

Riverside Place Carnforth



A desirable collection of elegant new homes


Rowland

About Rowland

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

Close to Morecambe Bay, and
the gateway to the Lake District

Perfectly located overlooking both Morecambe Bay and the fells of the Lake District, Carnforth is the perfect place to live if you love the sea and shorelines, mountains and moorland. Historically, Carnforth came into its own in the 19th century with the coming of the railways, and Carnforth Railway Station now permanently celebrates its crucial role in one of Britain's greatest black-and-white period films, David Lean's 'Brief Encounter', with displays, a heritage centre and a tea-room-bistro based on the cafeteria that appeared in the film. Today the station provides rail connections west to Barrow and east to Leeds.

The town features a range of independent shops, as well as traditional pubs and cafés, plus handy supermarkets. In addition, the major towns of Lancaster and Morecambe are just seven miles down the road, whilst the M6 is within easy reach, bringing the Lake District,

the Trough of Bowland and the major northern cities of Manchester and Liverpool within easy reach. Carnforth has both a cricket club and rugby club, both of which welcome players and supporters, and there are at least three golf clubs nearby. Carnforth also has three primary schools and a high school, with nearby Lancaster and Preston both featuring outstanding universities.

Local excursions on foot will take you to lovely Warton Crag, which overlooks Carnforth, and there are excellent walks along the Lancaster canal, which passes through quiet and peaceful countryside. The RSPB's Leighton Moss Nature Reserve is a year-round haven for bird-life, and to the north-west of Carnforth is Arnsdale & Silverdale, one of England's largely undiscovered gems, featuring a lovely coastline, limestone uplands, moors, woods and quiet villages.



Riverside Place

*Scotland Road,
Carnforth*

A development of highly desirable properties

Near to Carnforth town centre and created as an entirely self-contained community, Rowland Homes' elegant new development Riverside Place has been planned around a hub of quiet avenues that terminate in a number of cul-de-sacs, so that there is no fast-moving or noisy through traffic within the development.

The entrance to Riverside Place is off nearby Scotland Road, which goes southwards directly into Carnforth town centre just a few minutes away. Scotland Road also leads northwards to the A601(M), a spur road connecting to the M6 motorway.

There is a fantastic choice of properties available at Riverside Place. Many larger properties benefit from garages and private parking areas, whilst other homes enjoy allocated parking spaces.

Property sizes, designs and exterior finishes at Riverside Place reflect the vernacular architectural designs that can be found in and around Carnforth, giving the entire development a mature village-like ambience. Homes display a range of elegant classic architectural features such as traditional brickwork, bay windows and gables as well as period-style doors, porches and bays.

Homes at Riverside Place benefit from private garden areas, and the entire development has been landscaped so as to include trees, shrubs and hedgerows, which attract a wide variety of wildlife throughout the year. There is also a range of facilities available exclusively for residents and their guests; these include a BMX/mountain-bike track, a proposed outdoor gym, a proposed children's play area, extensive open spaces, plus a circular pedestrian path through landscaped grounds.





All the homes at Riverside Place boast a high specification throughout which compliments the open plan living, offering the perfect space for families.

Development Masterplan



Phase 1

- ◆ **Marlborough**
4 bedroom detached home with double garage
- ◆ **Belgrave**
4 bedroom detached home with garage
- ◆ **Hatton**
4 bedroom detached home with garage
- ◆ **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 II**
3 bedroom detached home with garage
- ◆ **Ashgate II**
3 bedroom semi-detached/mews home
- ◆ **Burlington**
3 bedroom semi-detached/mews home
- ◆ **Affordable Housing**



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. Landscaping to be confirmed at point of reservation.

Phase 2



PHASE 1



- ◆ **Marlborough**
4 bedroom detached home with double garage
- ◆ **Belgrave**
4 bedroom detached home with garage
- ◆ **Hatton**
4 bedroom detached home with garage
- ◆ **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 II**
3 bedroom detached home with garage
- ◆ **Affordable Housing**



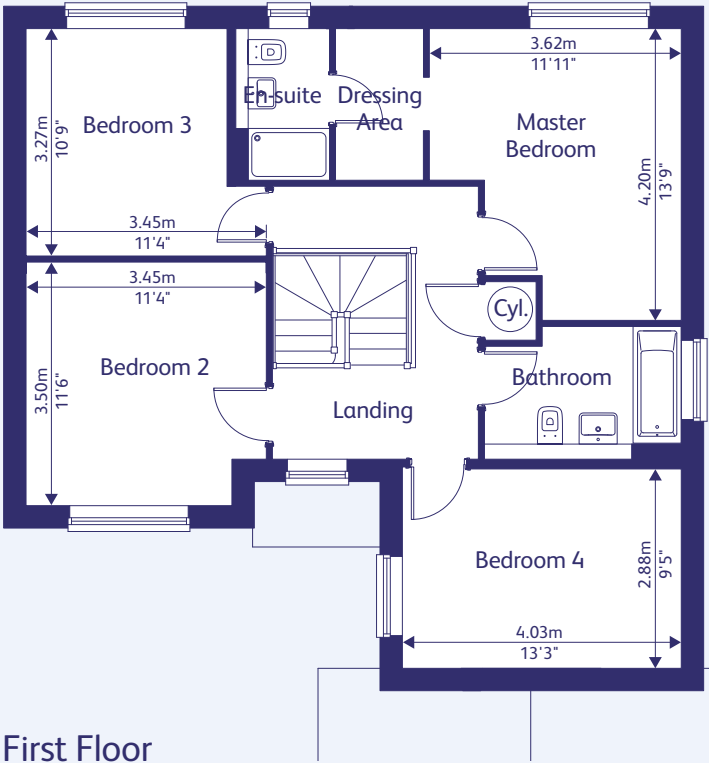
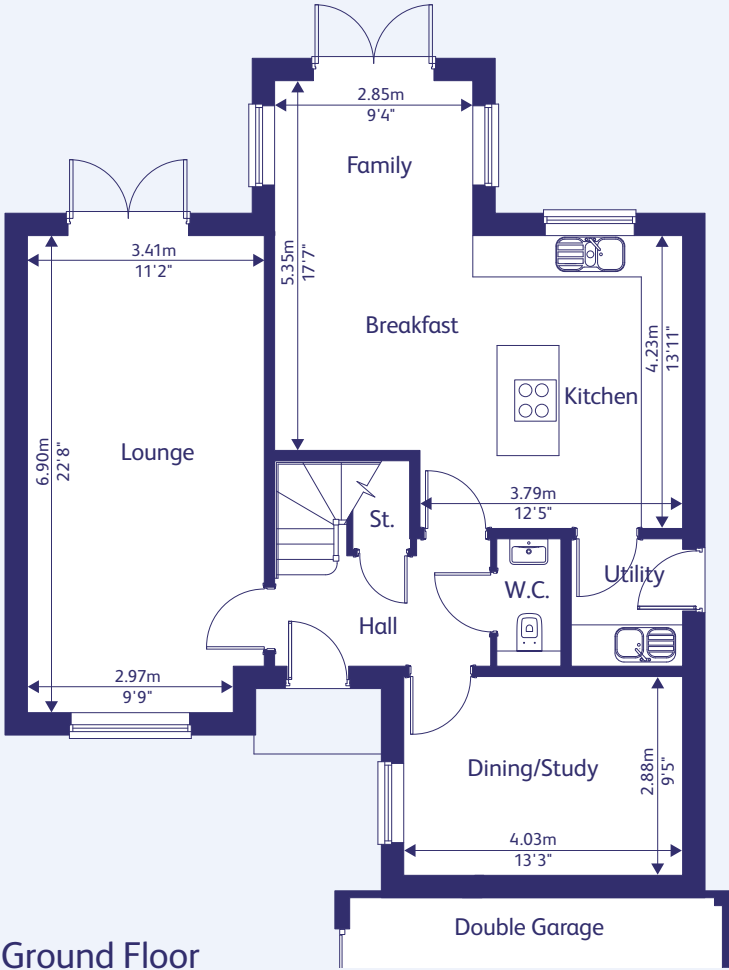
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Computer generated image of the Marlborough

Marlborough

4 bedroom detached home with double garage



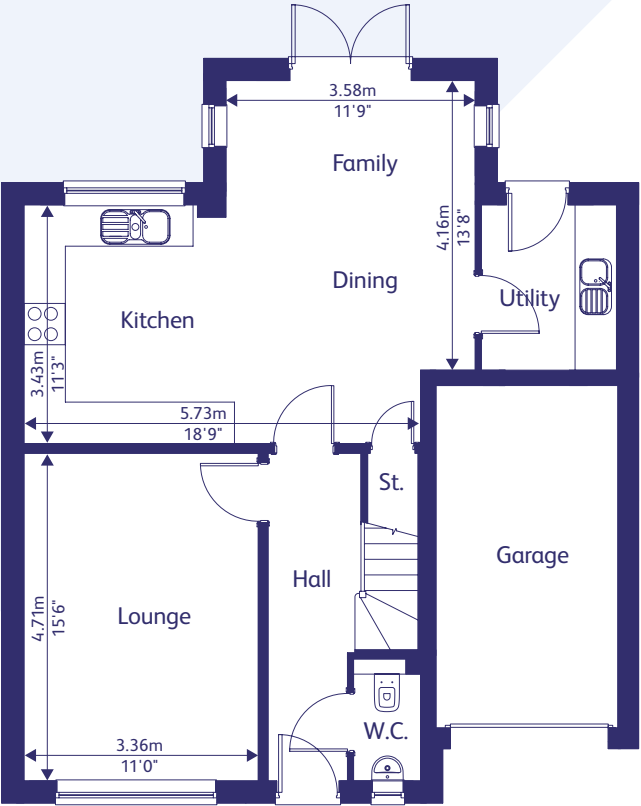
Note: Plot 6 has a detached garage, please ask Sales Executive for details. All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



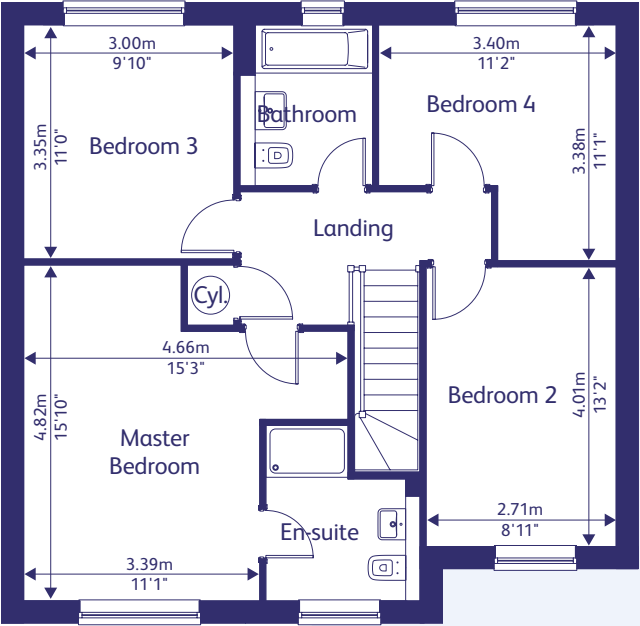
Computer generated image of the Belgrave

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

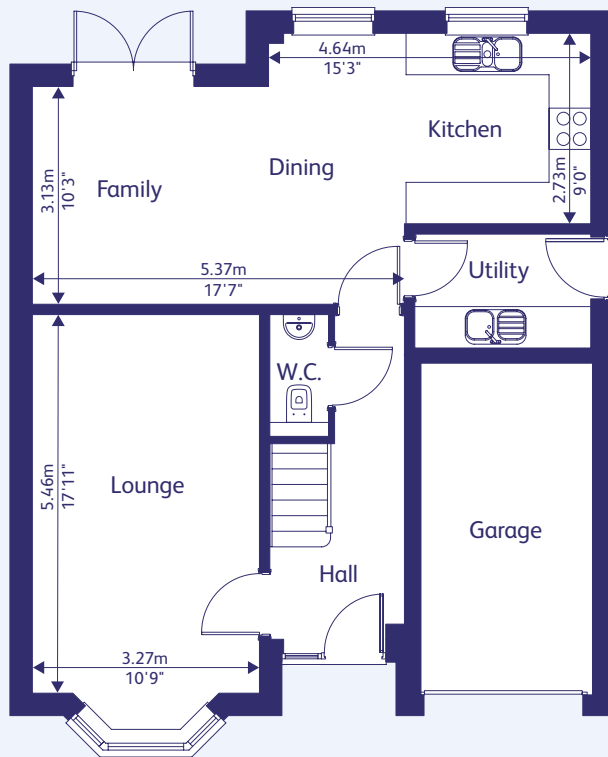
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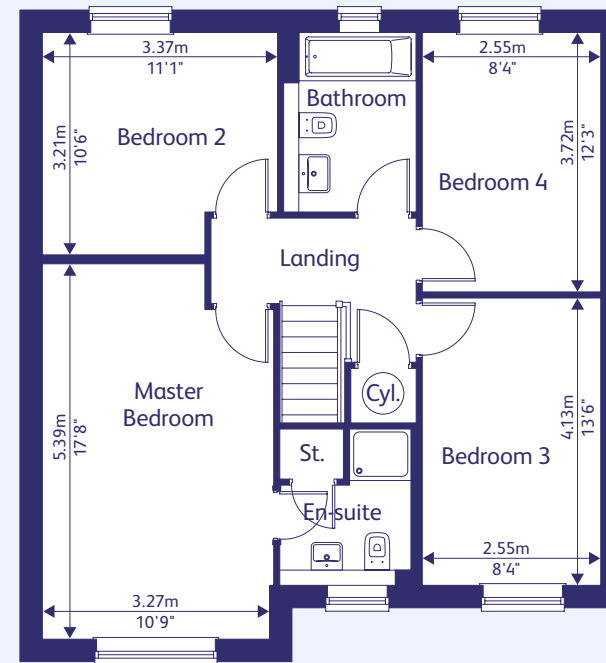
Computer generated image of the Hatton

Hatton

4 bedroom detached home with garage



Ground Floor



First Floor

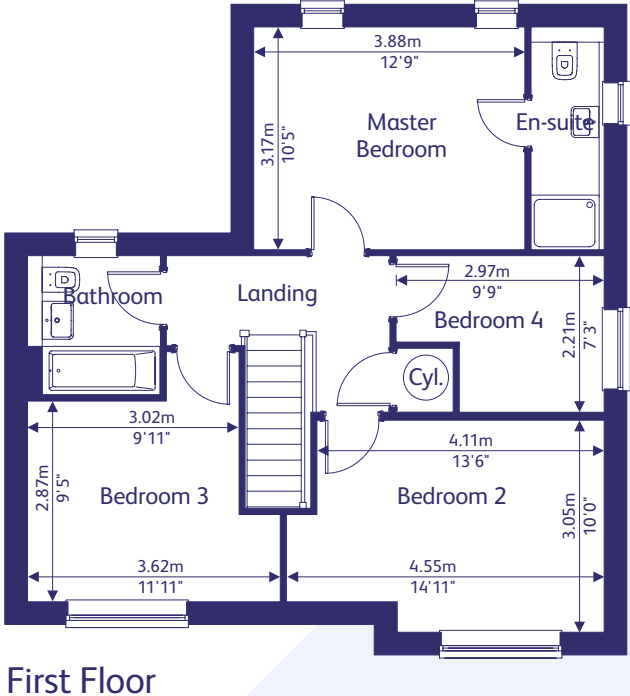
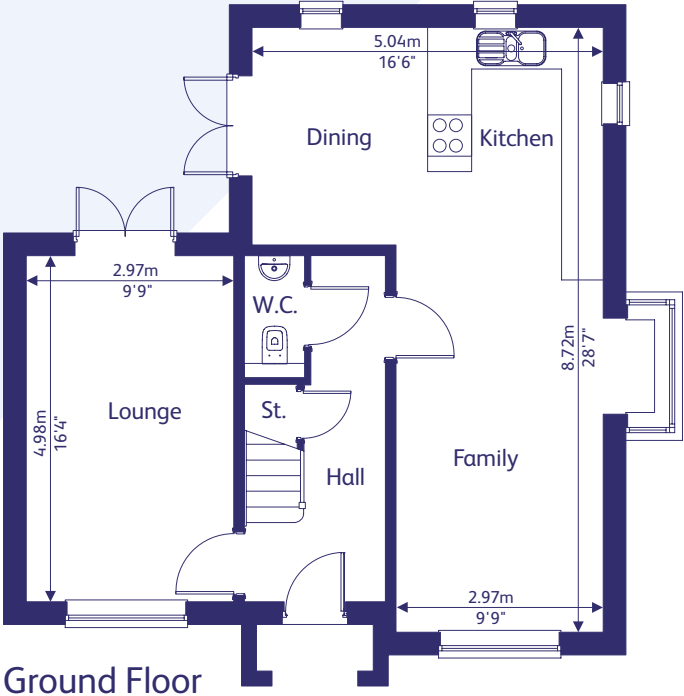
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



Computer generated image of the Brantwood II

Brantwood II

4 bedroom detached home with garage



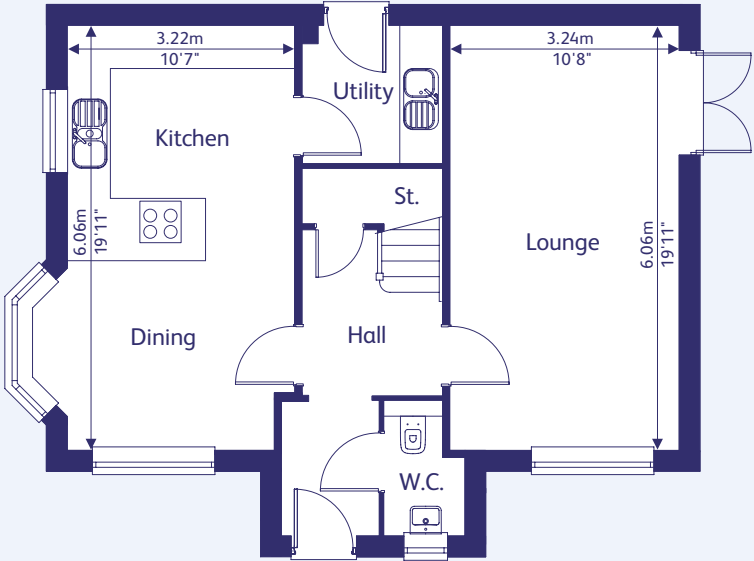
Note: Plot 110 has a different window configuration to the family area, please ask Sales Executive for plans. All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



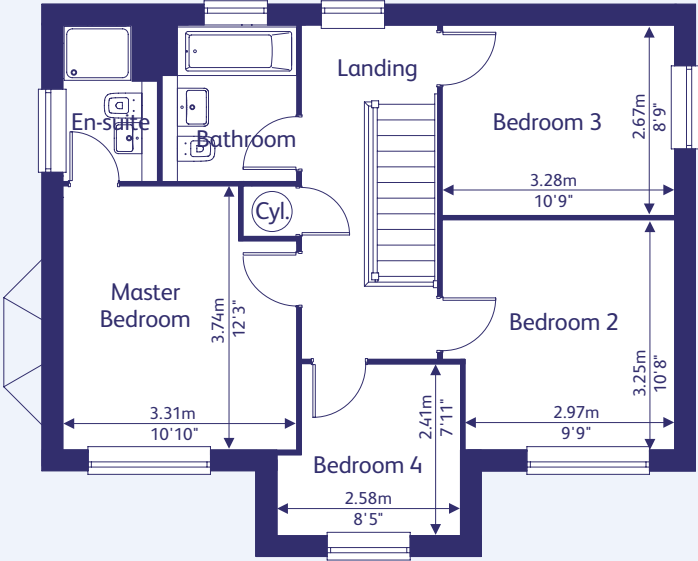
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage



Ground Floor



First Floor

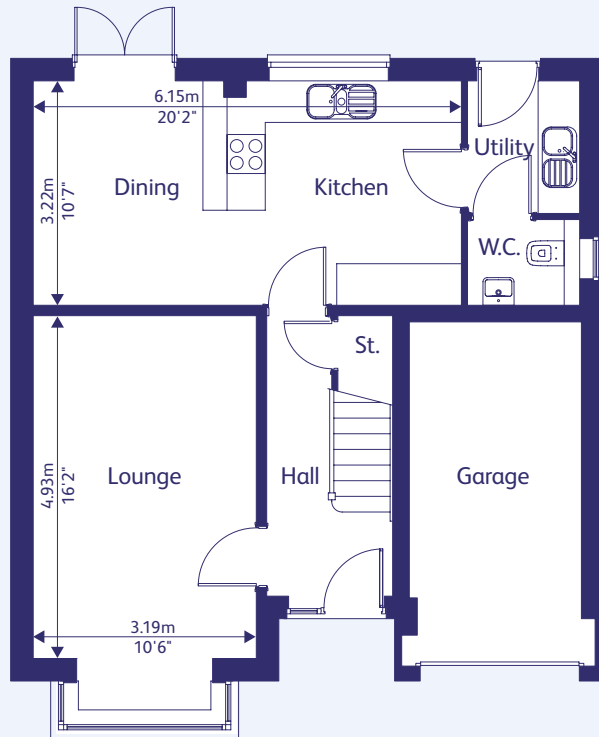
Note: Plots 14, 128 and 202 will have different window configurations, please ask Sales Executive for plans. All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



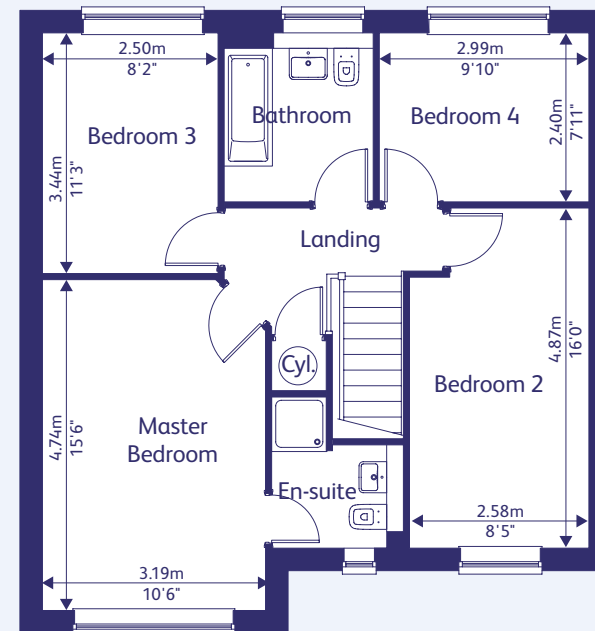
Computer generated image of the Renishaw

Renishaw

4 bedroom detached home with garage



Ground Floor



First Floor

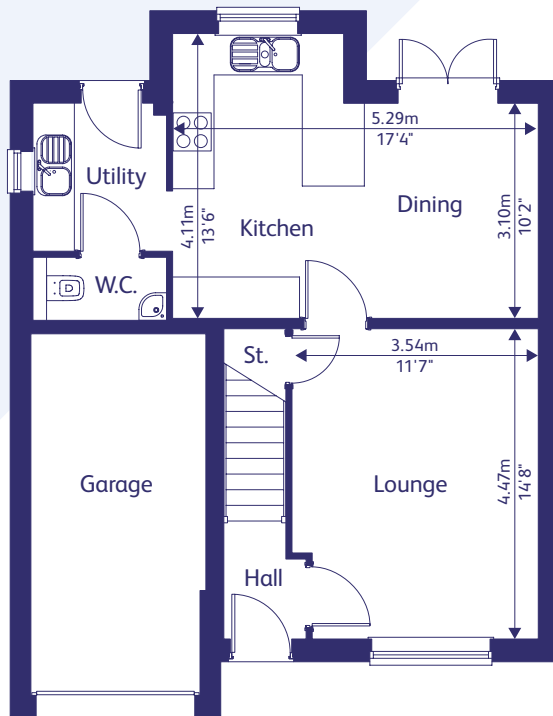
Note: Plot 2 has a double integral garage, please ask Sales Executive for details. All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



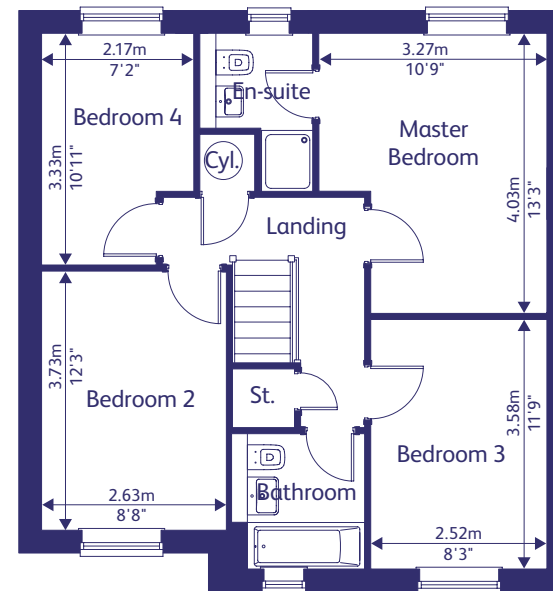
Computer generated image of the Holbrook

Holbrook

4 bedroom detached home with garage



Ground Floor



First Floor

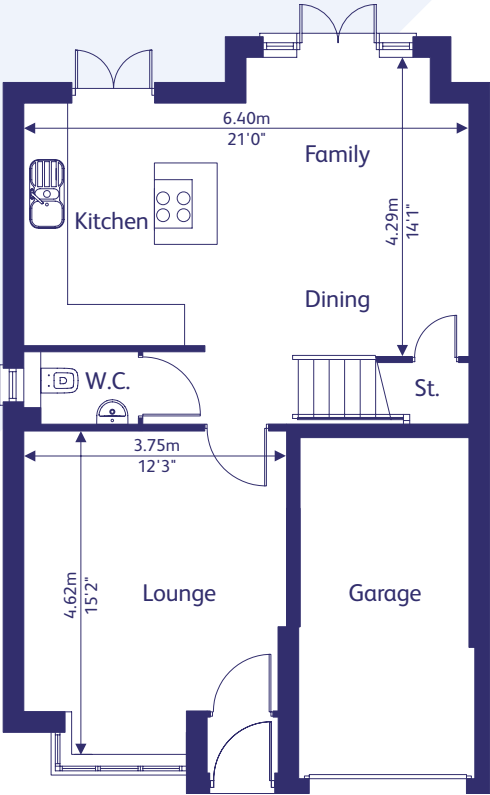
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



Computer generated image of the Bowes

Bowes

4 bedroom detached home with garage



Ground Floor



First Floor

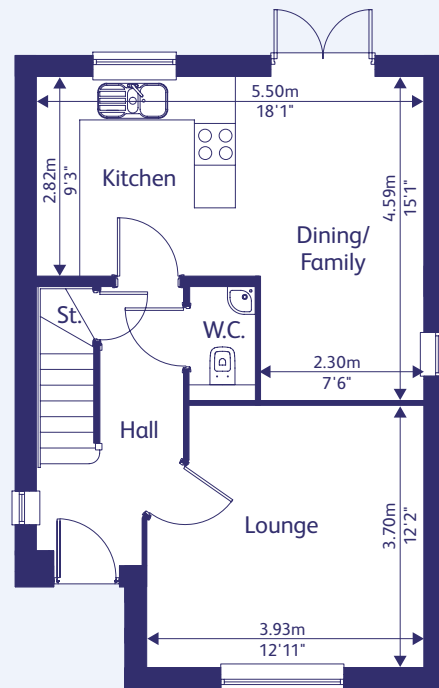
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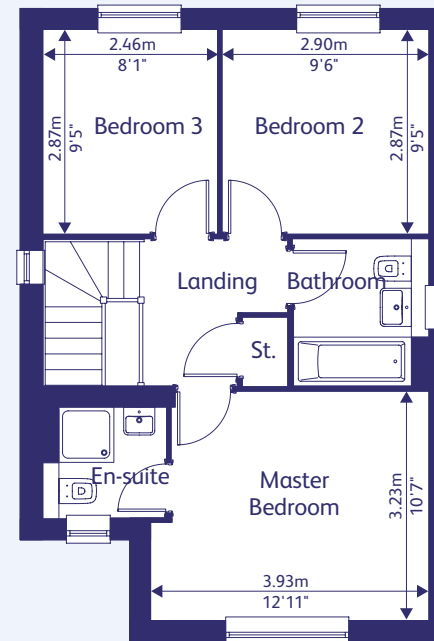
Computer generated image of the Charleston

Charleston

3 bedroom detached home with garage



Ground Floor



First Floor

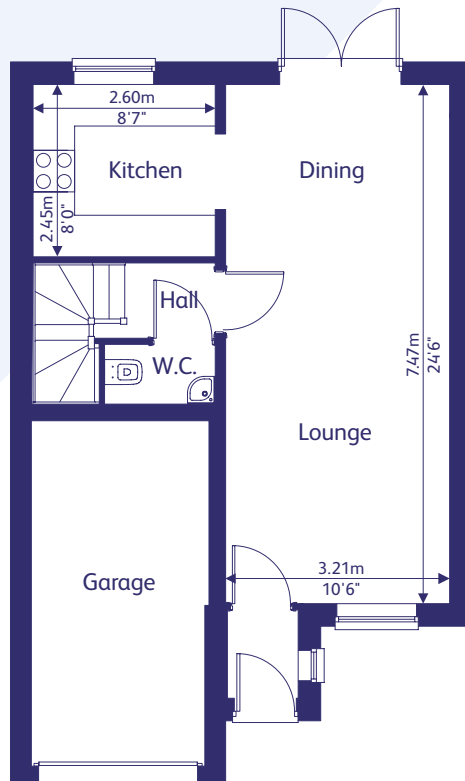
Note: Plot 177 has an attached garage, please ask Sales Executive for details. All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Please speak to the Sales Executive for full details.



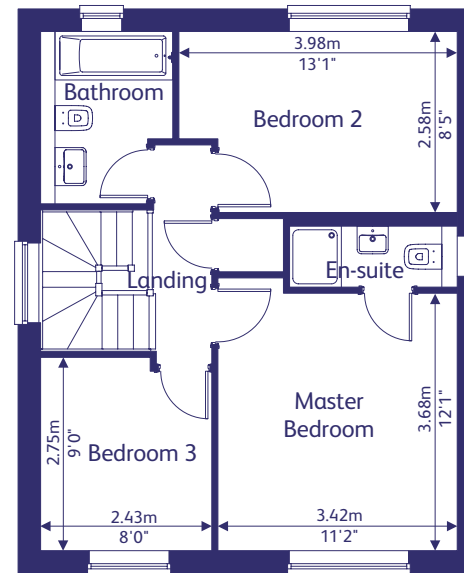
Computer generated image of the Victoria II

Victoria II

3 bedroom detached home with garage



Ground Floor



First Floor

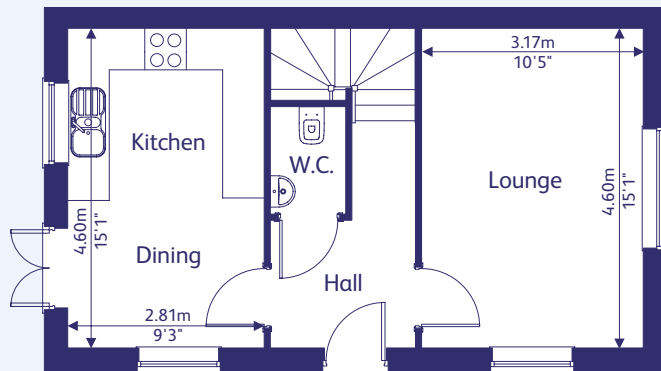
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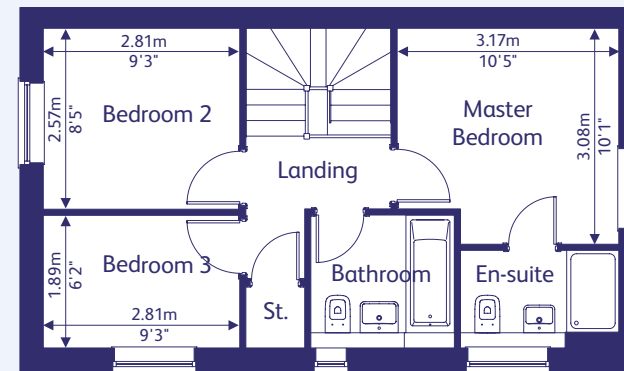
Computer generated image of the Ashgate II

Ashgate II

3 bedroom semi-detached/mews home



Ground Floor



First Floor

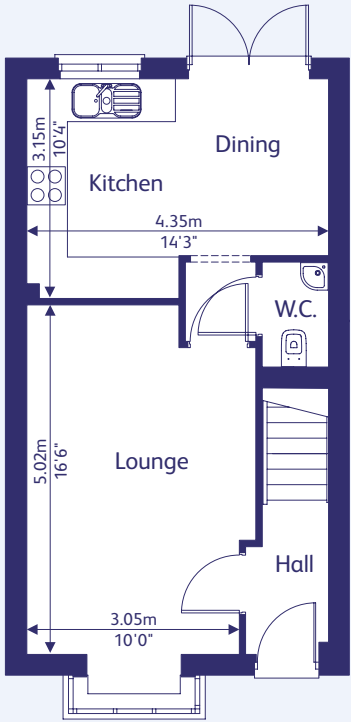
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on orientation of the property. Please speak to the Sales Executive for full details.



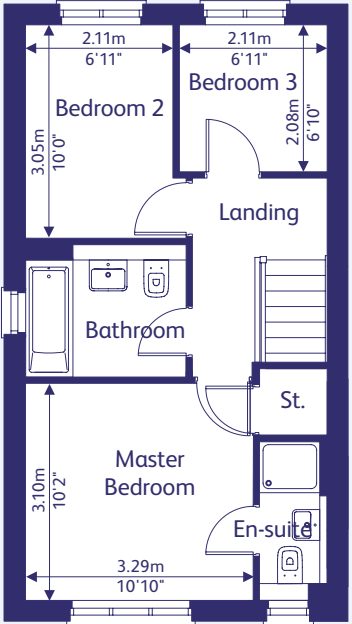
Computer generated image of the Burlington

Burlington

3 bedroom semi-detached/mews home



Ground Floor



First Floor

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

Specification

All the homes at Riverside Place 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 Potterton system, by use of either a system boiler and cylinder or combination boiler (house type dependent, subject to change), 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

External features

- ◆ An electric vehicle charging point will be provided
- ◆ 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 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, Victoria II, Ashgate II and Burlington)
- ◆ Hansgrohe bath filler to Charleston, Victoria II, Ashgate II and Burlington
- ◆ 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

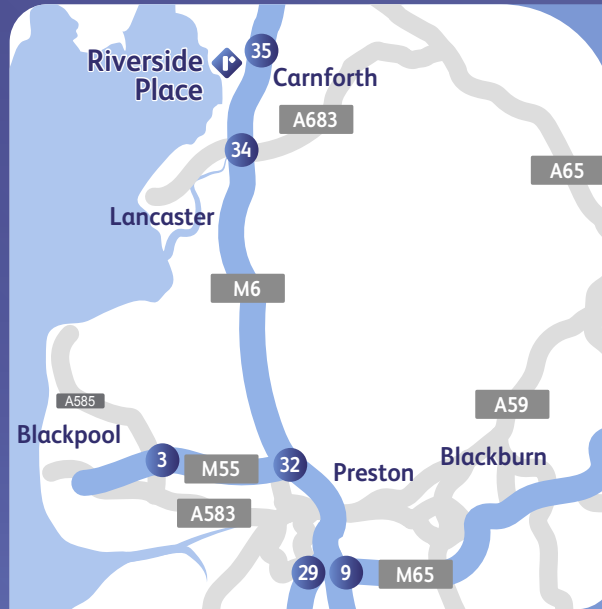


Upgrade your home

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



Riverside Place Carnforth

Scotland Road,
Carnforth
Lancashire LA5 9RE

Sales Enquiries:

01524 938568
rowland.co.uk

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.

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