

# The Pastures Wesham



A select development of elegant new homes



# Welcome to The Pastures

Near local amenities, minutes from the M55 – close to Preston and Blackpool

Ideally located virtually mid-way between Preston and Blackpool, Wesham occupies a delightful position in the green and fertile Fylde countryside of Lancashire, with a village history going back to the Norman Conquest. The coming of the railways in the 19th century brought prosperity to the town, and today it is a thriving community thanks to local industries such as Fox's Biscuits and many other local enterprises. Wesham benefits from a selection of local shops, plus it has a busy community centre, recreation centre and three pubs - all contributing to the town's clear sense of community and identity.

Wesham shares a railway station with neighbouring Kirkham, providing direct links to Blackpool and Preston, the latter being on the main West Coast Rail line between London and Glasgow.

Trains to London take as little as two hours and 15 minutes and Preston is within easy rail commuting distance of Liverpool and Manchester. Wesham is also just minutes from Junction 3 of the M55, which connects Blackpool to the north-south M6 motorway, for direct connections to Cumbria and the whole of the North West.

For local days out, Blackpool, the Lancashire coast, the Lake District and the Trough of Bowland are easily accessible and the nearby university city of Preston has extensive education, shopping and entertainment amenities. Nearby Kirkham also has excellent facilities, including several well respected Primary and Secondary schools.





## 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!



# The Pastures

An impressive range of properties offering extensive choice

The Pastures offers a rewarding choice of three and four bedroom detached homes, with either single or double garages. While semi-detached homes benefit from private driveways or a parking space. Properties are arranged round several cul-de-sacs, making it ideal for those seeking a comfortable and relaxing environment in which to enjoy a relaxed family life. With plenty of tree cover and landscaping to create a mature, well established ambience, each home has a lawned area to the front. In addition, The Pastures is bordered by a recreation ground and an extensive bio-diversity area, adding further greenery to the environment.

Externally, different types of brick, render and other finishes ensure that the homes have an individual

signature and character, creating a village-like atmosphere that feels as if the development has grown up slowly and organically, over time. Internally, properties are of an exceptionally high standard, with premium quality specifications throughout – in fact Rowland include many fixtures and fittings as standard that other developers only provide as costly upgrades. In the detached homes interior spaces flow freely from kitchens through to family and dining areas and appliances within the ergonomically designed fitted kitchens include integral hob, oven, fridge freezer and microwave. Bathrooms include white designer sanitaryware with chrome fittings, along with a choice of ceramic wall tiles to selected walls for easy maintenance (subject to build stage).







# Development plan

- ◆ **Marlborough**  
4 bedroom detached home with double garage
- ◆ **Reynold**  
4 bedroom detached home with double garage
- ◆ **Belgrave**  
4 bedroom detached home with garage
- ◆ **Hatton**  
4 bedroom detached home with garage
- ◆ **Bonington**  
4 bedroom detached home with garage
- ◆ **Renishaw**  
4 bedroom detached home with garage
- ◆ **Holbrook**  
4 bedroom detached home with garage
- ◆ **Bowes**  
4 bedroom detached home with garage
- ◆ **Charleston**  
3 bedroom detached home with garage
- ◆ **Victoria**  
3 bedroom detached home with garage
- ◆ **Gladstone\***  
3 bedroom semi-detached home
- ◆ **Affordable Housing**

\*Selected plots are available on intermediate sale to qualifying purchasers, ask our Sales Executive for terms and conditions.

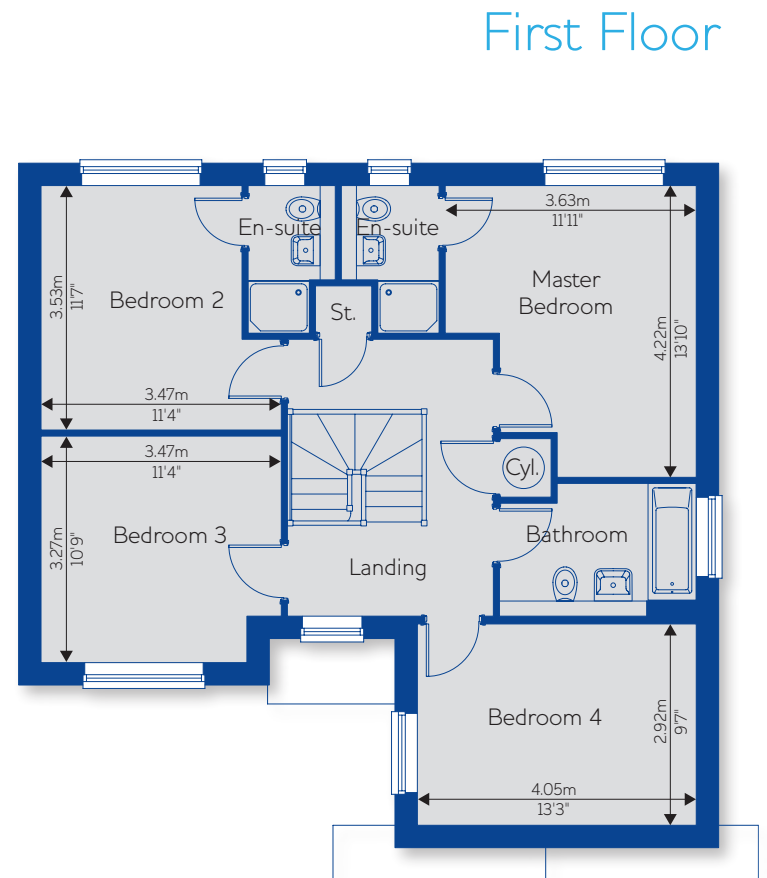








Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. Plots 6, 28 and 100 have a detached garage and window positions will vary to the dining/study and bedroom 4. Please speak to the Sales Executive for full details.



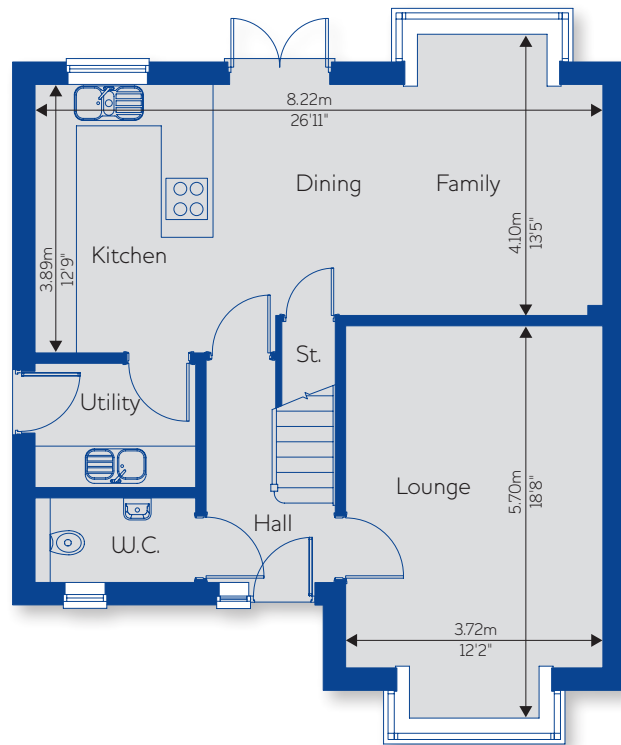
# Marlborough

4 bedroom detached home with double garage

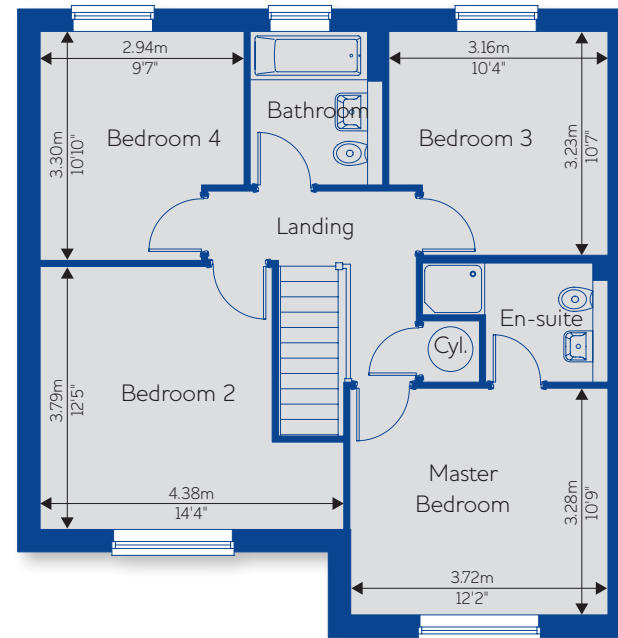




## Ground Floor



## First Floor



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

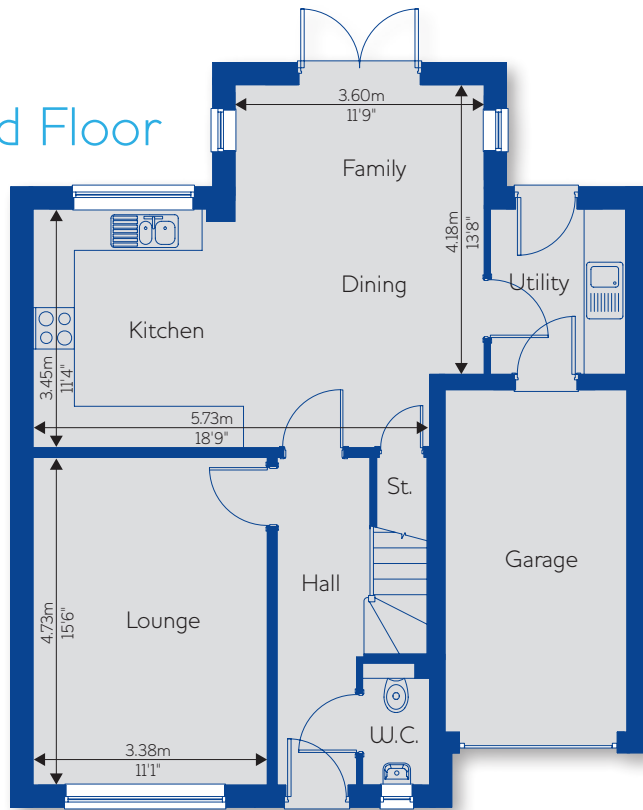
# Reynold

4 bedroom detached home with double garage

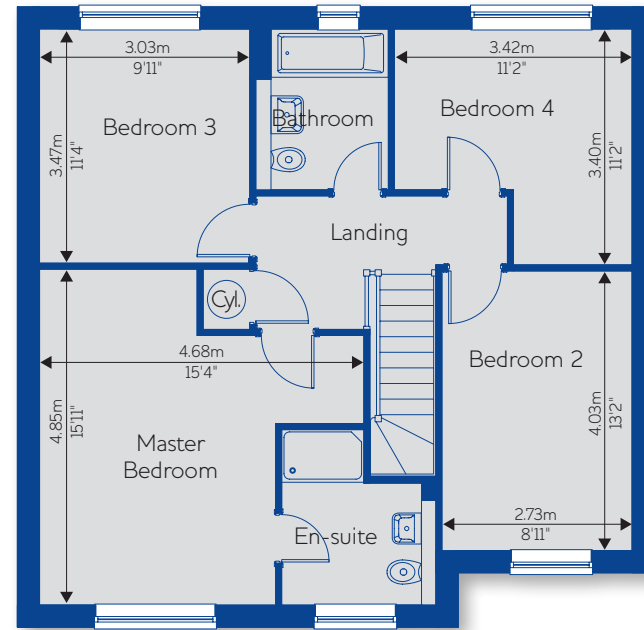




## Ground Floor



## First Floor



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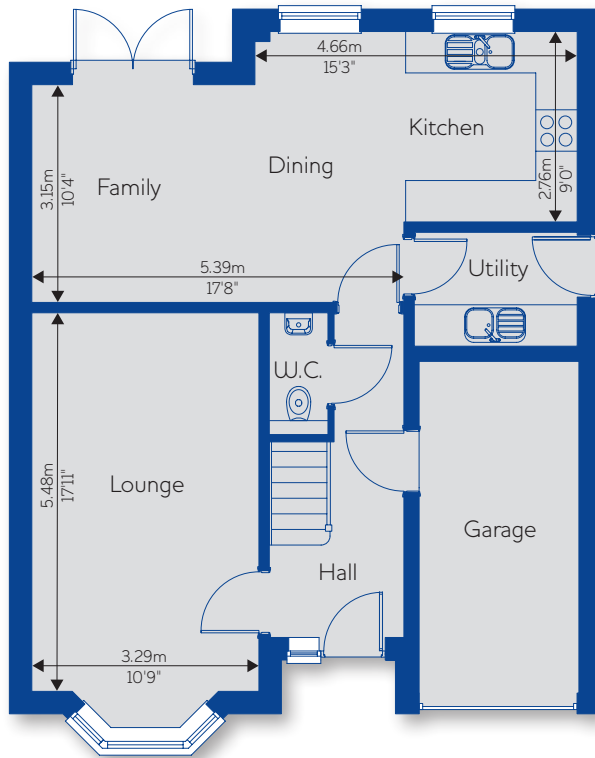
# Belgrave

4 bedroom detached home with garage

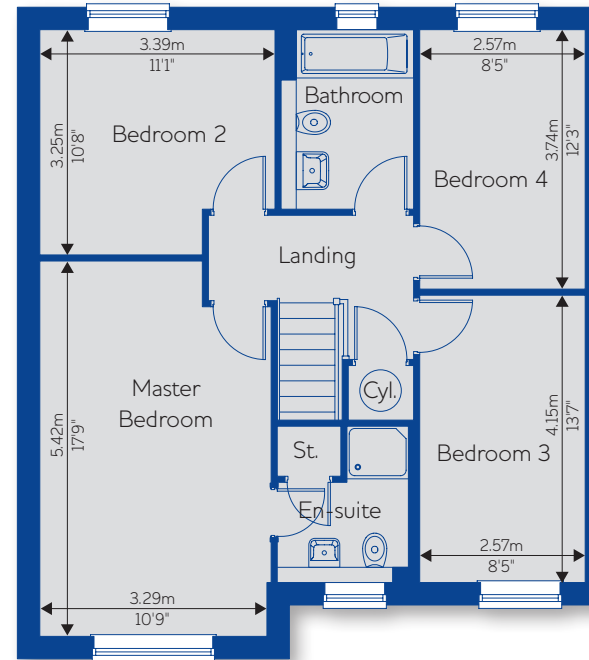




## Ground Floor



## First Floor



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# Hatton

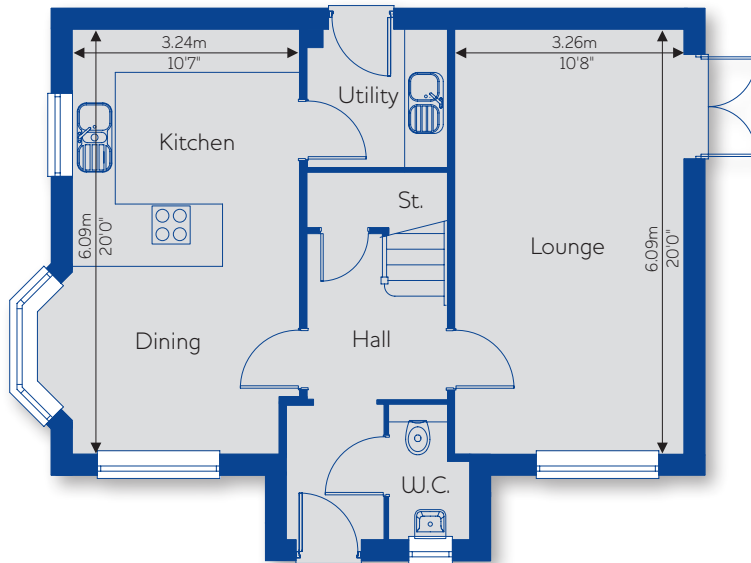
4 bedroom detached home with garage



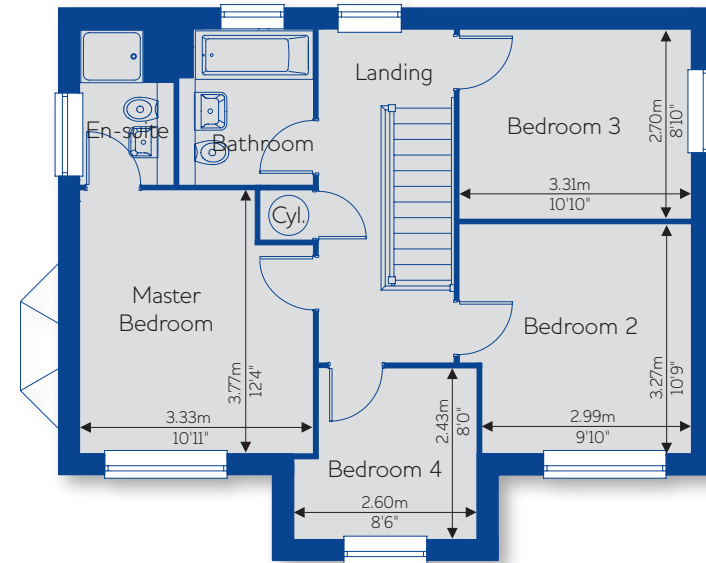




## Ground Floor



## First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. Plot 19 has a double garage. Plots 19 & 99 window positions will vary. Please speak to the Sales Executive for full details.

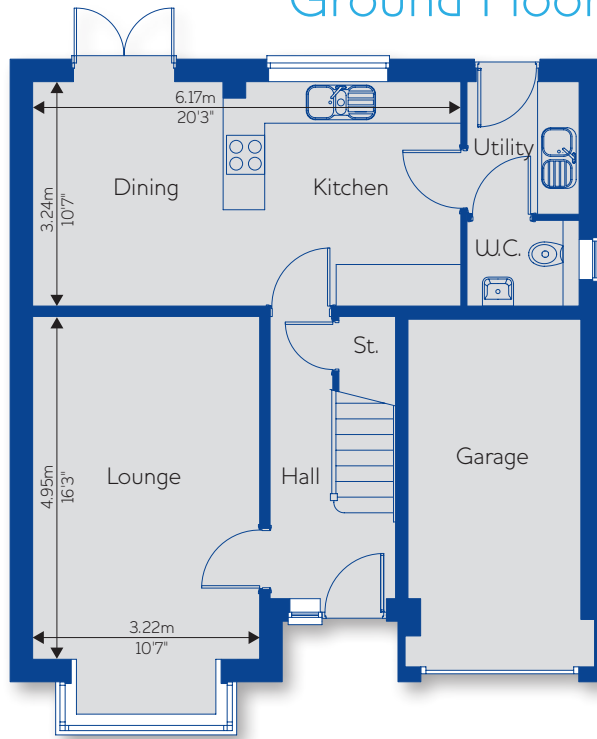
# Bonington

4 bedroom detached home with garage

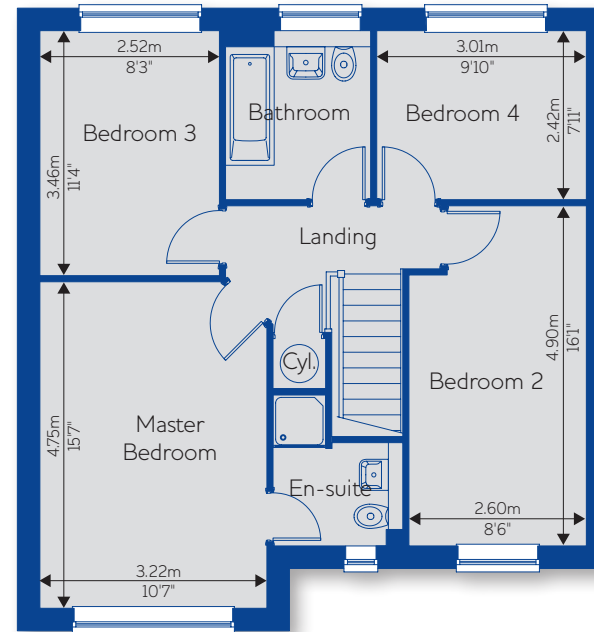




## Ground Floor



## First Floor



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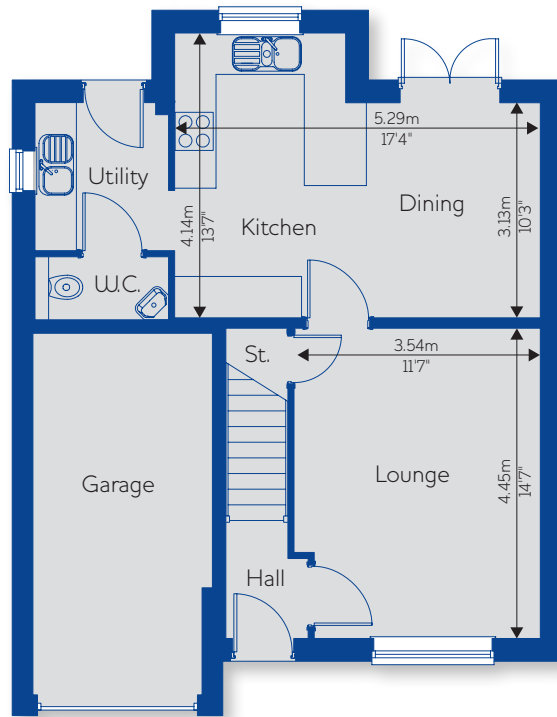
# Renishaw

4 bedroom detached home with garage

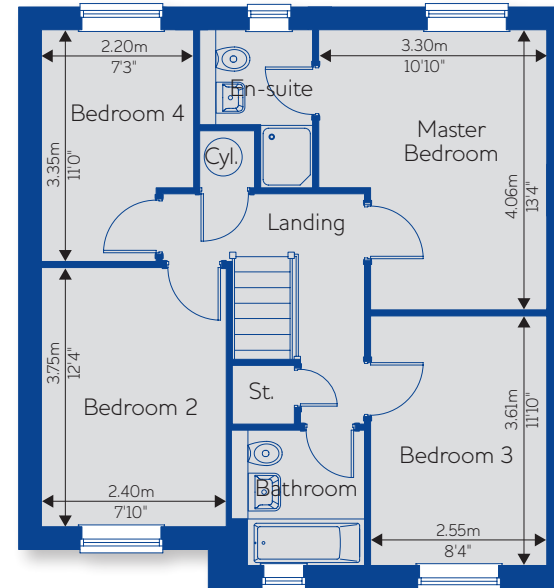




## Ground Floor



## First Floor



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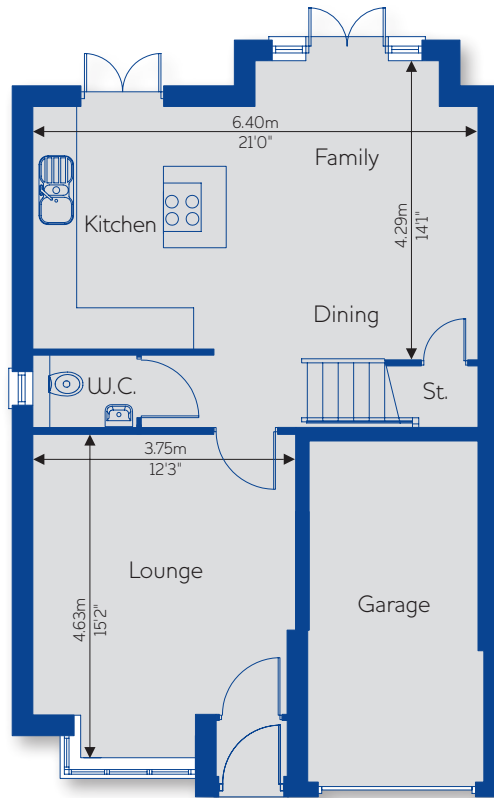
# Holbrook

4 bedroom detached home with garage

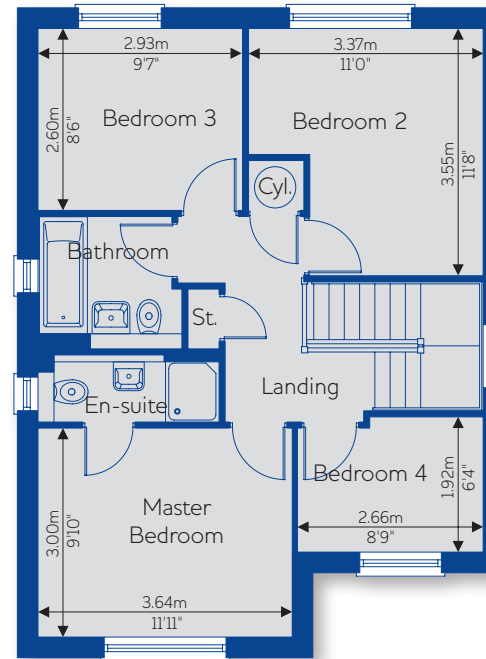




## Ground Floor



## First Floor



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

# Bowes

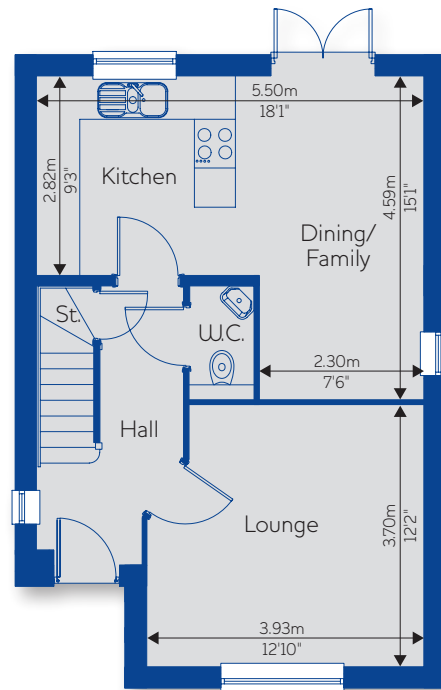
4 bedroom detached home with garage



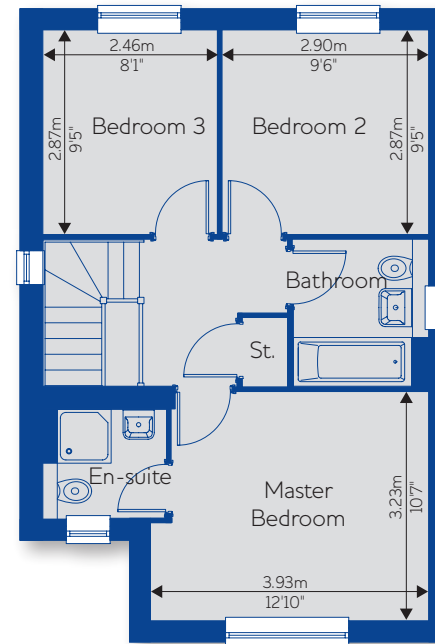




## Ground Floor



## First Floor



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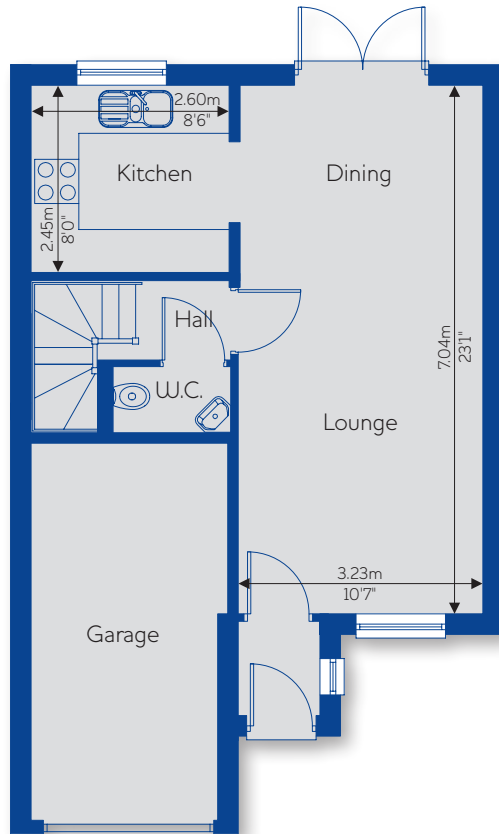
# Charleston

3 bedroom detached home with garage

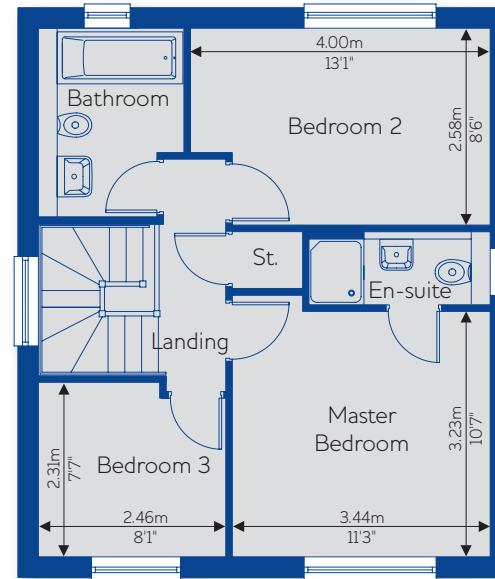




## Ground Floor



## First Floor



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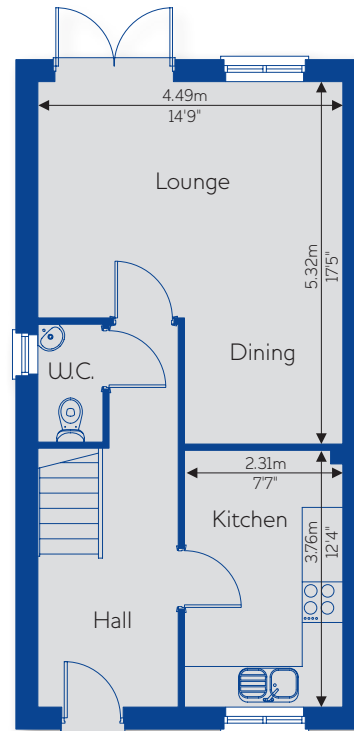
# Victoria

3 bedroom detached home with garage

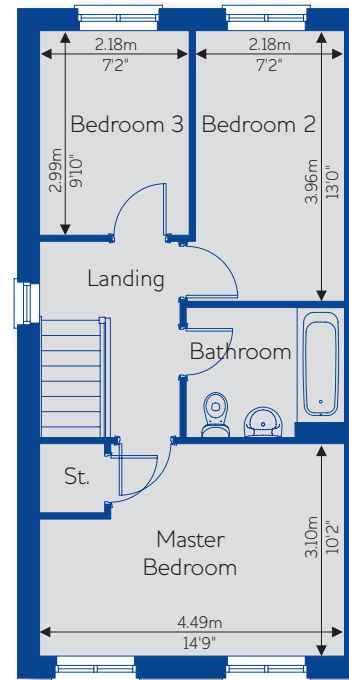




## Ground Floor



## First Floor



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**Gladstone\***  
3 bedroom semi-detached home



# Specification

## Fixtures and fittings of exceptional quality

All the homes at The Pastures 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
- ◆ 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

#### 3 bedroom semi-detached homes include:

- ◆ Upstands with a stainless steel splashback
- ◆ 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 to hand basins
- ◆ Hansgrohe bath and single lever shower mixer tap, with slide shower rail and bath screen to bathroom in 4 bedroom detached homes
- ◆ Hansgrohe shower to en-suite in 4 bedroom detached homes
- ◆ Hansgrohe bath and hand rinse single lever mixer tap to the bath in the bathroom in 3 bedroom detached homes
- ◆ Hansgrohe thermostatic shower to en-suite in 3 bedroom detached homes
- ◆ A large selection of Ceramic Tiles are available to choose from for selected wall areas, with the option of upgrades
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

#### 3 bedroom semi-detached 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 upgrades

### 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 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

#### 3 bedroom semi-detached 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 and Sustainability



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. In addition;

- ◆ Your new Rowland home addresses a number of sustainable principles, by improved build techniques and utilising selected quality materials, and where possible from sustainable sources, the impact on the environment and climate change has been reduced whilst increasing the performance of your home
- ◆ Water wastage has significantly been reduced by installing cisterns and showers that efficiently reduce flow rates
- ◆ Kitchen appliances such as your fridge freezer are minimum A- rated for energy efficiency and water consumption (where provided)
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible



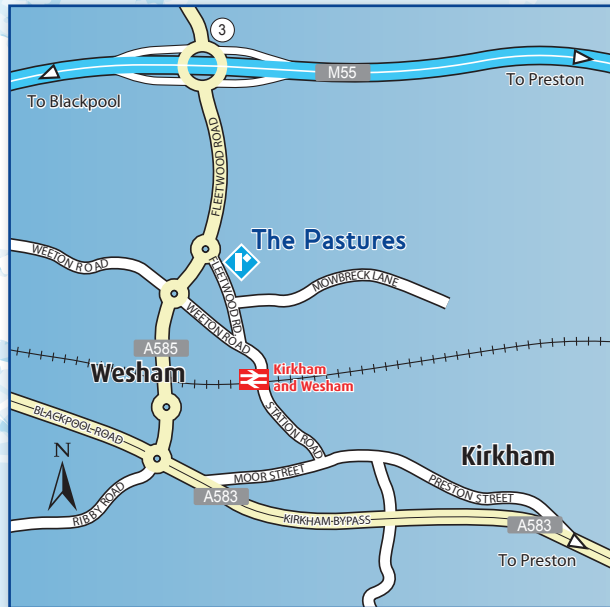
## Upgrade your home

Rowland 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.





# The Pastures Wesham



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

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