

Waddicar Rise

Melling, Liverpool




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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, in a flourishing community at Waddicar Rise. Developing a sustainable environment will allow everyone the space, freedom, privacy and comfort of their own home and make Waddicar Rise a special place to live now and for future generations.

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Welcome to Waddicar Rise

Waddicar Rise is a prestigious development of quality two, three, four and five bedroom new homes and sits in balance amidst this thriving village community.

Rowland is committed to creating a popular and vibrant environment, that embraces the local heritage, as well as serving the local residents by providing a select and distinctive range of mews style properties, along with semi-detached and detached homes.

Waddicar Rise

Melling

Less than nine miles from Liverpool city centre, the village of Melling is a traditional community whose roots go as far back as Anglo-Saxon times. Nowadays, Melling is a thriving village community with several shops, a primary school and a number of excellent pubs.

In addition, Melling Tithe Barn is a popular community centre, that hosts a wide range of events and concerts.



Conveniently situated close to both the M58 and M57, Melling is a little under nine miles from the heart of the historic city of Liverpool, which is rich in nautical and musical heritage, as well as featuring many museums and galleries. Liverpool also boasts an impressive array of shops, bars, restaurants and traditional pubs, as well as a vibrant city centre pedestrian area and riverside tourist attractions such as the Albert Dock and Maritime Museum.

Closer to home, nearby Aintree (just three miles from Melling) offers a major retail park, as well as a supermarket,

cinema and other leisure facilities. For days out, there are delightful local walks along the Leeds & Liverpool Canal, which passes through Melling village, whilst a little further afield, the Lancashire coast features the wonderful sand dunes and red squirrel reserve at Formby, as well as genteel Southport – and, further north, both Lytham St. Annes and Blackpool. Local motorways close to Melling link with the north-south M6, for fast access to Manchester, the Lake District, the Yorkshire Dales, the Trough of Bowland and the picturesque Ribble Valley.



SPACIOUS INTERIOR LAYOUTS

have been designed to allow for a free flowing movement between living areas, dining spaces and kitchens.

Offering a wide choice of high quality family homes

With a varied option of house styles on the development, the overall feel is of a community that has grown up over time, with a range of different architectural styles and features.

Each home benefits from a private garden to the rear, with spaces for parking at the front and the majority of properties having a single or detached garage.

The interiors of the homes at Waddicar Rise display a dedication to contemporary design styling with the option to personalise your home (dependent on build stage). Every home benefits from quality fixtures and fittings, with kitchens containing the very latest brand-name integral appliances. Bathrooms benefit from designer sanitaryware, elegant tiling and a high specification.

Whilst light and airy living areas boast natural light and modern open plan features, making the maximum use of space.



Waddicar Rise Site Plan

- ◆ **Regency B**
5 bedroom detached home with integral double garage. Plots 52/78/112/113/143.
- ◆ **Kingswood B**
5 bedroom detached home with integral double garage. Plot 94.
- ◆ **Arley B**
4 bedroom detached home with parking. Plot 142.
- ◆ **Colshaw B**
4 bedroom detached home with integral garage. Plots 51/93/95/98/110/119.
- ◆ **Bonham B**
4 bedroom detached home with detached garage. Plots 26/40/120.
- ◆ **Tatton B**
4 bedroom detached home with detached garage. Plots 77/144.
4 bedroom detached home with parking. Plots 80/81.
- ◆ **Hatton B**
4 bedroom detached home with double garage. Plot 146.
4 bedroom detached home with integral garage. Plots 2/50/96.
- ◆ **Brantwood B**
4 bedroom detached home with detached garage. Plots 9 (no side bay) /89/111.
- ◆ **Aroncroft B**
4 bedroom detached home with integral garage. Plots 4/5/10/53/92/97/121.
- ◆ **Bonington B**
4 bedroom detached home with detached garage. Plots 1 (no side bay) /6.
- ◆ **Ashbury B**
3 bedroom detached home with integral garage. Plots 3/11/12/23/61/76/122/145.
- ◆ **Duxbury B**
3 bedroom detached home with integral garage. Plots 74/75/99.



- ◆ **Charleston B**
3 bedroom detached home with detached garage. Plots 90/123/124/139/140/141.
3 bedroom detached home with parking. Plots 79/118.
- ◆ **Bressingham B**
3 bedroom detached home with detached garage. Plots 60/91.
3 bedroom semi-detached home with parking. Plots 25/42/82/100.
- ◆ **Gladstone B**
3 bedroom semi-detached home. Plots 27/28/38/39/104*/105*/106*/107*/108*/109*.
* Discount to market plots available subject to criteria, please ask Sales Executive for details.

- ◆ **Oakwell B**
3 bedroom semi-detached home. Plots 43*/44*/54*/55*/56*/57*.
3 bedroom mews home. Plots 45*/46*/47*.
* Discount to market plots available subject to criteria, please ask Sales Executive for details.
- ◆ **Bridewell B**
3 bedroom semi-detached home. Plots 7/8/13/14/24/41/48/49/58/59/83/101.
- ◆ **Rivington B**
2 bedroom semi-detached home. Plots 17/18/102/103/128/130/132/133/134/136.
2 bedroom mews home. Plots 30/114/115/116/117.

- ◆ **Ordsall B**
2 bedroom semi-detached home. Plots 15/16/127/129/131.
2 bedroom mews home. Plots 29/31/67/68/69.
- ◆ **Affordable Housing**
Plots 19/20/21/22/32/33/34/35/36/37/62/63/64/65/66/70/71/72/73/84/85/86/87/88/125/126/135/137/138.
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. Planning reference number: Sefton Council DC/2021/02497. 046 SEPT 25

Regency B

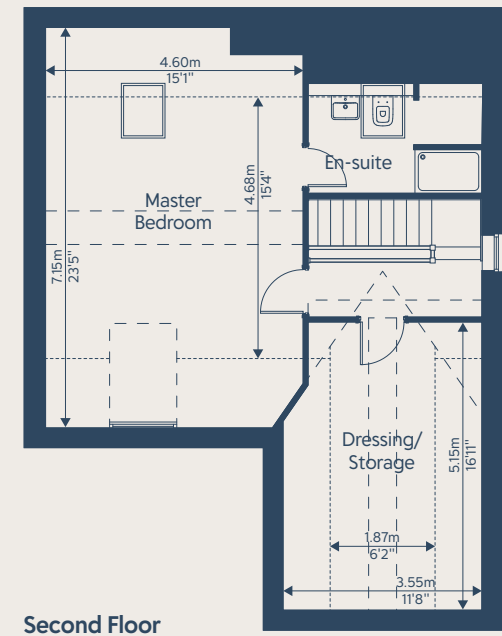
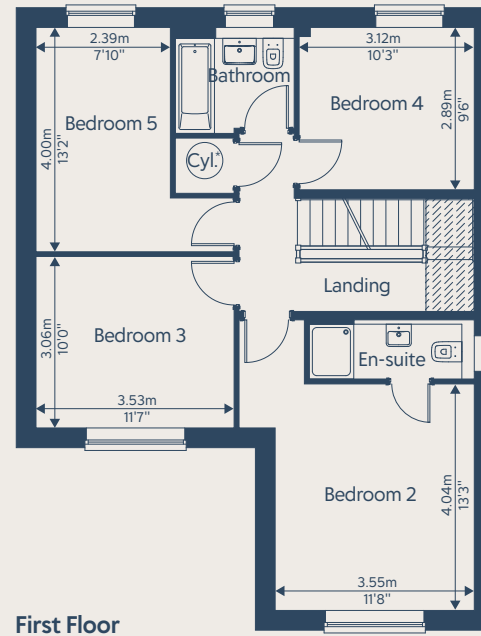
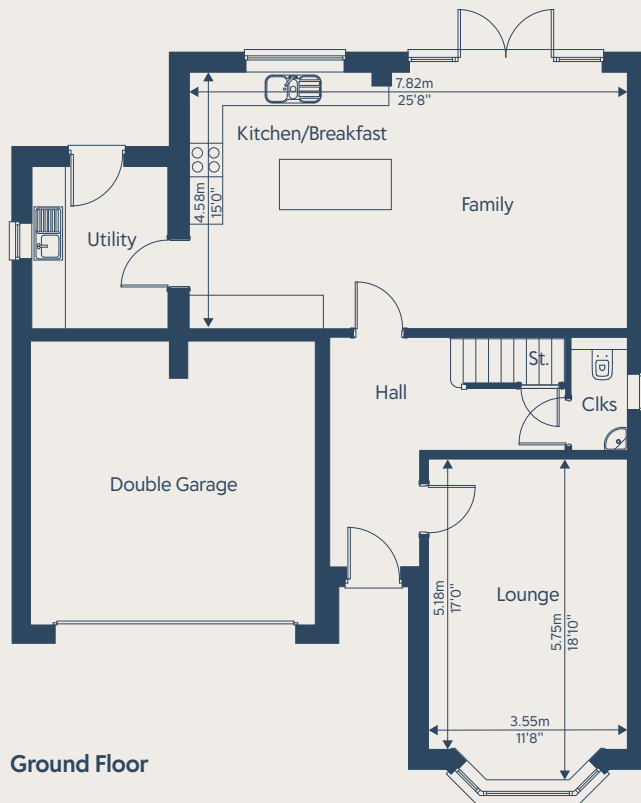
5 bedroom detached home with integral double garage



Computer generated image of the Regency B

Regency B

5 bedroom detached home with integral double garage – 2068 sq ft



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. // // // Indicates bulkhead ceiling. *Location of ASHP cylinder.
 Please speak to the Sales Executive for full details.

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Kingswood B

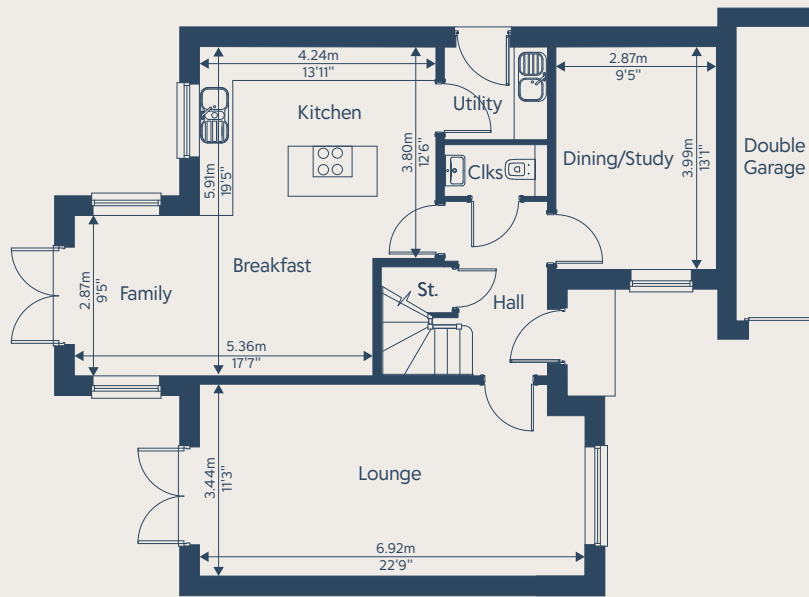
5 bedroom detached home with integral double garage



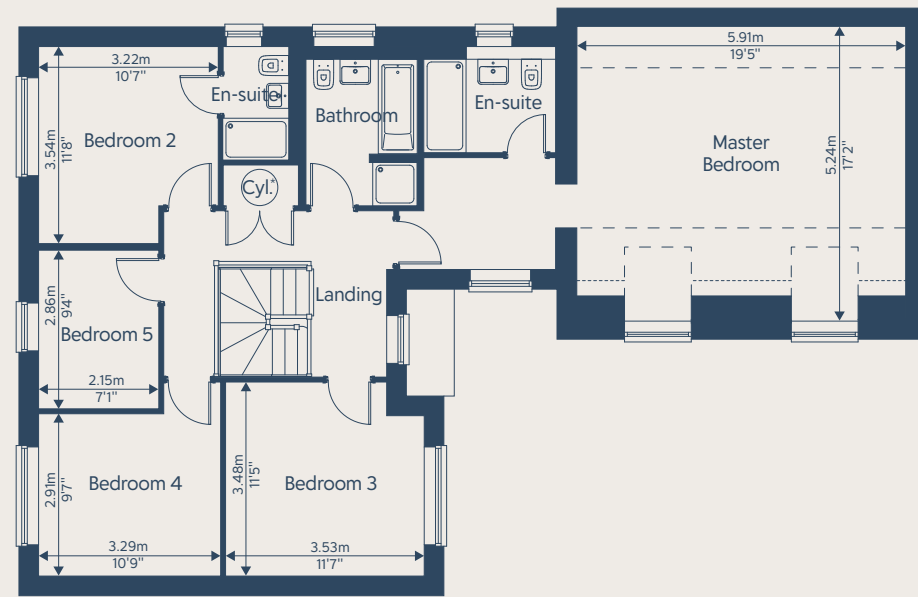
Computer generated image of the Kingswood B

Kingswood B

5 bedroom detached home with integral double garage – 1969 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 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. *Location of ASHP cylinder.

Please speak to the Sales Executive for full details.

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Colshaw B

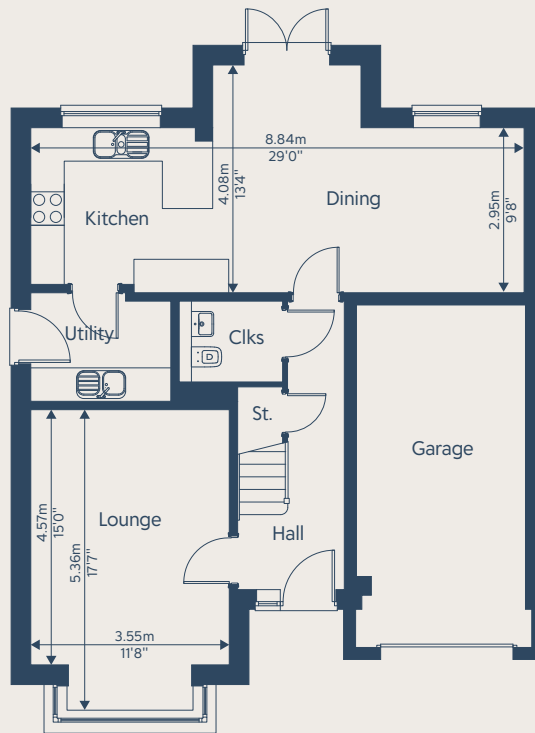
4 bedroom detached home with integral garage



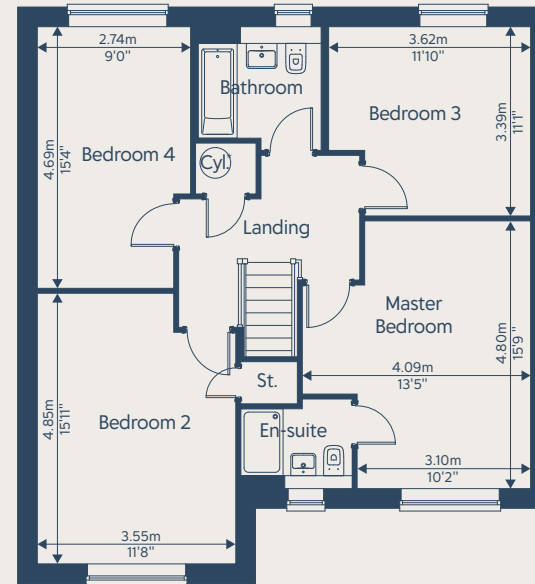
Computer generated image of the Colshaw B

Colshaw B

4 bedroom detached home with integral garage – 1543 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

*Location of ASHP cylinder for plots 51, 93, 95, 98 and 119.

Please speak to the Sales Executive for full details.

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Bonham B

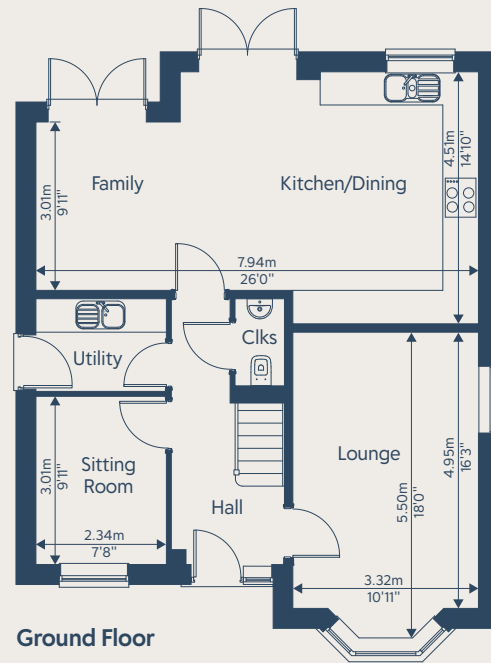
4 bedroom detached home with detached garage



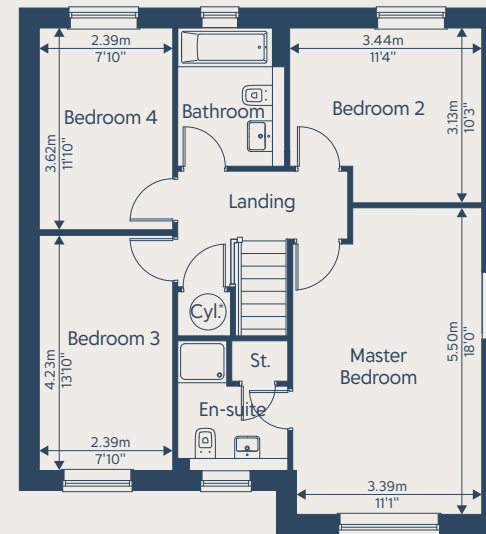
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage – 1473 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

*Location of ASHP cylinder for plot 120.

Please speak to the Sales Executive for full details.

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Tatton B

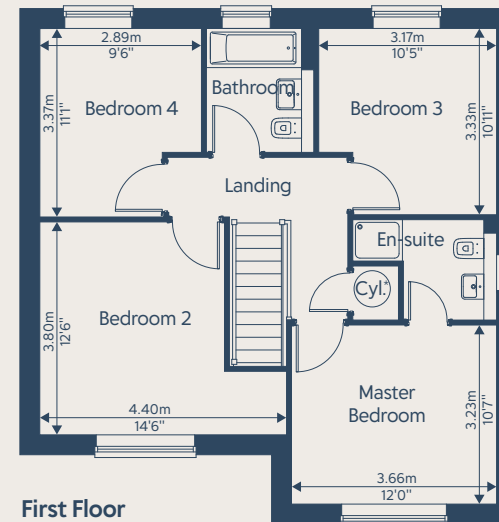
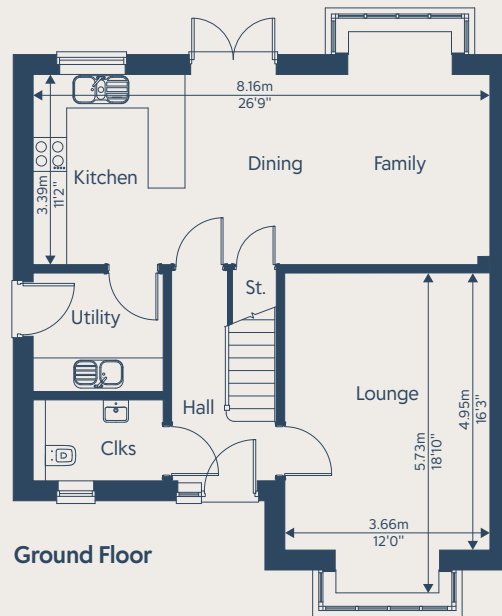
4 bedroom detached home with detached garage or parking[^]



Computer generated image of the Tatton B

Tatton B

4 bedroom detached home with detached garage or parking[^] – 1405 sq ft



Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

[^]Garage to plots 77 and 144, parking to plots 80 and 81.

*Location of ASHP cylinder for plots 77, 80 and 81.

Please speak to the Sales Executive for full details.

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Hatton B

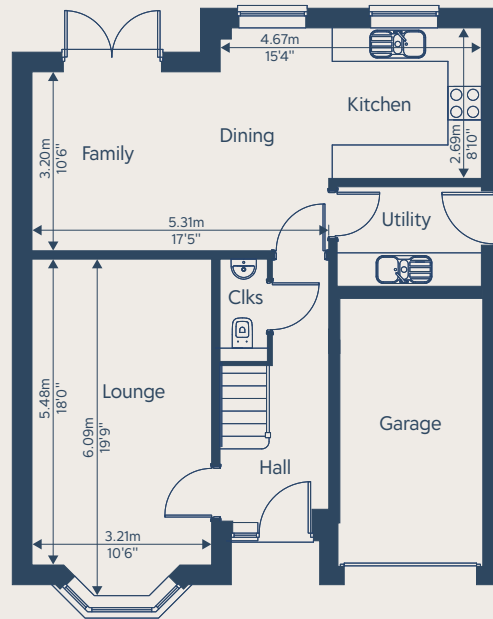
4 bedroom detached home with integral garage



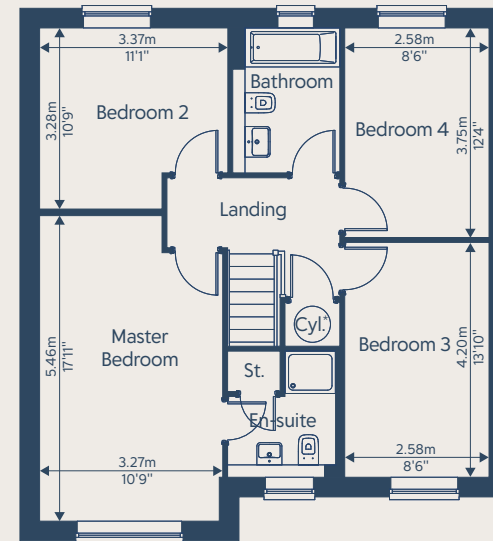
Computer generated image of the Hatton B

Hatton B

4 bedroom detached home with integral garage – 1374 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 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 146 has a double garage. *Location of ASHP cylinder for plots 50 and 96. Please speak to the Sales Executive for full details.

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Brantwood B

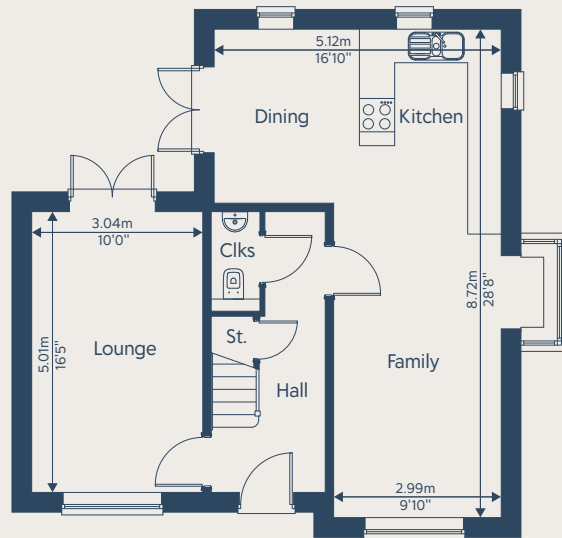
4 bedroom detached home with detached garage



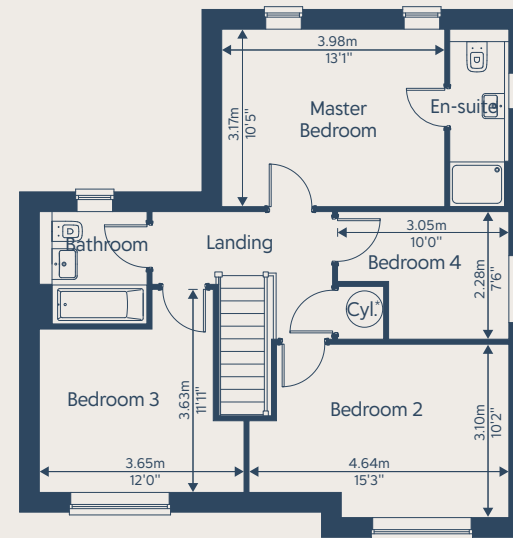
Computer generated image of the Brantwood B

Brantwood B

4 bedroom detached home with detached garage – 1305 sq ft (Plot 9 1294 sq ft)



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 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 9 does not have a side bay window. *Location of ASHP cylinder for plot 89. Please speak to the Sales Executive for full details.

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Aroncroft B

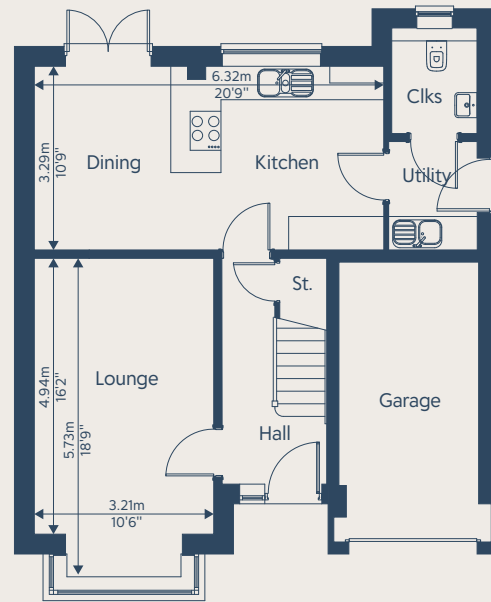
4 bedroom detached home with integral garage



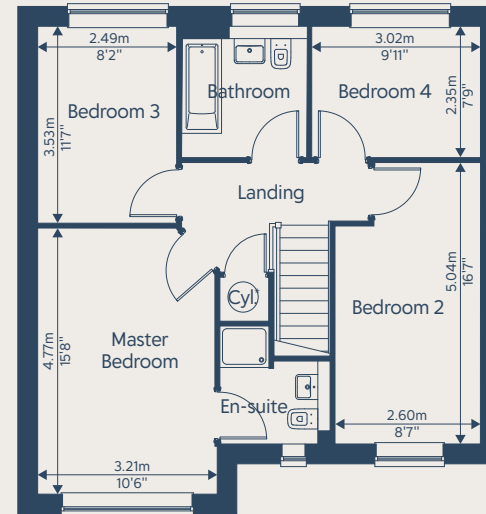
Computer generated image of the Aroncroft B

Aroncroft B

4 bedroom detached home with integral garage – 1248 sq ft



Ground Floor



First 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.

*Location of ASHP cylinder for plots 53, 92, 97 and 121.

Please speak to the Sales Executive for full details.

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Ashbury B

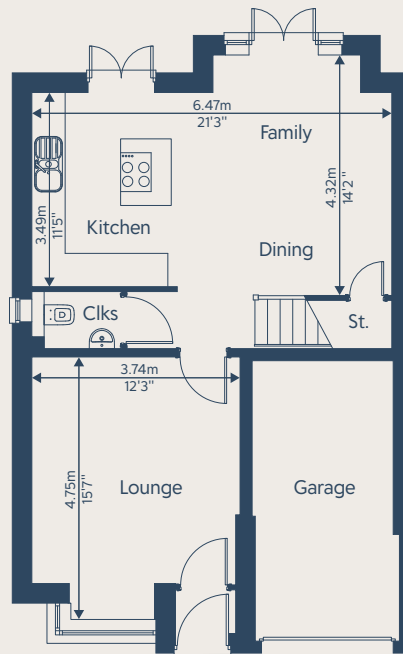
3 bedroom detached home with integral garage



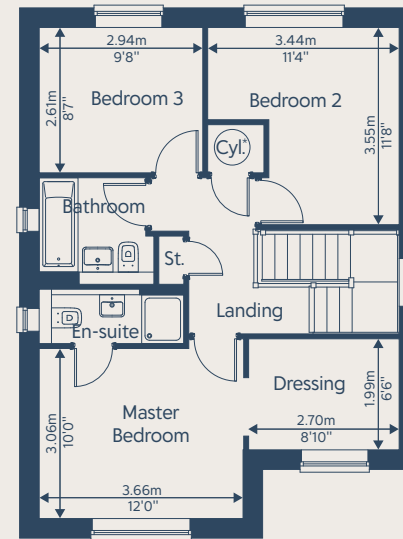
Computer generated image of the Ashbury B

Ashbury B

3 bedroom detached home with integral garage – 1112 sq ft



Ground Floor



First 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.

*Location of ASHP cylinder for plots 61, 76 and 122.
Please speak to the Sales Executive for full details.

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Duxbury B

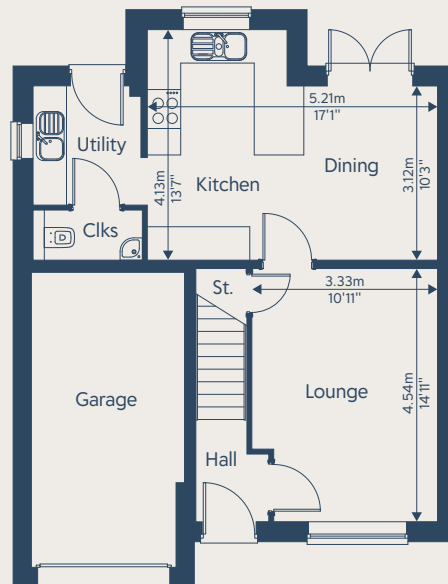
3 bedroom detached home with integral garage



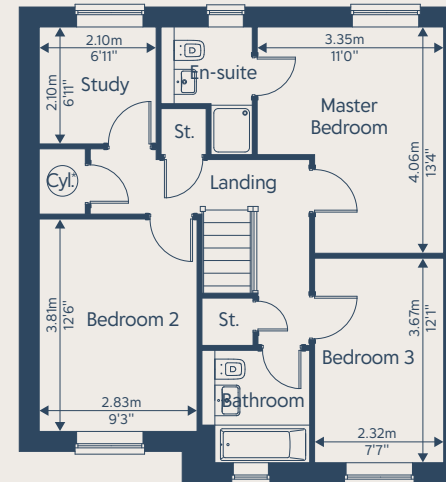
Computer generated image of the Duxbury B

Duxbury B

3 bedroom detached home with integral garage – 1085 sq ft



Ground Floor



First 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.

*Location of ASHP cylinder.

Please speak to the Sales Executive for full details.

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Charleston B

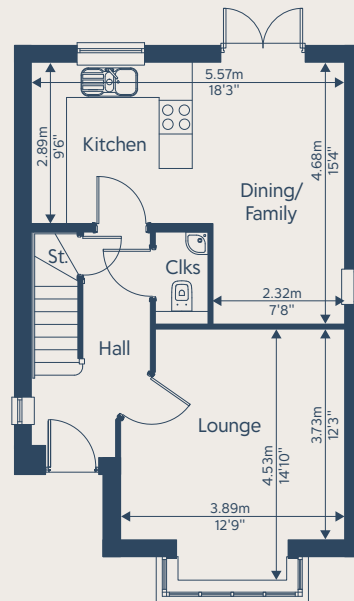
3 bedroom detached home with detached garage or parking



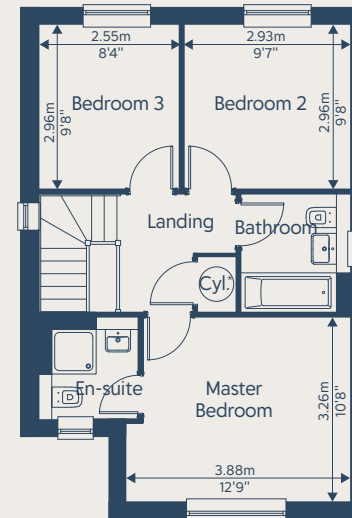
Computer generated image of the Charleston B

Charleston B

3 bedroom detached home with detached garage or parking[^] – 982 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

[^]Garage to plots 90, 123, 124, 139, 140 and 141, parking to plots 79 and 118.

*Location of ASHP cylinder for plots 90, 118, 123 & 124.

Please speak to the Sales Executive for full details.

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Bressingham B

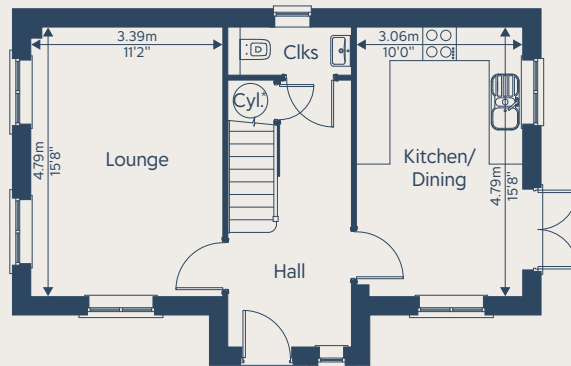
3 bedroom detached and semi-detached homes with detached garage or parking[^]



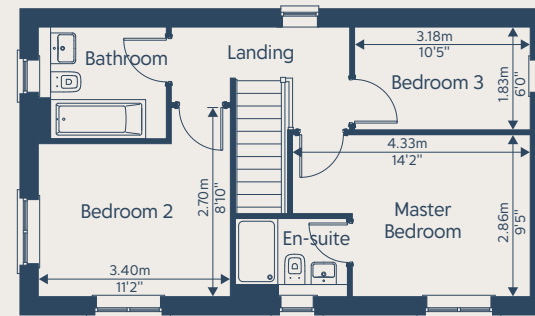
Computer generated image of the Bressingham B

Bressingham B

3 bedroom detached and semi-detached homes with detached garage or parking[^] - 932 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. Plots 25, 42, 82 and 100 are semi-detached homes and will have different window configurations. [^]Garage to plots 60 and 91, parking to plots 25, 42, 82 and 100. *Location of ASHP cylinder for plots 42, 60, 82 and 91. Please speak to the Sales Executive for full details.

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Oakwell B

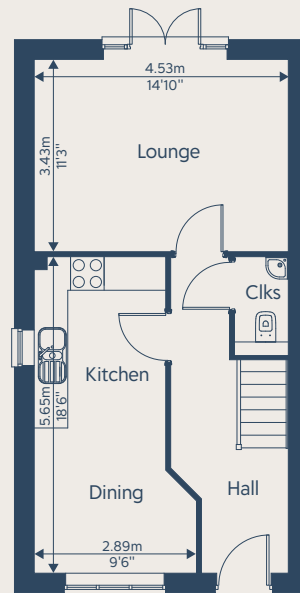
3 bedroom semi-detached and mews homes



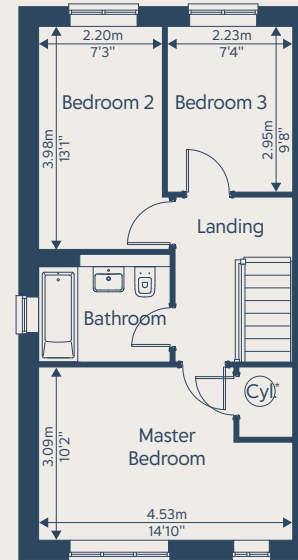
Computer generated image of the Oakwell B

Oakwell B

3 bedroom semi-detached and mews homes – 895 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. Gable end windows dependent on the orientation of the property.

*Location of ASHP cylinder.

Please speak to the Sales Executive for full details.

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Bridewell B

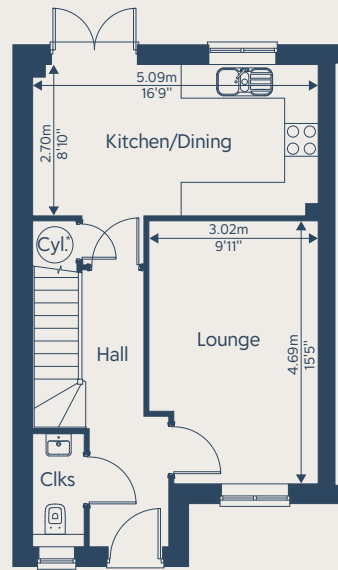
3 bedroom semi-detached home



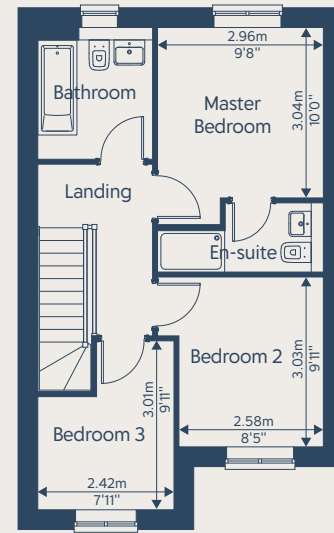
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home – 880 sq ft



Ground Floor



First 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.

*Location of ASHP cylinder for plots 41, 48, 49, 58, 59 and 83.

Please speak to the Sales Executive for full details.

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Rivington B

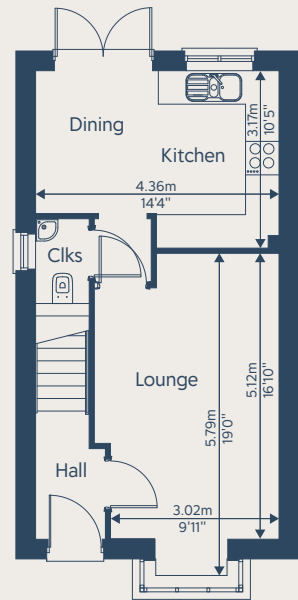
2 bedroom semi-detached and mews homes



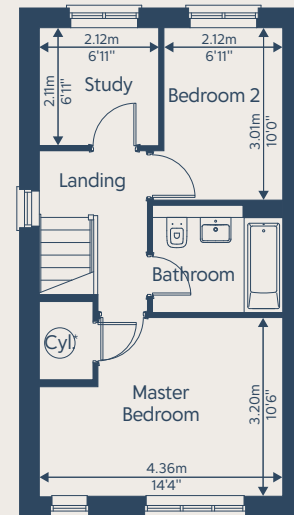
Computer generated image of the Rivington B

Rivington B

2 bedroom semi-detached and mews homes – 797 sq ft



Ground Floor



First 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.

Gable end windows dependent on the orientation of the property.

No pediment over master bedroom window in mid mews properties.

*Location of ASHP cylinder for plots 114, 115, 116 and 117.

Please speak to the Sales Executive for full details.

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Ordsall B

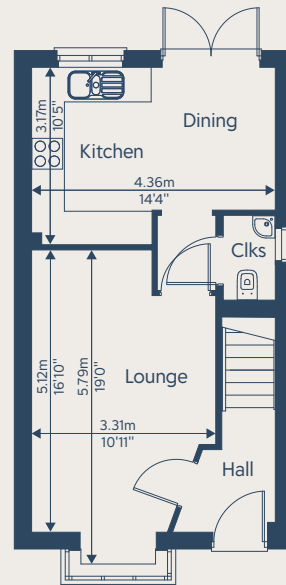
2 bedroom semi-detached and mews homes



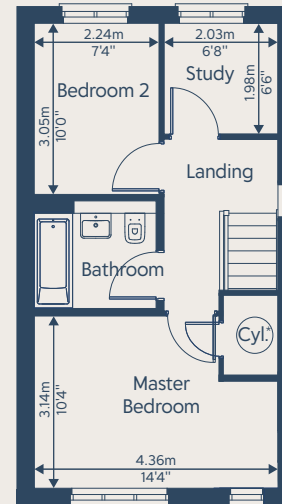
Computer generated image of the Ordsall B

Ordsall B

2 bedroom semi-detached and mews homes – 797 sq ft



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75 mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. Gable end windows dependent on the orientation of the property. No pediment over master bedroom window in mid mews properties.

*Location of ASHP cylinder for plots 67, 68 and 69.
Please speak to the Sales Executive for full details.

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Specification

Waddicar Rise

All the homes at **Waddicar Rise** 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.

Please note the following items are not included in the specification:

- Carpets
- Rear turf
- Wardrobes
- Integrated dishwasher
- Integrated washing machine
- Outside tap
- Outside light
- Door bell

This is not a definitive list, please speak to the Sales Executive in regards to a full list of upgrade options or if you have any queries in regards to the standard specification.

KITCHENS

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Stainless steel splashback	•	•	•	•	•
Electrolux stainless steel double fan oven	•	•	•	•	•
Electrolux stainless steel 4 ring gas hob (to plots 1 – 40, 100 – 111, 125 – 142, 144, 145)	•	•	•	•	•
Ceramic hob (to plots 41 – 99, 112 – 124, 143, 146)	•	•	•	•	•
Electrolux stainless steel chimney hood or stainless steel island hood	•	•	•	•	•
Electrolux integrated fridge freezer	•	•	•	•	•
Polished chrome ceiling downlights	•	•	•	•	•

GAS FIRED HEATING

TO PLOTS: 1 – 40 / 100 – 111 / 125 – 142 / 144 / 145

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	•	•	•	•	•
In roof PV panels	•	•	•	•	•

AIR SOURCE HEAT PUMP (ASHP)

TO PLOTS: 41 – 99 / 112 – 124 / 143 / 146

Heating and water is provided by an electric air source heat pump (ASHP). Cylinder located in store cupboard. Please refer to Sales Executive for location.	•	•	•	•	•
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Warranty & Sustainability

A 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 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.
- Waste management system implemented during construction to reduce waste produced and promote recycling materials where possible.



INTERNAL FIXTURES & FITTINGS

2 bedroom semi-detached/
mews homes
3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom detached homes
5 bedroom detached homes

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Contemporary style 2 panel satinwood internal doors	•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•
Chrome effect switches throughout	•	•	•	•	•
Chrome effect sockets throughout	•	•	•	•	•
TV sockets to the lounge and master bedroom	•	•	•	•	•
Phone socket fitted to the lounge	•	•	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•	•	•

EXTERNAL

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Electric vehicle charging point will be provided	•	•	•	•	•
1.8m timber boundary and divisional fencing	•	•	•	•	•
Paved areas are in a buff riven flag	•	•	•	•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout	•	•	•	•	•

Please note room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.
045 SEPT 25

BATHROOM & EN-SUITES

2 bedroom semi-detached/
mews homes
3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom detached homes
5 bedroom detached homes

	2 bedroom semi-detached/ mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Back to wall sanitaryware	•	•	•	•	•
Hansgrohe Coolstart taps to hand basins	•	•	•	•	•
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (with exception of Charleston B and Bressingham B)			•	•	•
Hansgrohe bath filler to Charleston B, Bressingham B, Bridewell B, Rivington B and Ordsall B	•	•	•		
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	•	•	•	•	•
White heated towel rail	•	•	•	•	•



Upgrade your home

Rowland offer an extensive range of extras which can accommodate various preferences – creating individuality 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

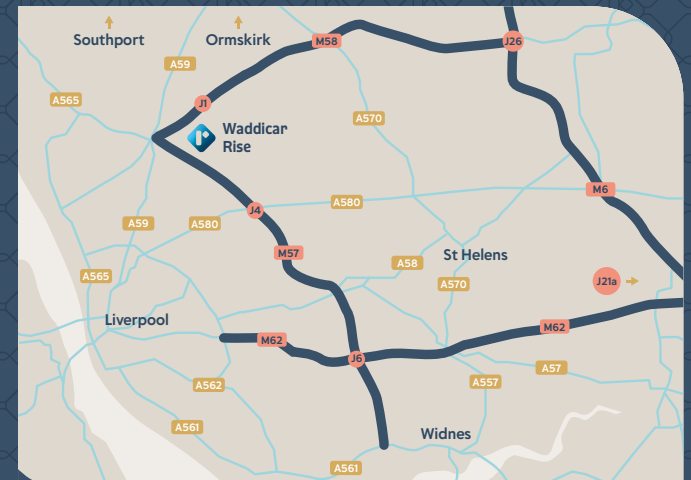
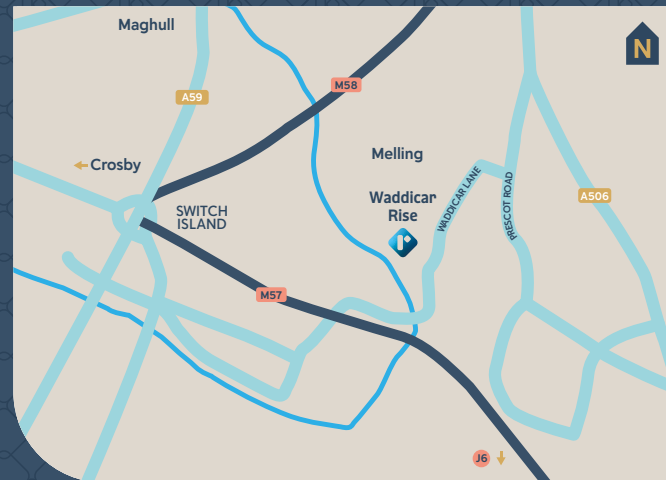
Waddicar Rise

Melling

Waddicar Rise, Chapel Lane
Melling, Liverpool L31 1ED

Sales Enquiries
Call 0151 203 9686
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