

Heritage Park Garstang



An elegant collection of beautiful new homes

About Rowland

Independently owned and dedicated to the creation of delightful developments, Rowland represents excellence in house design, construction and the creation of living 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 Garstang

An ancient parish
within a modern town

Perfectly located to enjoy wide open spaces and all that Garstang has to offer on your doorstep.

The celebrated weekly Thursday market in Garstang has its roots in the 14th century, and every year the town plays host to a popular arts festival and agricultural show, each reflecting the strong sense of community, heritage and history with which the town is blessed. It is perhaps no surprise to discover that, as well as being a 'Britain in Bloom' award-winner for many years, Garstang has been declared 'the world's first Fairtrade town', and its bustling high street of independent shops, restaurants, cafés and pubs offers a wealth of choice for shopping, relaxation and entertainment. The town also features numerous supermarkets. Garstang is well served by several Primary schools; there is also



a Secondary school – Garstang Community Academy - with nearby Lancaster, Preston and Blackpool providing an excellent choice of further education and university opportunities.

There are good local road links from Garstang to both Preston and Lancaster, where the West Coast rail line provides through services to Manchester, London and Scotland. The M55/M6 junction just north of Preston is just over eight miles south of Garstang, for car travel to Blackpool, the Lake District, the cities of the North West and beyond. To the west, the quiet lands of the Fylde and the Lancashire coast are ideal for days out; and just a few miles to the east is the Trough of Bowland, one of England's secret gems - a landscape of high fells and moorlands, stone-built villages and green river valleys, perfect for exploration by car, bicycle and on foot.

Heritage Park

*Preston Lancaster
New Road, Garstang*

Conveniently close to Garstang,
yet self-contained and welcoming

Situated on the outskirts of Garstang and created as an entirely self-contained private development, Rowland Homes' Heritage Park sits conveniently off the Preston Lancaster New Road, which leads directly into Garstang town centre and also connects with the M6 motorway as well as the nearby cities of Preston and Lancaster.

There is an impressive choice of homes available at Heritage Park. Properties have garages or private parking areas, and access to rear gardens is via French doors from interior living areas, creating extensive indoor and outdoor living spaces during spring and summer months.

The entire development will be planted with trees and shrubs, borders and hedges to create a village-like atmosphere, and there will be a delightful stand-alone green space, allowing a spacious, airy feel to the development. Within Heritage Park, property sizes, designs and exterior finishes have been carefully designed so as to give the entire development the look and feel of a village community that will be very much part of the local landscape. Properties display classic architectural features, from traditional brickwork, bay windows and gables to classically proportioned doors and porches. Overall styles are varied to give the feel of a community that has grown gracefully over time.





The homes have been designed with open plan family living in mind. Large living spaces, dining areas and kitchens blend together to create free flowing areas.

Development plan

- ◆ **Kingswood II**
5 bedroom detached home with double garage
- ◆ **Marlborough**
4 bedroom detached home with double garage
- ◆ **Tatton**
4 bedroom detached home with garage
- ◆ **Belgrave**
4 bedroom detached home with garage
- ◆ **Brantwood II**
4 bedroom detached home with garage
- ◆ **Aroncroft**
4 bedroom detached home with garage
- ◆ **Charleston**
3 bedroom detached home with garage/parking
- ◆ **Victoria**
3 bedroom detached home with garage
- ◆ **Bressingham**
3 bedroom semi-detached home
- ◆ **Bridewell**
3 bedroom semi-detached home
- ◆ **Affordable Housing**



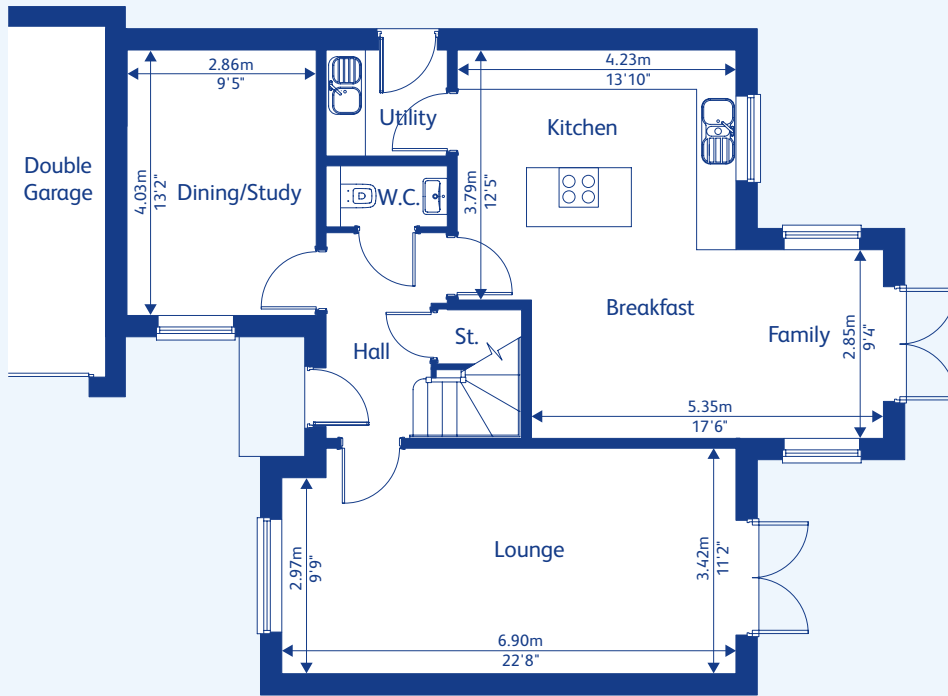




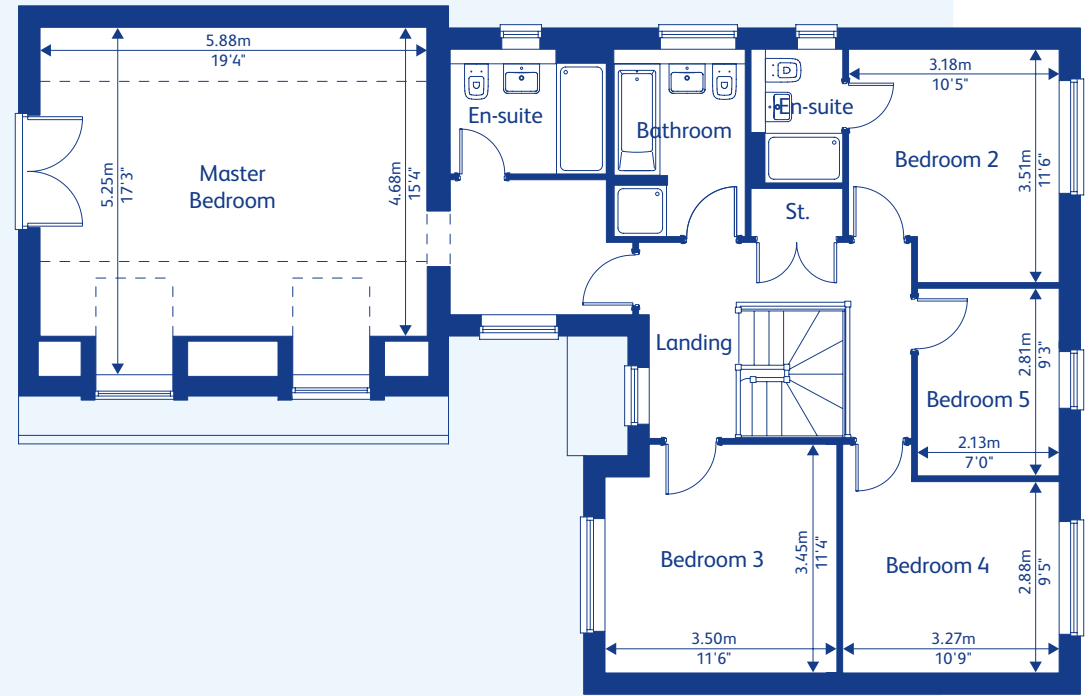
Computer generated image of the Kingswood

Kingswood II

5 bedroom detached home with double garage



Ground Floor



First Floor

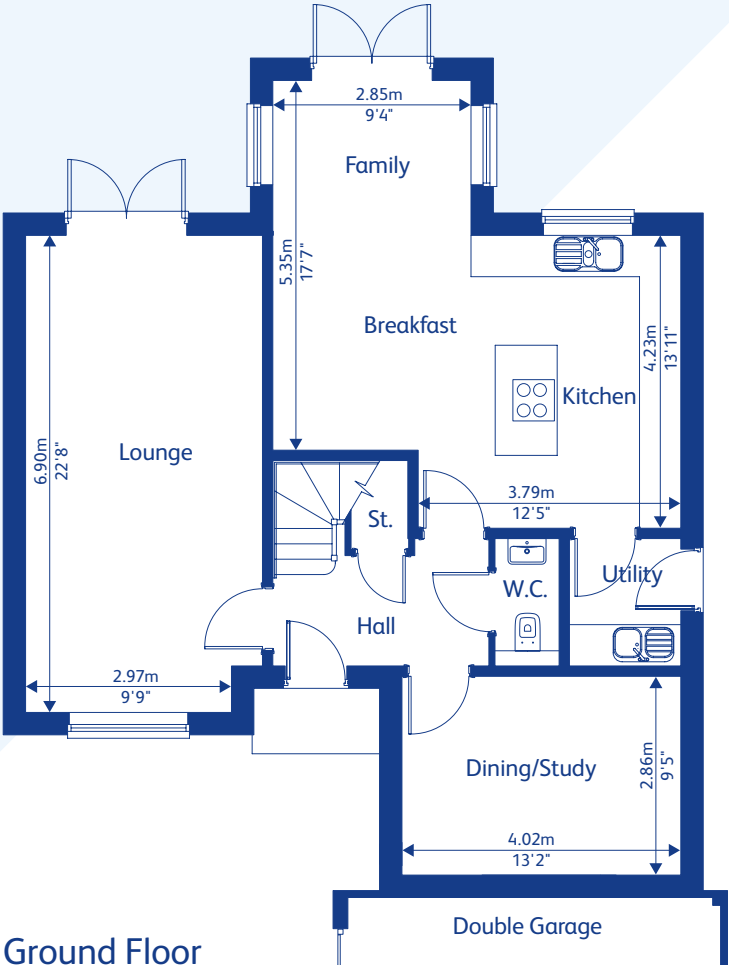
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. - - - Indicates start of sloping ceiling. Please speak to the Sales Executive for full details.



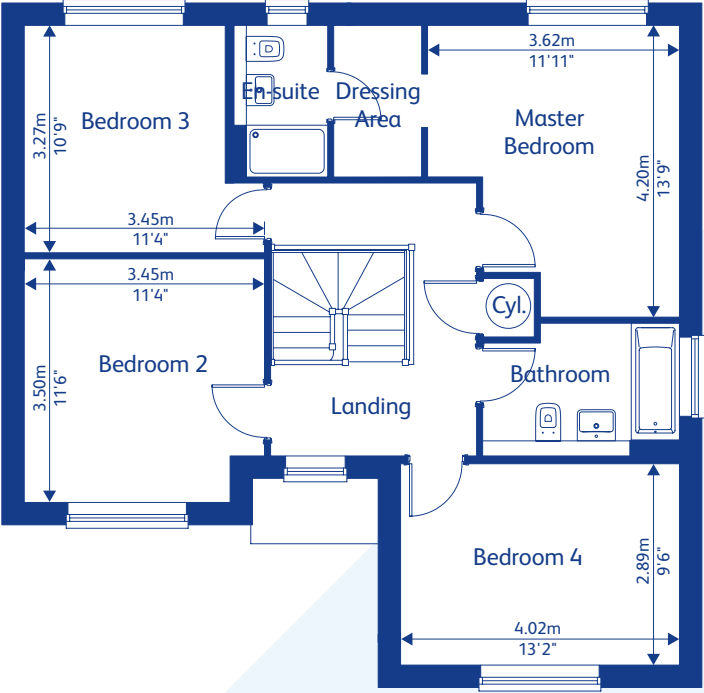
Computer generated image of the Marlborough

Marlborough

4 bedroom detached home with double garage



Ground Floor



First Floor

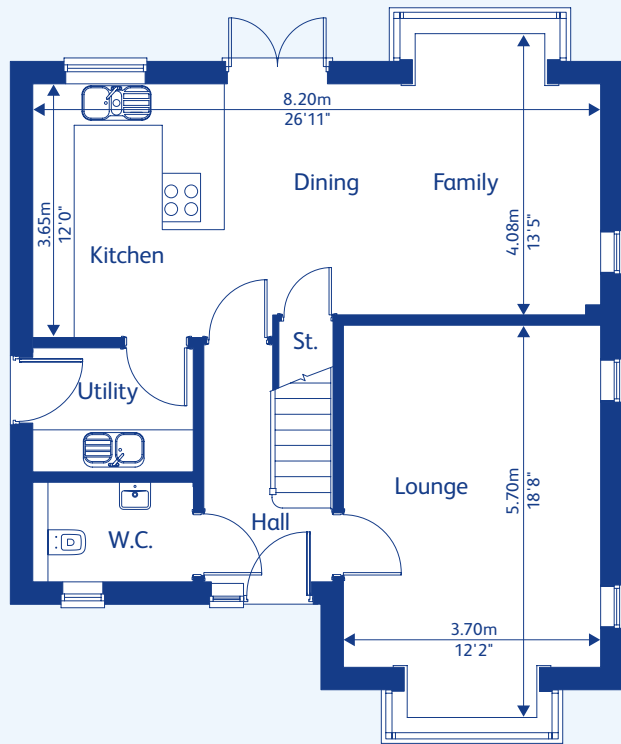
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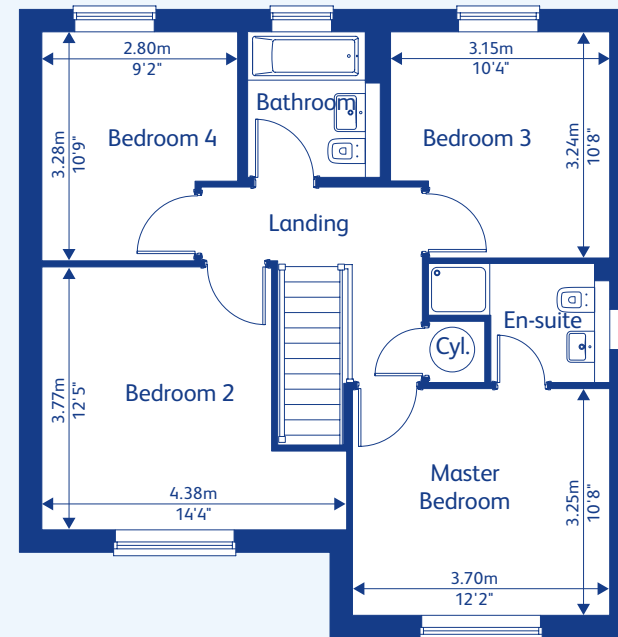
Computer generated image of the Tatton

Tatton

4 bedroom detached home with garage



Ground Floor



First Floor

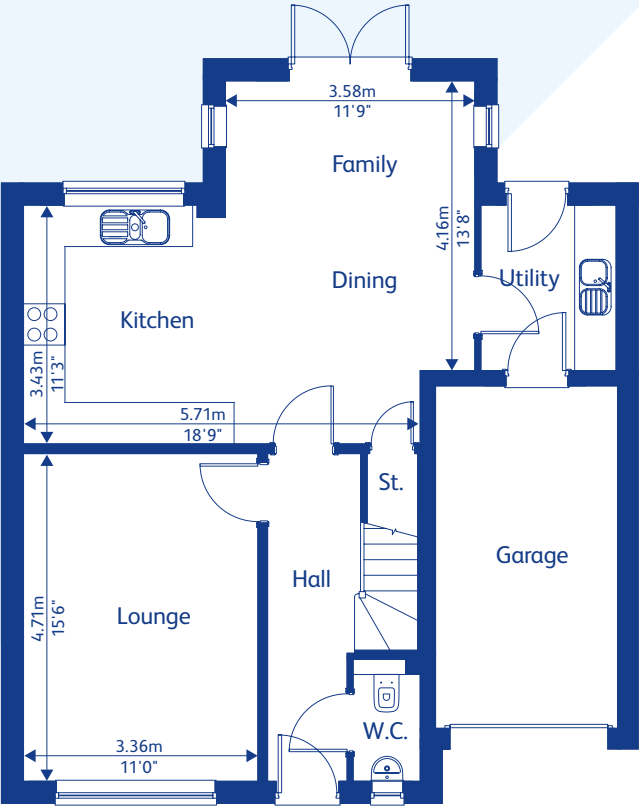
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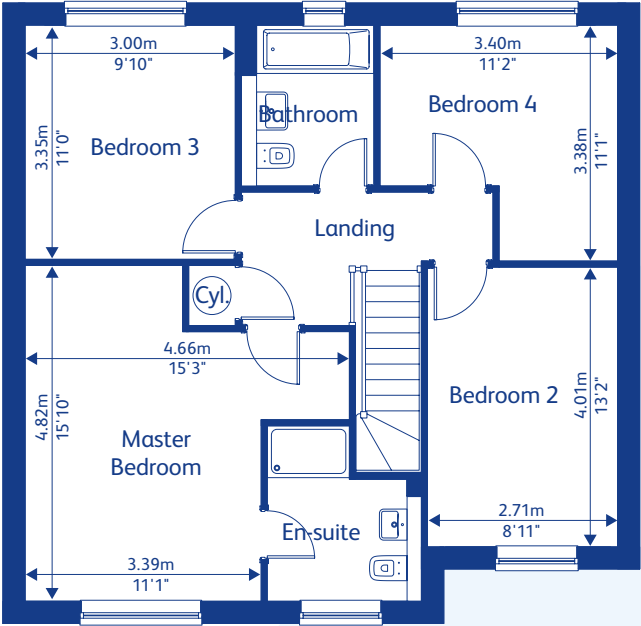
Computer generated image of the Belgrave

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

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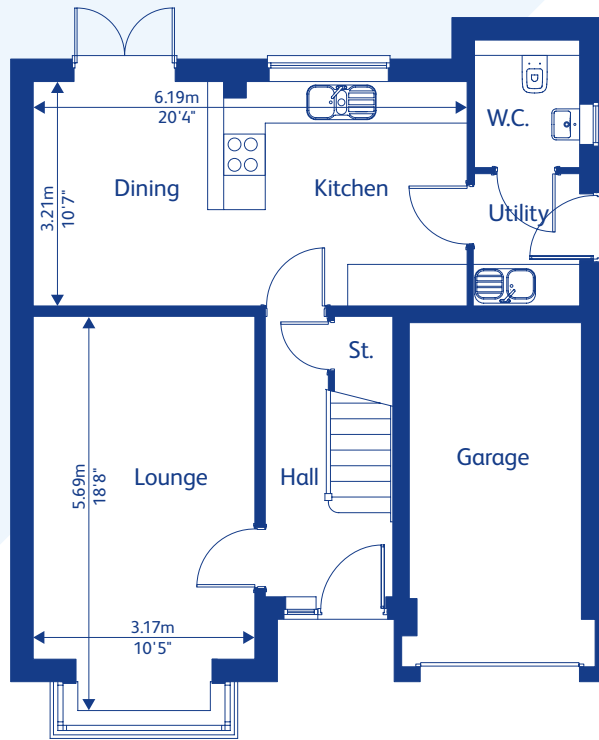
Computer generated image of the Brantwood II



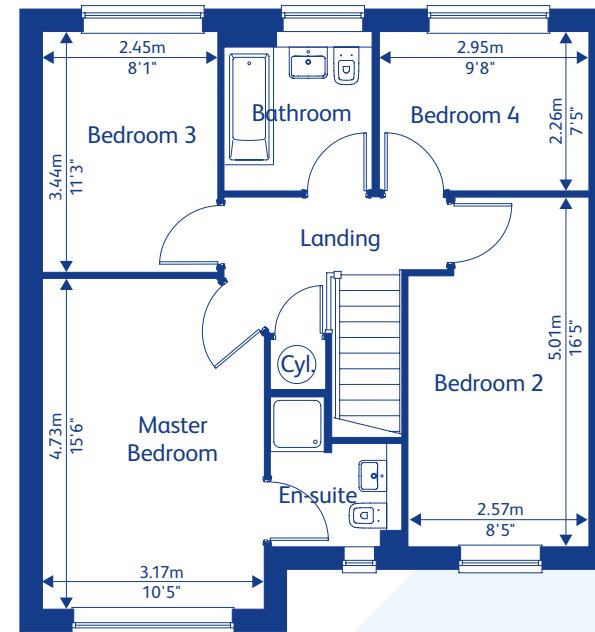
Computer generated image of the Aroncroft

Aroncroft

4 bedroom detached home with garage



Ground Floor



First Floor

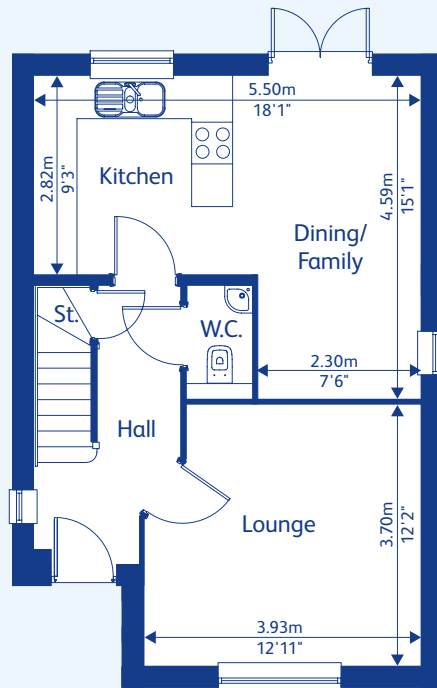
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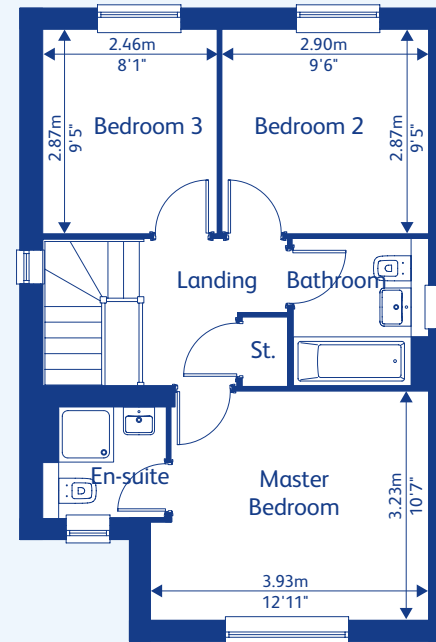
Computer generated image of the Charleston

Charleston

3 bedroom detached home with garage/parking



Ground Floor



First Floor

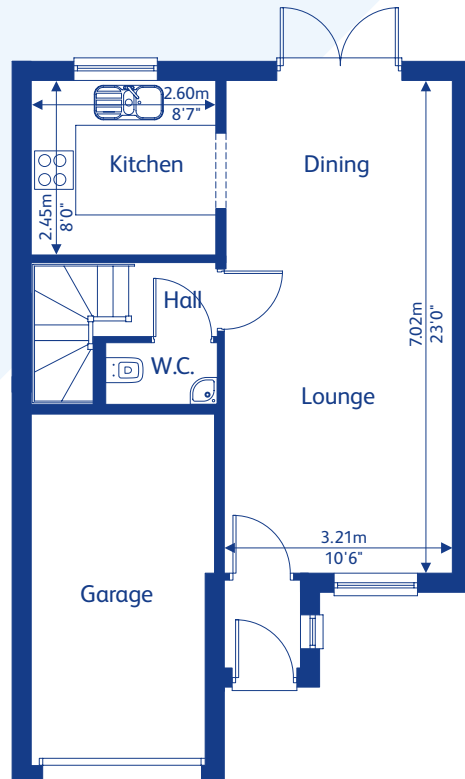
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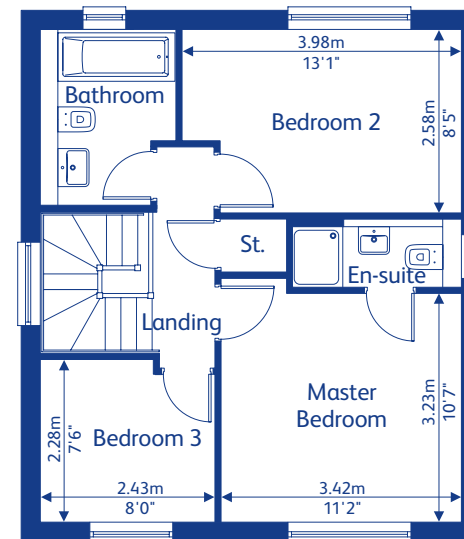
Computer generated image of the Victoria

Victoria

3 bedroom detached home with garage



Ground Floor



First Floor

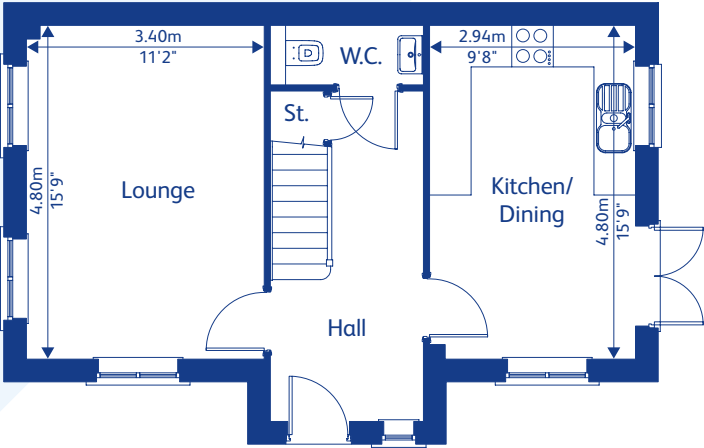
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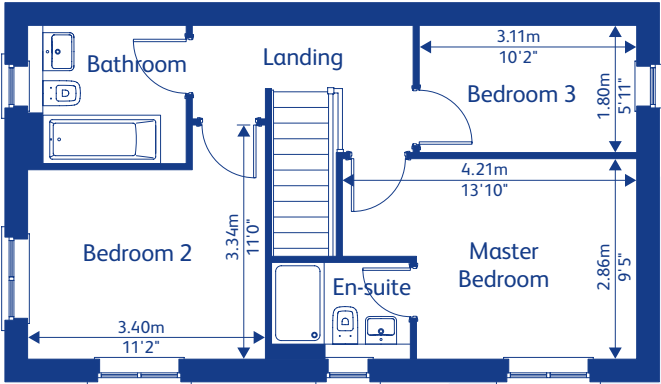
Computer generated image of the Bressingham

Bressingham

3 bedroom semi-detached home



Ground Floor



First Floor

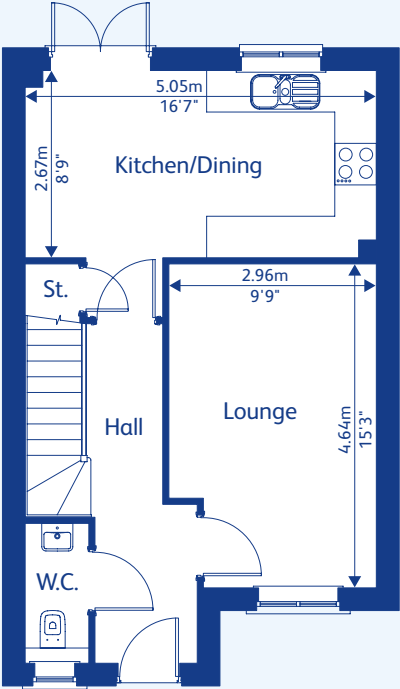
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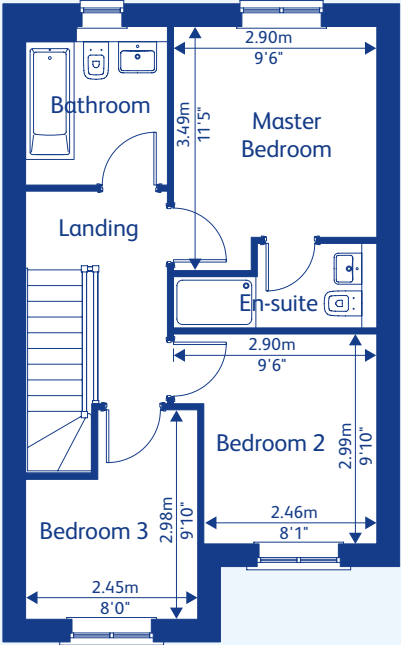
Computer generated image of the Bridewell

Bridewell

3 bedroom semi-detached home



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.

Specification

All the homes at Heritage Park 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 and stainless steel 4 ring gas hob
- ◆ Zanussi stainless steel chimney hood or Prima island hood
- ◆ Zanussi integrated fridge freezer
- ◆ Polished chrome ceiling downlights





Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI system boiler with UK Cylinders hot water storage cylinder or BAXI 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 and heat detectors fitted where required
- ◆ An internal residential sprinkler system will be required to specific plots on the development. Please speak to the Sales Executive for full details.



Bathrooms and en-suites

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

- ◆ Back to wall sanitaryware
- ◆ Hansgrohe Coolstart taps to hand basins
- ◆ Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (to all house types with exception of Charleston, Bressingham, Bridewell and Victoria)
- ◆ Hansgrohe bath filler to Charleston, Bressingham, Bridewell and Victoria
- ◆ 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

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
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

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



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



Heritage Park Garstang

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Raising Standards. Protecting Homeowners

