



ROSEACRE MEADOWS

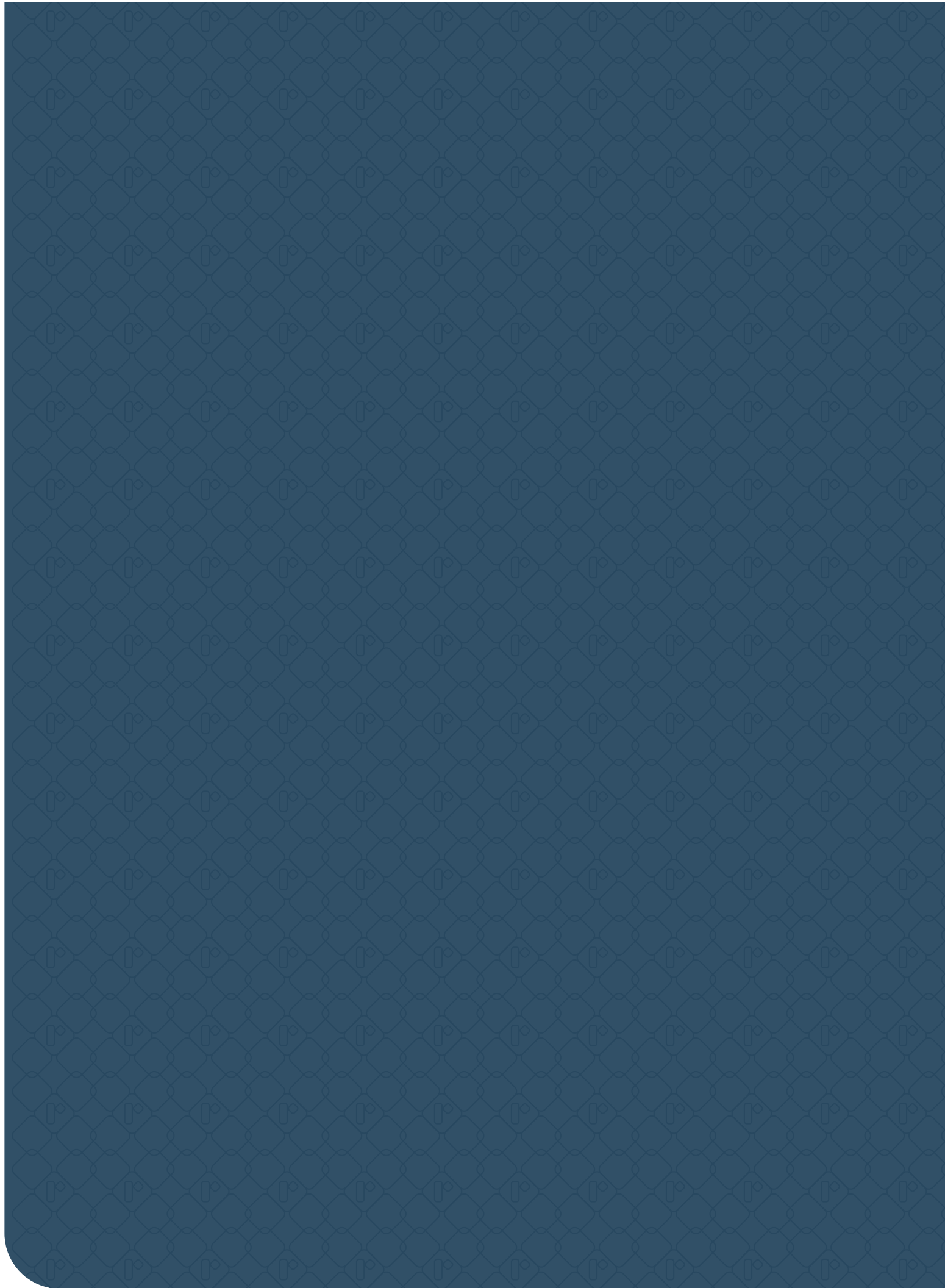


WILDINGS LANE
LYTHAM ST ANNES

THE SIGNATURE COLLECTION BY
UNCOMPROMISING IN DETAIL



Rowland



THE SIGNATURE COLLECTION BY



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.

At Roseacre Meadows, we're building a sustainable community where each home offers space, comfort and privacy - creating a place that feels like the perfect location to live, now and in the future.

Feel at home



ROSEACRE MEADOWS

WILDINGS LANE

LYTHAM ST ANNES

The Signature Collection by Rowland Homes offers a range of thoughtfully designed homes finished to a premium specification throughout.

Contemporary architecture, high-quality finishes and carefully considered details come together to create homes of exceptional standard, sitting in perfect balance with the existing, well-established residential properties along the northern fringes of Lytham St Annes.





ROSEACRE MEADOWS LYTHAM ST ANNES

Lytham St Annes, often celebrated as the “Jewel of the Fylde,” epitomises the finest aspects of Lancashire living. Elegant Victorian and Georgian architecture lends the town a timeless character, reflecting its rich and distinguished heritage.

A refined blend of community spirit, leisure and understated sophistication defines this sought-after coastal destination.



An exceptional standard of living is complemented by outstanding schools, elegant boutiques, fine dining restaurants, stylish bars and characterful traditional pubs. Renowned championship golf courses, along with an array of prestigious sports and leisure clubs, form an integral part of the area’s rich and enviable lifestyle offering.

Beyond the town, miles of unspoilt coastline and sweeping sandy beaches meet the vibrant hues of the surrounding countryside, creating a setting of natural beauty and tranquillity. This idyllic landscape provides endless opportunities for walking, cycling, and equestrian pursuits, while supporting a thriving habitat for local wildlife.

Connectivity is equally impressive. The neighbouring centres of Blackpool and Preston are conveniently accessible within approximately 10 and 30 minutes respectively, by both road and rail. The M55 motorway lies just 3.5 miles away, providing seamless access to the M6 and the wider motorway network.



For illustration purposes only.



PERFECTLY DESIGNED TO ENJOY

THE GOOD LIFE ON THE FYLDE



For illustration purposes only.

Each home within Roseacre Meadows forms part of Rowland Homes' Signature Collection, thoughtfully designed to balance modern convenience with timeless sophistication. An impressive premium specification runs throughout, complemented by generously proportioned interiors and private rear gardens that enhance everyday living.

Inside, you'll discover a dedication to contemporary design and exceptional craftsmanship. Light-filled, open-plan living spaces are carefully arranged to maximise space and natural light, creating a calm, uplifting environment ideal for both relaxing and entertaining.

Kitchens are a true centrepiece of the home - beautifully finished and fully equipped with the latest integrated appliances. Every detail has been considered and executed to an uncompromising standard, delivering both style and functionality.

Bathrooms reflect the same meticulous attention to detail, featuring designer sanitaryware, luxurious tiling and high-spec finishes that combine to create spaces of understated elegance and comfort.





SITE PLAN

ROSEACRE MEADOWS

- ◆ **WHALLEY**
Five bedroom detached home with detached double garage.
Plots 1/32.
- ◆ **RIBCHESTER**
Five bedroom detached home with integral garage.
Plots 16/19/21.
- ◆ **GISBURN**
Four bedroom detached home with integral garage.
Plots 10/13/17/31/40.
- ◆ **DOWNHAM**
Four bedroom detached home with integral garage.
Plots 8/23/28/30.
4 bedroom detached home with bay window and integral garage.
Plot 15.
- ◆ **SAWLEY**
Four bedroom detached home with detached garage.
Plots 14 (rear aspect) 20/27/33/34 (side aspect).
- ◆ **BOWLAND**
Three bedroom detached home with integral garage.
Plots 2/4/7/9/12/18/22/24.
Three bedroom detached home with integral double garage.
Plot 42.
- ◆ **CHATBURN**
Three bedroom detached home with integral garage.
Plots 3/11/29/41.
- ◆ **NEWTON**
Three bedroom semi-detached home with parking.
Plots 26/38.
- ◆ **MELLOR**
Three bedroom semi-detached/mews home with parking.
Plots 5/6/25/35/36/37/39.

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

FUTURE DEVELOPMENT



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 permission number 21/0811



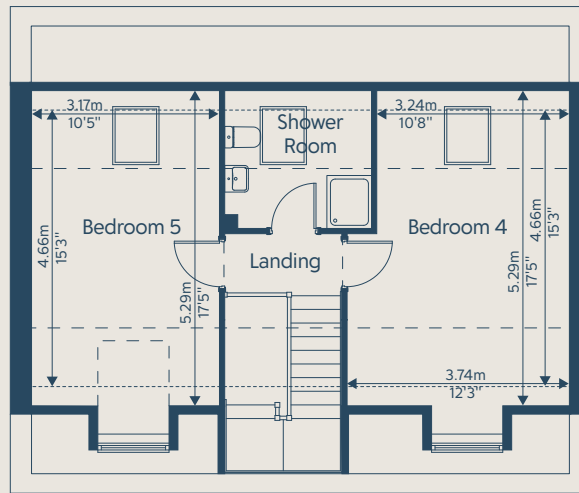
WHALLEY

FIVE BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE

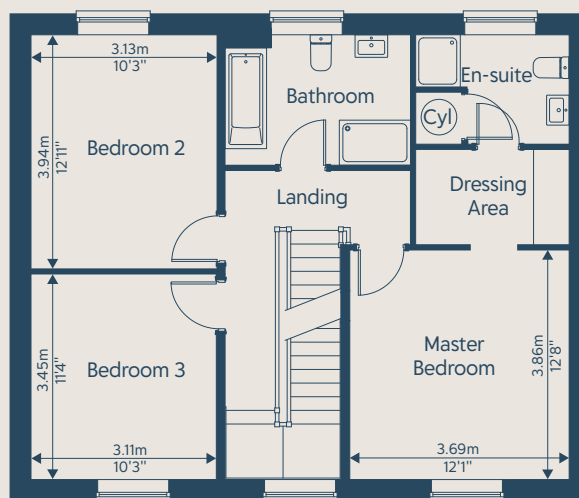
2068 SQ FT



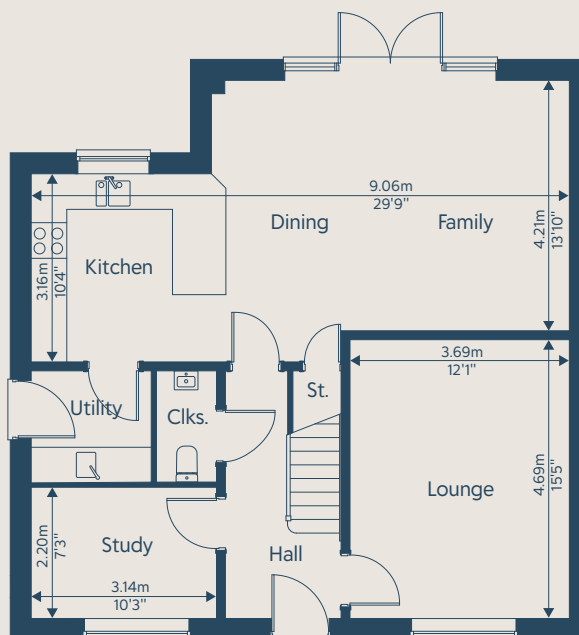
COMPUTER GENERATED IMAGE OF THE WHALLEY



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Note:

All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m.

Please speak to the Sales Executive for full details.



RIBCHESTER

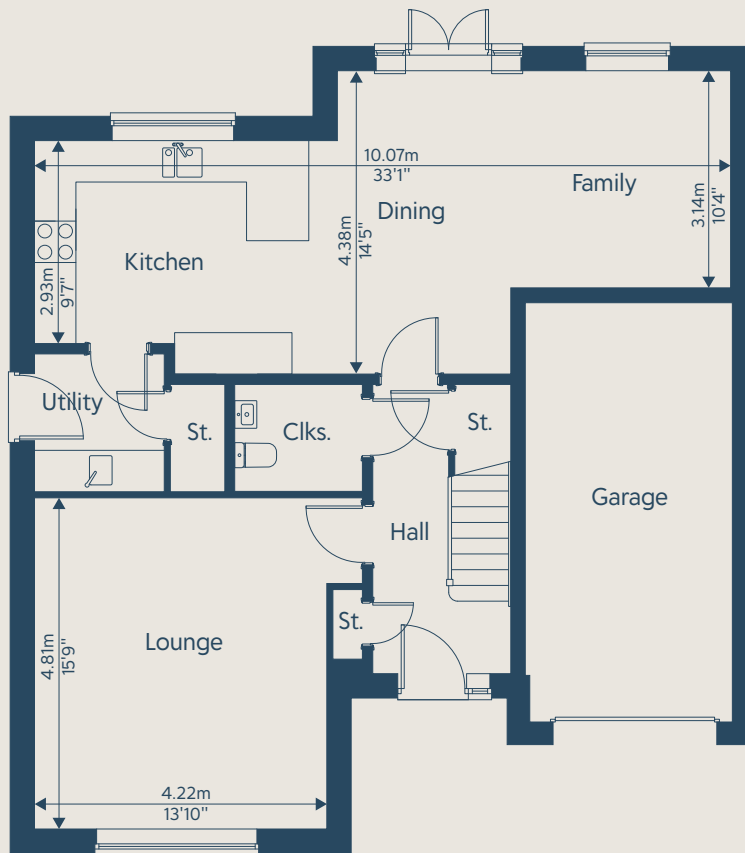
FIVE BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

1769 SQ FT





FIRST FLOOR



GROUND FLOOR

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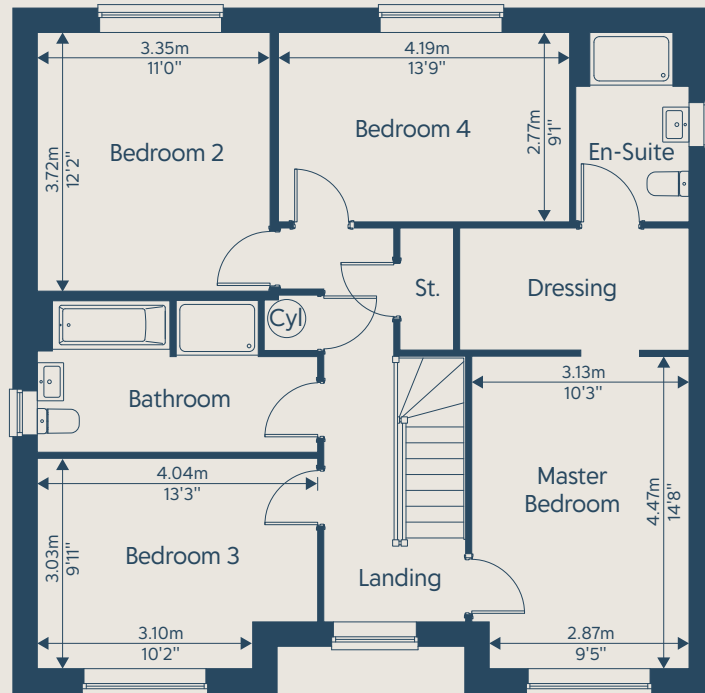


GISBURN

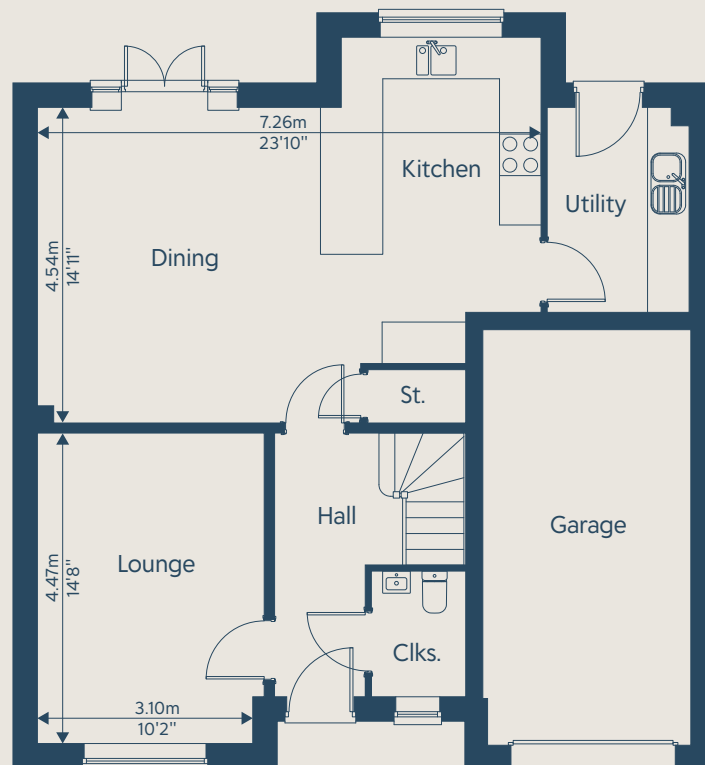
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

1625 SQ FT





FIRST FLOOR



GROUND FLOOR

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DOWNHAM

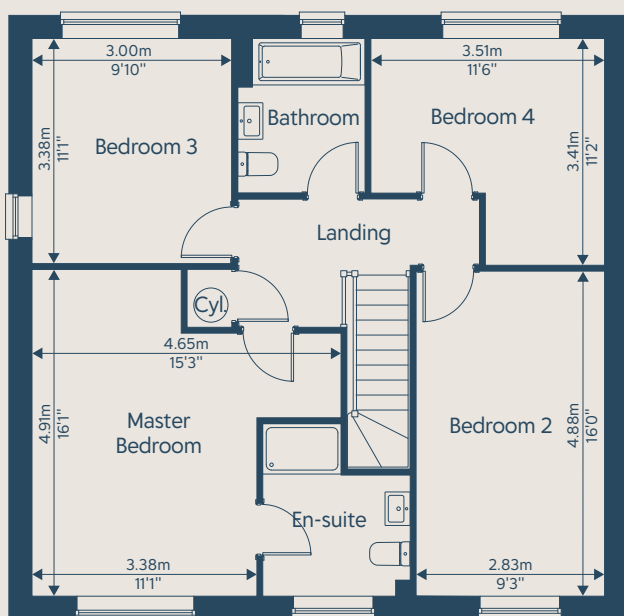
FOUR BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

1462 SQ FT WITH BAY

1451 SQ FT WITHOUT BAY

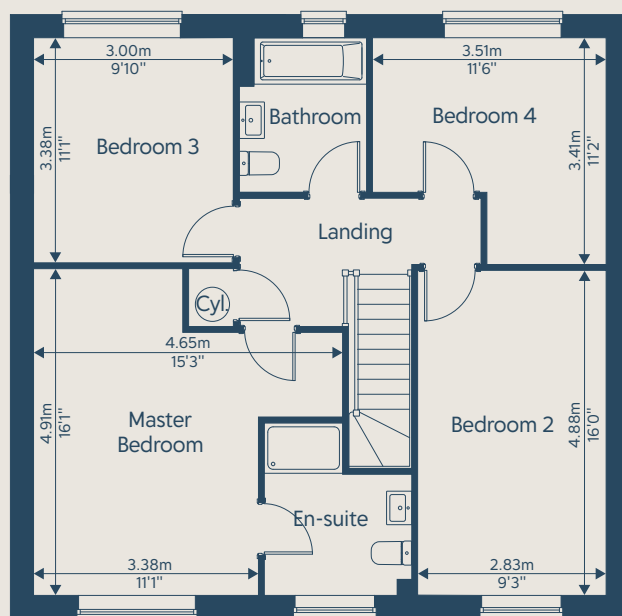


WITH BAY PLOT 15

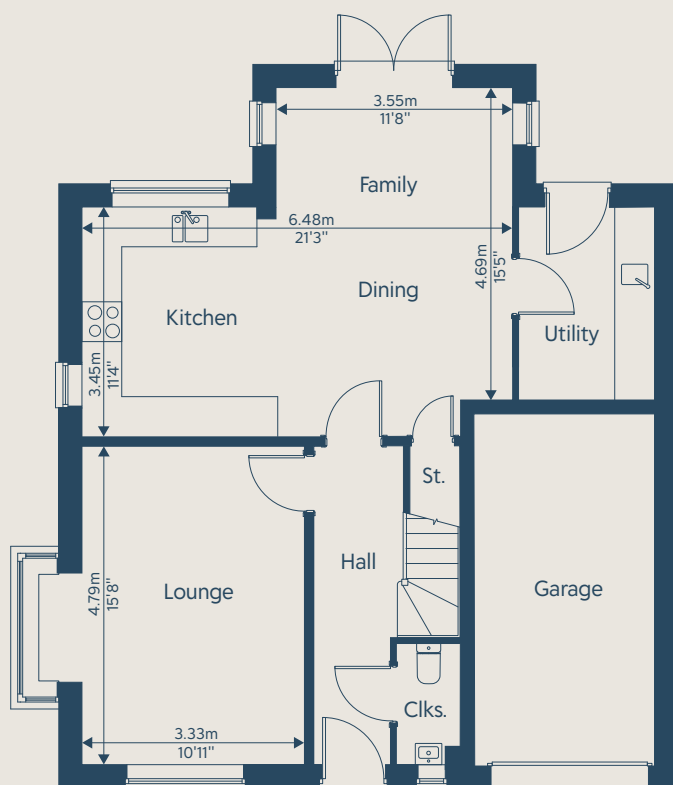


FIRST FLOOR

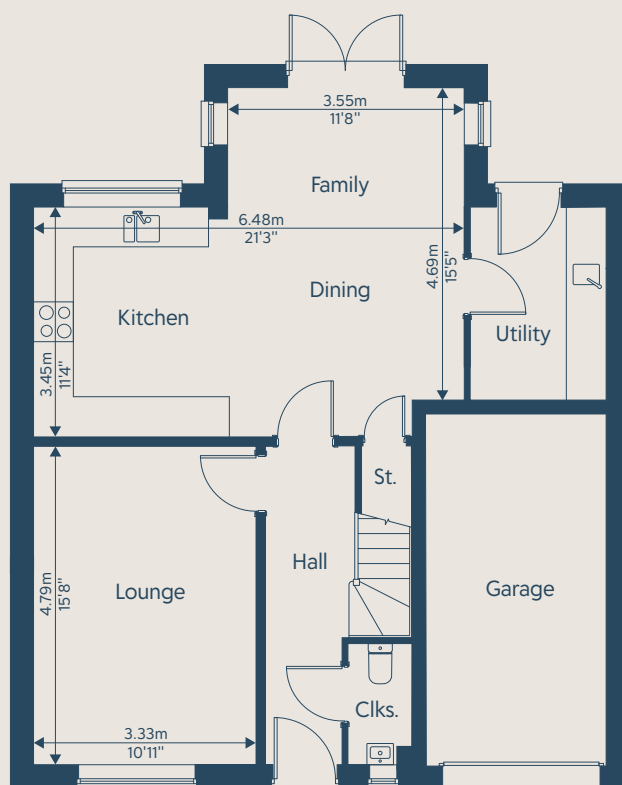
WITHOUT BAY PLOTS 8, 23, 28, 30



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Note:

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SAWLEY

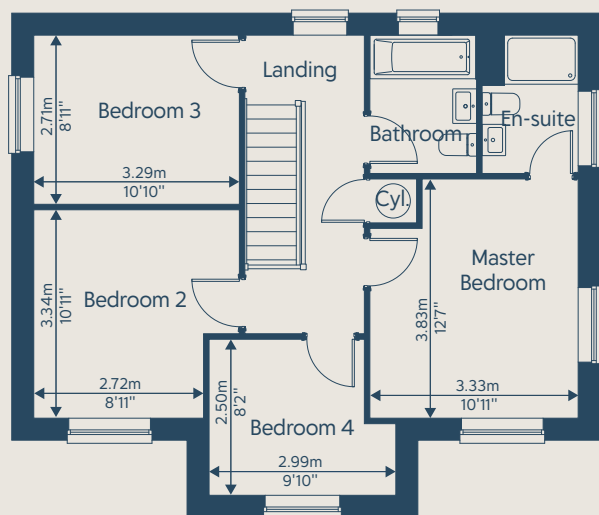
FOUR BEDROOM DETACHED HOME WITH DETACHED GARAGE

1244 SQ FT



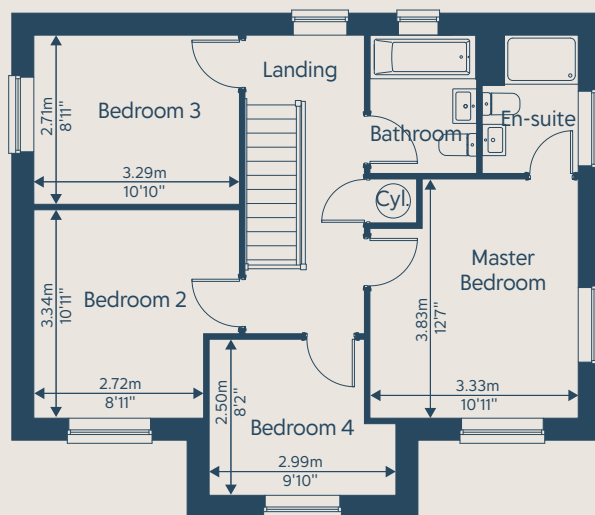
COMPUTER GENERATED IMAGE OF THE SAWLEY

PLOTS 20, 27, 33, 34

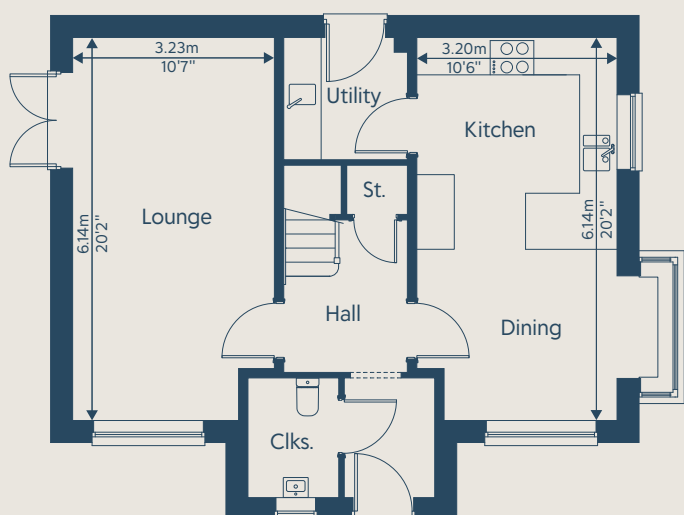


FIRST FLOOR

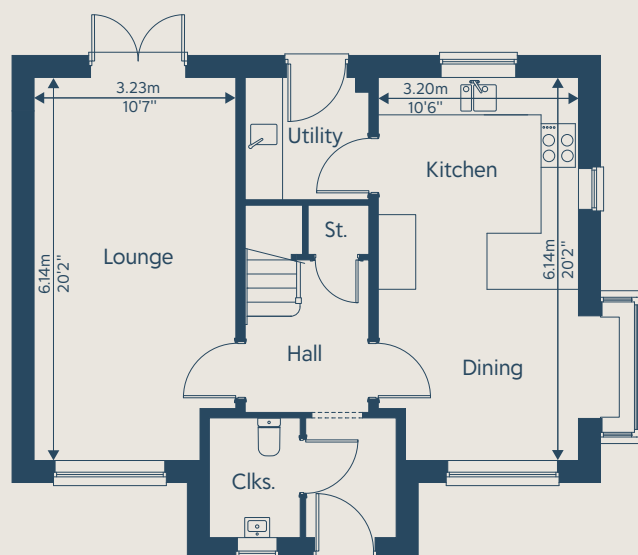
PLOT 14



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Note:

All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.
Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.
*Side aspect with bay plots 20, 27, 33 & 34. Rear aspect with bay plot 14 (door and window positions vary. Kitchen layout is different).

Please speak to the Sales Executive for full details.



BOWLAND

THREE BEDROOM DETACHED HOME WITH INTEGRAL GARAGE,
DOUBLE INTEGRAL GARAGE TO PLOT 42

1298 SQ FT



Homes for Life

COMPUTER GENERATED IMAGE OF THE BOWLAND

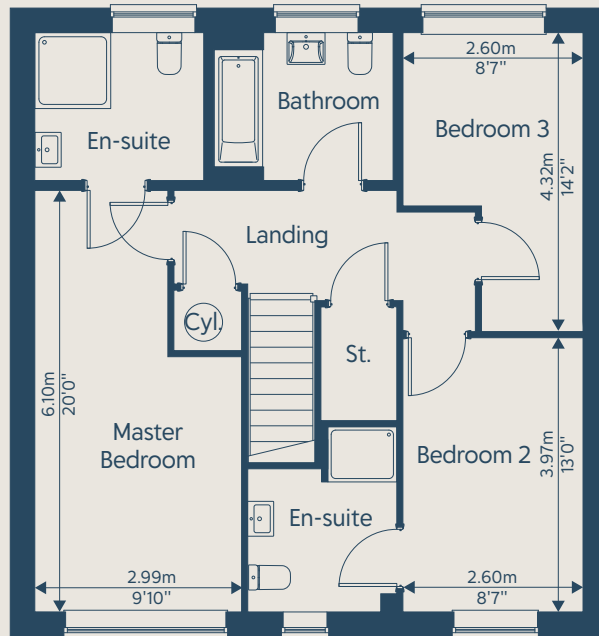
This home has been designed as a future-proofed “House for Life”

The home has been thoughtfully designed and constructed to meet **Approved Document M43/2A** of the Building Regulations.

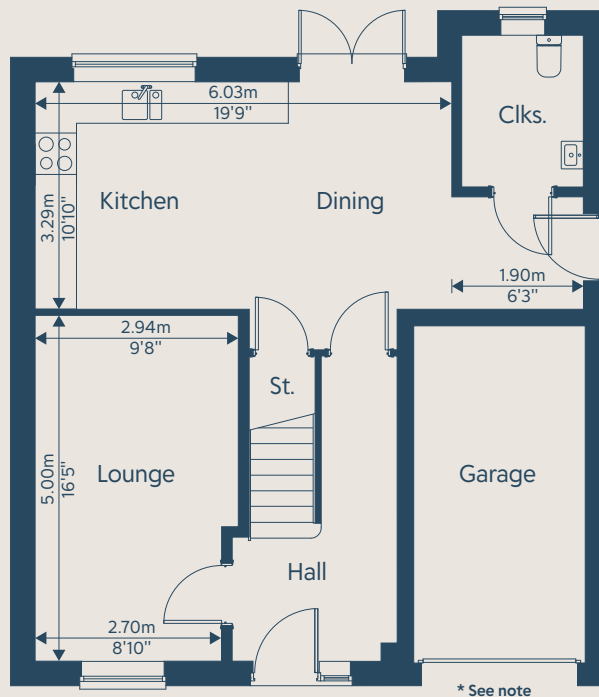
This ensures the home is adaptable, accessible, and ready to support changing lifestyle needs throughout every stage of life.

What this means for you

- **Accessible thresholds** to allow a step free access on the approach to your property
- **Wider, extended corridors** to provide generous manoeuvring space
- **A wider parking bay** offering more room to enter and exit your vehicle with ease
- **Step-free access** throughout the ground floor
- **An enlarged cloakroom** for improved everyday usability and can be adapted to accommodate a shower
- **Carefully planned clear activity zones** around the foot and sides of beds to support accessibility



FIRST FLOOR



GROUND FLOOR

Note:

All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

*Plot 42 has an integral double garage. Please speak to Sales Executive for details of M4(3)(2)(a) adaptability.

Please speak to the Sales Executive for full details.



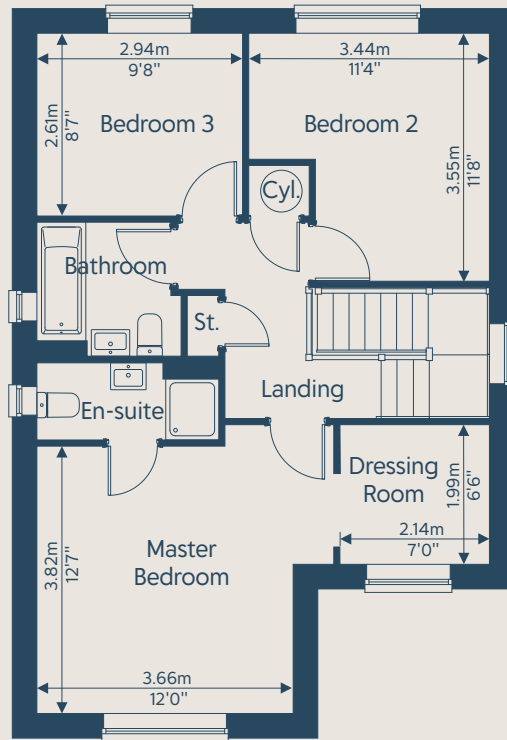
CHATBURN

THREE BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

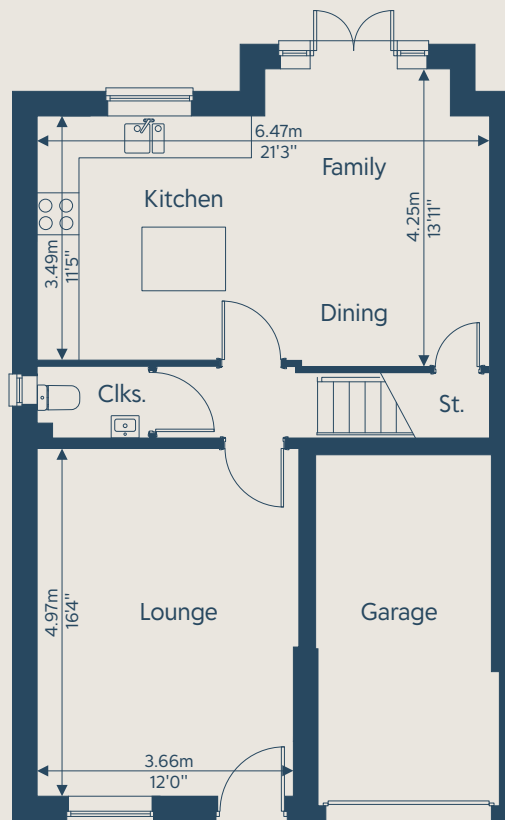
1159 SQ FT



COMPUTER GENERATED IMAGE OF THE CHATBURN



FIRST FLOOR



GROUND FLOOR

Note:

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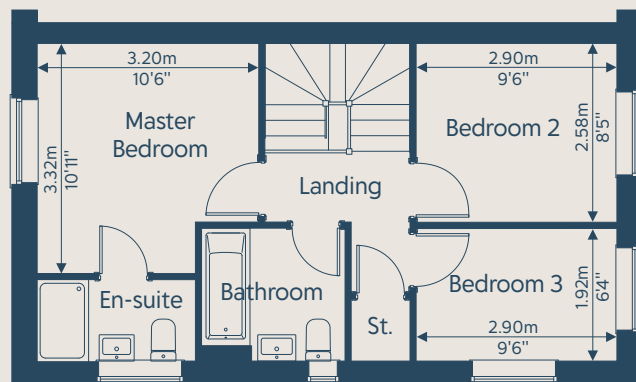


NEWTON

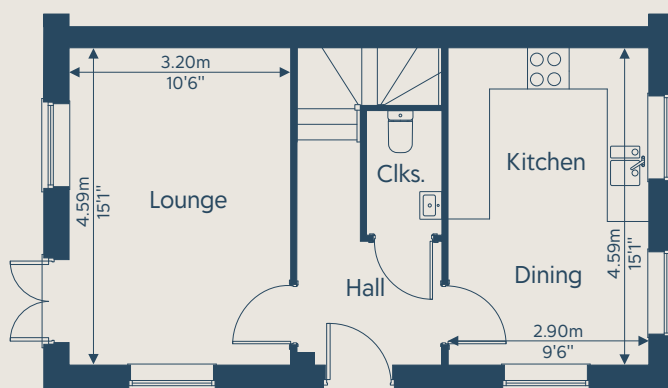
THREE BEDROOM SEMI-DETACHED HOME WITH PARKING

828 SQ FT





FIRST FLOOR



GROUND FLOOR

Note:

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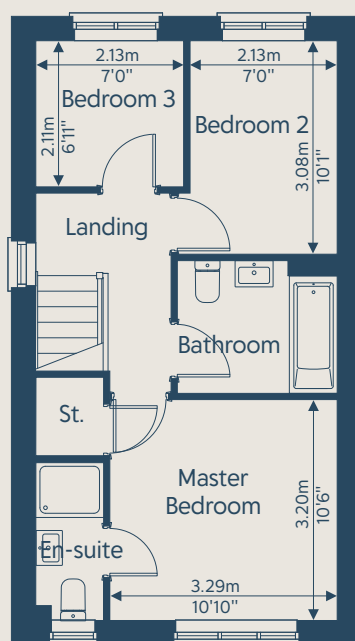


MELLOR

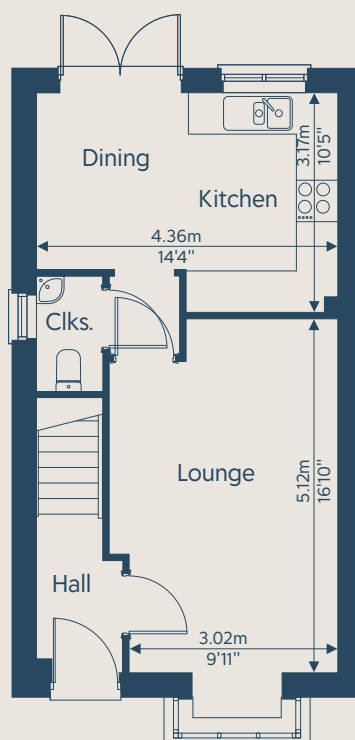
THREE BEDROOM SEMI-DETACHED/MEWS HOME WITH PARKING

797 SQ FT





FIRST FLOOR



GROUND FLOOR

Note:

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SPECIFICATION

ROSEACRE MEADOWS

All homes at **Roseacre Meadows** form part of Rowland Homes' Signature Collection, designed with luxury, modern family living in mind. Each property benefits from a premium specification, selected not only for its quality and aesthetic appeal, but also for its practicality – perfectly suited to meet the daily demands of contemporary family life.

HOUSE TYPE KEY

- M** Mellor
- N** Newton
- C** Chatburn
- B** Bowland
- S** Sawley
- D** Downham
- G** Gisburn
- R** Ribchester
- W** Whalley

ALL HOMES ON ROSEACRE MEADOWS

•
ARE BUILT
USING
TRADITIONAL
BRICK
AND BLOCK
CONSTRUCTION
METHODS
•

KITCHENS	M	N	C	B	S	D	G	R	W
Choice of slimline laminate worktops	•	•							
Choice of Quartz worktops to kitchen with a choice of slimline laminate worktops to utility (where applicable)			•	•	•	•	•	•	•
Choice of kitchen doors from our Platinum range	•	•	•	•	•	•	•	•	•
AEG stainless steel double fan oven	•	•	•	•	•	•	•	•	•
AEG induction hob	•	•	•	•	•	•	•	•	•
AEG stainless steel chimney hood or island hood (layout dependent)	•	•	•	•	•	•	•	•	•
Electrolux integrated fridge freezer	•	•	•	•	•	•	•	•	•
Electrolux integrated dishwasher			•	•	•	•	•	•	•
Chrome downlighting	•	•	•	•	•	•	•	•	•
Opaque glass splashback	•	•	•	•	•	•	•	•	•
Soft close hinges and drawers	•	•	•	•	•	•	•	•	•

HEATING & HOT WATER	M	N	C	B	S	D	G	R	W
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 (please confirm details with Sales Executive)	•	•	•	•	•	•	•		
In roof PV panels	•	•	•	•	•	•	•		
Heating and hot water is provided by an electric air source heat pump (ASHP)								•	•
Underfloor heating to ground floor	•	•	•	•	•	•	•	•	•



For illustration purposes only

INTERNAL FIXTURES, FITTINGS & FINISHES	M	N	C	B	S	D	G	R	W
Contemporary vertical panel satinwood semi-solid internal doors	•	•	•	•	•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•	•	•	•	•
Chrome effect switches and sockets throughout	•	•	•	•	•	•	•	•	•
TV sockets to the lounge, family area (where applicable) and master bedroom	•	•	•	•	•	•	•	•	•
High speed Pulse fibre broadband	•	•	•	•	•	•	•	•	•
Phone socket fitted to the lounge	•	•	•	•	•	•	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•	•	•	•	•	•	•

EXTERIOR FINISHES	M	N	C	B	S	D	G	R	W
1.8m high timber boundary and 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 textured 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			•	•	•	•	•	•	•
Outside coach light to front door	•	•	•	•	•	•	•	•	•
External tap fitted off kitchen (check with Sales Executive for location)	•	•	•	•	•	•	•	•	•

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

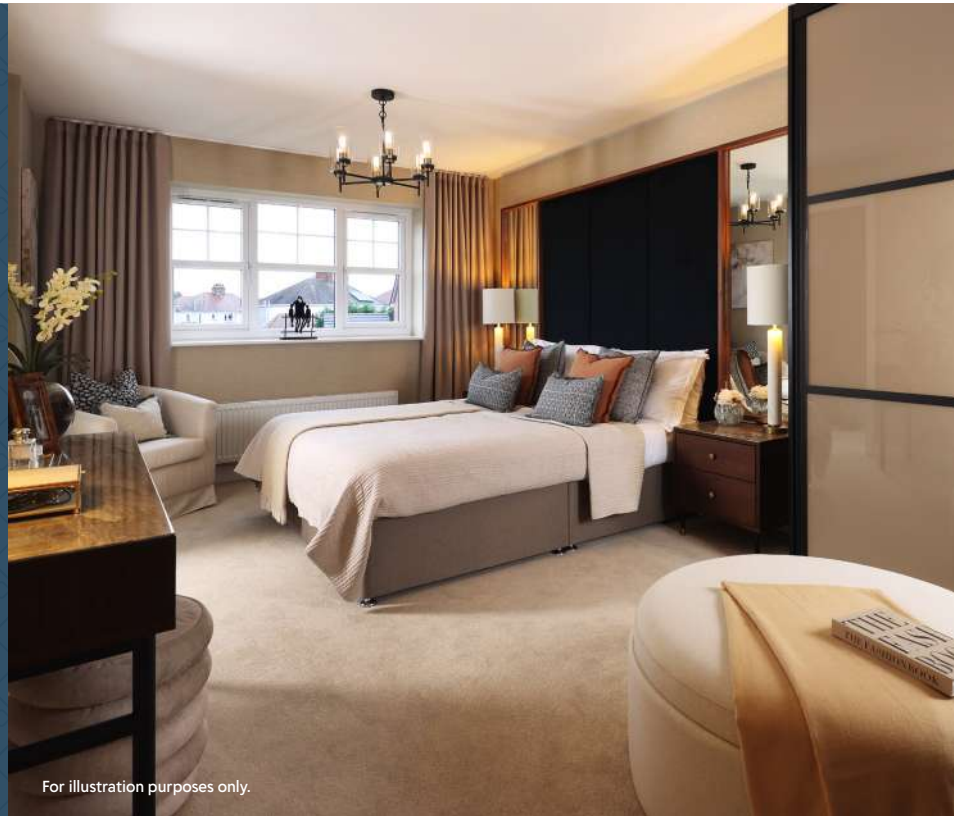


UPGRADE YOUR HOME

Rowland offer an extensive range of optional upgrades designed to reflect your personal style or add that extra touch of luxury, all at competitive prices, dependent upon build stage.

For example:

- Tiling upgrades
- Flooring options
- Additional lighting
- Additional sockets



For illustration purposes only.

PLEASE NOTE THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE SPECIFICATION:

•

Flooring

Rear turf

Wardrobes

Integrated dishwasher
(to 3 bedroom semi-detached and mews homes)

Integrated washing machine

Door bell

•

This is not a definitive list, please speak to the Sales Executive in regards to a full list of upgrade options that can be purchased at an additional cost, or if you have any queries in regards to the standard specification.

BATHROOM & EN-SUITES	M	N	C	B	S	D	G	R	W
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	•	•	•	•	•	•	•	•	•
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen	•	•	•	•	•	•			
Separate shower enclosure to bathroom with Hansgrohe thermostatic shower wall bar							•	•	•
Hansgrohe thermostatic shower wall bar to all en-suites	•	•	•	•	•	•	•	•	•
Hansgrohe thermostatic shower wall bar to separate shower room									•
A large selection of Porcelanosa 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	•	•	•	•	•	•	•	•	•
LED illuminated mirror to en-suite	•	•	•	•	•	•	•	•	•

Roseacre Meadows

Lytham St Annes

Roseacre Meadows, Wildings Lane
Lytham St Annes FY8 3RJ

Sales Enquiries
Call 01253 205489

rowland.co.uk

/// WHAT3WORDS - HUNTER.CANS.MOVE



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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UNCOMPROMISING IN DETAIL