

Waddicar Rise

Melling, Liverpool




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 Waddicar Rise. Developing a sustainable environment will allow everyone the space, freedom, privacy and comfort of their own home and make Waddicar Rise a special place to live now and for future generations.

Feel at home

Ash View, completed 2021





Welcome to Waddicar Rise

Waddicar Rise is a prestigious development of quality two, three, four and five bedroom new homes and sits in balance amidst this thriving village community.

Rowland is committed to creating a popular and vibrant environment, that embraces the local heritage, as well as serving the local residents by providing a select and distinctive range of mews style properties, along with semi-detached and detached homes.

Waddicar Rise Melling

Less than nine miles from Liverpool city centre, the village of Melling is a traditional community whose roots go as far back as Anglo-Saxon times. Nowadays, Melling is a thriving village community with several shops, a primary school and a number of excellent pubs.

In addition, Melling Tithe Barn is a popular community centre, that hosts a wide range of events and concerts.



Conveniently situated close to both the M58 and M57, Melling is a little under nine miles from the heart of the historic city of Liverpool, which is rich in nautical and musical heritage, as well as featuring many museums and galleries. Liverpool also boasts an impressive array of shops, bars, restaurants and traditional pubs, as well as a vibrant city centre pedestrian area and riverside tourist attractions such as the Albert Dock and Maritime Museum.

Closer to home, nearby Aintree (just three miles from Melling) offers a major retail park, as well as a supermarket,

cinema and other leisure facilities.

For days out, there are delightful local walks along the Leeds & Liverpool Canal, which passes through Melling village, whilst a little further afield, the Lancashire coast features the wonderful sand dunes and red squirrel reserve at Formby, as well as genteel Southport – and, further north, both Lytham St. Annes and Blackpool. Local motorways close to Melling link with the north-south M6, for fast access to Manchester, the Lake District, the Yorkshire Dales, the Trough of Bowland and the picturesque Ribble Valley.



Offering a wide choice of high quality family homes

With a varied option of house styles on the development, the overall feel is of a community that has grown up over time, with a range of different architectural styles and features.

Each home benefits from a private garden to the rear, with spaces for parking at the front and the majority of properties having a single or detached garage.

The interiors of the homes at Waddicar Rise display a dedication to contemporary design styling with the option to personalise your home (dependent on build stage). Every home benefits from quality fixtures and fittings, with kitchens containing the very latest brand-name integral appliances. Bathrooms benefit from designer sanitaryware, elegant tiling and a high specification.

Whilst light and airy living areas boast natural light and modern open plan features, making the maximum use of space.



SPACIOUS INTERIOR LAYOUTS

have been designed to allow for a free flowing movement between living areas, dining spaces and kitchens.

Waddicar Rise

Site Plan



- ◆ **Regency B**
5 bedroom detached home with double garage.
Plots 52/78/112/113/143.
- ◆ **Kingswood B**
5 bedroom detached home with double garage.
Plot 94.
- ◆ **Arley B**
4 bedroom detached home.
Plot 142.
- ◆ **Colshaw B**
4 bedroom detached home with garage.
Plots 51/93/95/98/110/119.
- ◆ **Bonham B**
4 bedroom detached home with garage.
Plots 26/40/120.
- ◆ **Tatton B**
4 bedroom detached home with garage.
Plots 77/80/81/144.
- ◆ **Hatton B**
4 bedroom detached home with garage.
Plots 2/50/96.
4 bedroom detached home with double garage.
Plot 146.
- ◆ **Brantwood B**
4 bedroom detached home with detached garage.
Plots 9 (no side bay) /89/111.
- ◆ **Aroncroft B**
4 bedroom detached home with garage.
Plots 4/5/10/53/92/97/121.
- ◆ **Bonington B**
4 bedroom detached home with detached garage.
Plots 1 (no side bay) /6.
- ◆ **Ashbury B**
3 bedroom detached home with garage.
Plots 3/11/12/23/61/76/122/145.
- ◆ **Duxbury B**
3 bedroom detached home with garage.
Plots 74/75/99.
- ◆ **Charleston B**
3 bedroom detached home with garage/parking.
Plots 79/90/118/123/124/139/140/141.
- ◆ **Bressingham B**
3 bedroom detached/semi-detached home with garage/parking.
Plots 25/42/60/82/91/100.
- ◆ **Gladstone B**
3 bedroom semi-detached/mews home.
Plots 27/28/38/39/43/44/45/46/47/54/55/56/
57/104/105/106/107/108/109.
- ◆ **Bridewell B**
3 bedroom semi-detached home.
Plots 7/8/13/14/24/41/48/49/58/59/83/101.
- ◆ **Rivington B**
2 bedroom semi-detached/mews home.
Plots 17/18/30/102/103/114/115/116/117/128/
130/132/133/134/136.
- ◆ **Ordsall B**
2 bedroom semi-detached/mews home.
Plots 15/16/29/31/67/68/69/127/129/131.
- ◆ **Affordable Housing**
Plots 19/20/21/22/32/33/34/35/36/37/62/
63/64/65/66/70/71/72/73/84/85/86/87/88/
125/126/135/137/138.

The location of affordable homes is indicative and may change.



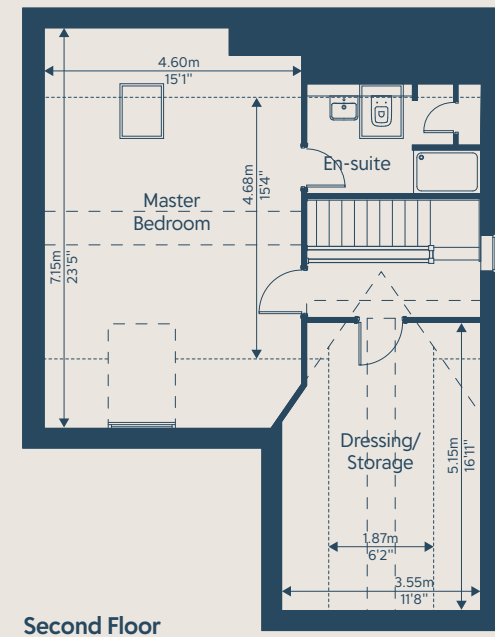
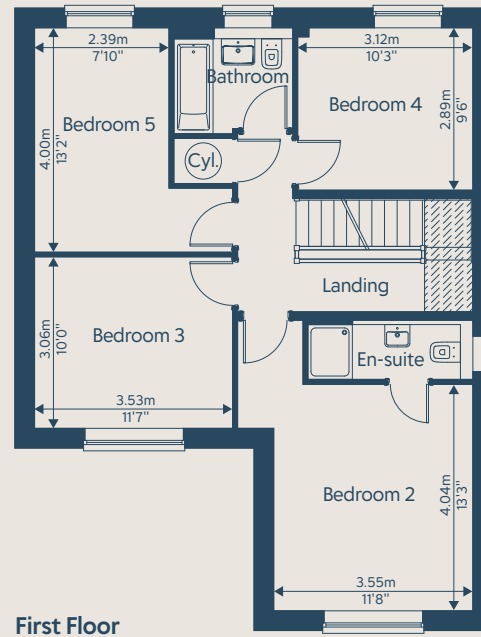
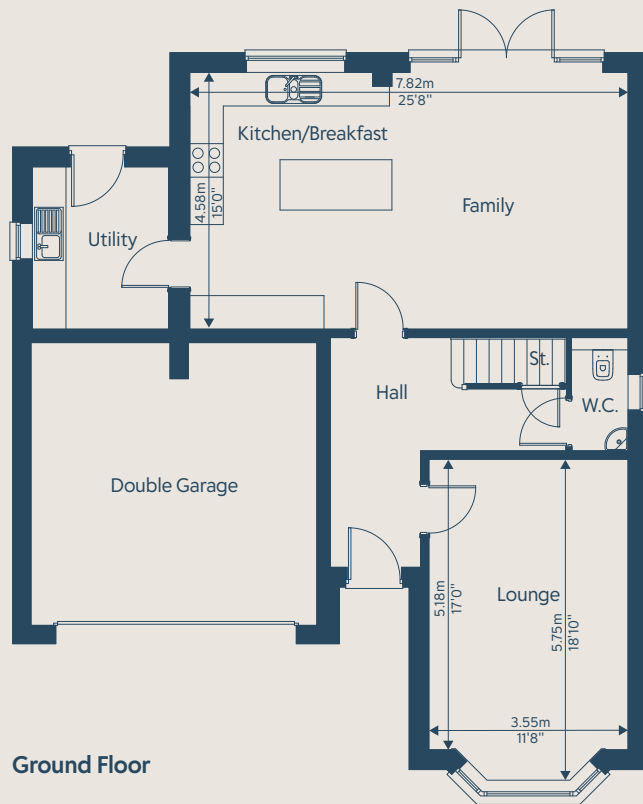
Please note the site plan is for marketing purposes only and must only be used for guidance, please refer to the Sales Executive for actual development plans.
 Planning reference number: Sefton Council DC/2021/02497.



Computer generated image of the Regency B

Regency B

5 bedroom detached home with double garage



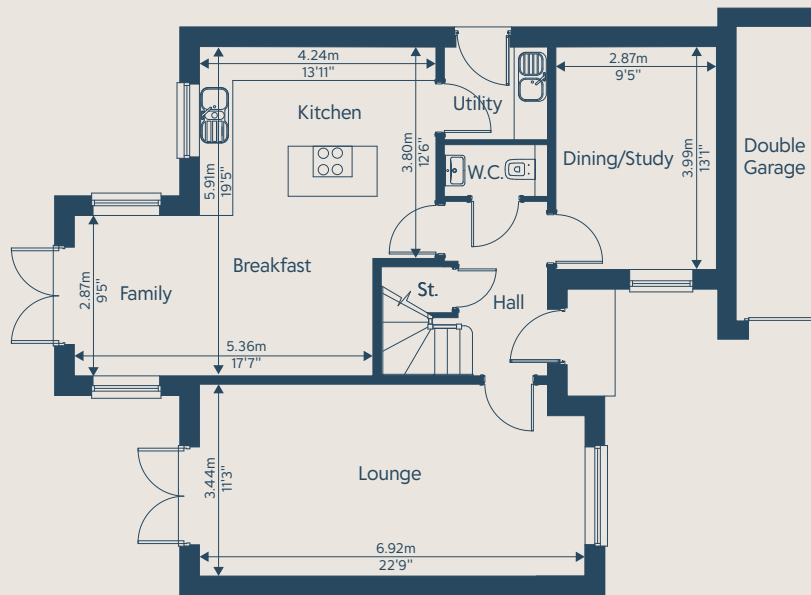
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. // // // Indicates bulkhead ceiling. Please speak to the Sales Executive for full details.



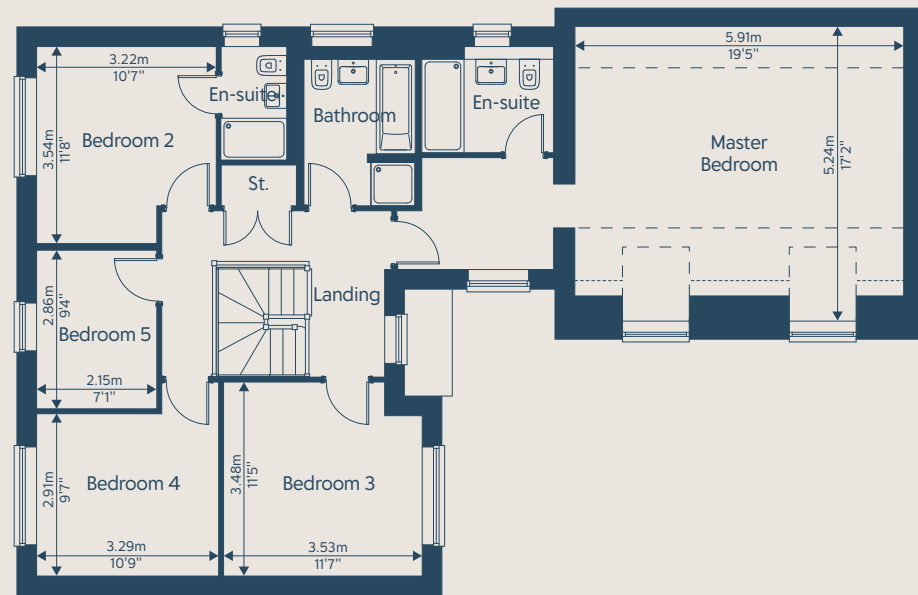
Computer generated image of the Kingswood B

Kingswood B

5 bedroom detached home with double garage



Ground Floor



First Floor

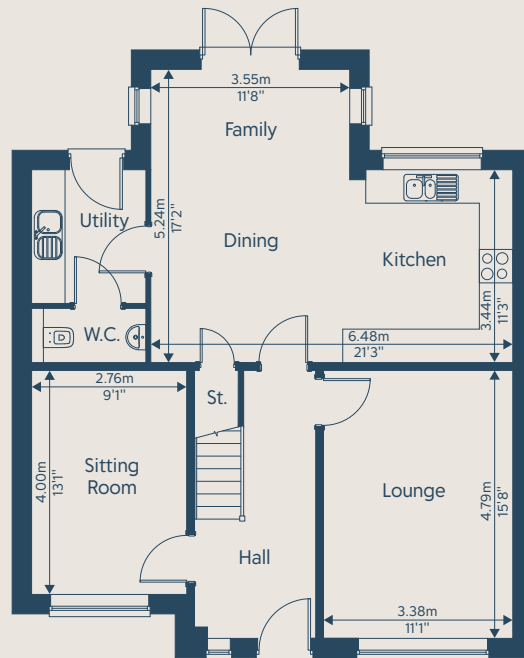
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



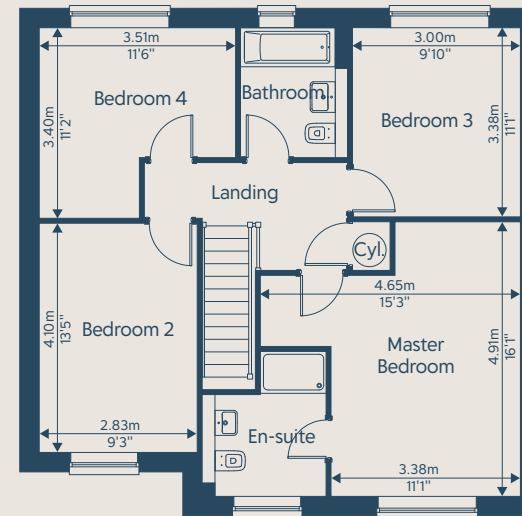
Computer generated image of the Arley B

Arley B

4 bedroom detached home



Ground Floor



First Floor

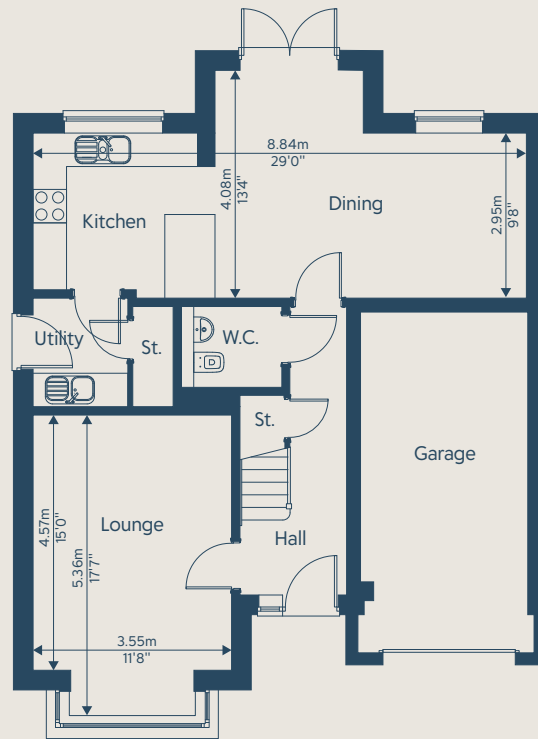
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



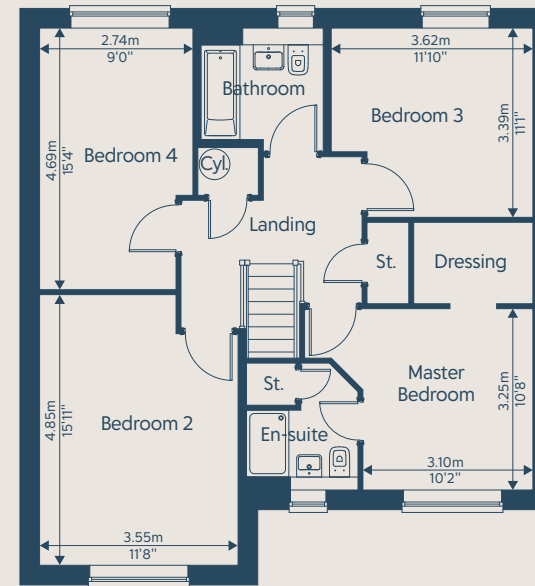
Computer generated image of the Colshaw B

Colshaw B

4 bedroom detached home with garage



Ground Floor



First Floor

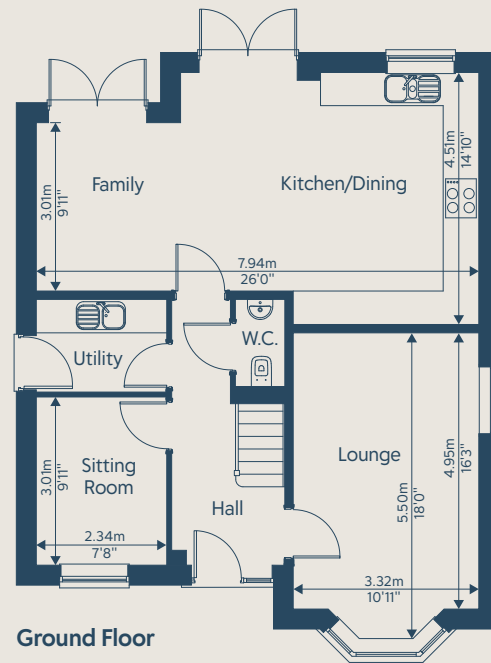
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



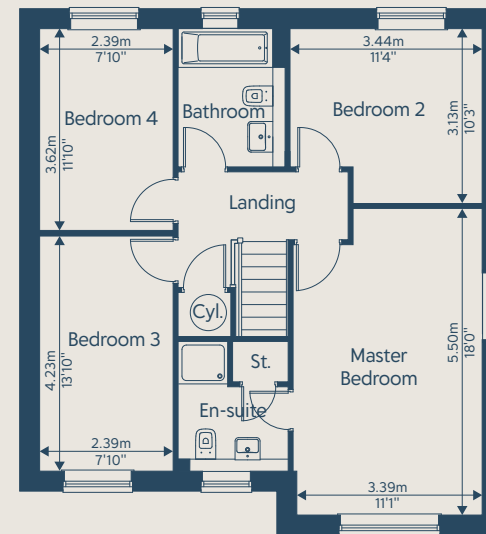
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with garage



Ground Floor



First Floor

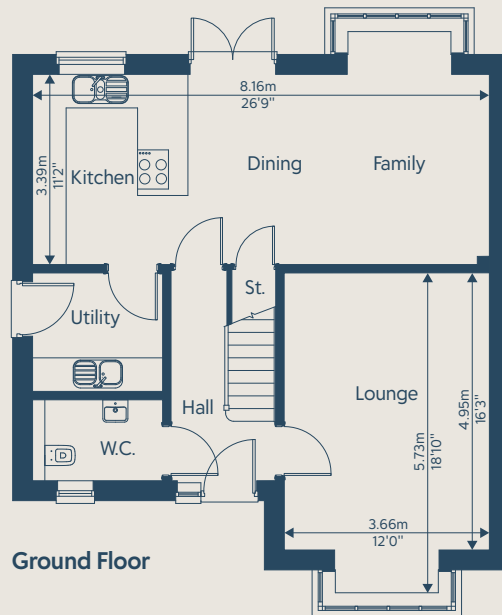
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



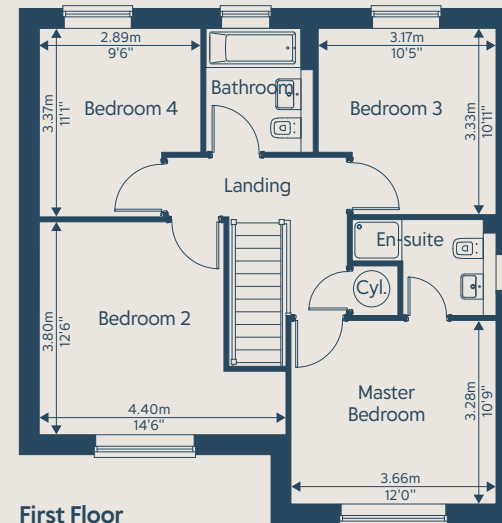
Computer generated image of the Tatton B

Tatton B

4 bedroom detached home with garage



Ground Floor



First Floor

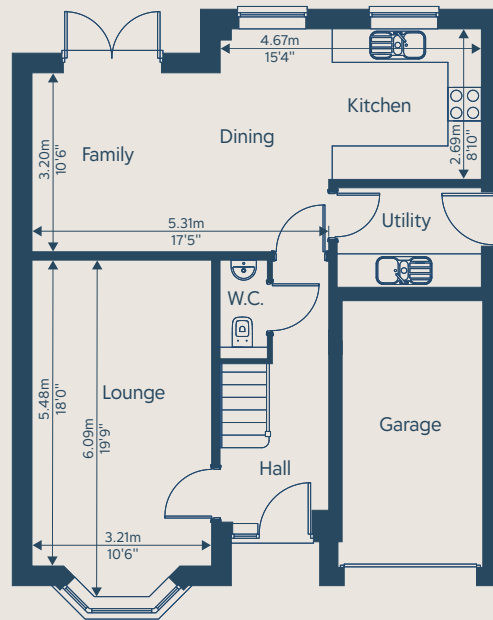
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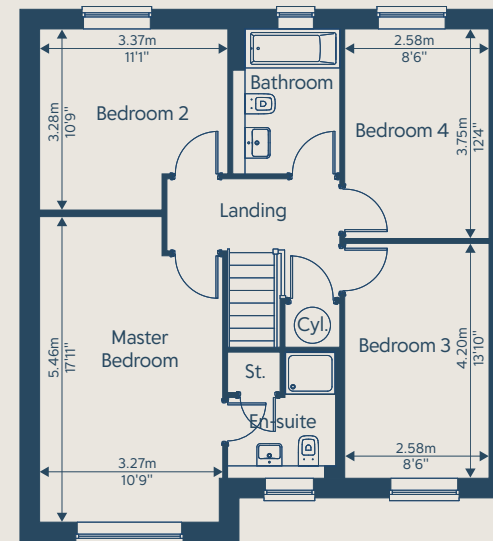
Computer generated image of the Hatton B

Hatton B

4 bedroom detached home with garage



Ground Floor



First Floor

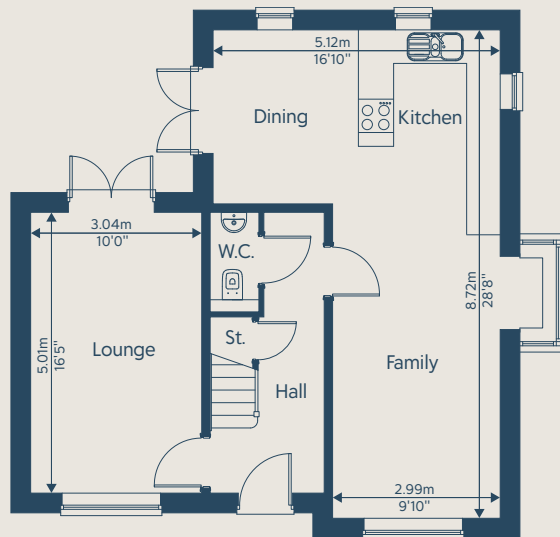
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 146 has a double garage. Please speak to the Sales Executive for full details.



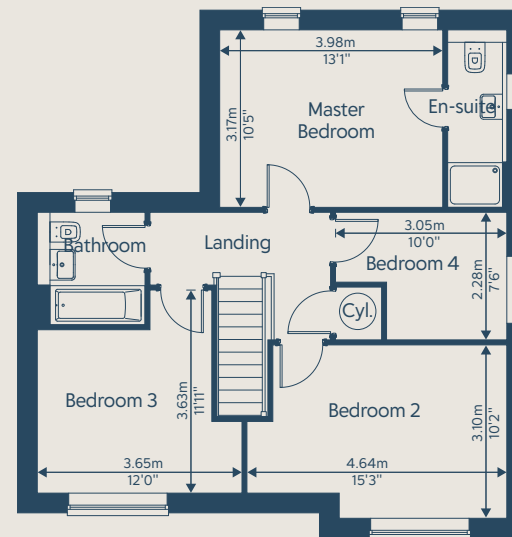
Computer generated image of the Brantwood B

Brantwood B

4 bedroom detached home with detached garage



Ground Floor



First Floor

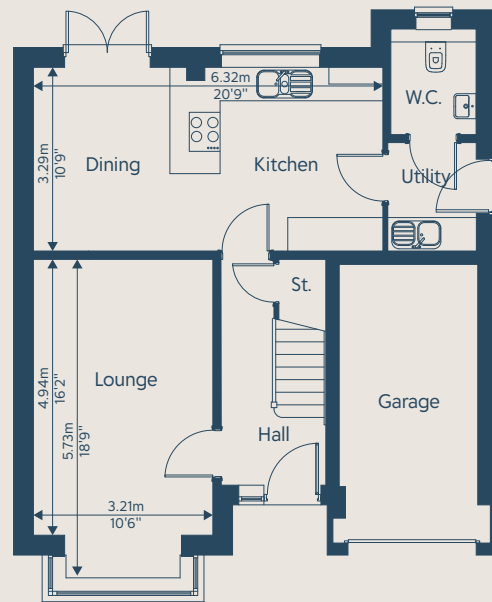
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 9 does not have a side bay window. Please speak to the Sales Executive for full details.



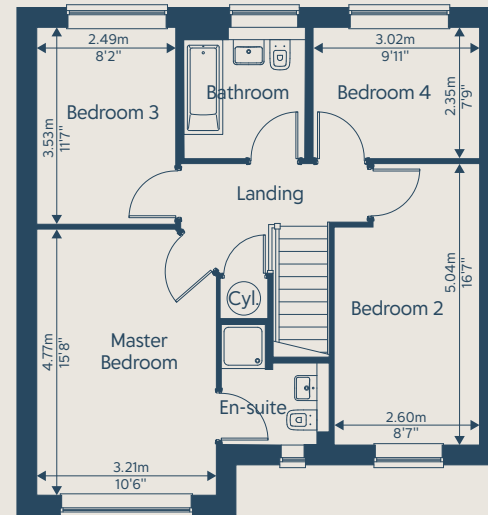
Computer generated image of the Aroncroft B

Aroncroft B

4 bedroom detached home with garage



Ground Floor



First Floor

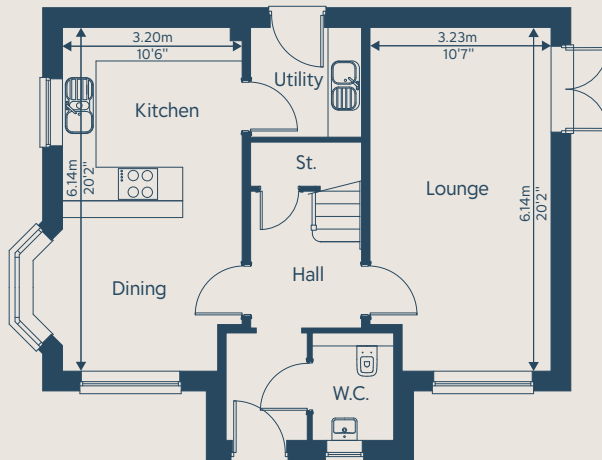
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



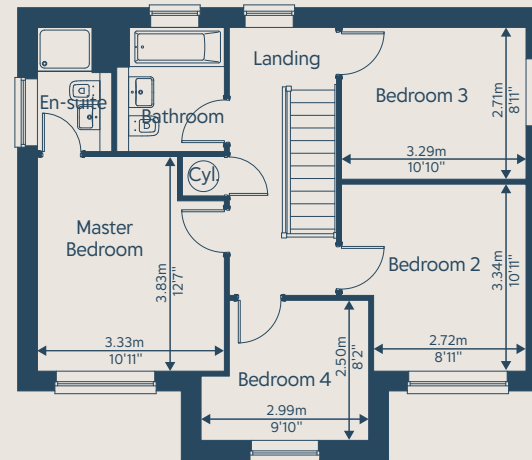
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with detached garage



Ground Floor



First Floor

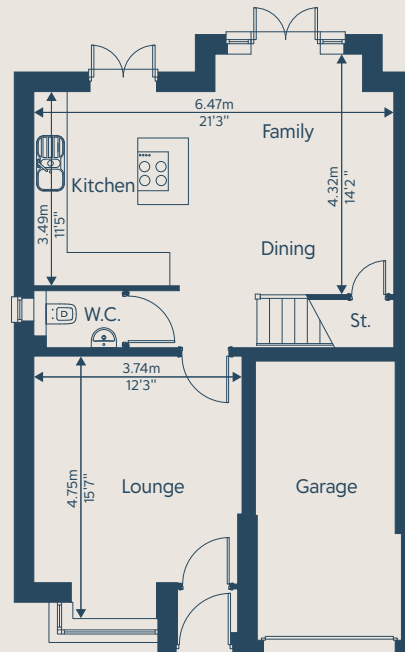
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 1 will have different window configurations. Please speak to the Sales Executive for full details.



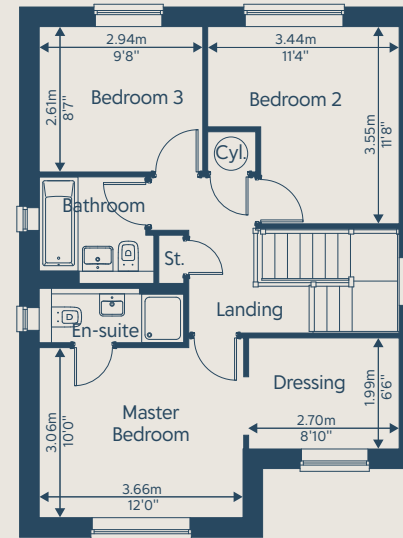
Computer generated image of the Ashbury B

Ashbury B

3 bedroom detached home with garage



Ground Floor



First Floor

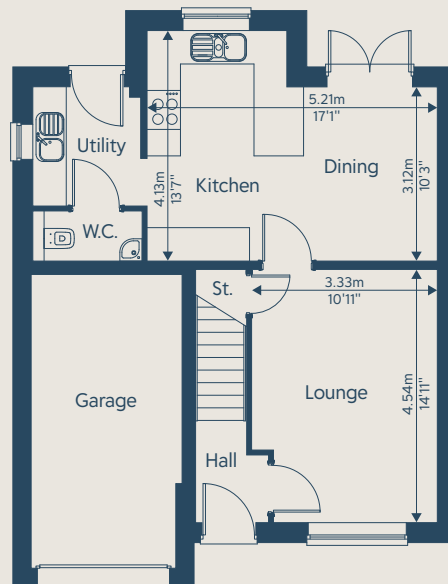
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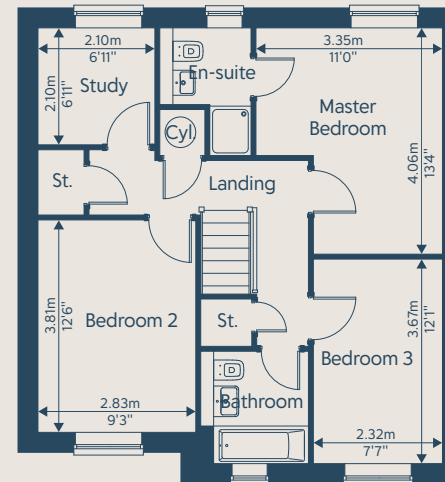
Computer generated image of the Duxbury B

Duxbury B

3 bedroom detached home with garage



Ground Floor



First Floor

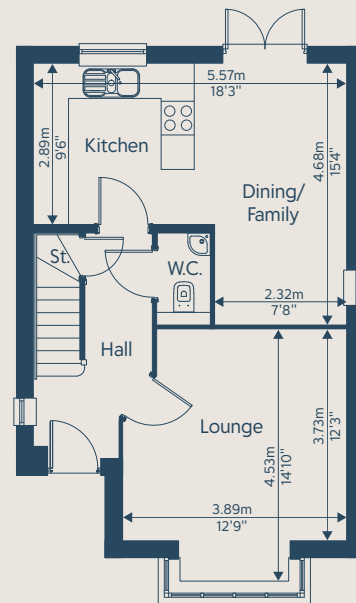
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



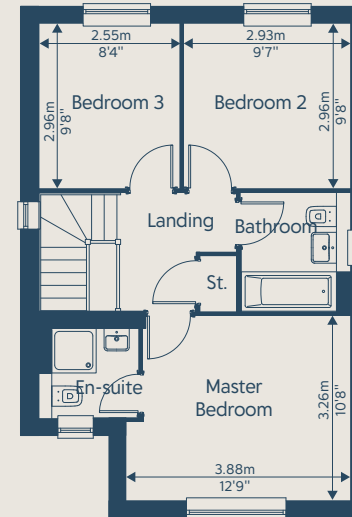
Computer generated image of the Charleston B

Charleston B

3 bedroom detached home with garage/parking



Ground Floor



First Floor

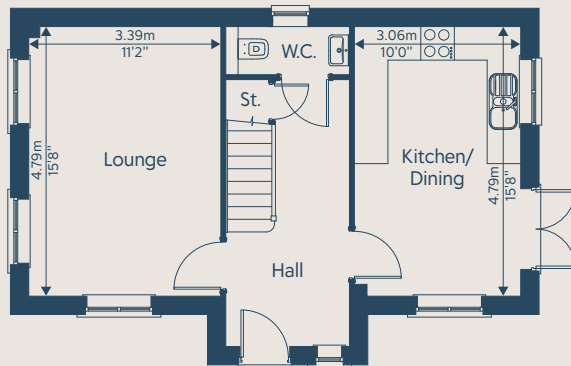
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.



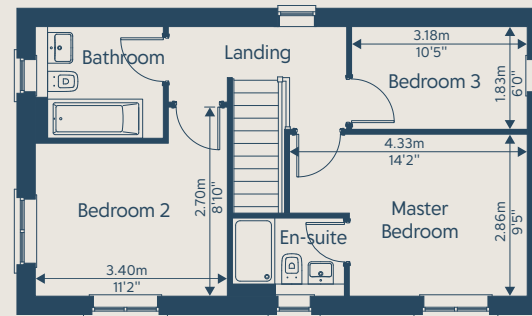
Computer generated image of the Bressingham B

Bressingham B

3 bedroom detached/semi-detached home with garage/parking



Ground Floor



First Floor

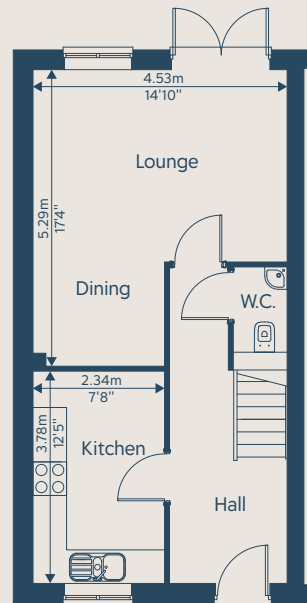
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plots 25, 42, 82 and 100 are semi-detached homes and will have different window configurations. Homes heated via an ASHP will have a cylinder in the store cupboard. **Please speak to the Sales Executive for full details.**



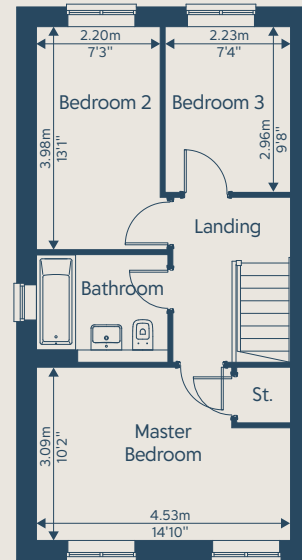
Computer generated image of the Gladstone B

Gladstone B

3 bedroom semi-detached/mews home



Ground Floor



First Floor

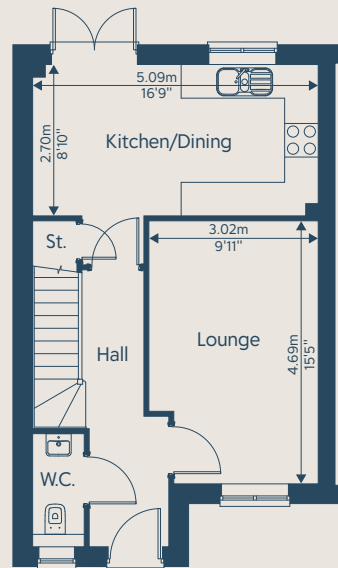
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on the orientation of the property. Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.



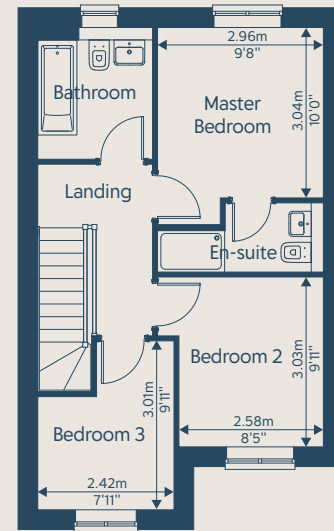
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home



Ground Floor



First Floor

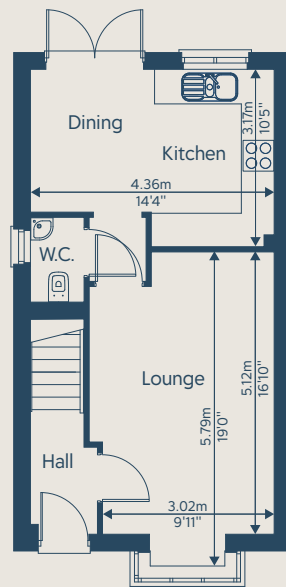
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.



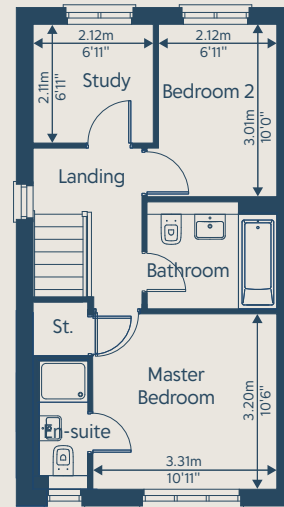
Computer generated image of the Rivington B

Rivington B

2 bedroom semi-detached/mews home



Ground Floor



First Floor

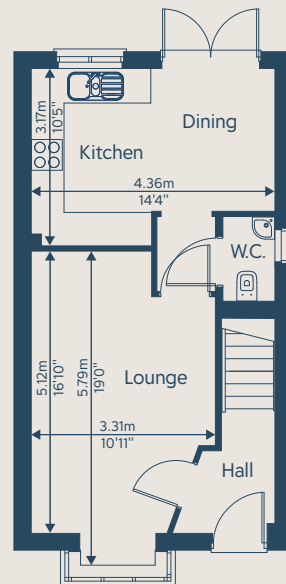
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on the orientation of the property. No pediment over master bedroom window in mid mews properties. Homes heated via an ASHP will have a cylinder in the store cupboard. **Please speak to the Sales Executive for full details.**



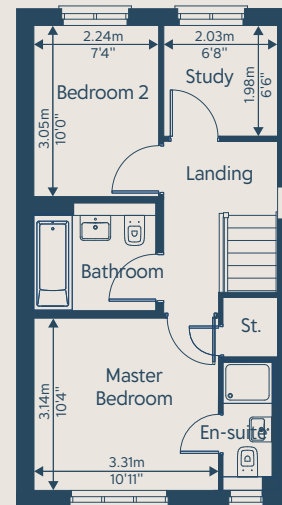
Computer generated image of the Ordsall B

Ordsall B

2 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. No pediment over master bedroom window in mid mews properties. Homes heated via an ASHP will have a cylinder in the store cupboard. **Please speak to the Sales Executive for full details.**

Specification

Waddicar Rise

All the homes at **Waddicar Rise** 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 semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Stainless steel splashback	•	•	•	•	•
Electrolux or similar stainless steel double fan oven	•	•	•	•	•
Electrolux or similar stainless steel 4 ring gas hob (available on plots 1 – 40, 108 – 111, 119 – 145)	•	•	•	•	•
Ceramic hob (available on plots 41 – 107, 112 – 118, 146)	•	•	•	•	•
Electrolux or similar stainless steel chimney hood or similar stainless steel hood	•	•	•	•	•
Electrolux or similar integrated fridge freezer	•	•	•	•	•
Polished chrome ceiling downlights	•	•	•	•	•



GAS FIRED HEATING

AVAILABLE ON PLOTS: 1 – 40 / 108 – 111 / 119 – 142 / 144 / 145

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
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	•	•	•	•	•
In roof PV panels	•	•	•	•	•
The warmth is radiated through your home by radiators	•	•	•	•	•

AIR SOURCE HEAT PUMP (ASHP)

AVAILABLE ON PLOTS: 41 – 107 / 112 – 118 / 143 / 146

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Heating and water is provided by an electric air source heat pump (ASHP)	•	•	•	•	•
The warmth is radiated through your home by radiators	•	•	•	•	•

BATHROOM & EN-SUITES

	2 bedroom semi-detached/ 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, Bridewell B, Rivington B and Ordsall B)			•	•	•
Hansgrohe bath filler to Charleston B, Bressingham B, Bridewell B, Rivington B and Ordsall 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	•	•	•	•	•
Chrome heated towel rail or similar	•	•	•	•	•



Warranty & Sustainability

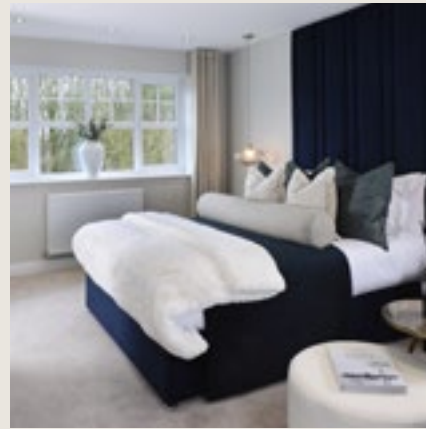
An NHBC ten year warranty on your Rowland home will ensure that you can sleep comfortably with the knowledge that along with the high specification this home offers, it also offers a reassuringly high quality of build.

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



Raising Standards. Protecting Homeowners



INTERNAL FIXTURES & FITTINGS

	2 bedroom semi-detached/ 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

Electric vehicle charging point will be provided	•	•	•	•	•
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	•	•	•	•	•



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

Waddicar Rise Melling

Waddicar Rise Chapel Lane
Melling, Liverpool L31 1ED

Sales Enquiries
Call 0151 203 9686

rowland.co.uk

/// WHAT3WORDS - VENUES.OLIVE.REALLY



CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



Raising Standards. Protecting Homeowners

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.