



RICHMOND  
POINT

LYTHAM  
ST ANNES

PRIDE OF PLACE ON THE FYLDE

Phase 4A A desirable collection of 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!



Previous Rowland development





# 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 3, 4 & 5 bedroom mews, semi-detached and detached properties. 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, 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.





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

# PHASE 4 A SITE PLAN



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.

Plots 288 – 291 and 297 – 299 are proposed as affordable homes and will be either discount to open market value or shared ownership, subject to change, please ask Sales Executive for details.

- ◆ **Kingswood** – 5 bedroom detached home with double garage.  
Plots 245, 275, 276.
- ◆ **Regency II** – 5 bedroom detached home with double garage.  
Plots 247, 248.
- ◆ **Arley** – 4 bedroom detached home. Plot 277.
- ◆ **Tabley** – 4 bedroom detached home. Plots 249, 253, 256.
- ◆ **Reynold** – 4 bedroom detached home with detached garage.  
Plots 272, 274, 278.
- ◆ **Belgrave** – 4 bedroom detached home with garage. Plot 258.
- ◆ **Brantwood II** – 4 bedroom detached home with detached garage. Plot 246.
- ◆ **Bonington** – 4 bedroom detached home with detached garage. Plot 257.
- ◆ **Renishaw** – 4 bedroom detached home with garage. Plot 252.
- ◆ **Haworth** – 4 bedroom semi-detached home. Plots 286, 287.
- ◆ **Bowes** – 4 bedroom detached home with garage.  
Plots 251, 259, 269, 273.
- ◆ **Townley** – 4 bedroom semi-detached home.  
Plots 254, 255, 264, 265, 300, 301.
- ◆ **Adlington** – 3 bedroom detached home. Plot 250.
- ◆ **Charleston II** – 3 bedroom detached home with detached garage.  
Plot 268.
- ◆ **Bressingham** – 3 bedroom semi-detached home. Plot 295.
- ◆ **Gladstone** – 3 bedroom semi-detached home. Plots 282, 283, 284, 285.
- ◆ **Bridewell** – 3 bedroom semi-detached home. Plot 296.
- ◆ **Ashgate II** – 3 bedroom semi-detached/mews home.  
Plots 261, 279, 294.
- ◆ **Burlington** – 3 bedroom semi-detached/mews home.  
Plots 260, 262, 263, 266, 267, 270, 271, 280, 281, 288,  
289, 290, 291, 292, 293.
- ◆ **Lowry** – 2 bedroom mews home. Plots 297, 298, 299.

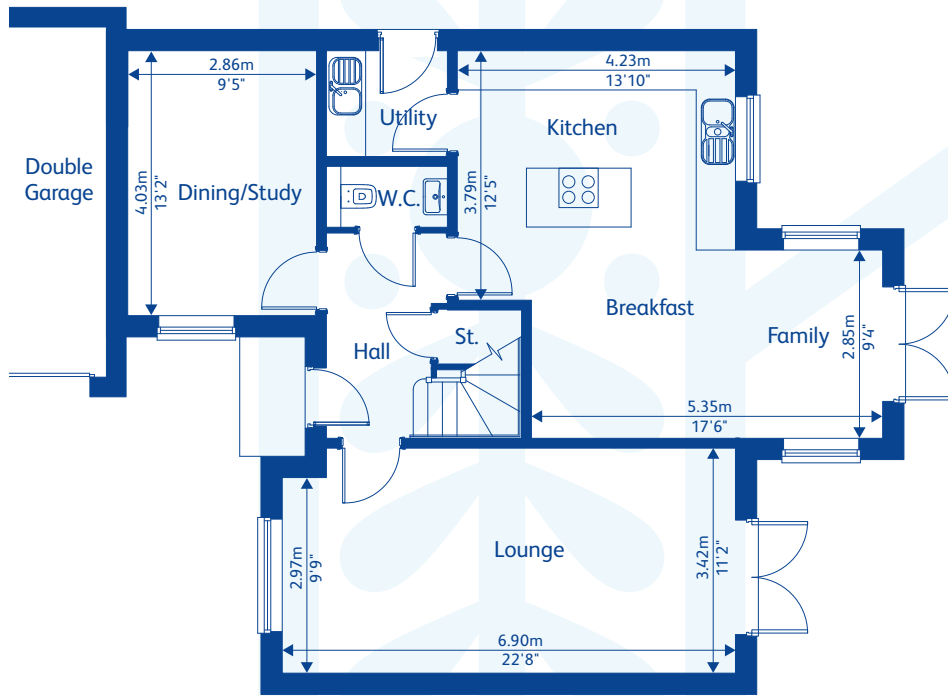




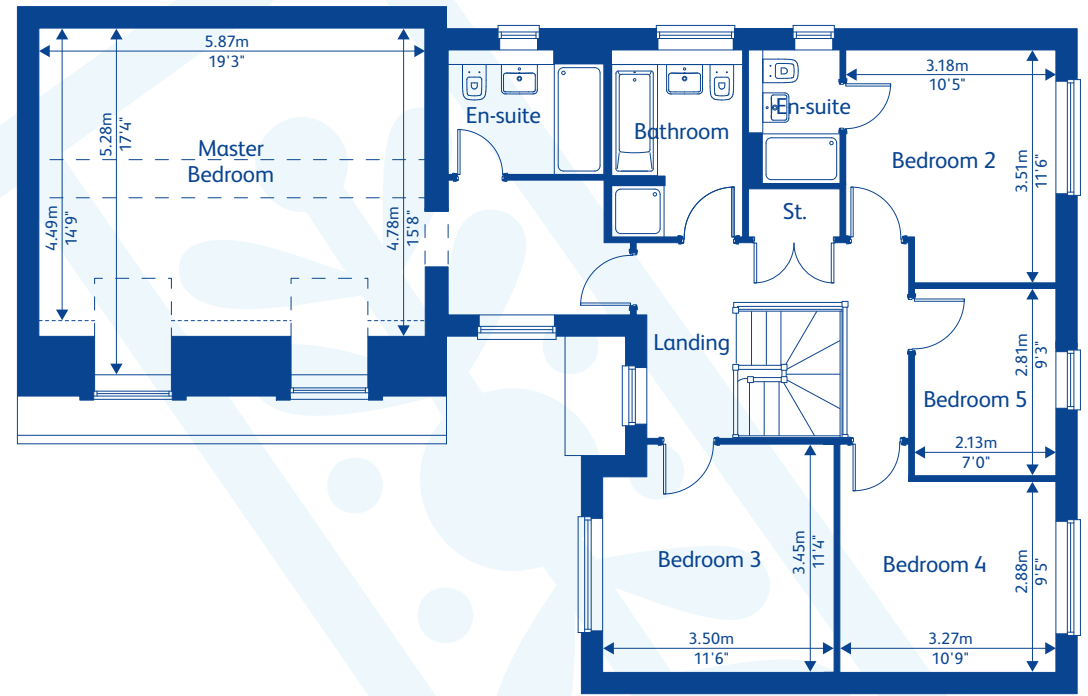


# KINGSWOOD

5 bedroom detached home with double garage



Ground Floor



First Floor

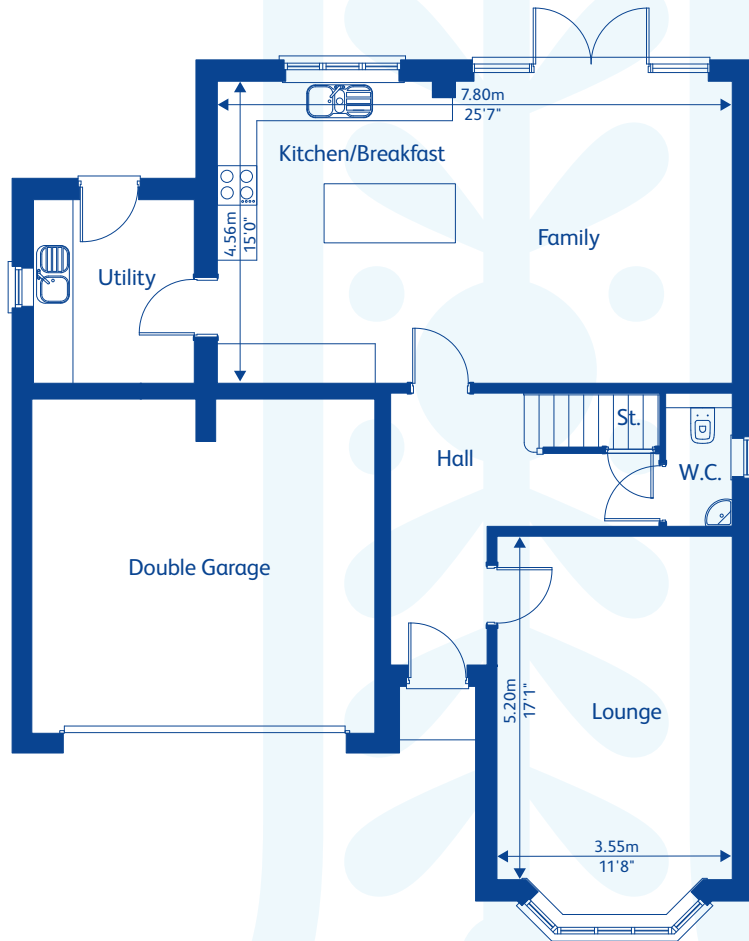
Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. --- Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



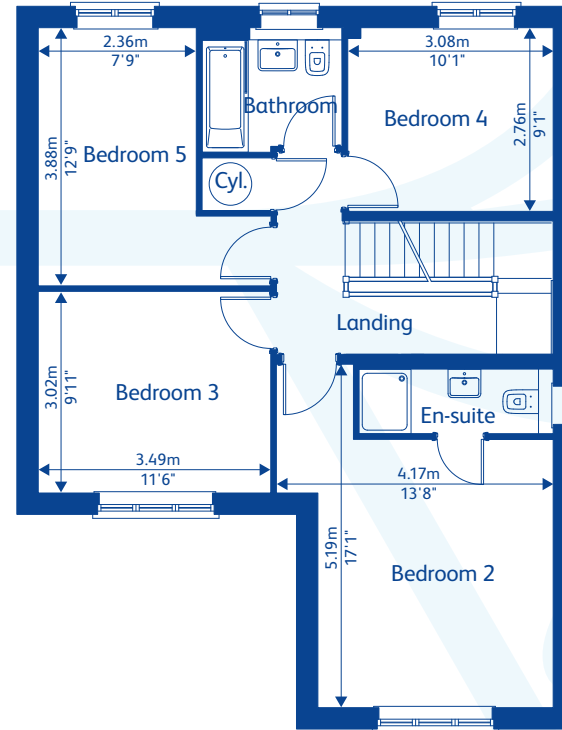
Computer generated image of the Regency II

# REGENCY II

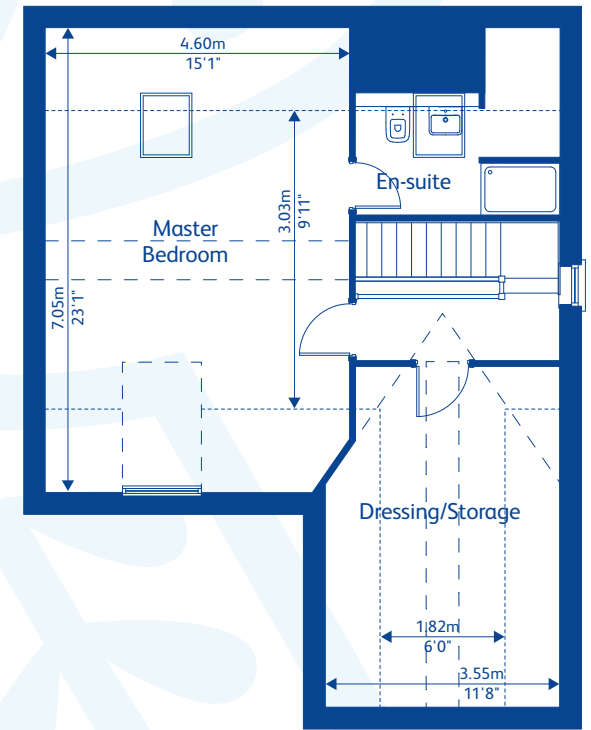
5 bedroom detached home with double garage



Ground Floor



First Floor



Second Floor

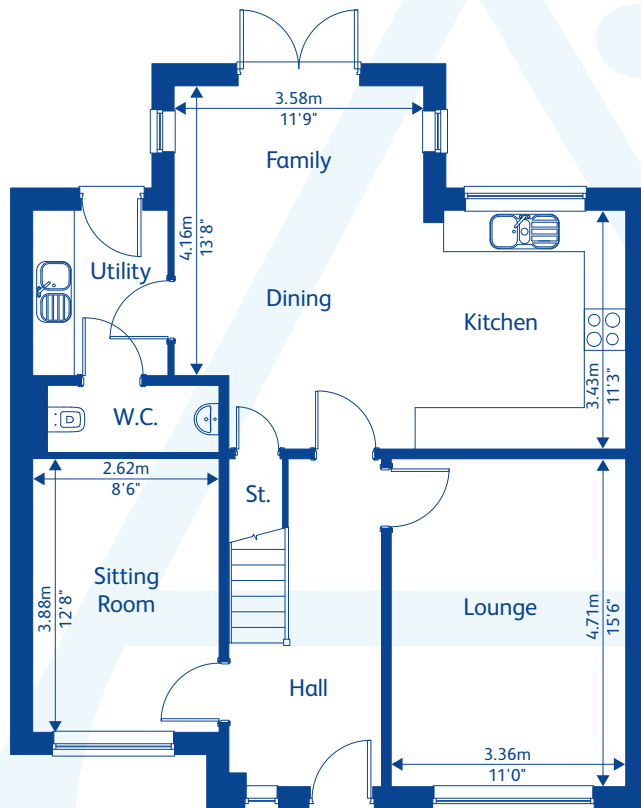
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



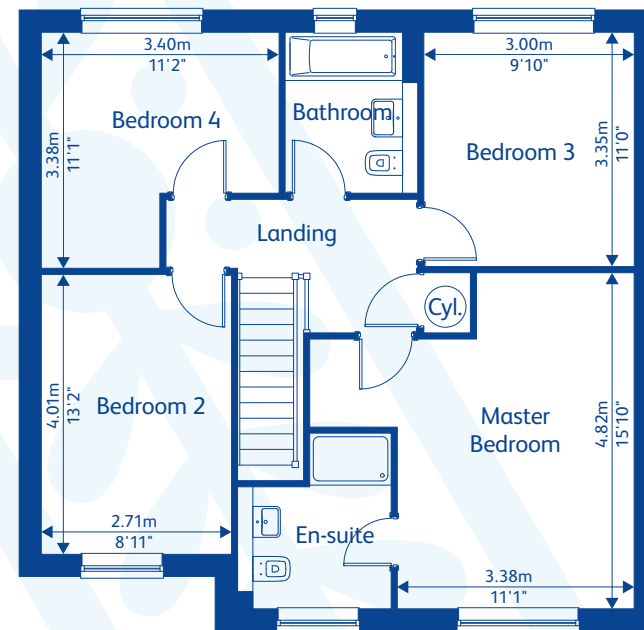
Computer generated image of the Arley

# ARLEY

4 bedroom detached home



Ground Floor



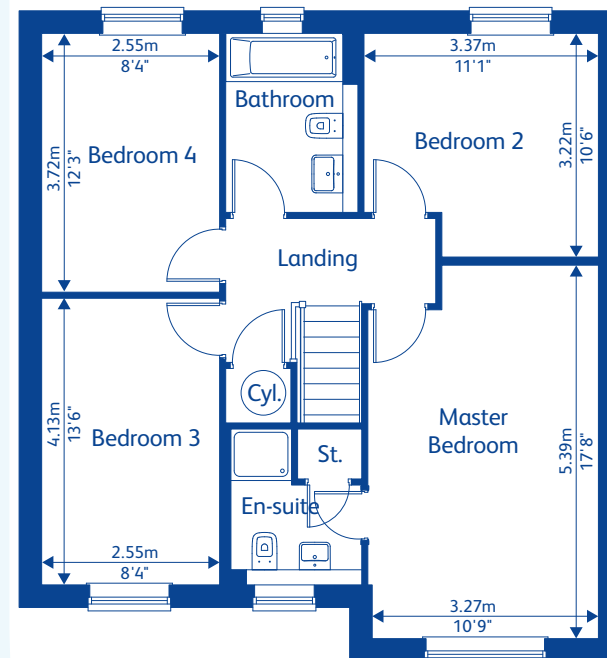
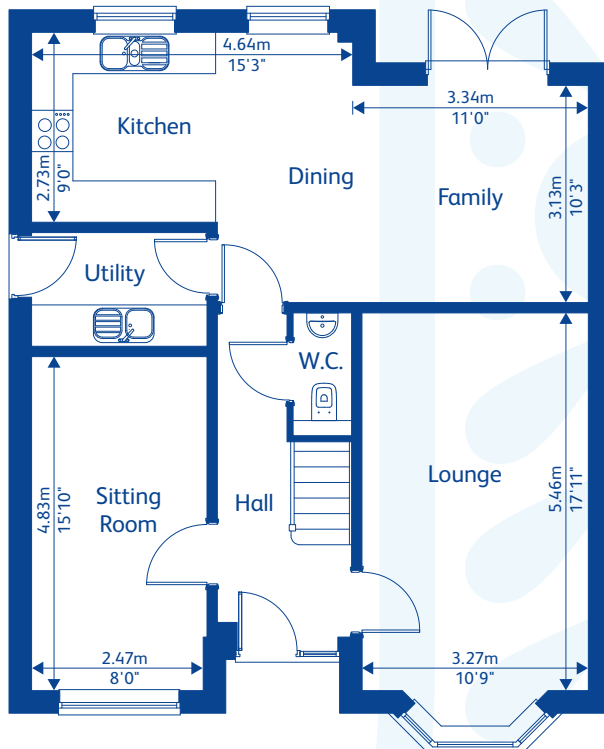
First Floor



Computer generated image of the Tabley

# TABLEY

4 bedroom detached home

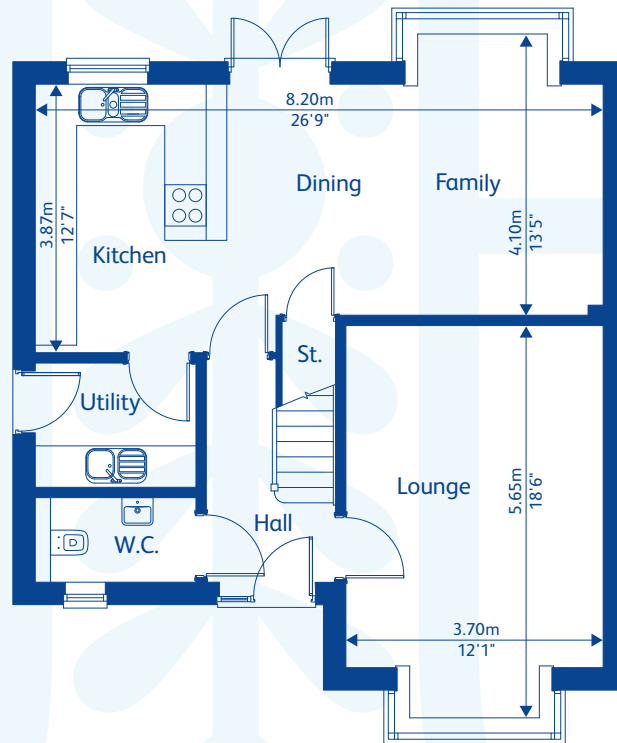




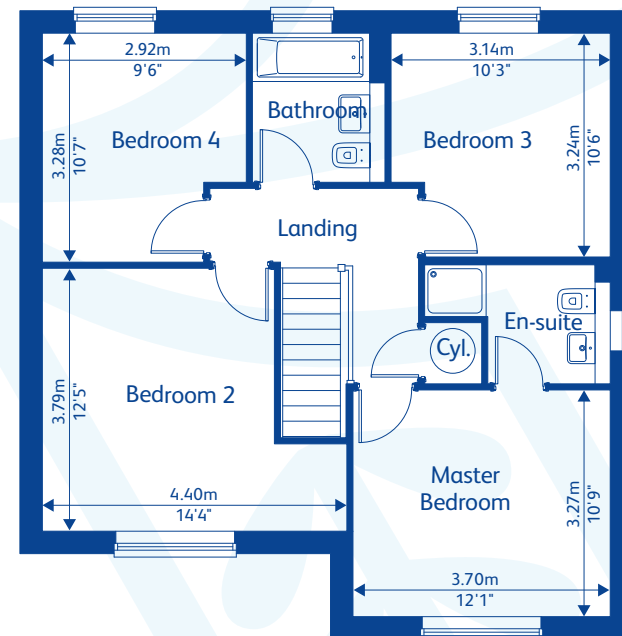


# REYNOLD

4 bedroom detached home with detached garage



Ground Floor

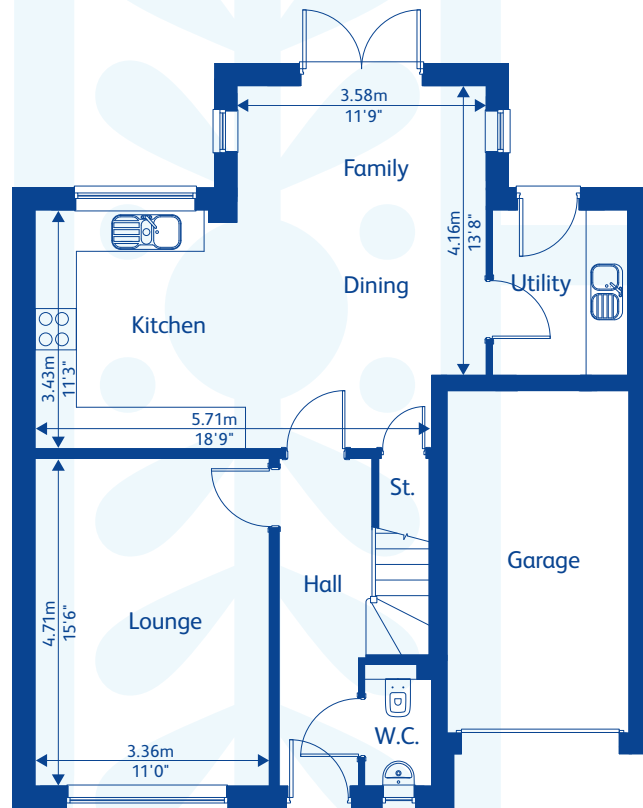


First Floor

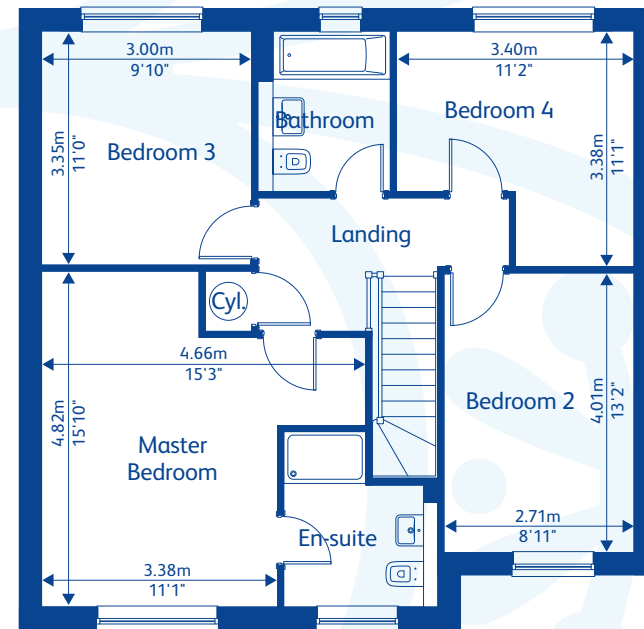


# BELGRAVE

4 bedroom detached home with garage



Ground Floor



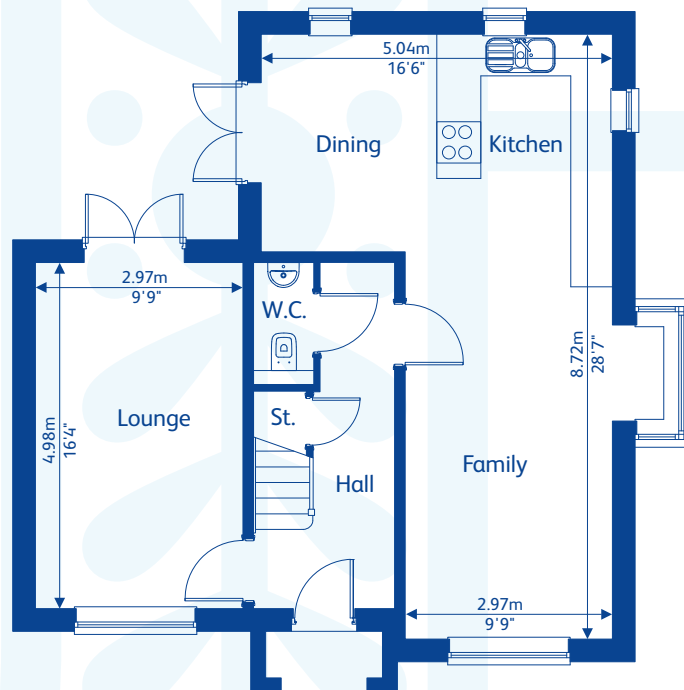
First Floor



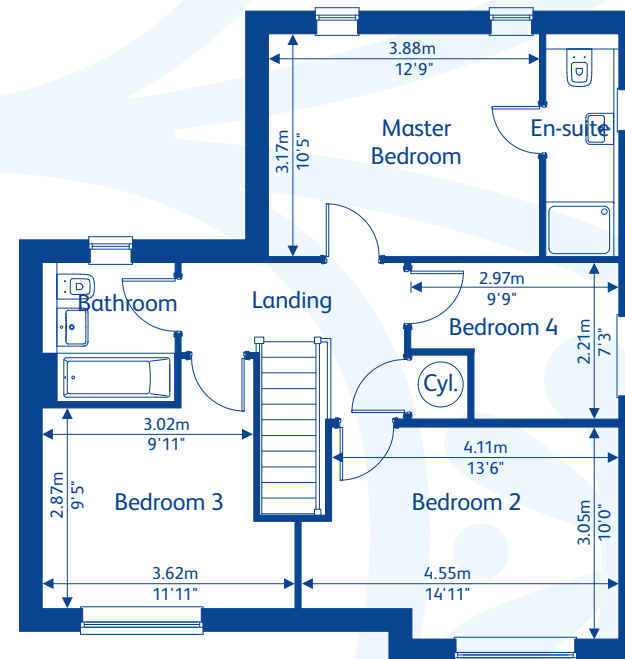
Computer generated image of the Brantwood II

# BRANTWOOD II

4 bedroom detached home with detached garage



Ground Floor



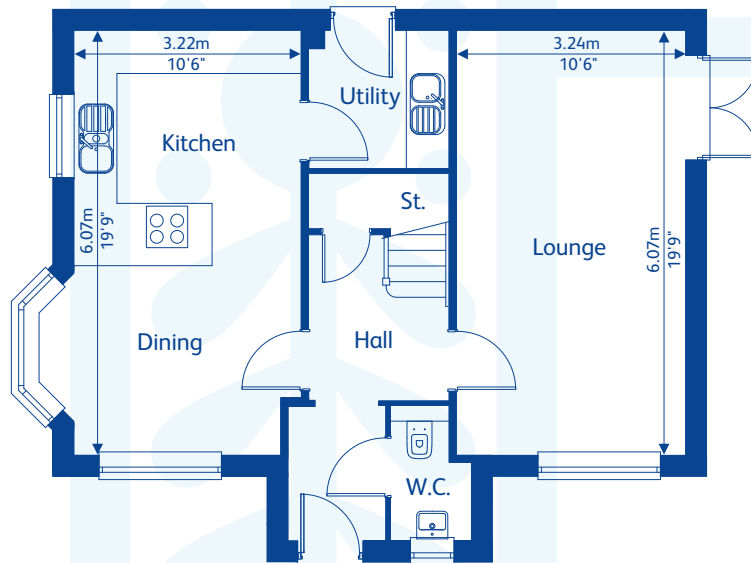
First Floor



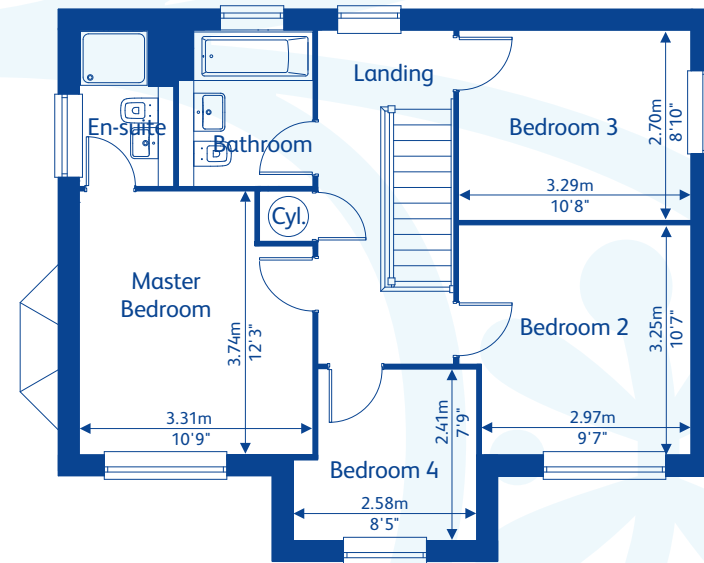
Computer generated image of the Bonington

# BONINGTON

4 bedroom detached home with detached garage



Ground Floor



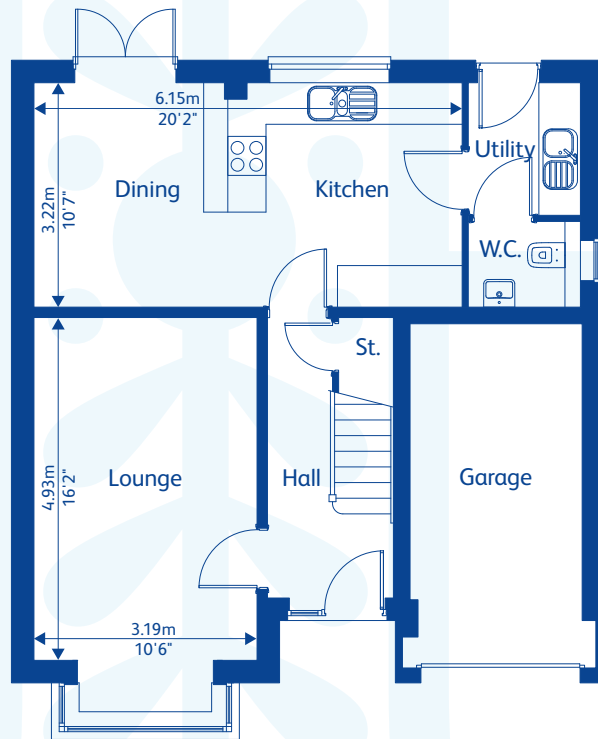
First Floor



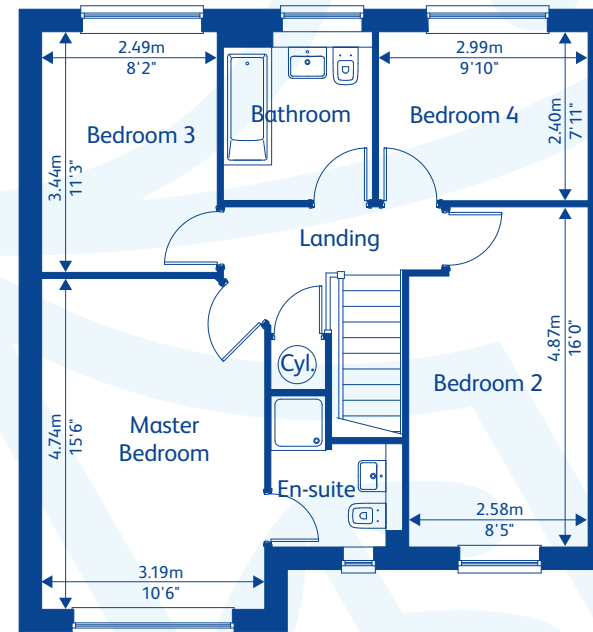


# RENISHAW

4 bedroom detached home with garage



Ground Floor



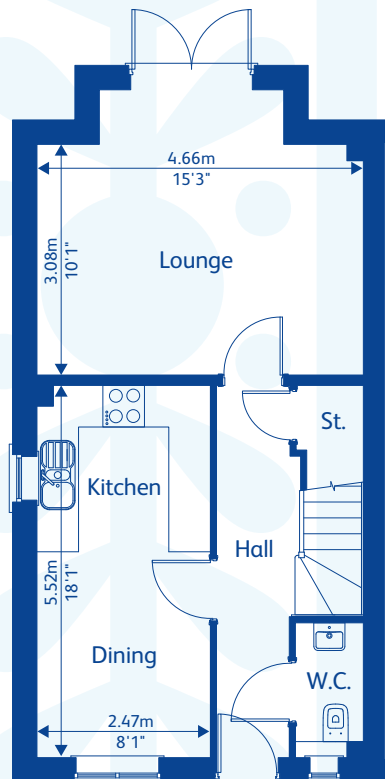
First Floor



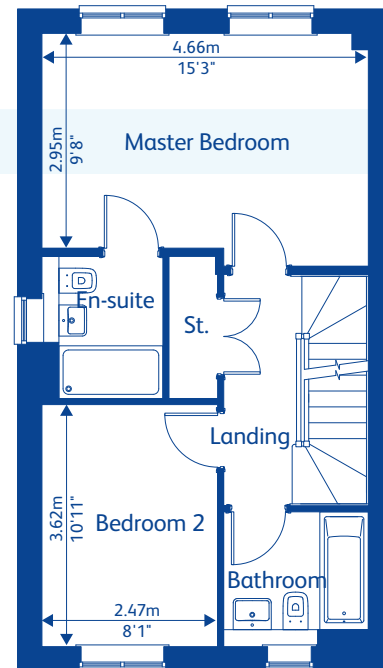
Computer generated image of the Haworth

# HAWORTH

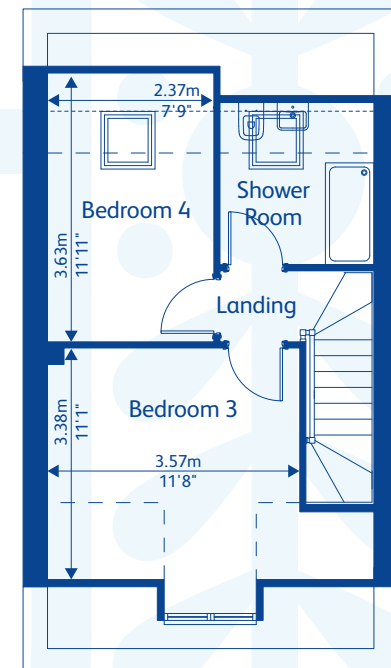
4 bedroom semi-detached home



Ground Floor



First Floor



Second Floor

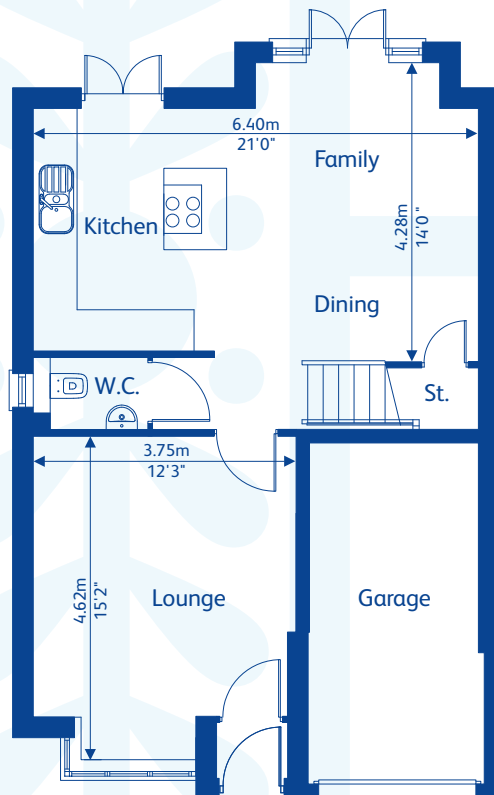
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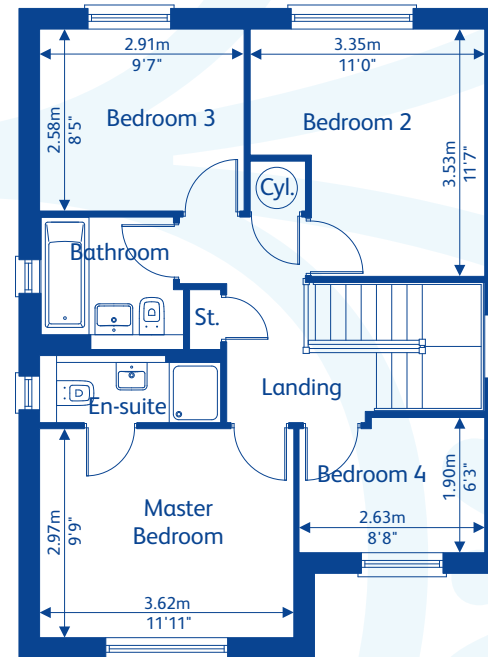
Computer generated image of the Bowes

# BOWES

4 bedroom detached home with garage



Ground Floor



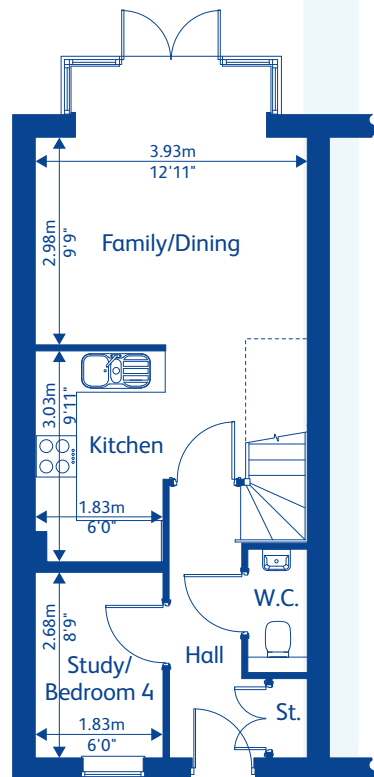
First Floor



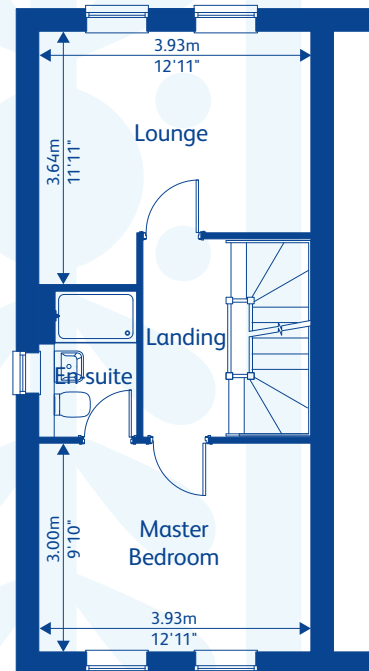
Computer generated image of the Townley

# TOWNLEY

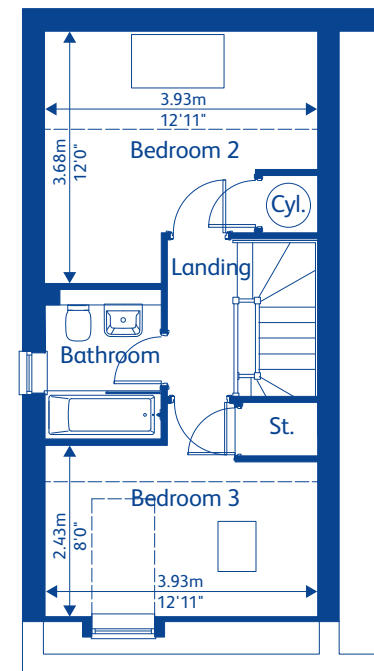
4 bedroom semi-detached home



Ground Floor



First Floor



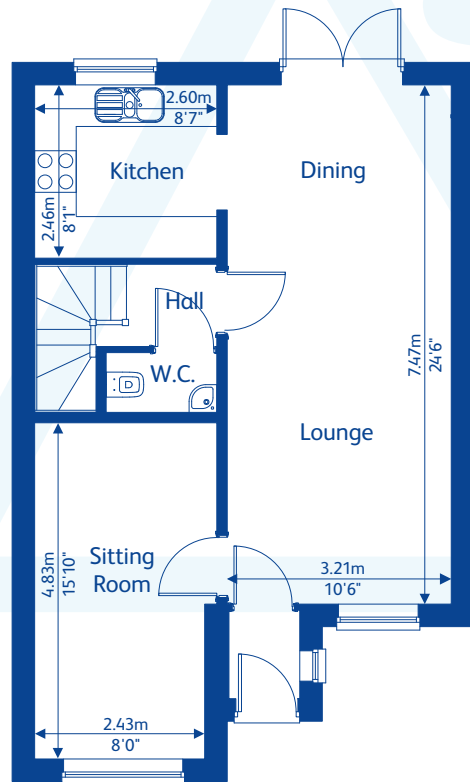
Second Floor



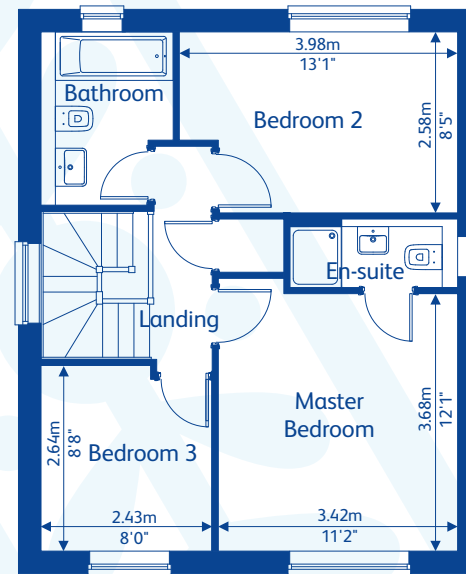


# ADLINGTON

3 bedroom detached home



Ground Floor



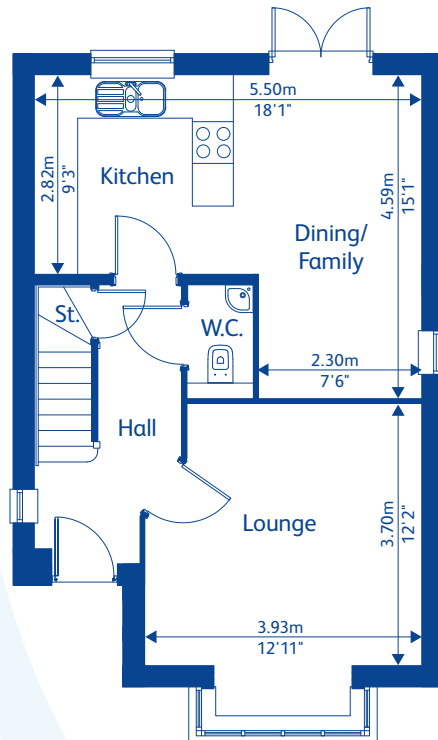
First Floor



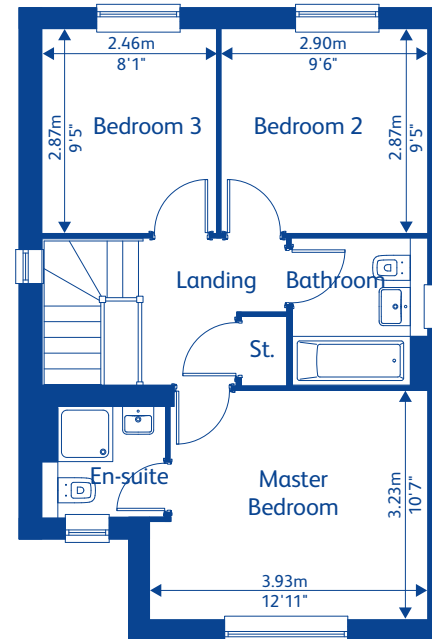
Computer generated image of the Charleston II

# CHARLESTON II

3 bedroom detached home with detached garage



Ground Floor



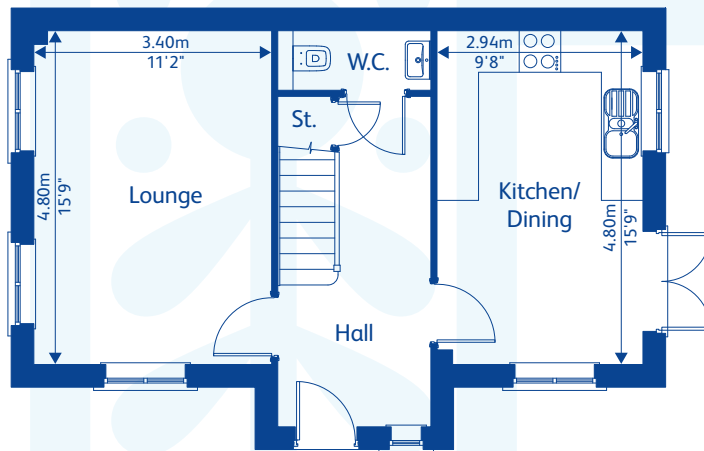
First Floor



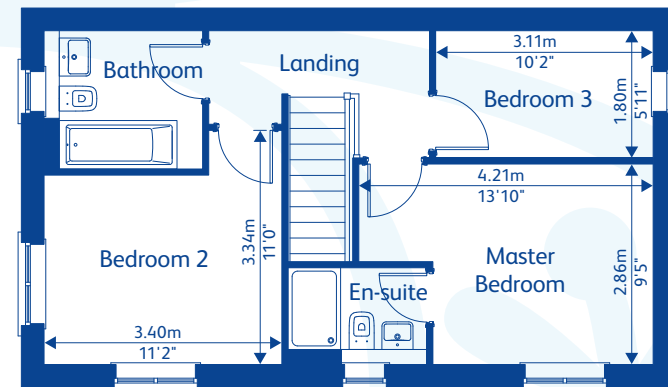
Computer generated image of the Bressingham

# BRESSINGHAM

3 bedroom semi-detached home



Ground Floor



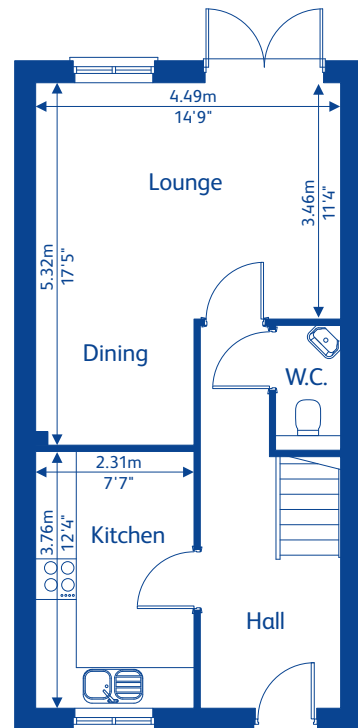
First Floor



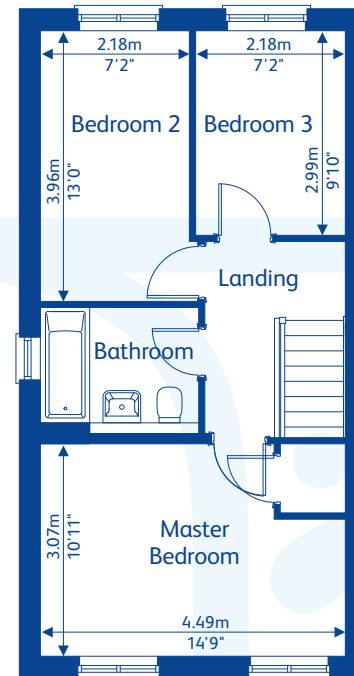
Computer generated image of the Gladstone

# GLADSTONE

3 bedroom semi-detached home



Ground Floor



First Floor

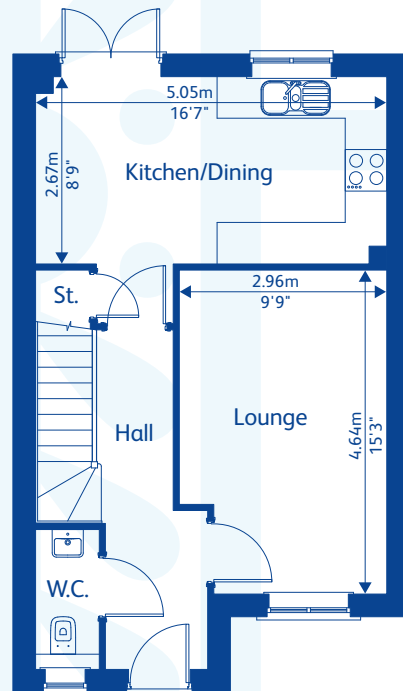


Computer generated image of the Bridewell

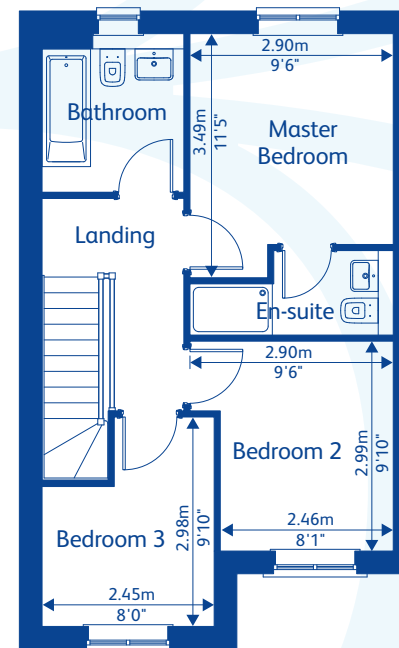


# BRIDEWELL

3 bedroom semi-detached home



Ground Floor



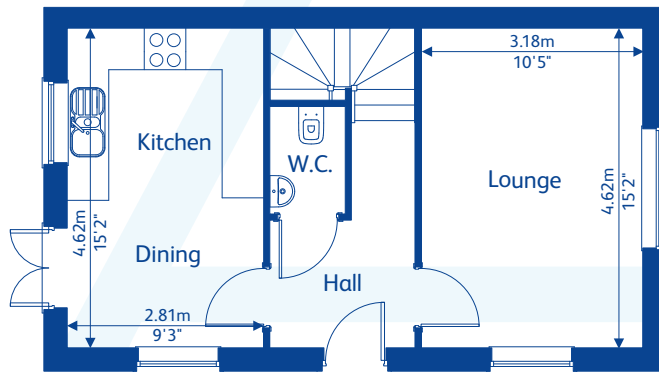
First Floor



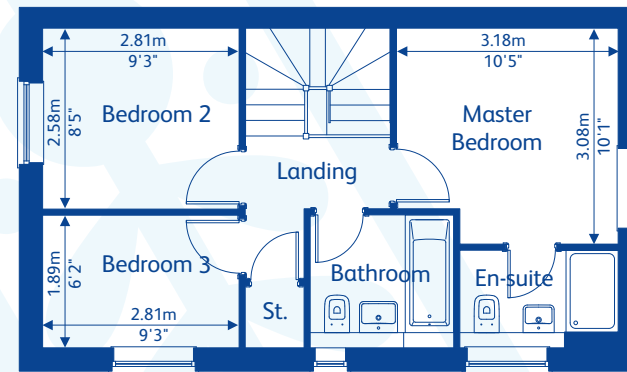
Computer generated image of the Ashgate II

# ASHGATE II

3 bedroom semi-detached/mews home



Ground Floor



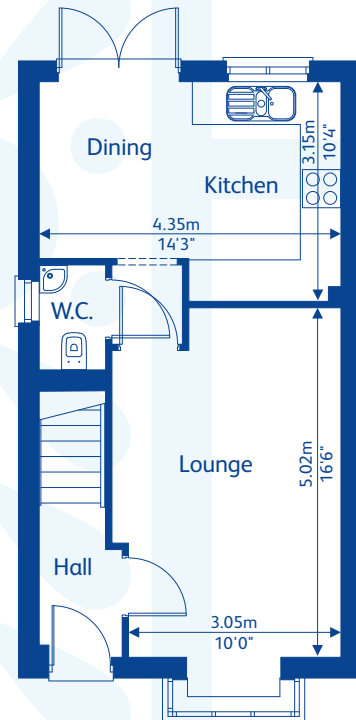
First Floor



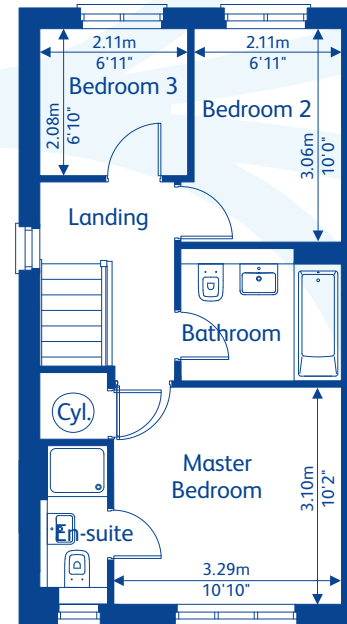
Computer generated image of the Burlington

# BURLINGTON

3 bedroom semi-detached/mews home



Ground Floor



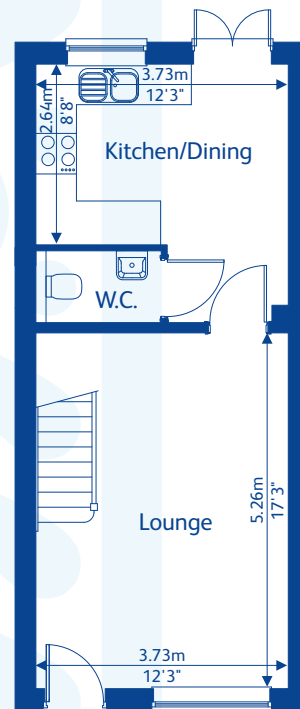
First Floor



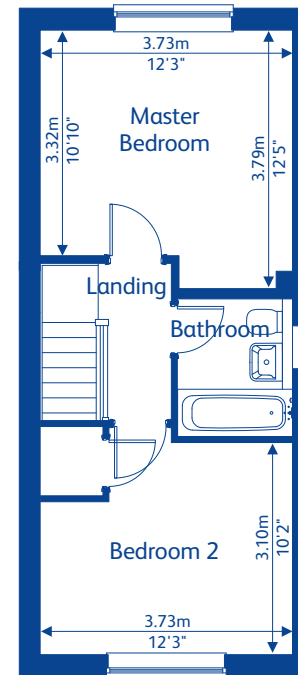
Computer generated image of the Lowry

# LOWRY

2 bedroom mews home



Ground Floor



First Floor

Please note: This house type will differ from the CGI shown and will be built in a mews, please ask the Sales Executive for details.  
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.

# 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 system, by use of either a system boiler and cylinder or combination boiler (house type dependent), the warmth is radiated through your home by 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



## Bathrooms and en-suites

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

- ◆ Back to wall sanitaryware
- ◆ Hansgrohe Coolstart taps to hand basins
- ◆ Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (with exception of Adlington, Charleston II, Burlington, Bressingham, Bridewell & Ashgate II)
- ◆ Hansgrohe bath filler to Adlington, Charleston II, Burlington, Bressingham, Bridewell & Ashgate II
- ◆ 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

## 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 from where possible, 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 timber screen fencing is provided with brick walls and lower level timber knee rail fencing to selected areas/boundaries. 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.



### 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

Richmond Point  
Queensway,  
Lytham St Annes  
Lancashire  
FY8 3FS

Sales Enquiries:  
**01253 747080**  
[rowland.co.uk](http://rowland.co.uk)

Rowland takes every care to ensure that all the details contained herein are correct at the time of going to print, 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.

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Raising Standards. Protecting Homeowners

