Weaver's Rise

Mellor Brook, Lancashire, BB2 7LB

A development by

prospect HOMES

An impressive new collection of 2, 3 and 4 bedroom homes.

Nestled in the Lancashire village of Mellor Brook, in the heart of the Ribble Valley.



A new place to feel at home



Welcome to Weaver's Rise, a new collection of thoughtfully designed homes in Mellor Brook, surrounded by the rolling Lancashire countryside.

Here, village life and open green spaces come together with the everyday convenience of having Blackburn, Clitheroe and the wider Ribble Valley within easy reach.

At the heart of Weaver's Rise is a choice of contemporary new homes created for the way we live today. Light-filled spaces, carefully considered layouts and energy-efficient features make these homes every bit as practical as they are welcoming.

Whether you're buying your first home, looking for more room for the family or simply ready for somewhere new, Weaver's Rise is a place to put down roots and make your own.

Room to live.
Space to grow.
A place to belong.

Mellor Brook, Lancashire, BB2 7LB

Country living, well connected

Set within the Lancashire countryside, Mellor Brook offers that sought-after balance between a more relaxed pace of life and excellent access to the places you need to be.

The neighbouring villages of Mellor and Langho put everyday essentials close at hand, while the market town of Clitheroe and the larger centre of Blackburn provide plenty more choice for shopping, eating out and leisure.

This is also an area made for getting outdoors. With beautiful countryside on the doorstep and the Ribble Valley beyond, weekend walks, cycle rides and days spent exploring are all part of life here.

Head a little further afield and Lancashire opens up around you, from characterful villages and bustling market towns to some of the North West's most impressive landscapes.

For work, school, shopping or simply escaping into the countryside, Weaver's Rise puts you in a great position to enjoy the best of both worlds.

A little more countryside.
A lot more life.



Brockholes
Nature Reserve

Mellor Brook, Lancashire, BB2 7LB

Langden Brook in
the Forest of Bowland

Mellor Brook, Lancashire, BB2 7LB

Everything you need, and plenty to enjoy

Life at Weaver's Rise puts everyday essentials alongside some of Lancashire's best-loved places to eat, shop and explore.

Locally, Mellor Brook and the surrounding villages offer the convenience of shops, pubs, schools and services, while nearby Blackburn provides a much wider choice of supermarkets, high-street shopping, independent businesses, restaurants and leisure facilities.

For a change of pace, Clitheroe is a favourite destination for days out, with its independent shops, cafés, restaurants and historic castle creating a lively market-town atmosphere.

And when the weekend arrives, there's no shortage of places to discover. The Ribble Valley is renowned for its beautiful countryside, picturesque villages, walking routes and food and drink scene.

It means you can pick up the weekly shop, meet friends for lunch or head out into the hills — all without travelling far from home.

Mellor Brook, Lancashire, BB2 7LB



1. Feildens Arms
2. Bluebird Golf Centre
3. Chaiiwala
4. The Bluebird Inn
5. Samlesbury Sports & Social
6. The Bay Horse
7. St Mary's Primary School
8. The Traders Arms
9. Samlesbury Hall



Samlesbury Hall in Preston

Closer than you think

A countryside setting doesn't have to mean feeling cut off.

Weaver's Rise is well placed for travelling throughout Lancashire and the wider North West, whether your journey is for work, school or leisure.

Nearby road connections provide straightforward access towards Blackburn, Preston and the wider motorway network, while local rail stations provide another convenient option for journeys across the region.

That makes it easy to enjoy village life while keeping larger towns and cities within reach — and means coming home to the peace of Mellor Brook feels even better.

Drive Times

Samlesbury	6 minutes
Blackburn	14 minutes
Preston	22 minutes
Blackpool	33 minutes
Southport	53 minutes
Manchester	59 minutes
Liverpool	1 hour

Well placed for wherever life takes you.



The Bowland Food Hall
Clitheroe

Mellor Brook, Lancashire, BB2 7LB

Made for living. Designed for life

Thoughtful design.
Modern comfort.
A home that's ready
for what's next.

Weaver's Rise brings together a carefully considered collection of new homes in a setting designed to feel welcoming from the moment you arrive.

With a choice of house types and layouts, the development has been created around different ways of living — from first-time buyers and young families to those looking for more space or a fresh start.

Inside, generous living spaces are designed around modern life. Contemporary kitchens create a natural heart to the home, while flexible bedrooms give you space for family, guests, working from home or simply having a little more room to yourself.

Outside, thoughtfully designed streets and landscaping help create a development with its own sense of place, complemented by private gardens and dedicated parking.

Energy efficiency has also been considered from the outset, with modern construction and energy-saving technology helping make a new Prospect home comfortable to live in and more efficient to run.

It all adds up to somewhere that doesn't just look good on moving day, but works beautifully for everyday life.

Mellor Brook, Lancashire, BB2 7LB



Site Plan

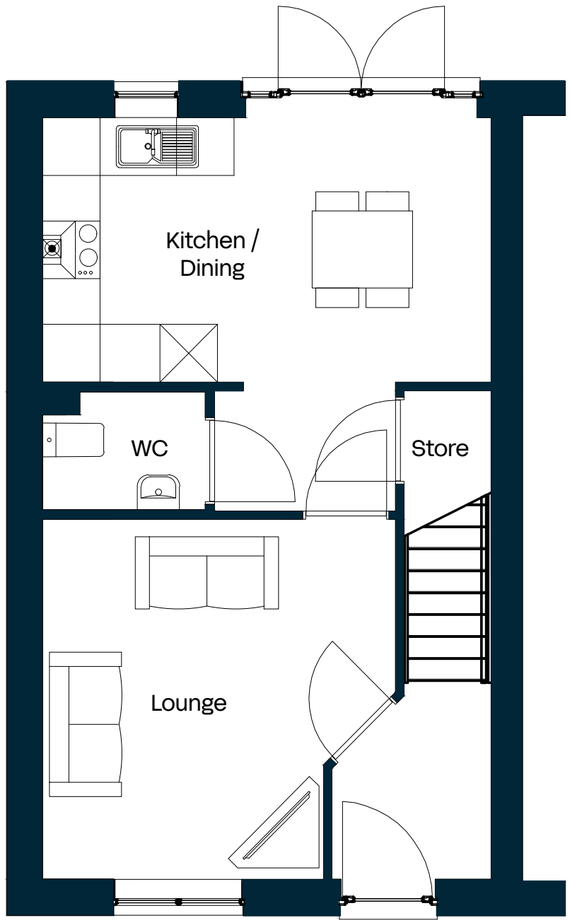


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- **Barton**
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- **Bromley**
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- **Crosley**
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- **Croston**
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- **Heaton**
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Waltham

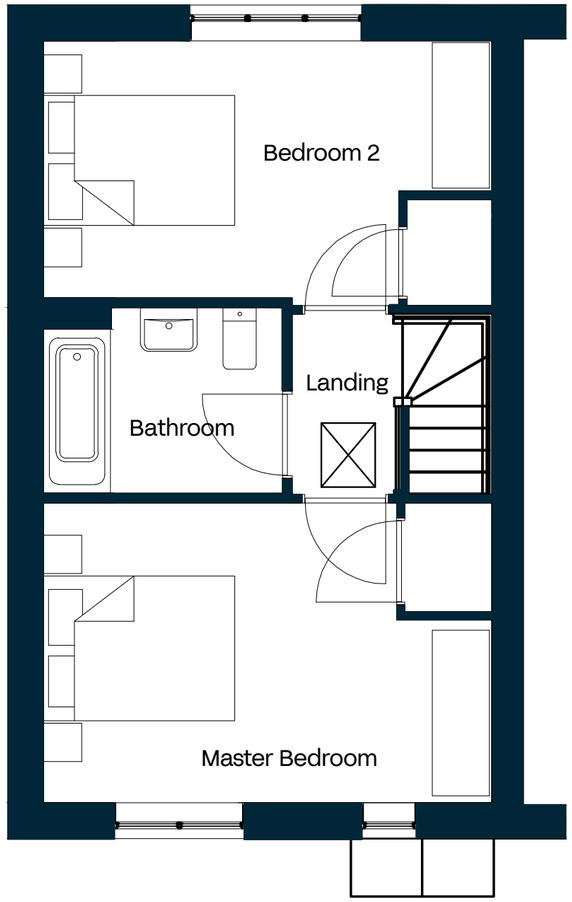


Mellor Brook, Lancashire, BB2 7LB



Ground Floor

Ground Floor	m	ft
Lounge	3.69m x 3.73m	12' 1" x 12' 3"
Dining / Kitchen	4.68m x 2.74m	15' 4" x 9' 0"
WC	1.70m x 1.22m	5' 7" x 4' 0"



First Floor

First Floor	m	ft
Master Bedroom	4.68m x 3.11m	15' 4" x 10' 2"
Bedroom 2	4.68m x 2.66m	15' 4" x 8' 9"
Bathroom	2.50m x 1.92m	8' 2" x 6' 4"

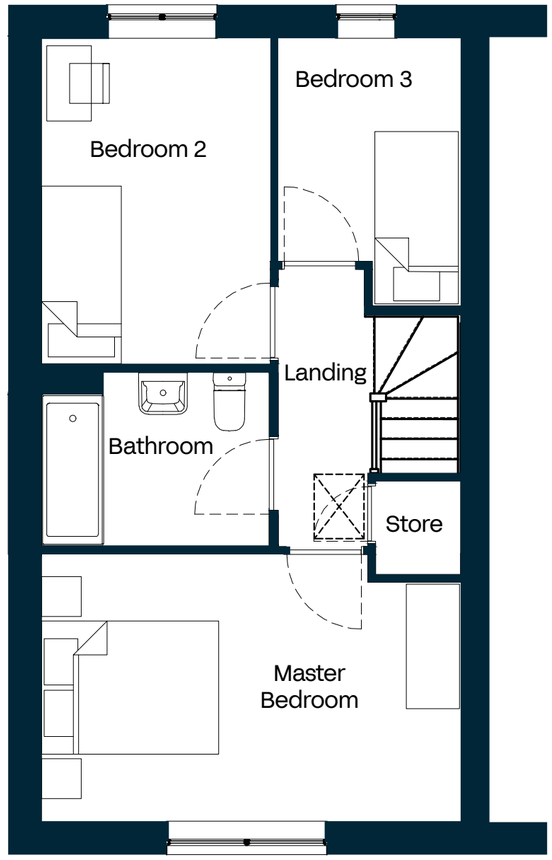
*Brick finishes shown are indicative only. Please speak to the Sales Executive for plot-specific details

Aston



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Lounge	3.71m x 4.14m	12' 2" x 13' 7"
Dining / Kitchen	4.73m x 3.01m	15' 6" x 9' 11"
WC	1.80m x 1.45m	5' 11" x 4' 9"

First Floor

First Floor	m	ft
Master Bedroom	4.73m x 3.00m	15' 6" x 9' 10"
Bedroom 2	3.00m x 4.73m	9' 10" x 15' 6"
Bedroom 3	2.06m x 3.01m	6' 9" x 9' 11"
Bathroom	2.57m x 1.94m	8' 5" x 6' 4"

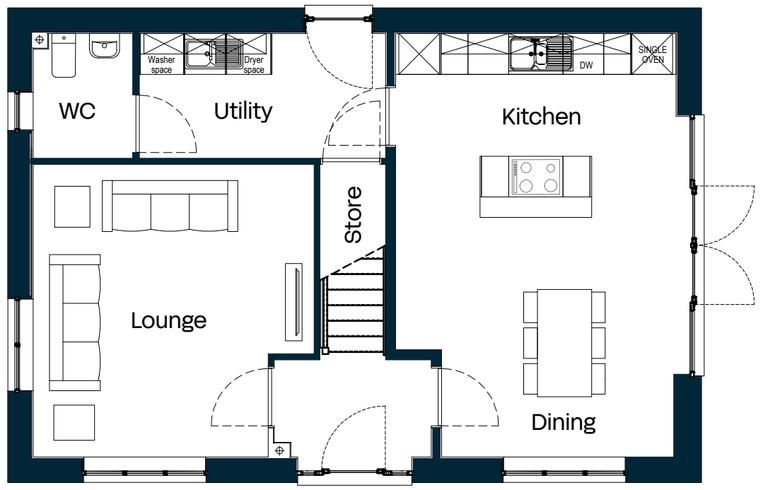
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KINFOLK Home
PALM SPRINGS

Thornton

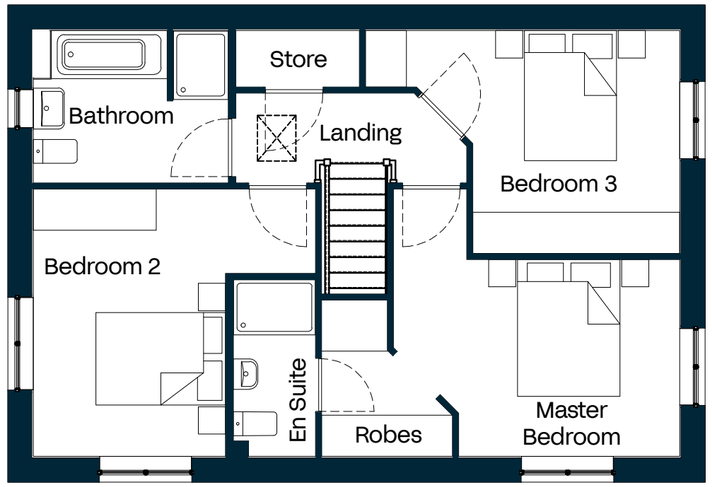


Mellor Brook, Lancashire, BB2 7LB



Ground Floor

Ground Floor	m	ft
Lounge	4.14m x 4.29m	13' 7" x 14' 1"
Dining / Kitchen	4.13m x 6.21m	13' 7" x 20' 4"
Utility	3.61m x 1.83m	11' 10" x 6' 0"
WC	1.46m x 1.83m	4' 9" x 6' 0"



First Floor

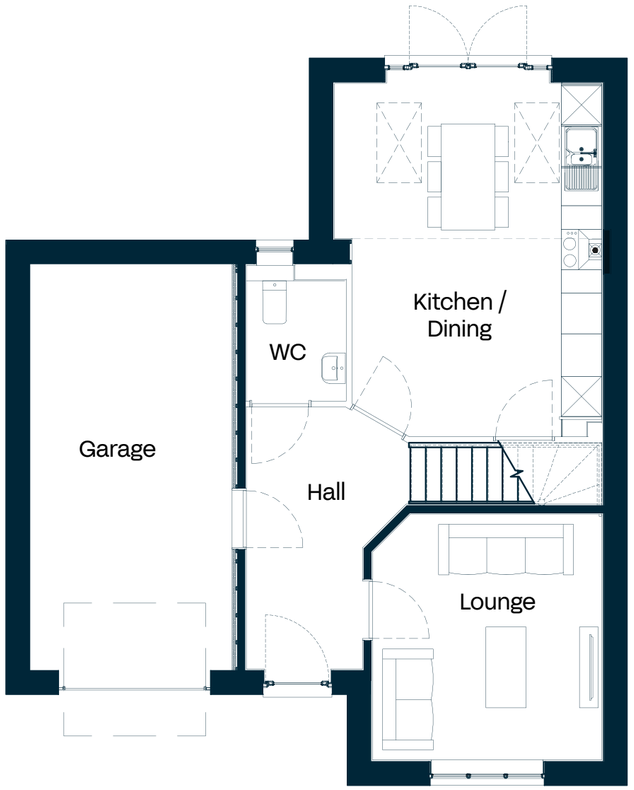
First Floor	m	ft
Master Bedroom	4.19m x 2.87m	13' 9" x 9' 5"
Bedroom 2	2.81m x 3.90m	9' 3" x 12' 10"
Bedroom 3	3.03m x 3.25m	9' 11" x 10' 8"
En Suite	1.21m x 2.58m	4' 0" x 8' 6"
Bathroom	2.85m x 2.22m	9' 4" x 7' 3"

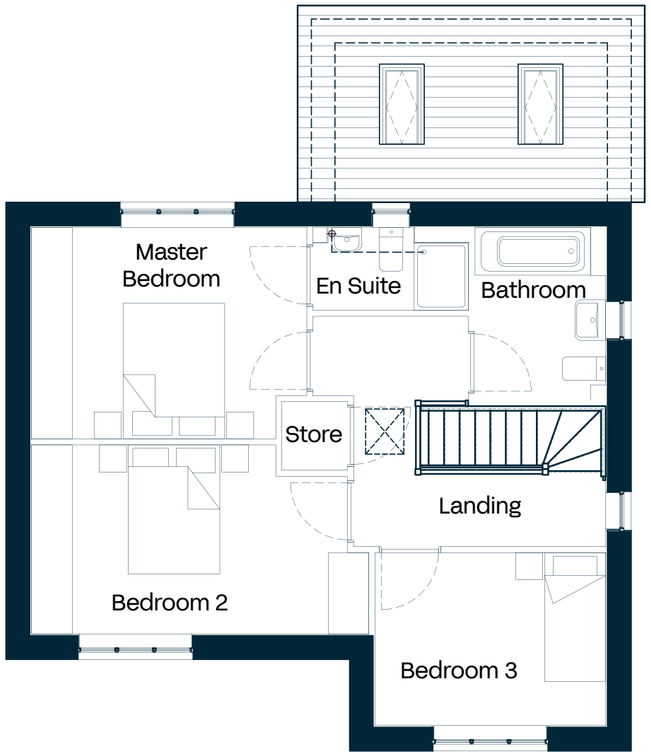
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Overton



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Living	3.40m x 3.65m	11' 2" x 12' 0"
Dining / Kitchen	5.24m x 3.96m	17' 2" x 13' 0"
WC	1.46m x 1.77m	4' 9" x 5' 10"

First Floor

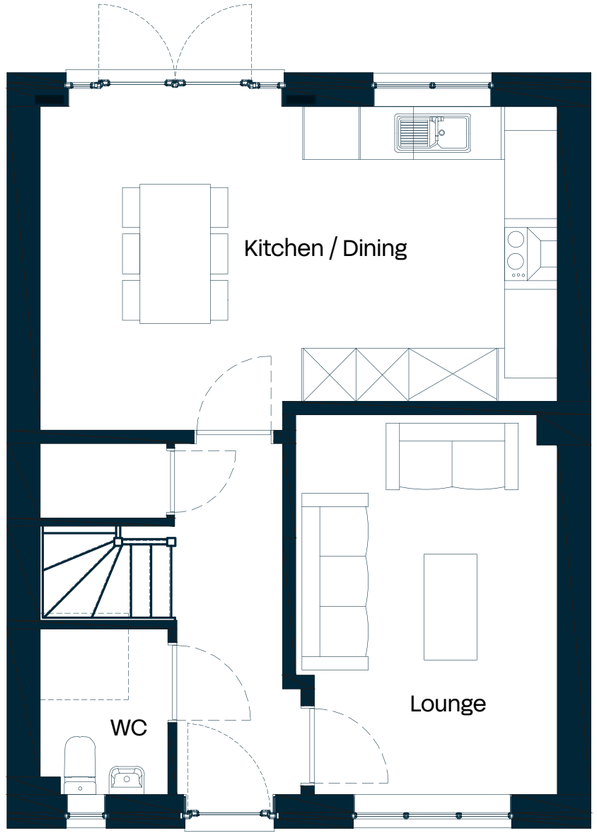
First Floor	m	ft
Master Bedroom	4.60m x 3.11m	15' 1" x 10' 2"
Bedroom 2	4.97m x 2.78m	16' 4" x 9' 1"
Bedroom 3	3.40m x 2.55m	11' 2" x 8' 4"
Bathroom	1.93m x 2.54m	6' 4" x 8' 4"
En Suite	2.29m x 1.21m	7' 6" x 4' 0"

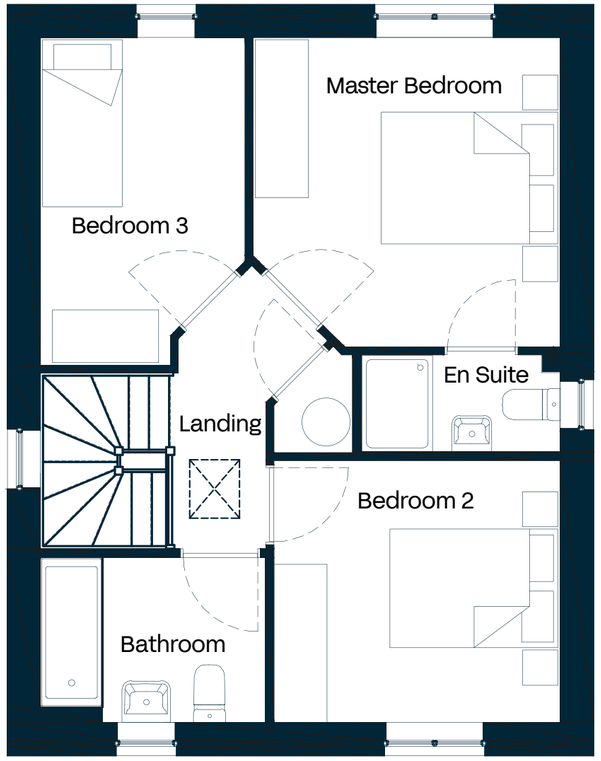
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Croston



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Living	2.95m x 4.30m	9' 8" x 14' 1"
Dining / Kitchen	5.8m x 3.39m	19' 0" x 11' 1"
WC	1.45m x 1.87m	4' 9" x 6' 2"

First Floor

First Floor	m	ft
Master Bedroom	3.47m x 3.52m	11' 5" x 11' 7"
Bedroom 2	3.23m x 2.97m	10' 7" x 9' 9"
Bedroom 3	2.31m x 3.72m	7' 7" x 12' 2"
Bathroom	2.54m x 1.87m	8' 4" x 6' 2"
En Suite	2.24m x 1.11m	7' 4" x 3' 8"

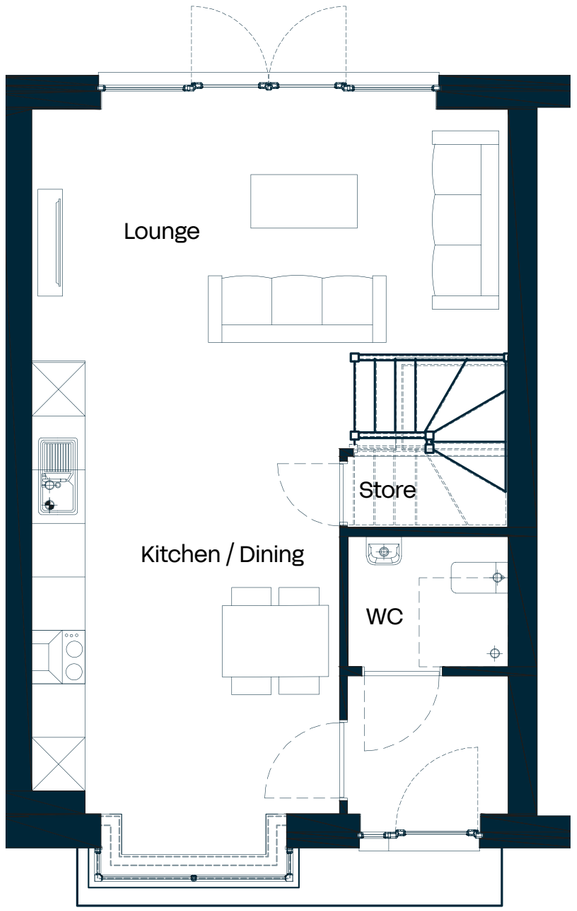
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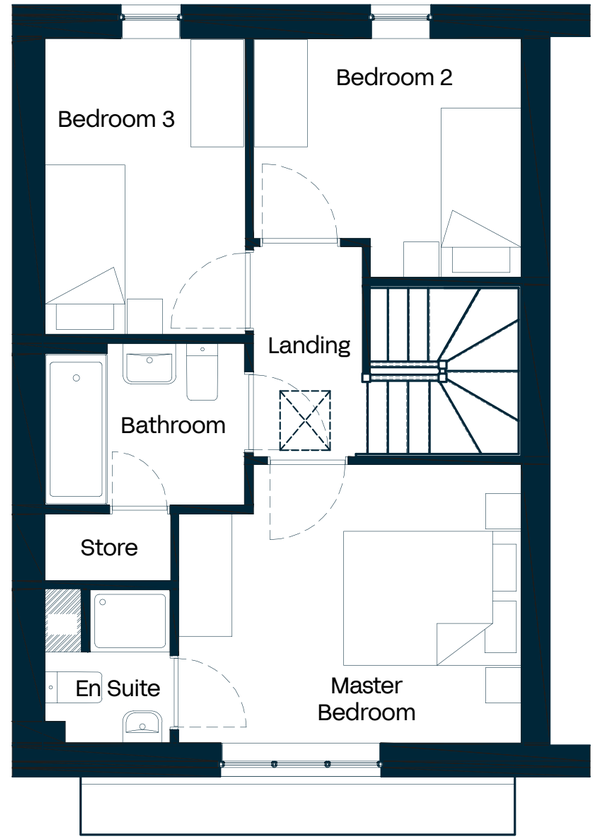


Barton



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Lounge	5.36m x 2.75m	17' 7" x 9' 0"
Dining / Kitchen	3.46m x 7.90m	11' 4" x 25' 11"
WC	1.80m x 1.46m	5' 11" x 4' 9"

First Floor

First Floor	m	ft
Master Bedroom	3.85m x 3.12m	12' 8" x 10' 3"
Bedroom 2	3.01m x 2.68m	9' 11" x 8' 10"
Bedroom 3	2.26m x 3.32m	7' 5" x 10' 11"
Bathroom	2.48m x 1.81m	8' 2" x 5' 11"
En Suite	1.48m x 1.72m	4' 10" x 5' 8"

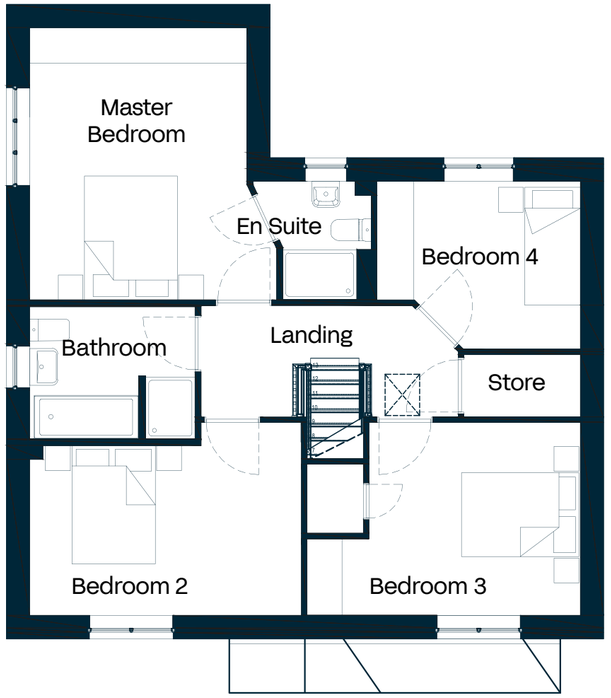
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Bromley



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Lounge	3.36m x 4.66m	11' 0" x 15' 3"
Kitchen / Family	3.51m x 4.45m	11' 6" x 14' 7"
Dining	3.14m x 2.81m	10' 4" x 9' 3"
WC	1.91m x 1.45m	6' 3" x 4' 9"
Utility	1.92m x 1.31m	6' 4" x 4' 4"

First Floor

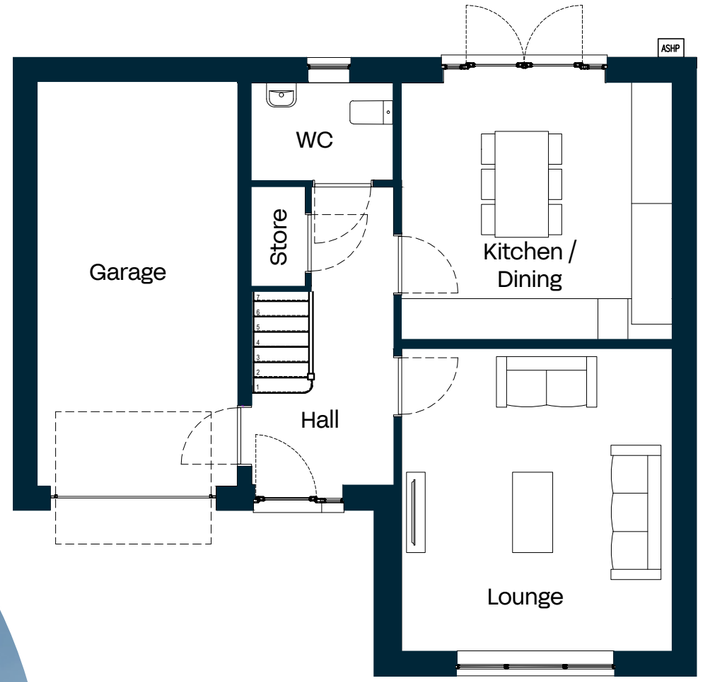
First Floor	m	ft
Master Bedroom	3.51m x 4.49m	11' 6" x 14' 9"
Bedroom 2	4.40m x 2.74m	14' 5" x 9' 0"
Bedroom 3	3.42m x 3.11m	11' 3" x 10' 2"
Bedroom 4	3.29m x 2.70m	10' 10" x 8' 10"
Bathroom	2.67m x 2.13m	8' 9" x 7' 0"
En Suite	1.91m x 1.90m	6' 3" x 6' 3"

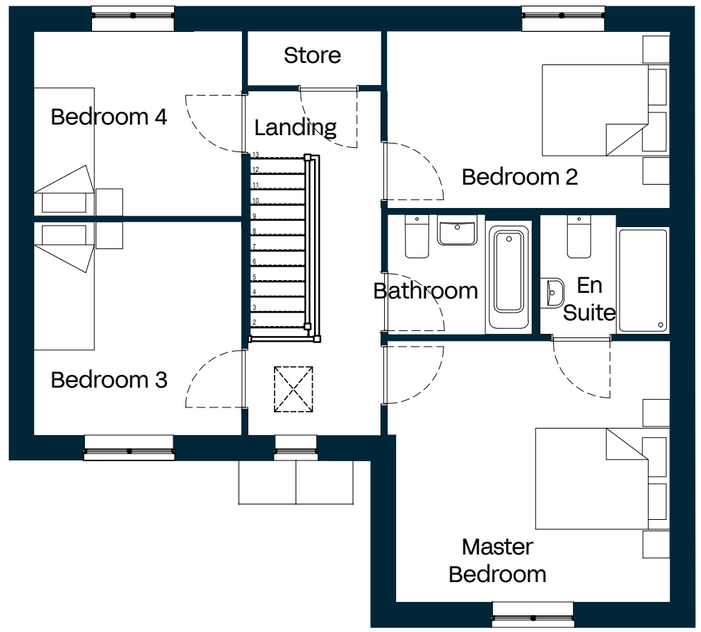
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Crosley



Mellor Brook, Lancashire, BB2 7LB





Ground Floor

Ground Floor	m	ft
Lounge	4.04m x 4.49m	13' 3" x 14' 9"
Dining / Kitchen	4.04m x 3.81m	13' 3" x 12' 6"
WC	2.11m x 1.45m	6' 11" x 4' 9"

First Floor

First Floor	m	ft
Master Bedroom	4.21m x 3.88m	13' 10" x 12' 9"
Bedroom 2	4.21m x 2.62m	13' 10" x 8' 7"
Bedroom 3	3.10m x 2.73m	10' 2" x 8' 11"
Bedroom 4	3.10m x 3.16m	10' 2" x 10' 4"
Bathroom	2.15m x 1.77m	7' 1" x 5' 10"
En Suite	1.93m x 1.77m	6' 4" x 5' 10"

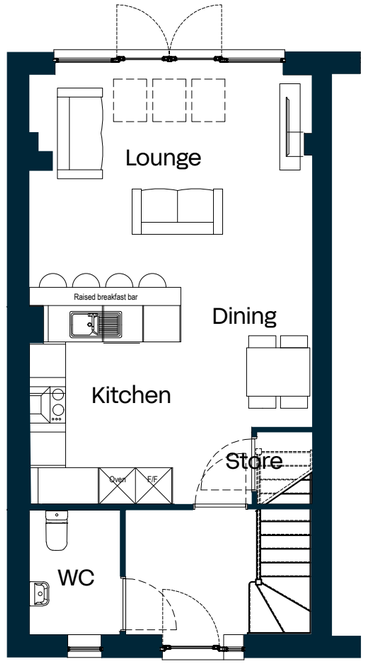
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Heaton

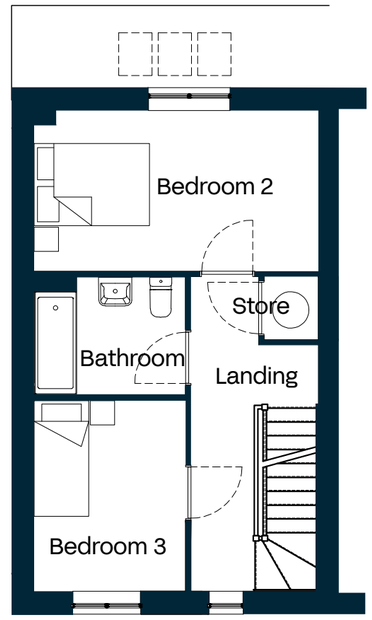


Mellor Brook, Lancashire, BB2 7LB



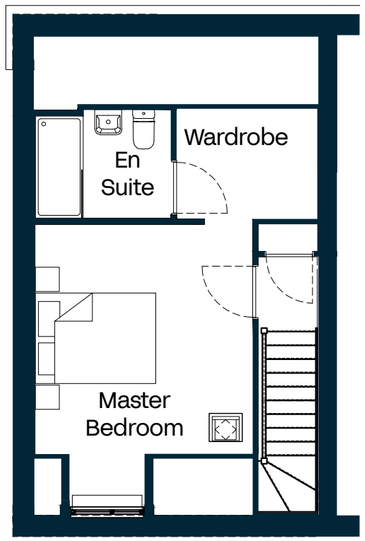
Ground Floor

Ground Floor	m	ft
Lounge	4.68m x 3.51m	15' 4" x 11' 6"
Dining / Kitchen	4.68m x 3.58m	15' 4" x 11' 9"
WC	1.50m x 2.05m	4' 11" x 6' 9"



First Floor

First Floor	m	ft
Bedroom 2	4.68m x 2.64m	15' 4" x 8' 8"
Bedroom 3	2.49m x 3.13m	8' 2" x 10' 3"
Bathroom	2.48m x 1.92m	8' 2" x 6' 4"



Second Floor

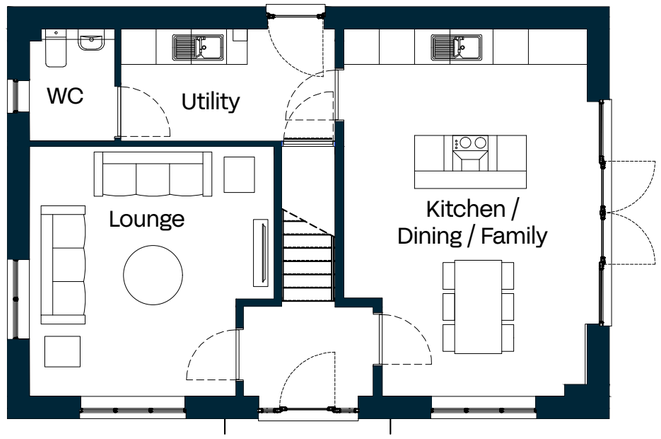
First Floor	m	ft
Master Bedroom	3.61m x 3.80m	11' 10" x 12' 6"
En Suite	2.25m x 1.80m	7' 5" x 5' 11"
Wardrobe	2.33m x 1.82m	7' 8" x 6' 0"

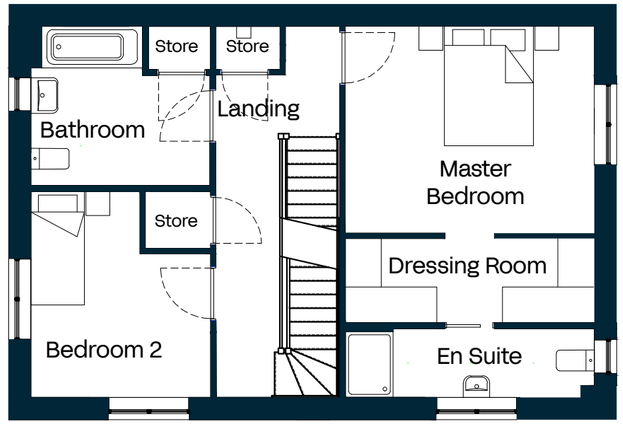
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Paisley



Mellor Brook, Lancashire, BB2 7LB



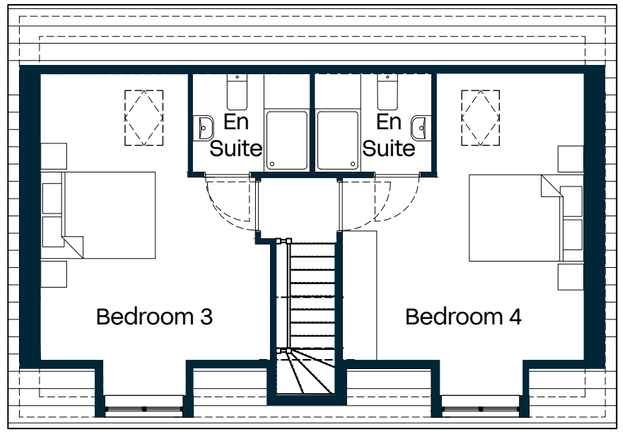


Ground Floor

Ground Floor	m	ft
Lounge	4.15m x 4.22m	13' 7" x 13' 10"
Dining / Kitchen / Family	4.13m x 6.21m	13' 7" x 20' 4"
WC	1.44m x 1.88m	4' 9" x 6' 2"
Utility	3.64m x 1.90m	11' 11" x 6' 3"

First Floor

First Floor	m	ft
Master Bedroom	4.19m x 3.46m	13' 9" x 11' 4"
Bedroom 2	3.02m x 3.44m	9' 11" x 11' 3"
En Suite	4.19m x 1.41m	13' 9" x 4' 8"
Bathroom	3.01m x 2.67m	9' 11" x 8' 9"
Robes	4.18m x 1.15m	13' 9" x 3' 9"



Second Floor

First Floor	m	ft
Bedroom 3	4.01m x 4.97m	13' 2" x 16' 4"
Bedroom 4	4.21m x 4.97m	13' 10" x 16' 4"
En Suites	2.04m x 1.71m	6' 8" x 5' 7"

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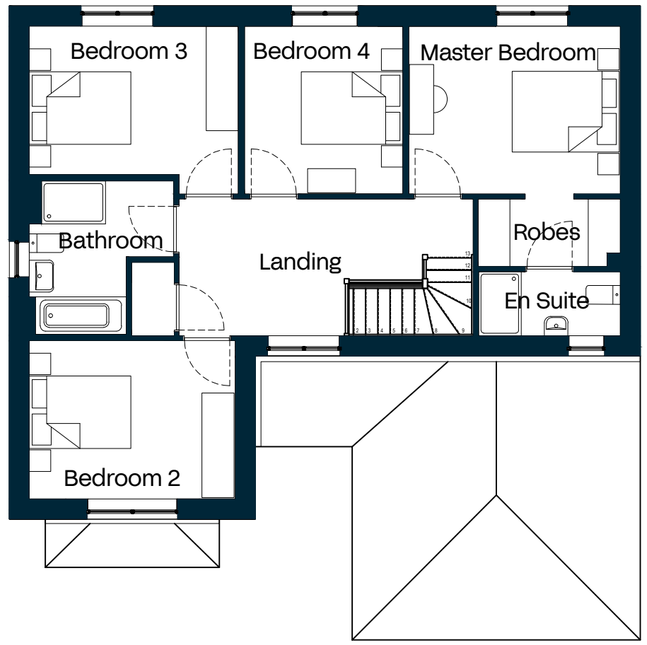
Pattersley





Ground Floor

Ground Floor	m	ft
Lounge	3.85m x 6.43m	12' 8" x 21' 1"
Dining / Kitchen / Family	3.87m x 1.10m	12' 8" x 3' 7"
Utility	2.35m x 1.80m	7' 9" x 5' 11"
WC	1.81m x 1.46m	5' 11" x 4' 9"



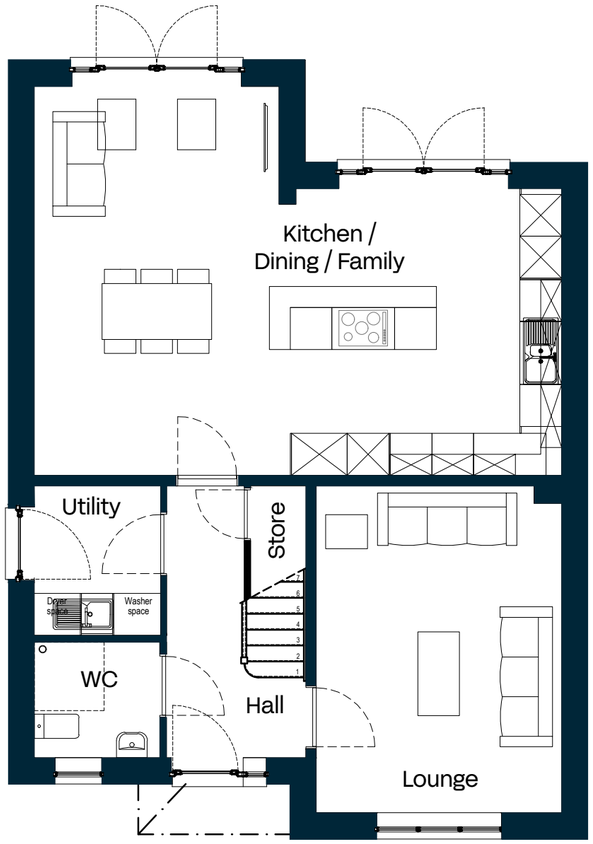
First Floor

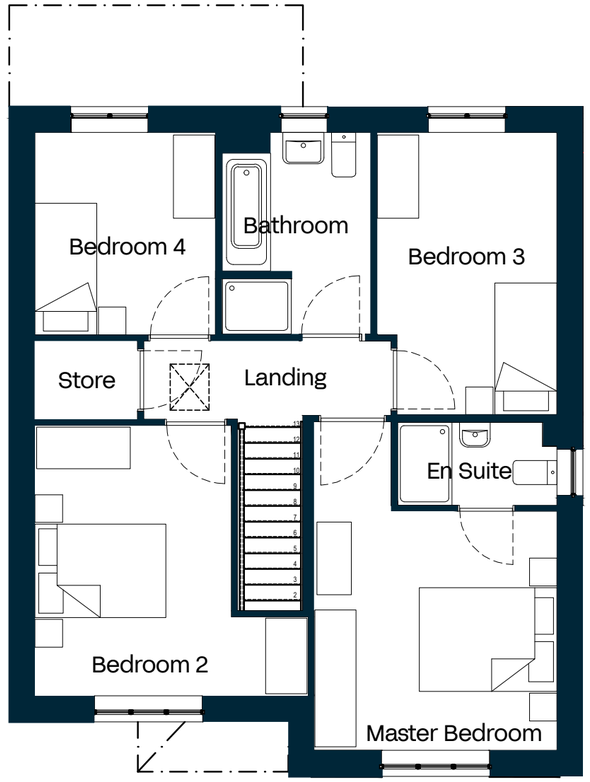
First Floor	m	ft
Master Bedroom	3.95m x 3.12m	13' 0" x 10' 3"
Bedroom 2	3.85m x 2.95m	12' 8" x 9' 8"
Bedroom 3	3.91m x 2.76m	12' 10" x 9' 1"
Bedroom 4	2.96m x 3.12m	9' 9" x 10' 3"
En Suite	2.65m x 1.19m	8' 8" x 3' 11"
Bathroom	2.70m x 2.85m	8' 10" x 9' 4"
Robes	2.66m x 1.25m	8' 9" x 4' 1"

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Whalley







Ground Floor

Ground Floor	m	ft
Lounge	3.52m x 4.67m	11' 7" x 15' 4"
Dining / Kitchen	7.57m x 4.10m	24' 10" x 13' 5"
WC	1.80m x 1.65m	5' 11" x 5' 5"
Utility	1.81m x 2.13m	5' 11" x 7' 0"

First Floor

First Floor	m	ft
Master Bedroom	3.52m x 3.45m	11' 7" x 11' 4"
Bedroom 2	3.90m x 2.84m	12' 10" x 9' 4"
Bedroom 3	2.60m x 4.07m	8' 6" x 13' 4"
Bedroom 4	2.61m x 2.92m	8' 7" x 9' 7"
Bathroom	2.15m x 2.91m	7' 1" x 9' 7"
En Suite	2.31m x 1.19m	7' 7" x 3' 11"

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Prospect Homes



Homes that make a difference

At Prospect Homes, we believe a new home should make a difference — to the people who live in it, to the place around it and to communities beyond it. That's why we put so much thought into the homes we build. From carefully considered layouts and quality finishes to energy efficiency and the places we choose to build, everything starts with creating homes that people can enjoy for years to come.

A difference to your everyday

A home is about much more than bricks and mortar. It's where everyday life happens.

Our homes are designed around that idea, with comfortable, flexible spaces made for everything from busy mornings and family dinners to quiet evenings and weekends with friends.

A difference to your community

We choose locations where people can put down roots and become part of a community, while considering how our developments sit within and contribute to their surroundings.

And our impact goes further.

Prospect Homes is part of The Riverside Group, a not-for-profit organisation providing homes and services to communities across the country. The profit Prospect makes goes back into Riverside, helping support affordable housing, homelessness prevention and community regeneration.

So when someone chooses a Prospect home, the difference reaches much further than their own front door.

Built with care. Backed for the future

From choosing your home to collecting the keys and settling in, our experienced team is there to help make the journey as straightforward as possible.

We care about build quality, thoughtful design, energy efficiency and the details that turn a new house into somewhere you're proud to call home. And every Prospect home comes with a two-year comprehensive warranty and ten-year structural warranty, giving homeowners additional reassurance for the future.

A home for you.
A difference for others.



Mellor Brook, Lancashire, BB2 7LB

Enquire Now

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www.prospecthomes.co.uk

Weaver's Rise

Mellor Brook, Lancashire, BB2 7LB