

Cuerden Place

Clayton-le-Woods




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

Feel at home





Welcome to Cuerden Place

Cuerden Place is a select development of quality two, three, four and five bedroom new homes, that sits in balance amidst this popular semi-rural community.

Rowland is committed to creating an aspirational and vibrant environment, that embraces the local heritage, as well as serving the local residents by providing a select and distinctive range of stylish new properties where everyone can feel at home.

Cuerden Place

Clayton-le-Woods

Clayton-le-Woods is a village that nestles between the historic Lancashire towns and villages of Leyland, Chorley and Bamber Bridge. With its origins dating back to the late 1500's, Clayton-le-Woods is a desirable location due to its close proximity to the natural beauty of Cuerden Valley Park and the immediate access to the North West motorway network.



Today 'modern' Clayton-le-Woods is the ideal place to live life in perfect balance. Nearby shops, supermarkets and schools exist in harmony with modern sports and leisure facilities that sit side by side with green fields, woodland, water parks and open spaces.

Life can be as busy or as peaceful as you choose. Families have a great choice of good local schools and colleges offering a variety of education options for all ages, that are all within easy reach on foot, or by car and public transport.

Outdoor lovers, dog walkers and cyclists are spoilt for choice with the ever-popular Cuerden Valley Park which sits adjacent to the heart of the village and is an ever-present

source of relaxation all year round. Golfers have the choice of several excellent courses at Shaw Hill and Leyland, which are just minutes away by car.

Convenience to the local road and motorway network cannot be overstressed. The M6, M61, M65 and A6 are all literally on the doorstep offering direct access to all the local villages and towns as well as connections to the major cities around the North West and beyond. Local public transport is regular and links well to countryside connections via nearby Chorley and Preston, offering a good variety of efficient transport options.



**STYLISH, ELEGANT
& SPACIOUS INTERIORS**

offer flexible accommodation
and the perfect environment
for relaxing and entertaining
with family and friends.

Perfectly designed to enjoy the good life

The new homes at Cuerden Place showcases a select choice of mews, semi-detached and detached properties ranging from two-five bedrooms. Designed to accentuate open spaces, natural features and contemporary aesthetics, Cuerden Place provides a desirable lifestyle within a peaceful and private community setting.

Much care and consideration has been given to creating an atmosphere of a mature community that has evolved over time. Properties are carefully designed, and built to include different external elevations of brick and render, individual rooflines and gables, distinctive windows and bays, ensuring that every home has its own personal style and stature.

With special 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.



Cuerden Place Site Plan

- ◆ **Kingswood B**
5 bedroom detached home with integral double garage. Plots 93/94.
- ◆ **Whitewell B**
4 bedroom detached home with integral garage. Plots 75/77/89/92/95.
- ◆ **Colshaw B**
4 bedroom detached home with integral garage. Plots 2/15/23/24/33/72/74/76/82/96.
- ◆ **Bonham B**
4 bedroom detached home with detached garage. Plots 21/25/81/91/97.
- ◆ **Belgrave B**
4 bedroom detached home with integral garage. Plots 8/29/36/71.
- ◆ **Renishaw B**
4 bedroom detached home with integral garage. Plots 5/14/26/34/56/79.
- ◆ **Bonington B**
4 bedroom detached home with detached garage. Plots 1/57/88.
- ◆ **Bowes B**
4 bedroom detached home with integral garage. Plots 6/9/16/22/30/35/55/69/73/83.
- ◆ **Heskin B**
3 bedroom detached home with integral garage. Plots 3/4/7/31/32/37/41/46/80.
- ◆ **Brookland B**
3 bedroom detached home with integral garage. Plots 10/13/68/78/90.
- ◆ **Bressingham B**
3 bedroom detached home. Plot 70.
- ◆ **Blackwell B**
3 bedroom semi-detached/mews home. Plots 40/42/58.
- ◆ **Oakwell B**
3 bedroom semi-detached/mews home. Plots 38/39/43/47/59.
- ◆ **Affordable Homes***
2 and 3 bedroom semi-detached/mews home.
Plots 11/12/17-20/27/28/44/45/48-54/60-67/84-87.

*The location of affordable homes is indicative and may be subject to change.



SHOW HOME & MARKETING SUITE



PROPOSED FOOTPATH & CYCLE LINK



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: 24/00421/FULMAJ
028 FEB 26

Kingswood B

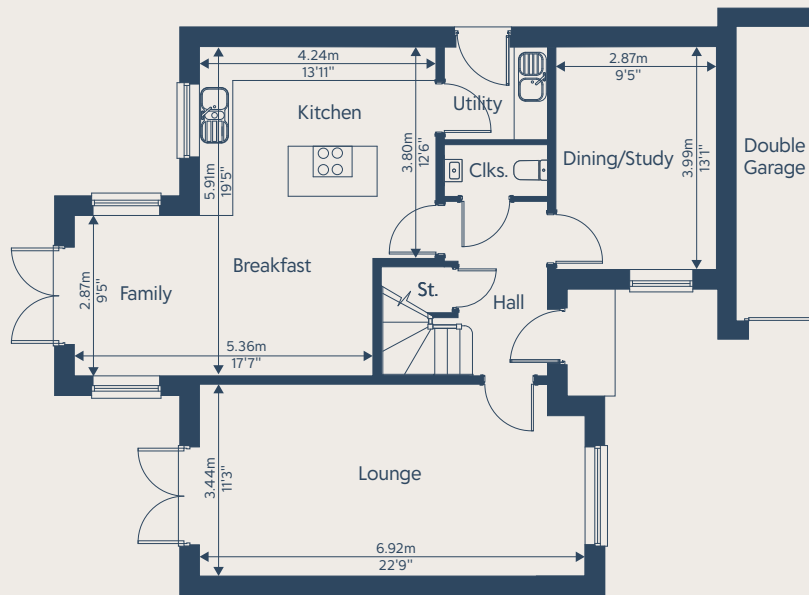
5 bedroom detached home with integral double garage



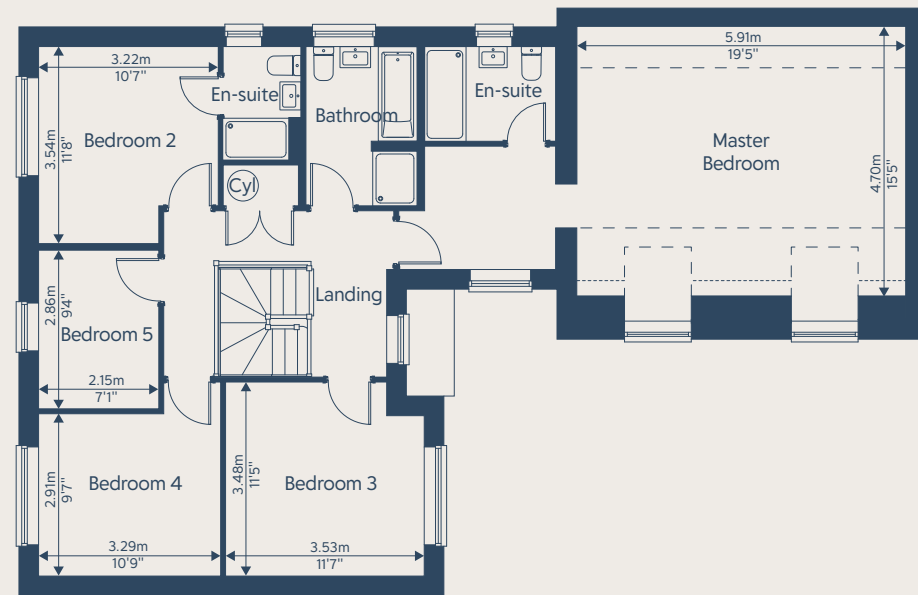
Computer generated image of the Kingswood B

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. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

Please speak to the Sales Executive for full details.

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Whitewell B

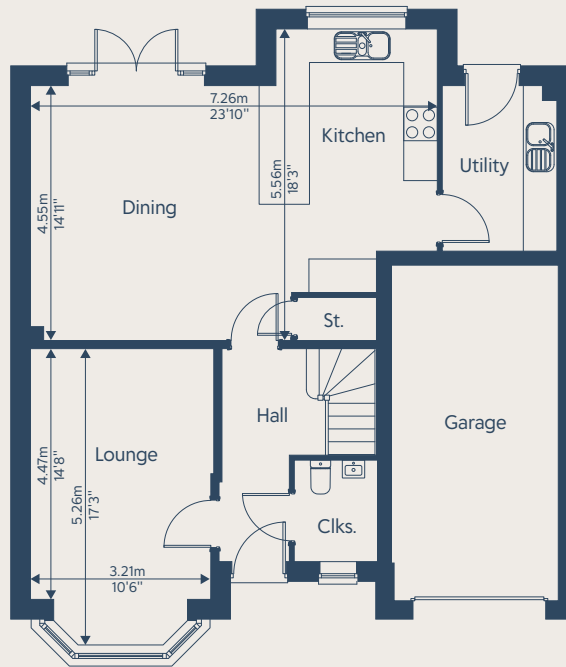
4 bedroom detached home with integral garage



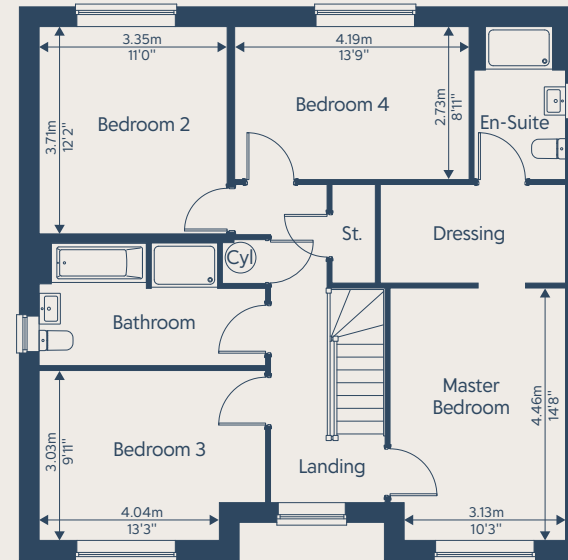
Computer generated image of the Whitewell B

Whitewell B

4 bedroom detached home with integral garage – 1644 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. Please speak to the Sales Executive for full details.

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Colshaw B

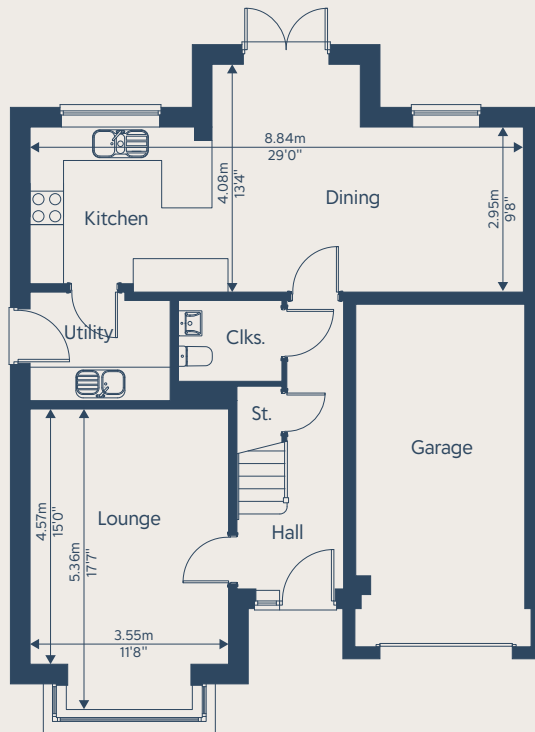
4 bedroom detached home with integral garage



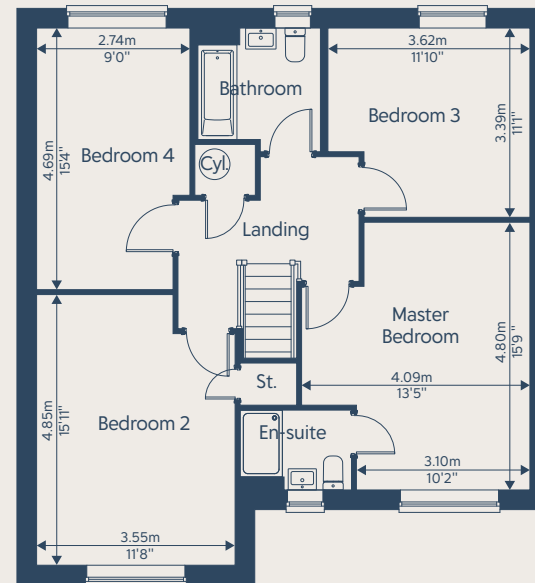
Computer generated image of the Colshaw B

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. Please speak to the Sales Executive for full details.

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Bonham B

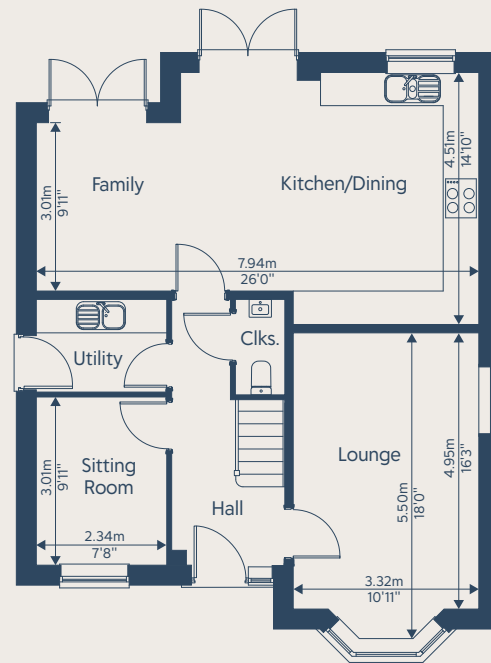
4 bedroom detached home with detached garage



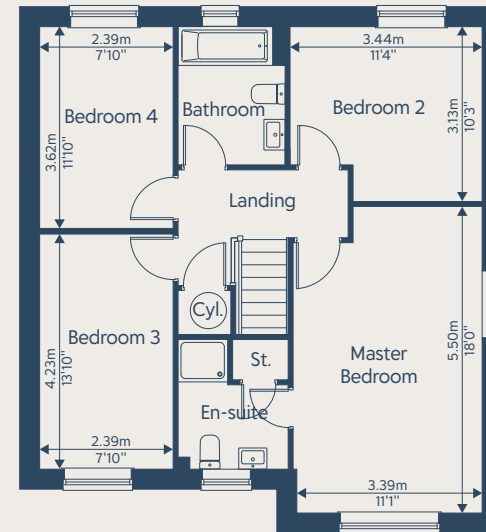
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage – 1473 sq ft



Ground Floor



First Floor

Note: Plot 21 will not have side windows in Lounge and Master Bedroom.
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.
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Belgrave B

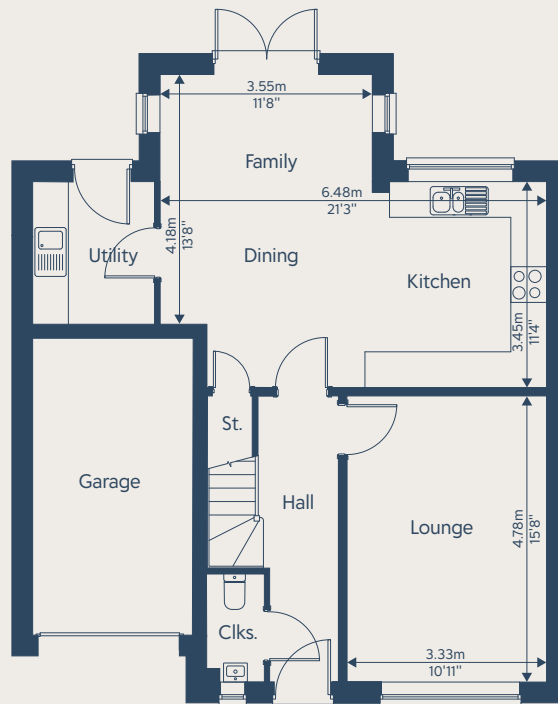
4 bedroom detached home with integral garage



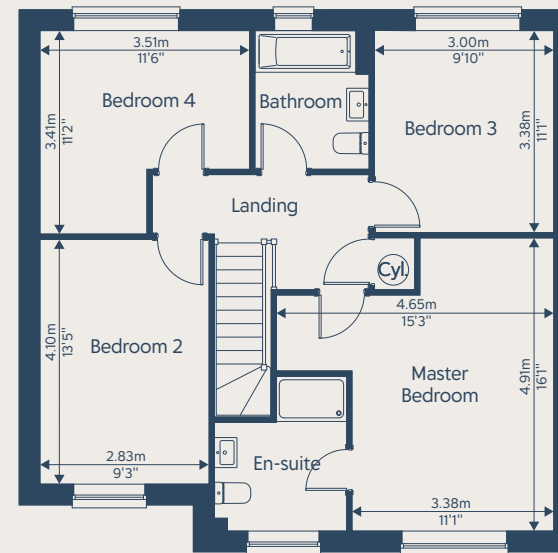
Computer generated image of the Belgrave B

Belgrave B

4 bedroom detached home with integral garage – 1410 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. Please speak to the Sales Executive for full details.

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Renishaw B

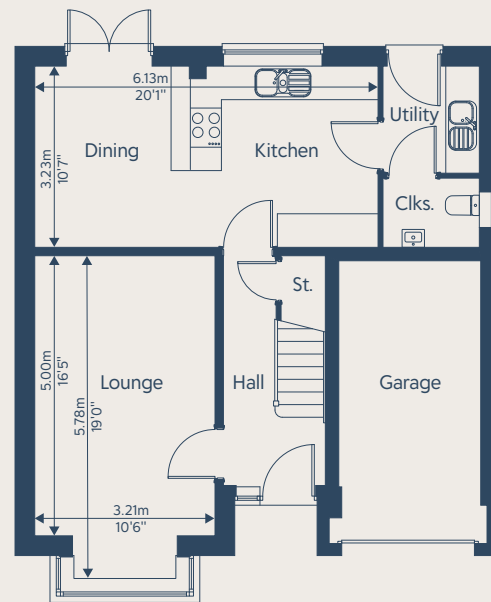
4 bedroom detached home with integral garage



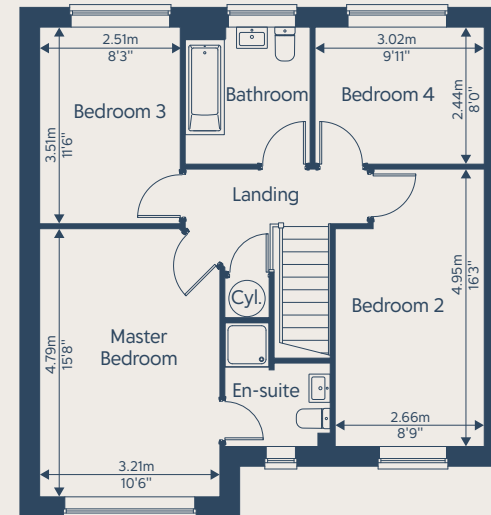
Computer generated image of the Renishaw B

Renishaw B

4 bedroom detached home with integral garage – 1231 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. Please speak to the Sales Executive for full details.

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Bonington B

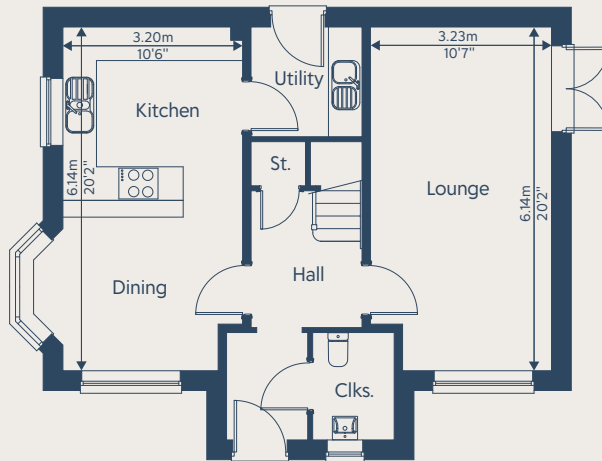
4 bedroom detached home with detached garage



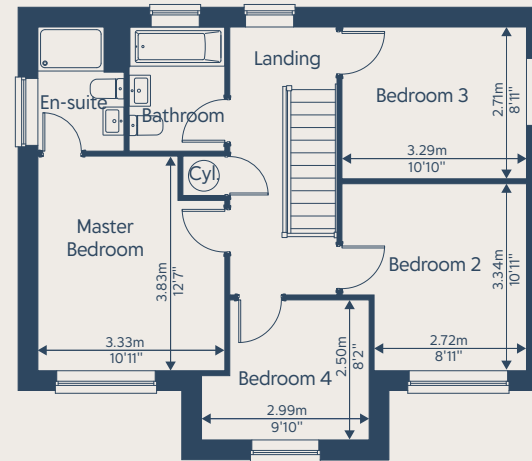
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with detached garage – 1241 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. Please speak to the Sales Executive for full details.

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Bowes B

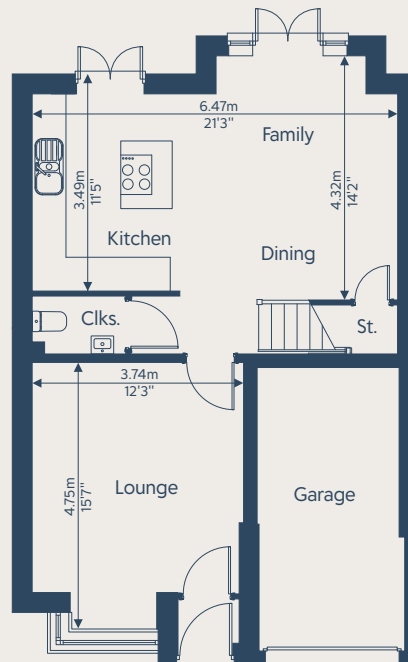
4 bedroom detached home with integral garage



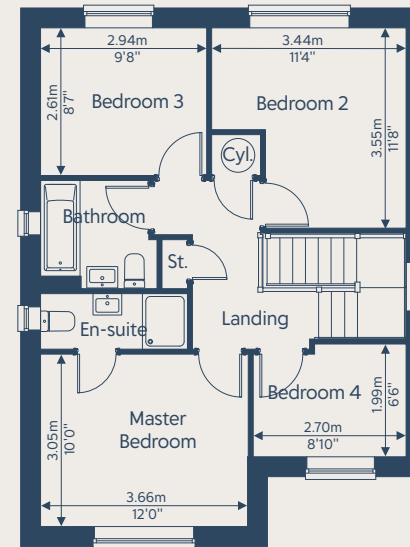
Computer generated image of the Bowes B

Bowes B

4 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. Gable end windows dependent upon the orientation of the property. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. **Please speak to the Sales Executive for full details.**

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Heskin B

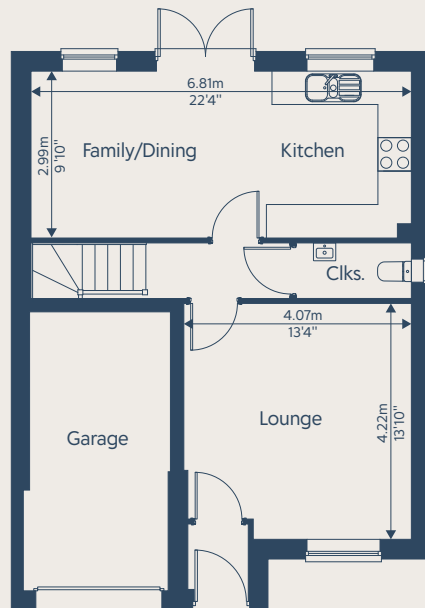
3 bedroom detached home with integral garage



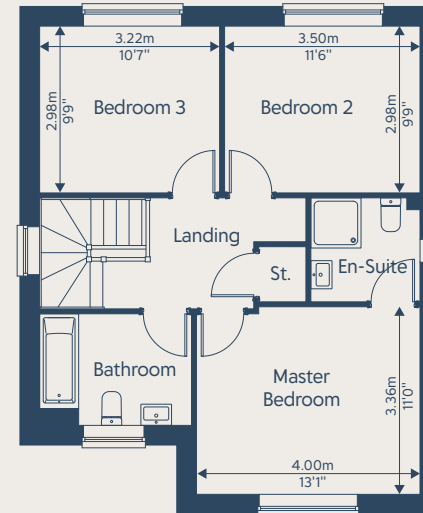
Computer generated image of the Heskin B

Heskin B

3 bedroom detached home with integral garage – 1075 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. Please speak to the Sales Executive for full details.

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Brookland B

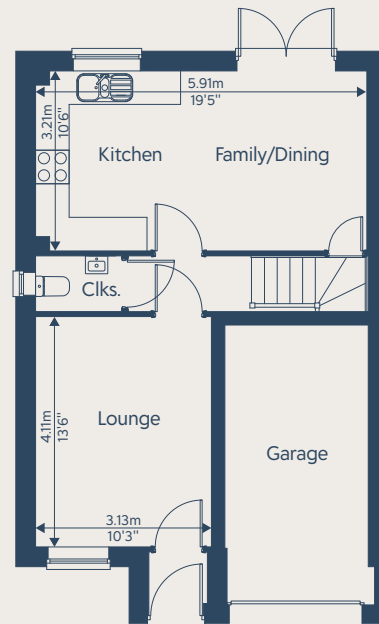
3 bedroom detached home with integral garage



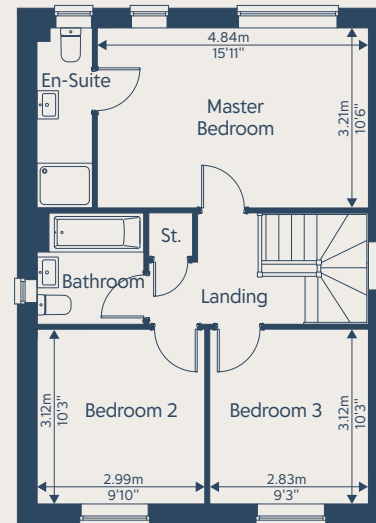
Computer generated image of the Brookland B

Brookland B

3 bedroom detached home with integral garage – 967 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. Please speak to the Sales Executive for full details.

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Bressingham B

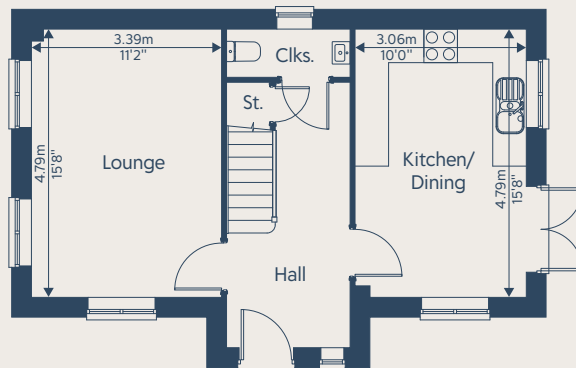
3 bedroom detached home



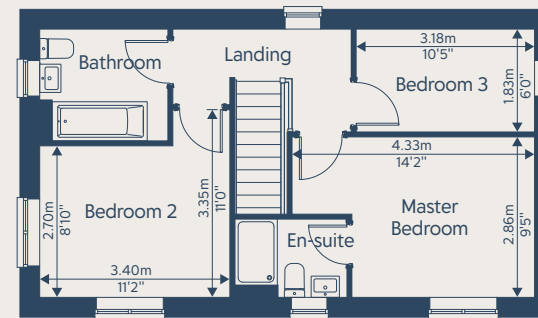
Computer generated image of the Bressingham B

Bressingham B

3 bedroom detached home – 932 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. Please speak to the Sales Executive for full details.

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Oakwell B

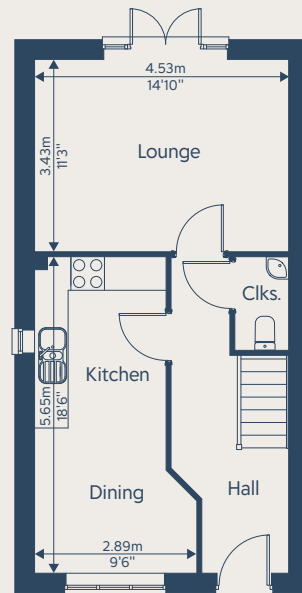
3 bedroom semi-detached/mews home



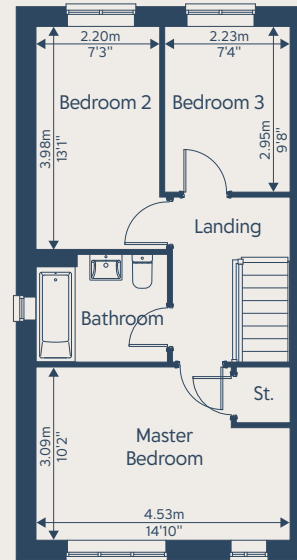
Computer generated image of the Oakwell B

Oakwell B

3 bedroom semi-detached/mews home – 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. Gable end windows dependent upon the orientation of the property. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. **Please speak to the Sales Executive for full details.**

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Blackwell B

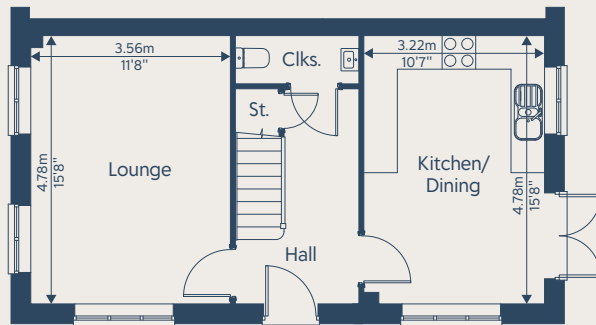
3 bedroom semi-detached/mews home



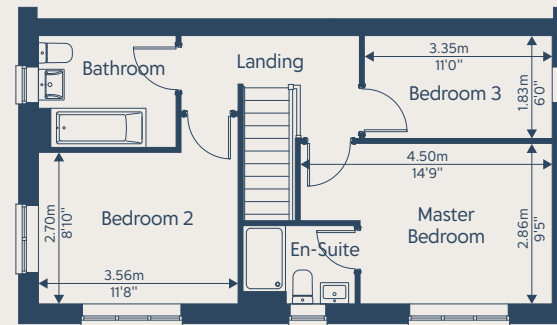
Computer generated image of the Blackwell B

Blackwell B

3 bedroom semi-detached/mews home – 945 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. Please speak to the Sales Executive for full details.

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Specification

Cuerden Place

All the homes at **Cuerden 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.

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

- Flooring
- Rear turf
- Rear divisional fencing
- 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 that can be purchased at an additional cost, or if you have any queries in regards to the standard specification.

3 bedroom semi-detached/
news homes
3 bedroom detached homes
4 bedroom detached homes
(Renishaw B, Bonington B & Bowes B)
4 bedroom detached homes (Whitewell B,
Colshaw B, Bonham B & Belgrave B)
5 bedroom detached homes

KITCHENS

Stainless steel splashback	•	•	•	•	•
Electrolux stainless steel double fan oven	•	•	•		
AEG stainless steel double fan oven				•	•
Electrolux stainless steel 4 ring gas hob	•				
Electrolux induction hob		•	•		
AEG induction hob				•	•
Electrolux stainless steel chimney hood or island hood (layout dependent)	•	•	•		
AEG stainless steel chimney hood or island hood (layout dependent)				•	•
Electrolux integrated fridge freezer	•	•	•	•	•
Chrome downlighting	•	•	•	•	•
Soft close hinges and drawers	•	•	•	•	•

HEATING & HOT WATER

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

ALL HOMES ON CUERDEN PLACE

- ARE BUILT USING TRADITIONAL BRICK AND BLOCK CONSTRUCTION METHODS •



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 & FINISHES

3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom detached homes
(Renishaw B, Bonington B & Bowes B)
4 bedroom detached homes (Whitewell B,
Colshaw B, Bonham B & Belgrave B)
5 bedroom detached homes

Contemporary vertical panel satinwood semi-solid internal doors	•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•
Chrome effect switches and sockets throughout the ground floor with white slimline to the first floor	•	•	•	•	•
TV sockets to the lounge, family area (where applicable) and master bedroom	•	•	•	•	•
High speed fibre broadband	•	•	•	•	•
Phone socket fitted to the lounge	•	•	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•	•	•

EXTERIOR FINISHES

1.8m high timber boundary fencing with 0.9m high post and rail 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	•	•	•	•	•

Please note room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.
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BATHROOM & EN-SUITES

3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom detached homes
(Renishaw B, Bonington B & Bowes B)
4 bedroom detached homes (Whitewell B,
Colshaw B, Bonham B & Belgrave B)
5 bedroom detached homes

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 (excluding the Oakwell B which includes the below shower over bath)	•	•			
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen			•	•	•
Hansgrohe thermostatic shower wall bar to all en-suites (where applicable)	•	•	•	•	•
A large selection of 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	•	•	•	•	•



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:

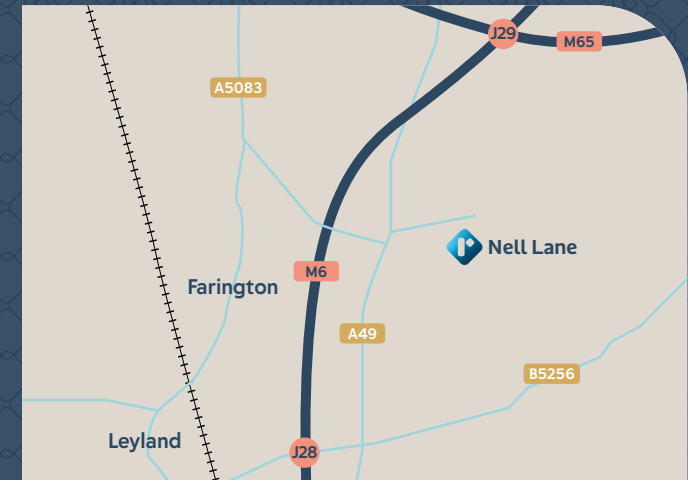
- Upgraded kitchen
- Tiling upgrades
- Carpets
- Additional lighting
- Additional sockets

Cuerden Place Clayton-le-Woods

Cuerden Place, Nell Lane
Clayton-le-Woods, Chorley PR25 5TB

Sales Enquiries
Call 01772 915481
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/// WHAT3WORDS - CLUSTERED.SHADOWED.FINEST



CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

NHBC

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