



RICHMOND POINT

LYTHAM
ST ANNES

PRIDE OF PLACE ON THE FYLDE

Phase 2 - A desirable collection of 2, 3, 4 & 5 bedroom elegant new homes



Rowland

About ROWLAND

Independently owned and dedicated to the creation of delightful developments, Rowland represents excellence in house design, construction and the creation of living communities.

Established in 1993, Rowland is an independent, privately owned house builder based in the North West of England - and we've developed a proud track record for offering customers a stylish range of high quality homes at affordable prices.

At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses and apartments in a range of sought-after and 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, whether it's a one-bedroom studio apartment, a detached family home or a luxury penthouse.

All 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 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 thriving neighbourhoods, 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 and enjoy the experience!





Welcome to RICHMOND POINT

Pride of Place on the Fylde

Richmond Point is a visionary and prestige development of high quality new homes. It sits in balance with the existing and well established residential properties along the northern fringes of Lytham St Annes and the adjacent countryside.

Rowland is committed to continuing the creation of a thriving and vibrant neighbourhood that embraces the local heritage as well as serve the local residents in Lytham St Annes and Richmond Point will take pride of place amidst this vibrant and popular community.

Lytham St Annes, often referred to as the 'Jewel of the Fylde' offers the very best of the good life in Lancashire. A mix of Victorian and Georgian architecture defines the town and its fine and proud history. Community, leisure, relaxation and social activity makes this popular coastal town what it is today. There's an eclectic mix of activities that unites this proud place and makes it special, as well as contributing to its distinctive local identity.



Great schools, upmarket shops, restaurants and bars, traditional pubs, world class golf courses, sports and leisure clubs are all an essential part of life's rich tapestry in this unique and special part of North West England. Not to mention the miles of wide open beaches and the natural beauty of the adjacent colourful countryside, which offers limitless opportunities for walking, cycling, horse riding and relaxing, with an opportunity for local wildlife and habitat to thrive and prosper.

Transport links are excellent, with local neighbours Blackpool and Preston just 10 minutes and 30 minutes' drive away by car or train, respectively. The M55 motorway is only 3.5 miles away and offers easy connection to the M6 at Preston and the wider motorway network beyond.

Richmond Point in Lytham St Annes is a very special place. It's a place for community, a place to feel at home, a place for life and a place quite like no other!

RICHMOND POINT

*Queensway,
Lytham St Annes*

Perfectly designed to enjoy
the good life on the Fylde

Rowland is committed to creating stylish and beautiful new homes that will be a lasting legacy of a proud and flourishing community at Richmond Point. Developing a sustainable environment will allow everyone the space, freedom, privacy and comfort of their own home and make Richmond Point a special place to live now and for future generations.

The latest phase of new homes at Richmond Point comprises a select choice of 2 bedroom apartments and 3, 4 & 5 bedroom detached properties, with many of the detached homes allowing for comfortable home working. They are all brought together in a layout that emphasises open space, natural features, greenery and an aesthetic of highly desirable modern living within a community that enjoys both peace and privacy.

Much care and consideration has been given to creating an atmosphere of a mature community that has evolved over time, so properties are carefully designed and will continue in the colonial style, built to include different formats and layouts of brick and render, individual rooflines and gables, distinctive windows and bays, ensuring that every home has its own personal style and stature.

With exacting attention to detail, Rowland has ensured that property interiors demonstrate the latest trends in modern, contemporary design, whilst airy and light open-plan environments ensure that living areas make maximum use of space to create a truly welcome family environment.



Computer generated image of Richmond Point





Stylish, elegant and spacious interiors offer flexible accommodation and the perfect environment for relaxing and entertaining family and friends.

PHASE 2 DEVELOPMENT PLAN

- ◆ **Springfield**
 5 bedroom detached home with detached double garage. Plot 225.
- ◆ **Portland***
 4 bedroom detached home with double garage. Plots 144, 164, 177.
- ◆ **Louisiana***
 4 bedroom detached home with double garage. Plots 155, 168, 180, 223.
- ◆ **Buckingham***
 4 bedroom detached home with double garage. Plots 158, 163, 165, 171, 174, 185, 186, 210
- ◆ **Mayfair***
 4 bedroom detached home with double garage. Plots 145, 147, 157, 159, 166, 175, 178, 181, 184, 187, 192, 208, 209, 219, 221.
- ◆ **Baltimore***
 4 bedroom detached home with double garage. Plots 146, 148, 156, 162, 176, 179, 218, 224.
- ◆ **Grosvenor***
 4 bedroom detached home with garage. Plots 160, 161, 167, 169, 172, 173, 188, 203, 215, 220, 222.
- ◆ **Charleston**
 3 bedroom detached home with garage. Plots 189, 190, 191, 193, 211, 214.
- ◆ **Bridgeport***
 3 bedroom detached home with garage. Plots 170, 182, 183, 204, 205, 206, 207, 212, 213, 216, 217.
- ◆ **2 Bedroom Apartments**
 Please ask Sales Executive for details



Layout subject to final planning approval.
 *Please note: Internal layouts may differ from previous phases.
 Computer generated images are indicative only and may be subject to change.
 Please note the site plan is for marketing purposes only and must only be used for guidance,
 please refer to the Sales Executive for actual development plans.

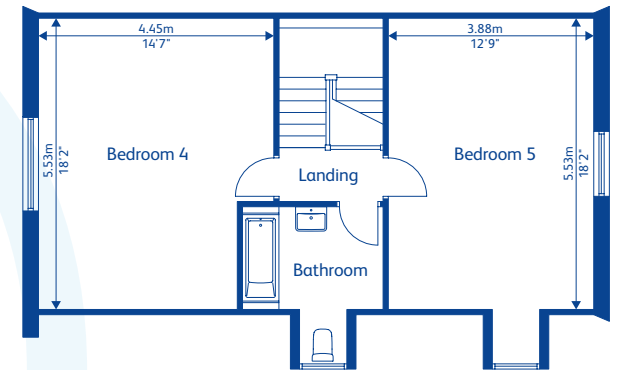
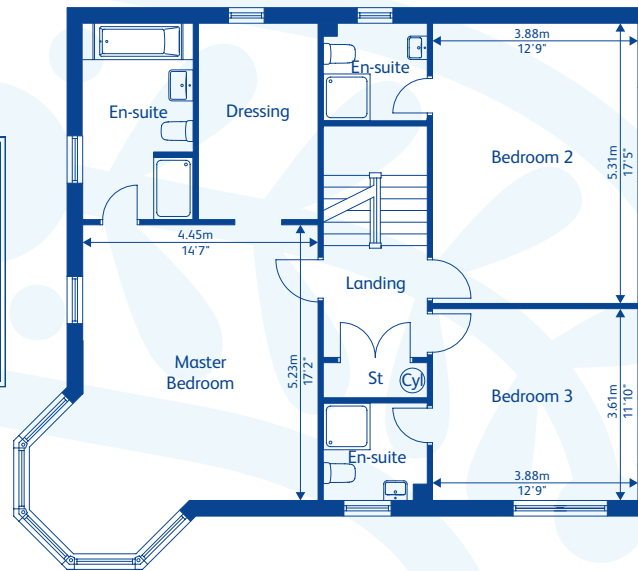
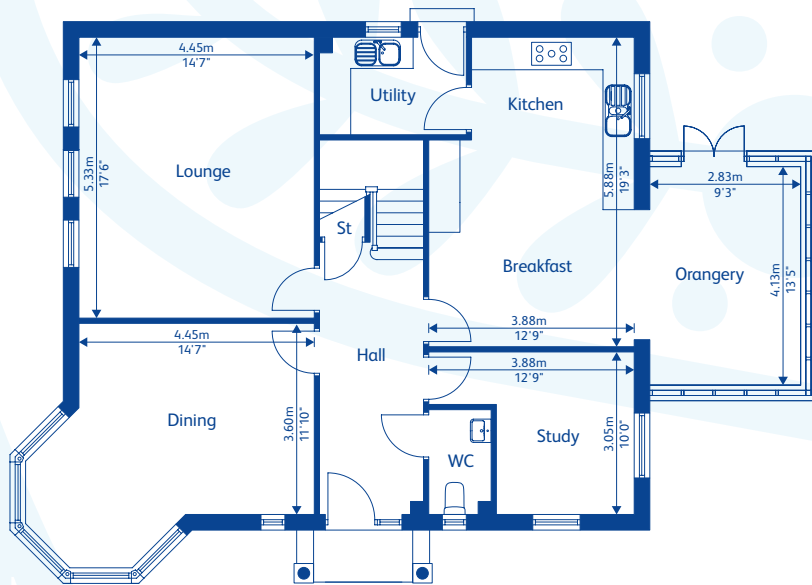




Computer generated image of the Springfield

SPRINGFIELD

5 bedroom detached home with detached double garage



Ground Floor

First Floor

Second Floor

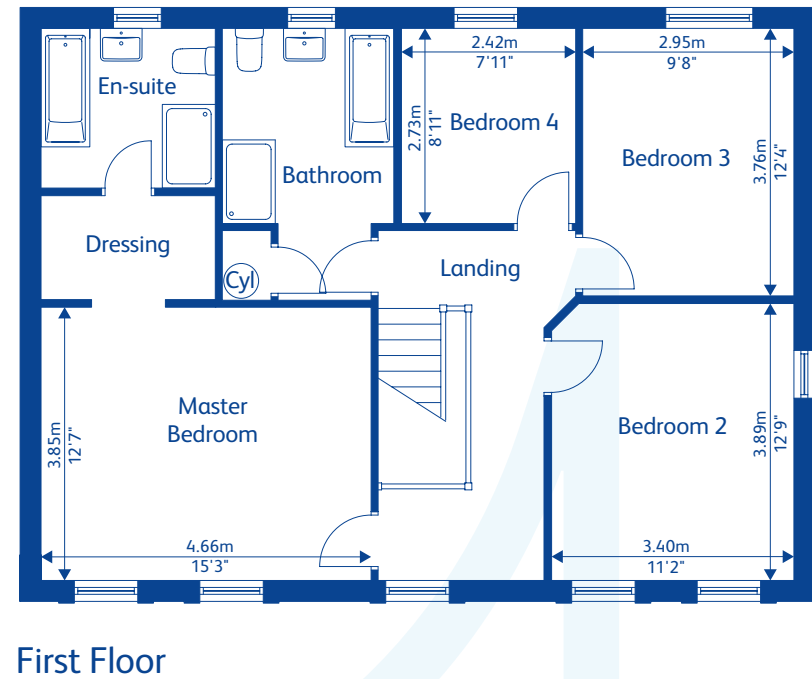
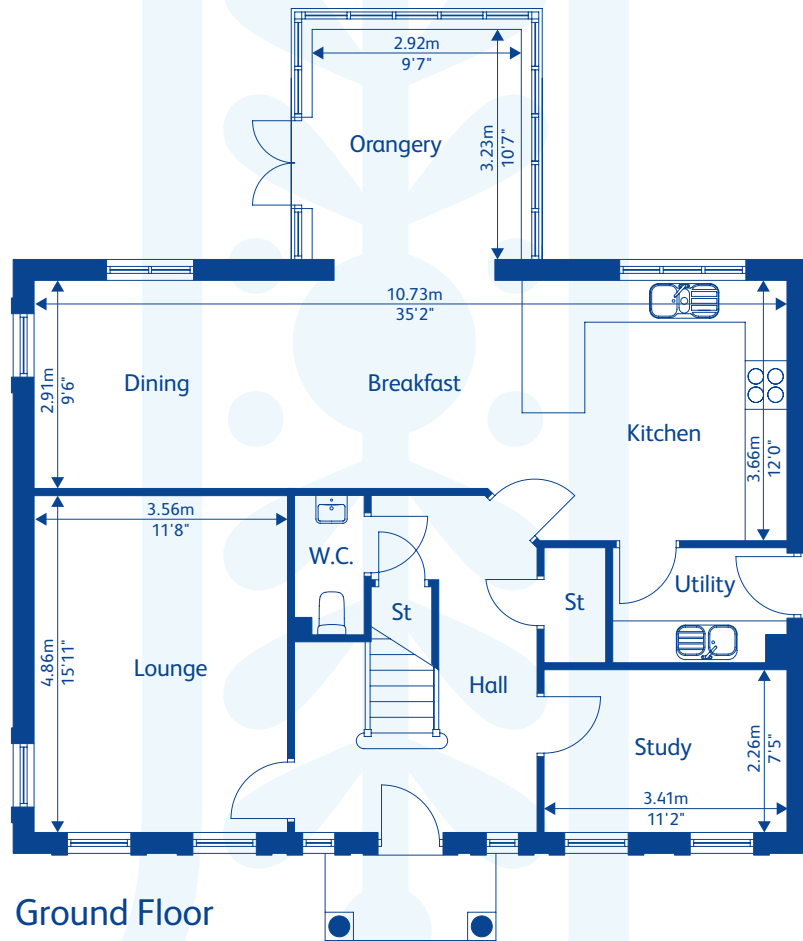
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



Computer generated image of the Louisiana

LOUISIANA*

4 bedroom detached home with double garage



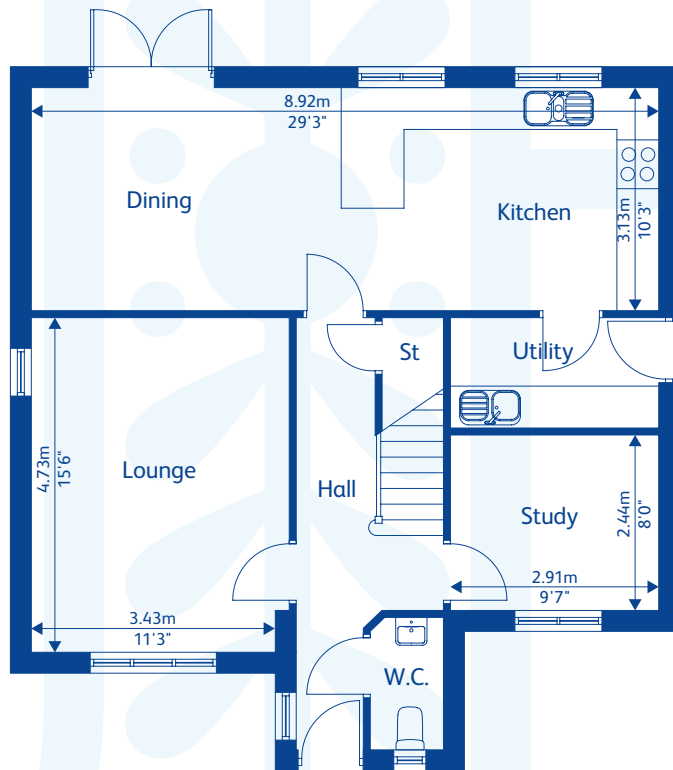
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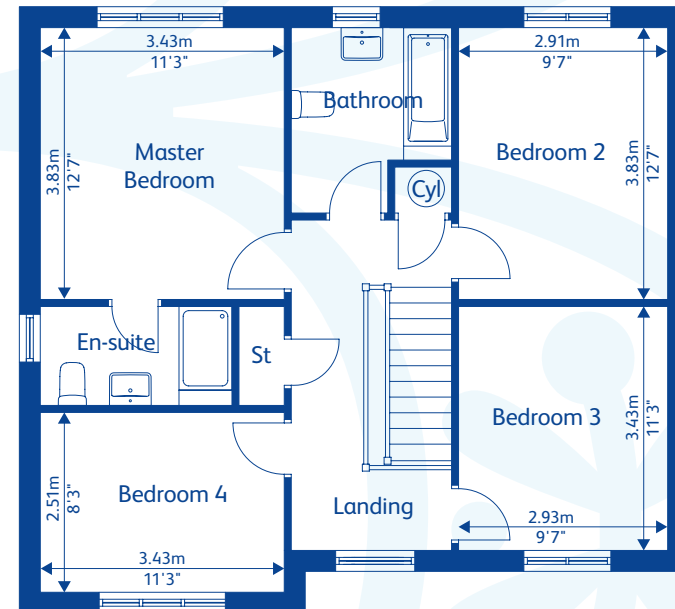
Computer generated image of the Buckingham

BUCKINGHAM*

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. Please speak to the Sales Executive for full details.

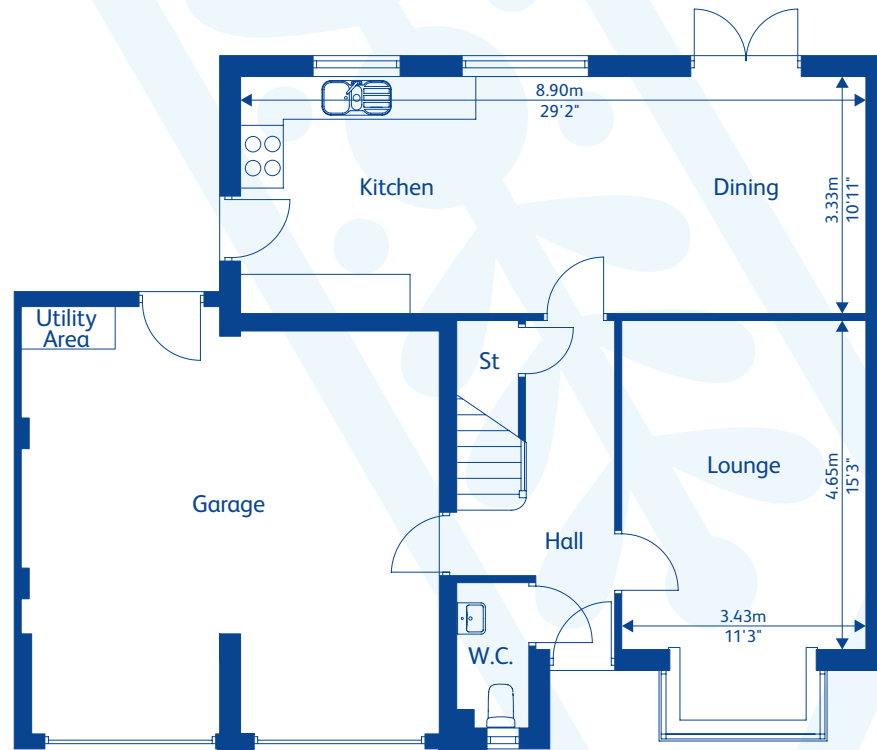
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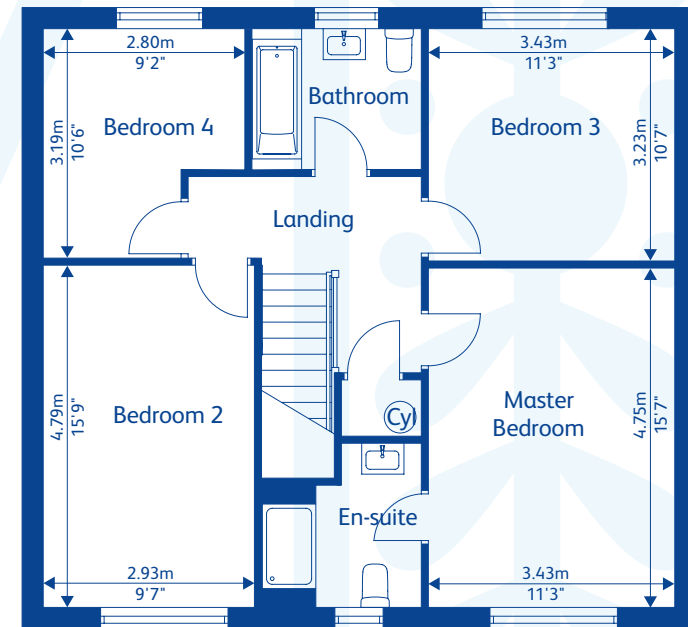
Computer-generated image of the Mayfair

MAYFAIR*

4 bedroom detached home with double garage



Ground Floor



First Floor

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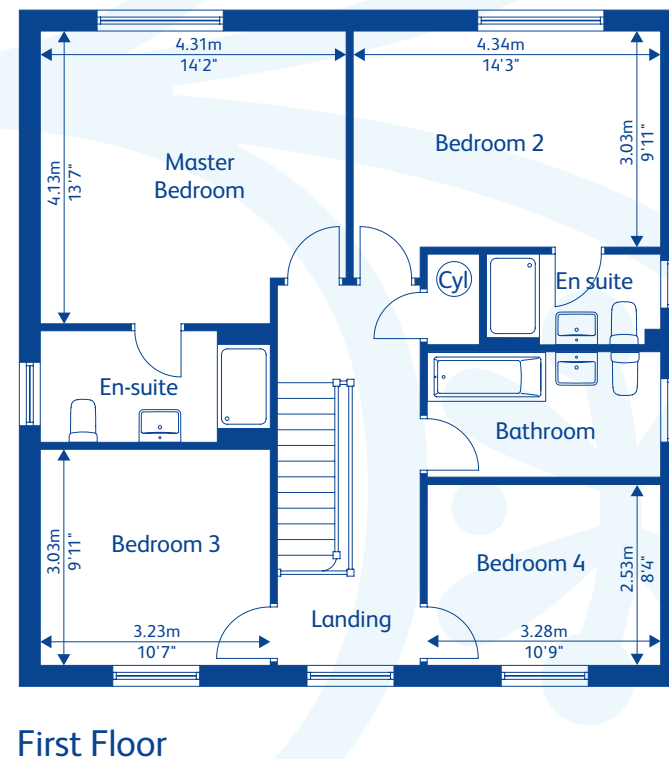
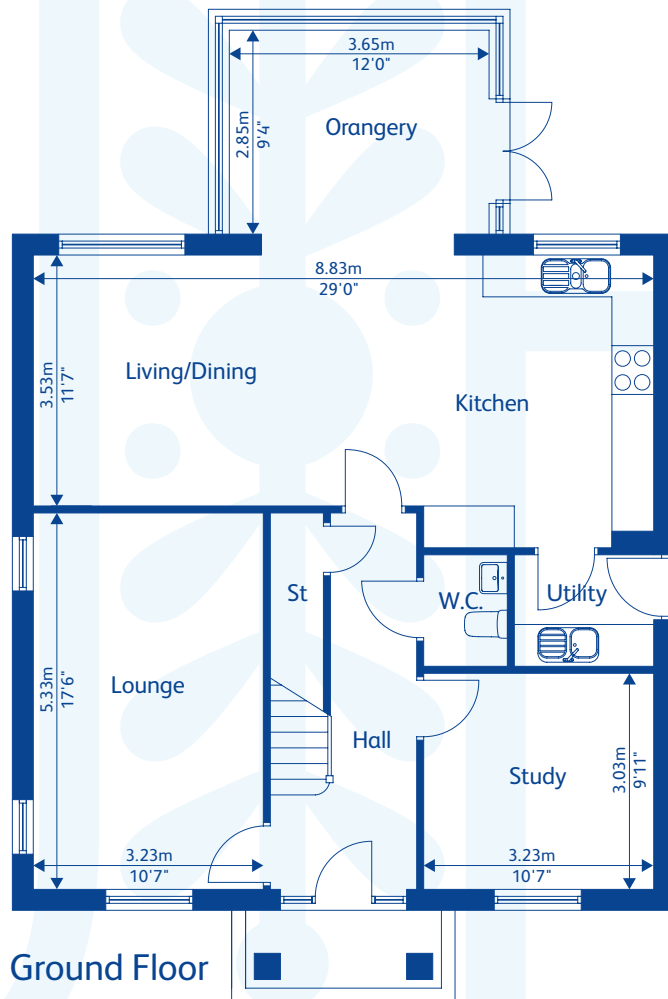
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Computer generated image of the Baltimore

BALTIMORE*

4 bedroom detached home with double garage



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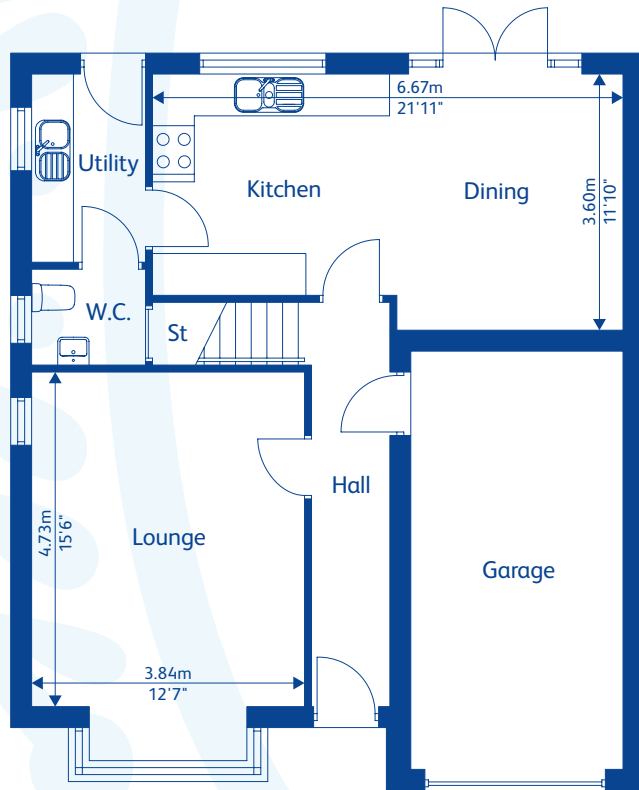
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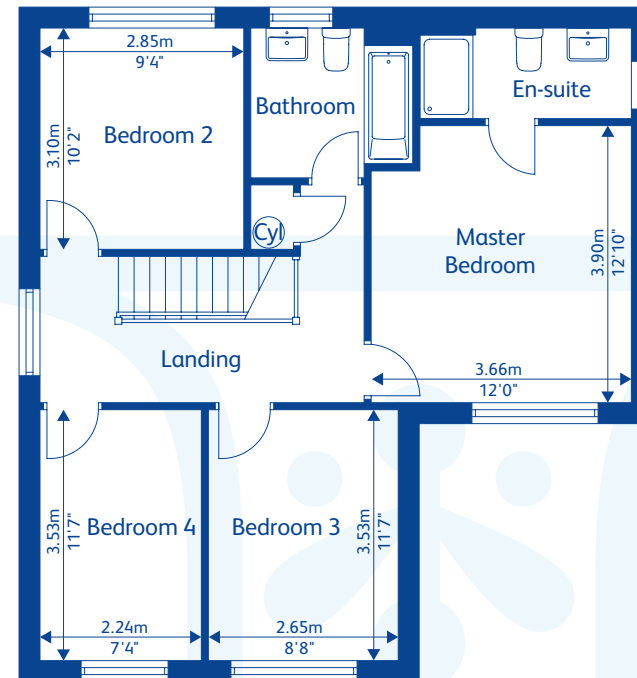
Computer generated image of the Grosvenor

GROSVENOR*

4 bedroom detached home with garage



Ground Floor



First Floor

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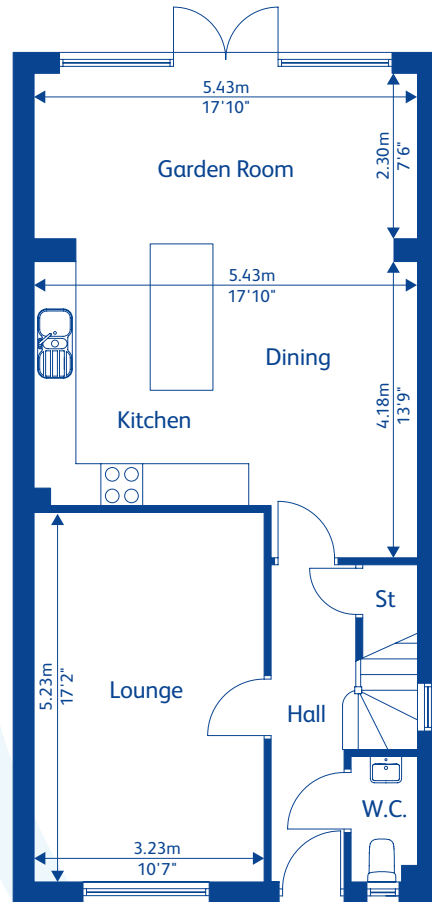
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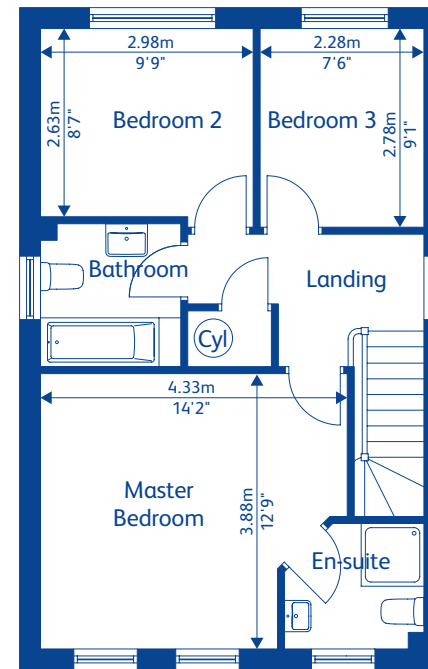
Computer generated image of the Charleston

CHARLESTON

3 bedroom detached home with garage



Ground Floor



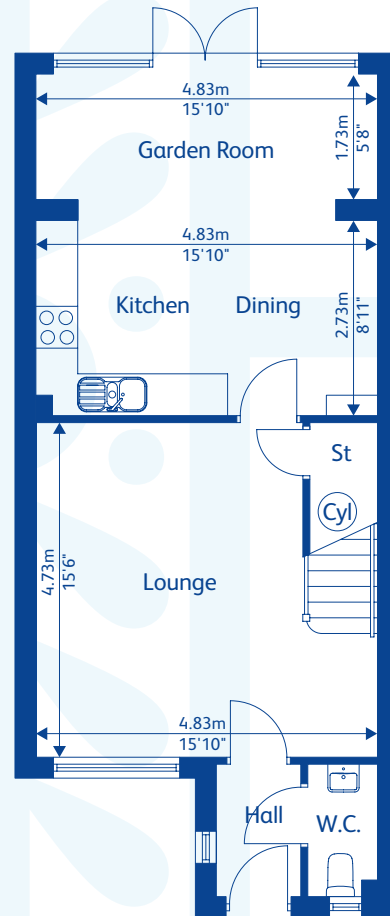
First Floor



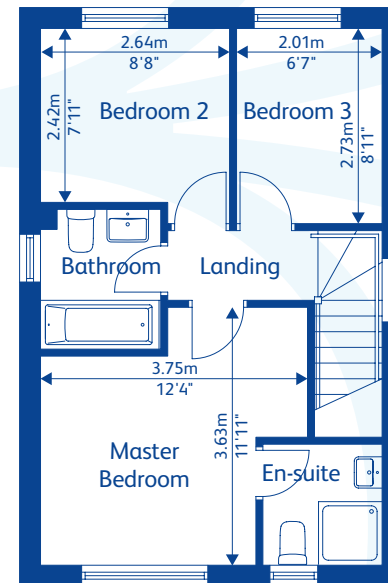
Computer generated image of the Bridgeport

BRIDGEPORT

3 bedroom detached home with garage



Ground Floor



First Floor

Specification

All the homes at Richmond Point 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 and stainless steel 4 ring gas hob
- ◆ Zanussi stainless steel chimney hood or Prima island hood
- ◆ Zanussi integrated fridge freezer
- ◆ Polished chrome ceiling downlights





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 and heat detectors fitted where required



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
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

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.

Bathrooms and en-suites

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

- ◆ Hansgrohe coolstart taps to hand basins
- ◆ Hansgrohe Thermostatic Bath/Shower wall bar mixer with shower screen where applicable
- ◆ Hansgrohe Thermostatic Shower wall bar to all en-suites
- ◆ 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





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.

For example:

- ◆ Upgraded kitchen
- ◆ Tiling upgrades
- ◆ Carpets
- ◆ Additional lighting
- ◆ Additional sockets

Please ask a member of our sales team for more information



Richmond Point Lytham St Annes

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