

Stokes Manor Leyland



A desirable collection of elegant new homes



Welcome to Stokes Manor

Close to local amenities with excellent transport links

A bustling historic market town with a proud industrial heritage - a great location for living the good life!

Leyland's past reveals a rich seam of England's history and today this bustling town proudly displays its heritage for all to see. Stroll around the town centre and you'll discover Leyland Cross, a fine Saxon edifice; the British Commercial Vehicle Museum commemorates Leyland's past role as manufacturer of Leyland trucks and buses - and at magnificent 150 acre Worden Park, you'll find beautiful historic ornamental gardens and wide open green spaces.

Leyland town centre offers an array of local shopping experiences plus the vibrant and bustling Leyland Market which is open every Tuesday, Friday

and Saturday and provides a wide variety of stalls to browse. Also conveniently located are a range of supermarkets and other major retailers. Leyland's academic institutions have good reputations and there are several high schools, a technology college plus a sports college; in addition, Runshaw College has been awarded Ofsted's highest accolade.

Local transport links are excellent; Leyland railway station is on the West Coast line, with fast links to Preston, Lancaster and Wigan, plus onward connections to Crewe and London Euston. Just minutes away, the M6 puts you within easy reach of the whole of the North West, with the Lancashire coast, the Trough of Bowland and the Lancashire moors easily reached for leisure days out and exploration.



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!





Development plan

- ◆ **Charleston**
3 bedroom detached home with garage
- ◆ **Victoria**
3 bedroom detached home with garage
- ◆ **Wallace**
3 bedroom semi-detached 2½ storey home
- ◆ **Ashgate**
3 bedroom semi-detached home
- ◆ **Burlington**
3 bedroom semi-detached/mews home
- ◆ **Cranbrook**
3 bedroom semi-detached home
- ◆ **Gladstone**
3 bedroom semi-detached home
- ◆ **Lowry**
2 bedroom semi-detached/mews home
- ◆ **Affordable Homes***

*Affordable homes may be available on intermediate sale to qualifying purchasers, ask our Sales Executive for terms and conditions.

Stokes Manor

An elegant collection of 2 & 3 bedroom homes

Ideally located within walking distance of the town centre, Stokes Manor is perfectly placed to enjoy a relaxed family life.

Close to the heart of Leyland town centre and just a few minutes away from the railway station, Rowland Homes' new and elegant development has been cleverly designed to ensure a calm and peaceful environment without through traffic.

There is a good choice of 2 & 3 bedroom homes with off road parking. The development will be landscaped with tree and shrub planting to create a settled, mature feel.

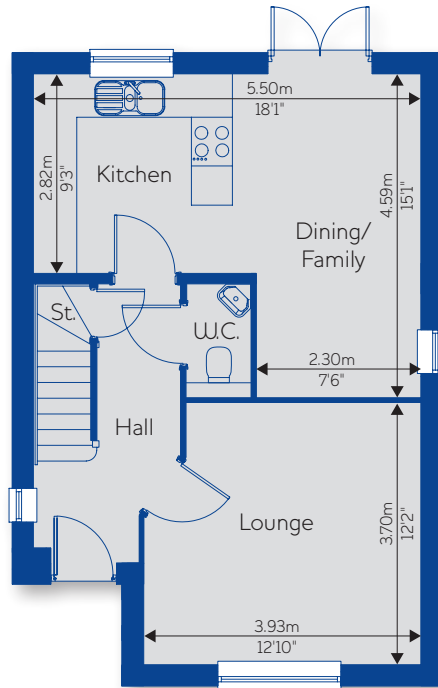
House sizes, designs and finishes at Stokes Manor have been carefully chosen for their varying shapes, tones and textures, so as to give the look and feel of a village community. Properties have been created in accordance with classic architectural principles, with windows, doors and porches that display pleasing symmetry and proportion; in addition, individual detailing incorporates design features, bricks and tiles that reflect traditional regional house styles.



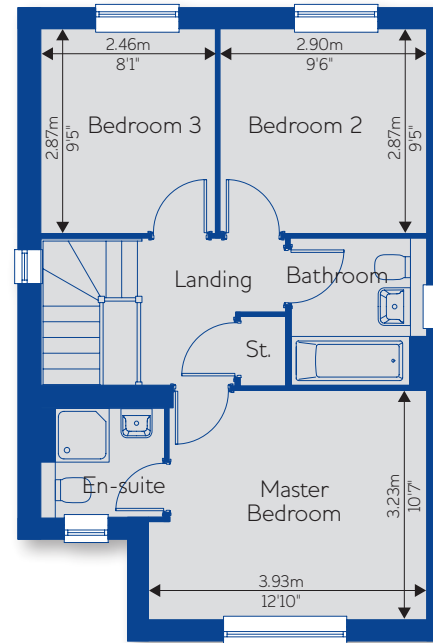
All the homes include interior design features, fixtures and fittings you'd expect from a modern new build property. Ergonomic fitted kitchens display high quality brand name appliances, whilst bathrooms display pure white sanitaryware complemented by chrome fittings.



Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Landing window omitted on Plot 1.

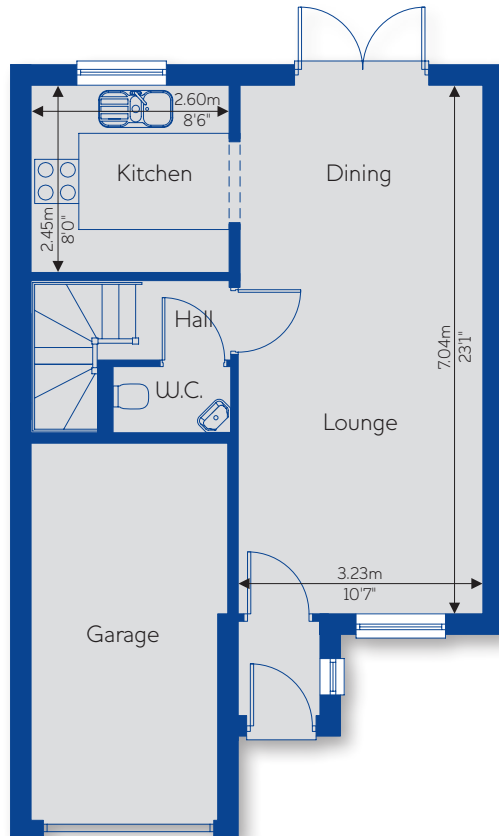
Charleston

3 bedroom detached home with garage

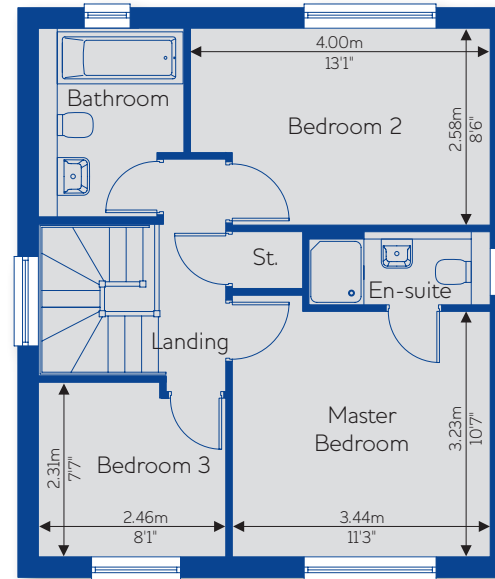




Ground Floor



First Floor



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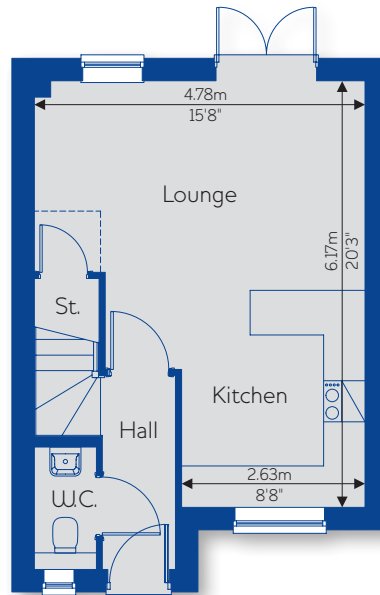
Victoria

3 bedroom detached home with garage

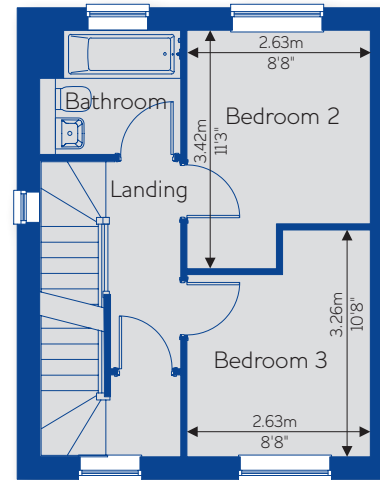




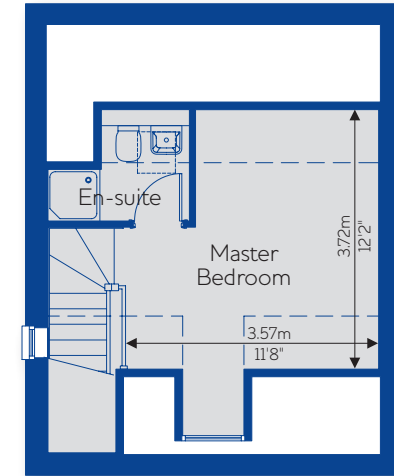
Ground Floor



First Floor



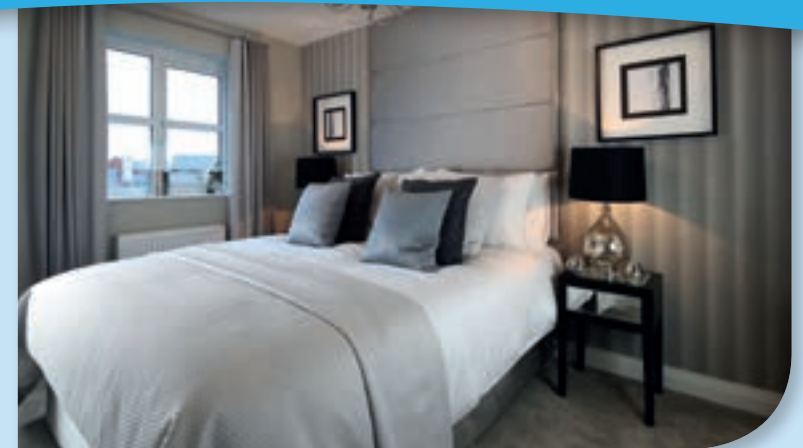
Second Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.
--- Indicates a 2.1m head height.

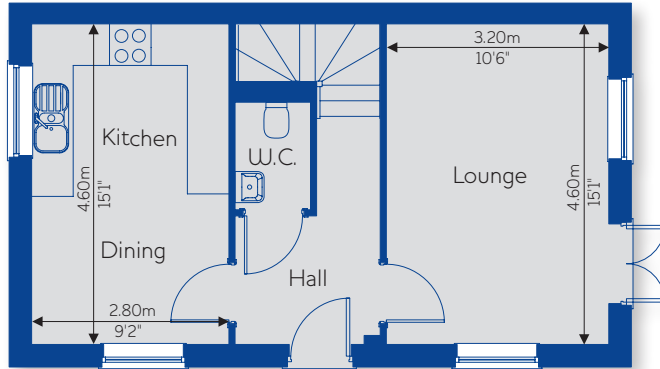
Wallace

3 bedroom semi-detached 2 $\frac{1}{2}$ storey home



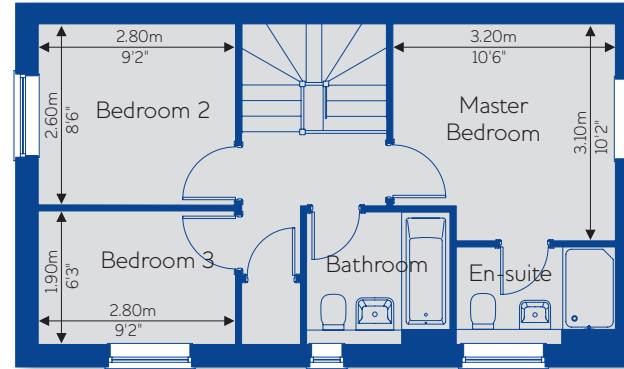


Ground Floor



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First Floor



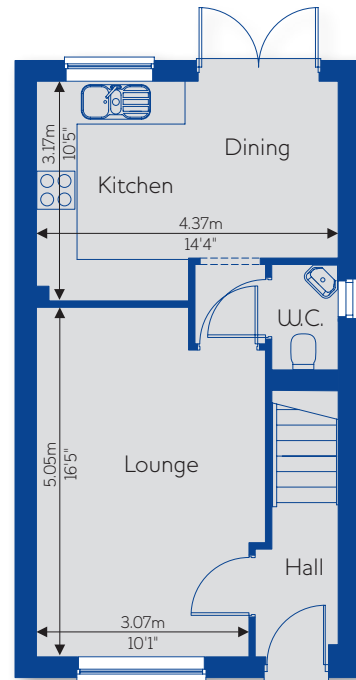
Ashgate

3 bedroom semi-detached home

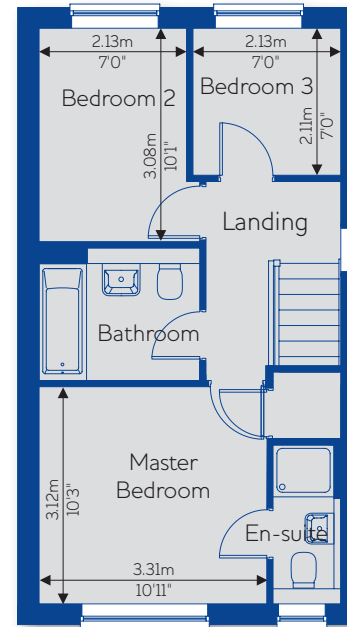




Ground Floor



First Floor



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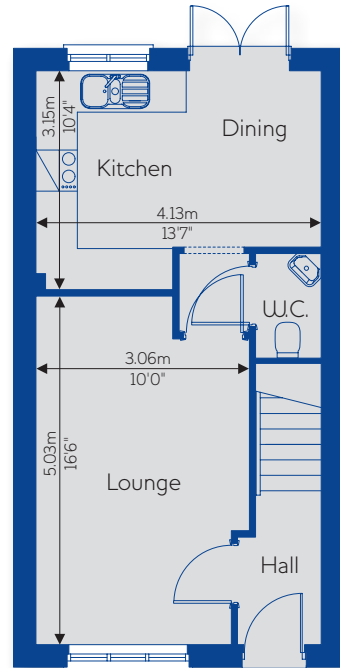
Burlington

3 bedroom semi-detached/mews home

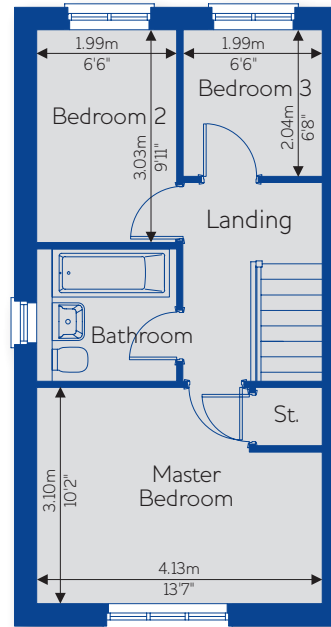




Ground Floor



First Floor



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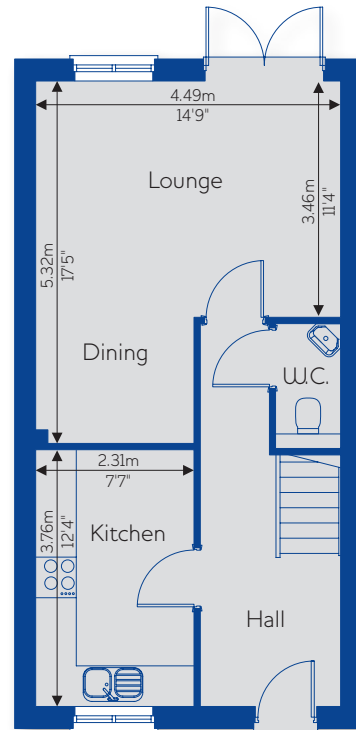
Cranbrook

3 bedroom semi-detached home

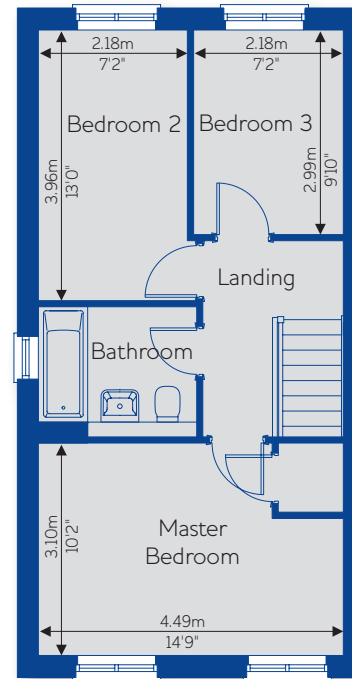




Ground Floor



First Floor



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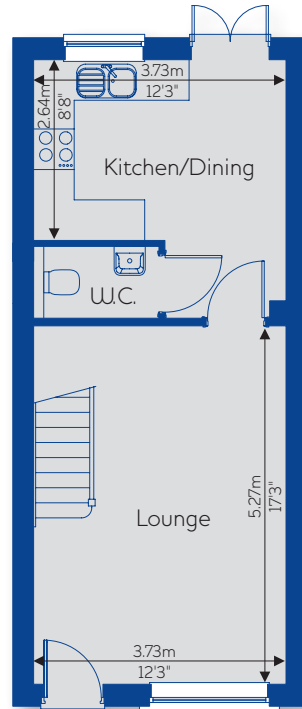
Gladstone

3 bedroom semi-detached home

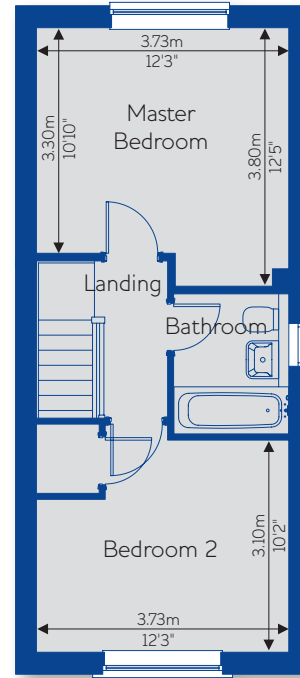




Ground Floor



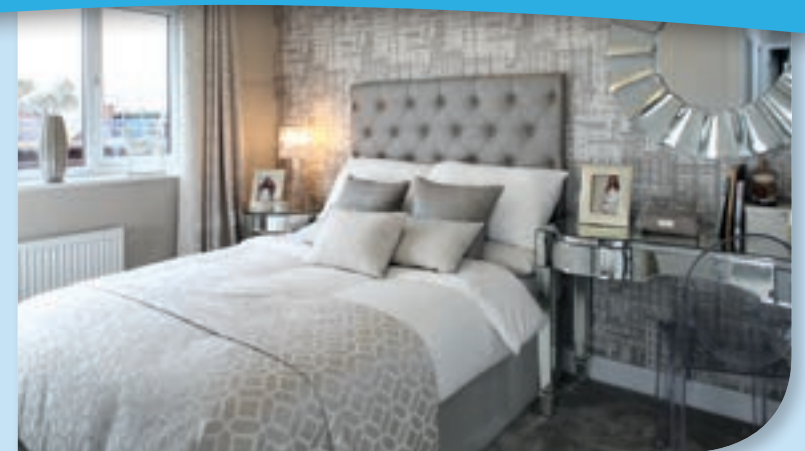
First Floor



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Lowry

2 bedroom semi-detached/mews home



Specification

Fixtures and fittings of exceptional quality

All the homes at Stokes Manor 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.

- ◆ 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 (to Lowry & Gladstone house types)
- ◆ Zanussi appliances are fitted as standard and include a stainless steel double fan oven, stainless steel 4 ring gas hob, stainless steel chimney hood or island hood (to all other house types)
- ◆ Zanussi A+ rated integrated fridge freezer
- ◆ Polished chrome ceiling downlights

Bathrooms and En-suites

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

- ◆ Back to wall Roca sanitaryware
- ◆ Hansgrohe Coolstart taps to basins
- ◆ Hansgrohe Thermostatic Showers to en-suites with Hansgrohe Bath Filler to bathroom (to Ashgate, Burlington, Charleston, Victoria and Wallace)
- ◆ Hansgrohe Thermostatic Showers over baths (to Cranbrook, Gladstone and Lowry)
- ◆ A large range of Ceramic Tiles are available to choose from for selected wall areas, with the option of upgrades
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of a combination boiler, the warmth is radiated through your home with Myson radiators.



Internal fixtures and fittings

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

- ◆ Contemporary style 2 panel satinwood internal doors with polished chrome door furniture
- ◆ White switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with a phone socket fitted to the lounge
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

External features

1.8m screen fencing is provided throughout. Paved areas are in a buff riven flag. The front gardens are turfed and 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



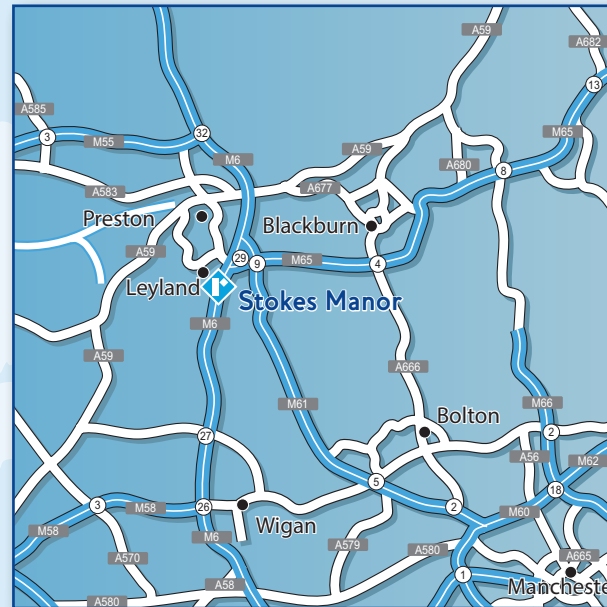
Upgrade your home

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.





Stokes Manor Leyland



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rowland.co.uk

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CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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