

# Healey Fold

## Shawclough

Phase 1 - Presenting a collection of  
3 bedroom homes



Rowland

Shawclough is a picturesque village in Rochdale, surrounded by the tranquil backdrop of pure, open countryside.

Here you will find the delights of Healey Dell Nature Reserve, a beauty spot and wildlife sanctuary enjoyed and protected by local people. Through thousands of years, the River Spodden has carved its way through the woodlands, creating stunning scenery and spectacular waterfalls which once powered ancient corn, wool and cotton mills. The disused 1800s railway line has now become a nature trail with magnificent views from a 100-foot high viaduct.

The Rover Roch, Three Owls Bird Sanctuary and Hollingworth Lake are all within easy reach, making Shawclough sure heaven for nature lovers – yet just as attractive for those seeking fun in the form of shopping, pubbing and clubbing, for the lively town of Rochdale is just 2 miles away.

Rochdale's roots run deep and the town is rightly quick to celebrate its interesting ancestry with popular tourist attractions such as Rochdale Pioneers first Co-operative store and a tribute to Rochdale-born Gracie Fields at The Esplanade.





The borough of Rochdale stretches from the north-east side of Manchester to the Pennines and the borders of West Yorkshire and is credited with a rich industrial archaeology. Its many fast-flowing streams running off the Pennine Hills made the town an ideal site for mechanised textile production, spawning the start of its famous textile heritage. The industrial wealth of the town secured it Municipal Borough status in 1856, leading to the creation of the magnificent town hall in 1871, an imposing neo-Gothic building, with its separate bell tower that dominates the approach to Rochdale from Manchester.

As much as Rochdale thrives on its interesting history it embraces the future. A variety of cafes, pubs and restaurants populate the town centre, whatever your taste, style or budget. Shopping is well catered for with high street brands and individual markets offering breadth of choice for consumers. The town also has a strong cultural slant with many theatres and museums.

For commuters, Rochdale is conveniently situated for access to major towns and cities across the North West, with the A627M linking to the M60 Manchester Orbital and the M62 to Liverpool. Manchester, Salford and Bolton are all less than 12 miles away, with the neighbouring towns of Bury and Oldham just six miles away. The town has excellent rail links, with a half hourly service direct to Manchester.

So if it's the best of both worlds you're looking for in a location, Shawclough should tick all the right boxes.



Rowland

Rowland is an independent, privately owned house builder based in the North West of England.

Established in 1993, the company has developed a proud track record for offering our customers a stylish range of high quality homes at affordable prices.

At Rowland, we believe in offering a varied portfolio of traditional, modern and contemporary houses and apartments, in a range of sought after and convenient locations throughout the region.

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, whether it's a one-bedroom studio apartment, a detached family home or a luxury penthouse.



Little wonder then, that Rowland won 'Best Apartment' in the prestigious What House Awards 2007 and 'Best Luxury Development' at the Your New Home Awards 2006.



Proof that its ethos of building homes to suit their environment is as relevant today as it was at Rowland's inception.





All Rowland homes offer interesting 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 maximum comfort with minimal maintenance, in-keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. A good deal of time and careful planning goes into the layout of each development. We believe in creating a neighbourhood, not an estate, blending the development and areas of public open space into the local environment in a complementary and often spectacular way.

Whichever home you choose to buy and wherever you choose to live, we hope you'll find one to suit your lifestyle.

Enjoy the experience.

[www.rowland.co.uk](http://www.rowland.co.uk)



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# Healey Fold

Located on Shawclough Road, in Shawclough, Healey Fold is a development of two and three bedroom homes, built to Rowland's exacting standards to offer both quality and affordability.

## Phase 1:

First time buyers and young families are being well catered for in the first phase of Healey Fold, with a selection of three bedroom mews homes.

Consistently popular designs in Rowland's portfolio, the Brittany, Cherbourg and Burgundy offer fantastic value for money for buyers looking for an impressive starter home.

Each property features a combined kitchen and dining room, spacious lounge, cloakroom, bathroom and en-suite to master bedroom.

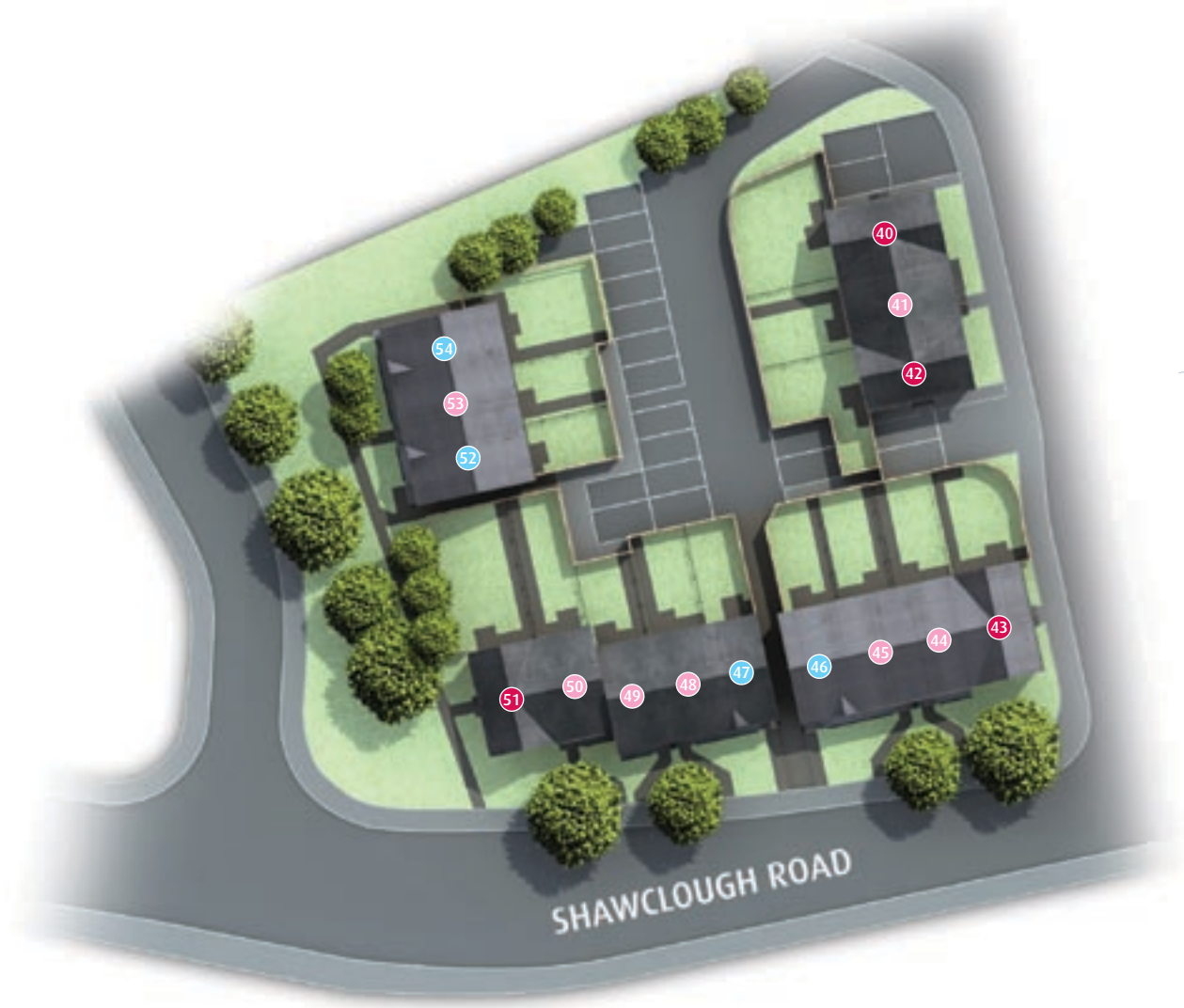
Subject to build stage, buyers have the freedom to personalise and add value to their new home by choosing from Rowland's menu of client options.



# Development Plan

## Key

- **Brittany** - 3 bedroom mews home
- **Cherbourg** - 3 bedroom mews home
- **Burgundy** - 3 bedroom end mews home



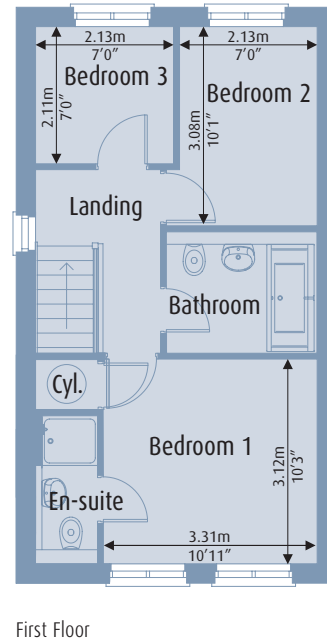
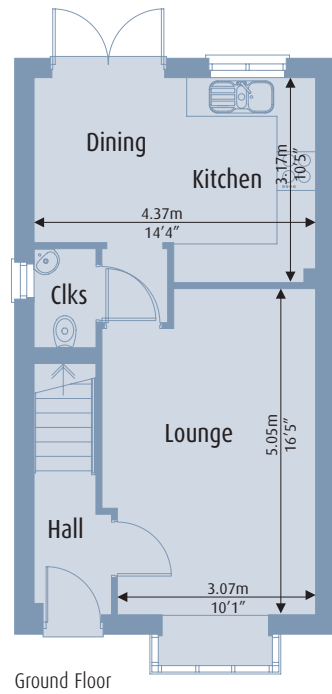


Computer generated image of The Brittany



# Brittany

3 bedroom mews home



**Note:**  
All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please refer to the sales consultant for full details.



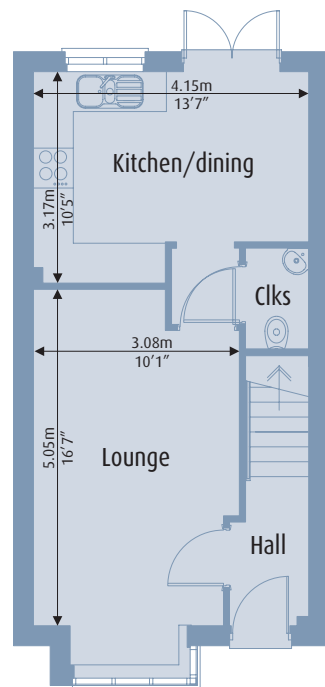
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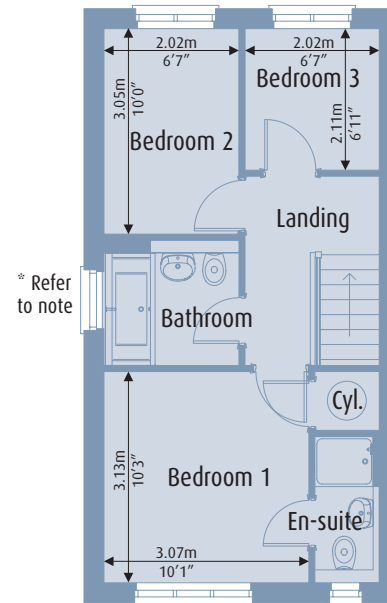
Computer generated image of The Cherbourg

# Cherbourg

3 bedroom mews home



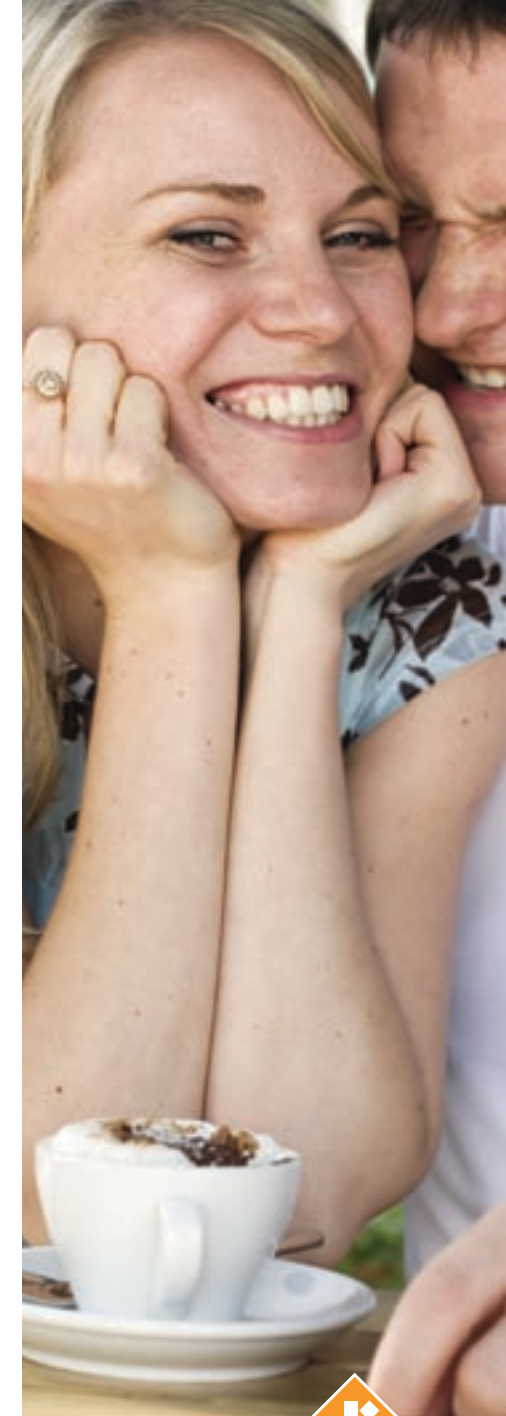
Ground Floor



\* Refer to note

First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please refer to the sales consultant for full details. \* Windows only apply to end units



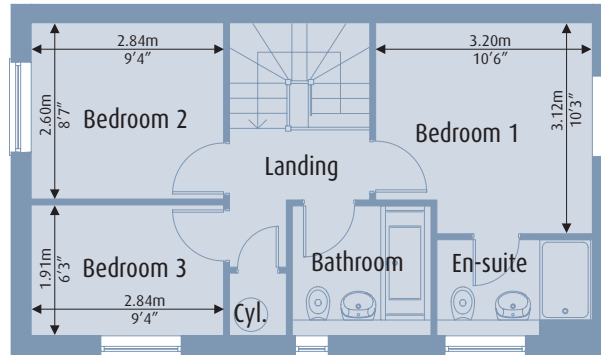
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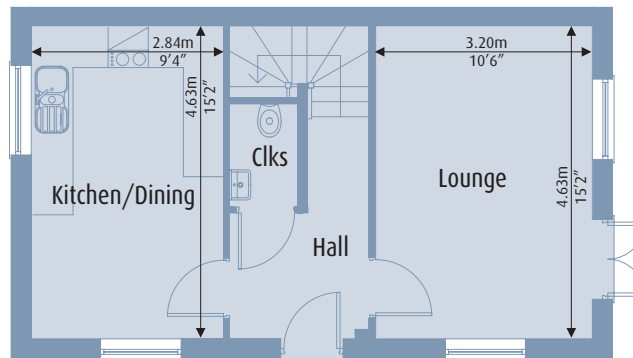
Computer generated image of The Burgundy

# Burgundy

3 bedroom end mews home



First Floor



Ground Floor

**Note:**  
All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please refer to the sales consultant for full details.



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## Specification

Key: Standard ◆ Optional 0 Not applicable –

	Brittany	Cherbourg	Burgundy
Fitted kitchens with choice of finishes	◆	◆	◆
Single oven, gas hob and chimney hood	◆	◆	◆
1½ bowl stainless steel sink with top lever chrome tap	◆	◆	◆
Integrated fridge and freezer	0	0	0
Integrated dishwasher	0	0	0
Integrated washer/dryer	0	0	0
Roca Laura sanitary ware to bathrooms, en-suites and cloaks	◆	◆	◆
Bathrooms part tiled to wet walls	◆	◆	◆
En-suites have fully tiled shower cubicle and part tiled to wet walls	◆	◆	◆
Shower over bath	◆	◆	◆
Splashback to cloaks	◆	◆	◆
Chrome towel rail to bathroom and en-suites	◆	◆	◆
Hansgrohe taps & mixers to bathrooms, en-suites and cloaks	◆	◆	◆
Flat plastered ceilings	◆	◆	◆
Vicaima oak decordor internal doors	◆	◆	◆
Chrome internal door furniture	◆	◆	◆
TV socket to lounge and master bedroom	◆	◆	◆
BT socket to lounge and master bedroom	◆	◆	◆
Gas fired central heating	◆	◆	◆
Double glazed UPVC windows and French doors	◆	◆	◆
Mains powered smoke detectors to hall and landing	◆	◆	◆
Fitted wardrobes	0	0	0
Carpets to hall, living & bedroom areas	0	0	0
Individually designed handmade curtains	0	0	0
Hardwood or laminate flooring (excluding wet areas)	0	0	0
Fencing <sup>+</sup>	◆	◆	◆
Turfed front gardens	◆	◆	◆
Ten year NHBC warranty	◆	◆	◆

+ Please refer to fencing layout on site

Specifications are included for guidance only and are not intended to be contractual or binding.

You should bear in mind that elevational designs, finishes and internal specifications can vary from plot to plot during the course of development, as we operate a policy of continuous improvement and work within the requirements of the Planning Authorities and Building Regulations.

All properties and photographs shown are for illustrative purposes only.

Please refer to the sales consultant for full details.



# Adding individuality while adding Value

Putting your own individual stamp on your new Rowland home couldn't be easier, for we offer a range of options that allow you to both personalise your property and add value too.

We like to put you in the driving seat when it comes to the finishing touches, but please remember, the sooner you reserve your Rowland home the better, as some upgrades and extras can only be built in at certain construction stages. Your sales negotiator will be able to advise you on the options available to you and demonstrate the various choices we offer in:

**Floor coverings:** carpets, tiling, laminate flooring

**Kitchens:** units, worktops, ovens, hobs, fridge freezers, dishwashers, washing machines

**Bedrooms:** fitted wardrobes

**Bathrooms & en-suites:** shower screens, mirrors

**Living areas:** fireplaces and surround

**External:** patio areas, fencing, conservatories, lighting

**Fixtures & fittings:** lighting, switches, sockets

**The next step** Adding value to your new Rowland home and ensuring that it is built and styled exactly as you want it couldn't be easier. The first step is to visit the sales centre and decide on the property or plot you're interested in. Your Rowland sales negotiator will be pleased to tell you all about the full range of optional extras available on your chosen property. They'll also discuss how the building schedule of the property or plot you have chosen will affect any choices you make. Once you're 100% satisfied, you then reserve your Rowland home, make your final choice of optional extras and decide on the payment terms to suit you - whether that's paying in advance, or adding the cost of additional items to the purchase price of your new home. (Please note that should you choose the latter option, work will only commence following exchange of contracts.)

Then, it's a case of relaxing, safe in the knowledge that when you do move into your new, totally personalised Rowland home, it will be exactly how you want it.



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## Healey Fold

Shawclough Road,  
Shawclough,  
Rochdale OL12 6PP

Rowland Homes Ltd.

Tel: 01772 621166

Sales Enquiries: 0800 559 3501

[www.rowland.co.uk](http://www.rowland.co.uk)



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