

Jubilee Gardens

Euxton




Rowland
Feel at home



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, whilst also creating a flourishing community at Jubilee Gardens. Developing a sustainable environment will allow everyone the space, freedom, privacy and comfort of their own home and make Jubilee Gardens a special place to live now and for future generations.

Feel at home

Ash View, Garstang completed 2021





Welcome to Jubilee Gardens

Jubilee Gardens comprises a wide choice of imposing 3, 4 & 5 bedroom family homes, offering the perfect layout for everyone in a beautiful surrounding.

The spacious and impressive development, embraces a public open space, as well as a pond that has been created to encourage local wildlife and flora. In addition, the overall layout has been designed to ensure that there is greenery and privacy for all residents; this is further enhanced by the presence of plenty of trees, shrubs and borders, which add to the sense of a well-established community that has grown up over time.

Jubilee Gardens

Euxton

The delightful Lancashire village of Euxton has a heritage to be proud of; Romans marched through here along Old Watling Street, King Edward I granted the hamlet a market charter in 1301, and King Charles II lodged here in 1651. These days, Euxton is a thriving village and is made up of small, friendly communities.



Surrounded by countryside, yet close to local towns, Euxton is also near to excellent local transport links, including the M6, connecting to The Lake District, Blackpool, Liverpool and The Midlands - and the M61, for Manchester, Leeds and beyond. Euxton also has rail links to Liverpool, Preston, Chorley and Manchester.

There are no less than three Primary schools in the village, with an excellent choice of Secondary schools in Chorley and Leyland - whilst both Preston and Lancaster each have excellent Further Education colleges and universities. Together, nearby Preston, Leyland and

Chorley offer an impressive choice of supermarkets and stores, as well as independent shops, regular markets, plus a wide range of restaurants, bars and entertainment venues.

For days out, Southport, Blackpool and the Lancashire coast are within easy reach and to the east, the rising moors of the Pennines offer plenty of opportunity for exploration by car, bicycle and on foot. A little to the north is the delightful Forest of Bowland, a peaceful and self-contained rural landscape of stone-built villages, woodlands and high hills leading eastwards towards the Yorkshire Dales.



Offering a wide choice of high quality family homes

Each style of property is individual and unique, incorporating architectural, decorative and brickwork features that give homes a bespoke signature rich in heritage and local character. Garden areas are accessible via French doors blending indoor and outdoor living areas during the warmer months.

With attention to detail, Rowland has ensured that property interiors demonstrate the latest trends in modern, contemporary design, whilst airy and light open-plan environments ensure that living areas make maximum use of space to create a truly welcome family environment.

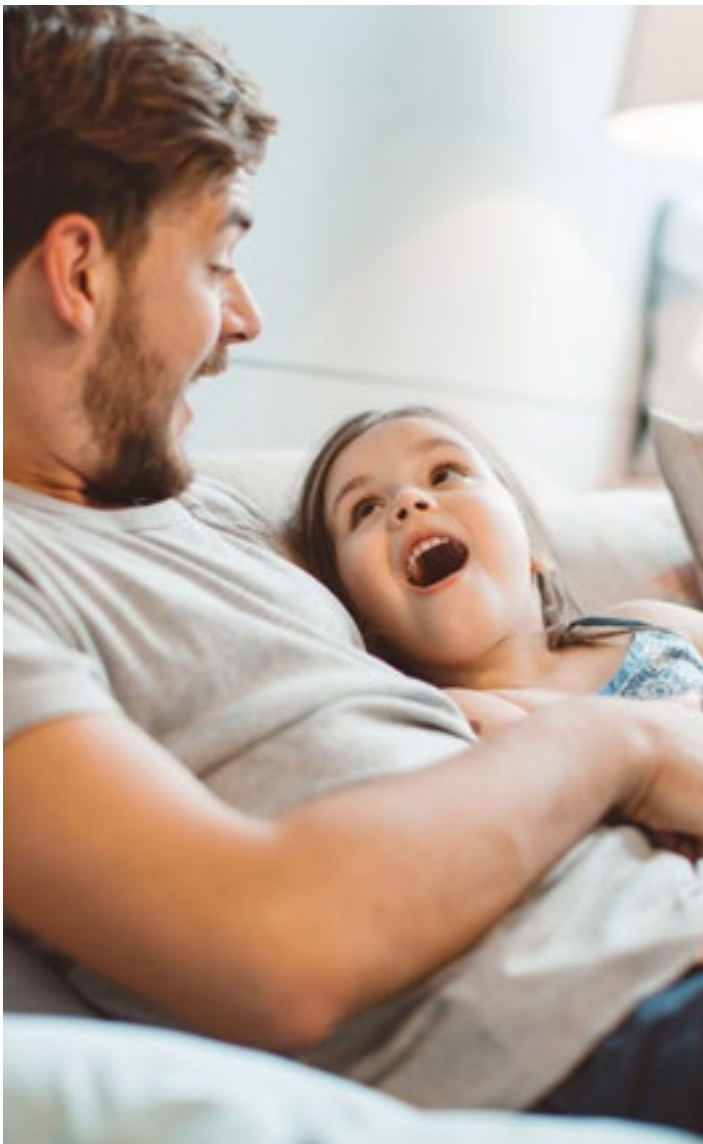
Bathroom and kitchens benefit from the latest designer appliances, fixtures and fittings, whilst entertaining, dining and kitchen areas have been designed to flow from one space to the next for relaxed, easy-going family living.



SPACIOUS INTERIOR LAYOUTS

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

Jubilee Gardens Site Plan



- ◆ **Wallingford**
5 bedroom detached home with double detached garage.
Plot 103.
- ◆ **Regency II**
5 bedroom detached home with double garage.
Plots 28/52/55/58/59/99/102/104/116/137/139.
Regency B
Plots 29/30/42/64/67.
- ◆ **Colshaw B**
4 bedroom detached home with garage.
Plots 66/69/79.
- ◆ **Kingswood**
5 bedroom detached home with double garage.
Plots 108/136.
Kingswood B
Plot 41.
- ◆ **Arley**
4 bedroom detached home.
Plots 1/54/100/101/105/117/124/126.
- ◆ **Tabley**
4 bedroom detached home.
Plots 2/5/25/51/96/107/138/145.
- ◆ **Reynold**
4 bedroom detached home with detached garage.
Plots 3/26/109/127.
Reynold B
Plots 9/10/40.
- ◆ **Bonham B**
4 bedroom detached home with detached garage.
Plot 43.
- ◆ **Belgrave**
4 bedroom detached home with garage.
Plots 6/53/144/146.
Belgrave B
Plot 62.
- ◆ **Hatton**
4 bedroom detached home with garage.
Plots 60/97/123/142/148.
Hatton B
Plots 31/45/63.
- ◆ **Brantwood II**
4 bedroom detached home with detached garage.
Plots 27/50/57/122/141/149.
Brantwood B
Plots 20/24/38/65/70.
- ◆ **Bonington**
4 bedroom detached home with detached garage.
Plots 56/94/98/128/140.
Bonington B
Plots 16/19/39/80.
- ◆ **Bowes**
4 bedroom detached home with garage.
Plots 4/95/106/125/135/143/147.
Bowes B
Plots 7/8/12/15/44/61/68/77/78.
- ◆ **Holbrook B**
4 bedroom detached home with garage.
Plot 18.
- ◆ **Bressingham B**
3 bedroom detached home.
Plots 13/17/23.
- ◆ **Adlington B**
3 bedroom detached home.
Plots 11/14/21/22.
- ◆ **Affordable Housing**
Plots 32-37/46-49/71-76/81-93/110-115/
118-121/129-134.

The location of affordable homes is indicative and may change.



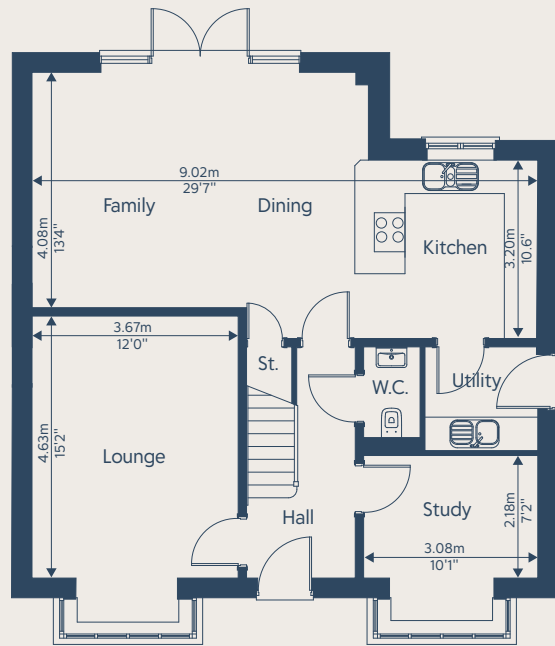
Please note the site plan is for marketing purposes only and must only be used for guidance, please refer to the Sales Executive for actual development plans.
Planning reference number: Chorley Council 21/00635/REMAJ.



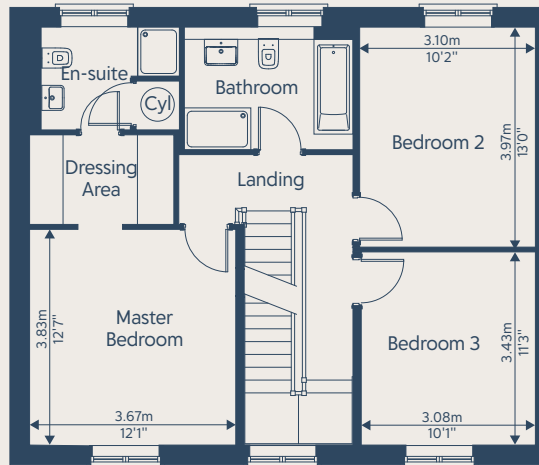
Computer generated image of the Wallingford

Wallingford

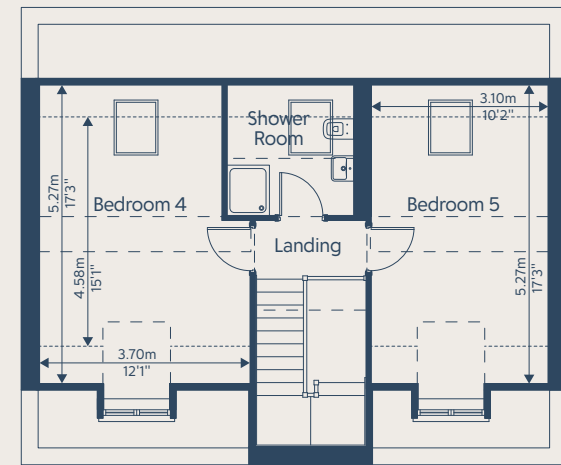
5 bedroom detached home with detached double garage



Ground Floor



First Floor



Second Floor

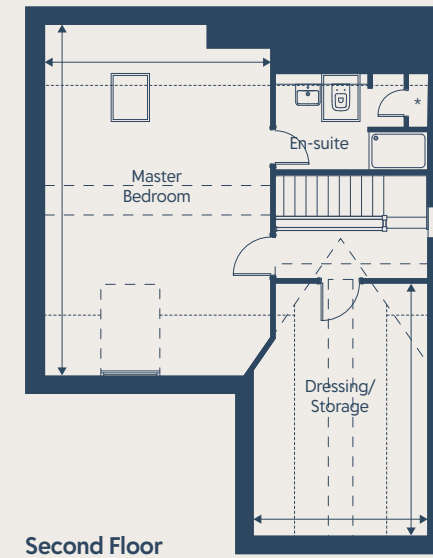
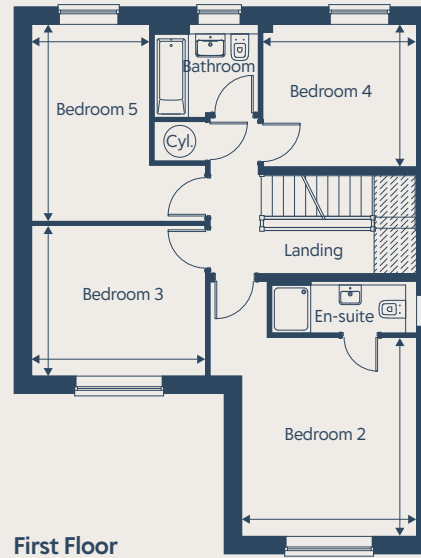
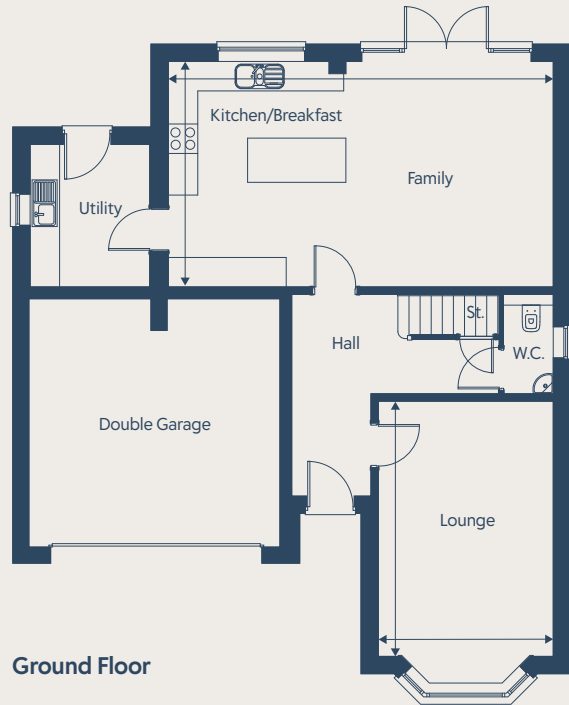
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Please speak to the Sales Executive for full details.



Computer generated image of the Regency B

Regency II

5 bedroom detached home with double garage



*Please note cupboard to be omitted on Regency B.

REGENCY II Plots 28, 52, 55, 58, 59, 99, 102, 104, 116, 137, 139

Kitchen Breakfast Family	7.80m x 4.56m	25'7" x 15'0"
Lounge	5.20m x 3.55m	17'1" x 11'8"
Bedroom 2	4.04m x 3.55m	13'3" x 11'8"
Bedroom 3	3.49m x 3.02m	11'6" x 9'11"
Bedroom 4	3.08m x 2.76m	10'1" x 9'1"
Bedroom 5	3.88m x 2.36m	12'9" x 7'9"
Master Bedroom	7.05m x 4.60m	23'1" x 15'1"
Dressing/Storage	5.15m x 3.55m	16'11" x 11'8"

REGENCY B Plots 29, 30, 42, 64, 67

Kitchen Breakfast Family	7.82m x 4.58m	25'8" x 15'0"
Lounge	5.18m x 3.55m	17'0" x 11'8"
Bedroom 2	4.04m x 3.55m	13'3" x 11'8"
Bedroom 3	3.53m x 3.05m	11'7" x 10'0"
Bedroom 4	3.12m x 2.89m	10'3" x 9'6"
Bedroom 5	4.00m x 2.39m	13'2" x 7'10"
Master Bedroom	7.15m x 4.60m	23'5" x 15'1"
Dressing/Storage	5.15m x 3.55m	16'11" x 11'8"

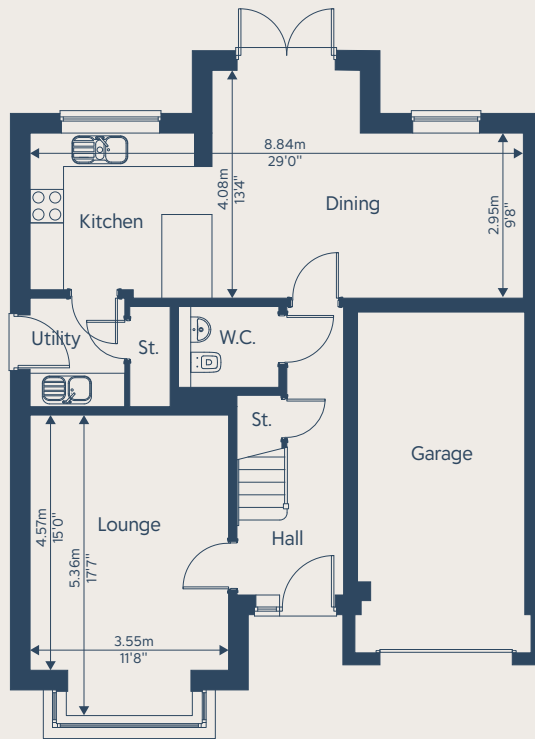


Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. // Indicates bulkhead ceiling. Please speak to the Sales Executive for full details.

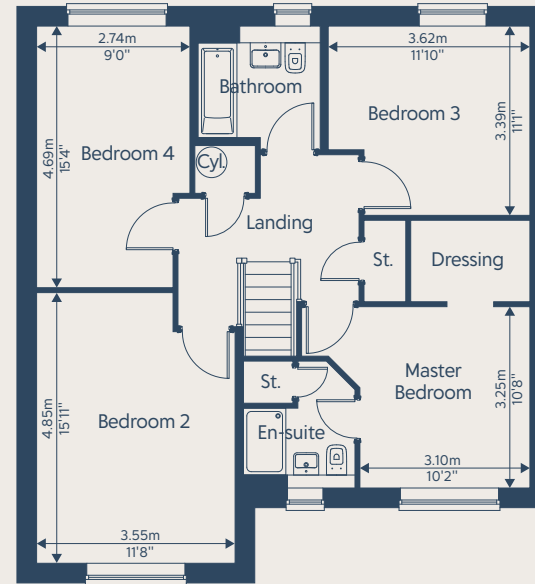


Colshaw B

4 bedroom detached home with garage



Ground Floor



First Floor

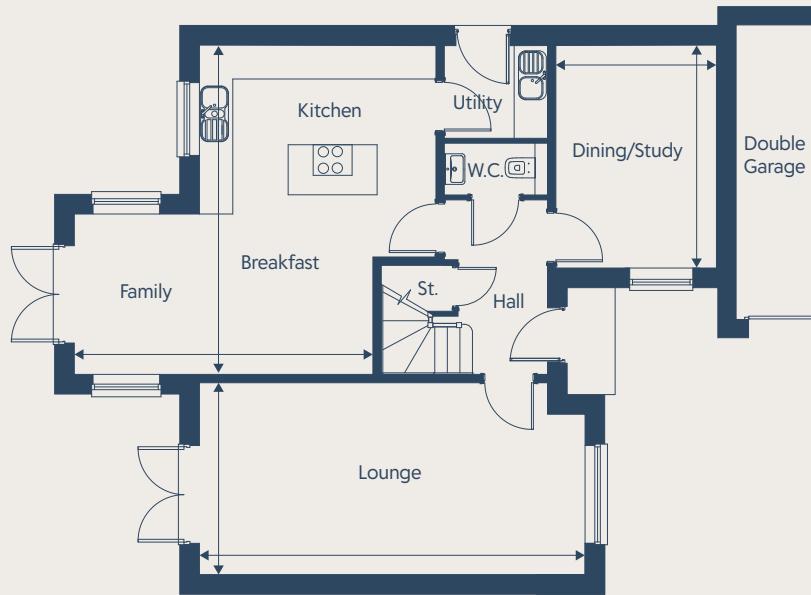
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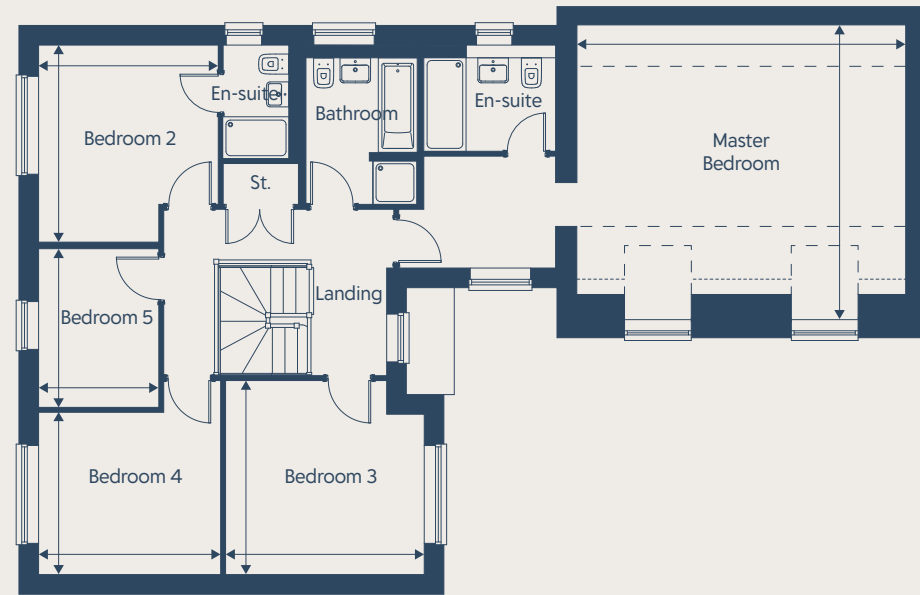
Computer generated image of the Kingswood B

Kingswood

5 bedroom detached home with double garage



Ground Floor



First Floor

KINGSWOOD Plots 108, 136

Kitchen Breakfast Family	5.90m x 5.35m	19'4" x 17'6"
Lounge	6.90m x 3.42m	22'8" x 11'2"
Dining/Study	4.03m x 2.86m	13'2" x 9'5"
Master Bedroom	5.88m x 5.24m	19'3" x 17'2"
Bedroom 2	3.51m x 3.18m	11'6" x 10'5"
Bedroom 3	3.50m x 3.45m	11'6" x 11'4"
Bedroom 4	3.27m x 2.88m	10'9" x 9'5"
Bedroom 5	2.81m x 2.13m	9'3" x 7'0"

KINGSWOOD B Plot 41

Kitchen Breakfast Family	5.91m x 5.36m	19'5" x 17'7"
Lounge	6.92m x 3.44m	22'9" x 11'3"
Dining/Study	3.99m x 2.88m	13'1" x 9'5"
Master Bedroom	5.91m x 5.24m	19'5" x 17'2"
Bedroom 2	3.54m x 3.22m	11'8" x 10'7"
Bedroom 3	3.53m x 3.48m	11'7" x 11'5"
Bedroom 4	3.28m x 2.91m	10'9" x 9'7"
Bedroom 5	2.85m x 2.15m	9'4" x 7'1"



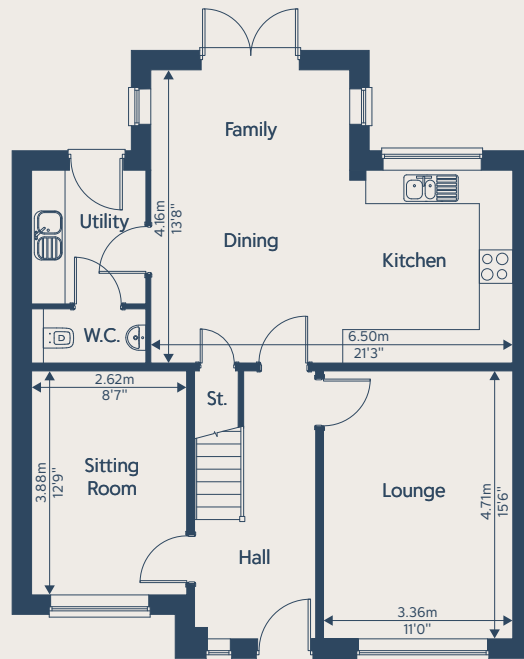
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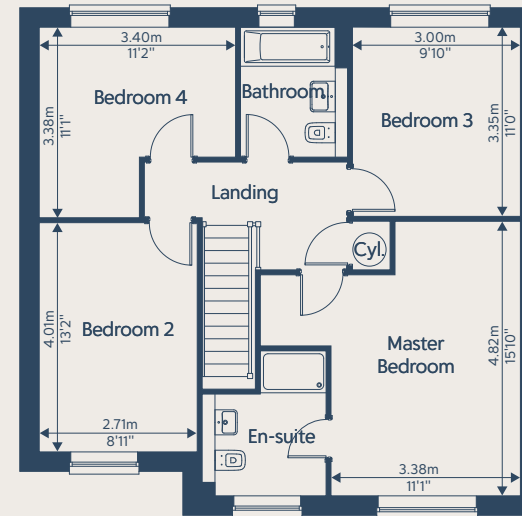
Computer generated image of the Arley

Arley

4 bedroom detached home



Ground Floor



First Floor

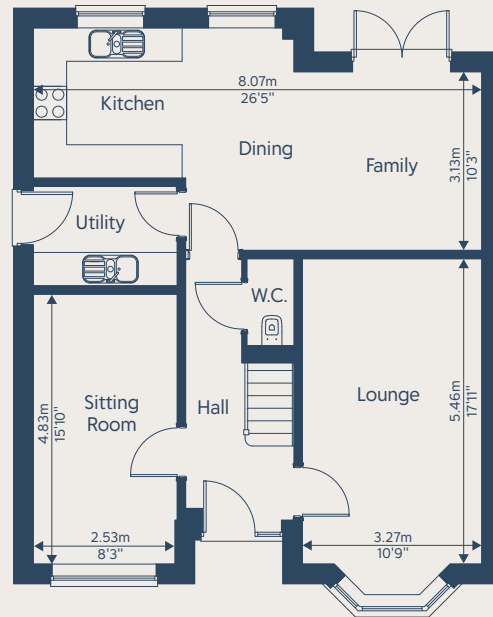
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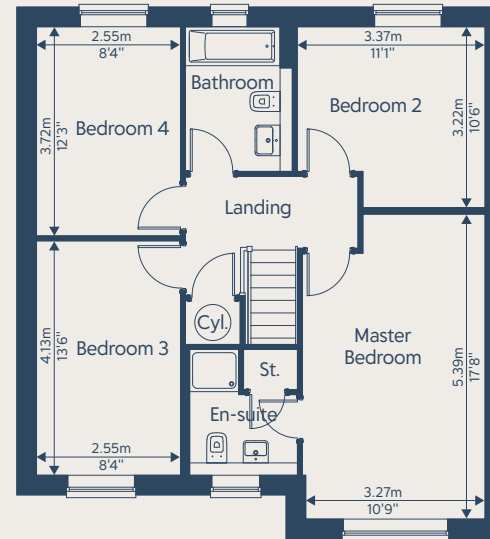
Computer generated image of the Tabley

Tabley

4 bedroom detached home



Ground Floor



First Floor

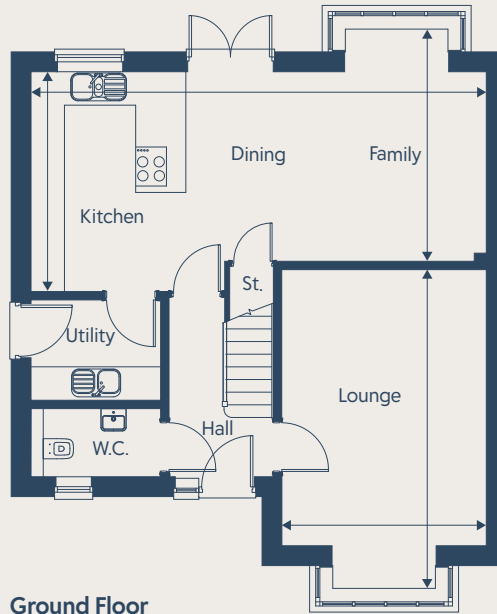
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Computer generated image of the Reynold B

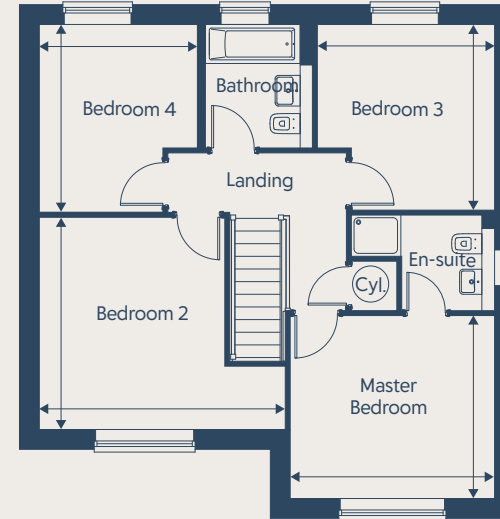
Reynold

4 bedroom detached home with detached garage



Ground Floor

Plot 3 has a side window



First Floor

REYNOLD Plots 3, 26, 109, 127

Kitchen Dining Family	8.22m x 3.87m	26'11" x 12'8"
Lounge	5.72m x 3.72m	18'9" x 12'2"
Master Bedroom	3.72m x 3.27m	12'2" x 10'9"
Bedroom 2	4.40m x 3.79m	14'5" x 12'5"
Bedroom 3	3.26m x 3.16m	10'8" x 10'4"
Bedroom 4	3.30m x 2.84m	10'10" x 9'4"

REYNOLD B Plots 9, 10, 40

Kitchen Dining Family	8.16m x 3.93m	26'9" x 12'11"
Lounge	5.73m x 3.66m	18'10" x 12'0"
Master Bedroom	3.66m x 3.27m	12'0" x 10'9"
Bedroom 2	4.40m x 3.80m	14'6" x 12'6"
Bedroom 3	3.32m x 3.17m	10'11" x 10'5"
Bedroom 4	3.36m x 2.88m	11'1" x 9'6"



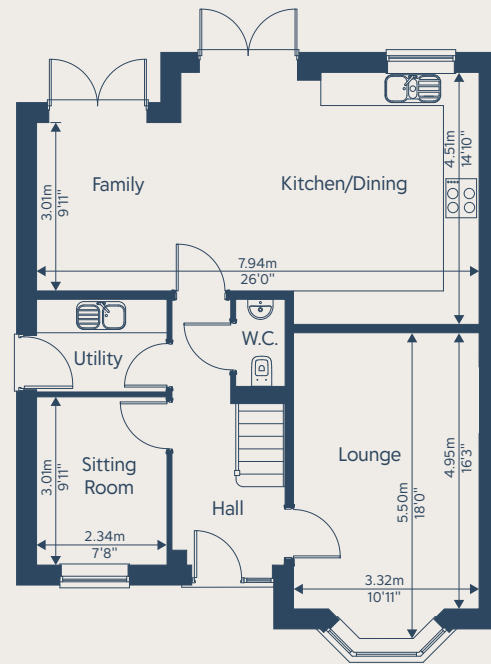
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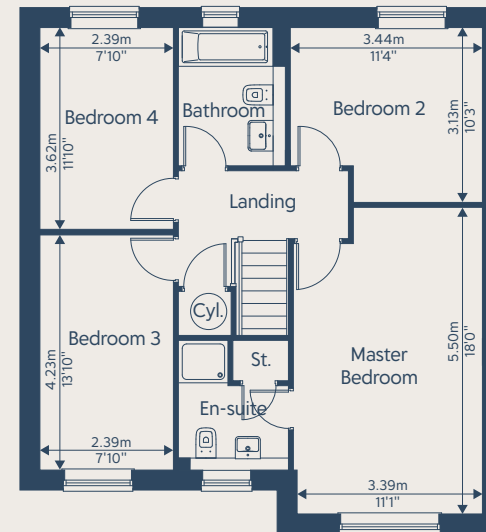
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage



Ground Floor



First Floor

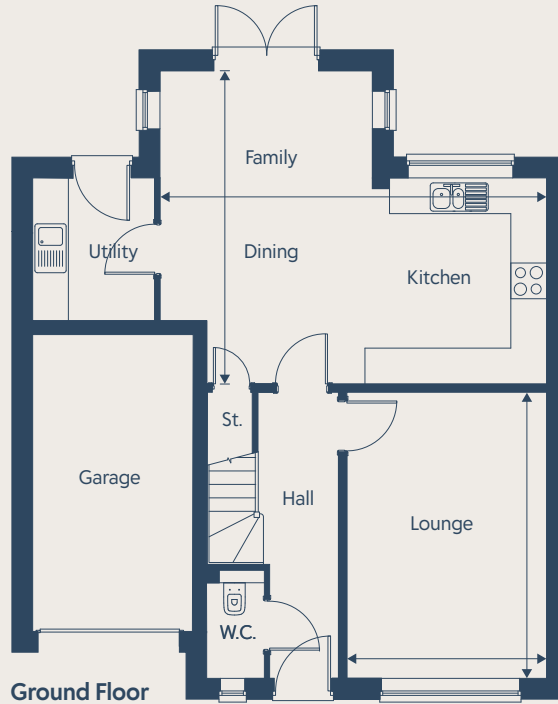
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Computer generated image of the Belgrave B

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

BELGRAVE Plots 6, 53, 144, 146

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 Plot 62

Kitchen Dining Family	6.48m x 5.25m	21'3" x 17'3"
Lounge	4.78m x 3.33m	15'8" x 10'11"
Master Bedroom	4.91m x 4.66m	16'1" x 15'4"
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	3.52m x 3.41m	11'7" x 11'2"



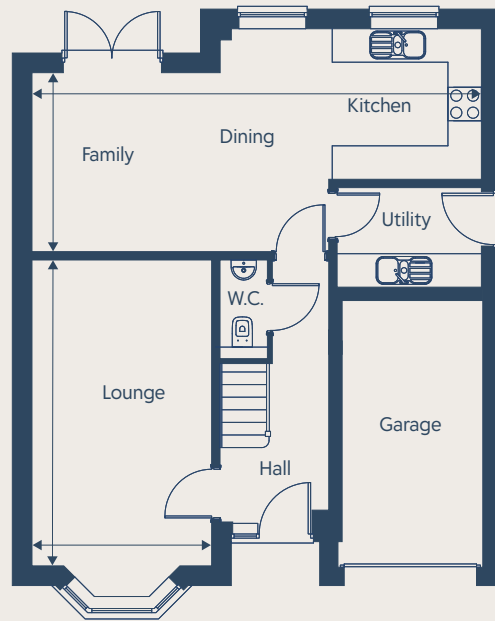
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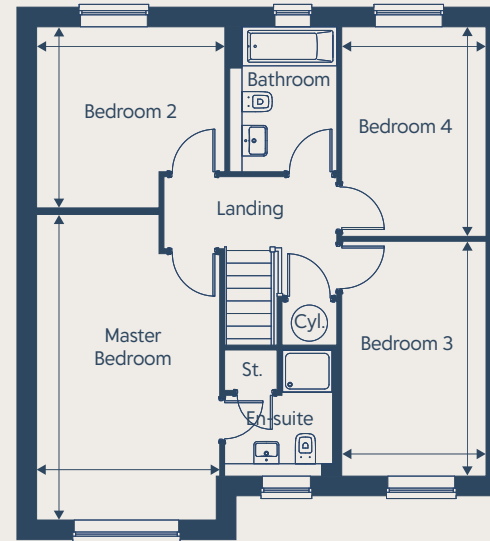
Computer generated image of the Hatton B

Hatton

4 bedroom detached home with garage



Ground Floor



First Floor

HATTON Plots 60, 97, 123, 142, 148

Kitchen Dining Family	8.07m x 3.13m	26'5" x 10'2"
Lounge	5.46m x 3.29m	17'9" x 10'9"
Master Bedroom	5.40m x 3.27m	17'8" x 10'7"
Bedroom 2	3.37m x 3.22m	11'0" x 10'6"
Bedroom 3	4.13m x 2.55m	13'5" x 8'4"
Bedroom 4	3.72m x 2.55m	12'2" x 8'4"

HATTON B Plots 31, 45, 63

Kitchen Dining Family	8.05m x 3.26m	26'3" x 10'8"
Lounge	5.54m x 3.27m	18'2" x 10'9"
Master Bedroom	5.47m x 3.32m	17'11" x 10'11"
Bedroom 2	3.37m x 3.25m	11'1" x 10'6"
Bedroom 3	4.20m x 2.63m	13'10" x 8'7"
Bedroom 4	3.80m x 2.63m	12'5" x 8'7"



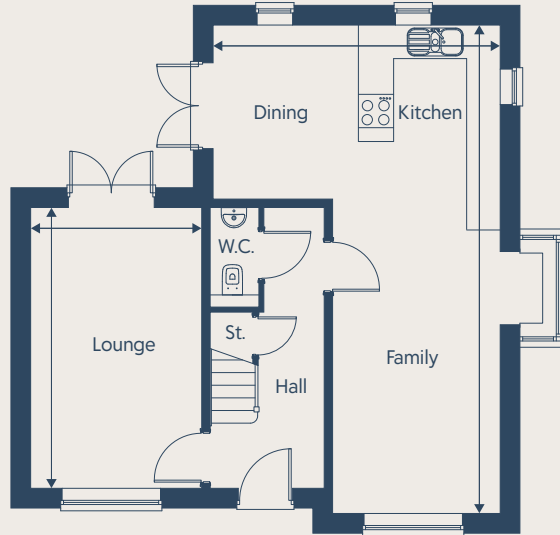
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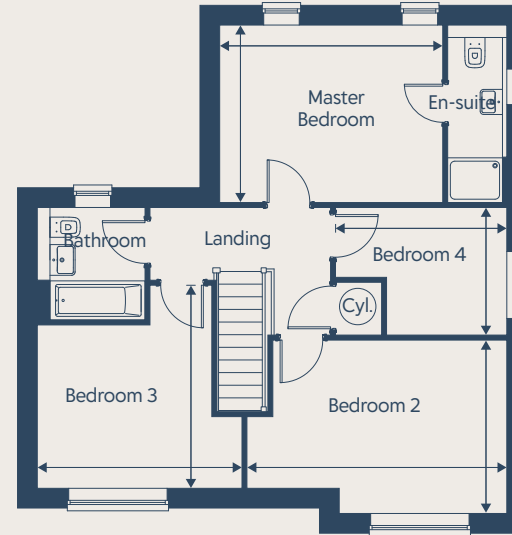
Computer generated image of the Brantwood B

Brantwood II

4 bedroom detached home with detached garage



Ground Floor



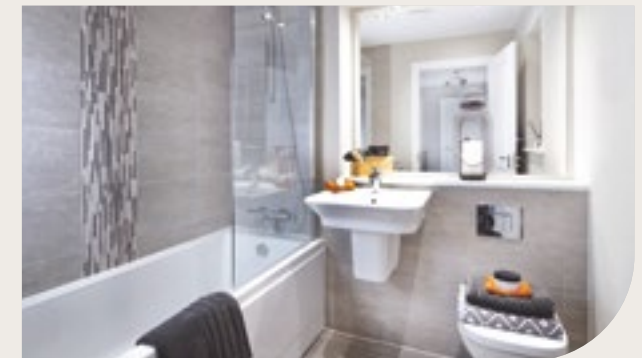
First Floor

BRANTWOOD II Plots 27, 50, 57, 122, 141, 149

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	14'11" x 10'0"
Bedroom 3	3.62m x 3.58m	11'11" x 11'9"
Bedroom 4	2.97m x 2.21m	9'9" x 7'3"

BRANTWOOD B Plots 20, 24, 38, 65, 70

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 3.16m	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 11'9"
Bedroom 4	3.05m x 2.28m	10'0" x 7'6"



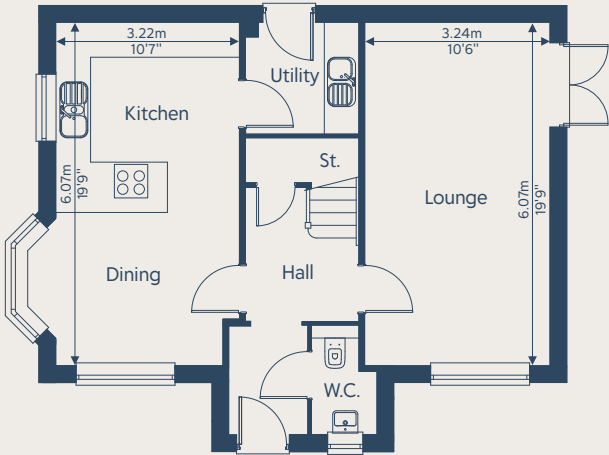
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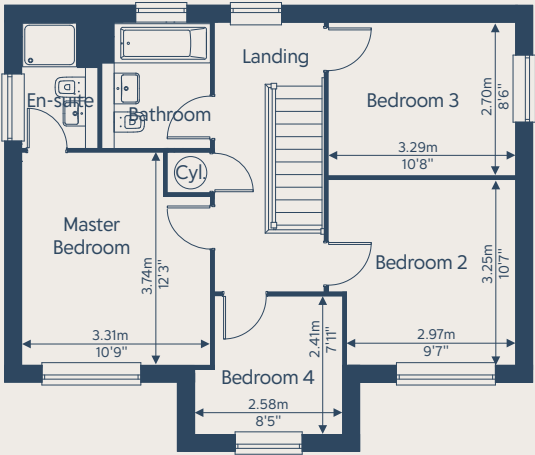
Computer generated image of the Bonington

Bonington

4 bedroom detached home with detached garage (Plots 56, 94, 98, 128, 140)



Ground Floor



First Floor

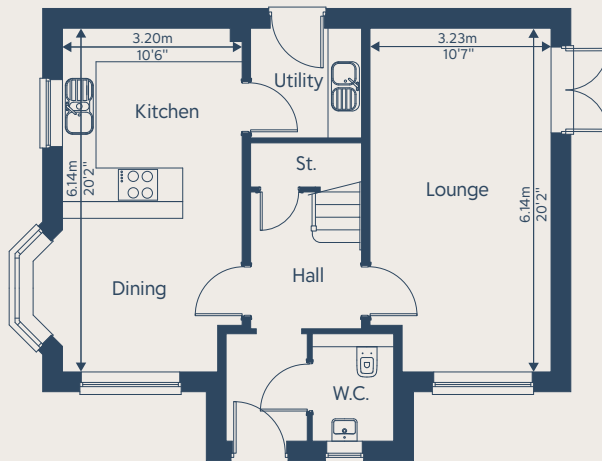
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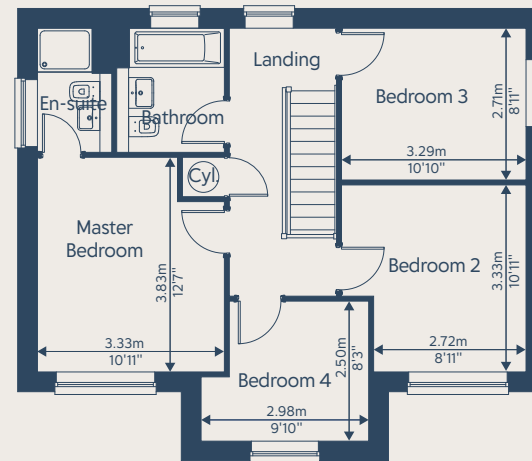
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with detached garage (Plots 16, 19, 39, 80)



Ground Floor



First Floor

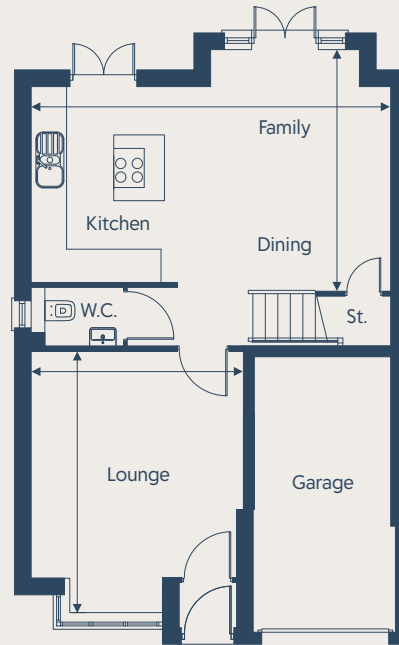
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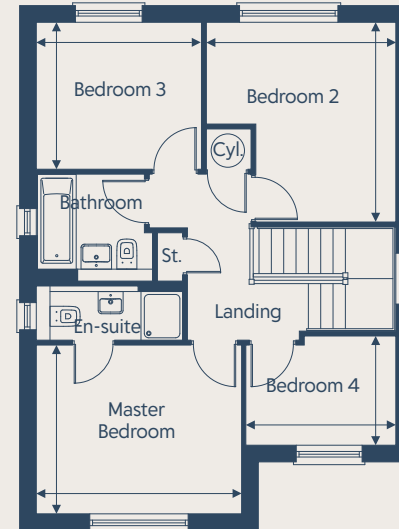
Computer generated image of the Bowes B

Bowes

4 bedroom detached home with garage



Ground Floor



First Floor

BOWES Plots 4, 95, 106, 125, 135, 143, 147

Kitchen Dining Family	6.40m x 4.28m	21'0" x 14'0"
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 3.35m	11'7" x 11'0"
Bedroom 3	2.91m x 2.58m	9'7" x 8'5"
Bedroom 4	2.63m x 1.90m	8'8" x 6'3"

BOWES B Plots 7, 8, 12, 15, 44, 61, 68, 77, 78

Kitchen Dining Family	6.47m x 3.65m	21'3" x 12'0"
Lounge	4.75m x 3.74m	15'6" x 12'3"
Master Bedroom	3.66m x 3.05m	12'0" x 10'0"
Bedroom 2	3.55m x 3.44m	11'5" 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"



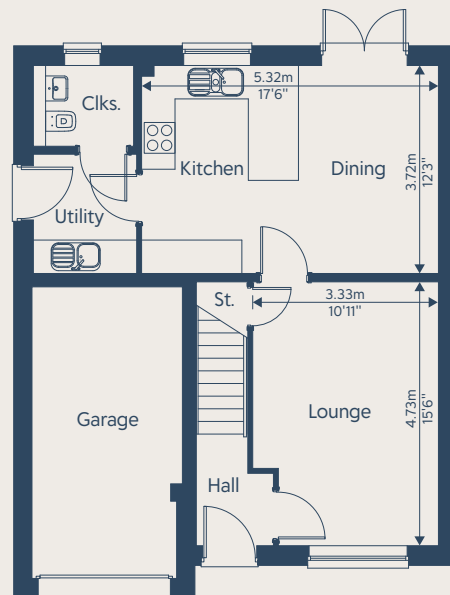
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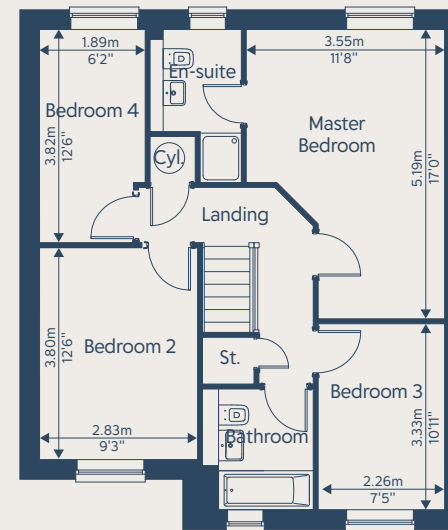
Computer generated image of the Holbrook B

Holbrook B

4 bedroom detached home with garage



Ground Floor



First Floor

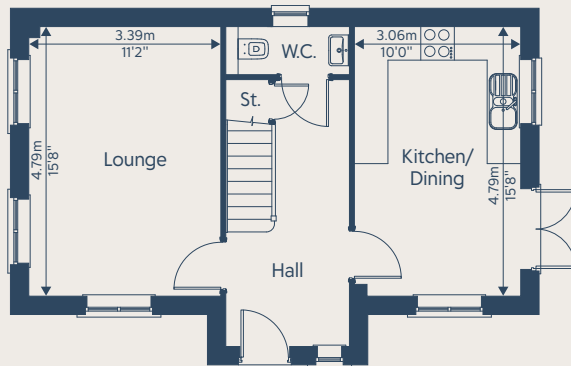
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



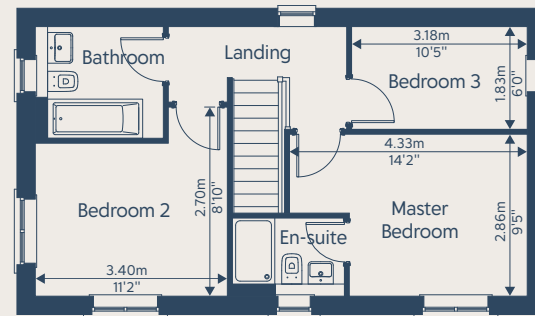
Computer generated image of the Bressingham B

Bressingham B

3 bedroom detached home



Ground Floor



First Floor

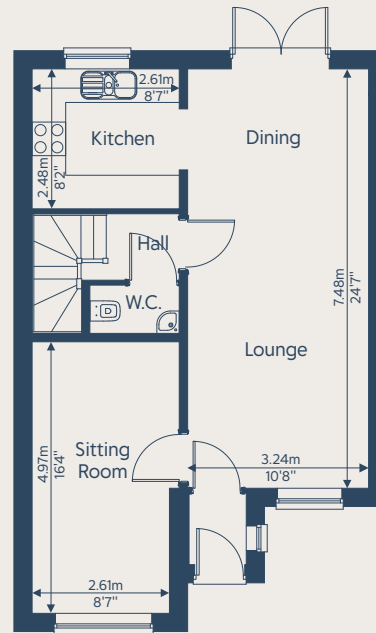
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



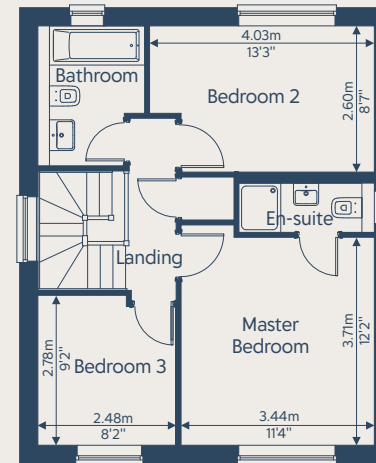
Computer generated image of the Adlington B

Adlington B

3 bedroom detached 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. Please speak to the Sales Executive for full details.

Specification

Jubilee Gardens

All the homes at **Jubilee Gardens** 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

	3 bedroom detached homes	4 bedroom detached homes	5 bedroom detached homes
Stainless steel splashback	•	•	•
Electrolux stainless steel double fan oven	•	•	•
Electrolux 4 ring gas hob (with the exception of Regency B & Kingswood B)	•	•	•
Electrolux ceramic hob to Regency B & Kingswood B (plots 29, 30, 41, 42, 64 & 67)			•
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 system, by use of either a system boiler and cylinder or combination boiler (house type dependent), the warmth is radiated through your home by radiators (with the exception of Regency B & Kingswood B).	•	•	•
Air source heat pump to Regency B & Kingswood B (plots 29, 30, 41, 42, 64 & 67)			•

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 your 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.



INTERNAL FIXTURES & FITTINGS

	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

In-roof PV panels with the exception of Regency B & Kingswood B	•	•	•
1.8m timber screen fencing provided with brick walls and lower level timber knee rail fencing to selected areas/boundaries	•	•	•
Paved areas are in a buff riven flag	•	•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout	•	•	•

BATHROOM & EN-SUITES

	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		•	•
Hansgrohe bath filler	•		
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 (with the exception of B house types)		•	•
White heated towel rail to B house types	•	•	•



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

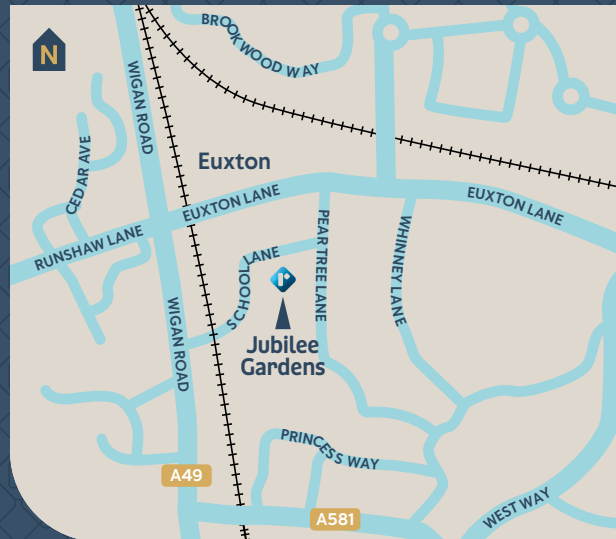
Jubilee Gardens Euxton

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rowland.co.uk

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