

# TAYLOR'S GREEN

DARWEN

AN EXQUISITE COLLECTION OF  
3 & 4 BEDROOM HOMES



## Welcome to Taylor's Green

Introducing the second phase of this superb development of three and four bedroom homes located in the delightful market town of Darwen, a few miles south of Blackburn. Taylor's Green is perfect for families looking to settle into an impressive new home, in an exciting new neighbourhood, in a convenient location.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Location

Taylor's Green is located in Darwen, a delightful market town which, along with its northerly neighbour Blackburn, forms the Borough of Blackburn with Darwen.

Surrounded by the West Pennine Moors of Blackburn, Darwen stands within a valley, with the River Darwen flowing at its base. Darwen is a friendly market town featuring an array of amenities, including the historic and recently refurbished Darwen Town Hall/Market and a great variety of restaurants, cafés and bars in the town centre.





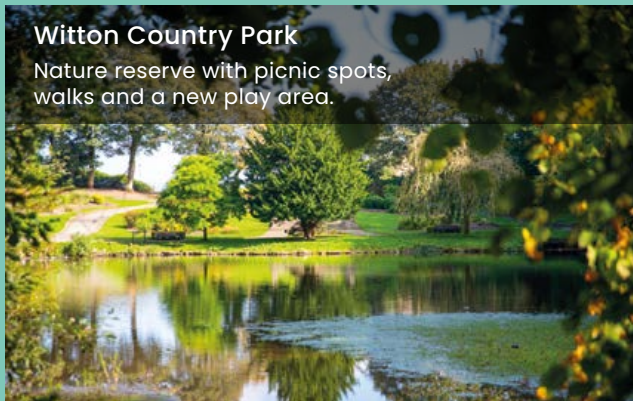
### Darwen Town Hall

The heart of Darwen town centre and home to an undercover market.



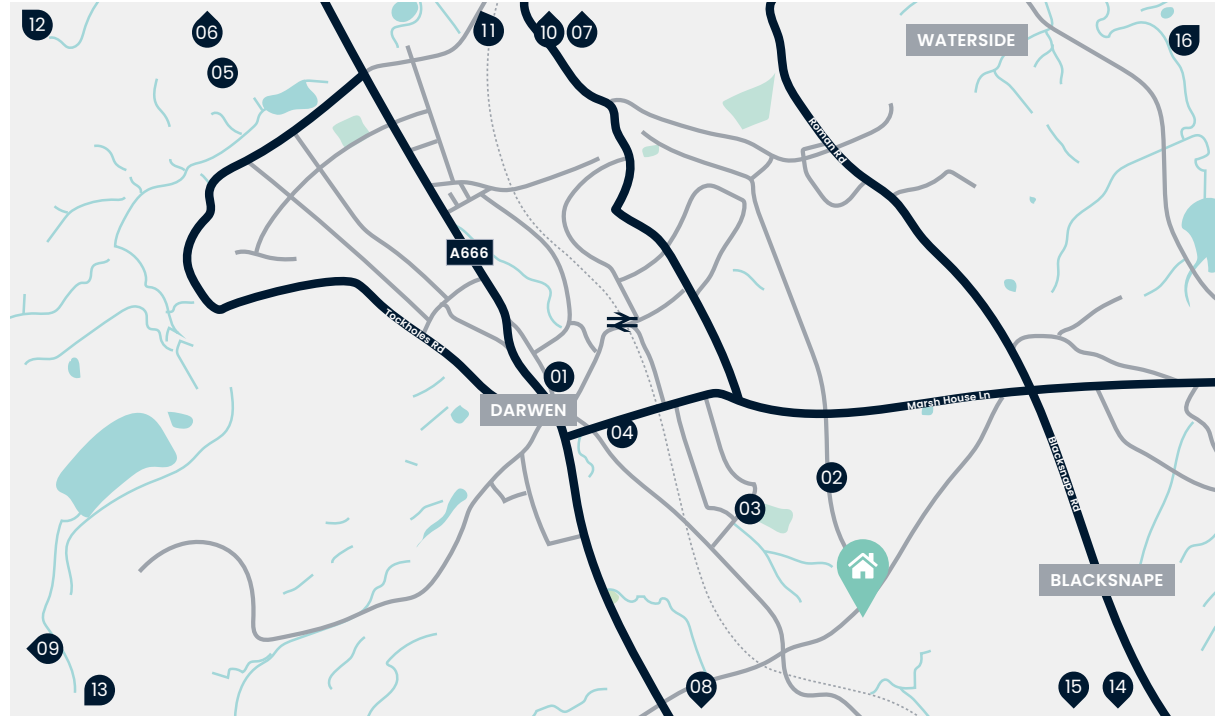
### Darwen Aldridge Community Academy

A centre of excellence for entrepreneurial education.



### Witton Country Park

Nature reserve with picnic spots, walks and a new play area.



## Your nearest transport links



Darwen Railway Station



M65



Manchester Airport

### Up to 2 Miles

- 01. Darwen Town Hall
- 02. Londis
- 03. St Peter's C Of E Primary School
- 04. Darwen Aldridge Community Academy

### Up to 5 Miles

- 05. Darwen Golf Club
- 06. Blackburn Rovers Football Club
- 07. Royal Blackburn Hospital
- 08. Turton & Entwistle Reservoir

### Up to 10 Miles

- 09. Roddlesworth Waterfall
- 10. The Mall, Blackburn
- 11. Witton Country Park
- 12. Hoghton Tower

### Up to 25 Miles

- 13. Ninja Warrior UK Adventure
- 14. Manchester
- 15. LEGOLAND® Discovery Centre
- 16. Gawthorpe Hall

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

# Connections

Darwen is just a few minutes' drive from the M65 motorway and is perfectly placed for travel to the major towns and cities in the area, including Blackburn, Bolton, Preston and Manchester.

The town has good transport links, as it sits on the main A666 providing access to the M65 to the north and the M6A to the south. The town's train station, a 20-minute walk from Taylor's Green, provides regular services to Blackburn, Rochdale and the wider area.



Destinations by car

**13**  
min

**Blackburn**  
5.2 miles

**23**  
min

**Bolton**  
9.1 miles

**45**  
min

**Manchester**  
20.9 miles



Destinations by train  
Darwen Station

**7**  
min

**Blackburn**

**21**  
min

**Bolton**

**42**  
min

**Manchester Victoria**

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## Education

It's good news for families with young children, as there are six exceptional primary schools and Darwen Aldridge Community Academy within one mile of Taylor's Green.

There is also excellent provision for the little ones too with a superb choice of pre-schools and Darwen Children's Centre, within the town.

### Hoddlesden St Paul's Church of England Primary School

One of the top performing non-selective schools in Darwen. Pupils of the school are provided with a broad and balanced curriculum set within a caring and supportive environment. This lovely school promotes cultural development through a range of experiences which guide children toward a better future.

### Darwen St Peter's Church of England Primary School

Parents agree that their children are happy at this local primary school. A welcoming, caring school proud of its academic success. The school is set in extensive grounds, providing the children with rich outdoor learning opportunities and fantastic views of the town and neighbouring countryside.

### Darwen Aldridge Community Academy

A well-established successful academy where all students are nurtured to reach their full academic potential and develop a lifelong passion for learning. Set in a modern learning environment, the DACA encourages students to be self-confident, have respect for themselves and others, and be proud of their community.

Although the schools listed above are nearby, we cannot guarantee admission.

# TAYLOR'S GREEN

DARWEN

This outstanding collection of three and four bedroom homes is located in the delightful market town of Darwen, 4.3 miles\* south of Blackburn.



**3 Bedroom Homes**

- The Alderley
- The Dunstable
- The Kingston
- The Pinewood
- The Rosewood
- The Orford

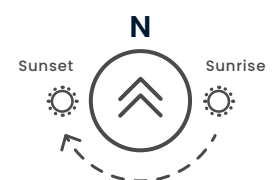
**4 Bedroom Homes**

- The Roeford
- The Buckland
- The Ashleworth
- The Langford

**4 Bedroom Homes**

- The Oxford
- The Guildford
- The Portland
- The Selsdon

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. \*Distance is taken from google.co.uk/maps. June 2021.



○ - Sold  
 SS - Sub-Station

# The Alderley

## 3 Bedroom Home



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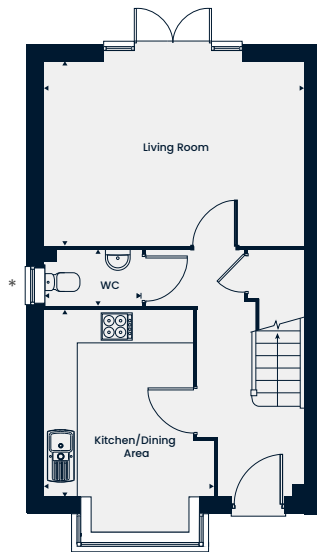


# The Alderley

## 3 Bedroom Home

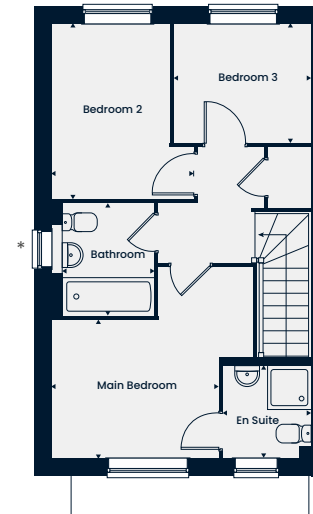
Total Area 860 sq. ft.

A delightful three bedroom home featuring a spacious living room with double doors leading out to the garden and a separate kitchen/dining area. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.09m x 3.17m   13'5" x 10'5"
Living Room	4.84m x 3.43m   15'11" x 11'3"
WC	1.83m x 1.03m   6'0" x 3'5"



### First Floor

Main Bedroom	3.54m x 3.12m   11'8" x 10'3"
En Suite	1.70m x 1.63m   5'7" x 5'4"
Bedroom 2	3.28m x 2.21m   10'9" x 7'3"
Bedroom 3	2.54m x 2.23m   8'4" x 7'4"
Bathroom	2.07m x 1.70m   6'9" x 5'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. \*Plot specific windows to end terrace only. November 2021.

# The Dunstable

3 Bedroom Home



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# The Dunstable

## 3 Bedroom Home

Total Area 948 sq. ft.

A delightful three bedroom home which benefits from a spacious open-plan kitchen/dining area with double doors leading out to the garden and a living area. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.18m x 3.56m   17'0" x 11'8"
Living Area	5.18m x 2.77m   17'0" x 9'1"
WC	1.77m x 0.91m   5'10" x 3'0"



### First Floor

Main Bedroom	3.67m x 3.22m   12'1" x 10'7"
En Suite	2.48m x 1.72m   8'2" x 5'8"
Bedroom 2	2.98m x 2.90m   9'10" x 9'6"
Bedroom 3	3.43m x 2.10m   11'3" x 6'11"
Bathroom	2.22m x 1.92m   7'4" x 6'4"

B – Boiler    WC – Cloakroom

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# The Kingston

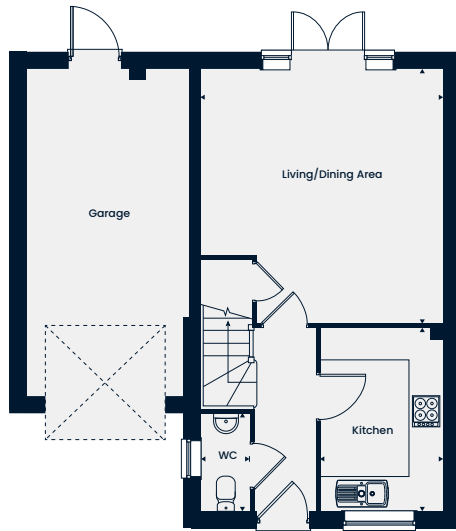
3 Bedroom Home



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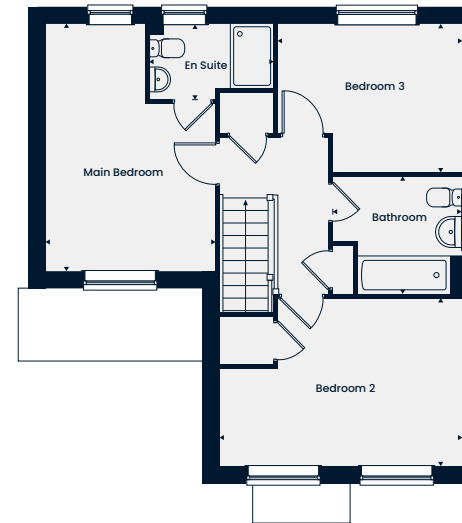


This three bedroom home has a spacious living/dining area, with double doors leading out to the garden and a separate kitchen. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen	4.74m x 4.51m   15'7" x 14'10"
Living/Dining Area	3.38m x 2.28m   11'1" x 7'6"
WC	1.78m x 0.91m   5'10" x 3'0"



### First Floor

Main Bedroom	4.62m x 3.19m   15'2" x 10'6"
En Suite	2.28m x 1.42m   7'6" x 4'8"
Bedroom 2	4.51m x 3.08m   14'10" x 10'1"
Bedroom 3	3.41m x 2.78m   11'3" x 9'2"
Bathroom	2.31m x 2.16m   7'7" x 7'1"

WC – Cloakroom

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# The Orford

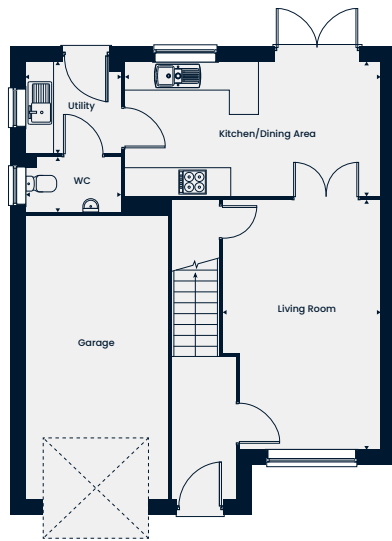
## 3 Bedroom Home



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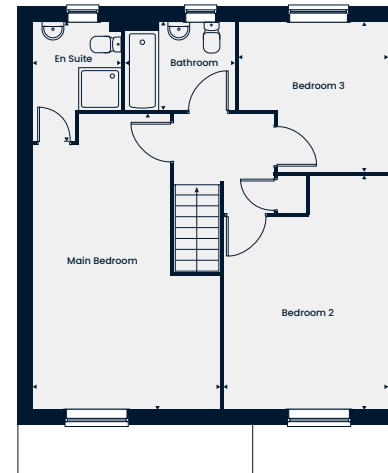


A spacious three bedroom home with a living room leading through to an open-plan kitchen/dining area with double doors leading out to the garden and a separate utility. Upstairs there is a main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.40m x 2.85m   17'9" x 9'5"
Living Room	5.25m x 3.33m   17'3" x 9'5"
Utility	2.02m x 1.96m   6'8" x 6'5"
WC	2.02m x 1.12m   6'8" x 3'8"



### First Floor

Main Bedroom	5.57m x 2.90m   18'4" x 9'6"
En Suite	2.53m x 1.88m   8'4" x 6'2"
Bedroom 2	4.05m x 3.34m   13'4" x 11'0"
Bedroom 3	3.17m x 3.05m   10'5" x 10'0"
Bathroom	2.30m x 1.88m   7'7" x 6'2"

WC – Cloakroom

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# The Pensford

## 4 Bedroom Home

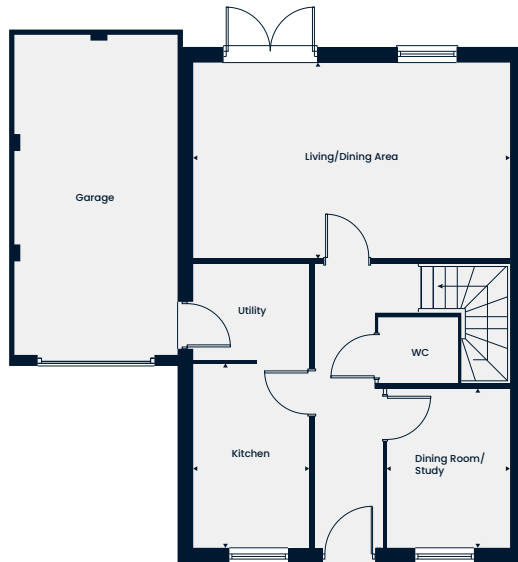


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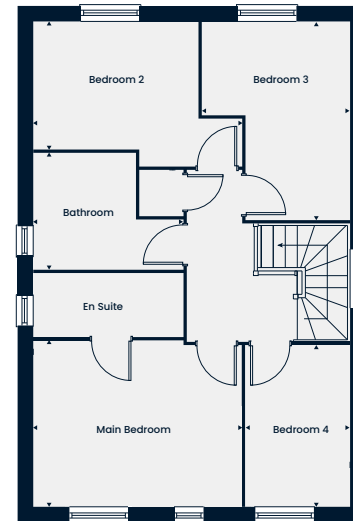


A lovely four bedroom home with a spacious living/dining area, with double doors leading out to the garden and a separate study and kitchen. Upstairs there is a main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen	3.56m x 2.20m   11'8" x 7'2"
Living/Dining Area	6.09m x 3.75m   20'0" x 12'4"
Dining Room/Study	3.04m x 2.35m   10'0" x 7'9"



### First Floor

Main Bedroom	4.00m x 3.18m   13'1" x 10'5"
Bedroom 2	3.16m x 2.44m   10'4" x 8'0"
Bedroom 3	3.81m x 2.83m   12'6" x 9'4"
Bedroom 4	3.09m x 1.99m   10'2" x 6'7"
Bathroom	2.87m x 2.24m   9'5" x 7'4"

WC – Cloakroom

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# The Roeford

## 4 Bedroom Home



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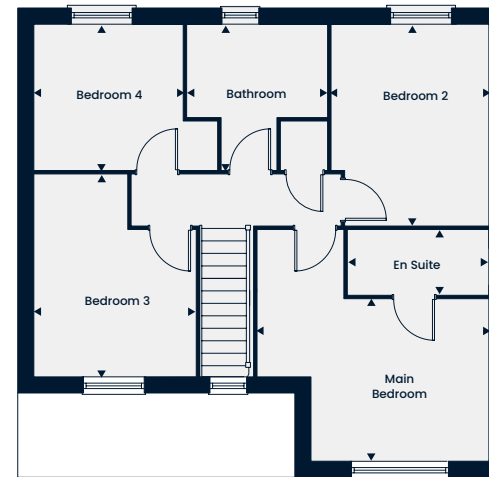


A spacious four bedroom home featuring a living room with a bay window and a separate open-plan kitchen/dining area with double doors leading out to the garden and a separate utility. Upstairs, there is an en suite main bedroom, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.36m x 3.44m   17'7" x 11'3"
Living Room	5.20m x 3.27m   17'1" x 10'9"
Utility	2.01m x 1.85m   6'7" x 6'1"
WC	2.01m x 1.05m   6'7" x 3'5"



### First Floor

Main Bedroom	3.27m x 3.00m   10'9" x 9'10"
En Suite	2.65m x 1.23m   8'8" x 4'0"
Bedroom 2	3.73m x 2.91m   12'3" x 9'7"
Bedroom 3	3.75m x 2.99m   12'4" x 9'10"
Bedroom 4	2.75m x 2.69m   9'0" x 8'10"
Bathroom	2.69m x 2.60m   8'10" x 8'6"

WC – Cloakroom

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# The Ashleworth

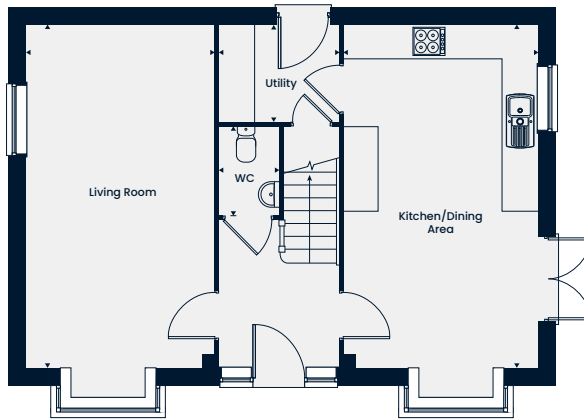
4 Bedroom Home



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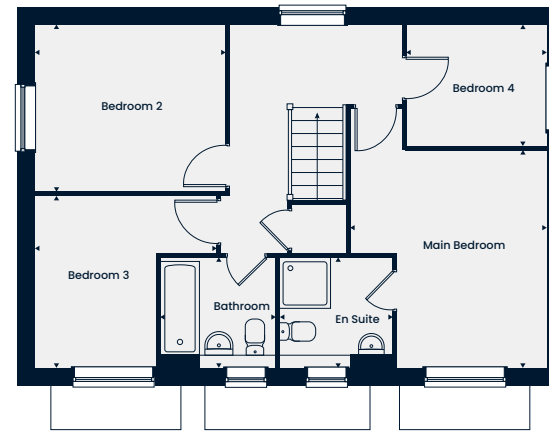


A lovely four bedroom home with a living room and a separate large open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is an en suite main bedroom, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.72m x 3.50m   22'1" x 11'6"
Living Room	6.72m x 3.40m   22'1" x 11'2"
Utility	2.13m x 1.74m   7'0" x 5'9"
WC	1.61m x 1.07m   5'4" x 3'6"



### First Floor

Main Bedroom	3.92m x 3.52m   12'10" x 11'7"
En Suite	2.01m x 1.76m   6'7" x 5'9"
Bedroom 2	3.46m x 3.01m   11'4" x 9'11"
Bedroom 3	3.28m x 3.09m   10'9" x 10'2"
Bedroom 4	2.51m x 2.18m   8'3" x 7'2"
Bathroom	2.07m x 1.76m   6'9" x 5'9"

WC – Cloakroom

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# The Buckland

4 Bedroom Home



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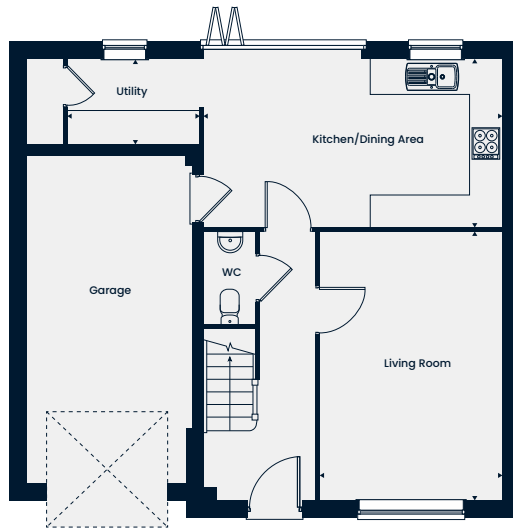


# The Buckland

## 4 Bedroom Home

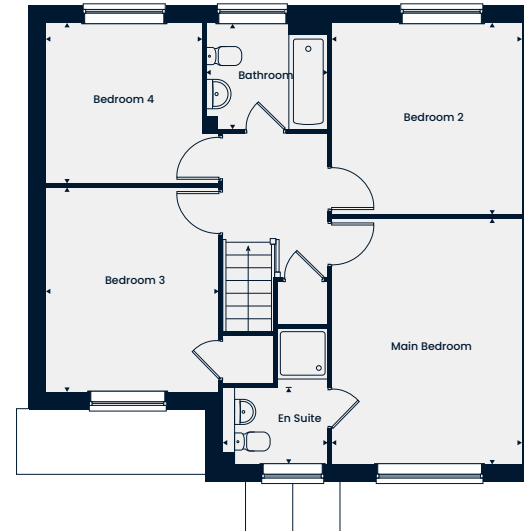
Total Area 1,257 sq. ft.

A spacious four bedroom home which benefits from a living room and a separate open-plan kitchen/dining area with a bi-fold door leading out to the garden, a utility room and integrated access to the garage. Upstairs there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.52m x 3.38m   18'1" x 10'1"
Living Room	4.93m x 3.38m   16'2" x 11'1"
Utility	2.52m x 1.57m   8'3" x 5'2"



### First Floor

Main Bedroom	4.52m x 3.48m   14'10" x 11'5"
En Suite	2.48m x 1.72m   8'2" x 5'8"
Bedroom 2	3.49m x 3.48m   11'6" x 11'5"
Bedroom 3	3.72m x 3.19m   12'3" x 10'6"
Bedroom 4	2.94m x 2.88m   9'8" x 9'6"
Bathroom	2.22m x 1.92m   7'4" x 6'4"

WC – Cloakroom

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# The Langford

4 Bedroom Home

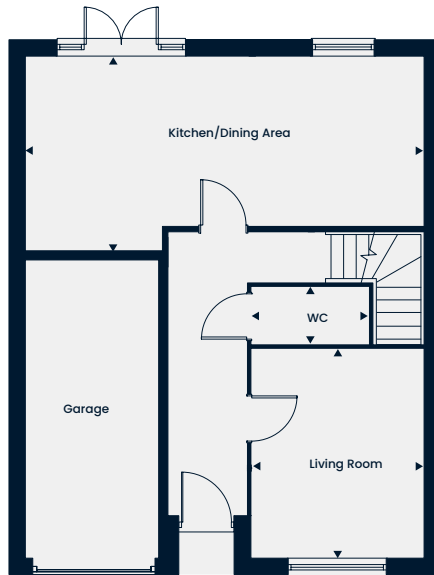


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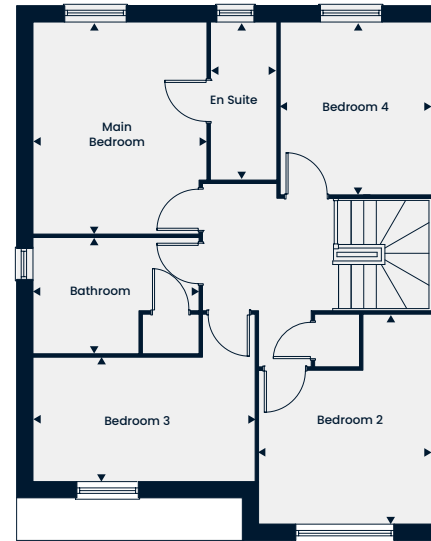


A spacious four bedroom home with a living room and a separate open-plan kitchen/dining area with double doors leading out to the garden. Upstairs there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	7.32m x 3.55m   24'0" x 11'8"
Living Room	3.84m x 3.16m   12'7" x 10'4"
WC	2.16m x 1.05m   7'1" x 3'5"



### First Floor

Main Bedroom	3.88m x 3.18m   12'9" x 10'5"
En Suite	2.88m x 1.20m   9'6" x 3'11"
Bedroom 2	3.16m x 2.81m   10'4" x 9'2"
Bedroom 3	4.07m x 2.26m   13'4" x 7'5"
Bedroom 4	3.16m x 2.76m   10'4" x 9'1"
Bathroom	3.03m x 2.12m   9'11" x 6'11"

WC – Cloakroom

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# The Oxford

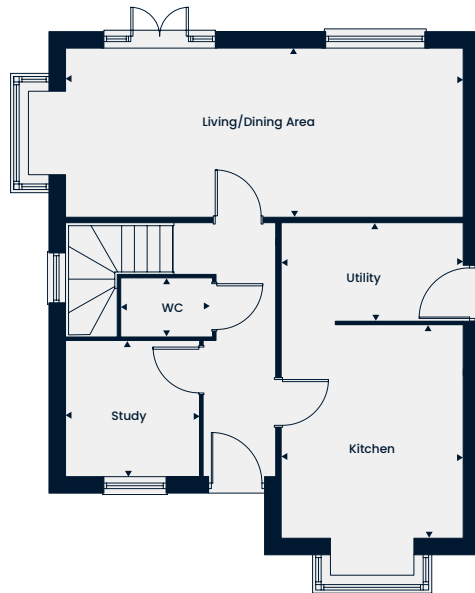
## 4 Bedroom Home



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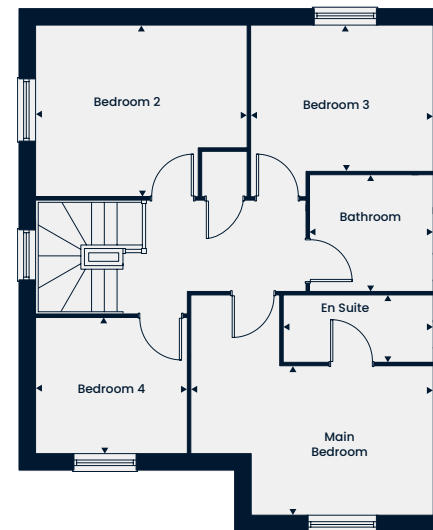


A lovely four bedroom home featuring a living/dining area with a bay window and double doors to the garden. A separate kitchen, also with a bay window, and a utility area leading to the garden complete the ground floor. Upstairs, there is a main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen	3.87m x 3.27m   12'8" x 10'9"
Living/Dining Area	7.21m x 3.04m   23'8" x 10'0"
Study	2.45m x 2.41m   8'0" x 7'11"
Utility	3.27m x 1.75m   10'9" x 5'9"
WC	1.65m x 1.05m   5'5" x 3'5"



### First Floor

Main Bedroom	4.30m x 2.69m   14'1" x 8'10"
En Suite	2.70m x 1.20m   8'10" x 3'11"
Bedroom 2	3.82m x 3.09m   12'7" x 10'2"
Bedroom 3	3.30m x 2.63m   10'10" x 8'8"
Bedroom 4	2.77m x 2.48m   9'1" x 8'2"
Bathroom	2.22m x 2.10m   7'3" x 6'11"

WC – Cloakroom

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# The Larkford

## 4 Bedroom Home



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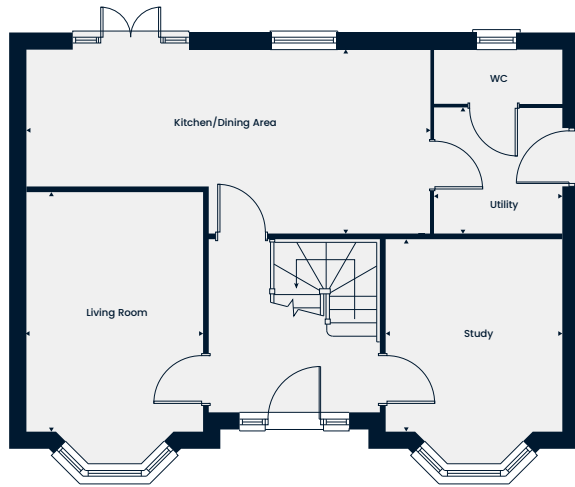


# The Larkford

## 4 Bedroom Home

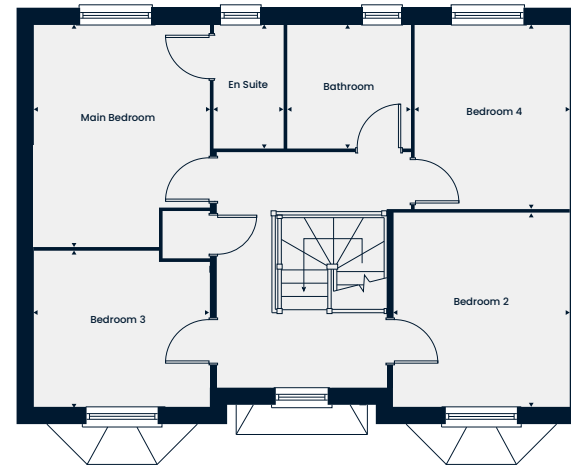
Total Area 1,350 sq. ft.

This four bedroom home has a spacious kitchen/dining area, with double doors leading out to the garden and a separate living room and study. Upstairs there is a main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	7.05m x 3.17m   23'1" x 10'5"
Living Room	4.15m x 3.05m   13'7" x 10'0"
Study	3.33m x 3.05m   10'11" x 10'0"
Utility	2.21m x 2.17m   7'3" x 7'1"



### First Floor

Main Bedroom	3.95m x 3.05m   12'0" x 10'0"
En Suite	2.13m x 1.20m   7'10" x 3'11"
Bedroom 2	3.41m x 3.10m   11'2" x 10'2"
Bedroom 3	3.05m x 2.75m   10'0" x 9'0"
Bedroom 4	3.23m x 2.72m   10'7" x 8'11"
Bathroom	2.13m x 2.12m   7'0" x 6'11"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

# The Portland

## 4 Bedroom Home



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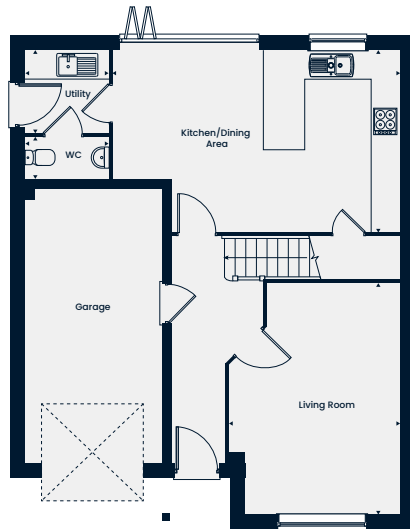


# The Portland

## 4 Bedroom Home

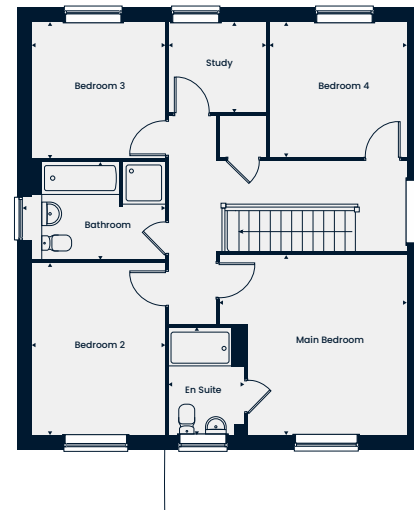
Total Area 1,421 sq. ft.

A lovely four bedroom home with a living room and separate open-plan kitchen/dining area with bi-fold doors leading out to the garden and a utility room. Upstairs there is a main bedroom with an en suite, three further bedrooms, a study and a family bathroom.



### Ground Floor

Kitchen/Dining Area	6.28m x 3.96m   20'7" x 13'0"
Living Room	5.04m x 3.72m   16'6" x 12'2"
Utility	1.84m x 1.78m   6'1" x 5'10"
WC	1.84m x 0.92m   6'1" x 3'0"



### First Floor

Main Bedroom	3.91m x 3.46m   12'9" x 11'4"
En Suite	2.40m x 1.72m   7'8" x 5'6"
Bedroom 2	3.75m x 2.95m   12'3" x 9'6"
Bedroom 3	2.97m x 2.95m   9'7" x 9'6"
Bedroom 4	3.00m x 2.90m   9'8" x 9'5"
Study	2.19m x 1.95m   7'1" x 6'3"
Bathroom	2.95m x 2.19m   9'6" x 7'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

# The Selsdon

## 4 Bedroom Home



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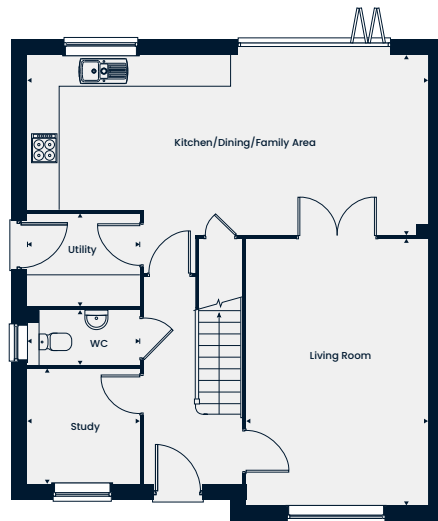


# The Selsdon

## 4 Bedroom Home

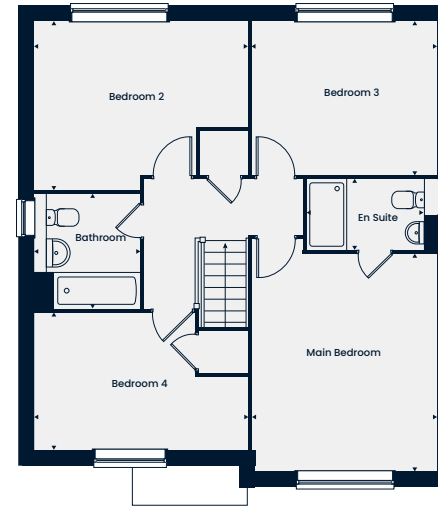
Total Area 1,509 sq. ft.

A spacious four bedroom home with a living room leading through to an open-plan kitchen/dining/family area with bi-fold doors leading out to the garden and a separate utility room. Upstairs there is a main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining/Family Area	7.99m x 3.60m   26'3" x 11'10"
Living Room	5.31m x 3.61m   17'5" x 11'10"
Study	2.28m x 2.23m   7'6" x 7'4"
Utility	2.23m x 1.83m   7'4" x 6'0"
WC	2.01m x 1.07m   6'7" x 3'6"



### First Floor

Main Bedroom	4.35m x 3.64m   14'3" x 11'11"
En Suite	2.33m x 1.40m   7'8" x 4'7"
Bedroom 2	4.26m x 3.37m   14'0" x 11'1"
Bedroom 3	3.64m x 3.06m   11'1" x 10'0"
Bedroom 4	4.26m x 2.73m   14'0" x 9'0"
Bathroom	2.25m x 1.86m   7'5" x 6'1"

WC – Cloakroom

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# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Backed by  
HM Government

## Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

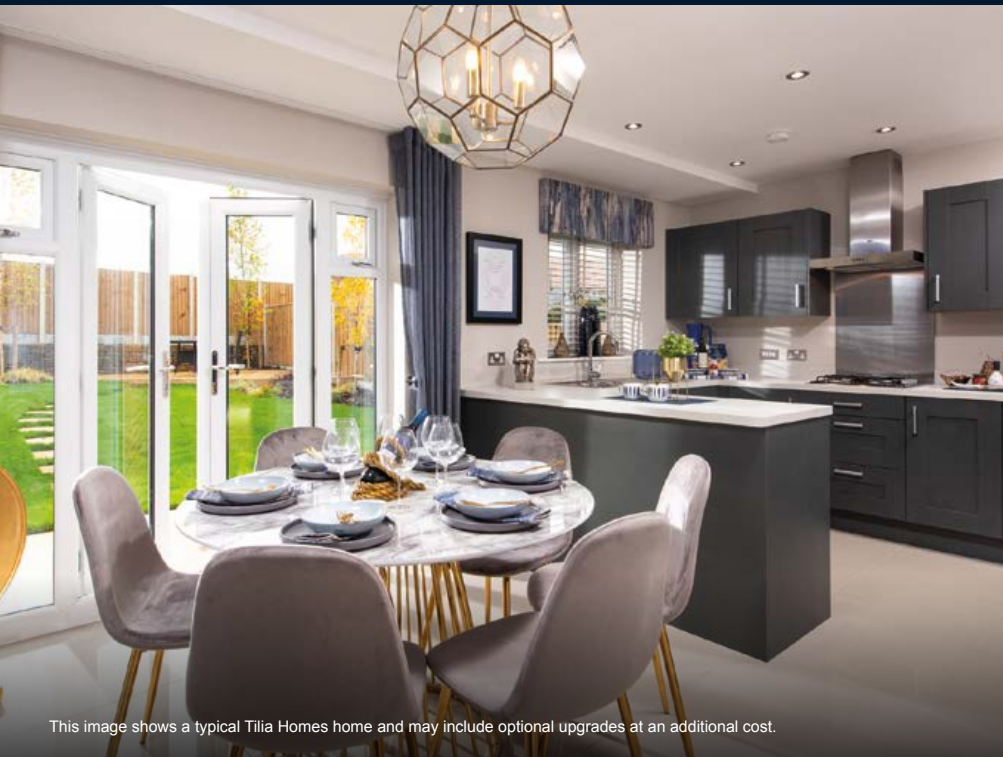


## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.

# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at [www.helptobuy.gov.uk](https://www.helptobuy.gov.uk). For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. October 2021.

Taylor's Green  
Off Pole Lane  
Darwen  
Lancashire  
BB3 3LD

Find us using what3words  
///fries.gold.dose

01254 865349  
taylorsgreensales@tiliahomes.co.uk  
tiliahomes.co.uk

