

Meadow Gate

Farington



A desirable collection of elegant new homes

About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 25 years.

At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular 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.

Externally, 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 optimum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic way.

Whichever Rowland home you choose to buy and wherever you choose to live you'll find one to suit your lifestyle; enjoy the experience!





Welcome to Meadow Gate

Close to local amenities with excellent transport links

A bustling historic market town with a proud industrial heritage - a great location for living the good life!

Leyland's past reveals a rich seam of England's history and today this bustling town proudly displays its heritage for all to see. Stroll around the town centre and you'll discover Leyland Cross, a fine Saxon edifice; the British Commercial Vehicle Museum commemorates Leyland's past role as manufacturer of Leyland trucks and buses - and at magnificent 150 acre Worden Park, you'll find beautiful historic ornamental gardens and wide open green spaces.

Leyland town centre offers an array of local shopping experiences plus the vibrant and bustling Leyland Market which is open every Tuesday, Friday and Saturday and provides a wide variety of stalls to browse.

Also conveniently located are a range of supermarkets and other major retailers. Leyland's academic institutions have good reputations and there are several high schools, plus Runshaw College which has been awarded Ofsted's highest accolade.

Local transport links are excellent; Leyland railway station is on the West Coast line, with fast links to Preston, Lancaster and Wigan, plus onward connections to Crewe and London Euston. Just minutes away, the M6 puts you within easy reach of the whole of the North West, with the Lancashire coast, the Trough of Bowland and the Lancashire moors easily reached for leisure days out and exploration.

Meadow Gate

An impressive range of properties offering extensive choice

Meadow Gate in Farington offers a rewarding choice of three and four bedroom detached homes with garages, while the two and three bedroom semi-detached and mews homes benefit from private driveways or parking spaces. Ideally located within easy walking distance of all the amenities of Leyland town centre, making it the perfect place for families.

With plenty of tree cover and landscaping to create a mature, well established ambience, properties are arranged round several cul-de-sacs, making it ideal for those seeking a comfortable and relaxing environment in which to enjoy family life.





Externally, different types of brick and render ensure that the homes have an individual signature and character, creating a village-like atmosphere that feels as if the development has grown up slowly and organically, over time.



Internally, properties are of an exceptionally high standard, with a quality specification throughout - in fact Rowland include many fixtures and fittings as standard that other developers only provide as costly upgrades.

In the detached homes interior spaces flow freely from kitchens through to family and dining areas. Appliances within the ergonomically designed fitted kitchens include integral hob, oven and fridge freezer. Bathrooms include white designer sanitaryware with chrome fittings, along with a choice (subject to build stage) of ceramic wall tiles to selected walls for easy maintenance.



Development plan

- ◆ **Brantwood II**
4 bedroom detached home with garage
- ◆ **Bonington**
4 bedroom detached home with garage
- ◆ **Renishaw**
4 bedroom detached home with garage
- ◆ **Holbrook**
4 bedroom detached home with garage
- ◆ **Bowes**
4 bedroom detached home with garage
- ◆ **Charleston**
3 bedroom detached home with garage
- ◆ **Victoria**
3 bedroom detached home with garage
- ◆ **Gladstone**
3 bedroom semi-detached home
- ◆ **Ashgate**
3 bedroom semi-detached/end mews home
- ◆ **Ashgate II**
3 bedroom semi-detached/end mews home
- ◆ **Burlington**
3 bedroom semi-detached/mews home
- ◆ **Cranbrook**
3 bedroom semi-detached/mews home
- ◆ **Waddington**
2 bedroom mews home
- ◆ **Shared Ownership/
Affordable Homes**

Please note: Plots 72-81 are Shared Ownership/Affordable Homes only, please ask Sales Executive for details.

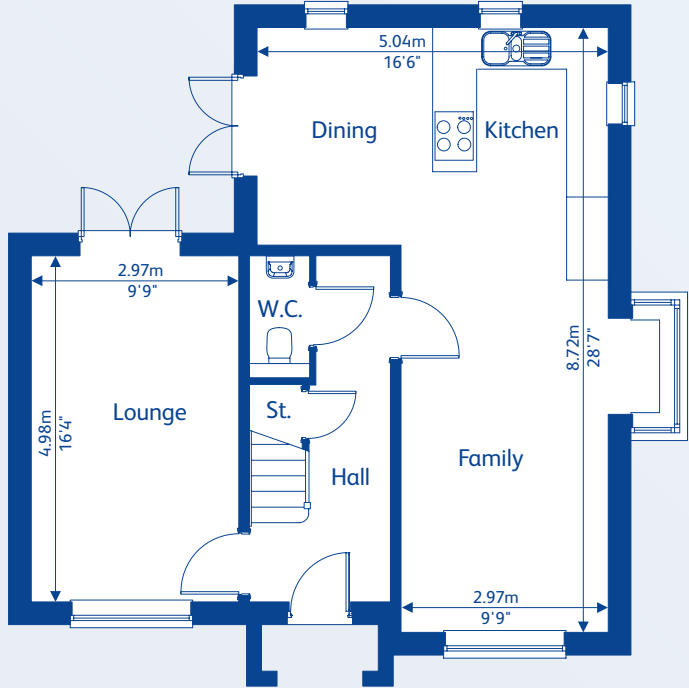




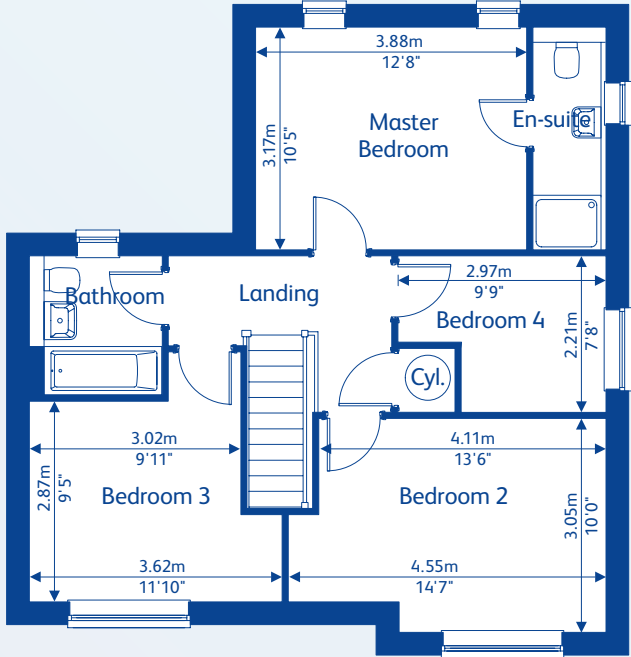
Computer generated image of the Brantwood II

Brantwood II

4 bedroom detached home with garage



Ground Floor



First Floor

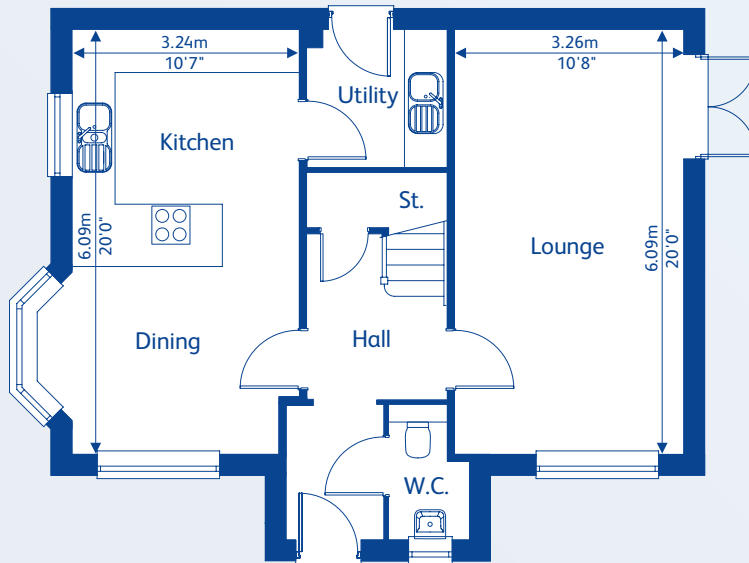
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



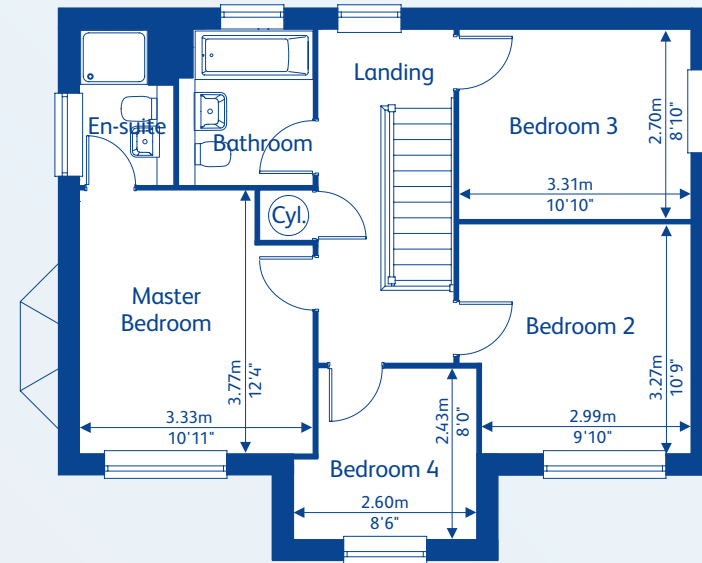
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage



Ground Floor



First Floor

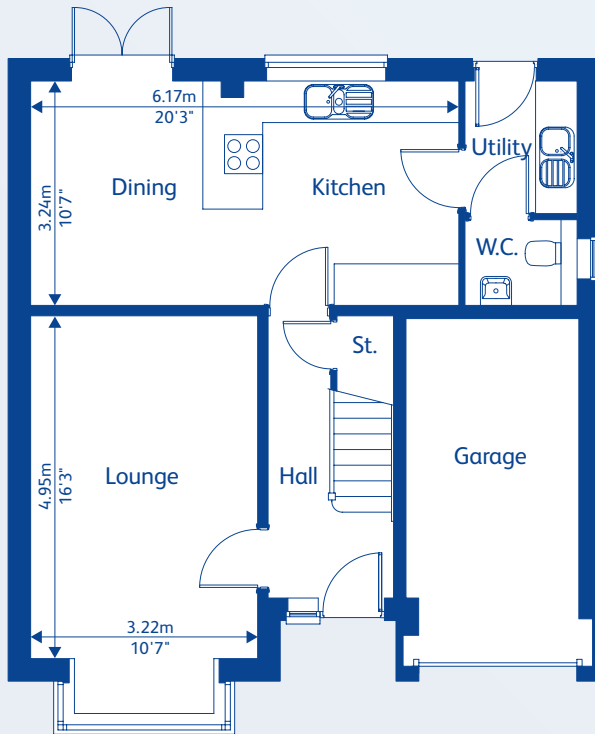
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 146 has no bay window and window positions will vary. Please speak to the Sales Executive for full details.



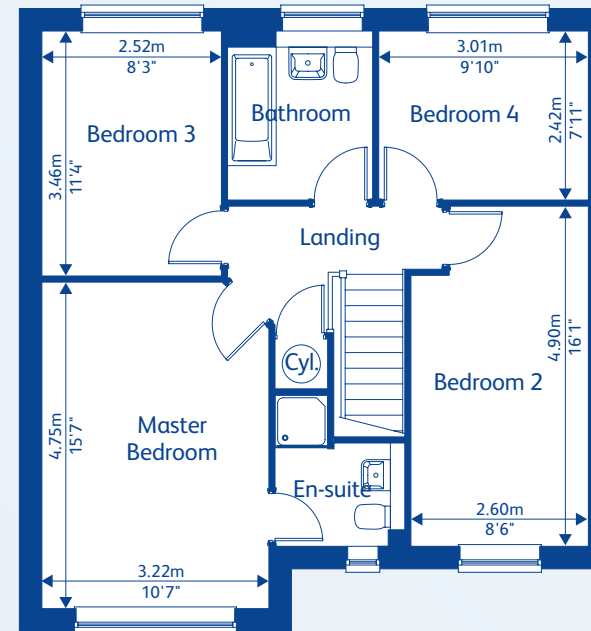
Computer generated image of the Renishaw

Renishaw

4 bedroom detached home with garage



Ground Floor



First Floor

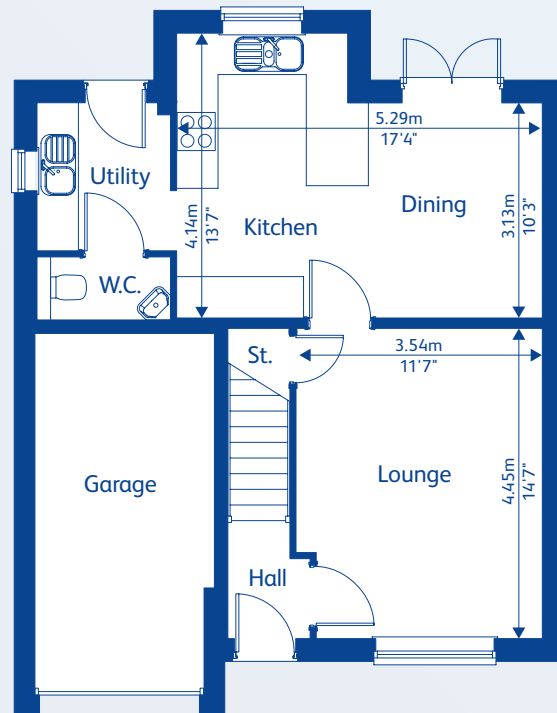
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 1 has a double garage. Please speak to the Sales Executive for full details.



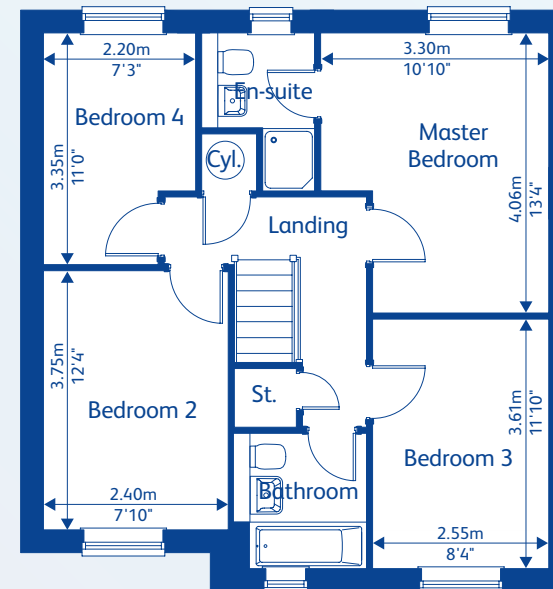
Computer generated image of the Holbrook

Holbrook

4 bedroom detached home with garage



Ground Floor



First Floor

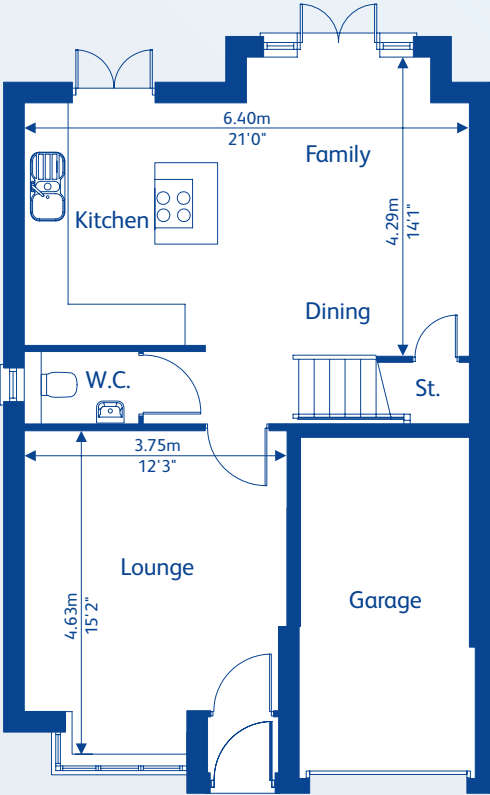
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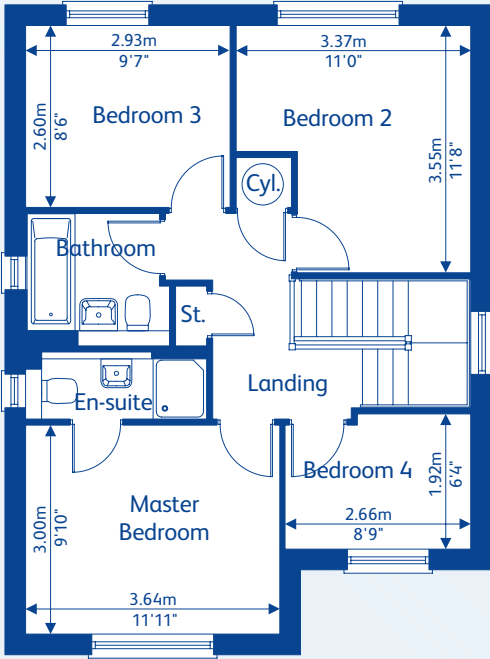
Computer generated image of the Bowes

Bowes

4 bedroom detached home with garage



Ground Floor



First Floor

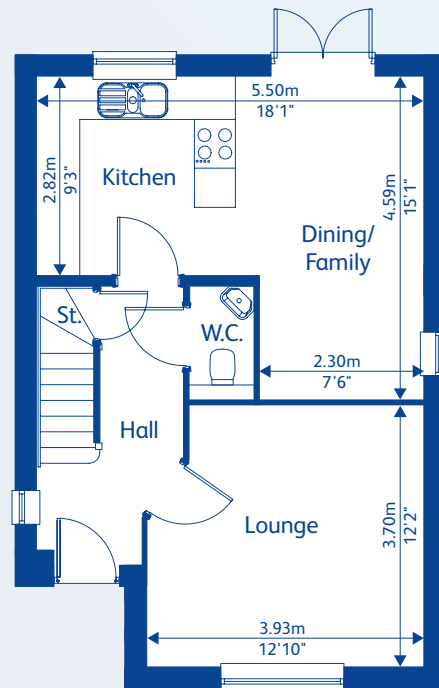
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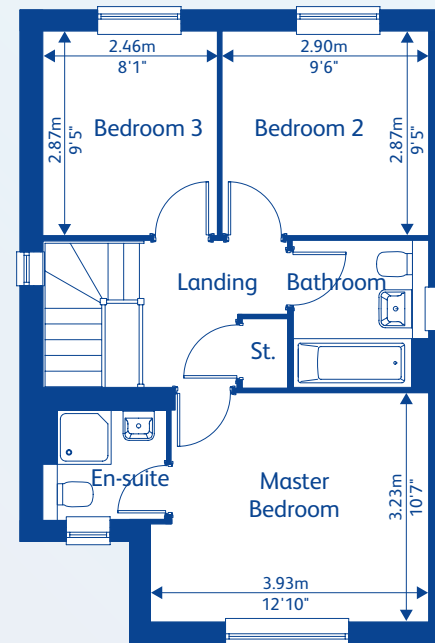
Computer generated image of the Charleston

Charleston

3 bedroom detached home with garage



Ground Floor



First Floor

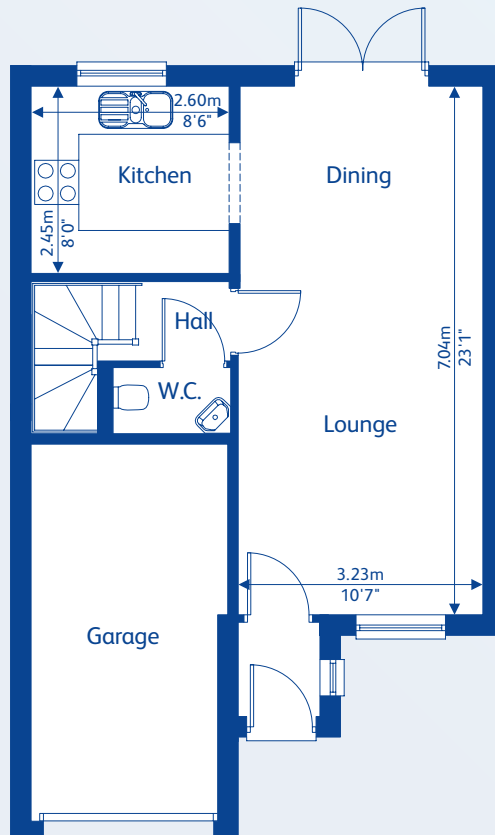
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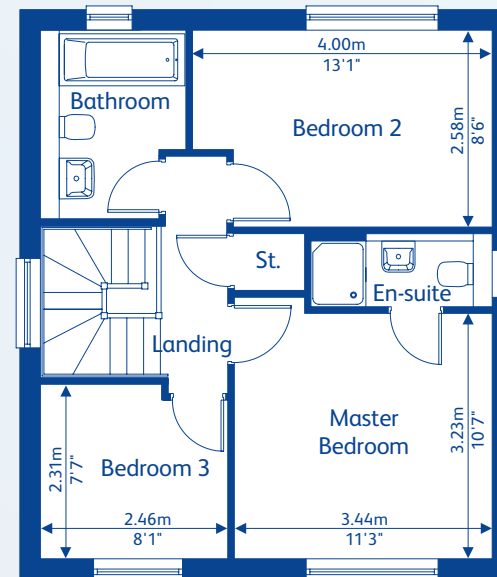
Computer generated image of the Victoria

Victoria

3 bedroom detached home with garage



Ground Floor



First Floor

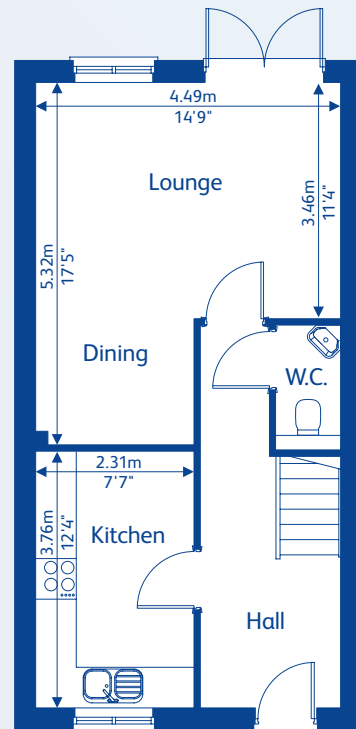
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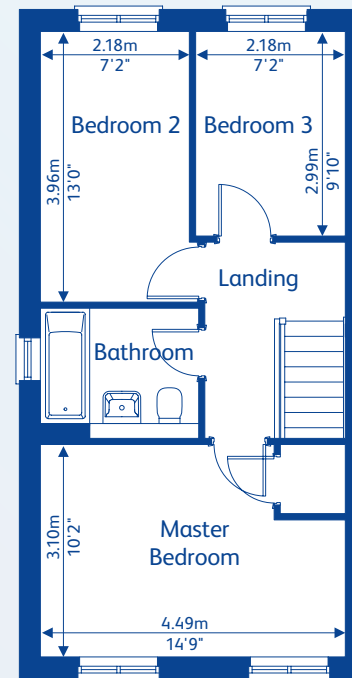
Computer generated image of the Gladstone

Gladstone

3 bedroom semi-detached home



Ground Floor



First Floor

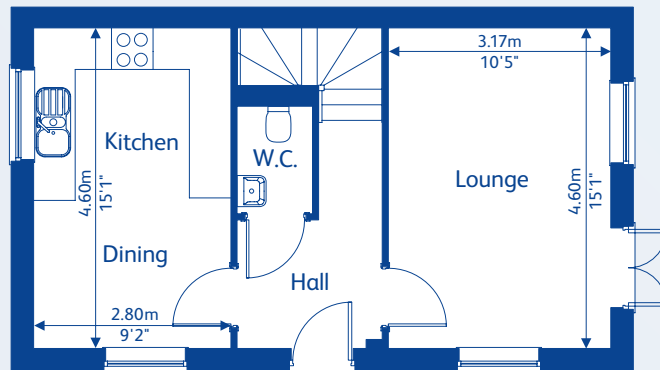
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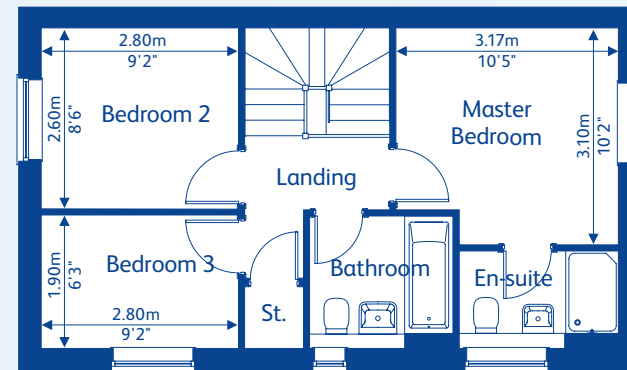
Computer generated image of the Ashgate

Ashgate

3 bedroom semi-detached/end mews home



Ground Floor



First Floor

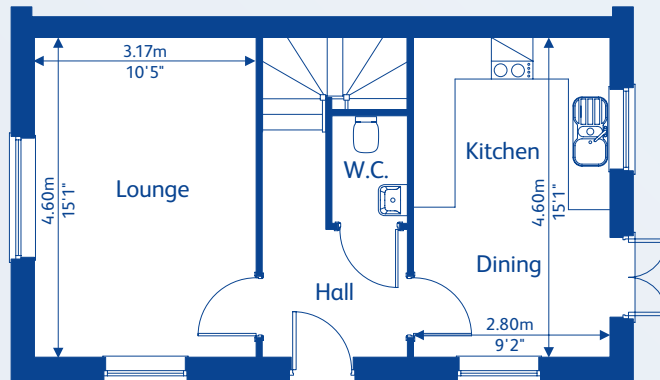
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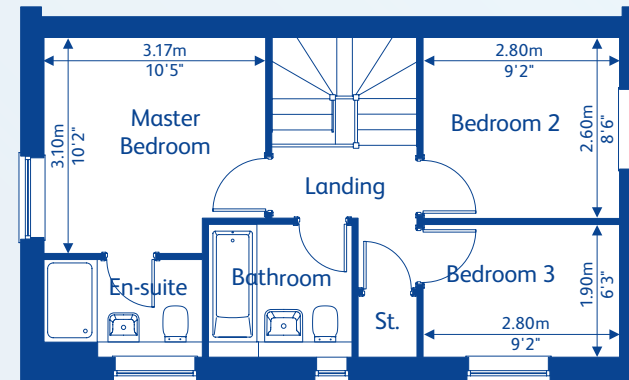
Computer generated image of the Ashgate II

Ashgate II

3 bedroom semi-detached/end mews home



Ground Floor



First Floor

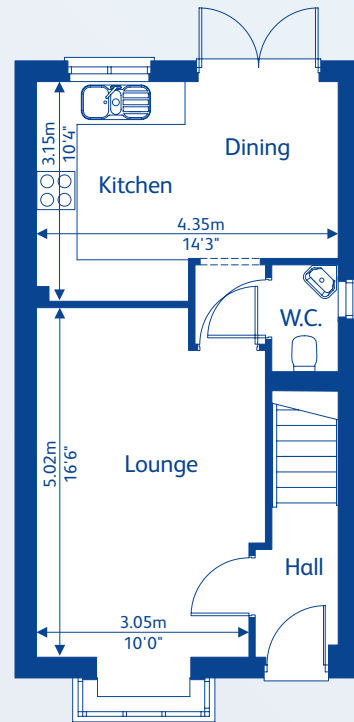
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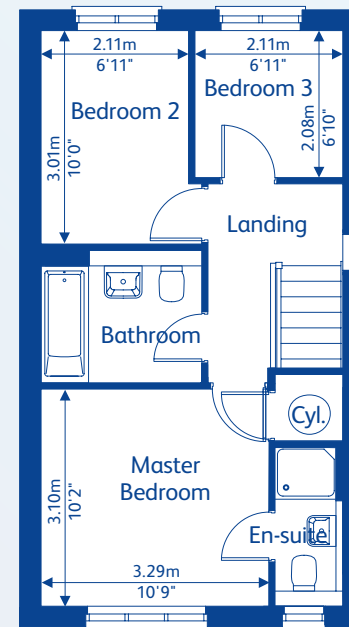
Computer generated image of the Burlington

Burlington

3 bedroom semi-detached/mews home



Ground Floor



First Floor

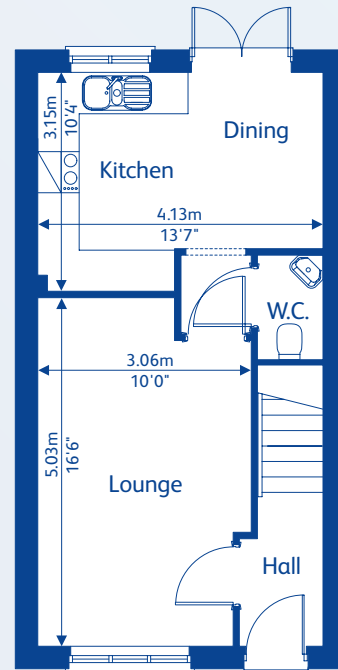
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on orientation of the property. Please speak to the Sales Executive for full details.



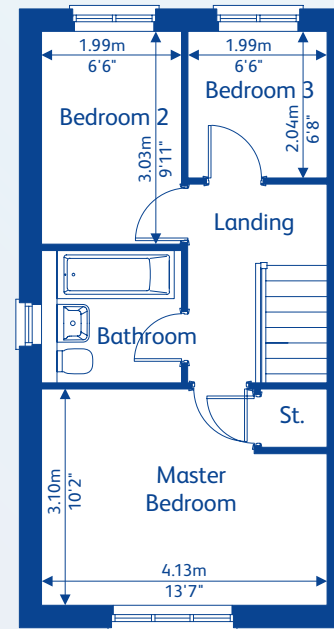
Computer generated image of the Cranbrook

Cranbrook

3 bedroom semi-detached/mews home



Ground Floor



First Floor

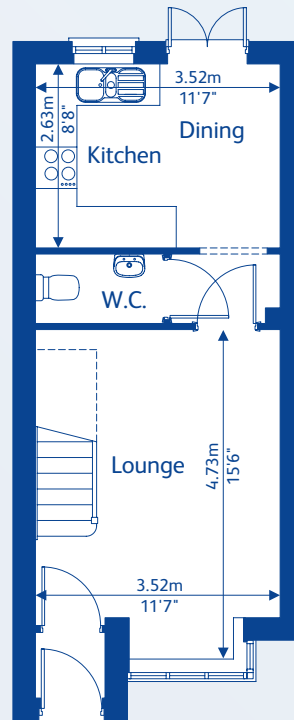
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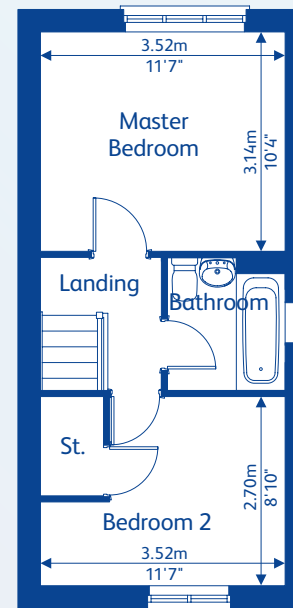
Computer generated image of the Waddington

Waddington

2 bedroom mews home



Ground Floor



First Floor

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Gable end windows dependent on orientation of the property.
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Specification

All the homes at Meadow Gate 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

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

- ◆ Stainless steel splashback
- ◆ Zanussi appliances are fitted as standard and include a stainless steel double fan oven (single oven to Gladstone & Waddington house types), stainless steel 4 ring gas hob, stainless steel chimney hood or island hood
- ◆ Zanussi A+ rated integrated fridge freezer
- ◆ Polished chrome ceiling downlights

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house type dependent), the warmth is radiated through your home with Myson radiators.

Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

- ◆ Contemporary style 2 panel satinwood internal doors with polished chrome door furniture
- ◆ Chrome effect switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with a phone socket fitted to the lounge
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

External features

0.9m high post and rail fencing (1.8m screen fencing when plots are back to back) is provided throughout. Paved areas are in a buff riven flag. The front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout.

Bathrooms and en-suites

Complete with white sanitaryware and chrome fittings, providing a quality feel around these rooms;

- ◆ Back to wall sanitaryware, close coupled W.C. to Waddington house types
- ◆ Hansgrohe coolstart taps to hand basins
- ◆ Hansgrohe Thermostatic Bath/Shower wall bar mixer with shower screen (with the exception of Victoria, Charleston, Burlington, Ashgate and Ashgate II house types)
- ◆ Hansgrohe Bath Filler to Victoria, Charleston, Burlington, Ashgate and Ashgate II house types
- ◆ Hansgrohe Thermostatic Shower wall bar to all en-suites
- ◆ 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

Warranty and Sustainability

NHBC 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, and where possible from 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



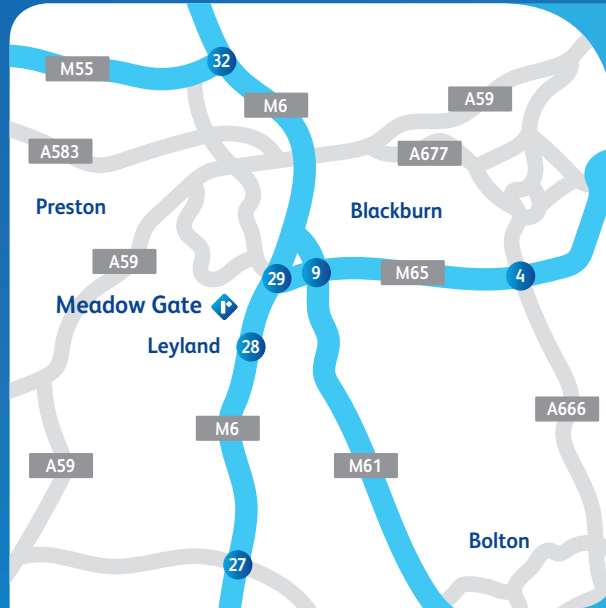
Upgrade your home

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



Meadow Gate Farington

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Rowland