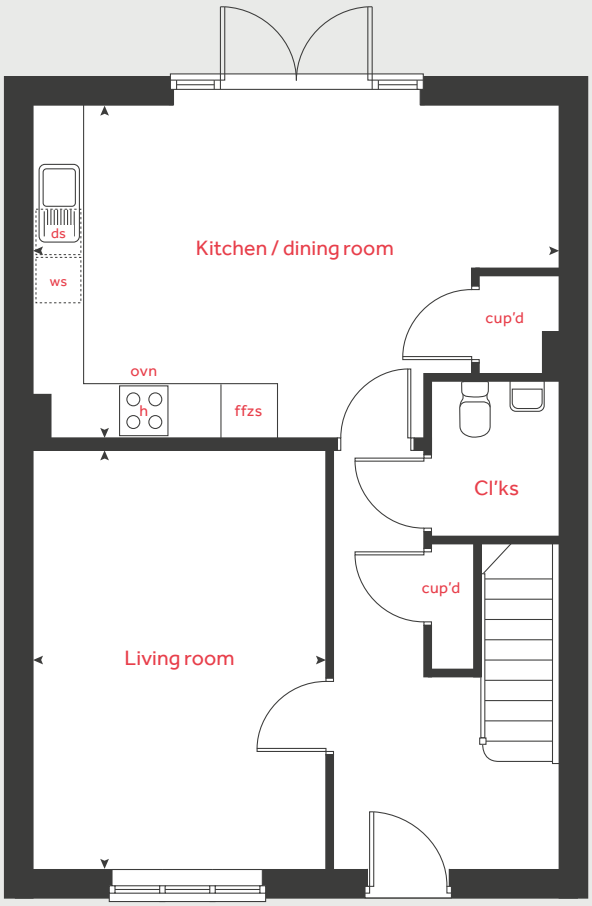
The Dahlia

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.14 x 3.87	20' 1" x 12' 7"
Living room	4.91 x 3.28	16' 1" x 10' 8"

First floor		
Bedroom 1	4.09 x 2.90	13' 4" x 9' 5"
Bedroom 2	3.02 x 3.13	9' 9" x 10' 3"
Bedroom 3	3.31 x 2.56	10' 9" x 8' 4"
Bedroom 4	3.47 x 2.23	11' 4" x 7' 3"

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

The Dahlia | Cooper Fields |

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The Lily

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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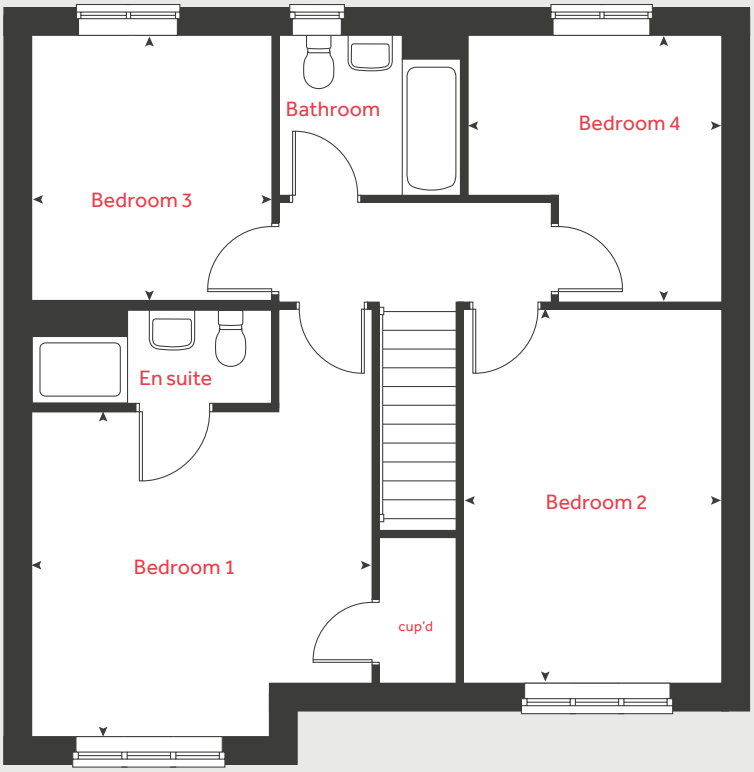
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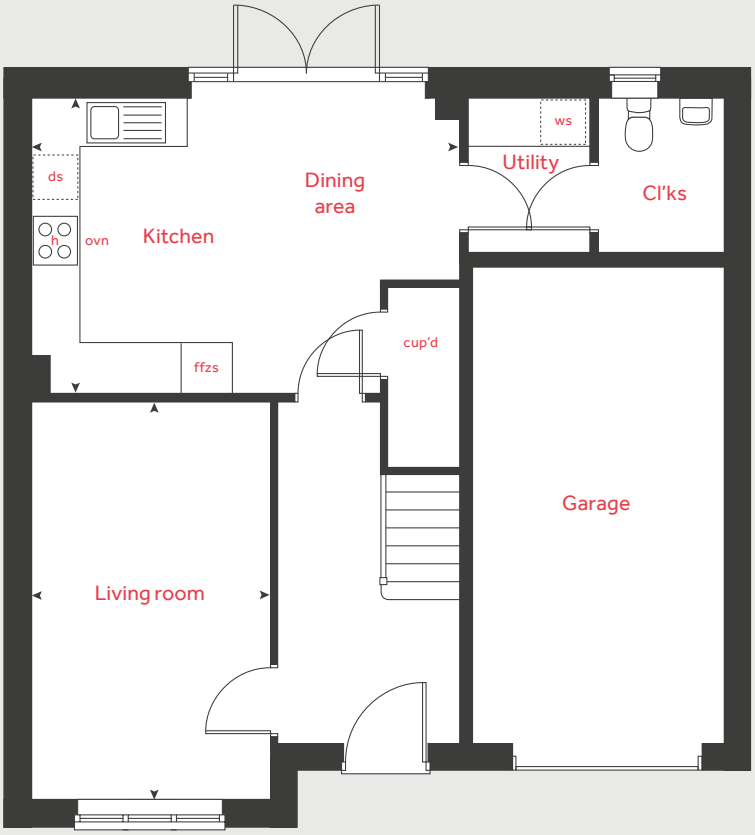
The Lily

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.54 x 5.19	11' 6" x 17' 0"
Living room	4.76 x 2.90	15' 6" x 9' 5"

First floor		
Bedroom 1	3.93 x 4.16	12' 9" x 13' 6"
Bedroom 2	4.44 x 3.11	14' 6" x 10' 2"
Bedroom 3	3.23 x 2.95	10' 6" x 9' 7"
Bedroom 4	3.23 x 3.04	10' 6" x 10' 0"

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

The Lily | Cooper Fields |

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The Lavender

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Spacious living room with feature bay window

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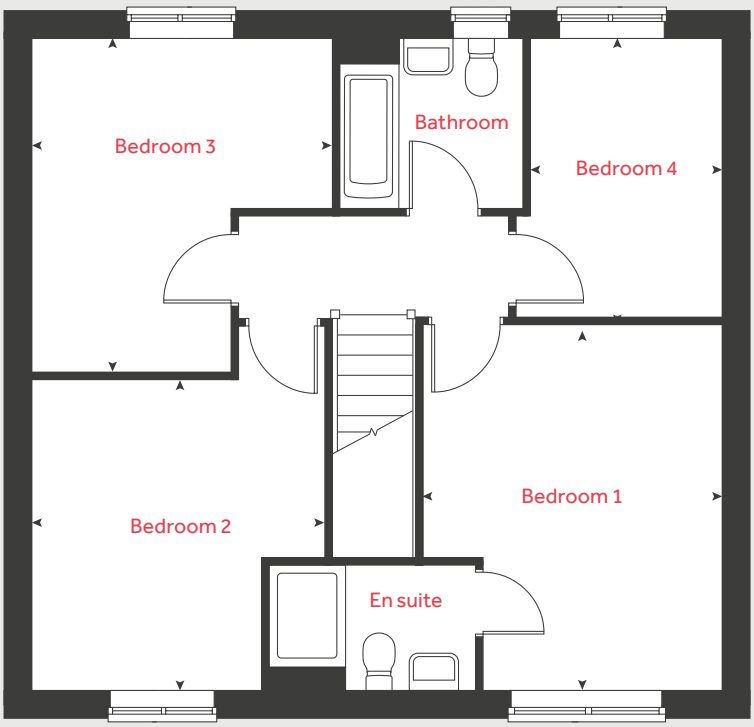
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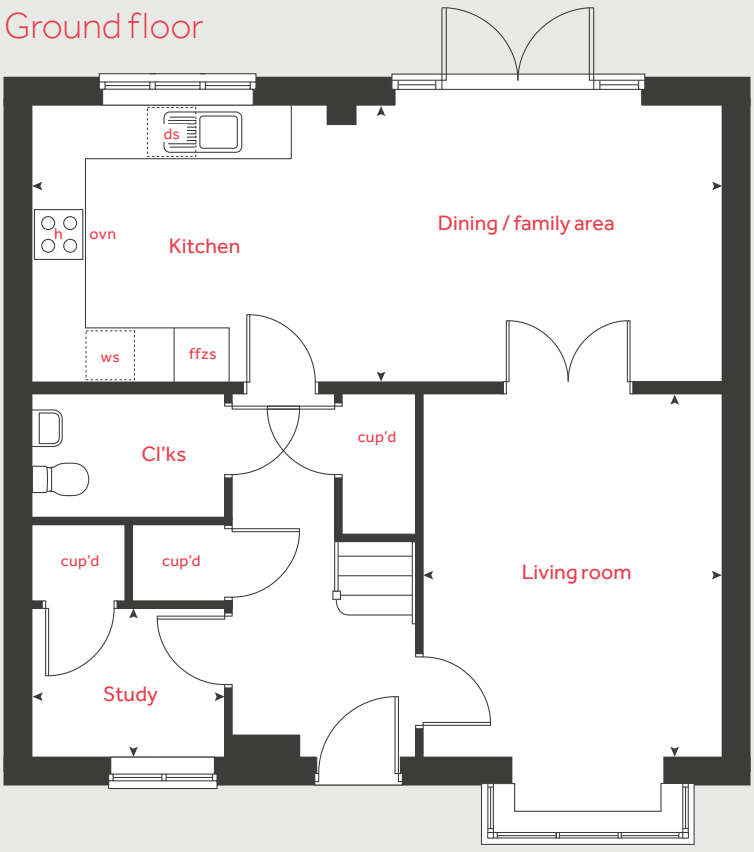
The Lavender

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	8.00 x 3.12	26' 2" x 10' 2"
Living room	4.29 x 3.46	14' 1" x 11' 4"
Study	2.24 x 1.75	7' 3" x 5' 7"

First floor		
Bedroom 1	4.22 x 3.48	13' 8" x 11' 4"
Bedroom 2	3.59 x 3.39	11' 8" x 11' 1"
Bedroom 3	3.87 x 3.42	12' 7" x 11' 2"
Bedroom 4	3.22 x 2.25	10' 6" x 7' 4"

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

The Lavender | Cooper Fields |

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The Hyacinth

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

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Holden Fold, Blackburn BB3 3AU | **01254 368042**

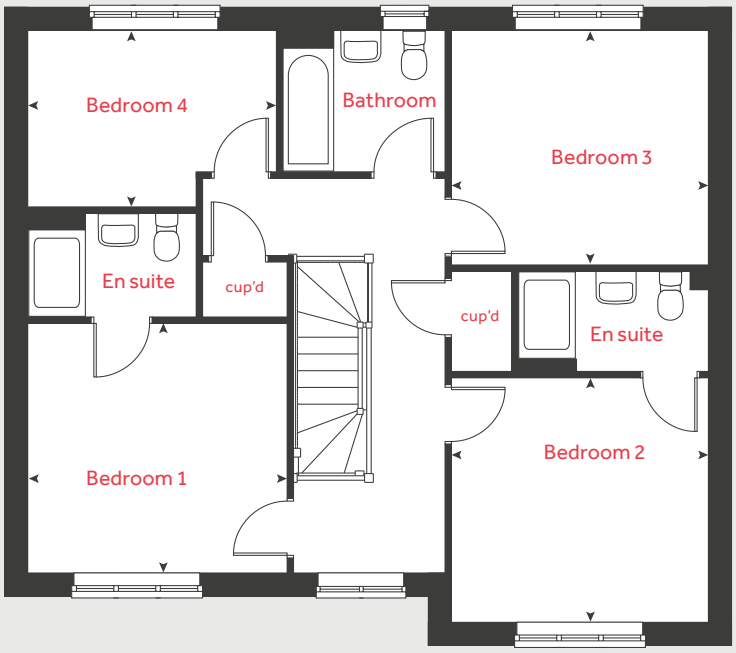
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The Hyacinth

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.65 x 9.35	12' 0" x 30' 7"
Living room	4.34 x 3.53	14' 2" x 11' 6"
Study	1.66 x 1.94	5' 4" x 6' 4"

First floor		
Bedroom 1	3.42 x 3.57	11' 2" x 11' 7"
Bedroom 2	3.36 x 3.53	11' 0" x 11' 6"
Bedroom 3	3.22 x 3.53	10' 6" x 11' 6"
Bedroom 4	2.43 x 3.42	7' 10" x 11' 2"

h	hob	wm	washing machine
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◄ ►	measuring points
dw	dishwasher		

The Hyacinth | Cooper Fields |

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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Specification

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Cooper Fields

Blackburn

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.







	2 bedroom	The Sweetpea	3 bedroom	The Poppy	The Forget-me-not	The Sunflower	4 bedroom	The Dhalia	The Lily	The Lavender	The Hyacinth
Kitchen											
Symphony Koncept range kitchen with laminate worktop	■			■	■	■		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■			■	■	■		■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■			■	■	■					
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood								■	■	■	■
White pendant light holder	■			■	■	■		■	■	■	■
Fridge / freezer space	■			■	■	■		■	■	■	■
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 Tempo sanitary ware	■			■	■	■		■	■	■	■
Ideal Standard close coupled WC to cloakroom	■			■	■	■		■	■	■	■
Low profile shower tray with glass enclosure in en suite				■		■		■	■	■	■
Handheld hair wash attachment in bathroom	■			■	■	■		■	■	■	■
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■			■	■	■		■	■	■	■
White batten light holder	■			■	■	■		■	■	■	■

	2 bedroom	The Sweetpea	3 bedroom	The Poppy	The Forget-me-not	The Sunflower	4 bedroom	The Dhalia	The Lily	The Lavender	The Hyacinth
Doors and Windows											
Front door with multi-point security locking system and security chain	■			■	■	■		■	■	■	■
PVCu double glazing to windows	■			■	■	■		■	■	■	■
Double glazed PVCu French doors	■			■	■	■		■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■			■	■	■		■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■			■	■	■		■	■	■	■
General											
White painted walls and smooth white ceilings	■			■	■	■		■	■	■	■
TV point to lounge and family room (where applicable)	■			■	■	■		■	■	■	■
Master telephone socket to lounge and study where applicable	■			■	■	■		■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■			■	■	■		■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■			■	■	■		■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■			■	■	■		■	■	■	■
Battery powered smoke detectors	■			■	■	■		■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■			■	■	■		■	■	■	■
Power and lighting to garage (where in curtilage of the plot)									■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■			■	■	■		■	■	■	■
NHBC Buildmark cover	■			■	■	■		■	■	■	■
First two years' customer service support from Linden 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 Enhance upgrade options available depending on build stage, please speak with a sales consultant.

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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