

# Royal Gardens

Bispham, Blackpool



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

*Feel at home*

Ash View, Garstang completed 2021





An aerial photograph of a coastal town, likely Bispham, showing a mix of residential buildings, a railway line, a promenade, and a sandy beach. The town is built on a slight rise, and the beach is wide and flat. The sea is visible in the distance under a clear sky.

## Welcome to Royal Gardens

Royal Gardens is a prestigious development of quality two, three and four bedroom new homes and sits in balance amidst this thriving residential 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.

# Royal Gardens

## Bispham

Bispham is a desirable residential area within the popular seaside town of Blackpool, but actually Bispham village pre-dates its well-known neighbour by several hundred years. Originally an Anglo-Saxon settlement, Bispham has since grown and developed into a popular and bustling location along the northern fringes of the borough of Blackpool and sits proudly on this attractive coastline enjoying commanding views across the Irish Sea.



Modern Bispham has two main shopping areas with a range of excellent independent shops, amenities and a supermarket, as well as being served by a good selection of popular local restaurants, pubs and takeaways. The area has no less than six primary schools, two secondary schools and plays host to the main campus for Blackpool and Fylde College.

As well as the expansive stretches of beautiful sandy beaches and promenade walks, Bispham enjoys a range of green open spaces and parks, with North Shore Golf Club just minutes away from the Royal Gardens development.

There's a choice of coastal areas to the north and south, from the former historic fishing town of Fleetwood, on the Wyre estuary overlooking Morecambe Bay and the Lake District beyond, to the Ribble estuary and the leafy charm of Lytham St Annes.

Exceptional local transport links offer a range of ways to travel with cycle paths along the promenade, as well as the famous Blackpool tramway which runs the entire length of the sea front at Bispham, connecting Fleetwood in the north, through Blackpool town centre to Squires Gate in the south. The motorway network and M55 is just 6 miles away and there are excellent regular rail links from Blackpool to Preston and beyond (Preston-London in just over 2 hours).



## Offering a wide choice of high quality family homes

Our homes have been designed with an easy-going lifestyle very much in mind. Large living spaces, dining areas and kitchens blend together to create free-flowing relaxation areas where there's plenty of space for family get togethers, socialising and entertaining.

Fitted kitchens include plenty of storage cupboards and work surfaces, whilst selected Electrolux appliances such as hob, oven and fridge-freezer are effortlessly integrated into kitchen layouts. Bathrooms, cloakrooms and en-suites feature designer sanitaryware with polished chrome fittings for a clean, bright finish.

Principal interior rooms are fitted with downlighters or pendant fittings – whilst TV, telephone and internet points are conveniently located for home entertainment. Smoke alarms are fitted as standard, and garages have lighting and mains electricity sockets.



### SPACIOUS INTERIOR LAYOUTS

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

# Royal Gardens

## Site Plan



- ◆ **Colshaw**  
4 bedroom detached home with garage.  
Plots 1/7/46/53/92/95/108/109/158/179/185/199.
- ◆ **Reynold B**  
4 bedroom detached home with detached garage.  
Plots 167/172.
- ◆ **Hatton B**  
4 bedroom detached home with garage.  
Plots 6/8/10/47/48/61/97/178/181/189/192/193/  
198/200.
- ◆ **Aroncroft B**  
4 bedroom detached home with garage.  
Plots 45/52/58/59/93/94/107/110/124/125/180/  
183/184/195.
- ◆ **Bonington B**  
4 bedroom detached home with detached garage.  
Plots 2/9/16/17/20/21/28/54/89/91/98/161/169/194.
- ◆ **Holbrook B**  
4 bedroom detached home with garage.  
Plots 15/55/135/157/188/190.
- ◆ **Bowes B**  
4 bedroom detached home with garage.  
Plots 4/5/56/57/60/82/96/111/163/164/168.
- ◆ **Adlington B**  
3 bedroom detached home.  
Plots 3/51/130/131/134/146/162.

- ◆ **Charleston B**  
3 bedroom detached home.  
Plots 18/19/22/25/26/35/87/88/90/123/176/177/182.
- ◆ **Buckshaw**  
3 bedroom detached home.  
Plots 11/27/33/34/64/173/191.
- ◆ **Oakwell**  
3 bedroom semi-detached home.  
Plots 12/13/14/23/24/29/30/31/32/36/37/38/65/  
66/80/81/112/113/139/140/165/166/196/197.
- ◆ **Bridewell B**  
3 bedroom semi-detached home.  
Plots 62/63/99/100/132/133/159/160/174/175.
- ◆ **Ashgate II B**  
3 bedroom semi-detached home.  
Plots 49/68/85/102/129/144/152/186.
- ◆ **Burlington B**  
3 bedroom semi-detached home.  
Plots 50/67/83/84/86/101/126/127/128/145/151/153/  
154/155/156/170/171/187.
- ◆ **Affordable Housing**  
2 bedroom semi-detached/mews home.  
Plots 39/40/41/42/43/44/69/70/71/72/73/74/75/76/  
77/78/79/103/104/105/106/114/115/116/117/118/119/120/  
121/122/136/137/138/141/142/143/147/148/149/150.

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: Blackpool Council 22/0670



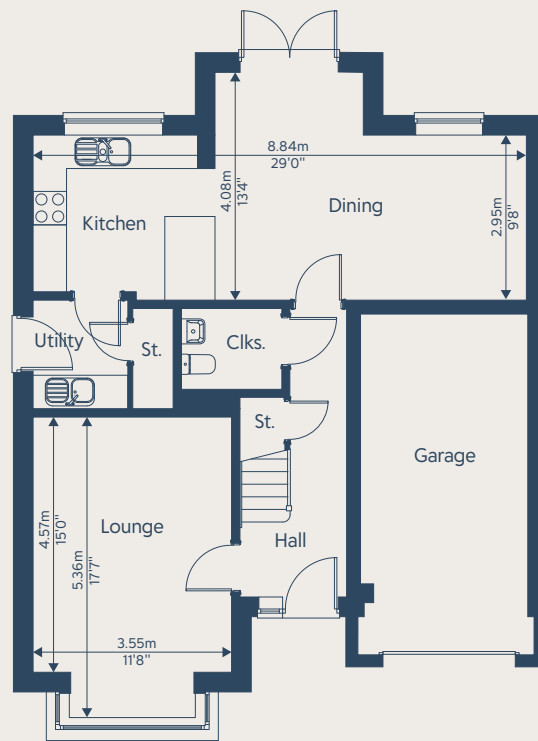


Computer generated image of the Colshaw

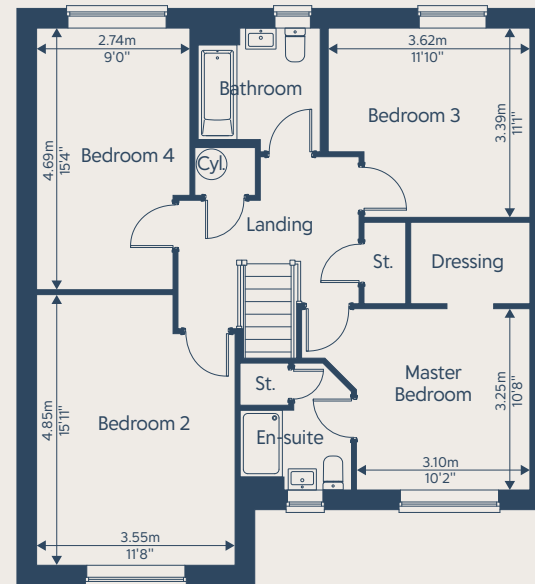


# Colshaw

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.

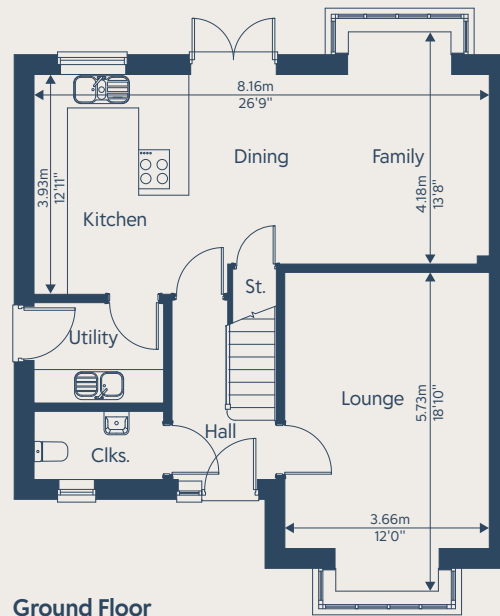


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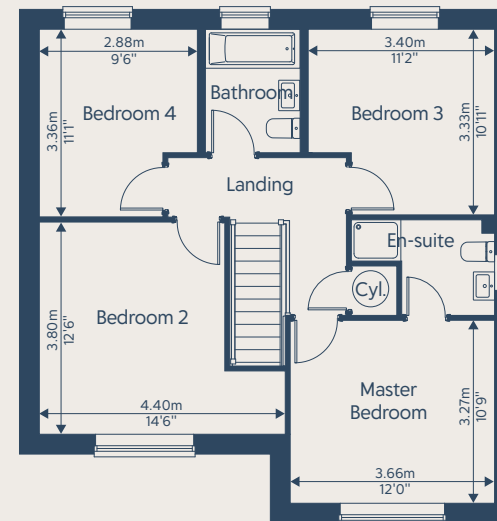


# Reynold B

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.



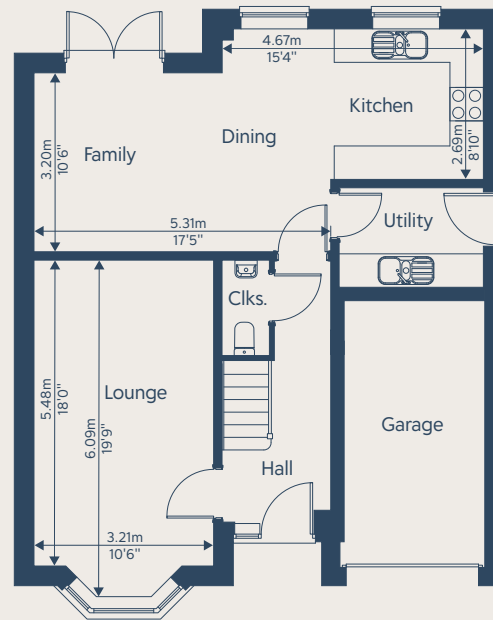


Computer generated image of the Hatton B

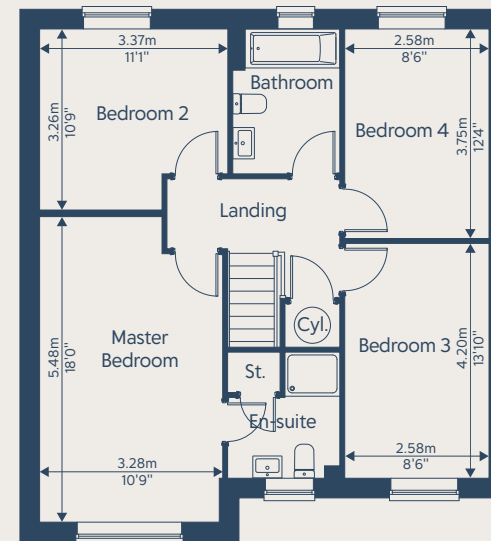


# Hatton B

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. Please speak to the Sales Executive for full details.

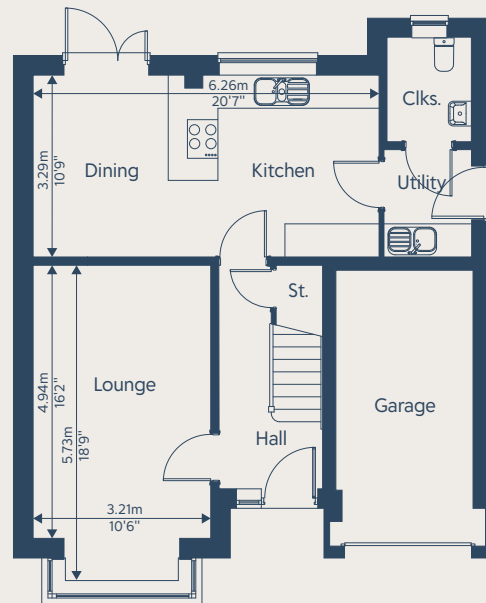


Computer generated image of the Aroncroft B

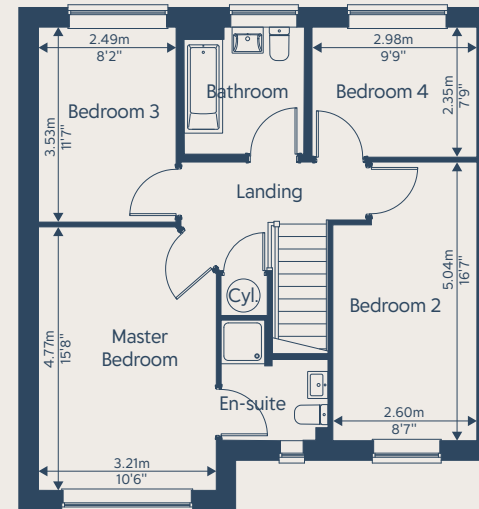


# Aroncroft B

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.

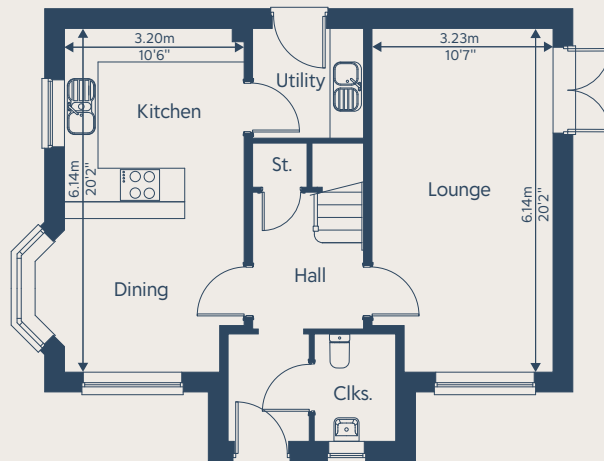


Computer generated image of the Bonington B

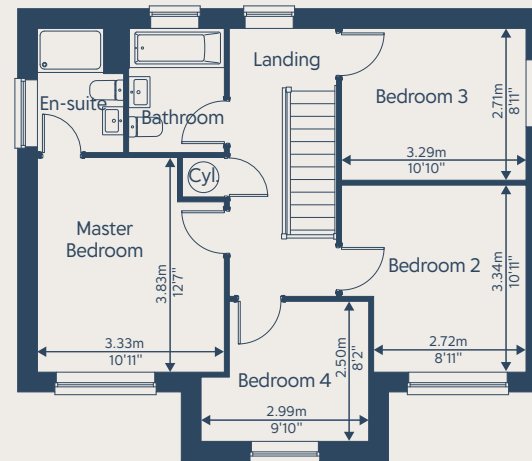


# Bonington B

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 20 aspect differs from above, window and door positions will vary. Please speak to the Sales Executive for full details.



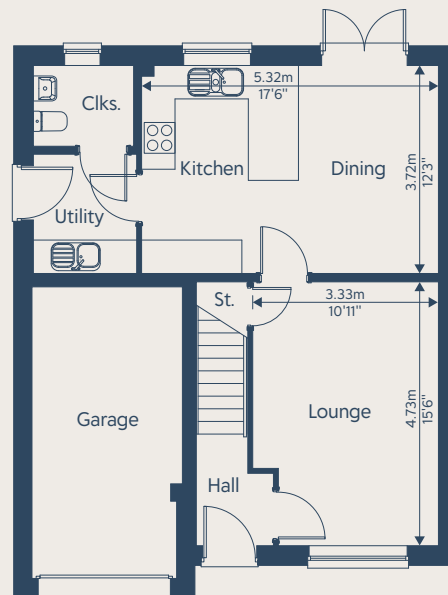


Computer generated image of the Holbrook B

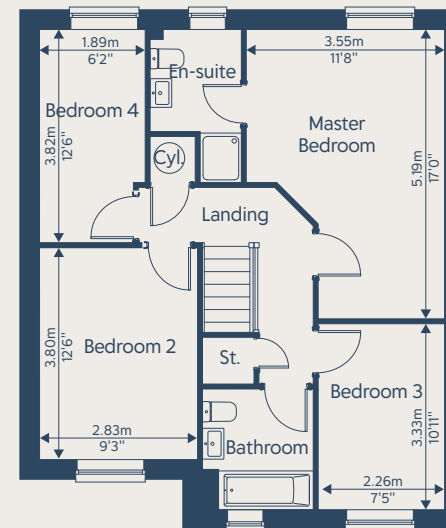


# Holbrook B

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.

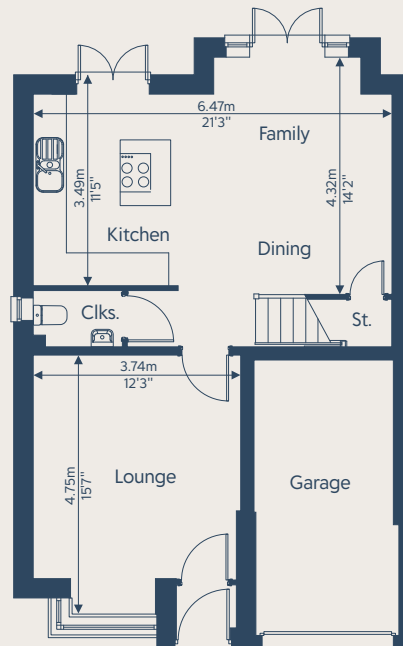


Computer generated image of the Bowes B

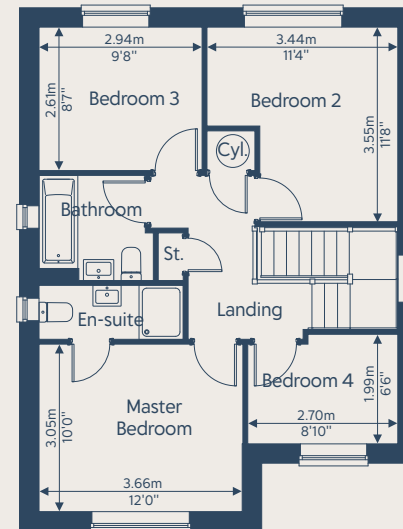


# Bowes B

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. Gable end windows dependent upon the orientation of the property. Please speak to the Sales Executive for full details.

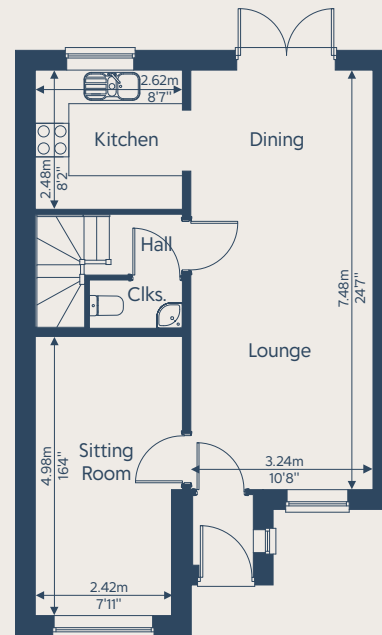


Computer generated image of the Adlington B

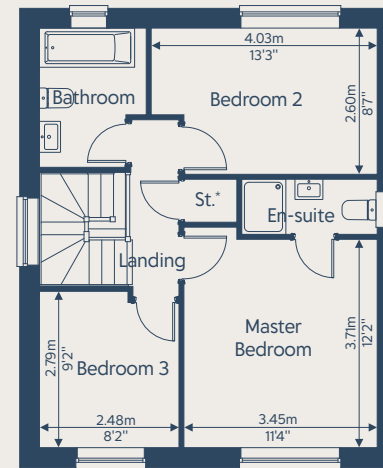


# Adlington B

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. \*Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.

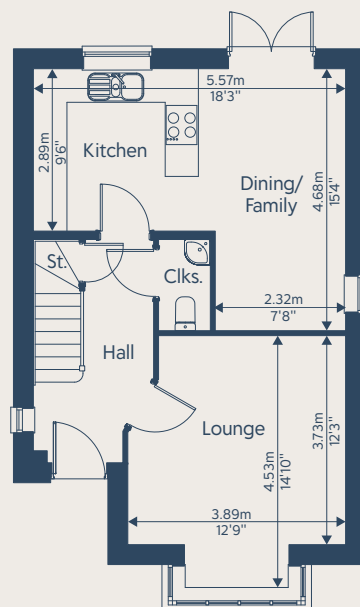


Computer generated image of the Charleston B

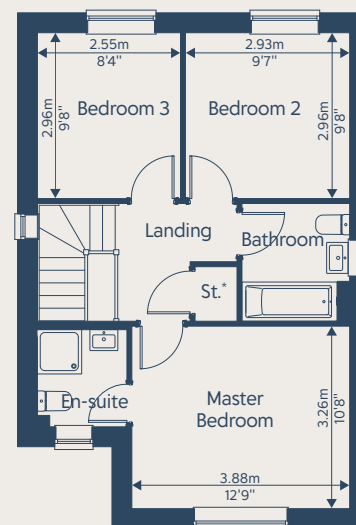


# Charleston B

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. \*Homes heated via an ASHP will have a cylinder in the store cupboard. Please speak to the Sales Executive for full details.



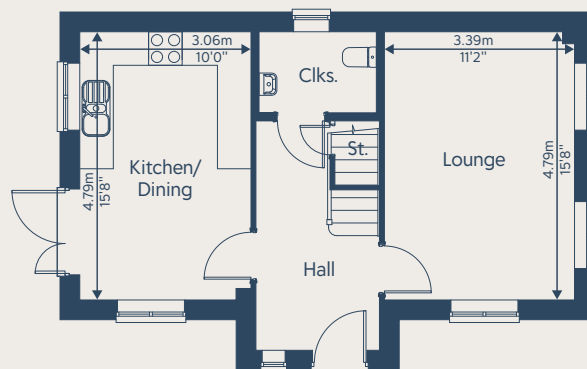


Computer generated image of the Buckshaw

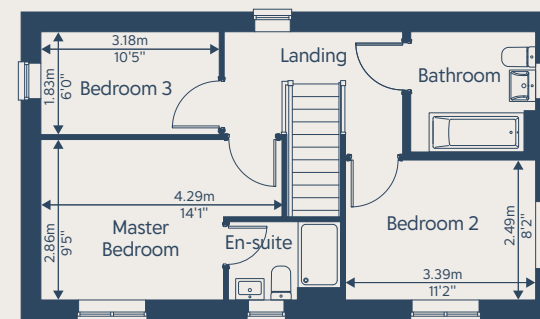


# Buckshaw

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. Homes heated via an ASHP will have a cylinder. Please speak to the Sales Executive for full details.

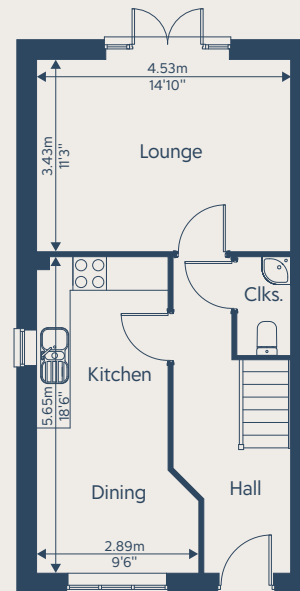


Computer generated image of the Oakwell

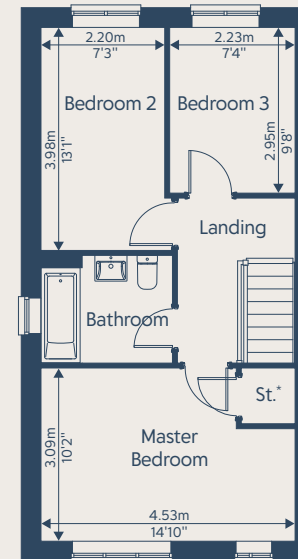


# Oakwell

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.



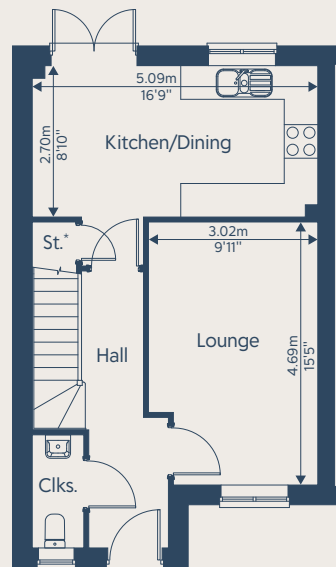


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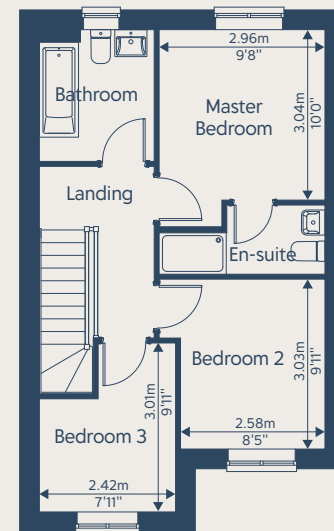


# Bridewell B

3 bedroom semi-detached home



Ground Floor



First Floor

**Note:** All dimensions are maximum and account for alcoves, and a tolerance of  $\pm 75$ 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.

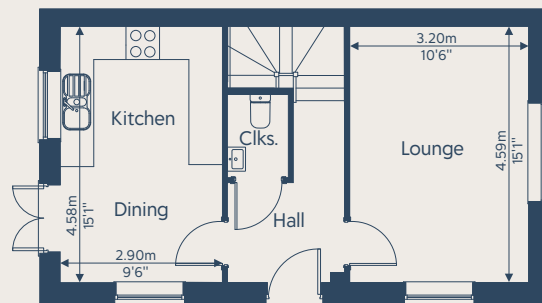


Computer generated image of the Ashgate II B

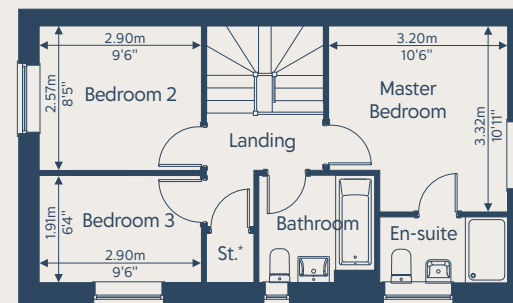


# Ashgate II B

3 bedroom semi-detached home



Ground Floor



First Floor

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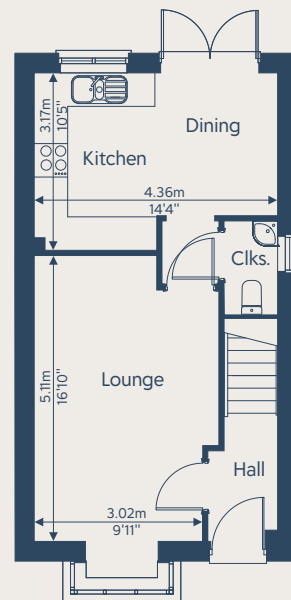


Computer generated image of the Burlington B

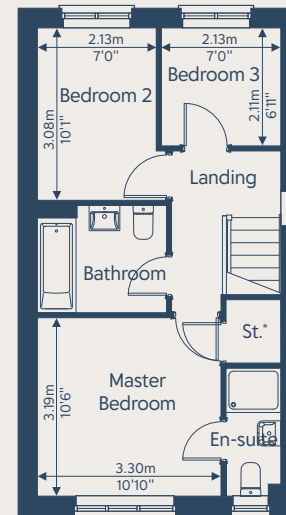


# Burlington B

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.

# Specification

## Royal Gardens

All the homes at **Royal Gardens** 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	3 bed semi-detached homes	3 bed detached homes	4 bed 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 induction hob		•	•
Electrolux stainless steel chimney hood or island hood (layout dependent)	•	•	•
Electrolux integrated fridge freezer	•	•	•
Chrome downlighting	•	•	•
Soft close hinges and drawers	•	•	•





3 bed semi-detached homes  
3 bed detached homes  
4 bed detached homes

### GAS FIRED HEATING

PLOTS: 99 – 194 / 196 – 200

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

### ELECTRIC AIR SOURCE HEAT PUMP (ASHP)

PLOTS: 1 – 98 / 195

Heating and water is provided by an electric Vaillant air source heat pump (ASHP)

### BATHROOM & EN-SUITES

ROCA back to wall close coupled WC and sanitaryware to cloaks

ROCA back to wall close coupled WC and sanitaryware to bathroom & en-suite (as applicable)

ROCA back to wall close coupled WC and sanitaryware with wall hung vanity unit to bathroom and en-suite

Hansgrohe Coolstart taps to hand basins

Hansgrohe bath filler (excluding the Oakwell which includes the below shower over bath)

Hansgrohe thermostatic bath/shower wall bar mixer with shower screen

Hansgrohe thermostatic shower wall bar to all en-suites (where applicable)

A large selection of ceramic tiles are available to choose from for selected wall areas with the option to upgrade

Chrome downlighting to bathroom and en-suite

White heated towel rail to bathroom and en-suite



## 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 & FINISHES

	3 bed semi-detached homes	3 bed detached homes	4 bed detached homes
Contemporary vertical panel satinwood internal doors	•	•	•
Polished chrome door furniture	•	•	•
Chrome effect switches and sockets throughout the ground floor with white slimline to the first floor	•	•	•
TV sockets to the lounge and master bedroom	•	•	•
High speed Fibre broadband connected to each home	•	•	•
Phone socket fitted to the lounge	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•

### EXTERIOR FINISHES

1.8m high timber boundary fencing with 0.9m high post and rail divisional fencing. Brick walls and lower level timber knee rail fencing to selected areas/boundaries (please confirm details with Sales Executive).	•	•	•
Paved areas are in a buff riven flag	•	•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping scheme	•	•	•
Electric vehicle charging point	•	•	•
Rear gardens are provided with a water storage butt	•	•	•
Double socket, light switch and lighting provided to garages			•





### Personalise 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

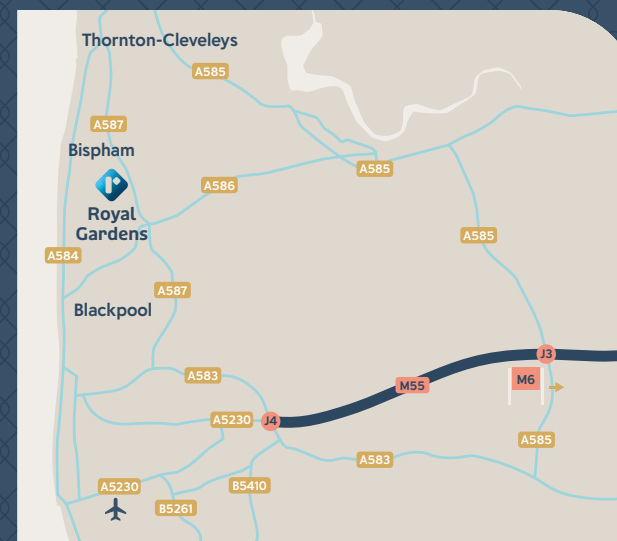
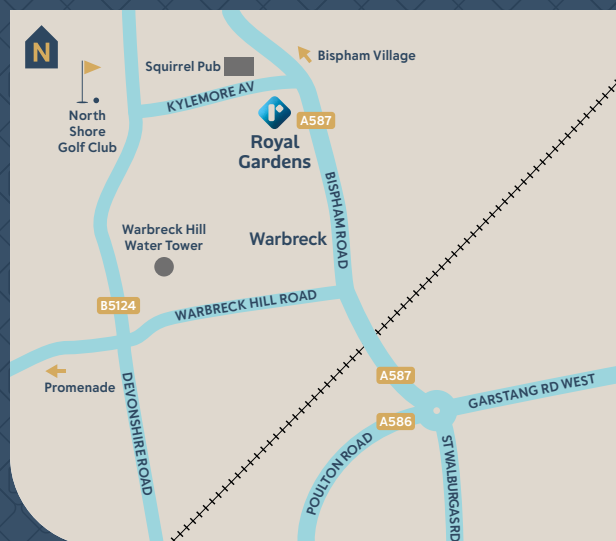
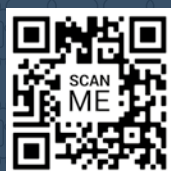
# Royal Gardens Bispham

Bispham Road  
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Sales Enquiries  
Call 01253 963137

[rowland.co.uk](http://rowland.co.uk)

/// WHAT3WORDS - HOPING.SIMPLY.CATS



CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

NHBC

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.