

Barton Heath Barton



A desirable collection of elegant new homes





Welcome to Barton

Just minutes from Preston city centre

One of the most desirable residential areas within the Preston area, Barton is north of Preston city centre. With excellent local amenities, including a good selection of schools, Barton is also within easy driving distance of the delightful market town of Garstang, as well as local villages such as Bilsborrow, where the well-known Myerscough College is located.

Preston city centre offers all you need in the way of supermarket shopping and major retailers and has an excellent choice of independent shops, cafés and restaurants. As a popular university destination, Preston also has a vibrant social and cultural life, with a wide range of city-centre theatres, pubs, bars and nightclubs. From Preston railway station, the main West Coast Rail line (between London and Glasgow) speeds you to London in as little as two hours and 15 minutes and the city is also within rapid rail commuting distance of Liverpool and Manchester.

Local road networks are equally efficient, with the M6 being accessible both northbound and southbound from the A6 which passes through Barton. The nearby M55 provides a direct connection to Blackpool, whilst Manchester, Liverpool and Leeds are all within easy reach via the North West's highly efficient motorway network.

For local days out, the beautiful Trough of Bowland and Ribble Valley are just minutes away to the east, with delightful stone-built towns and villages awaiting exploration, as well as vast areas of moorland and forest that invite walking and mountain-biking. The Lancashire coast is equally close at hand - and further afield, the M6 north will take you to the Lake District in less than an hour.





About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 20 years.

At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular locations throughout the North West.

The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards.

Externally, Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space. The latest heating, glazing and insulation products combine optimum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic way.

Whichever Rowland home you choose to buy and wherever you choose to live, we hope you'll find one to suit your lifestyle; enjoy the experience!





High specification family homes in delightful surroundings

Barton Heath comprises of three and four bedroom detached houses. There is also a range of affordable housing available, comprising two and three bedroom semi-detached and mews homes*.

The development is defined by a number of mature trees, together with new planting and landscaping, which creates the impression of a well settled and mature development that fits in perfectly with its immediate surroundings and natural environment. A range of different house designs have been chosen, along with various types of brick, render and external building material finishes. These features combine to create the feel of a mature community that has grown up slowly and organically over time.

Internally, properties are of an exceptionally high standard, with an impressively comprehensive level of specification throughout. Interiors are designed around an open-plan concept, so that spaces flow easily from one area to another, with family areas being conveniently adjacent to kitchens and living rooms. The specification of the fitted kitchens in the detached homes are especially impressive, with ergonomically designed layouts that embrace integral cookers, fridge freezers, microwaves and ovens.

Bathrooms and en-suites feature pure white designer sanitaryware with chrome fittings, plus ceramic wall tiles to selected areas.

Development plan

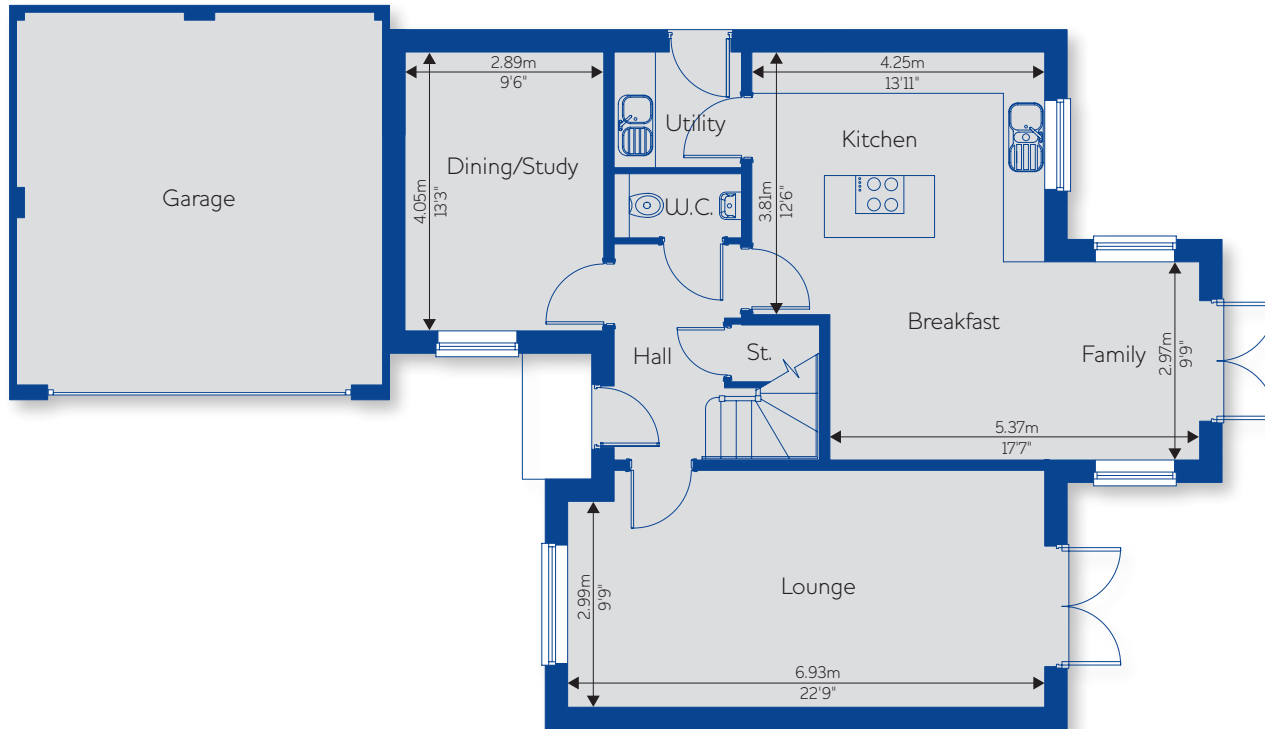


- ◆ **Marlborough**
4 bedroom detached home with double garage
- ◆ **Bonham**
4 bedroom detached home with single/double garage
- ◆ **Belgrave**
4 bedroom detached home with single garage
- ◆ **Hatton**
4 bedroom detached home with single/double garage
- ◆ **Bonington**
4 bedroom detached home with single/double garage
- ◆ **Renishaw**
4 bedroom detached home with single garage
- ◆ **Holbrook**
4 bedroom detached home with single garage
- ◆ **Victoria**
3 bedroom detached home with single garage
- ◆ **Charleston**
3 bedroom detached home with single garage
- ◆ **Burlington***
3 bedroom semi-detached home
- ◆ **Gladstone***
3 bedroom mews/semi-detached home
- ◆ **Waddington***
2 bedroom semi-detached home
- ◆ **Lowry***
2 bedroom mews/semi-detached home

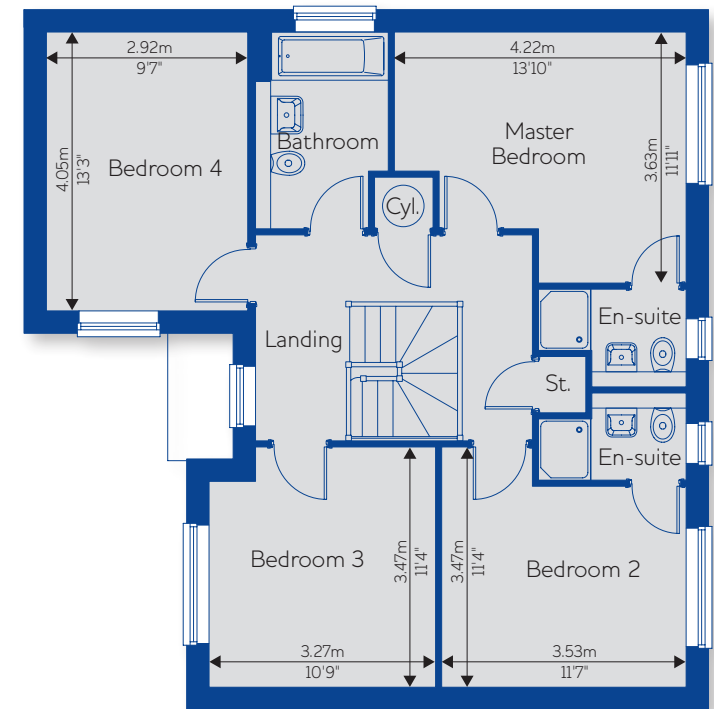
* Affordable homes available for open market purchase subject to eligibility, ask our Sales Executive for terms and conditions.



Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 59 has a detached garage and the dining/study and bedroom 4 window positions will vary. Plot 59 will also have additional side windows and not be rendered on the front elevation. Please speak to the Sales Executive for full details.

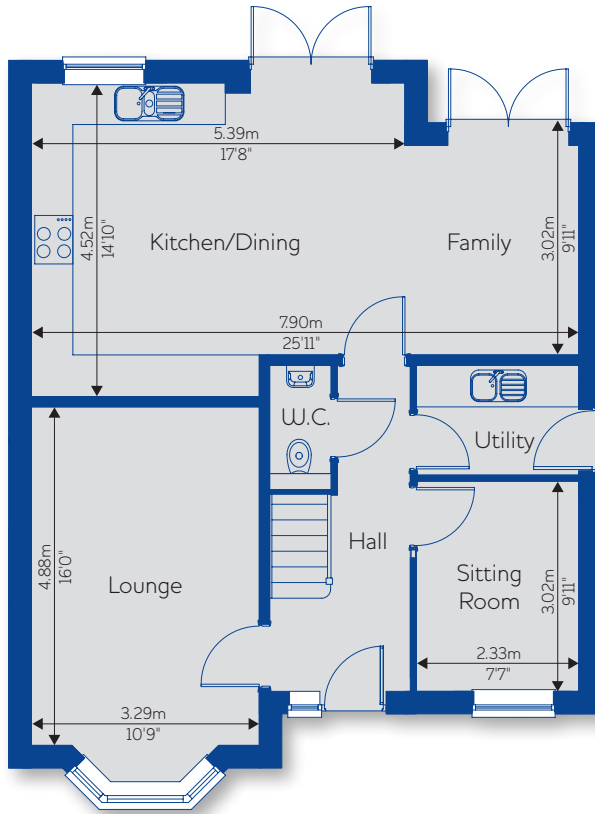
Marlborough

4 bedroom detached home with double garage

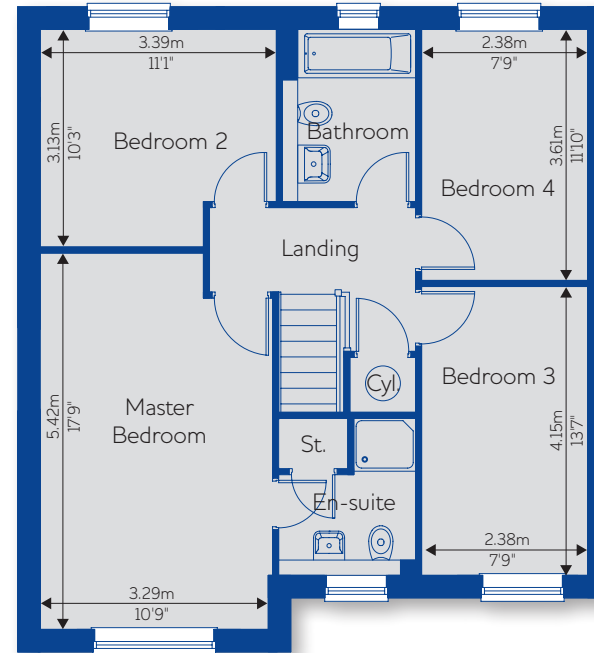




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 30 will have additional side windows. Please speak to the Sales Executive for full details.

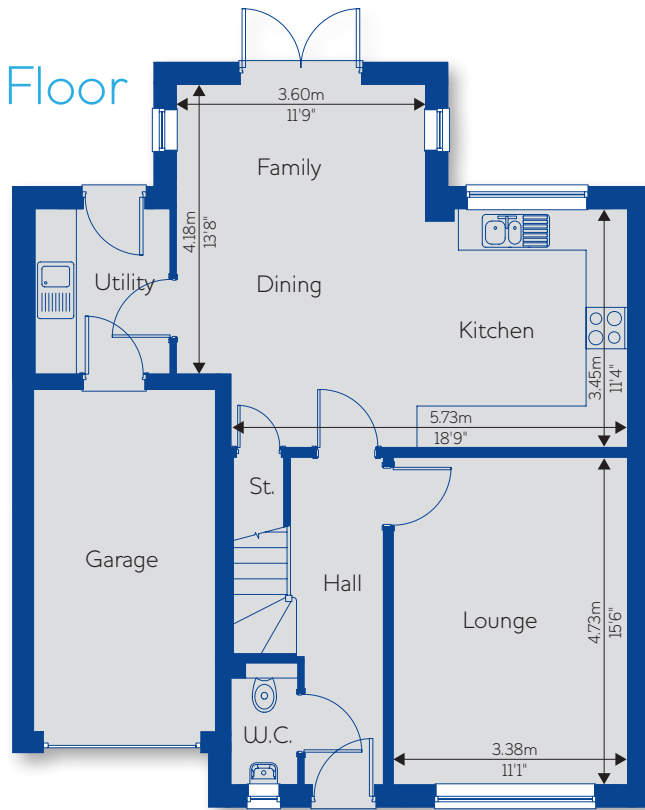
Bonham

4 bedroom detached home with single/double garage

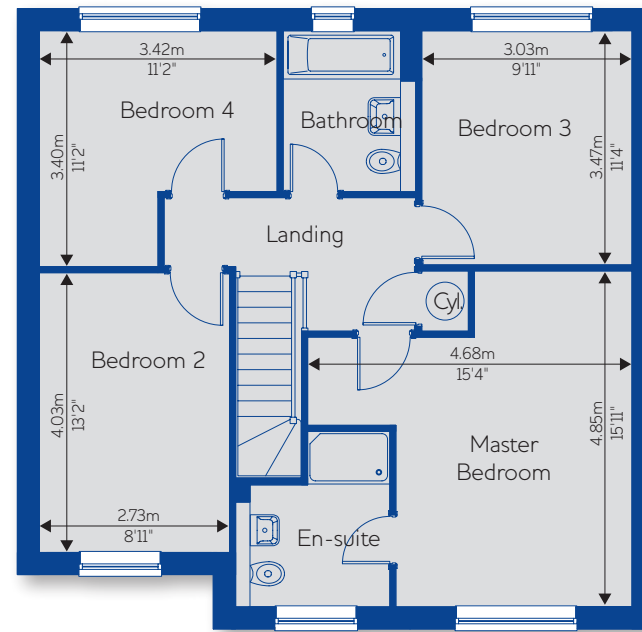




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 57 will have additional side windows. Please speak to the Sales Executive for full details.

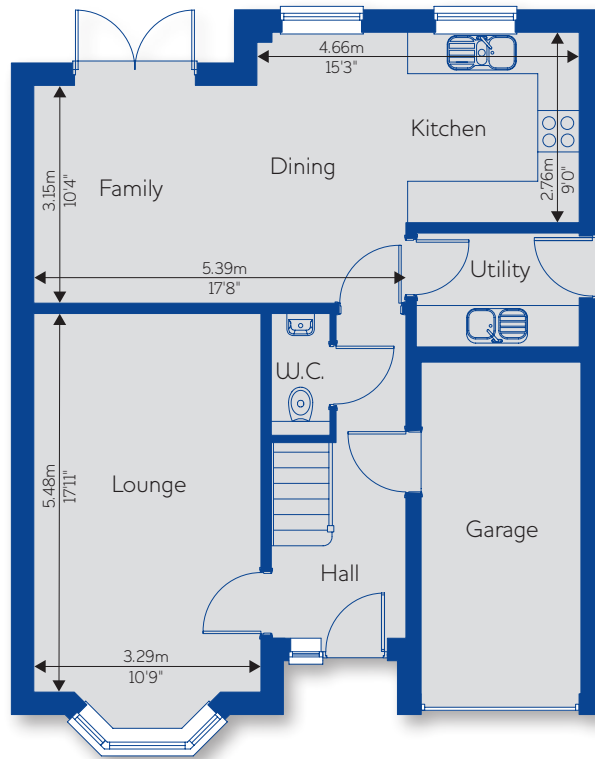
Belgrave

4 bedroom detached home with single garage

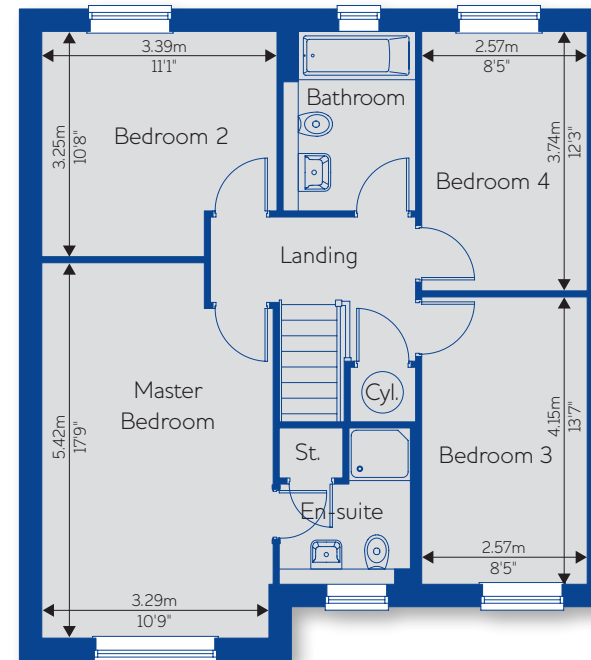




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 1 has a double garage. Please speak to the Sales Executive for full details.

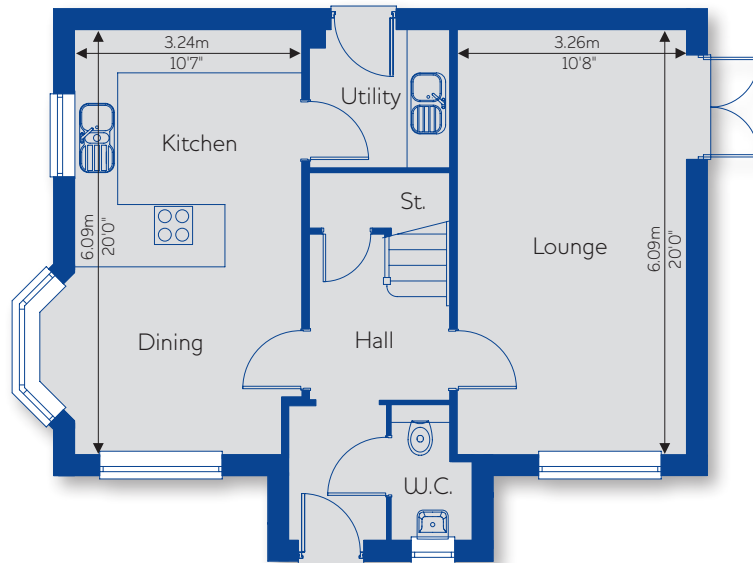


Hatton

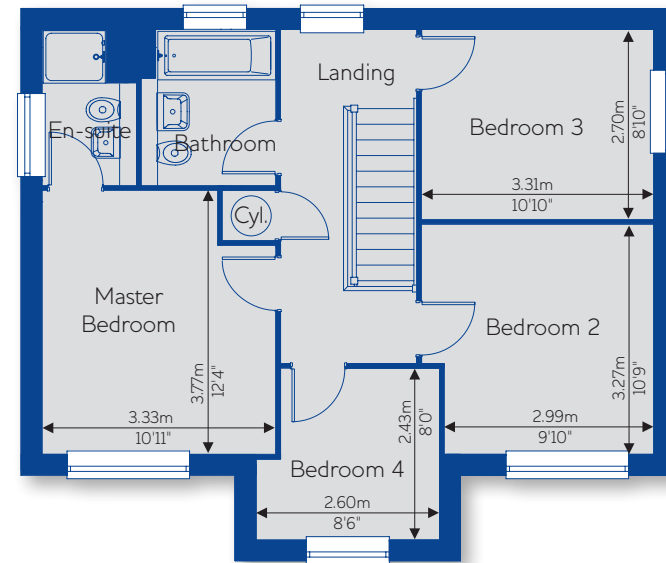
4 bedroom detached home with single/double garage



Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

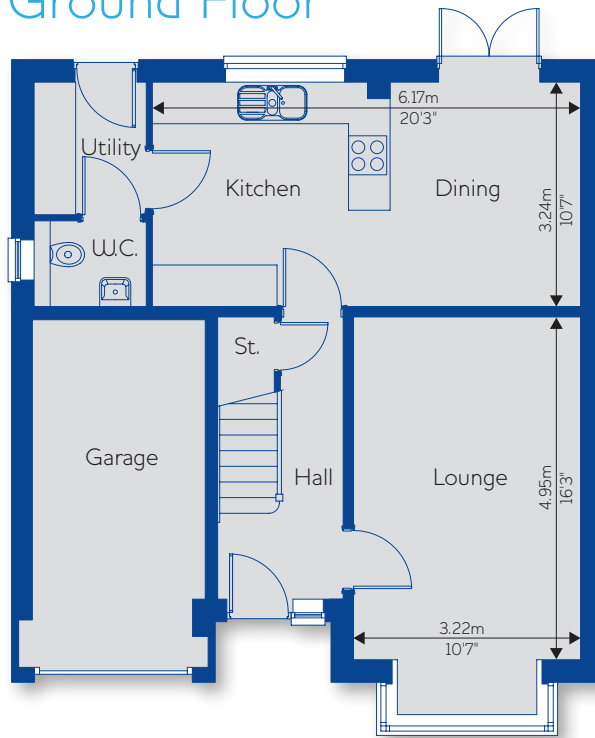
Bonington

4 bedroom detached home with single/double garage

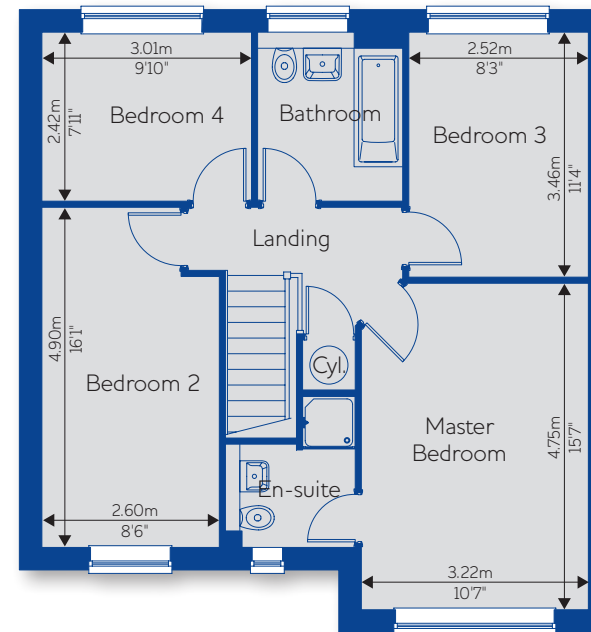




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

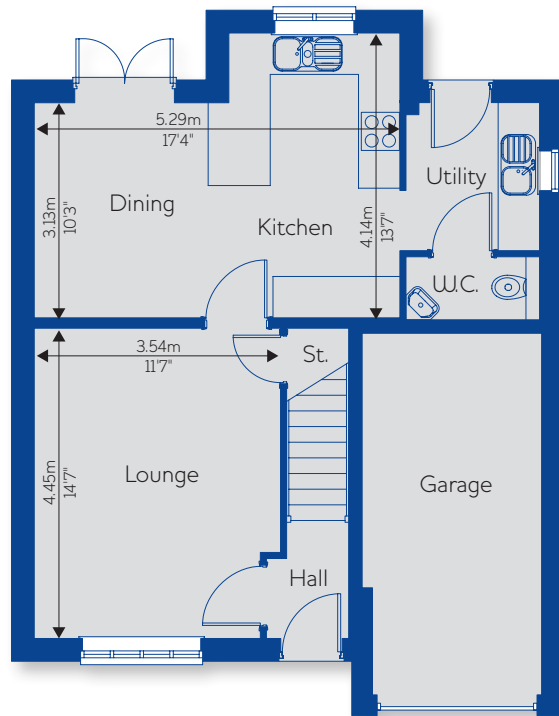
Renishaw

4 bedroom detached home with single garage

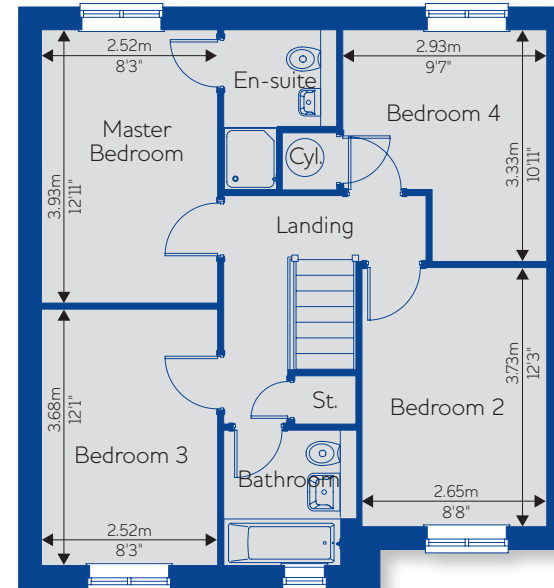




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

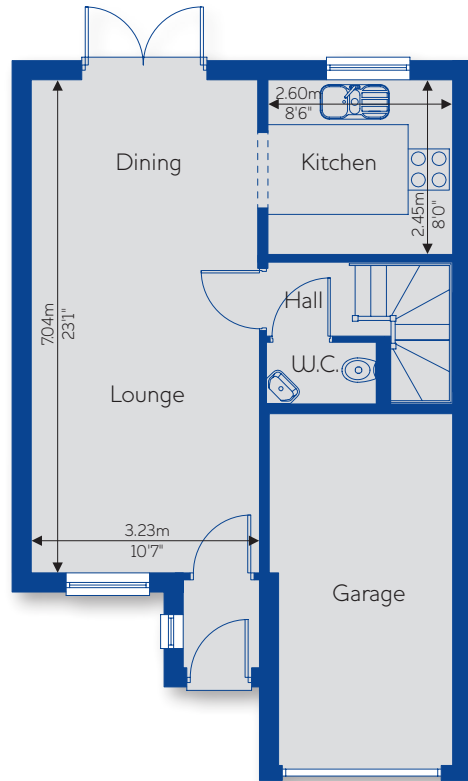
Holbrook

4 bedroom detached home with single garage

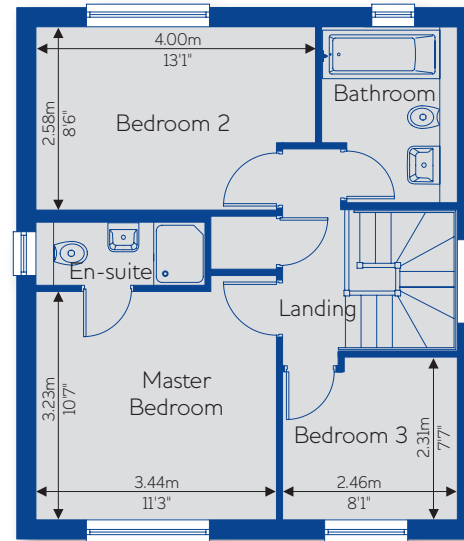




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 38 will have an additional side window. Please speak to the Sales Executive for full details.

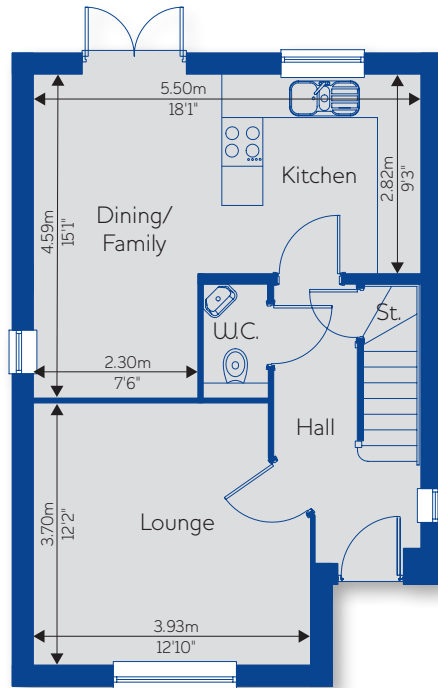
Victoria

3 bedroom detached home with single garage

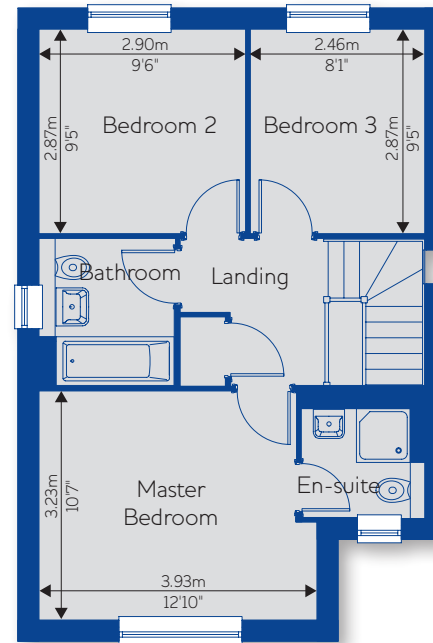




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

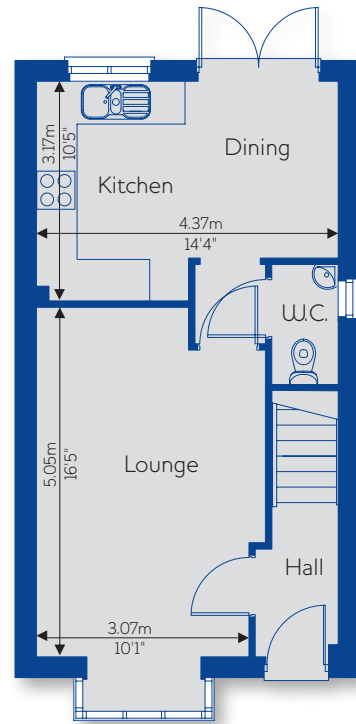
Charleston

3 bedroom detached home with single garage

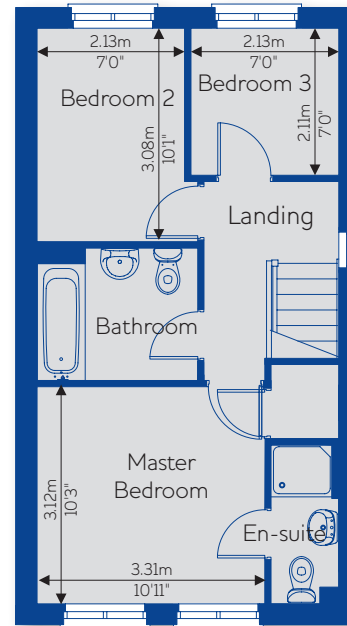




Ground Floor



First Floor



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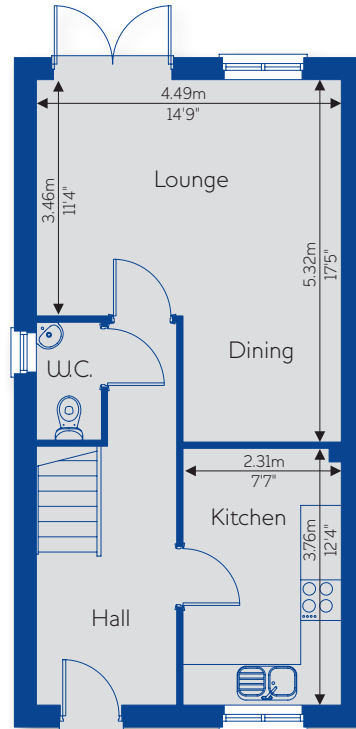
Burlington*

3 bedroom semi-detached home

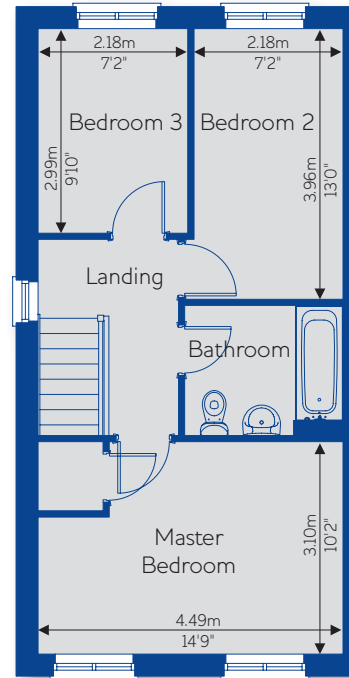




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on orientation of the property. Plot 44 will have an additional side window to lounge. Please speak to the Sales Executive for full details.

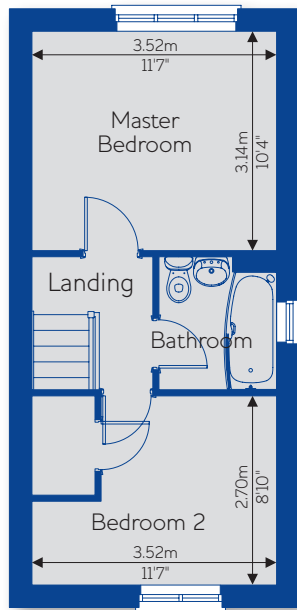
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Gladstone*

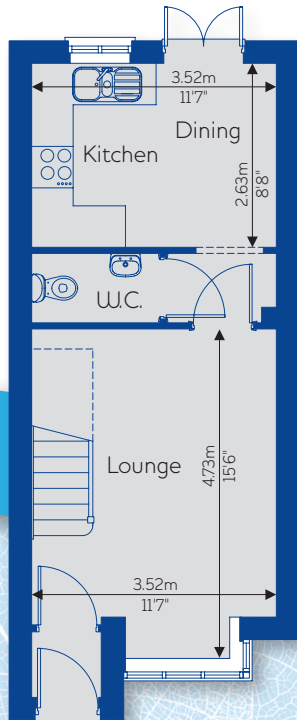
3 bedroom mews/semi-detached home



First Floor



Ground Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.

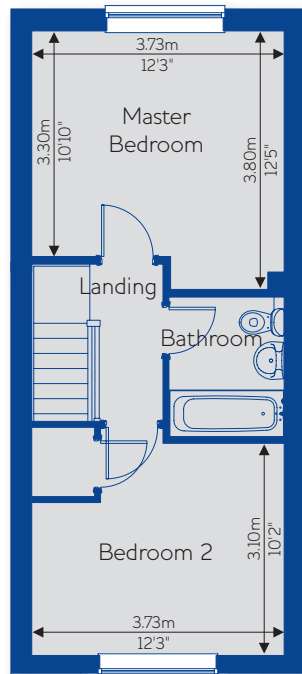
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Waddington*

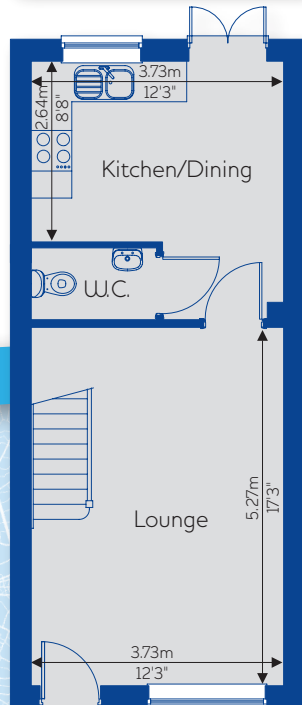
2 bedroom semi-detached home

Computer generated image of the Waddington

First Floor



Ground Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Side windows will depend on the orientation of the property. Plot 22 will have no side windows. Plot 25 will have an additional side window to lounge. Please speak to the Sales Executive for full details.

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Lowry*
2 bedroom news/semi-detached home

Computer generated image of the Lowry

Specification

Fixtures and fittings of exceptional quality

All the homes at Barton Heath are built with modern family living in mind. The specification is carefully chosen for its quality, practicality and aesthetics, to meet the daily demands of modern household requirements.

Kitchens

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

3 & 4 bedroom detached homes include:

- ◆ Upstands with a stainless steel splashback as standard, or alternatively a large selection of tile choices should this suit your preference
- ◆ Zanussi appliances are fitted as standard and include a stainless steel single fan oven, stainless steel 4 ring gas hob, stainless steel chimney hood or island hood
- ◆ A+ rated integrated fridge freezer and integrated microwave
- ◆ Polished chrome ceiling downlights

2 & 3 bedroom semi-detached and mews homes include:

- ◆ Upstands with a stainless steel splashback as standard, or alternatively a large selection of tile choices should this suit your preference
- ◆ Zanussi appliances are fitted as standard and include a stainless steel single fan oven, stainless steel 4 ring gas hob and stainless steel chimney hood

Bathrooms and en-suites

Complete with classic white sanitaryware and chrome fittings, providing a quality feel around these rooms;

3 & 4 bedroom detached homes include:

- ◆ Back to wall Roca sanitaryware
- ◆ Hansgrohe taps & showers
- ◆ A large selection of Ceramic Tiles are available to choose from for selected wall areas, with the option of upgrading to Laura Ashley or Studio Conran tiles
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

2 & 3 bedroom semi-detached and mews homes include:

- ◆ Roca sanitaryware
- ◆ Roca taps & showers
- ◆ A large selection of Ceramic Tiles are available to choose from for selected wall areas, with the option of upgrading to Laura Ashley or Studio Conran tiles

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house types dependent), the warmth is radiated through your home with radiators.

Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

3 & 4 bedroom detached homes include:

- ◆ Contemporary style 2 panel satinwood internal doors with Carlisle Brass polished chrome door furniture
- ◆ Polished chrome effect switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge, family room (where applicable) and master bedroom with phone sockets fitted to the lounge and smallest bedroom
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

2 & 3 bedroom semi-detached and mews homes include:

- ◆ Contemporary style Vicaima internal doors with Carlisle Brass polished chrome door furniture
- ◆ White switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with phone sockets fitted to the lounge and smallest bedroom
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

External features

All homes include:

0.9m high post and rail fencing (1.8m screen fencing when plots are back to back) is provided throughout. Patio and paved areas are in a buff riven flag. The front and rear gardens are turfed, front gardens are landscaped with trees and shrubs in accordance with our landscaping layout.

Warranty



An NHBC ten year warranty on your Rowland home will ensure that you can sleep comfortably with the knowledge that along with the high specification this home offers, it also offers a reassuringly high quality of build.

Sustainability

Each home at Barton Heath is being built to Level 4 of the Code for Sustainable Homes (CfSH), a government initiative which assesses the environmental performance of new homes across a range of impacts.

To achieve CfSH Level 4 compliance each home at Barton Heath is built to achieve a 25% reduction in carbon emissions over and above relevant Building Regulations.

Furthermore, to achieve CfSH Level 4 compliance each home is provided with a smart meter, a washing line, external lighting to front and French doors, photovoltaic panels, fixtures & fittings to reduce water consumption, a water butt, recycling storage units in the kitchen, a compost bin and additional surfacing above the norm for storage of recycling bins and/or containers.

Additionally, the construction materials are sourced responsibly and to reduce environmental impact, the development is designed to limit rainwater run-off from the site, to protect existing ecological features and to increase the ecological value of the site.

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the United Kingdom's carbon dioxide emissions. The average household causes about 6.0 tonnes of carbon dioxide every year.

Based on this assessment the new homes on Barton Heath are expected to produce in excess of 75% less carbon dioxide every year than the average household.



Typically this would equate to estimated energy costs for the homes in the region of £1,500.00 for every three years, excluding energy used for running appliances like televisions, computers and cookers, compared to similar estimated energy costs of £2,850.00 for an older property.

You and your family will benefit from the solar photovoltaic (PV) installation which we have installed on the property.

The advantages of solar PV is that it reduces your electricity costs, it works from the sun's rays and will even generate on cloudy days all year round.

The systems that we have installed are very reliable, they have no moving parts and require little, if any, maintenance. It produces zero carbon dioxide emissions and any unused electricity goes back to the grid. The financial advantage of solar panels is that you will be able to apply for a tax free payment for every kilowatt hour that the system generates plus a small payment for the electricity which is exported back to the grid.

This is known as the Feed in Tariff and compensates you for power generated by your array. For example a typical property will generate 1350.96 kilowatt hours per annum (example is based upon a 1.56 kW installation with a due south facing roof and 40° pitch with no shading).

The Feed in Tariff payments that you would receive are therefore likely to be in the region of £194.27 per year plus £32.22 for the exported electricity. (Based upon current Feed in Tariff payments of 14.38 pence per kilowatt hour and 0.0477 pence per kilowatt hour for the export tariff, which are correct at time of going to print).

Upgrade your home

Rowland Homes offer an extensive range of extras which can accommodate any preference for individuality or for that added bit of luxury, all at competitive prices dependent upon build stage. Please ask a member of our sales team for more information.





Barton Heath Barton



Barton Heath
Forest Grove
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rowland.co.uk

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