

Richmond Point

Lytham St Annes

PRIDE OF PLACE ON THE FYLDE




Rowland
Feel at home



Independently owned and dedicated to the creation of aspirational developments since 1993, Rowland represents excellence in house design, construction and the creation of thriving communities.

Rowland is committed to creating stylish and beautiful new homes that will be a lasting legacy, whilst also creating a 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.

Feel at home



A brown dog, possibly a Weimaraner, is sitting on a sandy dune covered with tall, dry grass. The dog is looking out towards the ocean under a sunset sky with soft, golden clouds. The scene is peaceful and scenic.

Welcome to Richmond Point

Pride of place on the Fylde

Richmond Point is a visionary and prestigious 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 and serves the local residents in Lytham St Annes, with Richmond Point taking pride of place amidst this vibrant and popular community.

Richmond Point

Lytham St Annes

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.

Transport links are excellent, with local neighbours Blackpool and Preston just 10 minutes and 30 minutes' drive away

by car 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, making the spectacular and dramatic scenery of the Lake District and Yorkshire Dales accessible in about one hour. There's also a handy train station nearby connecting to the national rail network.

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!

Perfectly designed to enjoy the good life on the Fylde

The latest phase of new homes at Richmond Point showcases a select choice of mews, semi-detached and detached properties ranging from 2-5 bedrooms. Designed to accentuate open spaces, natural features and contemporary aesthetics, Richmond Point provides a desirable lifestyle within a peaceful and private community setting.

Much care and consideration has been given to creating an atmosphere of a mature community that has evolved over time. Properties are carefully designed, and built to include different external elevations 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 & SPACIOUS INTERIORS

offer flexible accommodation and the perfect environment for relaxing and entertaining with family and friends.

Richmond Point Site Plan



- ◆ **Wallingford B**
5 bedroom detached home with detached double garage.
Plots 320/331/340.
- ◆ **Regency B**
5 bedroom detached home with double garage.
Plots 312/313/321/349/350/361/375.
- ◆ **Kingswood B**
5 bedroom detached home with double garage.
Plots 334/352/355/362/386/437.
- ◆ **Colshaw B**
4 bedroom detached home with garage.
Plots 327/330/332/333/336/345/351/435/436
- ◆ **Bonham B**
4 bedroom detached home with detached garage.
Plot 395.
- ◆ **Belgrave B**
4 bedroom detached home with garage.
Plots 344/356/384/387/434.
- ◆ **Reynold B**
4 bedroom detached home with detached garage.
Plots 337/338/357/376/378.
- ◆ **Hatton B**
4 bedroom detached home with garage.
Plots 383/385/392/393/409/416.
- ◆ **Brantwood B**
4 bedroom detached home with detached garage.
Plots 322/354/379/389.
- ◆ **Haworth B**
4 bedroom semi-detached home.
Plots 323/324/325/326.
- ◆ **Aroncroft B**
4 bedroom detached home with garage.
Plots 377/382.
- ◆ **Bonington B**
4 bedroom detached home with detached garage.
Plots 335/353/360/380/412/425/433.
- ◆ **Renishaw B**
4 bedroom detached home with garage.
Plots 328/329/339/343/346.

- ◆ **Townley B**
3 bedroom semi-detached home.
Plots 308/309/318/319.
- ◆ **Bowes B**
4 bedroom detached home with garage.
Plots 311/314/315/381/388/391/394/415.
- ◆ **Adlington B**
3 bedroom detached home.
Plot 310.
- ◆ **Charleston B**
3 bedroom detached home with detached garage.
Plots 402/424.
- ◆ **Bressingham B**
3 bedroom semi-detached home.
Plots 411/422.
- ◆ **Victoria B**
3 bedroom detached home with garage.
Plots 390/408/413/414/417.
- ◆ **Gladstone B**
3 bedroom semi-detached/mews home.
Plots 396/397/398/406/407/428/429/430.
- ◆ **Bridewell B**
3 bedroom semi-detached home.
Plots 316/317/410/423/426/427.
- ◆ **Ashgate II B**
3 bedroom semi-detached/mews home.
Plots 341/348/358.
- ◆ **Burlington B**
3 bedroom semi-detached/mews home.
Plots 302/303/304/305/306/307/342/
347/359/418/419/420/421/431/432.
- ◆ **Lowry B**
2 bedroom mews home.
Plots 399/400/401/403/404/405.
- ◆ **2 Bedroom Apartments**
Please ask Sales Executive for details.

The location of affordable homes is indicative and may change.

*Please note floorplans will differ for Phase 4A, see Sales Executive for Phase 4A brochure.



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. Planning reference number: 22/0938 Fylde Council.

Master Plan

Richmond Point



The master plan at Richmond Point sets out the proposed short, medium and longer term vision for how the land is destined to be developed.

It illustrates the existing, current and proposed future development, along with infrastructure, public open space and natural features, as well as additional land use and other specific buildings.





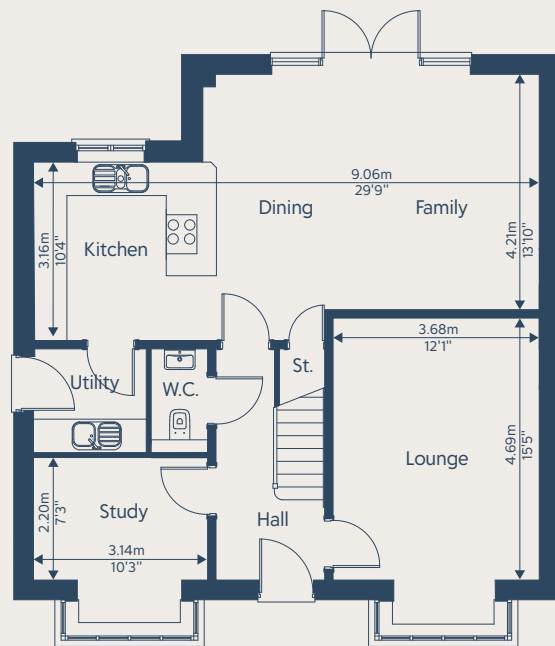
Masterplan for illustrative purposes and general guidance only and may be subject to change.



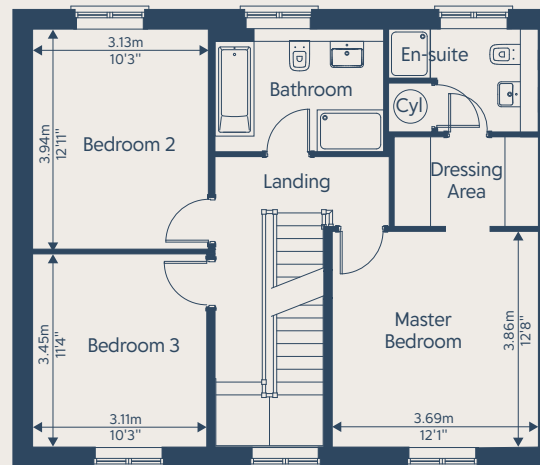
Computer generated image of the Wallingford B

Wallingford B

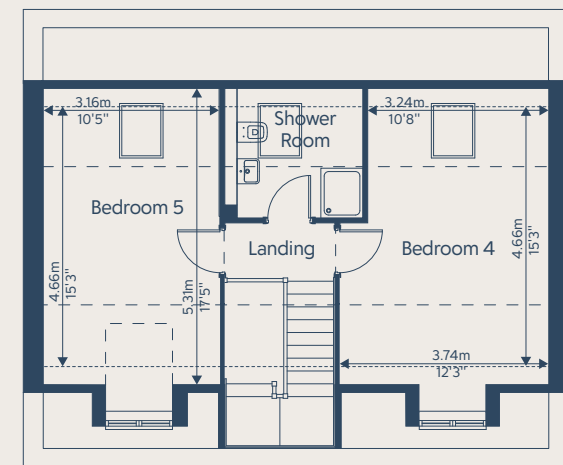
5 bedroom detached home with detached double garage



Ground Floor



First Floor



Second Floor

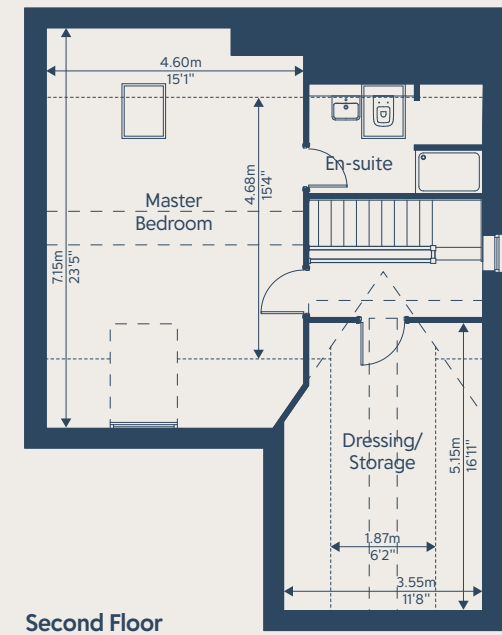
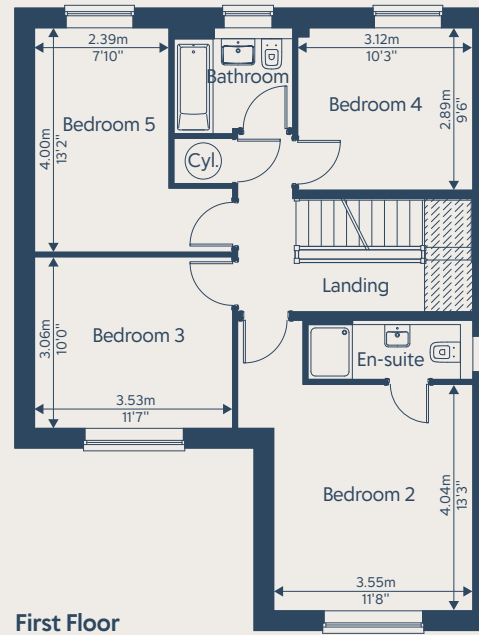
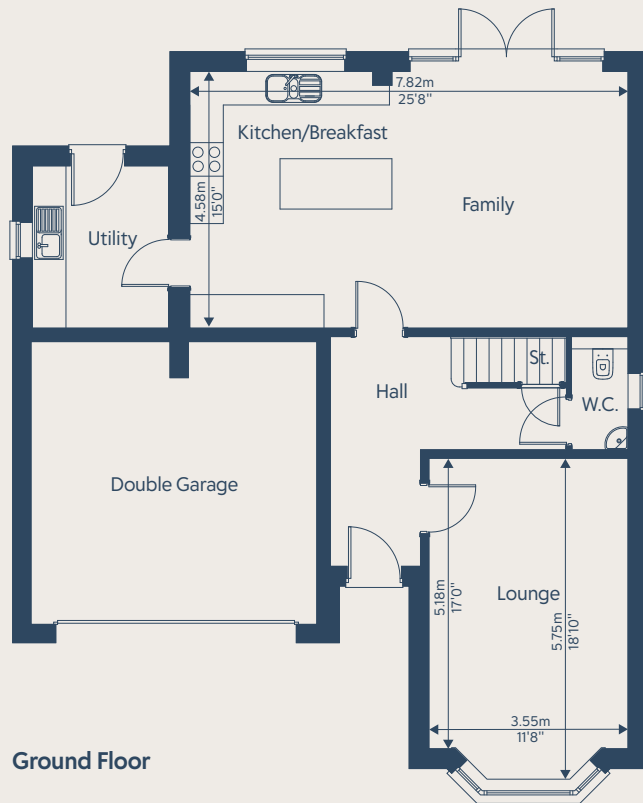
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. --- Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



Computer generated image of the Regency B

Regency B

5 bedroom detached home with double garage



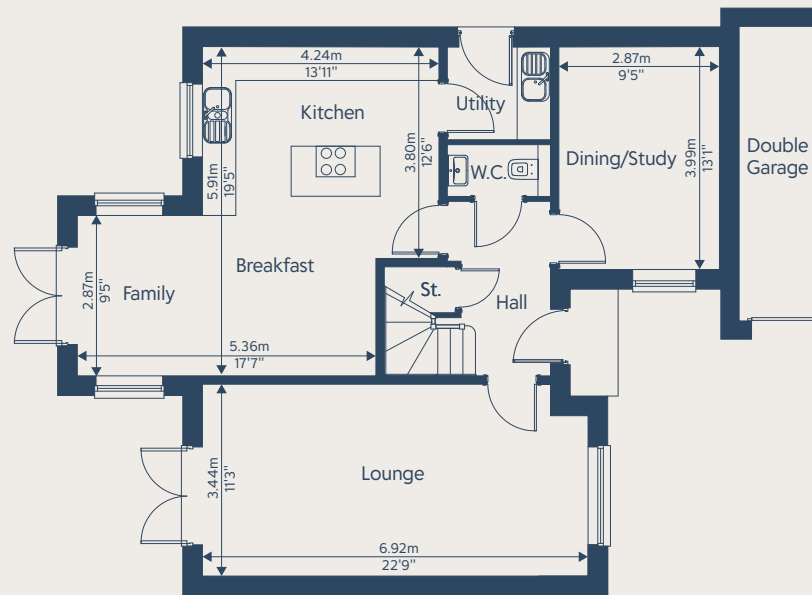
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. // Indicates bulkhead ceiling. Please speak to the Sales Executive for full details.



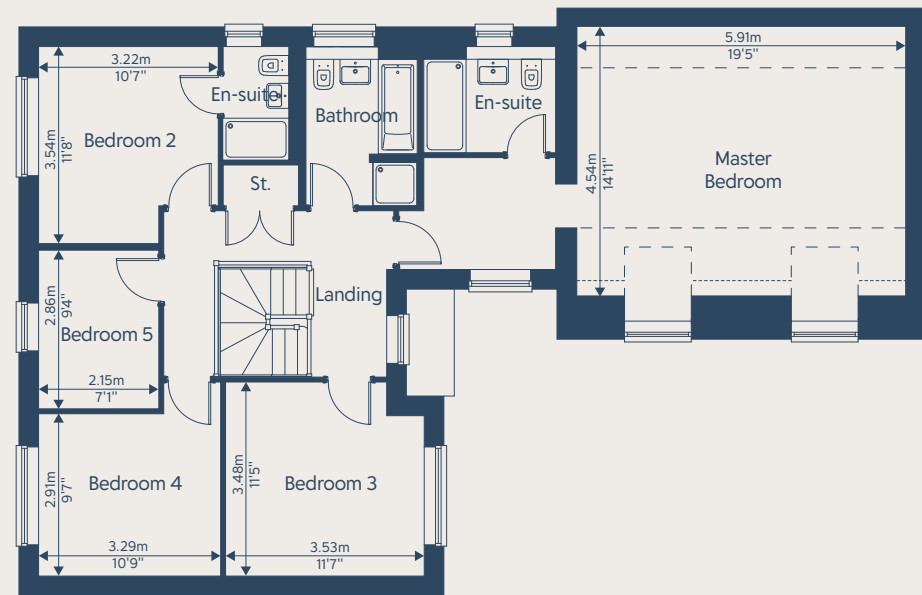
Computer generated image of the Kingswood B

Kingswood B

5 bedroom detached home with double garage



Ground Floor



First Floor

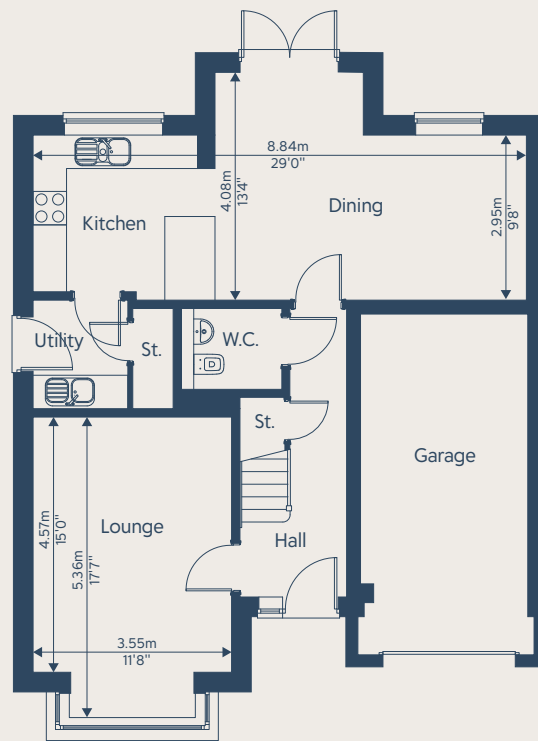
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. --- Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



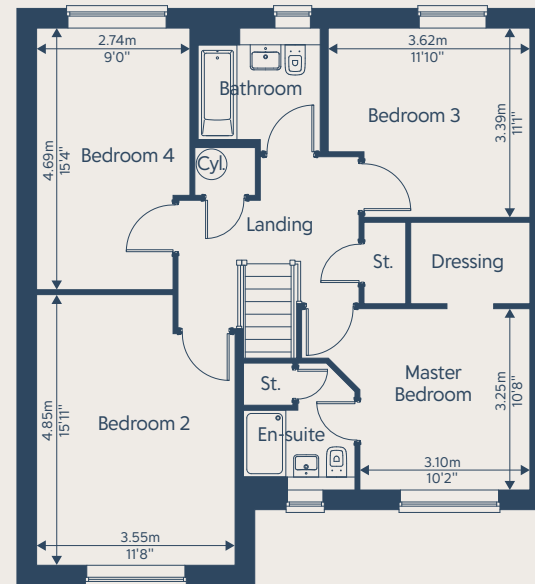
Computer generated image of the Colshaw B

Colshaw B

4 bedroom detached home with garage



Ground Floor



First Floor

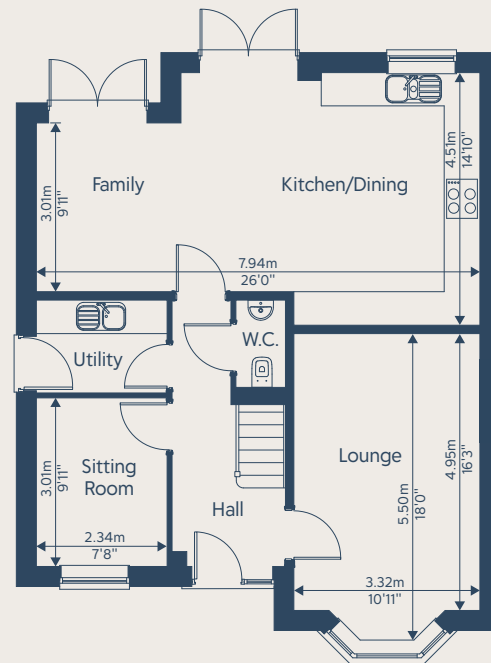
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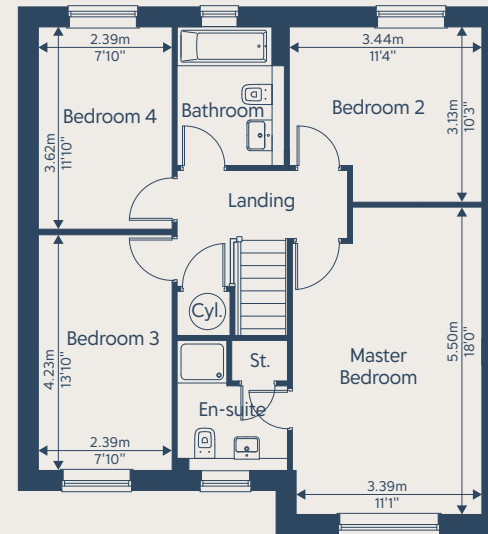
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage



Ground Floor



First Floor

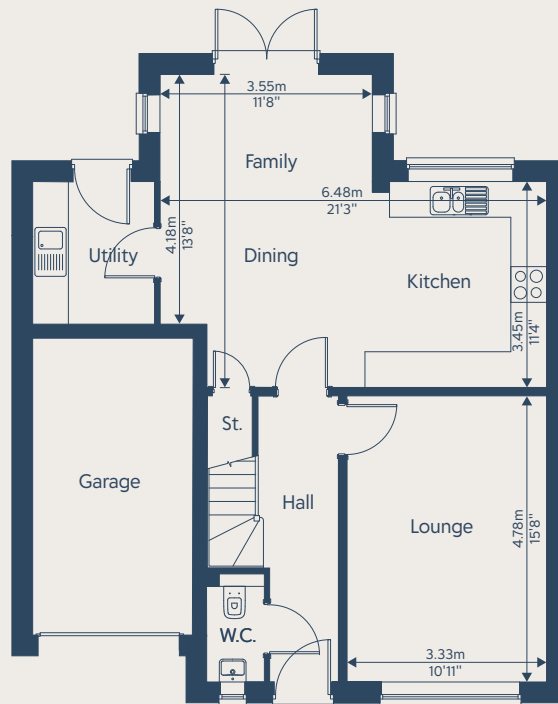
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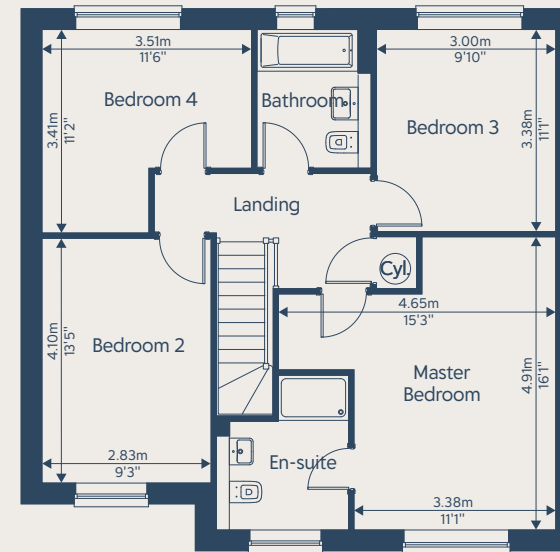
Computer generated image of the Belgrave B

Belgrave B

4 bedroom detached home with garage



Ground Floor



First Floor

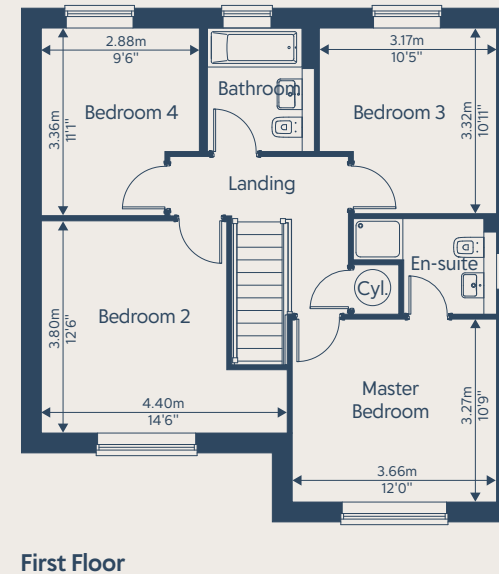
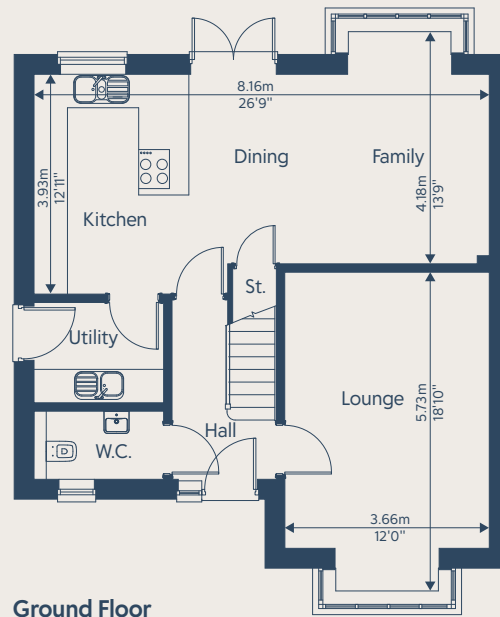
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



Computer generated image of the Reynold B

Reynold B

4 bedroom detached home with detached garage



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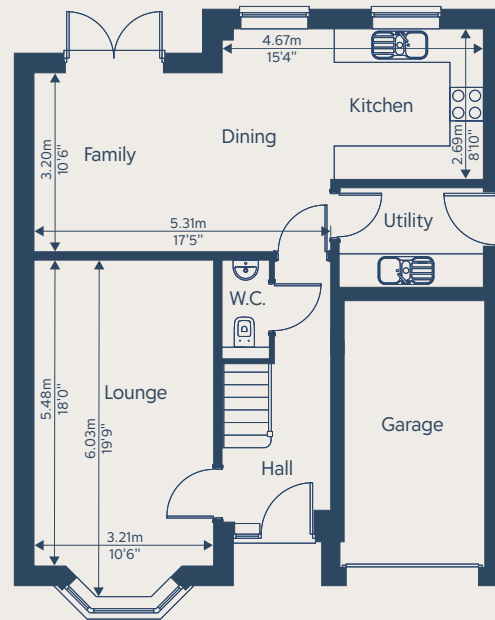


Computer generated image of the Hatton B

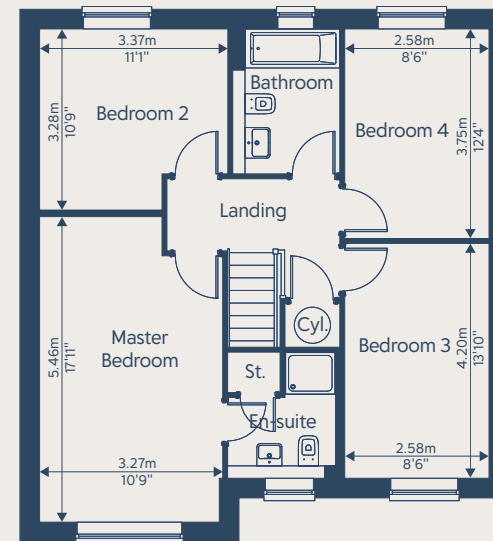
Due to photovoltaic roof panels, pediment over bedroom 3 may be omitted to selected plots. Please speak to Sales Executive for details.

Hatton B

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. Please speak to the Sales Executive for full details.

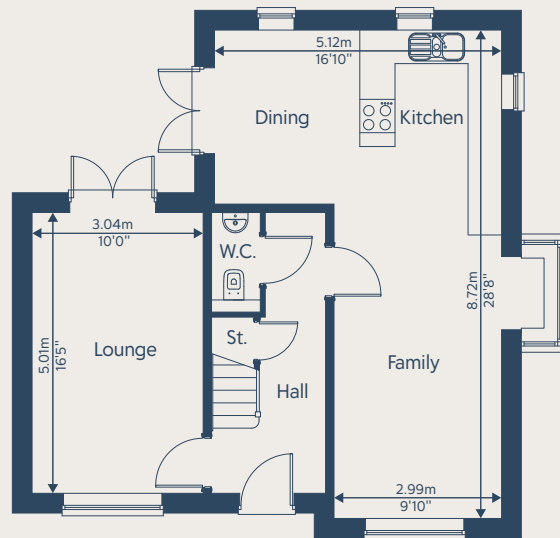


Computer generated image of the Brantwood B

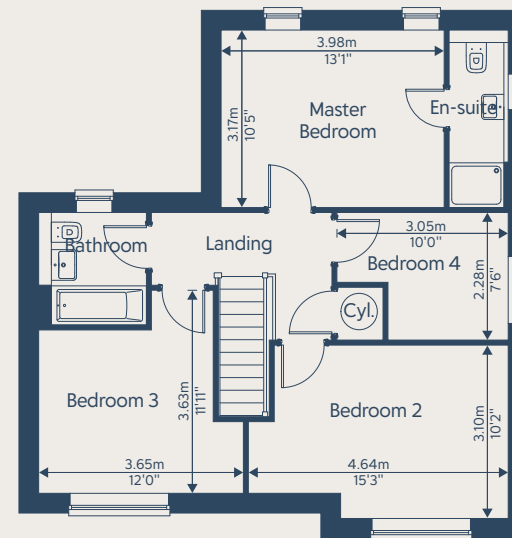
Please note: First floor windows to be 1125mm high. Please ask Sales Executive for details.

Brantwood B

4 bedroom detached home with detached garage



Ground Floor



First Floor

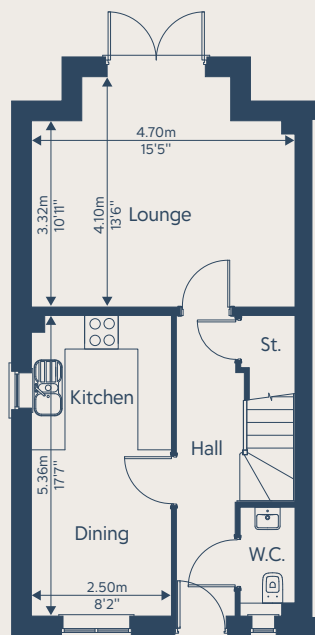
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



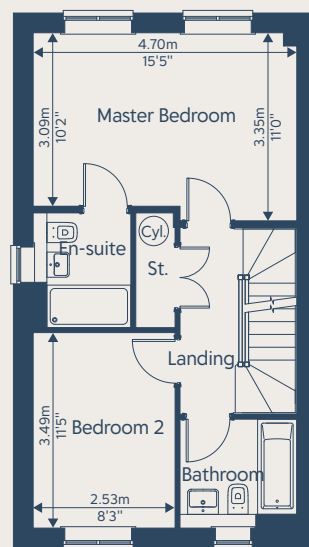
Computer generated image of the Haworth B

Haworth B

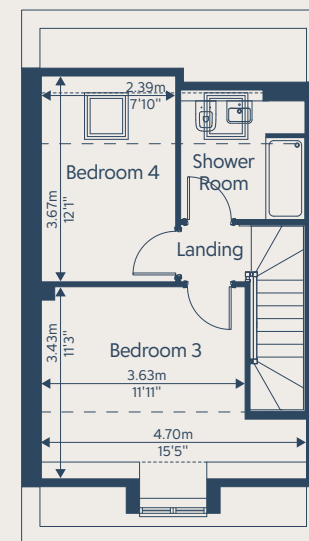
4 bedroom semi-detached home



Ground Floor



First Floor



Second Floor

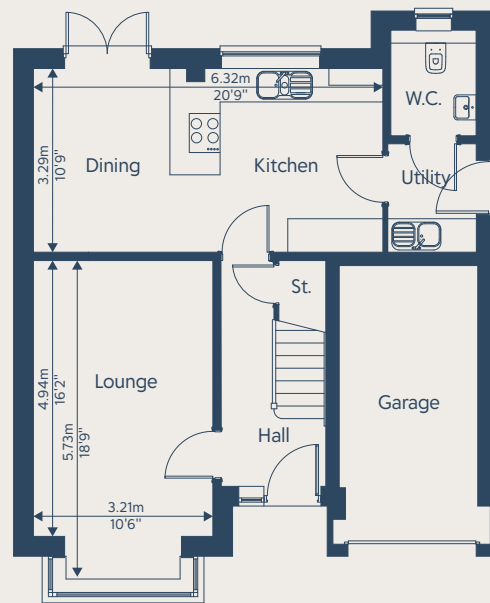
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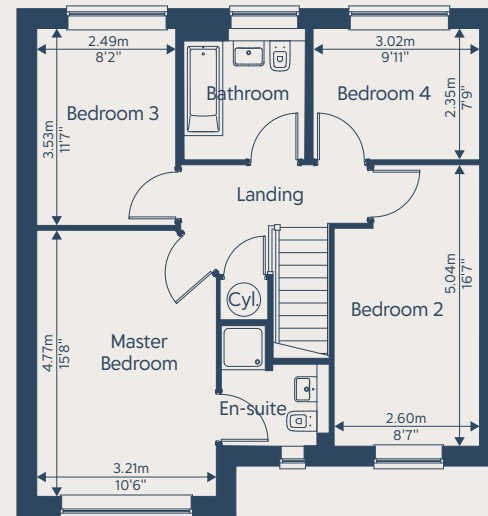
Computer generated image of the Aroncroft B

Aroncroft B

4 bedroom detached home with garage



Ground Floor



First Floor

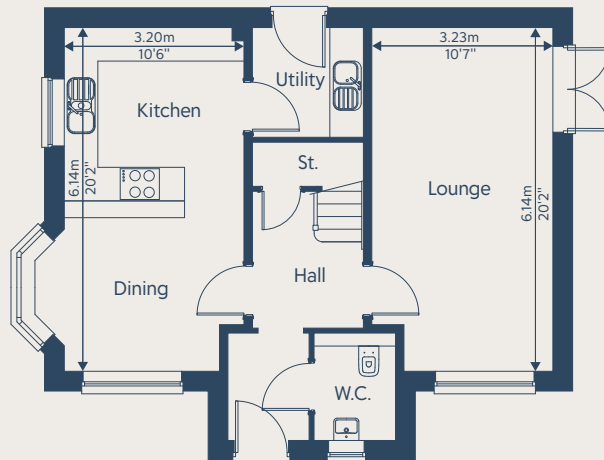
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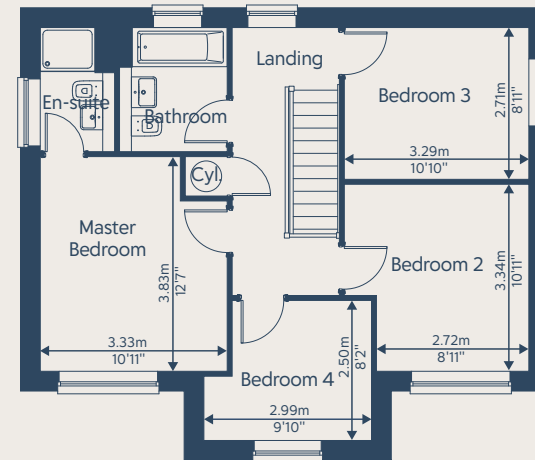
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with detached garage



Ground Floor



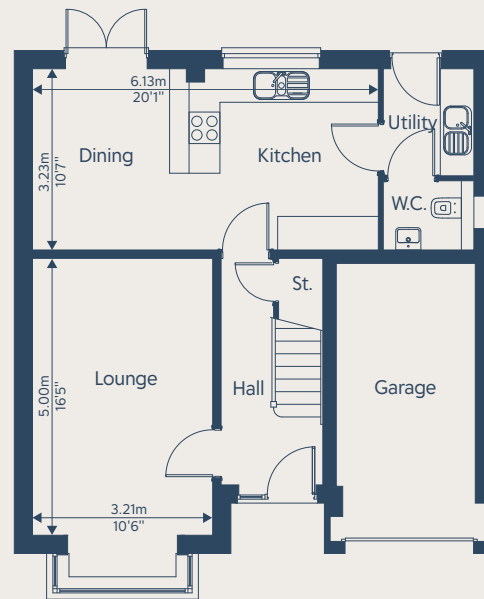
First Floor

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.

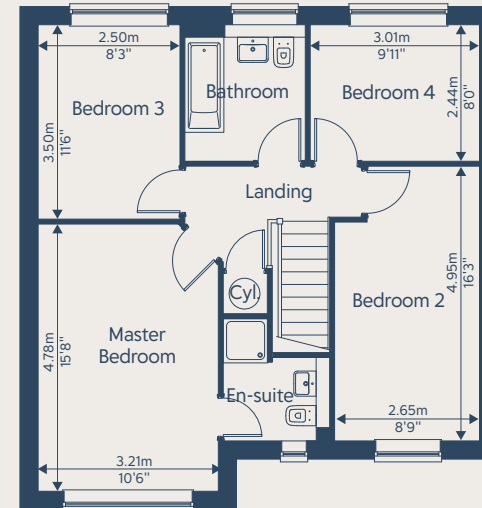


Renishaw B

4 bedroom detached home with garage



Ground Floor



First Floor

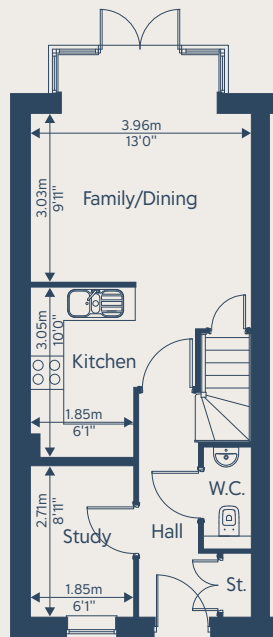
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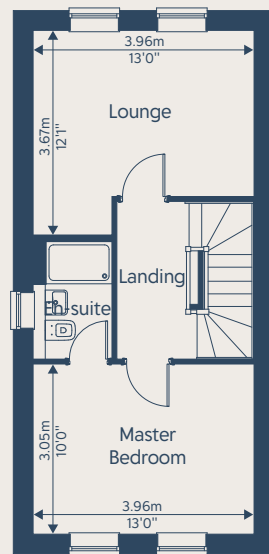
Computer generated image of the Townley B

Townley B

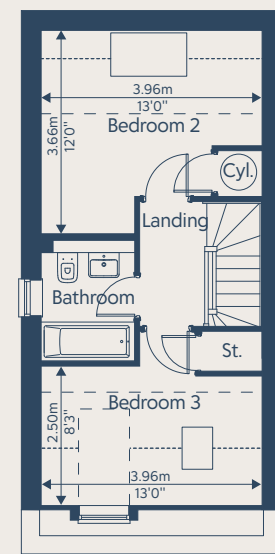
3 bedroom semi-detached home



Ground Floor



First Floor



Second Floor

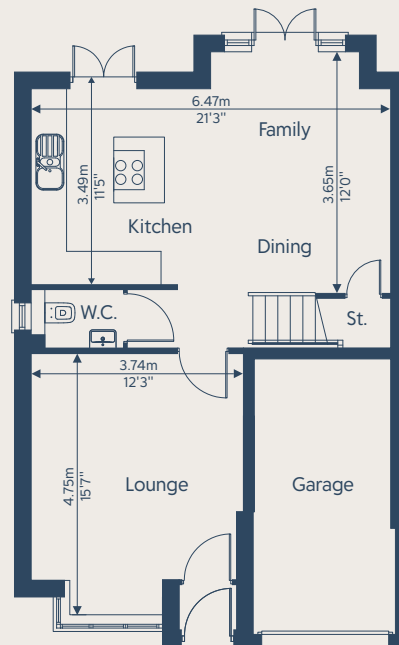
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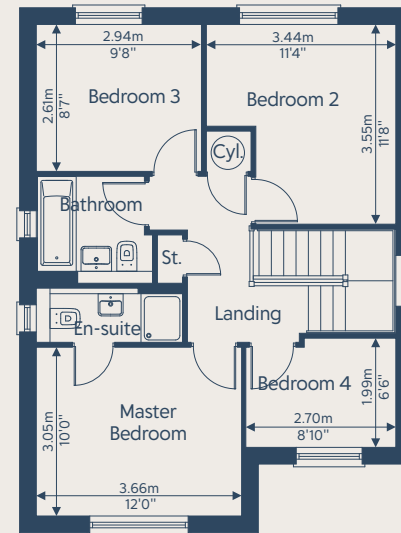
Computer generated image of the Bowes B

Bowes B

4 bedroom detached home with garage



Ground Floor



First Floor

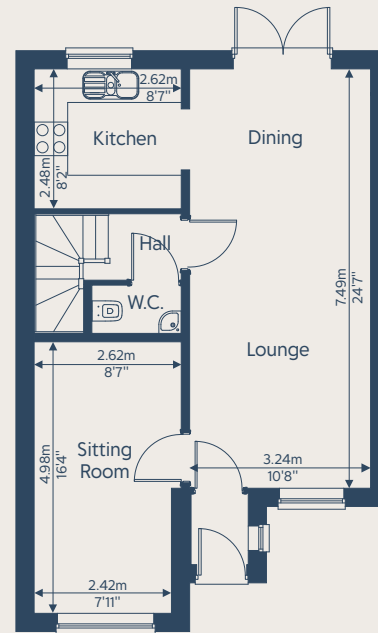
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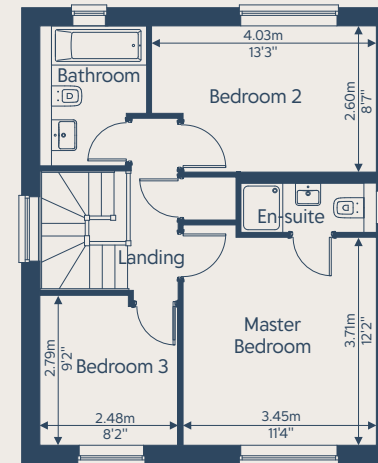
Computer generated image of the Adlington B

Adlington B

3 bedroom detached home



Ground Floor



First Floor

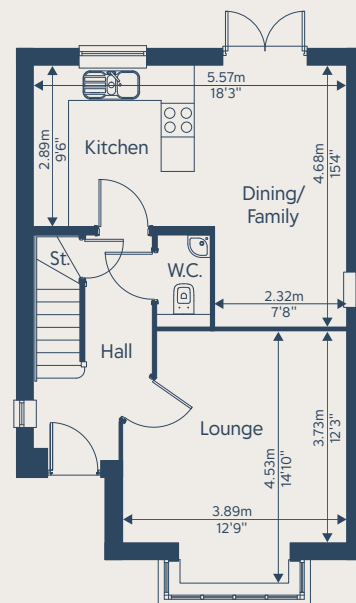
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



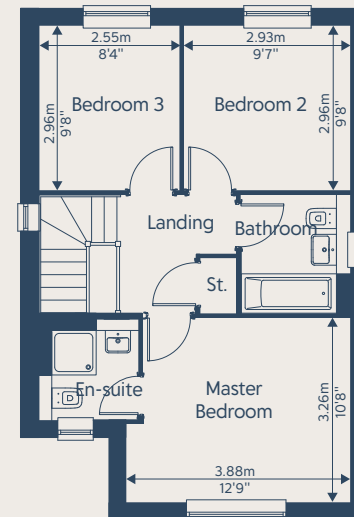
Computer generated image of the Charleston B

Charleston B

3 bedroom detached home with detached garage



Ground Floor



First Floor

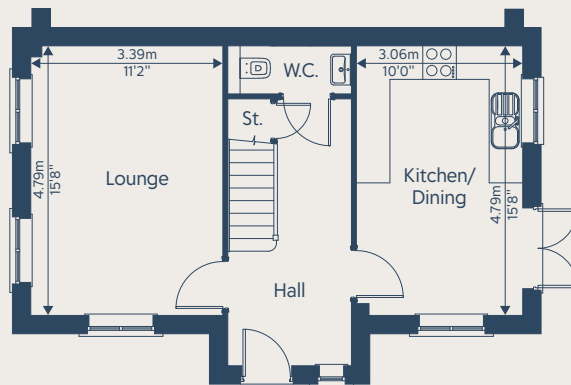
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



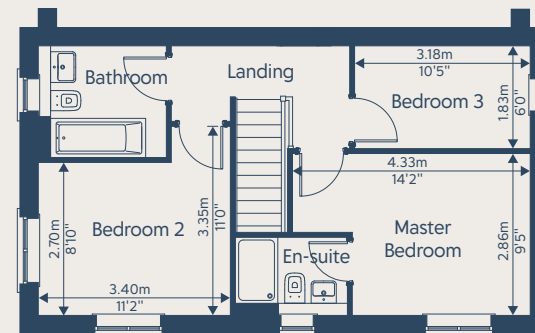
Computer generated image of the Bressingham B

Bressingham B

3 bedroom semi-detached home



Ground Floor



First Floor

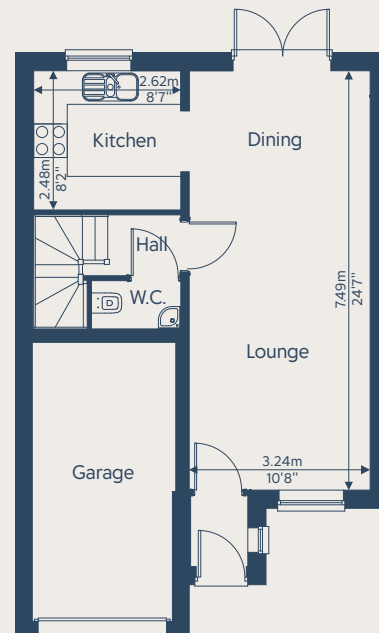
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



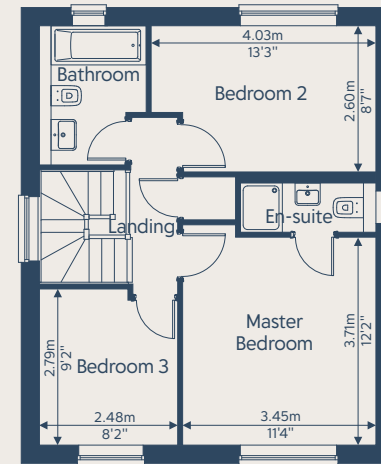
Computer generated image of the Victoria B

Victoria B

3 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. Please speak to the Sales Executive for full details.

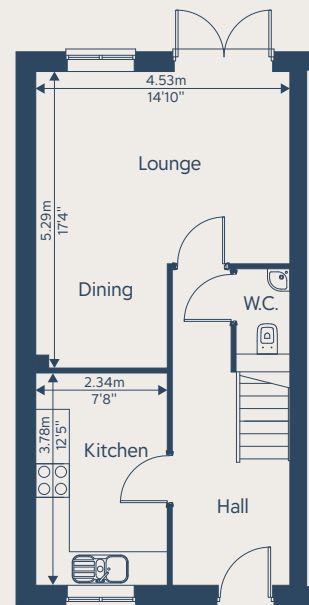


Computer generated image of the Gladstone B

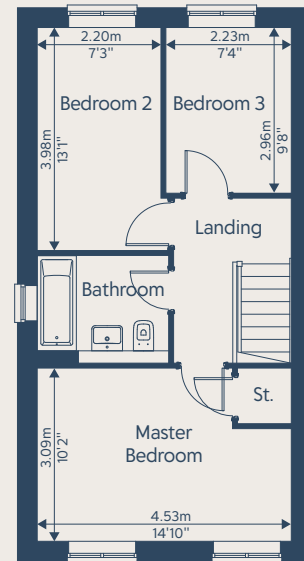
Plots 397 & 429 will not have a pediment above master bedroom window. Please speak to Sales Executive for details.

Gladstone B

3 bedroom semi-detached/mews home



Ground Floor



First Floor

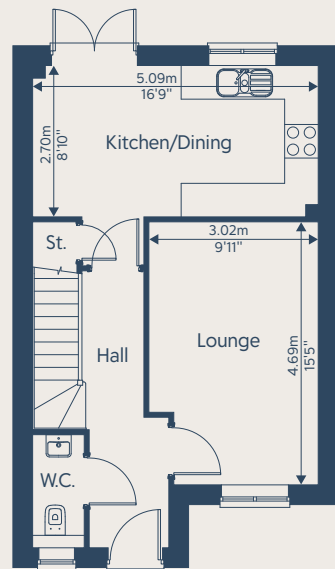
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on the orientation of the property. Please speak to the Sales Executive for full details.



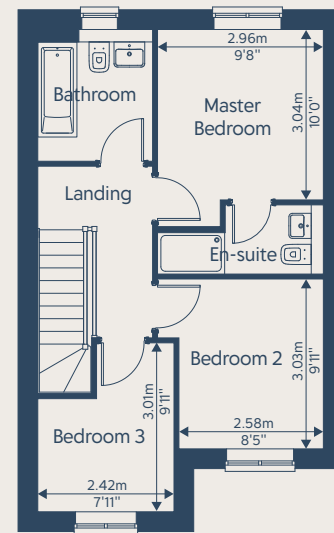
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home



Ground Floor



First Floor

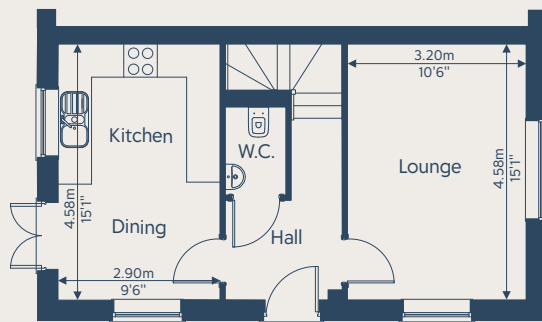
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



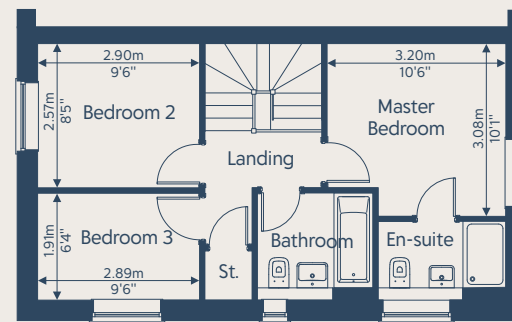
Computer generated image of the Ashgate II B

Ashgate II B

3 bedroom semi-detached/mews 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. Please speak to the Sales Executive for full details.

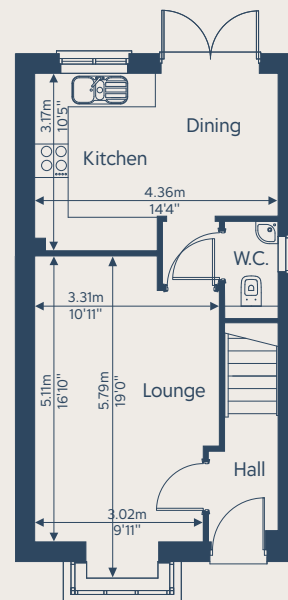


Computer generated image of the Burlington B

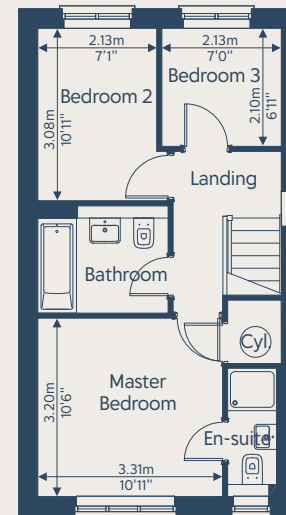
Plots 347 & 359 will not have a pediment above master bedroom window. Please speak to Sales Executive for details.

Burlington B

3 bedroom semi-detached/mews 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. Gable end windows dependent on the orientation of the property. Please speak to the Sales Executive for full details.

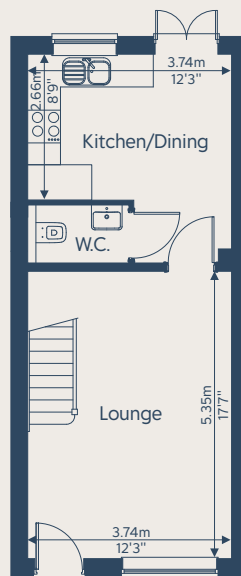


Computer generated image of the Lowry B

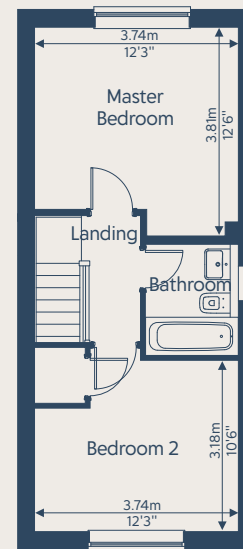
Plots 400 & 404 will have a pediment above bedroom 2 window. Please speak to Sales Executive for details.

Lowry B

2 bedroom mews 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. Gable end windows dependent on orientation of property. Please speak to the Sales Executive for full details.

Specification Richmond Point

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

	2 bedroom new homes	3 bedroom semi-detached/new homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Stainless steel splashback	•	•	•	•	•
Electrolux stainless steel double fan oven	•	•	•	•	•
Electrolux stainless steel 4 ring gas hob or ceramic hob (please confirm details with Sales Executive)	•	•	•	•	•
Electrolux or similar stainless steel chimney hood or similar stainless steel island hood	•	•	•	•	•
Electrolux or similar integrated fridge freezer	•	•	•	•	•
Polished chrome ceiling downlights	•	•	•	•	•

HEATING

Heating and hot water is provided by gas fired central heating (system boiler and cylinder or combination boiler) or electric air source heat pump (ASHP). Please speak to Sales Executive to confirm the heating specification of your chosen plot.	•	•	•	•	•
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Warranty & 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.



INTERNAL FIXTURES & FITTINGS

	2 bedroom mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Contemporary style 2 panel satinwood internal doors	•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•
Chrome effect switches throughout	•	•	•	•	•
Chrome effect sockets throughout	•	•	•	•	•
TV sockets to the lounge and master bedroom	•	•	•	•	•
Phone socket fitted to the lounge	•	•	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•	•	•

EXTERNAL

1.8m timber boundary and divisional fencing	•	•	•	•	•
Paved areas are in a buff riven flag	•	•	•	•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout	•	•	•	•	•

BATHROOM & EN-SUITES

	2 bedroom mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Back to wall sanitaryware	•	•	•	•	•
Hansgrohe Coolstart taps to hand basins	•	•	•	•	•
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (with exception of Charleston B, Bressingham B, Victoria B, Adlington B, Bridewell B, Ashgate II B and Burlington B)	•			•	•
Hansgrohe bath filler to Charleston B, Bressingham B, Victoria B, Adlington B, Bridewell B, Ashgate II B and Burlington B		•	•		
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	•	•	•	•	•
White heated towel rail or similar	•	•	•	•	•



Upgrade your home

Rowland offer an extensive range of extras which can accommodate various preferences – creating individuality 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

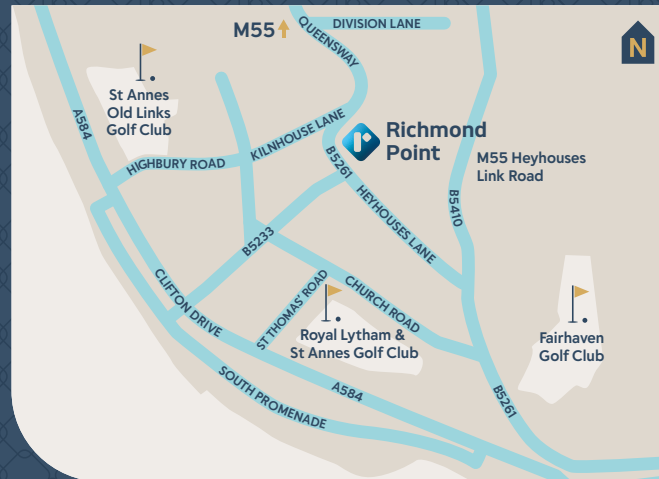
Richmond Point

Lytham St Annes

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NHBC

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