

Riverside Place Carnforth



A desirable collection of elegant 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 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's desirable 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 wide range of properties in a choice of stone, render and brick elevations 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 Master Plan



Phase 1

- ◆ **Marlborough**
 4 bedroom detached home with double garage. Plot 6.
- ◆ **Belgrave**
 4 bedroom detached home with garage. Plots 131, 201, 203.
- ◆ **Hatton**
 4 bedroom detached home with garage. Plot 198.
- ◆ **Brantwood II**
 4 bedroom detached home with garage.
 Plots 3, 7, 16, 195, 206, 208, 212.
- ◆ **Bonington**
 4 bedroom detached home with garage.
 Plots 12, 14, 128, 129, 176, 202.
- ◆ **Renishaw**
 4 bedroom detached home with garage.
 Plots 2, 132, 199, 200, 204, 213.
- ◆ **Holbrook**
 4 bedroom detached home with garage. Plots 119, 120.
- ◆ **Bowes**
 4 bedroom detached home with garage. Plots 9, 13, 136, 141, 197.
- ◆ **Charleston**
 3 bedroom detached home with garage. Plots 1, 8, 15, 130, 175, 177, 185, 186, 194, 196, 205, 207, 209, 211.
- ◆ **Victoria II**
 3 bedroom detached home with garage.
 Plots 135, 137, 140, 142, 193, 210.
- ◆ **Ashgate II**
 3 bedroom semi-detached/mews home. Plots 4, 18, 127.
- ◆ **Burlington**
 3 bedroom semi-detached/mews home. Plots 5, 17.
- ◆ **Affordable Housing**
 Plots 10, 11, 112-118, 121-126, 133, 134, 138, 139, 150-169 170-174, 178-184, 187-192.



Planning permission reference number: Lancaster City Council 21/00694/REM.

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. Landscaping to be confirmed at point of reservation.

Phase 2



PHASE 1



- ◆ **Marlborough**
4 bedroom detached home with double garage.
Plot 19.
Marlborough B
Plots 28, 44, 55, 61, 67.
- ◆ **Belgrave**
4 bedroom detached home with garage.
Plots 22, 92, 93.
Belgrave B
Plots 29, 35, 42, 57, 58, 60, 65, 75, 77.
- ◆ **Hatton**
4 bedroom detached home with garage.
Plot 20.
Hatton B
Plots 31, 45, 59, 76, 80, 81, 88, 90.
- ◆ **Brantwood II**
4 bedroom detached home with garage.
Plots 23, 98, 110.
Brantwood B
Plots 34, 48, 64, 73.
- ◆ **Bonington**
4 bedroom detached home with garage.
Plots 21, 27, 91, 95, 109.
Bonington B
Plots 43, 56, 87.
- ◆ **Renishaw**
4 bedroom detached home with garage.
Plots 24, 94.
Renishaw B
Plots 46, 72, 89.
- ◆ **Holbrook B**
4 bedroom detached home with garage.
Plots 49, 71.
- ◆ **Bowes**
4 bedroom detached home with garage.
Plots 25, 26, 97.
Bowes B
Plots 30, 32, 41.
Bowes B V2
Plots 85, 86.
- ◆ **Charleston**
3 bedroom detached home with garage.
Plot 104.
Charleston B
Plots 33, 36, 68, 74.
- ◆ **Victoria II**
3 bedroom detached home with garage.
Plots 96, 107, 108, 111.
Victoria B
Plots 47, 54.
Victoria B V2
Plots 62, 63, 66, 84.
- ◆ **Affordable Housing**
Plots 37-40, 50-53, 69, 70, 78, 79, 82, 83, 99-103,
105, 106, 143-149



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. Landscaping to be confirmed at point of reservation.



Computer generated image of the Marlborough

Marlborough

4 bedroom detached home with double garage

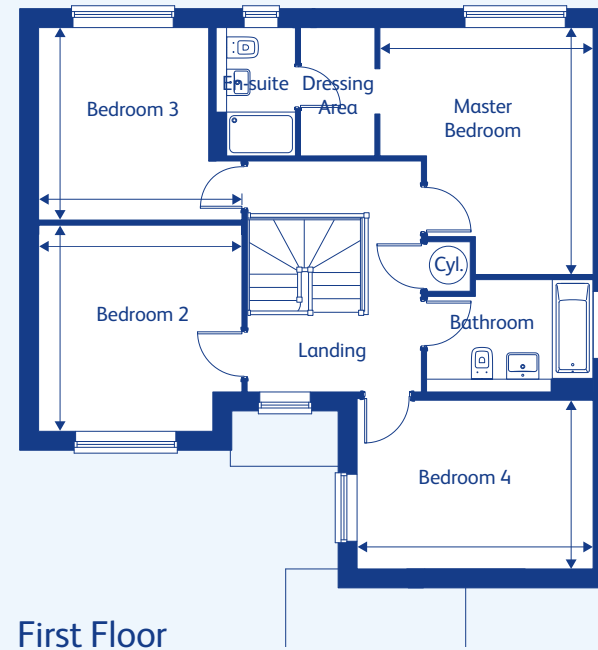
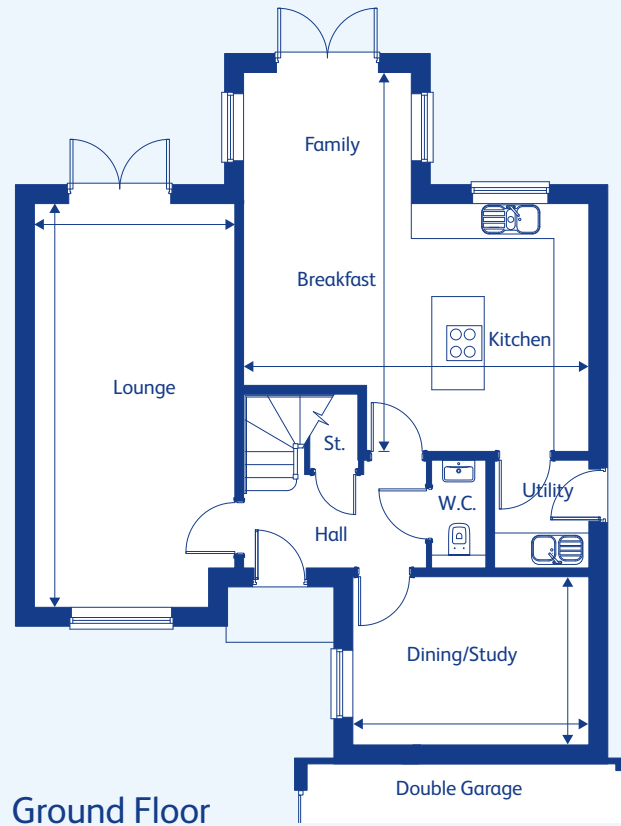


Marlborough – Plots 6 & 19

Kitchen Breakfast Family	6.49m x 5.91m	21'4" x 19'5"
Lounge	6.90m x 3.41m	22'8" x 11'2"
Dining/Study	4.03m x 2.88m	13'3" x 9'5"
Master Bedroom	4.20m x 3.62m	13'9" x 11'11"
Bedroom 2	3.50m x 3.45m	11'6" x 11'4"
Bedroom 3	3.45m x 3.27m	11'4" x 10'9"
Bedroom 4	4.03m x 2.88m	13'3" x 9'5"

Marlborough B – Plots 28, 44, 55, 61, 67

Kitchen Breakfast Family	6.49m x 5.91m	21'4" x 19'5"
Lounge	6.93m x 3.44m	22'9" x 11'3"
Dining/Study	4.00m x 2.89m	13'1" x 9'6"
Master Bedroom	4.23m x 3.65m	13'11" x 12'0"
Bedroom 2	3.54m x 3.49m	11'7" x 11'5"
Bedroom 3	3.49m x 3.29m	11'5" x 10'10"
Bedroom 4	4.00m x 2.89m	13'1" x 9'6"





Computer generated image of the Belgrave

Belgrave

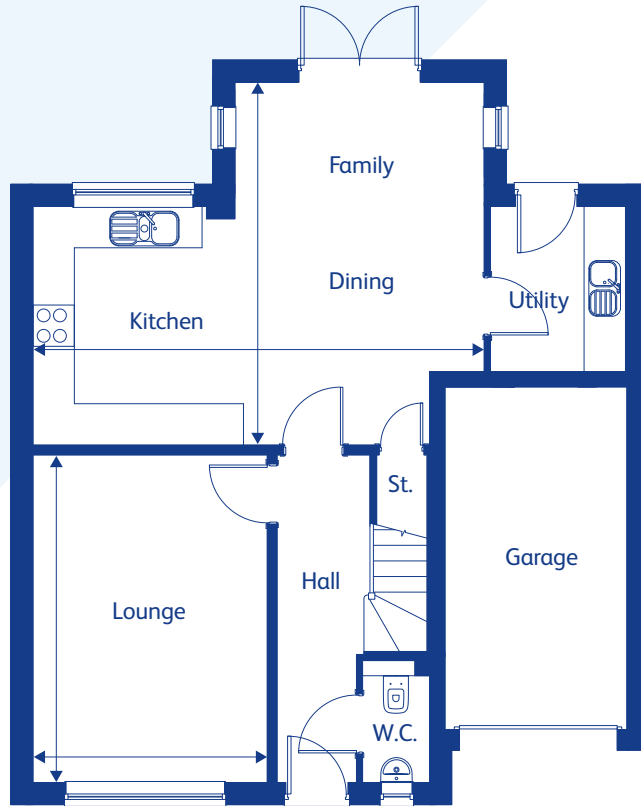
4 bedroom detached home with garage

Belgrave – Plots 22, 92, 93, 131, 201, 203

Kitchen Dining Family	6.48m x 5.20m	21'3" x 17'1"
Lounge	4.71m x 3.36m	15'6" x 11'0"
Master Bedroom	4.82m x 4.66m	15'10" x 15'3"
Bedroom 2	4.01m x 2.71m	13'2" x 8'11"
Bedroom 3	3.35m x 3.00m	11'0" x 9'10"
Bedroom 4	3.40m x 3.38m	11'2" x 11'1"

Belgrave B – Plots 29, 35, 42, 57, 58, 60, 65, 75, 77

Kitchen Dining Family	6.48m x 5.24m	21'3" x 17'2"
Lounge	4.79m x 3.33m	15'8" x 10'11"
Master Bedroom	4.91m x 4.65m	16'1" x 15'3"
Bedroom 2	4.10m x 2.83m	13'5" x 9'3"
Bedroom 3	3.38m x 3.00m	11'1" x 9'10"
Bedroom 4	3.51m x 3.41m	11'6" x 11'2"



Ground Floor



First Floor



Computer generated image of the Hatton

Hatton

4 bedroom detached home with garage

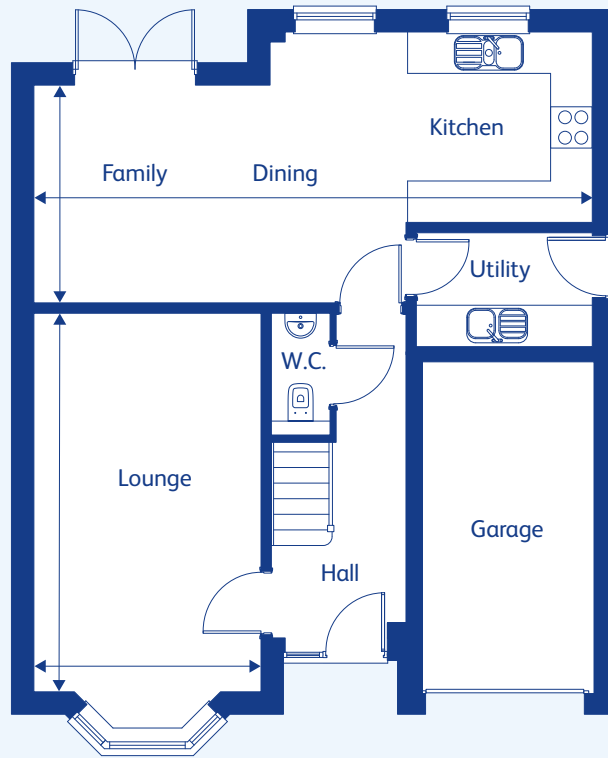


Hatton – Plots 20, 198

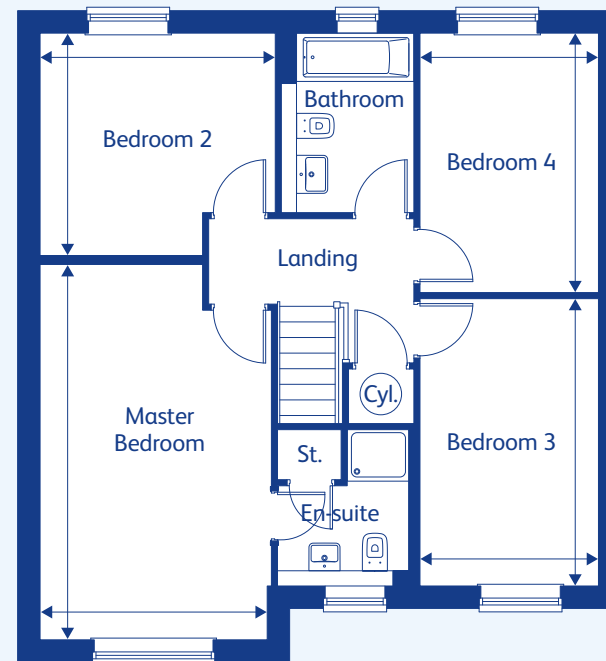
Kitchen Dining Family	8.07m x 3.13m	26'5" x 10'2"
Lounge	5.46m x 3.27m	17'11" x 10'9"
Master Bedroom	5.39m x 3.27m	17'8" x 10'9"
Bedroom 2	3.37m x 3.21m	11'1" x 10'6"
Bedroom 3	4.13m x 2.55m	13'6" x 8'4"
Bedroom 4	3.72m x 2.55m	12'3" x 8'4"

Hatton B – Plots 31, 45, 59, 76, 80, 81, 88, 90

Kitchen Dining Family	8.05m x 3.20m	26'5" x 10'6"
Lounge	5.48m x 3.21m	18'0" x 10'7"
Master Bedroom	5.48m x 3.28m	18'0" x 10'9"
Bedroom 2	3.37m x 3.26m	11'1" x 10'9"
Bedroom 3	4.20m x 2.58m	13'10" x 8'6"
Bedroom 4	3.75m x 2.58m	12'4" x 8'6"



Ground Floor



First Floor



Computer generated image of the Brantwood II

Brantwood II

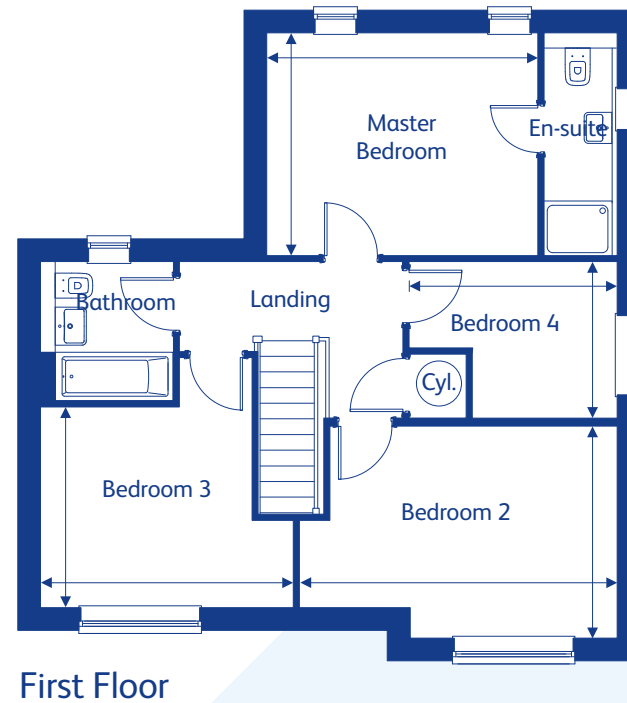
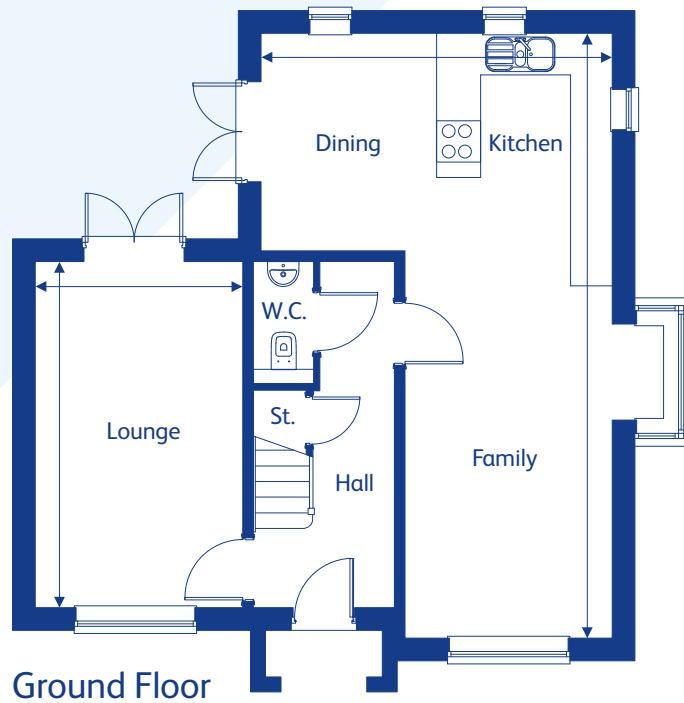
4 bedroom detached home with garage

Brantwood II – Plots 3, 7, 16, 23, 98, 110, 195, 206, 208, 212

Kitchen Dining Family	8.72m x 5.04m	28'7" x 16'6"
Lounge	4.98m x 2.97m	16'4" x 9'9"
Master Bedroom	3.88m x 3.17m	12'9" x 10'5"
Bedroom 2	4.55m x 3.05m	13'6" x 10'0"
Bedroom 3	3.62m x 2.87m	11'11" x 9'5"
Bedroom 4	2.97m x 2.21m	9'9" x 7'3"

Brantwood B – Plots 34, 48, 64, 73

Kitchen Dining Family	8.72m x 5.12m	28'8" x 16'10"
Lounge	5.01m x 3.04m	16'5" x 10'0"
Master Bedroom	3.98m x 3.17m	13'1" x 10'5"
Bedroom 2	4.64m x 3.10m	15'3" x 10'2"
Bedroom 3	3.65m x 3.63m	12'0" x 11'11"
Bedroom 4	3.05m x 2.28m	10'0" x 7'6"



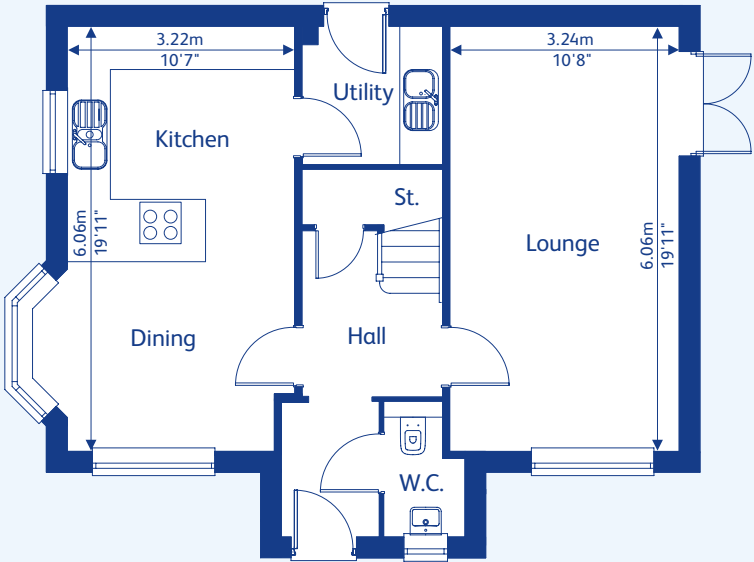
Note: Plot 110 has a different window configuration to the family area, please ask Sales Executive for plans. All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



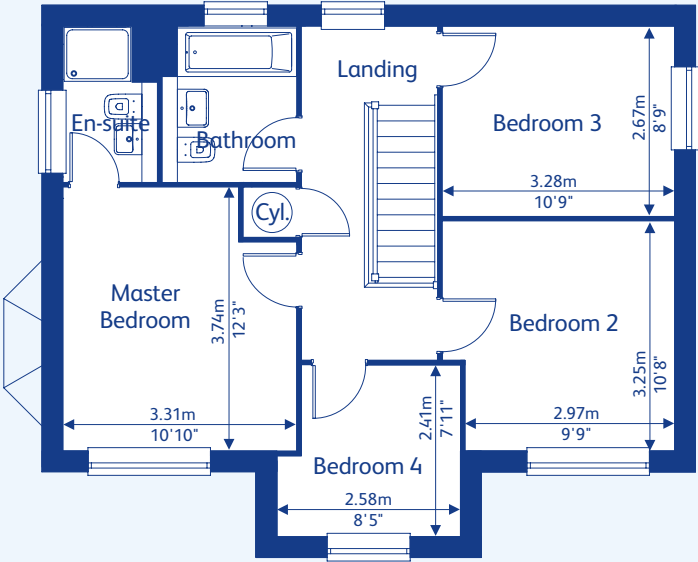
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage (Plots 12, 14, 21, 27, 91, 95, 109, 128, 129, 176, 202)



Ground Floor



First Floor

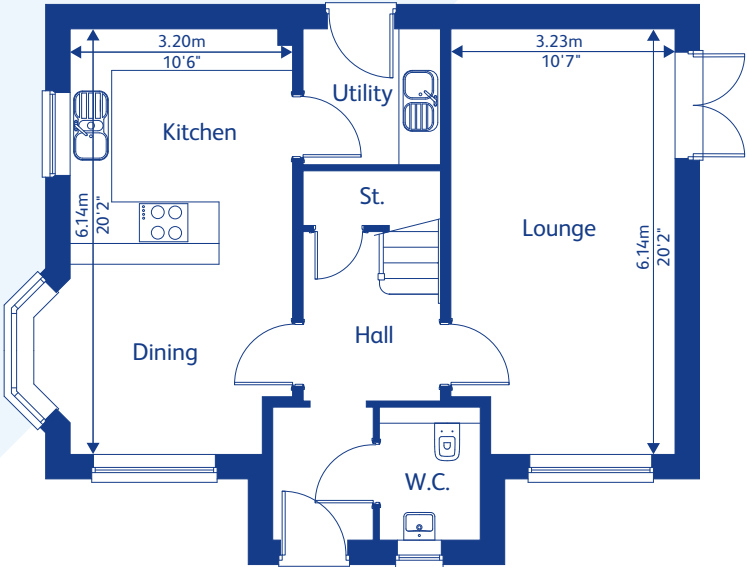
Note: Plots 14, 128 and 202 will have different window configurations, please ask Sales Executive for plans. All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



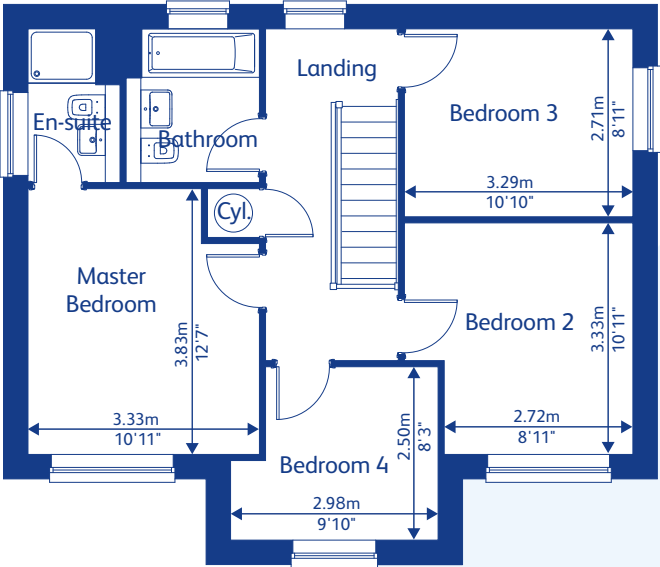
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with garage (Plots 43, 56, 87)



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 Renishaw

Renishaw

4 bedroom detached home with garage

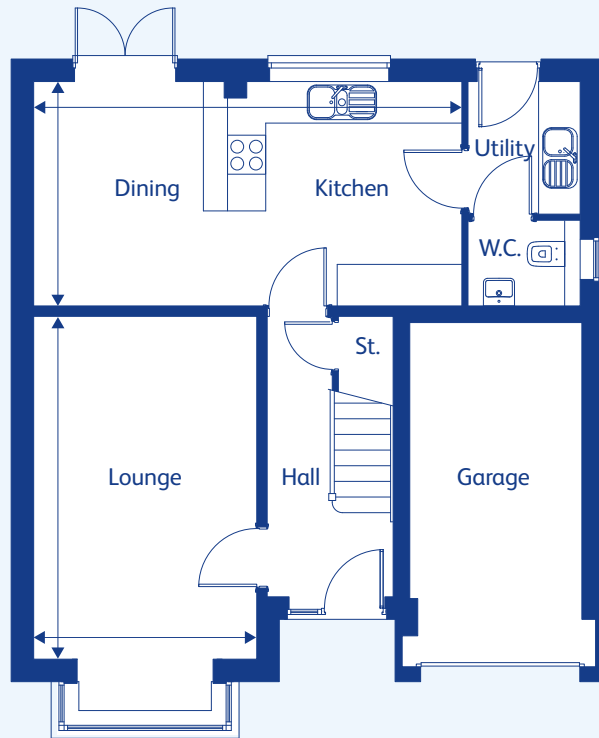


Renishaw – Plots 2, 24, 94, 132, 199, 200, 204, 213

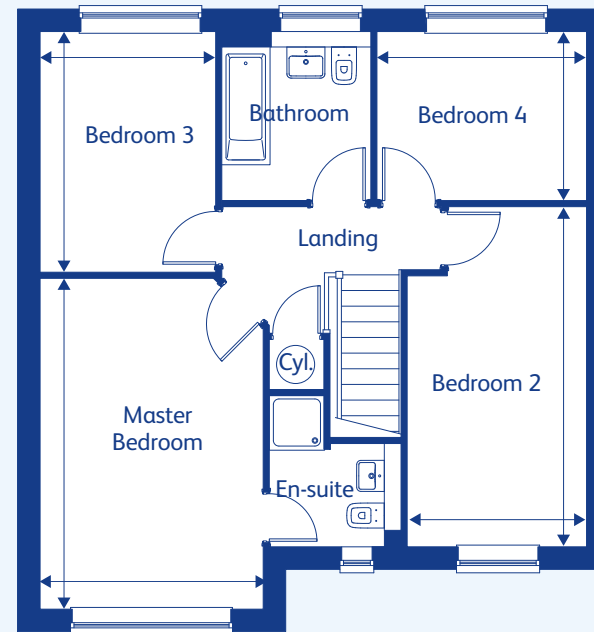
Kitchen Dining	6.15m x 3.22m	20'2" x 10'7"
Lounge	4.93m x 3.19m	16'2" x 10'6"
Master Bedroom	4.74m x 3.19m	15'6" x 10'6"
Bedroom 2	4.87m x 2.58m	16'0" x 8'5"
Bedroom 3	3.44m x 2.50m	11'3" x 8'2"
Bedroom 4	2.99m x 2.40m	9'10" x 7'11"

Renishaw B – Plots 46, 72, 89

Kitchen Dining	6.13m x 3.23m	20'1" x 10'7"
Lounge	5.00m x 3.21m	16'5" x 10'6"
Master Bedroom	4.79m x 3.21m	15'8" x 10'6"
Bedroom 2	4.95m x 2.66m	16'3" x 8'9"
Bedroom 3	3.51m x 2.51m	11'6" x 8'3"
Bedroom 4	3.02m x 2.44m	9'11" x 8'0"



Ground Floor



First Floor

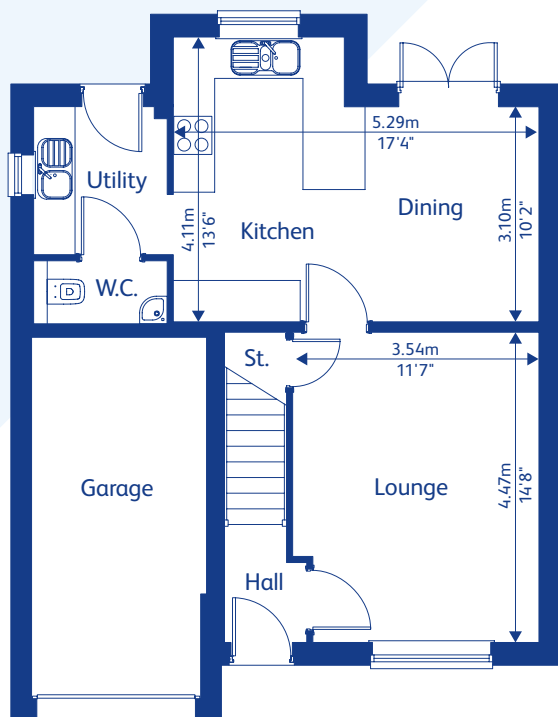
Note: Plot 2 has a double integral garage, please ask Sales Executive for details. All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



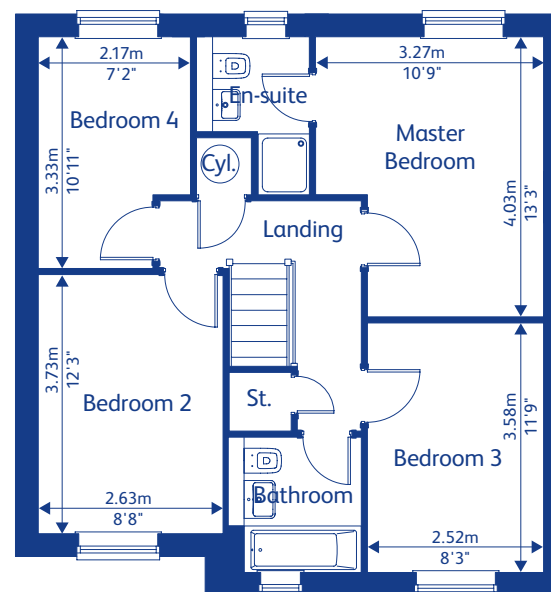
Computer generated image of the Holbrook

Holbrook

4 bedroom detached home with garage (Plots 119 & 120)



Ground Floor



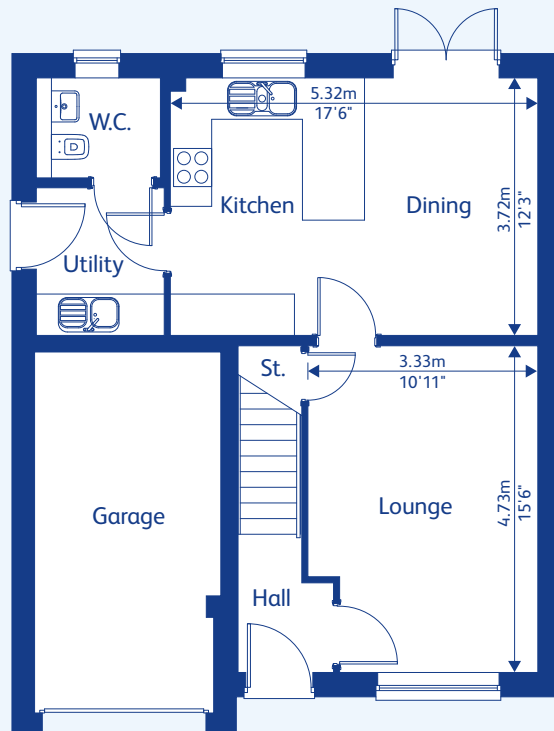
First Floor



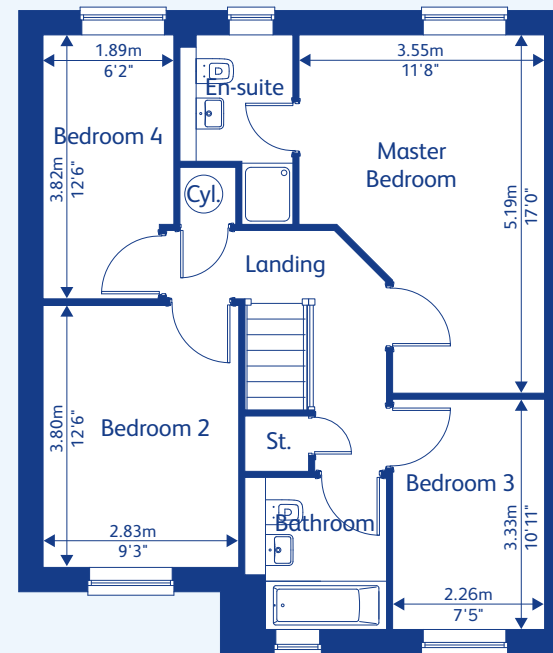
Computer generated image of the Holbrook B

Holbrook B

4 bedroom detached home with garage (Plots 49 & 71)



Ground Floor



First Floor



Computer generated image of the Bowes

Bowes

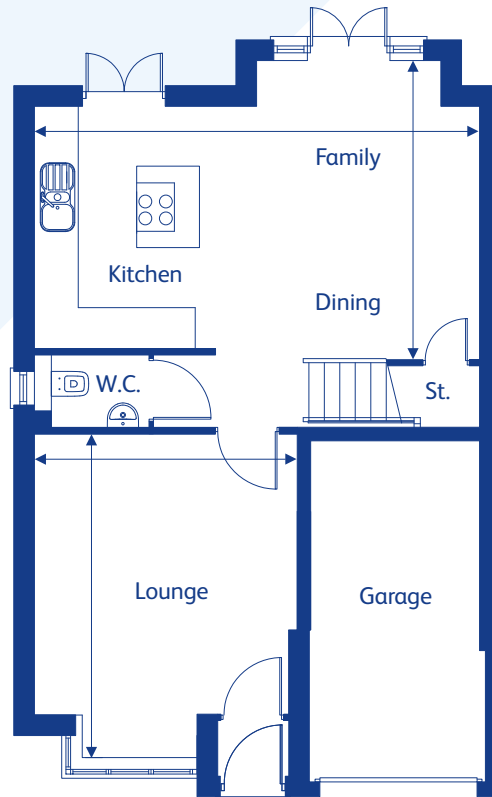
4 bedroom detached home with garage

Bowes – Plots 9, 13, 25, 26, 97, 136, 141, 197

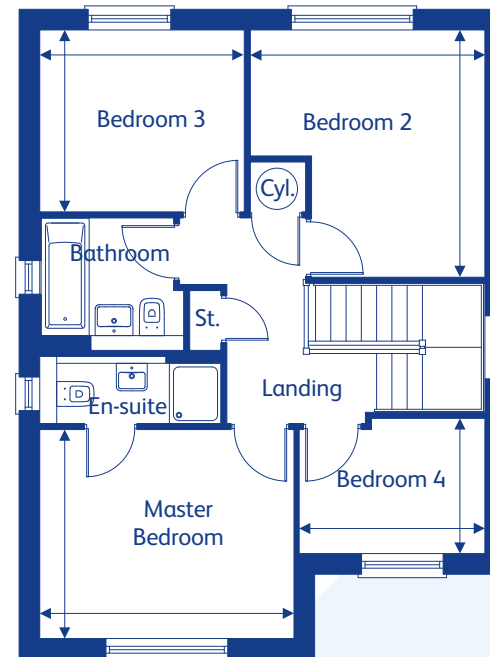
Kitchen Dining Family	6.40m x 4.29m	21'0" x 14'1"
Lounge	4.62m x 3.75m	15'2" x 12'3"
Master Bedroom	3.62m x 2.97m	11'11" x 9'9"
Bedroom 2	3.53m x 3.37m	11'7" x 11'0"
Bedroom 3	2.91m x 2.59m	9'7" x 8'6"
Bedroom 4	2.63m x 1.90m	8'8" x 6'3"

Bowes B – Plots 30, 32, 41, 85, 86

Kitchen Dining Family	6.47m x 3.65m	21'3" x 12'0"
Lounge	4.75m x 3.74m	15'7" x 12'3"
Master Bedroom	3.66m x 3.06m	12'0" x 10'0"
Bedroom 2	3.55m x 3.44m	11'8" x 11'4"
Bedroom 3	2.94m x 2.61m	9'8" x 8'7"
Bedroom 4	2.70m x 1.99m	8'10" x 6'6"



Ground Floor



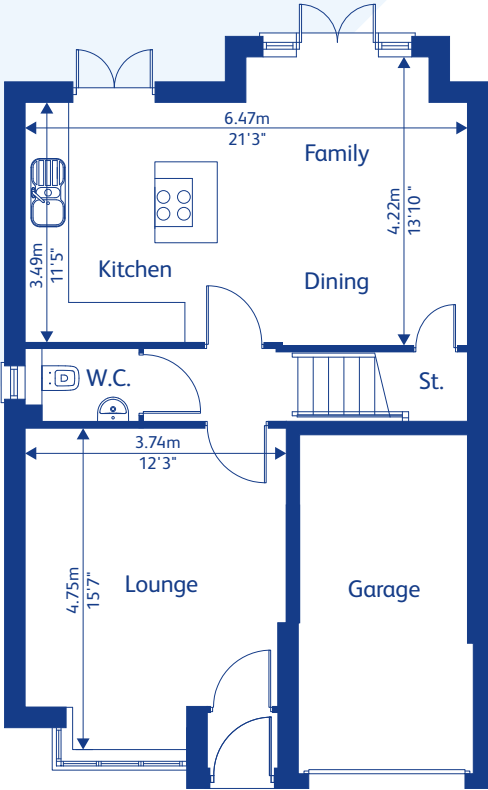
First Floor



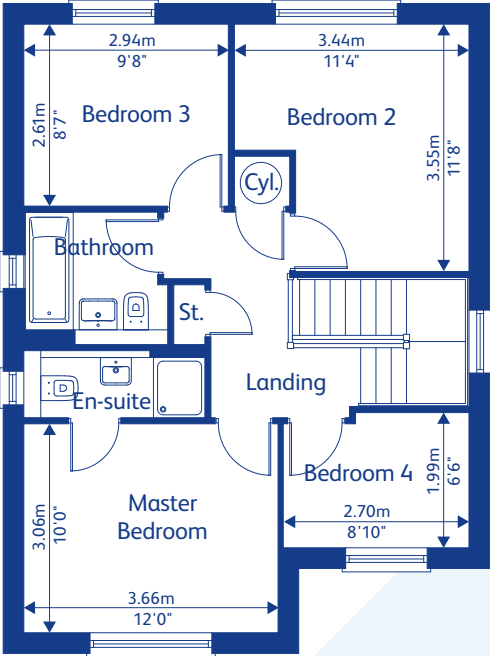
Computer generated image of the Bowes B V2

Bowes B V2

4 bedroom detached home with garage – Plots 85 & 86



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 Charleston

Charleston

3 bedroom detached home with garage

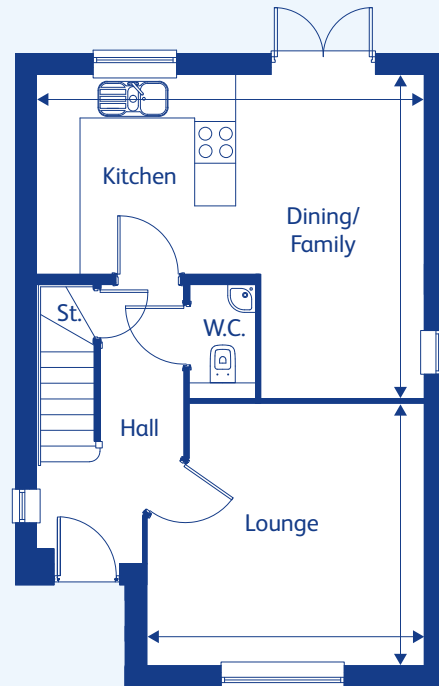


Charleston – Plots 1, 8, 15, 104, 130, 175, 177, 185, 186, 194, 196, 205, 207, 209, 211

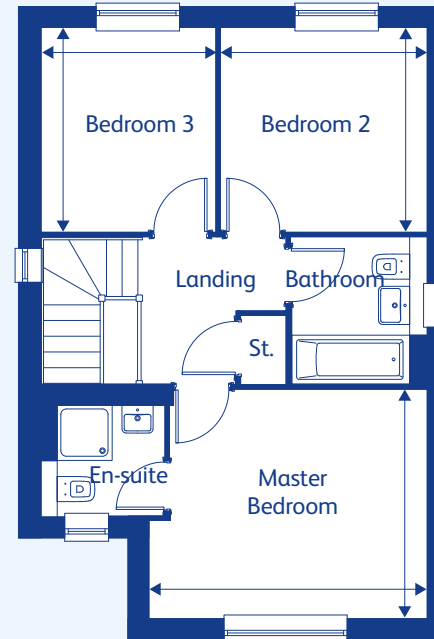
Kitchen Dining Family	5.50m x 4.59m	18'1" x 15'1"
Lounge	3.93m x 3.70m	12'11" x 12'2"
Master Bedroom	3.93m x 3.23m	12'11" x 10'7"
Bedroom 2	2.90m x 2.87m	9'6" x 9'5"
Bedroom 3	2.87m x 2.46m	9'5" x 8'1"

Charleston B – Plots 33, 36, 68, 74

Kitchen Dining Family	5.57m x 4.68m	18'3" x 15'4"
Lounge	3.89m x 3.73m	12'9" x 12'3"
Master Bedroom	3.89m x 3.26m	12'9" x 10'8"
Bedroom 2	2.96m x 2.93m	9'8" x 9'7"
Bedroom 3	2.96m x 2.55m	9'8" x 8'4"



Ground Floor



First Floor



Computer generated image of the Victoria II

Victoria II

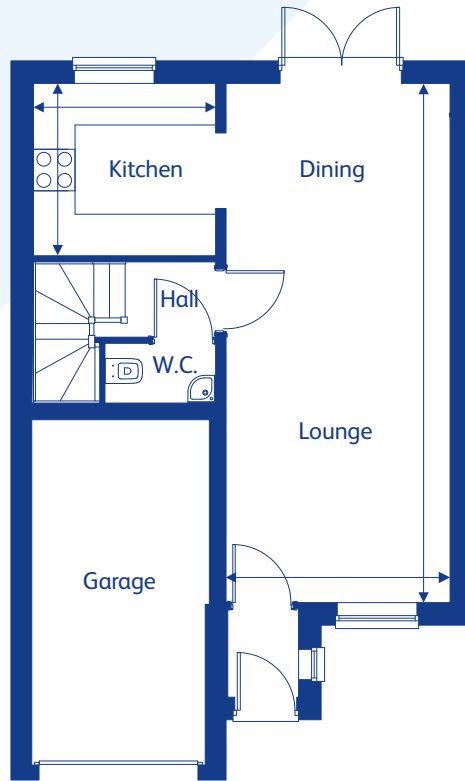
3 bedroom detached home with garage

Victoria II – Plots 96, 107, 108, 111, 135, 137, 140, 142, 193, 210

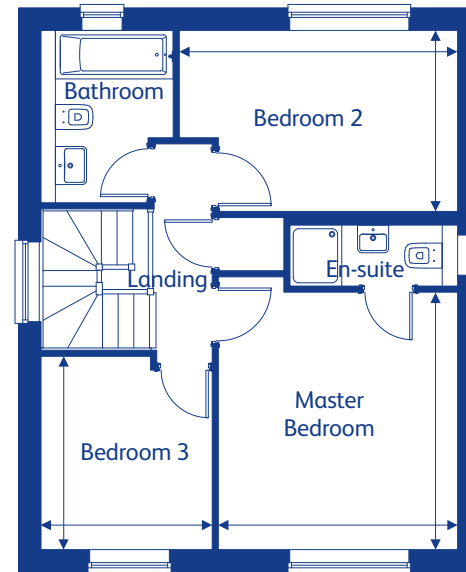
Kitchen	2.60m x 2.45m	8'7" x 8'0"
Dining Lounge	7.47m x 3.21m	24'6" x 10'6"
Master Bedroom	3.68m x 3.42m	12'1" x 11'2"
Bedroom 2	3.98m x 2.58m	13'1" x 8'5"
Bedroom 3	2.75m x 2.43m	9'0" x 8'0"

Victoria B – Plots 47, 54, 62, 63, 66, 84

Kitchen	2.62m x 2.48m	8'7" x 8'2"
Dining Lounge	7.49m x 3.24m	24'7" x 10'8"
Master Bedroom	3.71m x 3.45m	12'2" x 11'4"
Bedroom 2	4.03m x 2.60m	13'3" x 8'7"
Bedroom 3	2.79m x 2.48m	9'2" x 8'2"



Ground Floor



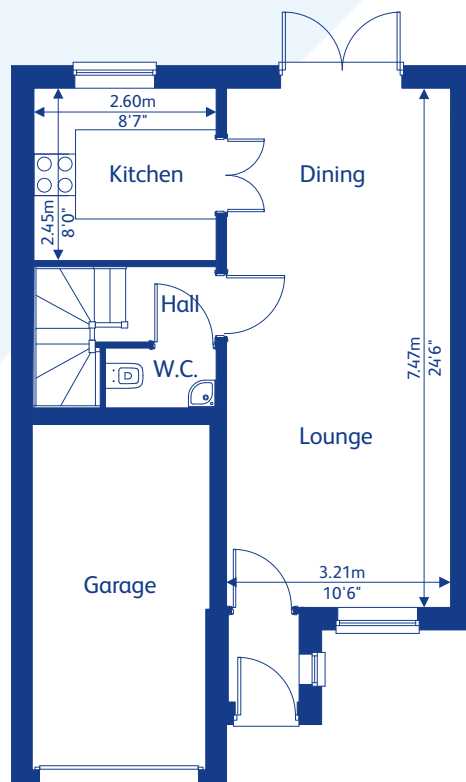
First Floor



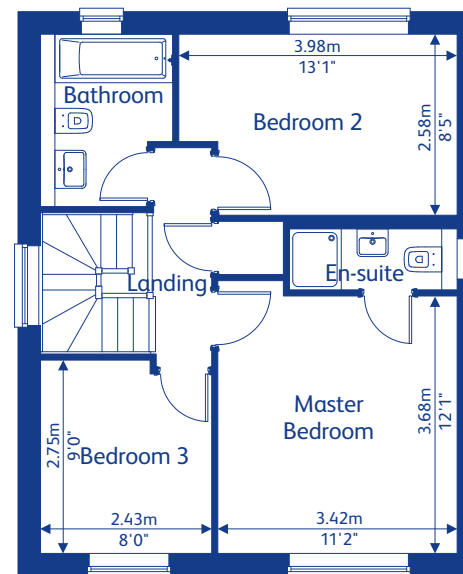
Computer generated image of the Victoria B V2

Victoria B V2

3 bedroom detached home with garage – Plots 62, 63, 66 & 84



Ground Floor



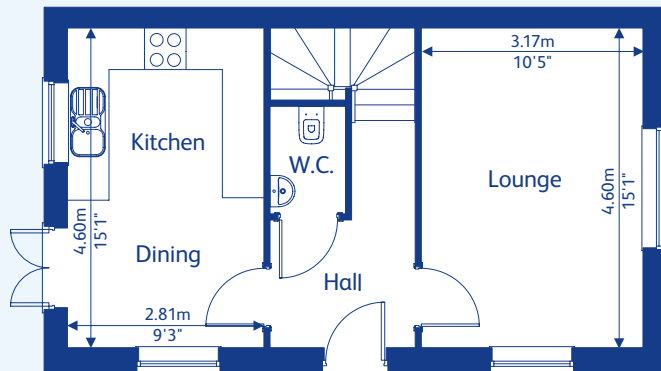
First Floor



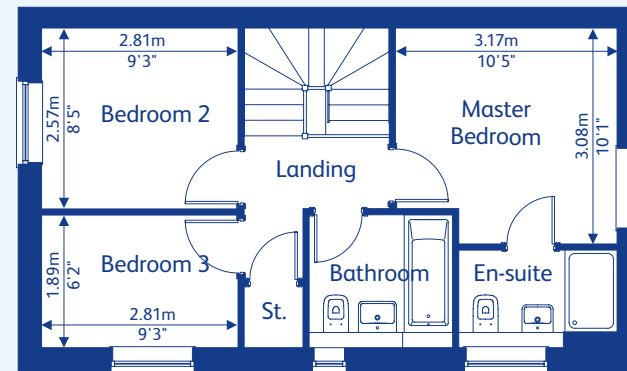
Computer generated image of the Ashgate II

Ashgate II

3 bedroom semi-detached/mews home



Ground Floor



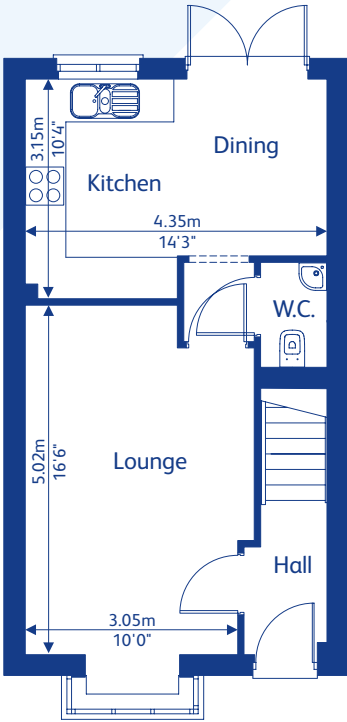
First Floor



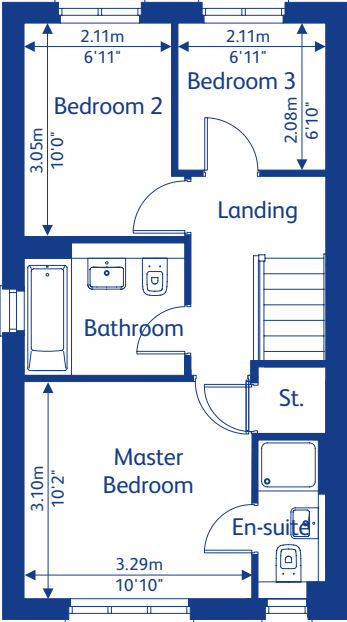
Computer generated image of the Burlington

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
- ◆ Electrolux appliances are fitted as standard and include a stainless steel double fan oven and stainless steel 4 ring gas hob
- ◆ Electrolux stainless steel chimney hood or similar stainless steel island hood
- ◆ Electrolux 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

- ◆ In-roof PV panels (plots 28-90)
- ◆ 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 (plots 1-27 & 91 - 213)
- ◆ White heated towel rail (plots 28-90)

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 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

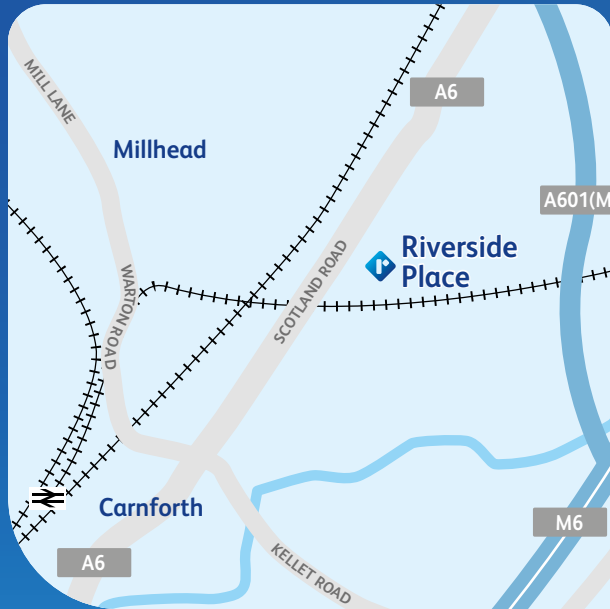


Upgrade your home

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



/// WHAT3WORDS - GLOVES.PHOCOPY.SHUN

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