

Pear Tree Grange Euxton



A delightful collection of elegant family homes



Welcome to Euxton

Where past and present go hand-in-hand

The delightful Lancashire village of Euxton has a heritage to be proud of; Romans marched through here along Old Watling Street, King Edward I granted the hamlet a market charter in 1301, and King Charles II lodged here in 1651. These days, Euxton is a thriving village and is made up of small, friendly communities.

Surrounded by countryside, yet close to local towns, Euxton is also near to excellent local transport links, including the M6, connecting to The Lake District, Blackpool, Liverpool and The Midlands - and the M61, for Manchester, Leeds and beyond. Euxton also has rail links to Liverpool, Preston, Chorley and Manchester.

There are no less than three Primary schools in the village, with an excellent choice of Secondary schools in Chorley and Leyland – whilst both

Preston and Lancaster each have excellent Further Education colleges and universities. Together, nearby Preston, Leyland and Chorley offer an impressive choice of supermarkets and stores, as well as independent shops, regular markets, plus a wide range of restaurants, bars and entertainment venues.

For days out, Southport, Blackpool and the Lancashire coast are within easy reach and to the east, the rising moors of the Pennines offer plenty of opportunity for exploration by car, bicycle and on foot. A little to the north is the delightful Forest of Bowland, a peaceful and self-contained rural landscape of stone-built villages, woodlands and high hills leading eastwards towards the Yorkshire Dales.



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.

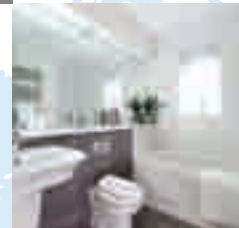
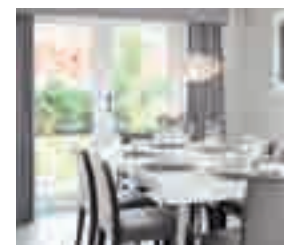
At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular locations throughout the North West.

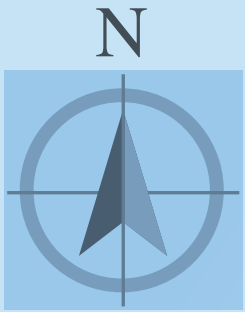
The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards.

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

- ◆ **Marlborough**
4 bedroom detached home with double garage
- ◆ **Bonham**
4 bedroom detached home with single garage
- ◆ **Belgrave**
4 bedroom detached home with single garage
- ◆ **Hatton**
4 bedroom detached home with single/double garage
- ◆ **Brantwood**
4 bedroom detached home with single garage
- ◆ **Bonington**
4 bedroom detached home with single garage
- ◆ **Renishaw**
4 bedroom detached home with single garage
- ◆ **Holbrook**
4 bedroom detached home with single garage
- ◆ **Bowes**
4 bedroom detached home with single garage
- ◆ **Townley**
4 bedroom semi-detached home
- ◆ **Victoria**
3 bedroom detached home with single garage
- ◆ **Charleston**
3 bedroom detached home with single garage
- ◆ **Burlington**
3 bedroom semi-detached/mews home
- ◆ **Affordable Houses**

Pear Tree Grange

A winning collection of contemporary homes

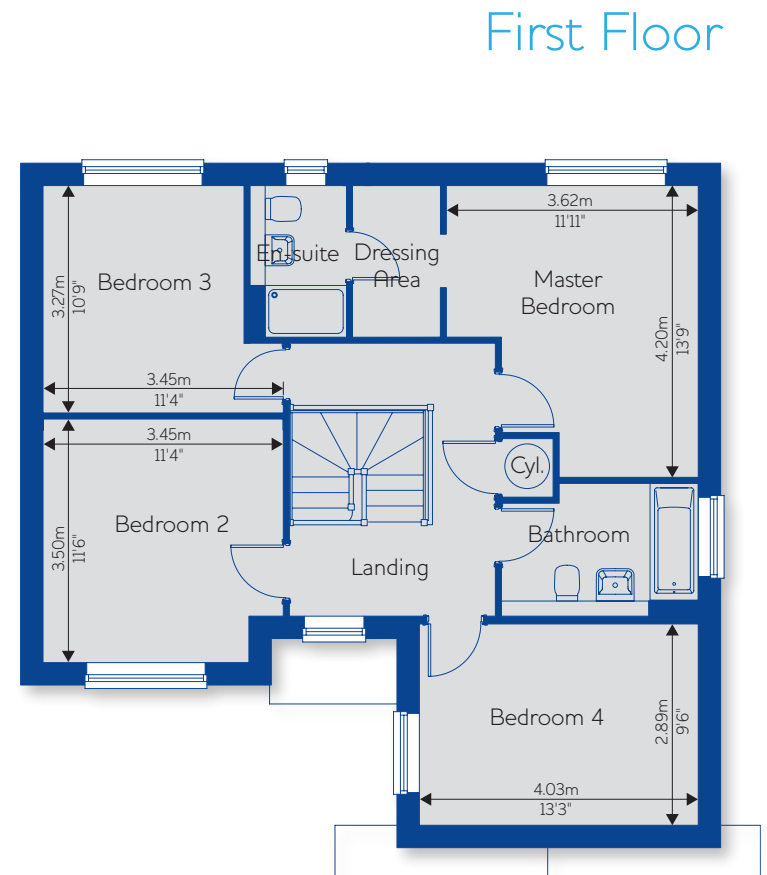
Pear Tree Grange is a delightfully self-contained village community with a quiet, relaxed village atmosphere. There are extensive green spaces and open areas, whilst quiet cul-de-sac avenues ensure peace, privacy and a lack of through traffic. Within the development, there is a wide range of properties to choose from including mews, semi-detached and detached family homes.

Property interiors are light, airy and spacious, with free-flowing family and communal spaces that embrace lounge areas, dining rooms and kitchens. Large windows ensure that there is a wealth of natural light, whilst French doors open onto private rear gardens. Ergonomically designed and fully integrated fitted kitchens include plenty of work-surfaces, cupboards and storage areas; kitchens benefit from a comprehensive selection of brand-name appliances that include hob, double oven and fridge-freezer. Bathrooms, cloakrooms and shower-rooms are finished with pure white designer sanitaryware, complemented by polished chrome fittings.



Principal interior areas benefit from downlighters or pendant fittings, whilst TV, telephone and communications points are placed strategically throughout properties for the custom-fitting of individually specified home entertainment and media systems. Smoke alarms are fitted as standard and garages are supplied with lighting and mains electricity sockets.





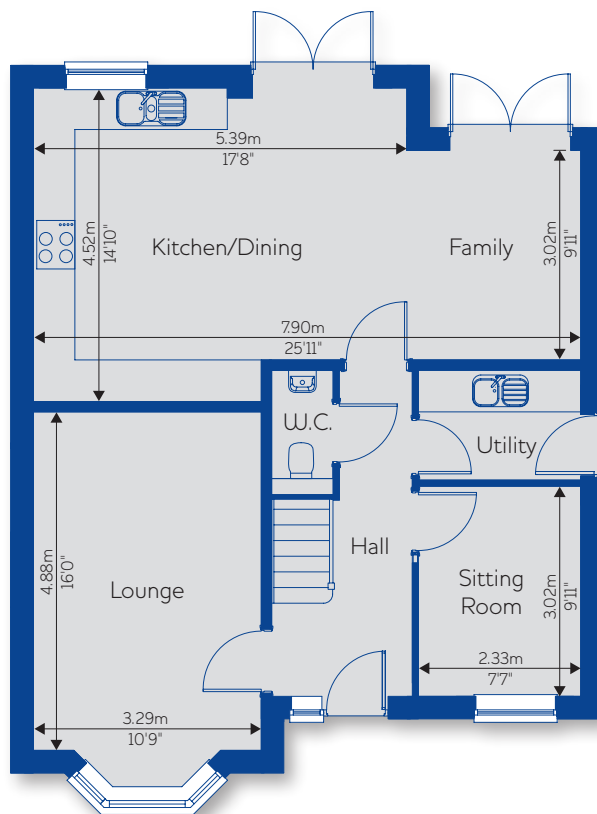
Marlborough

4 bedroom detached home with double garage

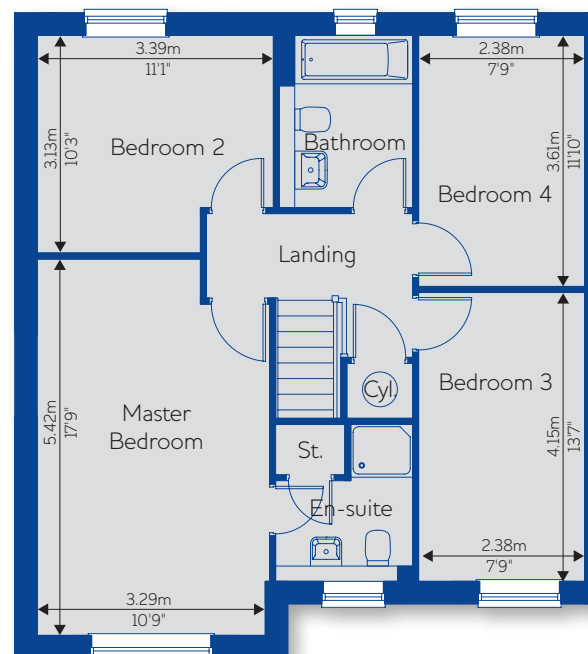




Ground Floor



First Floor



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

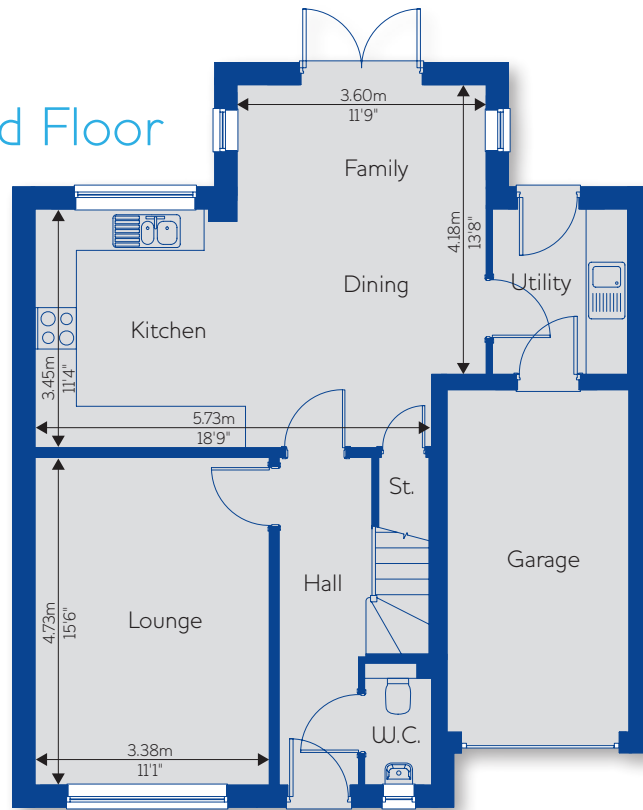
Bonham

4 bedroom detached home with single garage

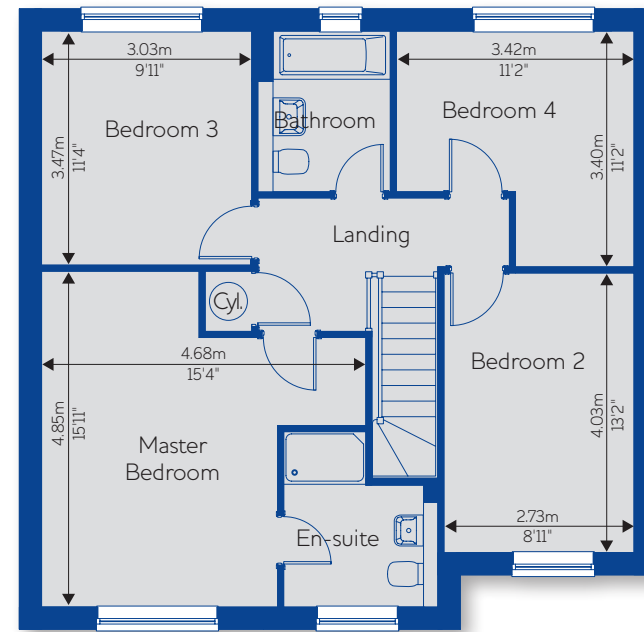




Ground Floor



First Floor



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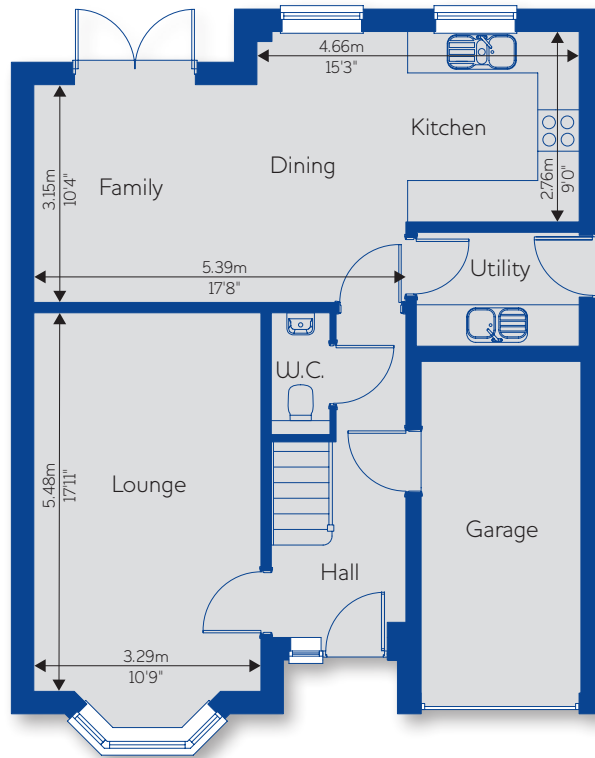
Belgrave

4 bedroom detached home with single garage



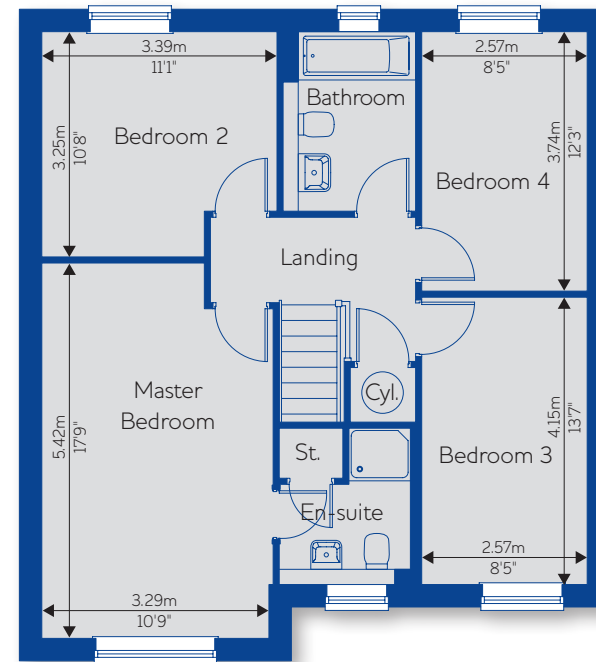


Ground Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 8 has a double garage.

First Floor



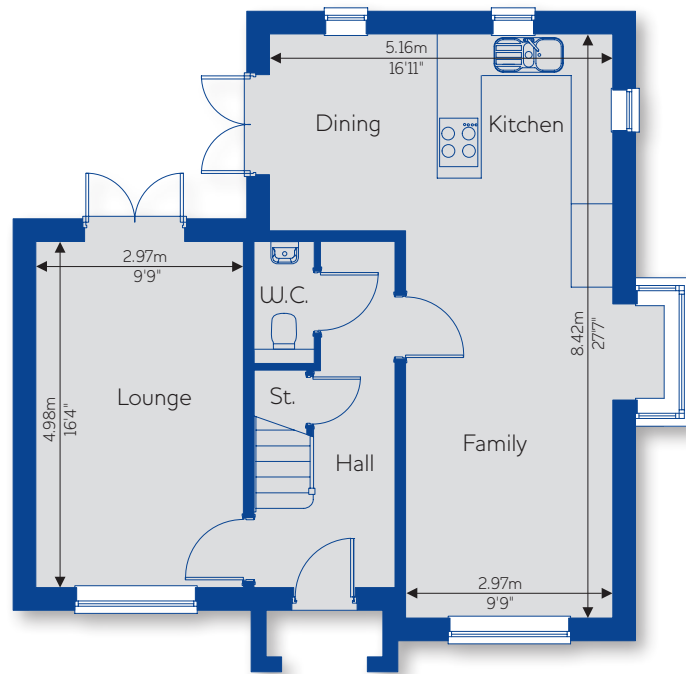
Hatton

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.

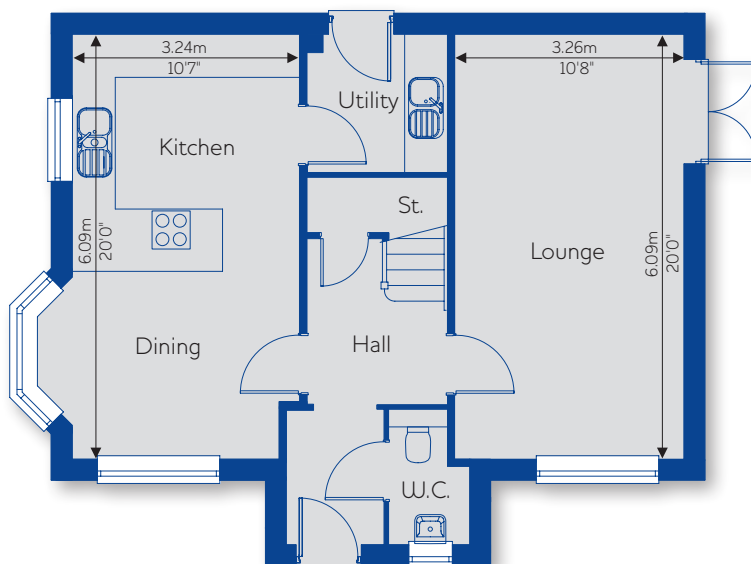
Brantwood

4 bedroom detached home with single garage



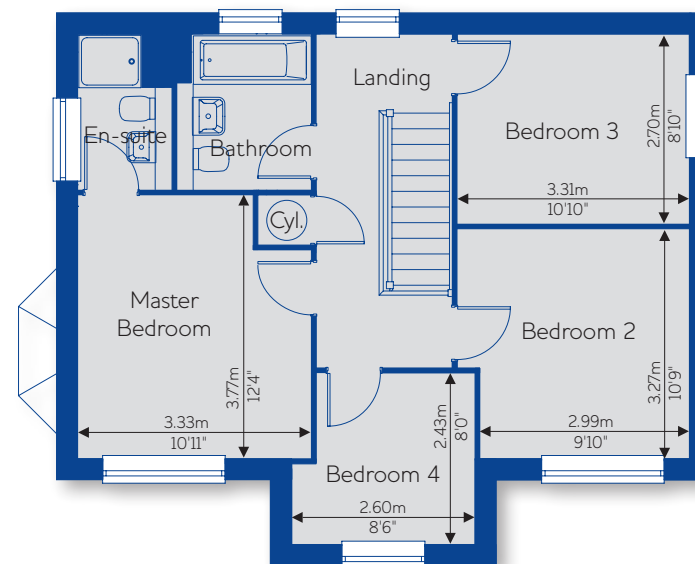


Ground Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.
Plot 102 does not have a side bay window and window positions vary. Please speak to a Sales Executive for details.

First Floor



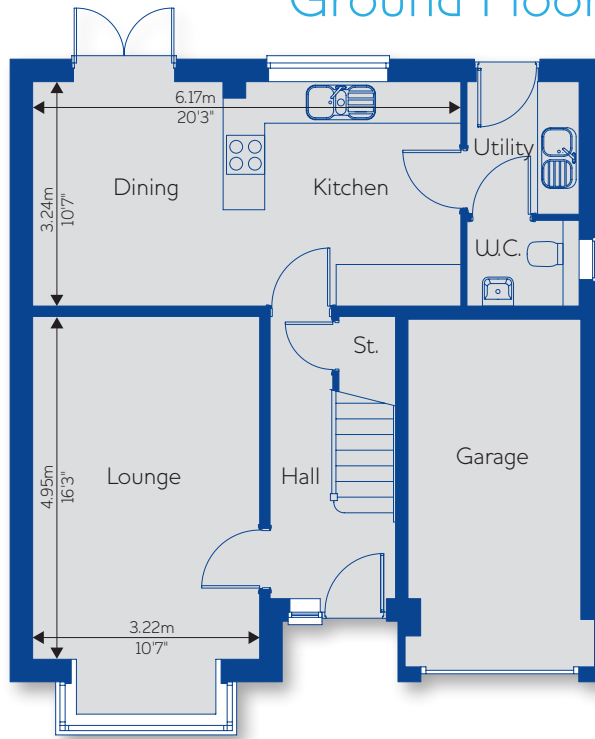
Bonington

4 bedroom detached home with single garage



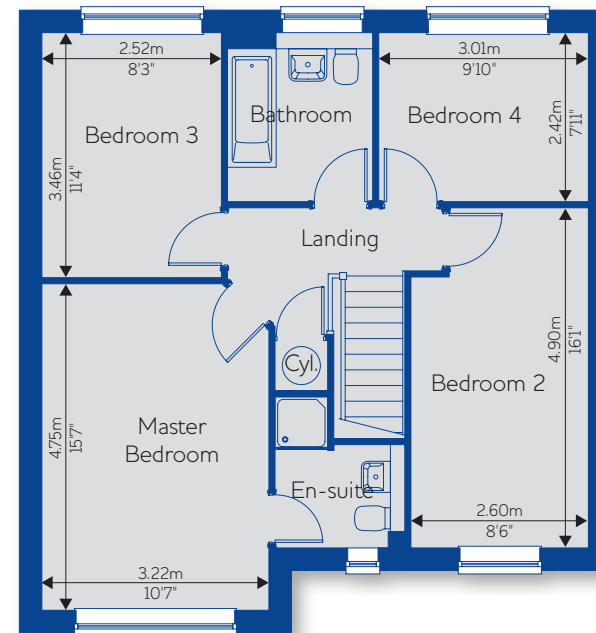


Ground Floor



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

First Floor



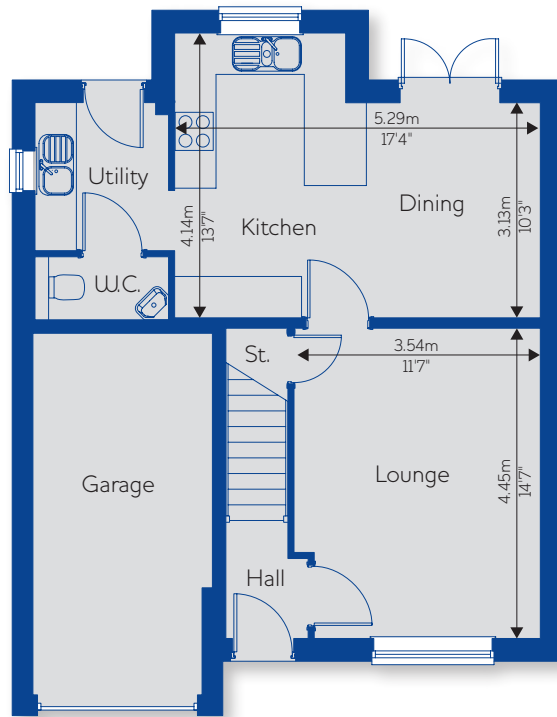
Renishaw

4 bedroom detached home with single garage



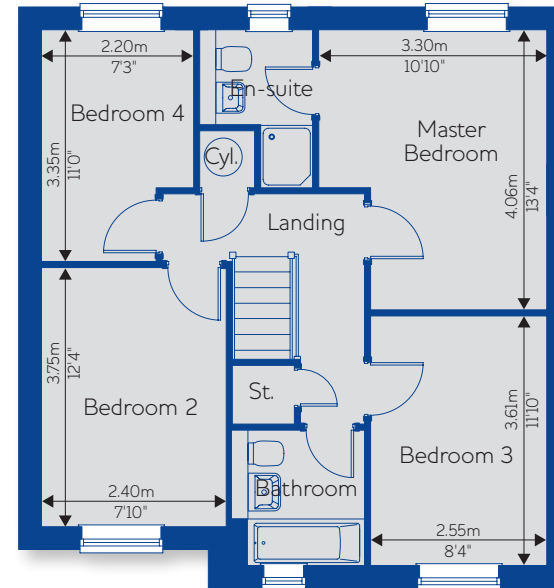


Ground Floor



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First Floor



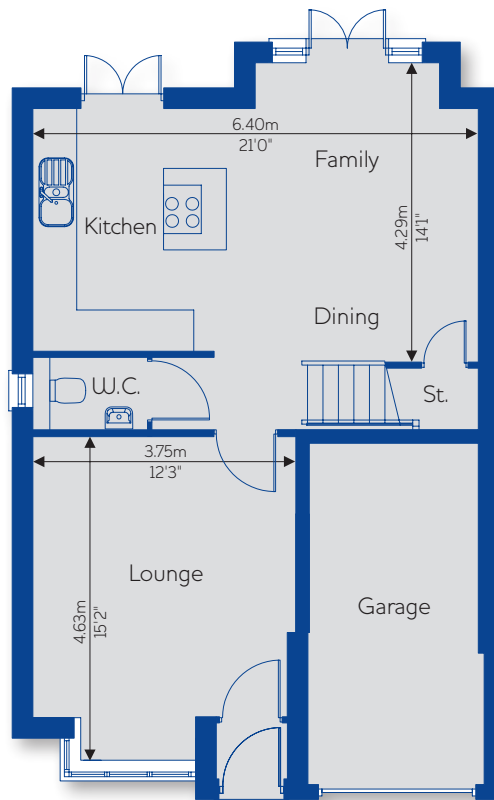
Holbrook

4 bedroom detached home with single garage

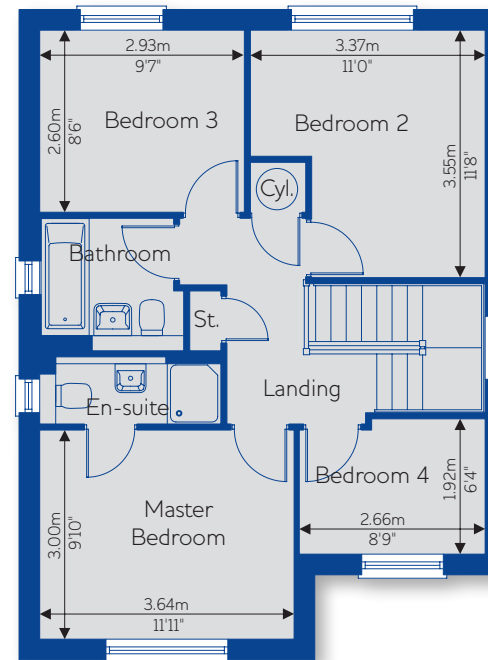




Ground
Floor



First
Floor



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

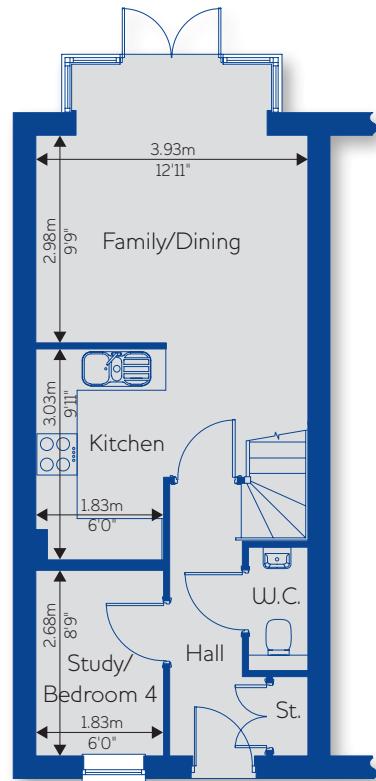
Bowes

4 bedroom detached home with single garage

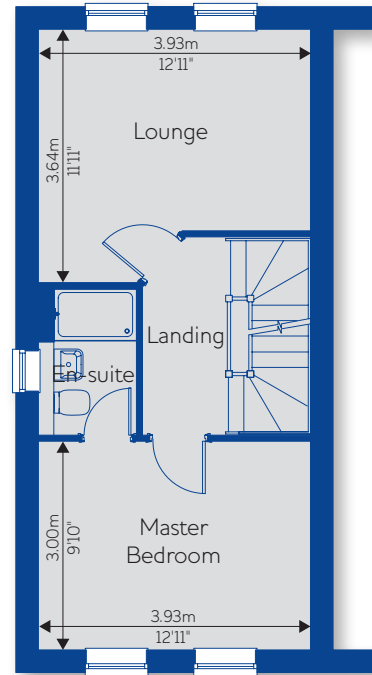




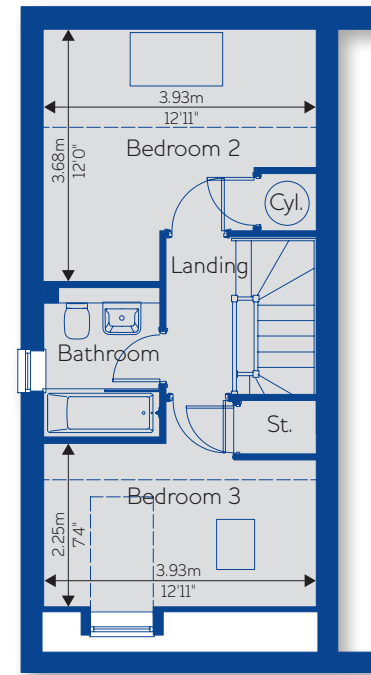
Ground Floor



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 2.25m head height.

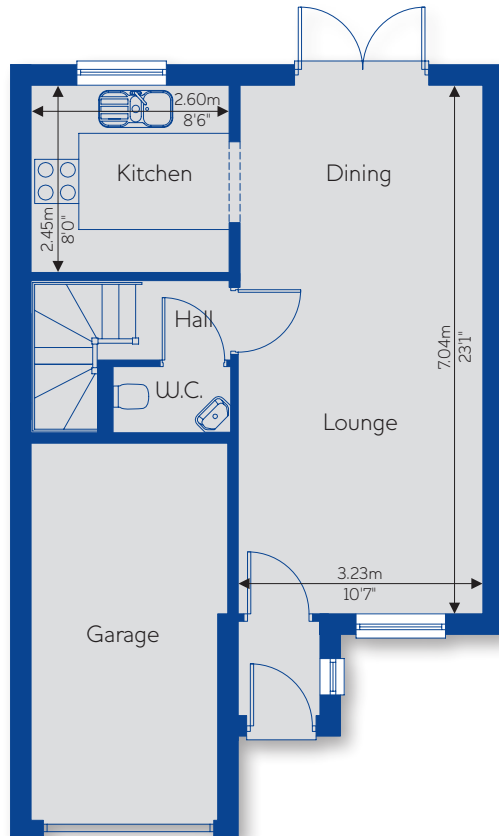
Townley

4 bedroom semi-detached home

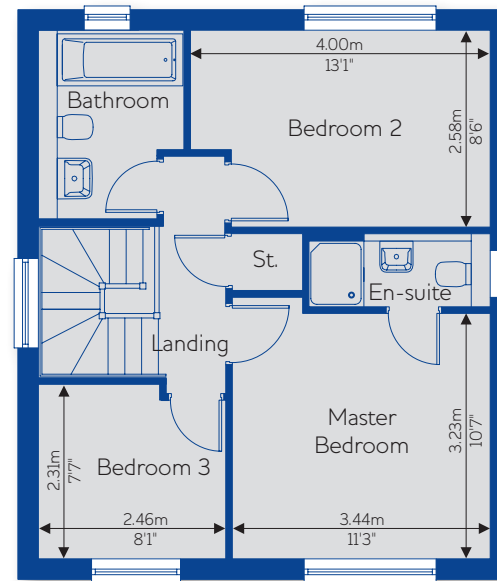




Ground
Floor



First
Floor



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

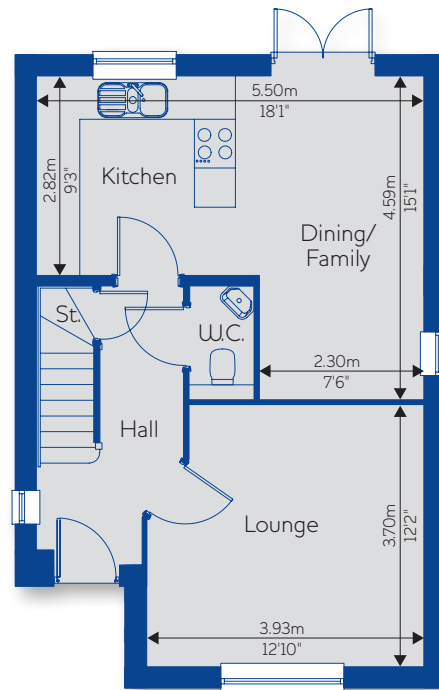
Victoria

3 bedroom detached home with single garage

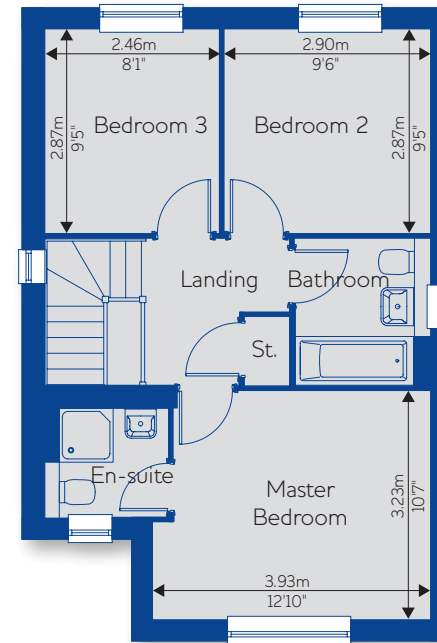




Ground Floor



First Floor



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

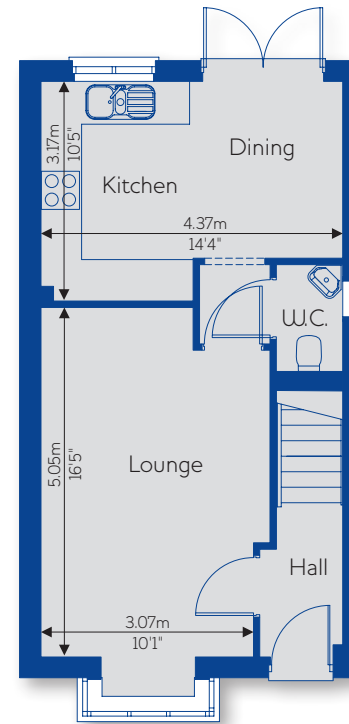
Charleston

3 bedroom detached home with single garage

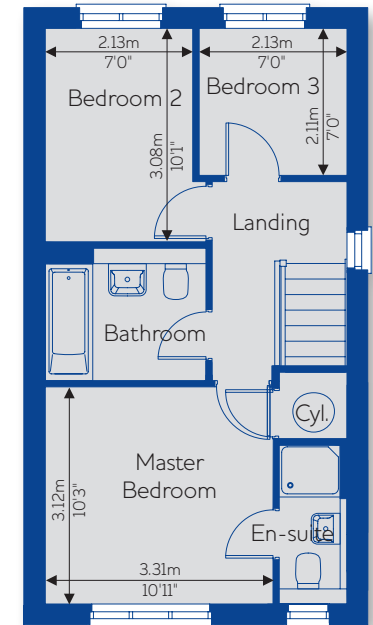




Ground Floor



First Floor



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, please ask our Sales Executive for detailed plans.

Specification

Fixtures and fittings of exceptional quality

All the homes at Pear Tree Grange 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 double fan oven, stainless steel 4 ring gas hob, stainless steel chimney hood or island hood
- ◆ 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 hand basins
- ◆ Hansgrohe Thermostatic Bath/Shower wall bar mixer with shower screen (with the exception of Victoria, Charleston & Burlington house types)
- ◆ Hansgrohe Bath Filler to Victoria, Charleston & Burlington house types
- ◆ Hansgrohe Thermostatic Shower wall bar to all en-suites and separate showers
- ◆ 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

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 type dependent), 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
- ◆ Chrome effect 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

0.9m high post and rail fencing (1.8m screen fencing when plots are back to back) 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.

Cycle stores will be provided in rear gardens of selected plots (please refer to Sales Executive).

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

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 Pear Tree Grange 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, require little, if any, maintenance and they produce zero carbon dioxide emissions.

Upgrade your home

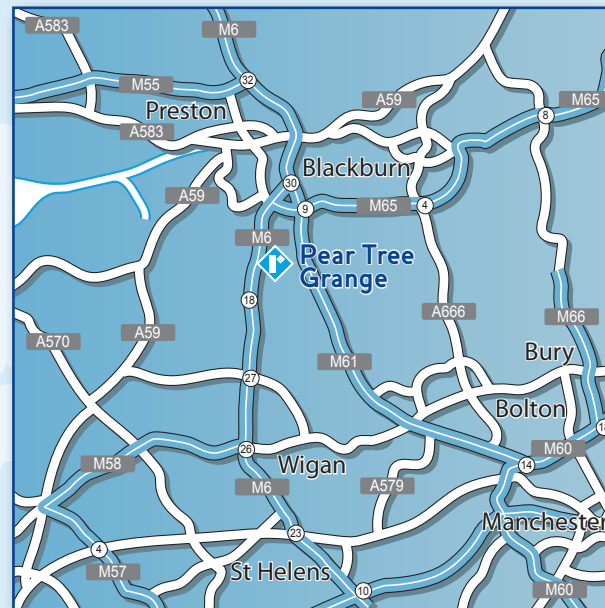
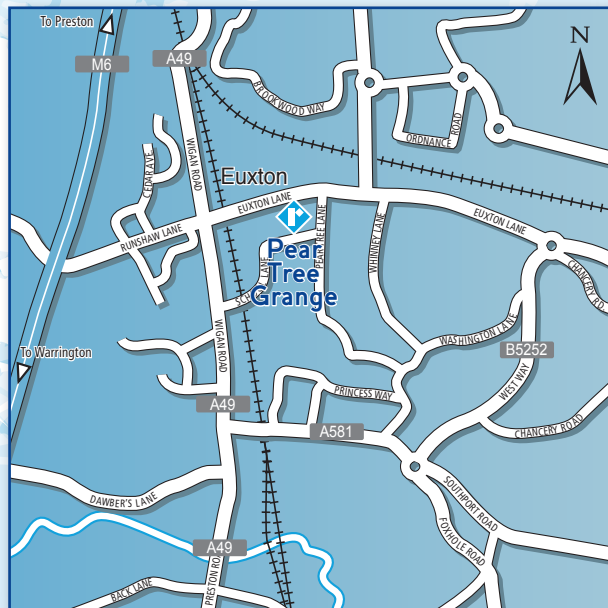
Rowland offer an extensive range of extras which can accommodate any preference for individuality or for that added bit of luxury, all at competitive prices dependent upon build stage. Please ask a member of our sales team for more information.



Registered house builder



Pear Tree Grange Euxton



Pear Tree Grange
Euxton Lane,
Euxton,
Chorley
Lancashire PR7 6DR

Sales Enquiries: 01257 443440

rowland.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Rowland takes every care to ensure that all the details contained herein are correct at the time of going to press, and are for general guidance only, and do not constitute a contract or represent an offer. Rowland reserve the right to alter the specification or plans at any time. 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 the 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 Executive for full details.


Rowland