



An elegant collection of distinctive family homes



# About

## ROWLAND

Independently owned and dedicated to the creation of delightful developments, Rowland represents excellence in house design, construction and the creation of thriving 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 convenient 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 a thriving neighbourhood and community for like minded people, 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, we hope you'll find one to suit your lifestyle and enjoy the experience!



Previous Rowland development





# Welcome to GRAPPENHALL HEYS

## Modern living enshrined in traditional elegance

A century or so ago, the beautiful Grappenhall Heys mansion and parklands occupied the land on which Astor Grange now stands – and it is appropriate that this once most desirable country estate is today commemorated in the elegance and grandeur of Astor Grange. Just a few moments' walk from Astor Grange is Grappenhall Heys Walled Garden – the last vestige of the original estate – now beautifully renovated and revived, a perfect place for quiet and contemplation amongst well-tended flowerbeds and walks.

Stroll a little further from Astor Grange and you are in the heart of the small Cheshire village of Grappenhall, a prosperous and peaceful community that is entirely self-contained, yet close to the upmarket shops, restaurants and bars of Stockton Heath, whilst also convenient for Warrington's major retail and leisure amenities. Cransley School in nearby Northwich is an excellent independent school with an outstanding reputation.

Grappenhall embraces everything you would expect from a thriving traditional English village - a historic parish church, several pubs,



well-run primary schools and a popular, sociable cricket club. The 18th century Bridgewater Canal passes through the village, and its towpath leads to a network of byways through surrounding countryside, which offers limitless opportunities for walking, cycling and horse-riding.

Local transport links are excellent, with the M56, M6 and M62 all just minutes away. These place the major cities of Manchester, Chester and Liverpool within easy reach, whilst also providing rapid access to the Peak District, North Wales and the Lake District. From Warrington Bank Quay station, local trains serve Manchester and Liverpool, with direct inter-city services to London taking just under two hours. Manchester Airport is around twenty minutes away via the M56.

South of Grappenhall, open country reaches out to Delamere Forest and the hills of the Mid-Cheshire Ridge, a wonderful area for walking, cycling and equestrian pursuits – plus it's only a short drive to Chester, as well as to fashionable Cheshire destinations such as Knutsford, Alderley Edge and Wilmslow.

# ASTOR GRANGE

*Astor Drive,  
Grappenhall Heys*

Perfectly designed for an  
elegant country lifestyle

Rowland's outstanding and beautifully planned development at Astor Grange, Astor Drive, Grappenhall Heys, derives its inspiration from the architecture and ambience of the former Grappenhall Heys Estate, which once embraced the immediate area. Properties display classical facades and perfectly proportioned frontages,

ensuring that tradition and modernity blend perfectly together to create the development's unique hallmark of timeless elegance.

Astor Grange principally comprises substantial 4 and 5 bedroom detached properties, many featuring studies that allow for comfortable home-working. There are also 3 bedroom semi-detached homes and townhouses, all brought together in a layout that emphasises open space on two sides, greenery and an aesthetic of highly desirable country 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 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.



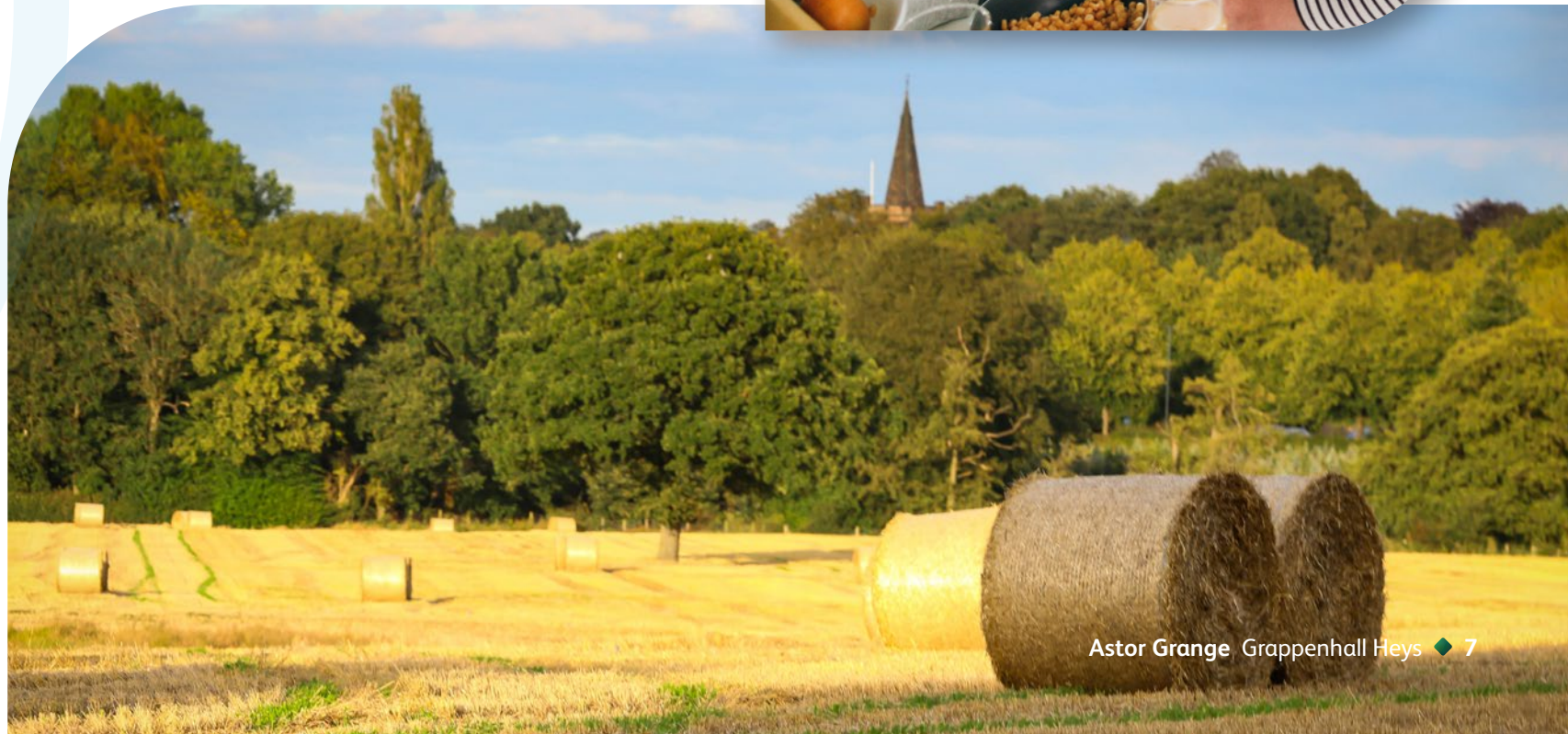


Stylish, elegant and spacious interiors offer flexible accommodation and the perfect environment for relaxing and entertaining family and friends.

# DEVELOPMENT PLAN

- ◆ **Wallingford**  
5 bedroom detached home with double garage
- ◆ **Kingswood**  
5 bedroom detached home with double garage
- ◆ **Sandwell**  
5 bedroom detached home with double garage
- ◆ **Belgrave**  
4 bedroom detached home with garage
- ◆ **Hatton**  
4 bedroom detached home with garage
- ◆ **Townley**  
3 bedroom semi-detached home
- ◆ **Gladstone**  
3 bedroom semi-detached home
- ◆ **Affordable Housing**





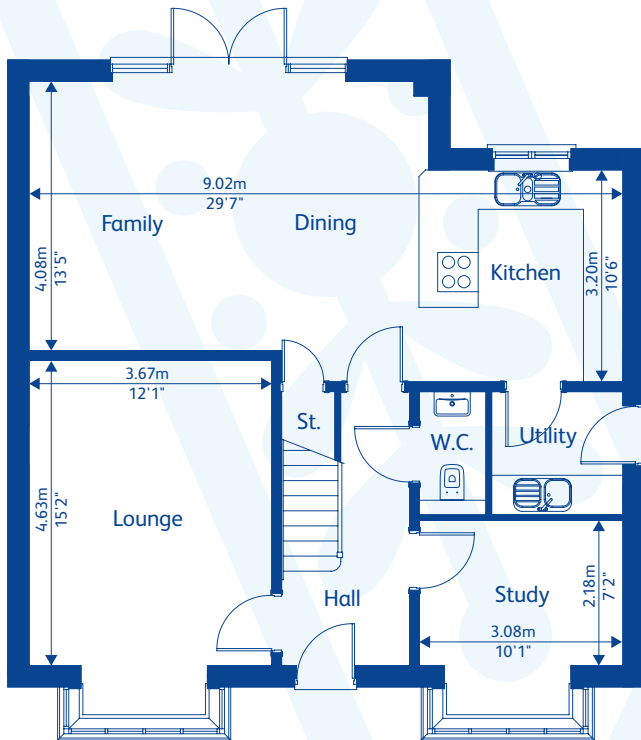


Computer generated image of the Wallingford

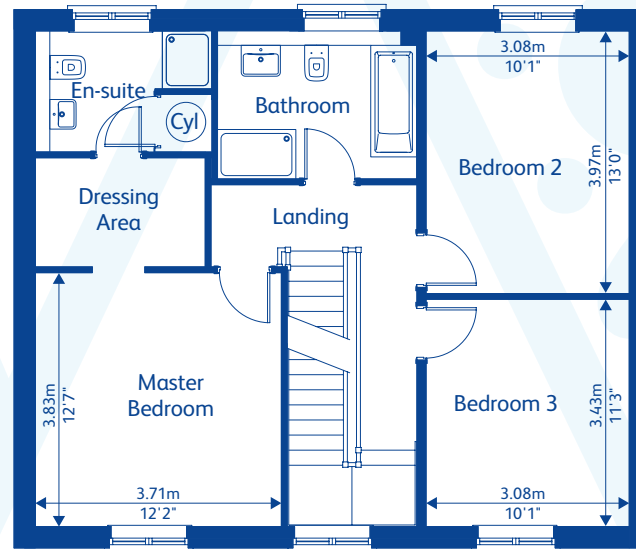


# WALLINGFORD

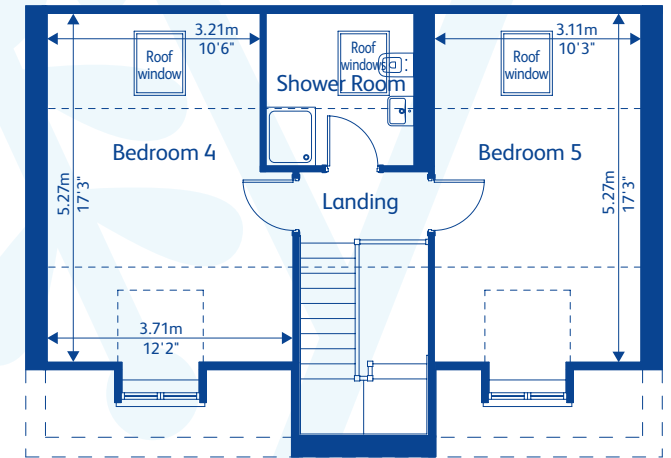
5 bedroom detached home with double garage



Ground Floor



First Floor



Second Floor

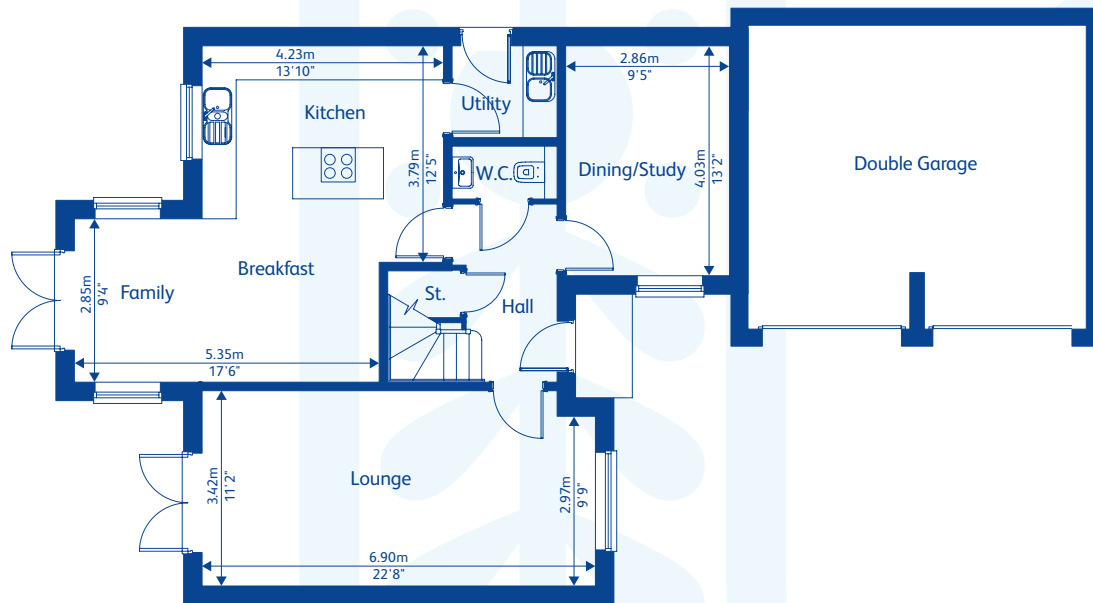
Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. --- Indicates start of sloping ceiling. Plot 38 to have additional side windows. Please speak to the Sales Executive for full details.



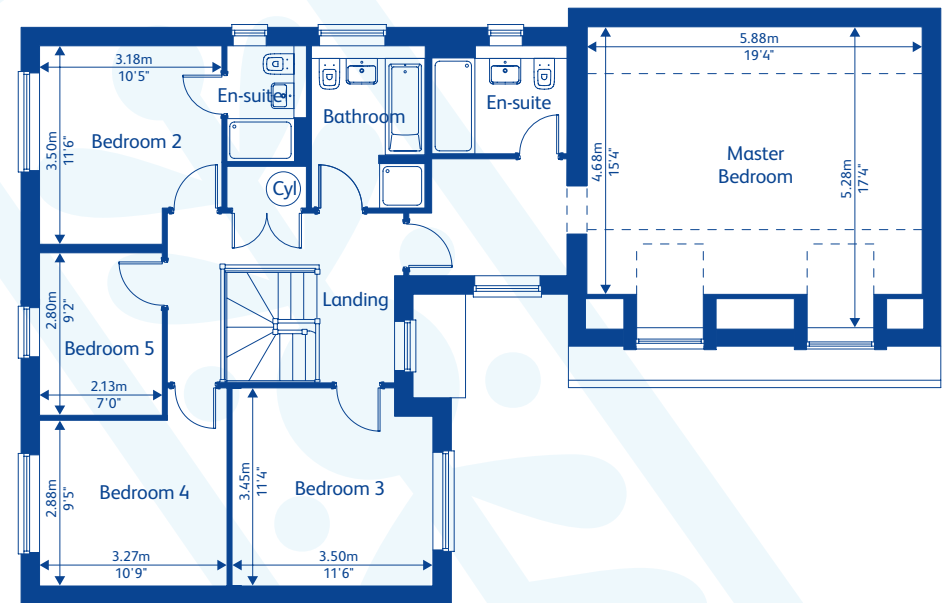
Computer generated image of the Kingswood

# KINGSWOOD

5 bedroom detached home with double garage



Ground Floor



First Floor

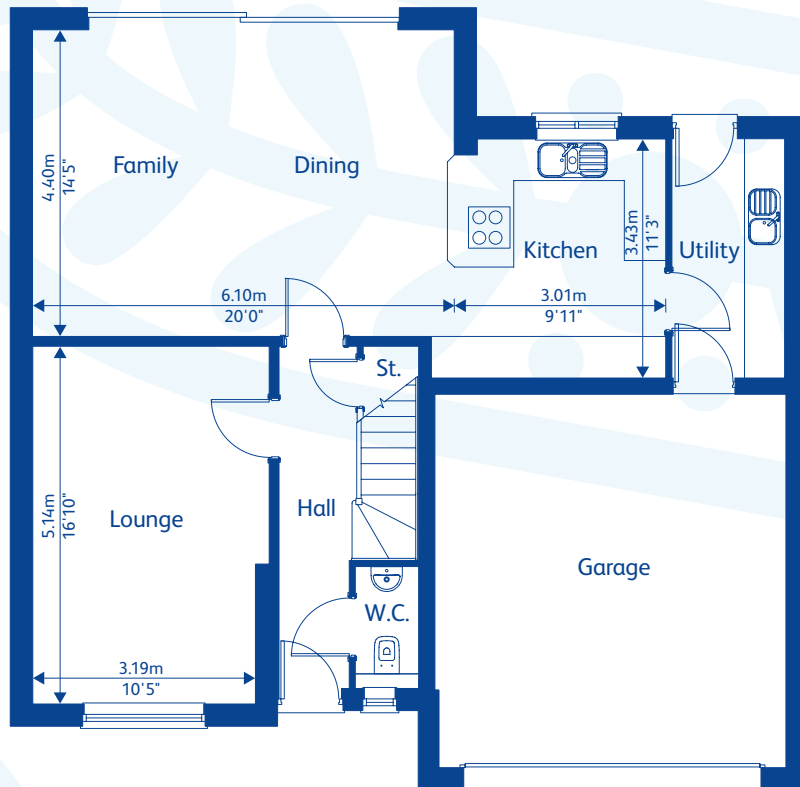
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. - - - Indicates start of sloping ceiling. Please speak to the Sales Executive for full details.



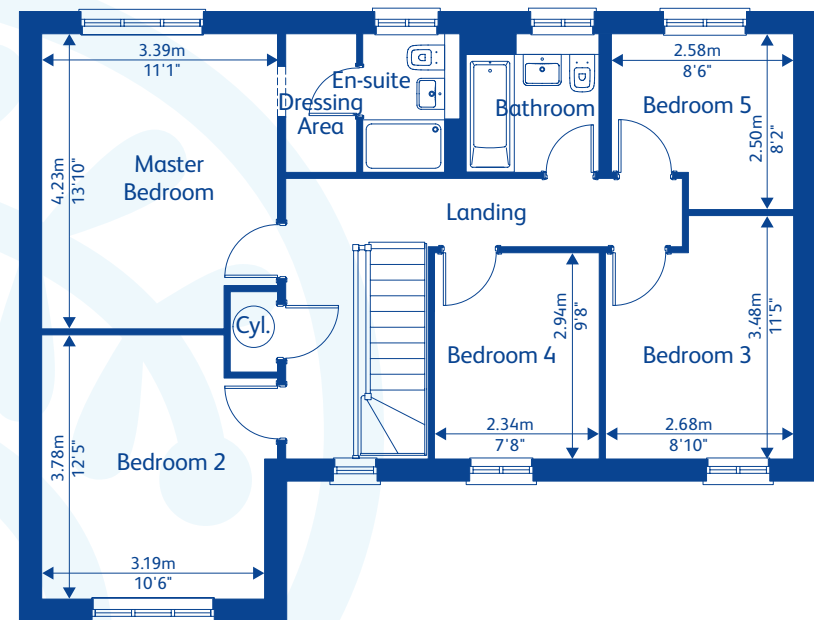
Computer generated image of the Sandwell

# SANDWELL

5 bedroom detached home with double garage



Ground Floor



First Floor

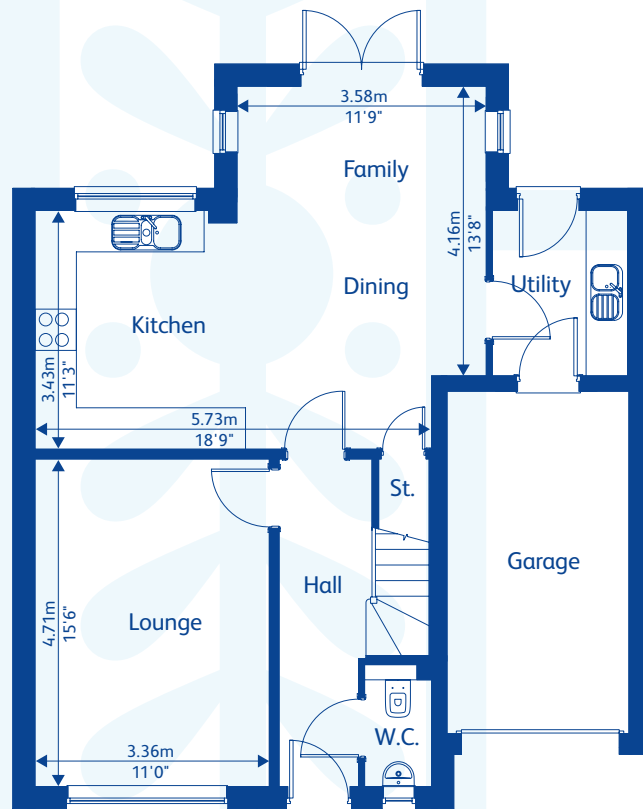
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



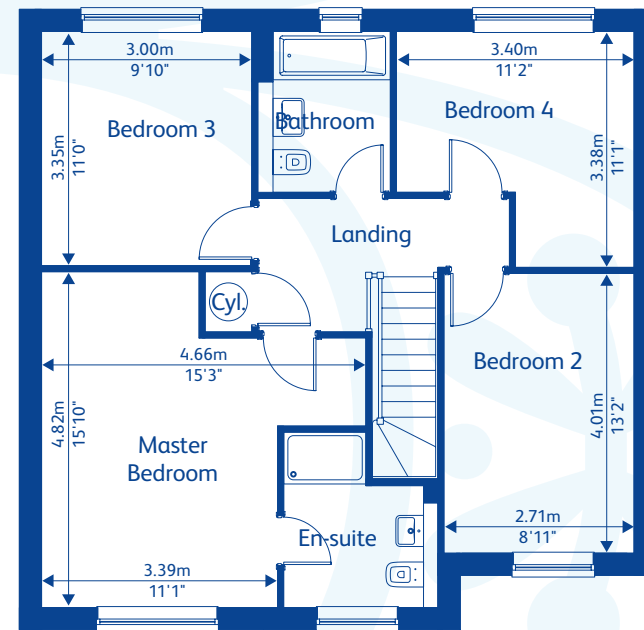
Computer generated image of the Belgrave

# BELGRAVE

4 bedroom detached home with garage



Ground Floor



First Floor

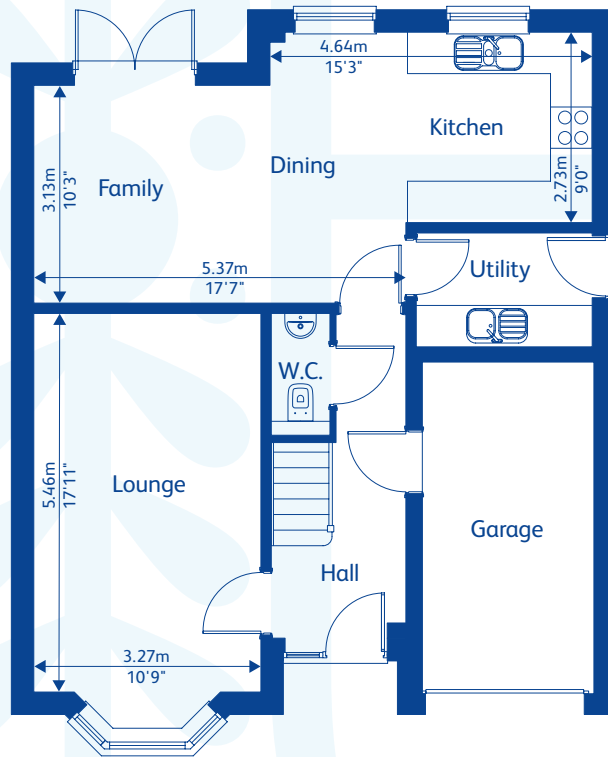


Computer generated image of the Hatton

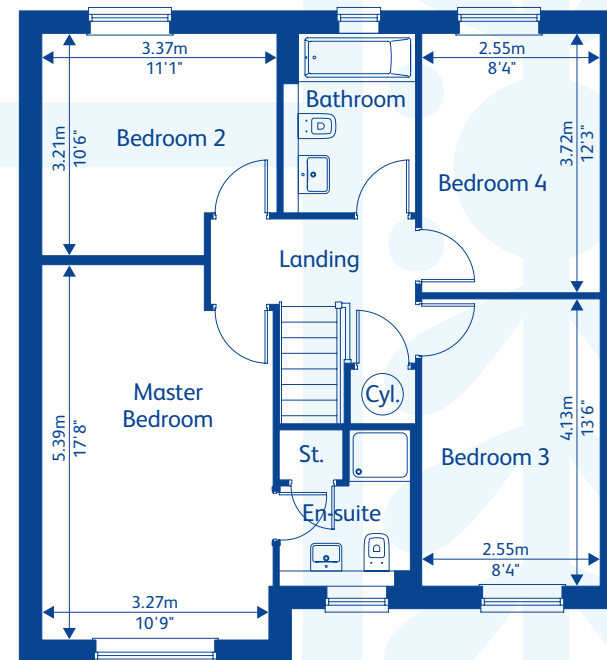


# HATTON

4 bedroom detached home with garage



Ground Floor



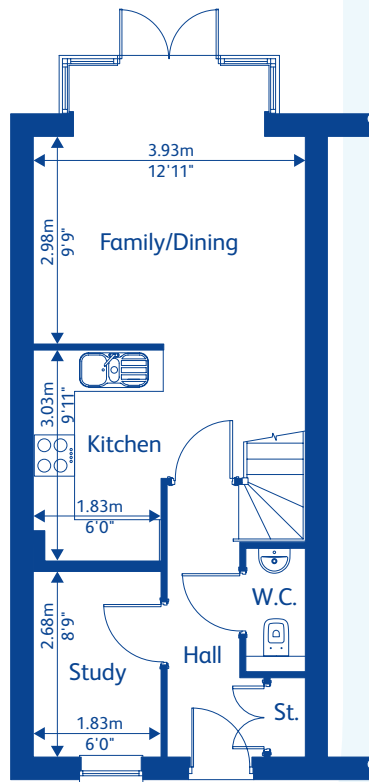
First Floor



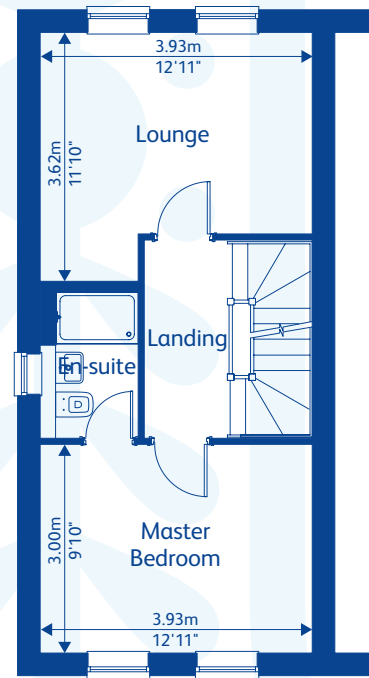
Computer generated image of the Townley

# TOWNLEY

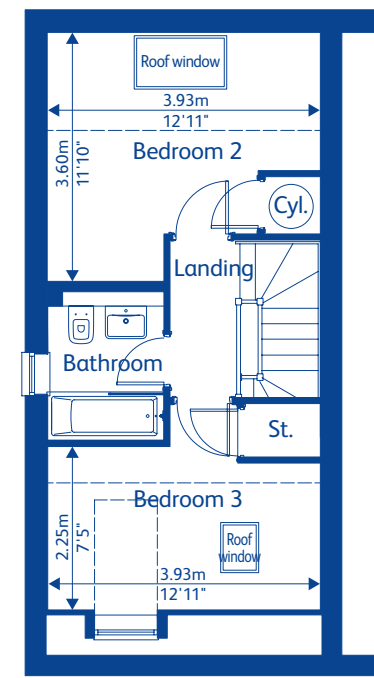
3 bedroom semi-detached home



Ground Floor



First Floor



Second Floor

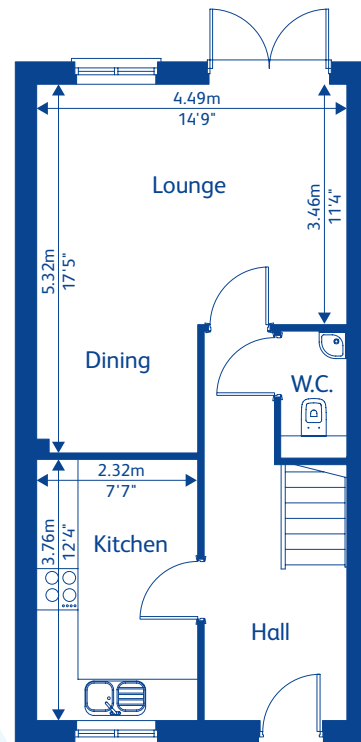
Note: All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75\text{mm}$  should be allowed. --- Indicates 2.25m head height. En-suite window will be omitted in plots 7, 8, 29 and 30. Please speak to the Sales Executive for full details.



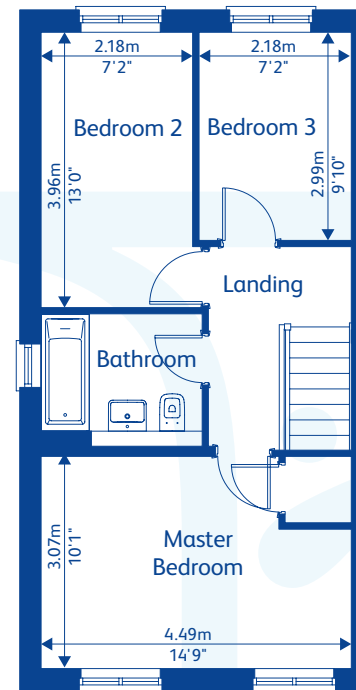
Computer generated image of the Gladstone

# GLADSTONE

3 bedroom semi-detached home



Ground Floor



First Floor

# SPECIFICATION

All the homes at Astor 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.



	Gladstone	Townley	Hatton	Belgrave	Sandwell	Kingswood	Wallingford
<b>Kitchens</b>							
Designer kitchen	•	•					
Platinum kitchen			•	•	•	•	•
Quartz worktops to kitchen			•	•	•	•	•
Quartz worktops to utility						•	•
Quooker boiling water tap						•	•
Zanussi double oven and gas hob	•	•					
AEG single oven and compact oven			•	•	•	•	•
AEG induction hob			•	•	•	•	•
Stainless steel splashback	•	•	•	•	•	•	•
Stainless steel hood extractor	•	•					
AEG extractor			•	•	•	•	•
Zanussi A+ rated integrated fridge freezer	•	•	•	•	•	•	•
Zanussi integrated dishwasher	•	•	•	•	•	•	•
Le-Mans corner unit						•	•
Polished chrome ceiling lights	•	•	•	•	•	•	•
<b>Internal fixtures &amp; fittings</b>							
Premdor vertical 5 panel moulded internal doors	•	•					
Premdor vertical 5 panel moulded semi-solid internal doors			•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•	•	•
Chrome switches & sockets	•	•	•	•	•	•	•
Media plate in lieu of sockets to lounge	•	•	•	•	•	•	•
TV point with CAT6 to RJ45 module for faster TV streaming to lounge	•	•	•	•	•	•	•
TV socket to master bedroom	•	•	•	•	•	•	•
Phone socket to lounge	•	•	•	•	•	•	•
USB double socket to lounge, kitchen & master bedroom x 2	•	•	•	•	•	•	•
Mains powered smoke detectors to hallway & first floor landing	•	•	•	•	•	•	•
Wireless house alarm	•	•	•	•	•	•	•

	Gladstone	Townley	Hatton	Belgrave	Sandwell	Kingswood	Wallingford
<b>Bathroom &amp; en-suites</b>							
Back to wall Shift sanitaryware	•	•	•	•	•	•	•
Hansgrohe Coolstart taps to hand basins	•	•	•	•	•	•	•
Hansgrohe thermostatic bath showerpipe mixer with shower screen	•	•	•	•	•		
Hansgrohe thermostatic showerpipe to all en-suites & separate showers		•	•	•	•	•	•
A large selection of ceramic tiles to selected wall areas	•	•	•	•	•	•	•
Chrome downlighters	•	•	•	•	•	•	•
Chrome heated towel rail	•	•	•	•	•	•	•
Bathroom & en-suite mirrors (Subject to house type, please confirm details with the Sales Executive)			•	•	•	•	•
<b>Heating</b>							
Baxi Potterton gas fired system boiler & cylinder		•	•	•	•	•	•
Baxi Potterton gas fired combination boiler	•						
Myson radiators	•	•	•	•	•	•	•
<b>External</b>							
Manual garage door			•	•	•		
Garage door with remote control						•	•
Double socket & light to garage			•	•	•	•	•
Outside water tap	•	•	•	•	•	•	•
Outside socket			•	•	•	•	•
1.8m divisional fencing (where applicable)	•	•	•	•	•	•	•
Riven buff flags to paved areas	•	•	•	•	•	•	•
Front gardens are turfed & landscaped in accordance with our landscaping layout	•	•	•	•	•	•	•
Top soil to rear gardens ready for own landscaping	•	•	•	•	•	•	•
Porch light	•	•	•	•	•	•	•

## 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
- ◆ 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

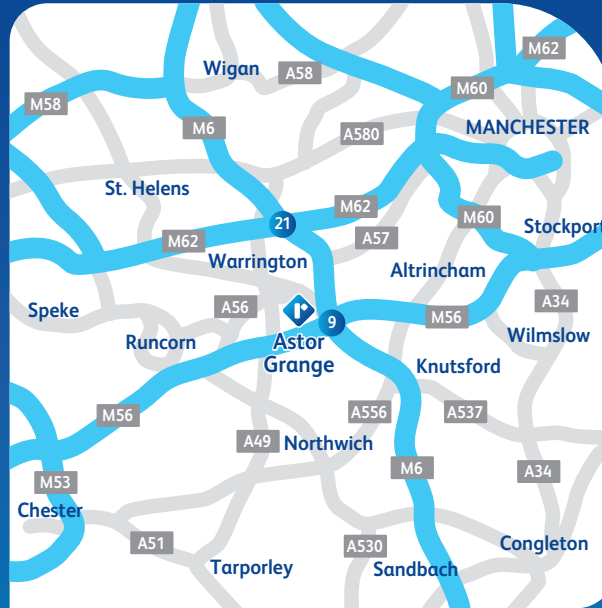
## Upgrade your home

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.

For example:

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

Please ask a member of our sales team for more information.



## Astor Grange Grappenhall Heys

Astor Grange  
Astor Drive  
Grappenhall Heys  
Warrington  
Cheshire WA4 3DS  
(May 21 - temporary sales location WA4 3LG)

Sales Enquiries:  
**01925 875584**  
[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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# Rowland