



A COLLECTION OF
3 & 4 BEDROOM HOMES

[CALICOGROVE.CO.UK](https://calicogrove.co.uk)



COUNTRYSIDE
Homes



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BEAUTIFULLY DESIGNED HOMES

Introducing Calico Grove, a stunning development of 96 beautifully designed 3 and 4 bedroom homes.

Calico Grove is excellently located for transport links to surrounding cities such as Manchester and Leeds, as well as local retail and leisure facilities just around the corner in the traditional market town of Rochdale. For greener pursuits neighbouring Littleborough is ideal for countryside walks.

So whether you're looking to move up the property ladder or investing in your first home, Calico Grove guarantees something for everyone.



LOCAL AREA

BROADFIELD PARK, ROCHDALE.

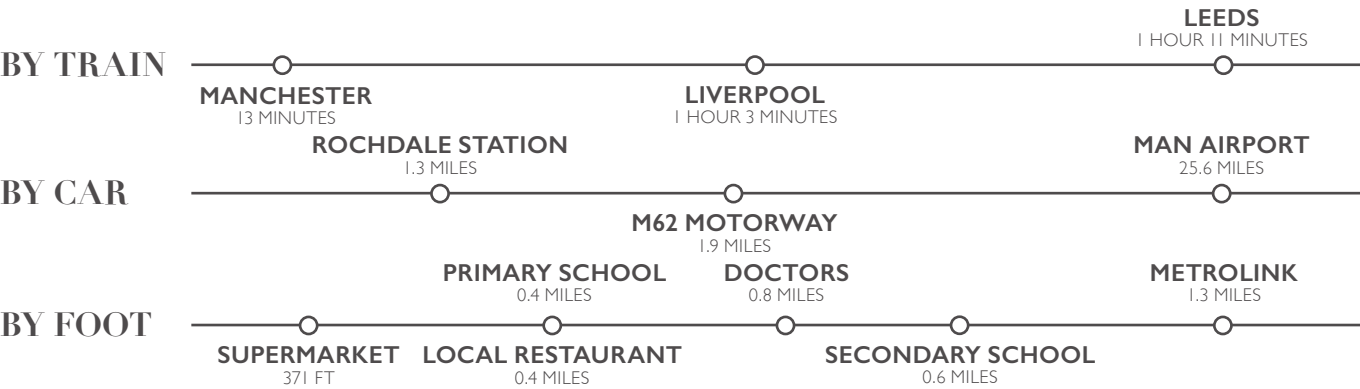
TRANSPORT LINKS

Calico Grove is located just 1.2 miles from the traditional Victorian market town of Rochdale and on the Pennine edges of Greater Manchester. With superb road and rail links you can easily travel to Manchester for a day out or explore the sweeping hillsides and rolling hills of Littleborough.

The development is excellently located for the local shops and in the centre of town you'll find a good range of well-known high-street stores to choose from. Alternatively, if you want to avoid the hustle and bustle of the town centre you can take a stroll through the picturesque Broadfield Park, only a 20-minute walk away.

For primary school children, Brimrod Community Primary School is under half a mile away whilst the local secondary school is just over half a mile from the development. Both schools are rated 'good' by OFSTED.

Just a short drive away is local favourite Hollingworth Lake, right on the edge of the Pennine Moors. Here you can walk for miles around the water whilst watching the many bird varieties in their natural habitat. For the children there is a great adventure playground and for something truly different visit the Lakeside Centre and try your hand at either dinghy sailing or windsurfing!





CLOSE TO TOWNS & CITIES

THE MEMORIAL GARDENS, ROCHDALE

Calico Grove is excellently located to access Rochdale and Manchester City Centre, and Leeds is accessible over the Pennines as well.

In Rochdale you will find a great selection of high-street favourite shops as well as local independent boutiques and pop-ups. For something completely different that the children will love, visit the Prehistoric Gardens in Town Hall Square, featuring plants which outlived the dinosaurs as well as a life-sized Tyrannosaurus Rex!

Rochdale boasts a good and varied selection of restaurants and bars for a quiet evening meal or a few cocktails with friends. For an evening treat, try one of Rochdale's superb award-winning gastro pubs.



MANCHESTER TOWN HALL, MANCHESTER

Just 20 minutes by tram from central Rochdale you'll be in the city centre of Manchester. This is a city fiercely proud of its heritage, reputation and culture. Here you'll find an unrivalled music scene which has spanned decades and influenced millions, alongside world-class restaurants and art galleries. The city is home to award-winning museums and galleries, as well as a thriving theatre land and lively club and bar scene.

The city centre shopping experience is second to none, offering a wide range of designer boutiques as well as independent and quirky shops. Sport is taken seriously here. The city's two football teams have a global audience and sell out every home game. Manchester is also home to the headquarters for British Cycling and British Gymnastics.

Calico Grove is also perfectly located to visit the other side of the Pennines. Leeds is widely regarded as the 'unofficial' capital of Yorkshire and doesn't disappoint. Great shopping opportunities, superb bars and restaurants and a rich cultural history are all within easy reach by either an hour on the train from central Rochdale or 35-mile drive in the car.

ABOUT US

Countryside Homes is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality.

Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

[FIND OUT MORE](#)



Images may include items of non-standard specification. Please see our Sales Consultants for further details.

THE DUNHAM

[CALICOGROVE.CO.UK](https://calicogrove.co.uk)

PLACES
PEOPLE LOVE



PROUD TO BE A 5 STAR HBF BUILDER ★★★★★

As a new home builder, we're driven by the desire to help our customers' dreams come true and we build exceptional quality into everything we do.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home.

We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments. It is all this and more that enables us to create places people love.

CALICOGROVE.CO.UK

CUSTOMER CARE

We have a dedicated team who will adhere to our 5 star commitment and the New Homes Quality Code for Buyers, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home benefiting from a 10-year NHBC warranty and insurance policy, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with a 10-year NHBC warranty and insurance policy we are also a registered developer with the NHQC, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.



CUSTOMER STORIES



Chelsea and Luke

"For us, the home is the foundation for our future together, so we wanted to get the best possible quality for our money and that's what we got with Countryside. We're really excited to move into our new home."



Hillary and Alex

"Our lives changed for the better after moving into our first home together. We have so much more independence now and being able to see each other after a hard day at work has been amazing. We love it!"



CUSTOMER STORIES



Lydia and Ben

"The open space and natural light were big selling points for us. We just love the skylights in the kitchen! Having the light coming through the skylights creates a fantastic vibe and brings a lot of energy into the home."



Lara

"Once we saw the showhome, we knew it was the one for us. We had looked at other developers but kept coming back to Countryside because of their reputation and the quality of their homes. We fell in love with the open plan layout of the house, it's perfect for us and for our lifestyle. We can't wait to start our next chapter in our new home"

THE NEXT STEPS



From taking a tour of our website to visiting our showhomes in person, one-to-one meetings with our Sales Consultants to scheduled telephone appointments, we understand that everyone likes to do things in their own way, which is why we can work with you to secure your new dream home using whatever methods work best for you.

We can even put you in touch with an Independent Financial Advisor who can discuss the best financial choices and mortgage options for you. This along with our dedicated Sales Team who will talk you through every step of the buying process means **choosing a new home from Countryside really is as simple as 1, 2, 3...**

STEP 1. VIEWING & TOURS

In order to get you moving we can help you gather as much information as you need. You can take **a tour** of our website from the comfort of your own home, **talk on the phone or online** or visit us at our **Sales Offices**.

We can even give you a tour in person or virtually of our stunning showhomes at your chosen or other live developments. Our website displays an **up-to-date list of all our available homes**.

Our Sales Consultants will be happy to talk to you about any questions you may have so why not **book an appointment today**.

STEP 2. INFORMATION & ADVICE

We can put you in touch with an **Independent Financial Advisor** who can access the **whole market** for lenders, plus give you **free independent, confidential advice**.

We are here to talk you through the **Buying Process** and the next steps for **reserving your dream home**.

We have a list of extras that you can purchase through us to **personalise your new home**, including flooring, kitchen upgrades and appliances, extra tiling to bathrooms, spotlights, media plates, plus much more. Our **dedicated Sales Team** will be happy to take you through the full selection.

STEP 3. MAKING A RESERVATION

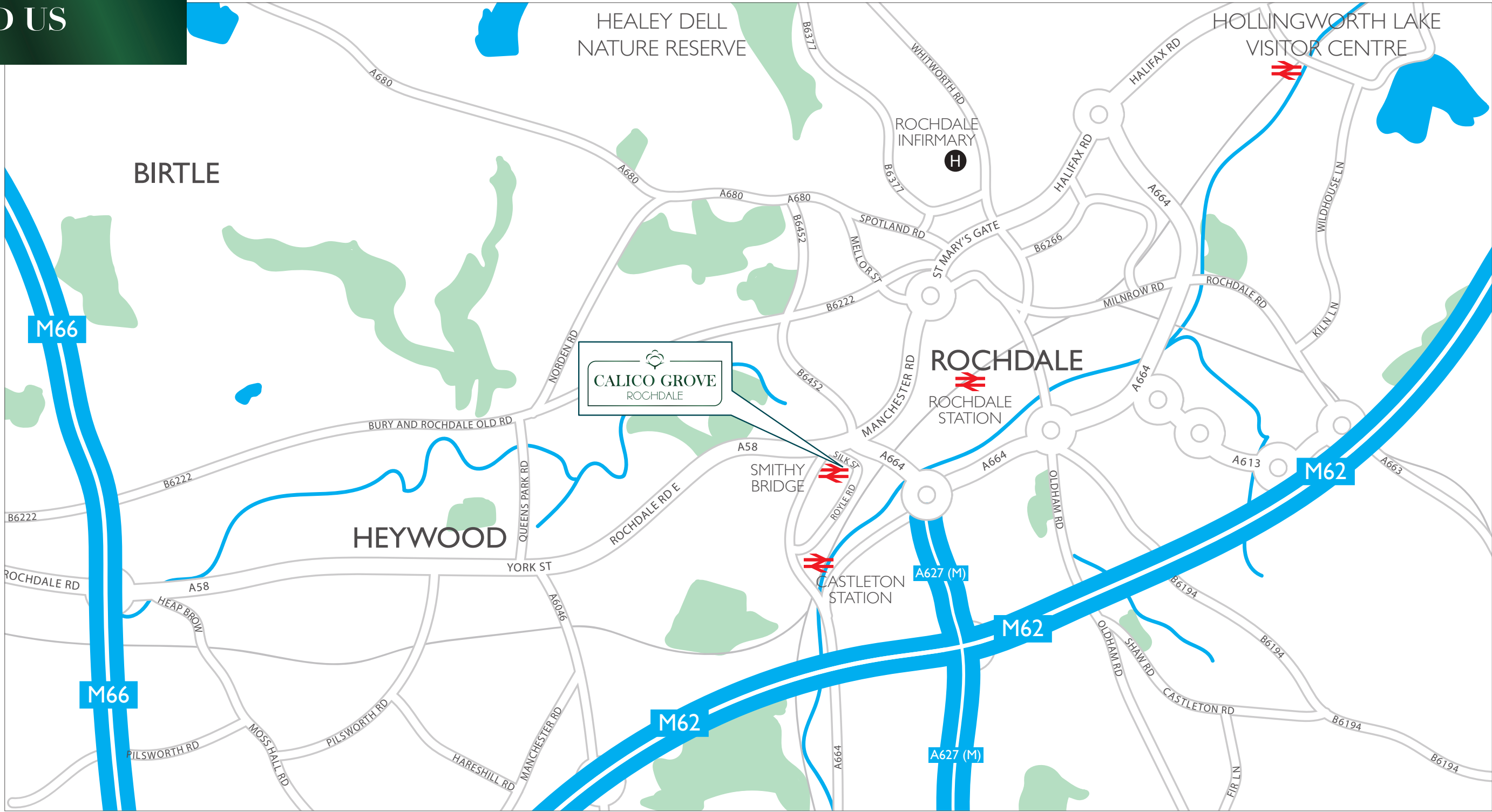
You can make a reservation with our Sales Consultants in person or alternatively a reservation can be made over the phone and all paperwork can be issued to you by email.

We're here for you **every step of the way**, so that means taking you through **all aspects of the paperwork**, keeping you up to date with the **progress of your new home** and keeping in regular contact with you regarding the next steps of your purchase to ensure you have a **hassle-free move**.

So what are you waiting for?

Book your appointment now and find your dream home today!

HOW TO FIND US



From the M62

Continue on M62 heading east. At junction 20 take the A627(M) exit to Rochdale/Oldham. At the Thornham Interchange take the 3rd exit onto A627(M) heading to Rochdale. After a short distance exit onto Edinburgh Way/A664 and then turn left onto Manchester Road/A58. Turn left onto Silk Street and follow the road round, as you reach Royle Road you will arrive at Calico Grove.

FOR YOUR SAT NAV: OL11 3ET

Directions are taken from Google Maps and are intended as a guide.



@countryside_homes_uk



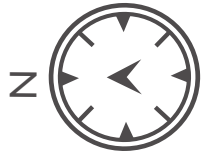
@Countryside_PS

To discuss the information contained within this brochure and specific plots, please speak to our Sales Consultants. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Partnerships reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Please note choices and upgrade are available subject to build stage of the property. Images are indicative only and may include items of non-standard specification. Distances and travel times taken from www.google.co.uk/maps



COUNTRYSIDE
Homes

SITE
PLAN



KEY

- THE NEW WEAVER
3 Bedroom home (865sqft)
- THE LEA
3 Bedroom home (932sqft)
- THE NEW ASHBOURNE
3 Bedroom home (991sqft)
- THE NEW STAMFORD
3 Bedroom home (1005sqft)
- THE BLYTH
3 Bedroom home (1002sqft)
- THE ASHOP
3 Bedroom home (1075sqft)
- THE CONISTON
4 Bedroom home (1183sqft)
- THE DUNHAM
4 Bedroom home (1199sqft)
- THE LYMINGTON
4 Bedroom home (1215sqft)
- AFFORDABLE HOMES

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The Site Plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Partnerships reserve the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale. Countryside Partnerships Terms and Conditions apply.
Countryside Partnerships – 5th September 2022. 8024.007.

EXISTING HOMES

INDUSTRIAL UNITS

INDUSTRIAL UNITS

THE NEW WEAVER

THREE BEDROOM HOME

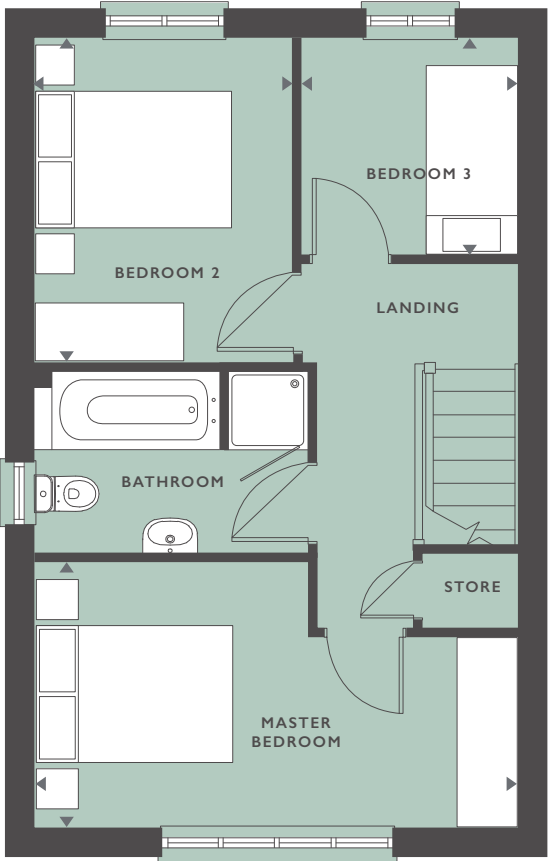
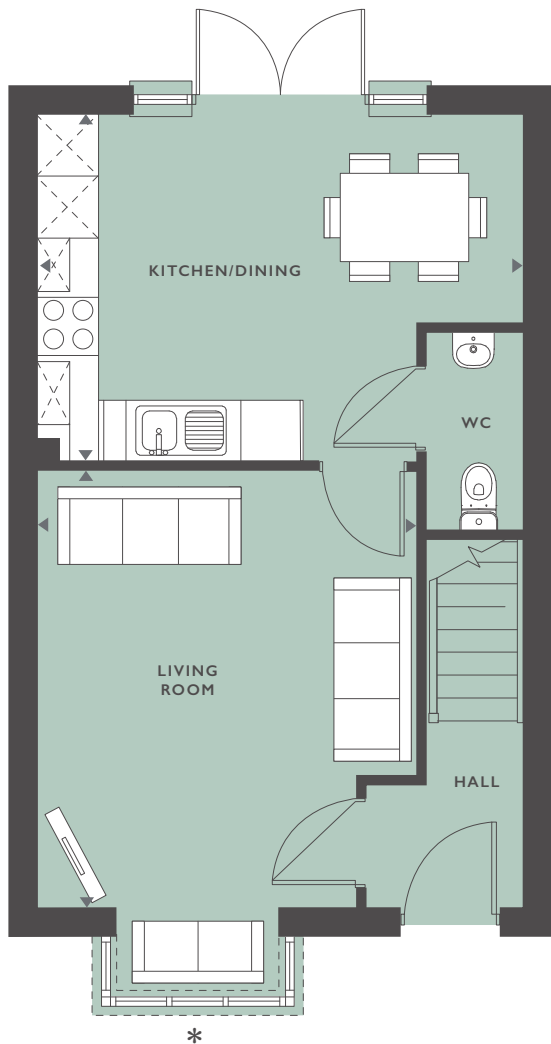


COUNTRYSIDE
Homes

THE NEW WEAVER

THREE BEDROOM HOME

865 SQFT
79.5 M²



INTERNAL IMAGE



FEATURES:

- Spacious living room with contemporary bay window*
- Stylish open-plan kitchen/dining room
- French doors leading to rear garden
- Convenient downstairs WC
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	4.93M X 3.54M	16'2" X 11'7"
LIVING ROOM	3.87M X 4.42M	12'8" X 14'6"

FIRST FLOOR

MASTER BEDROOM	4.93M X 2.74M	16'2" X 9'
BEDROOM 2	2.64M X 3.28M	8'8" X 10'9"
BEDROOM 3	2.23M X 2.24M	7'4" X 7'4"

 Skylight windows

 SVP

*Some plots may be subject to additional gable and bay windows.

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THE LEA

THREE BEDROOM HOME

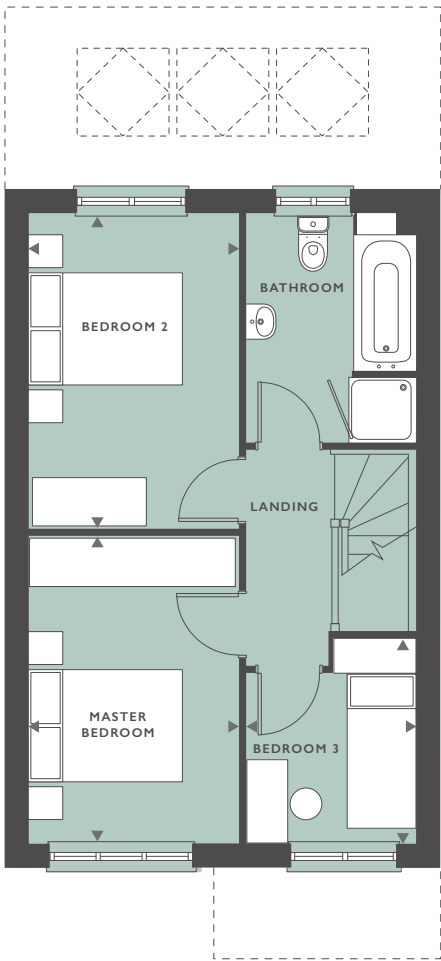
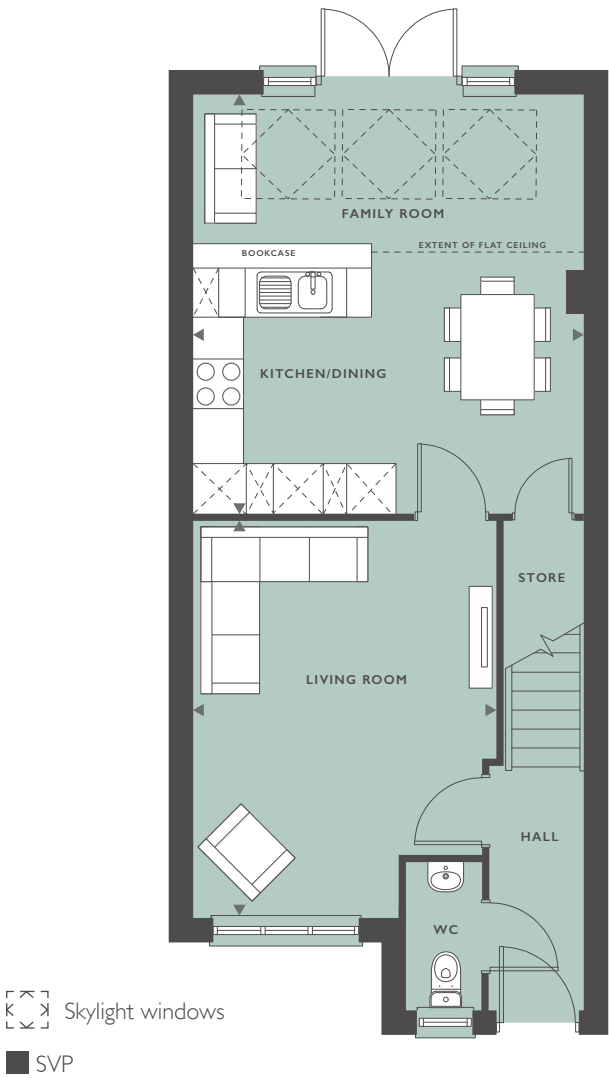


COUNTRYSIDE
Homes

THE LEA

THREE BEDROOM HOME

932 SQFT
86.5 M²



INTERNAL IMAGE



FEATURES:

- Spacious living room
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	4.79M X 5.11M	15'9" X 16'9"
LIVING ROOM	3.73M X 4.88M	12'3" X 16'

FIRST FLOOR

MASTER BEDROOM	2.63M X 3.83M	8'8" X 12'7"
BEDROOM 2	2.63M X 3.93M	8'8" X 12'11"
BEDROOM 3	2.09M X 2.61M	6'10" X 8'7"

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THE NEW ASHBOURNE

THREE BEDROOM HOME



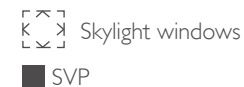
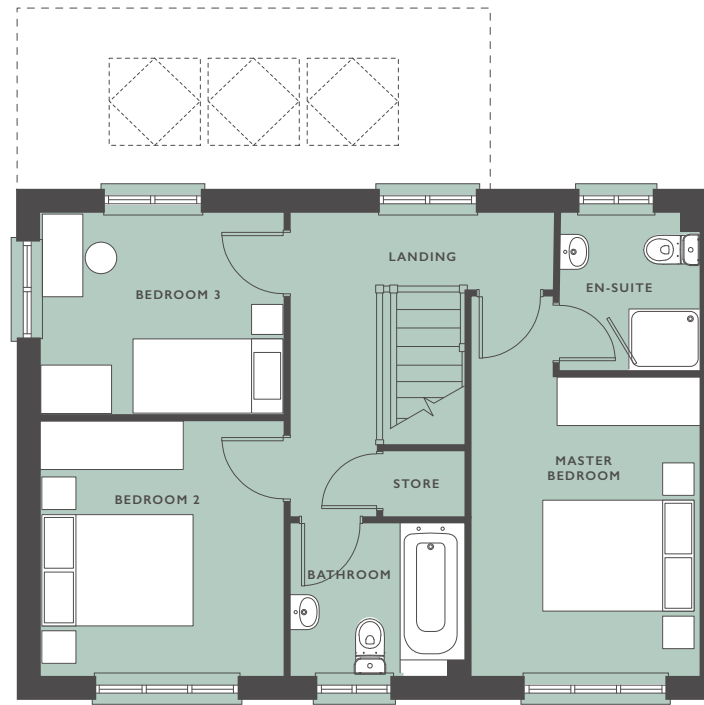
COUNTRYSIDE
Homes

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT

92.1 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

GROUND FLOOR

KITCHEN/DINING ROOM	5.33M X 3.45M	17'6" X 11'4"
LIVING ROOM	3.19M X 4.54M	10'5" X 14'11"

FIRST FLOOR

MASTER BEDROOM	2.86M X 4.81M	9'5" X 15'9"
BEDROOM 2	3.06M X 3.20M	10' X 10'6"
BEDROOM 3	3.06M X 2.54M	10' X 8'4"

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THE BLYTH

THREE BEDROOM HOME

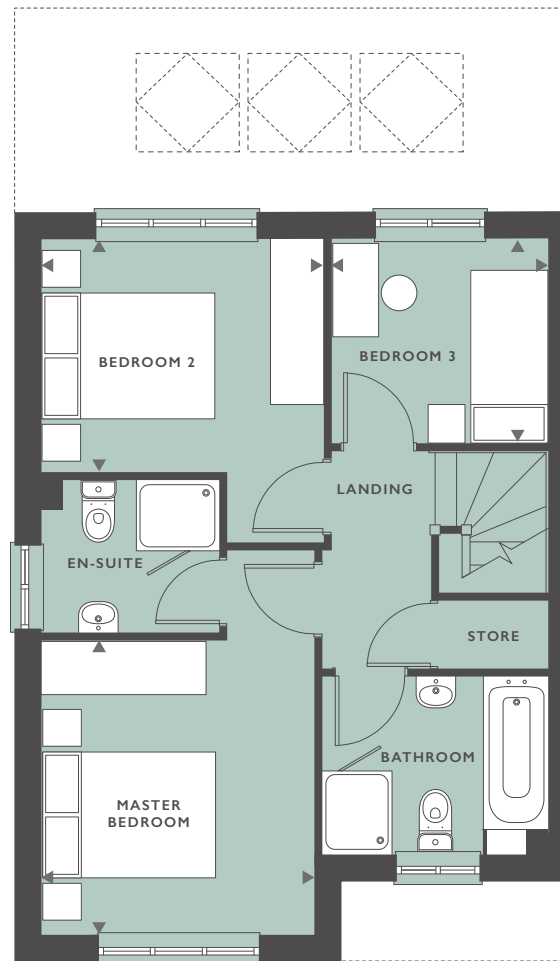
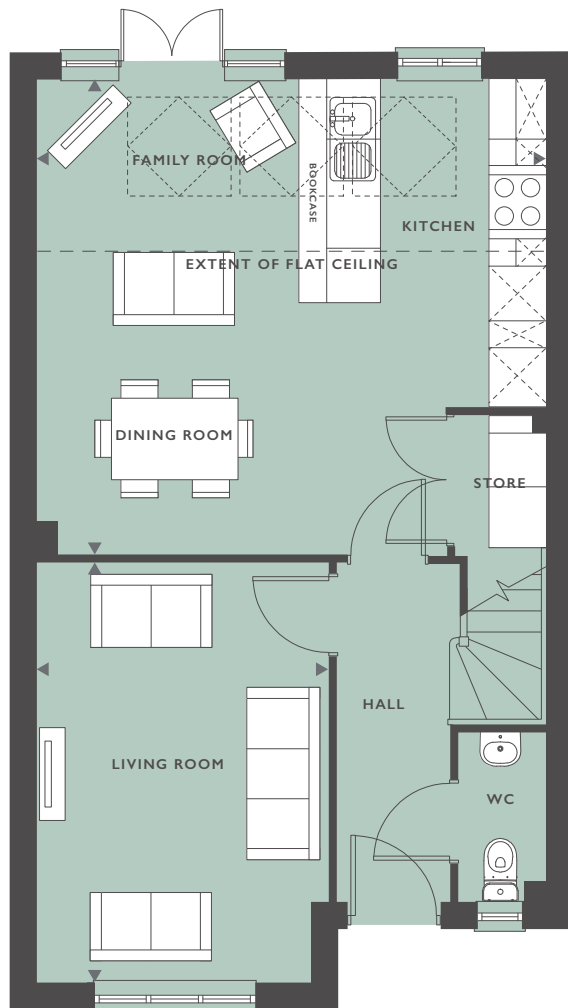


COUNTRYSIDE
Homes

THE BLYTH

THREE BEDROOM HOME

1002 SQFT
93.1 M²



INTERNAL IMAGE



FEATURES:

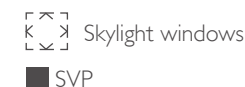
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.58M X 5.26M	18'4" X 17'3"
LIVING ROOM	3.22M X 4.61M	10'7" X 15'2"

FIRST FLOOR

MASTER BEDROOM	3M X 3.26M	9'10" X 10'8"
BEDROOM 2	3.11M X 2.61M	10'3" X 8'7"
BEDROOM 3	2.41M X 2.26M	7'11" X 7'5"



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THE NEW STAMFORD

THREE BEDROOM HOME



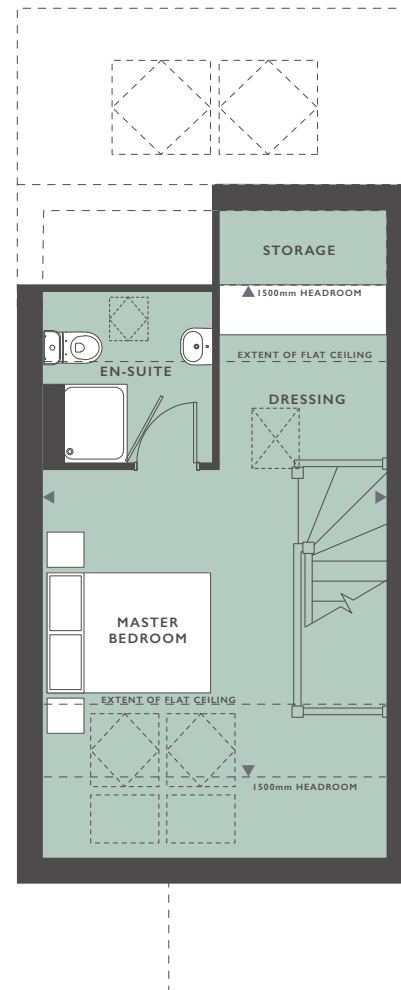
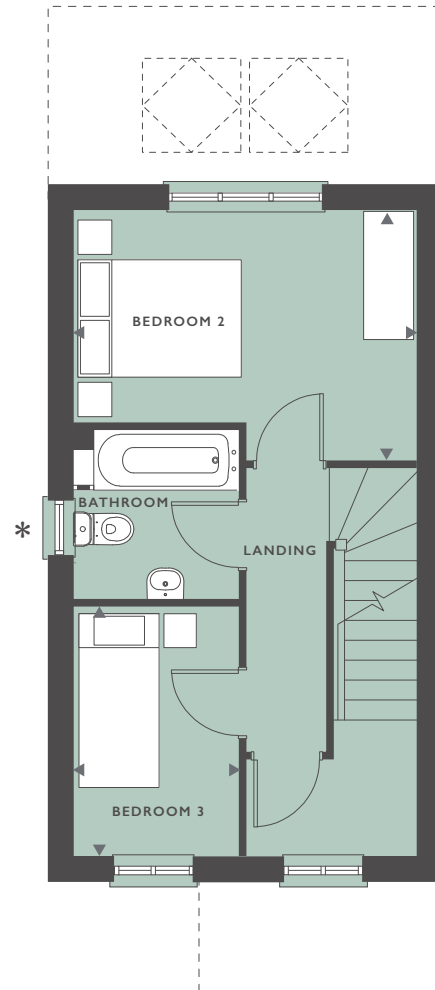
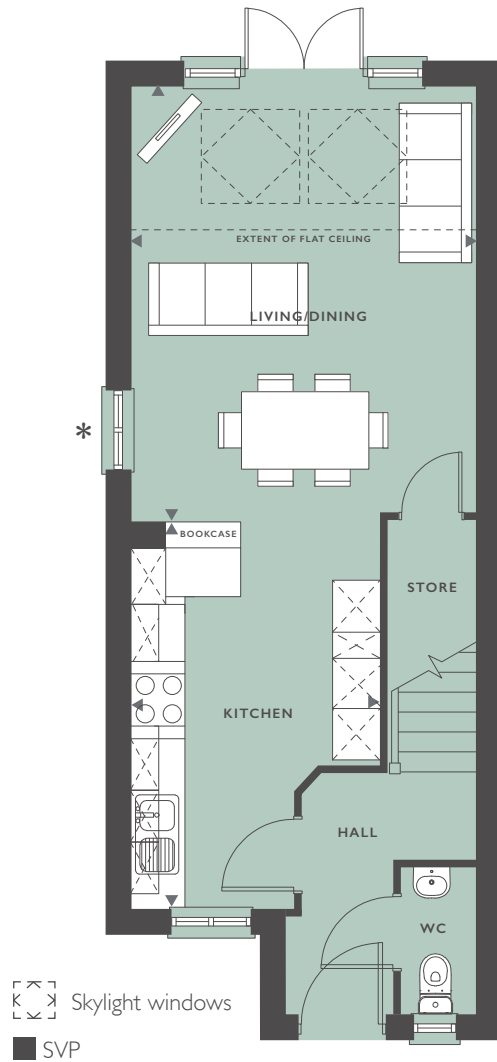
COUNTRYSIDE
Homes

THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT

93.4 M²



INTERNAL IMAGE



FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.94M X 4.48M	9'8" X 14'9"
LIVING/DINING	4.00M X 5.04M	13'2" X 16'7"

FIRST FLOOR

BEDROOM 2	4.00M X 2.93M	13'2" X 9'8"
BEDROOM 3	1.94M X 2.91M	6'4" X 9'7"

SECOND FLOOR

MASTER BEDROOM	4.00M X 5.62M#	13'2" X 18'5"
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#HEADROOM OVER 1.5M

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THE ASHOP

THREE BEDROOM HOME



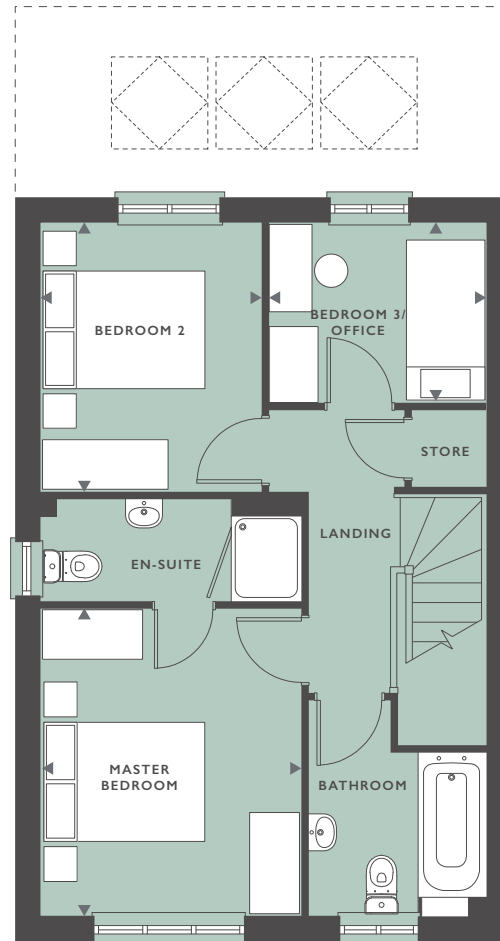
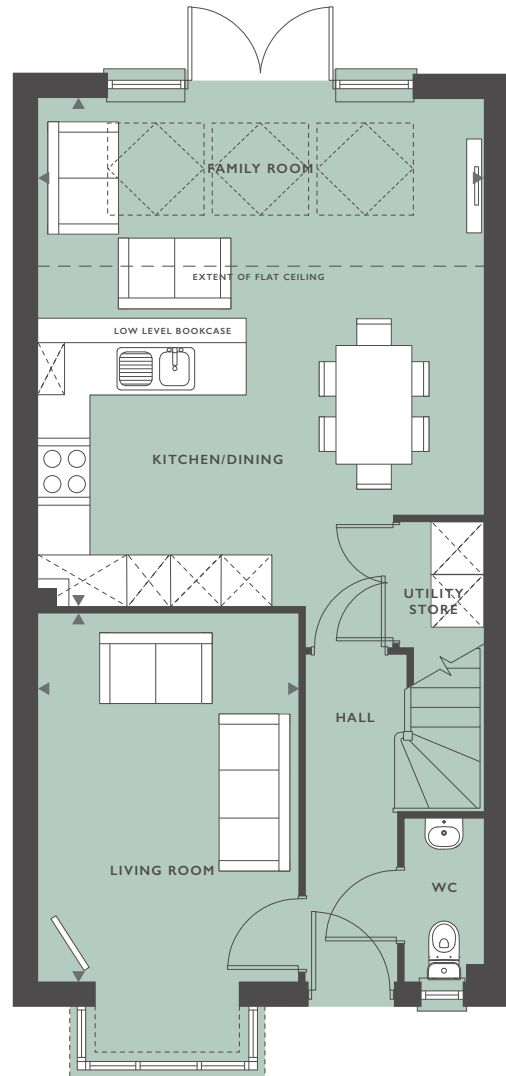
COUNTRYSIDE
Homes

THE ASHOP

THREE BEDROOM HOME

1075 SQFT

99.87 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	6.02M X 5.28M	19'9" X 17'4"
LIVING ROOM	4.35M X 3.09M	14'4" X 10'2"

FIRST FLOOR

MASTER BEDROOM	3.64M X 3.10M	11'11" X 10'2"
BEDROOM 2	2.65M X 3.20M	8'8" X 10'6"
BEDROOM 3	2.14M X 2.57M	7' X 8'5"

 Skylight windows

 SVP

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THE CONISTON

FOUR BEDROOM HOME



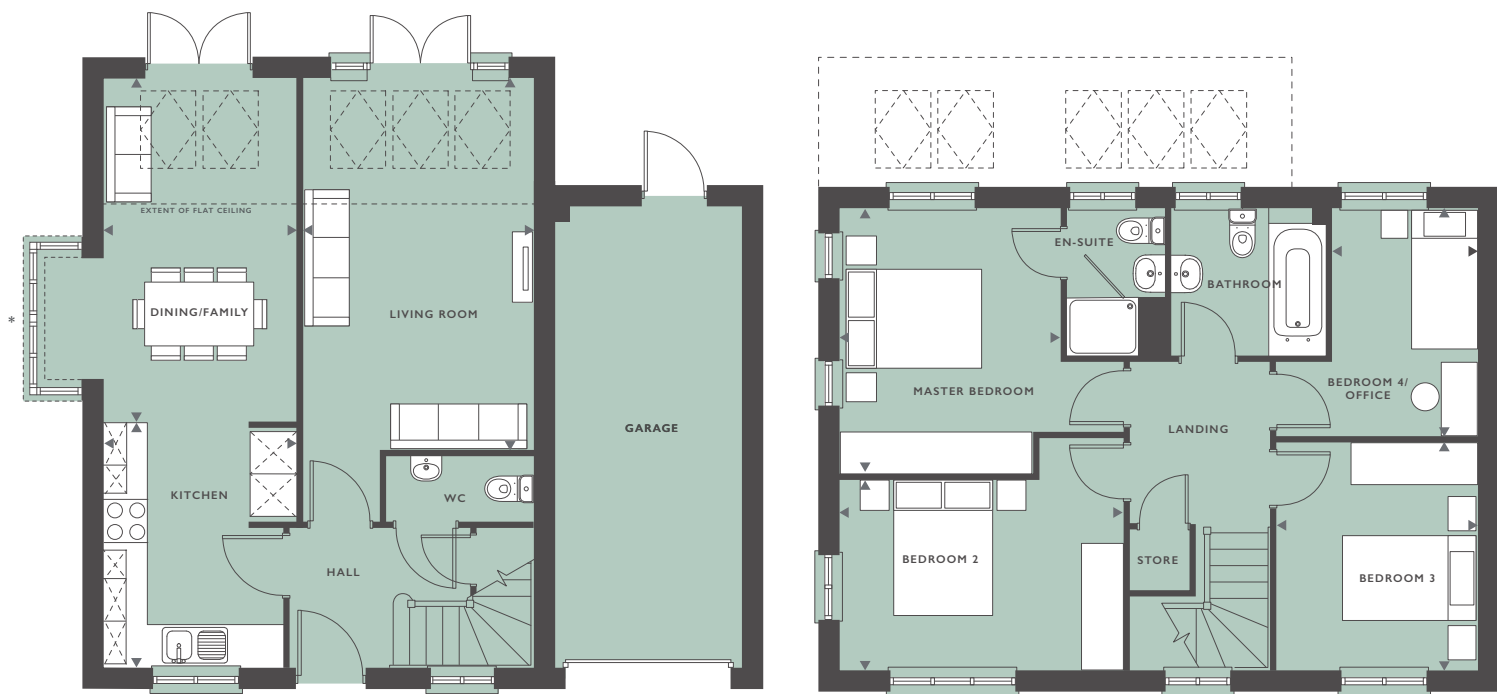
COUNTRYSIDE
Homes

THE CONISTON

FOUR BEDROOM HOME

1183 SQFT

110 M²



 Skylight windows

 SVP

INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows as well as a luxury bay window and French doors leading to rear garden
- Spacious separate living room with skylight windows and bay window
- Convenient downstairs WC and integral garage access
- Master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.68M X 3.45M	8'10" X 11'4"
DINING/FAMILY	2.68M X 4.82M	8'9" X 15'10"
LIVING ROOM	3.22M X 5.20M	10'7" X 17'1"

FIRST FLOOR

MASTER BEDROOM	3.08M X 3.73M	10'1" X 12'3"
BEDROOM 2	3.98M X 2.64M	13'1" X 8'8"
BEDROOM 3	2.80M X 3.16M	9' X 10'4"
BEDROOM 4/OFFICE	2.00M X 3.21M	6'6" X 10'7"

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THE DUNHAM

FOUR BEDROOM HOME



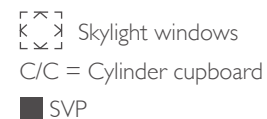
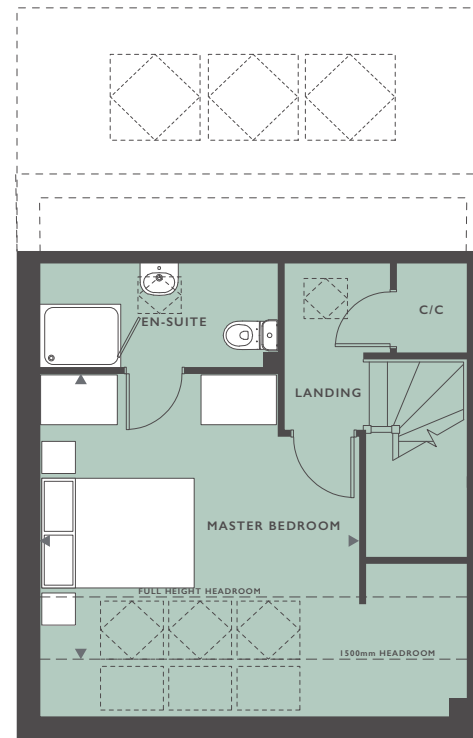
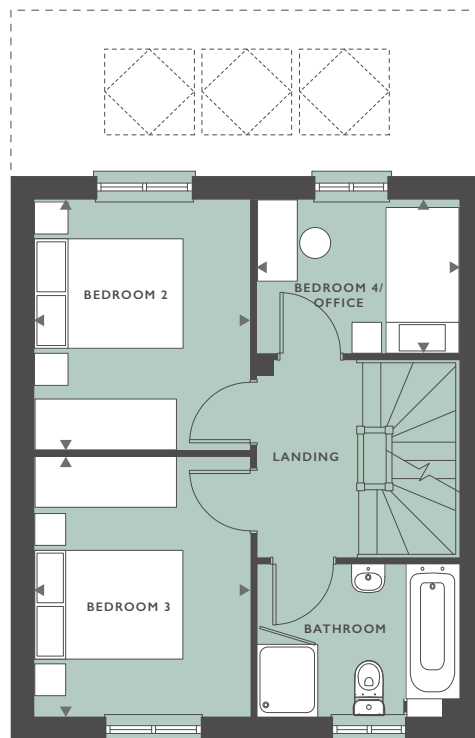
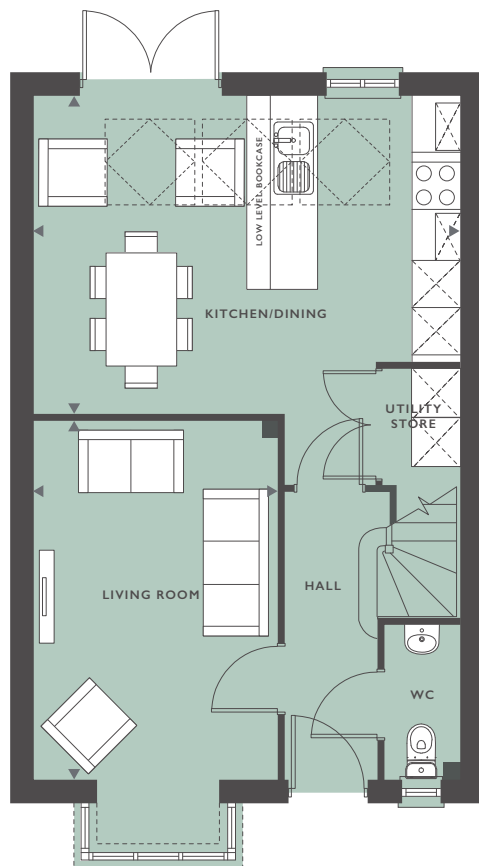
COUNTRYSIDE
Homes

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.4 M²



INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.43M X 4.05M	17'10" X 13'4"
LIVING ROOM	3.12M X 4.56M	10'3" X 15'

FIRST FLOOR

BEDROOM 2	2.78M X 3.21M	9'1" X 10'6"
BEDROOM 3	2.78M X 3.33M	9'1" X 10'11"
BEDROOM 4/OFFICE	2.59M X 1.97M	8'6" X 6'6"

SECOND FLOOR

MASTER BEDROOM	4.08M X 3.57M	13'5" X 11'9"
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THE LYMINGTON

FOUR BEDROOM HOME



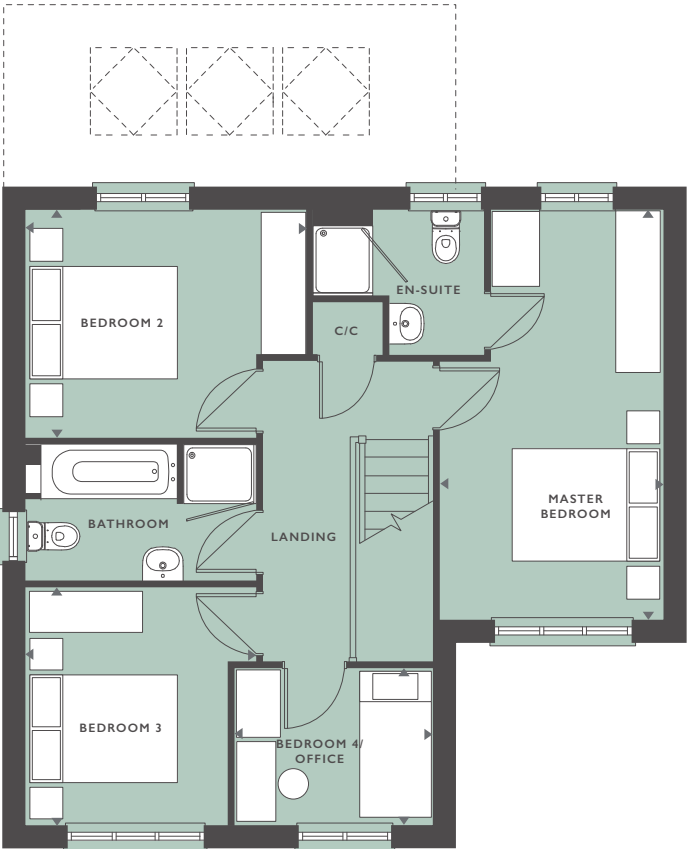
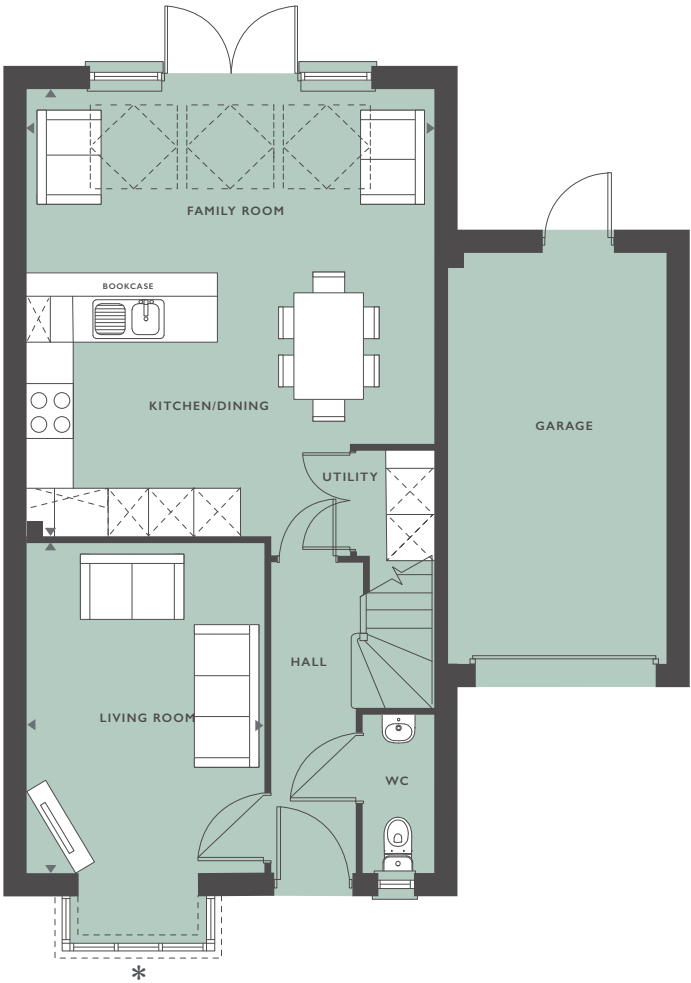
COUNTRYSIDE
Homes



THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT

112.8 M²



 Skylight windows
C/C = Cylinder cupboard
 SVP

INTERNAL IMAGE



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.28M X 5.67M	17'4" X 18'7"
LIVING ROOM	3.10M X 4.39M	10'2" X 14'5"

FIRST FLOOR

MASTER BEDROOM	2.85M X 5.32M	9'4" X 17'6"
BEDROOM 2	3.66M X 2.98M	12' X 9'9"
BEDROOM 3	3M X 3.10M	9'10" X 10'2"
BEDROOM 4/OFFICE	2.58M X 2.05M	8'6" X 6'9"

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COUNTRYSIDE
Homes

Personalise

YOUR COUNTRYSIDE HOME



	THE NEW WEAVER	THE LEA	THE NEW ASHBOURNE	THE BLYTH	THE NEW STAMFORD	THE ASHOP	THE CONISTON	THE DUNHAM	THE LYMINGTON
SQFT	865	932	991	1002	1005	1075	1183	1199	1215
Kitchen									
Symphony Konzept range kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel sink and drainer (single bowl) with chrome mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	✓	✓	✓	✓	✓	✓			
Indesit hob (60cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood							✓	✓	✓
White pendant light holder	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge/freezer space	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for integrated dishwasher with plumbing and electrics	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space for washing machine with plumbing and electrics in kitchen or utility	✓	✓	✓	✓	✓	✓	✓	✓	✓

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3 bedroom home

4 bedroom home

	THE NEW WEAVER	THE LEA	THE NEW ASHBOURNE	THE BLYTH	THE NEW STAMFORD	THE ASHOP	THE CONISTON	THE DUNHAM	THE LYMINGTON
SQFT	865	932	991	1002	1005	1075	1183	1199	1215
Bathrooms and en suites(s)									
Ideal Standard contemporary white Tempo sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard close coupled WC to cloakroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray with glass enclosure in en suite			✓	✓	✓	✓	✓	✓	✓
Handheld hair wash attachment in bathroom									
Shower over the bath									
Choice of standard Porcelanosa wall tiling (splashback, half height over bath and full height to shower cubicle)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White batten light holder	✓	✓	✓	✓	✓	✓	✓	✓	✓
Doors and Windows									
Front door with multi-point security locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu double glazing to windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu French doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal ladder door style pre-primed or primed with Brass Satin finish handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paving outside French/bifold	✓	✓	✓	✓	✓	✓	✓	✓	✓
General									
White painted walls and smooth white ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV point to lounge (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-media plate to lounge (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master telephone socket to lounge and study (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary lantern to front door and wiring only to the rear door	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors with battery backup to each floor	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery powered Carbon Monoxide detector (wall mounted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Enclosed fenced rear garden, and garden gate (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taps outside									
First two years' customer service support from Countryside Homes	✓	✓	✓	✓	✓	✓	✓	✓	✓



CALICO GROVE
ROCHDALE

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