

Pavilion View

Farington




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.

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

Feel at home



Beautifully designed for modern everyday living

Pavilion View is an exclusive collection of three and four bedroom mews, semi-detached and detached homes. Thoughtfully designed to enhance open spaces, natural surroundings and contemporary architecture, Pavilion View offers an attractive lifestyle within a tranquil and private community.

Great care has been taken to create the feel of a well established neighbourhood that has naturally evolved over time. Each home is individually designed, featuring a variety of finishes, distinctive rooflines and gables, and unique windows and bays, ensuring every property has its own character and presence.

Inside, these high specification homes are designed with today's lifestyles in mind. Bright, open-plan layouts create flexible living spaces filled with natural light, while contemporary finishes and attention to detail deliver a welcoming, modern environment - perfect for relaxed family living and entertaining.



An aerial photograph of a large, green park area. A light-colored, winding path cuts through the grass and trees. The park is filled with various types of trees, including large deciduous trees and some smaller evergreens. In the background, a residential area with houses and buildings is visible under a blue sky with scattered clouds.

Welcome to Pavilion View

Pavilion View is a select development of quality three and four bedroom new homes, thoughtfully positioned on the edge of this popular 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.

Pavilion View

Farington

Perfectly positioned in the heart of Lancashire, Leyland offers the ideal balance of modern convenience, green open spaces, and strong community spirit. Whether you're a growing family or looking to put down roots somewhere with character, Leyland is the ideal place.



At the heart of the town, everything you need is close at hand. Leyland's centre provides a great mix of independent shops, supermarkets and cafés, which sit alongside a great range of excellent schools, leisure facilities and community amenities.

Surrounded by parks, countryside and scenic walking routes, Leyland makes it easy to enjoy the outdoors as part of everyday life. Worden Park, one of the area's most loved green spaces, features woodland trails, gardens and play areas, making it a favourite spot for relaxing weekends and family days out.

Beyond the town, Leyland enjoys easy access to some of Lancashire's most beautiful landscapes, including the Ribble Valley, Fylde Coast and West Pennine Moors - offering the perfect blend of town living and countryside escape.

Excellent transport links further enhance Leyland's appeal. With its own railway station and direct access to the M6, M61 and M65, commuting to Preston, Manchester, Liverpool and beyond is straightforward and stress free.





**STYLISH, ELEGANT
& SPACIOUS INTERIORS**

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

Pavilion View

Site Plan

- ◆ **Belgrave B**
4 bedroom detached home with integral garage.
Plots 36/37/52.
- ◆ **Bonham B**
4 bedroom detached home with double detached garage.
Plot 1.
4 bedroom detached home with detached garage.
Plots 3/5/8/48/49/59/65/68.
- ◆ **Adelaide B**
4 bedroom detached home with integral garage.
Plots 9/10/32/38/41/42/47/50/61/62.
- ◆ **Ascott**
4 bedroom detached home with detached garage. Plots 4/60/66/67.
- ◆ **Bonington B**
4 bedroom detached home with detached garage. Plots 2/53/58/64.
- ◆ **Renishaw B**
4 bedroom detached home with integral garage. Plots 25/39/40.
- ◆ **Bowes**
4 bedroom detached home with integral garage. Plots 17/19/30/31/45/46/55.
Bowes V2
4 bedroom detached home with integral garage. Plots 33/34.
- ◆ **Mapleton**
3 bedroom detached home with parking. Plots 71/74.
- ◆ **Heskin B**
3 bedroom detached home with integral garage. Plots 16/18/28/29/35/51/54/63.
- ◆ **Blackwell B**
3 bedroom semi-detached/mews home with parking. Plots 13/20/27/44.
- ◆ **Redwood**
3 bedroom semi-detached/mews home with parking. Plots 11/12/23/24/43/69/70/72/73.
- ◆ **Oakwell B**
3 bedroom semi-detached/mews home with parking. Plots 6/7/14/15/21/22/26/56/57.



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: LCC/2025/0007
125 AUG 26

Heskin B

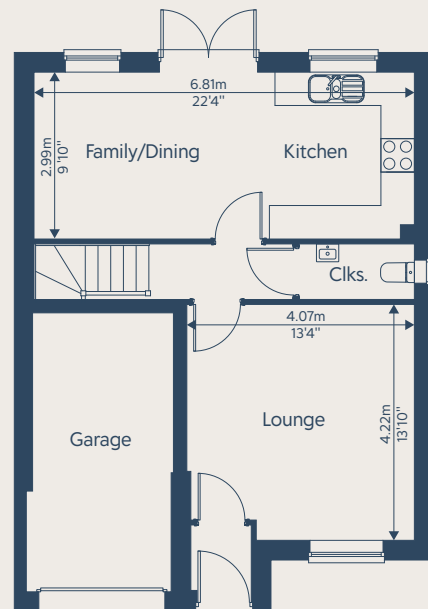
3 bedroom detached home with integral garage



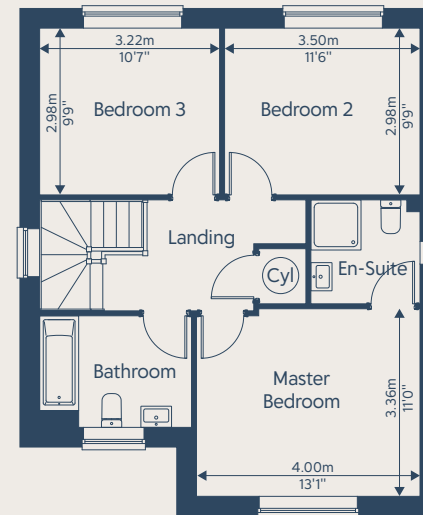
Computer generated image of the Heskin B

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 $\pm 75\text{mm}$ 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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Adelaide B

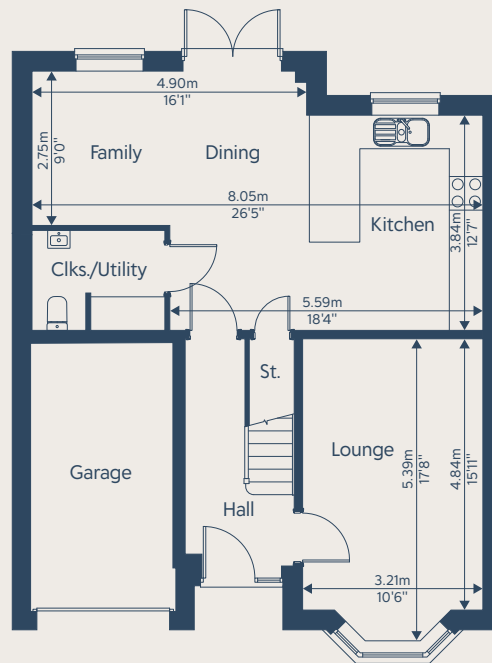
4 bedroom detached home with integral garage



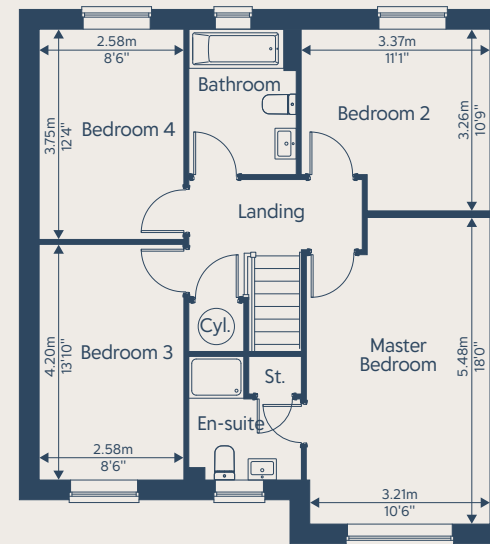
Computer generated image of the Adelaide B

Adelaide B

4 bedroom detached home with integral garage – 1376 sq ft



Ground Floor



First Floor

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Ascott

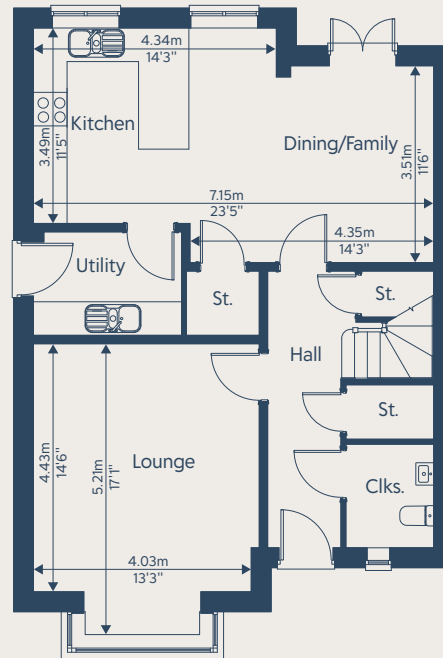
4 bedroom detached home with detached garage



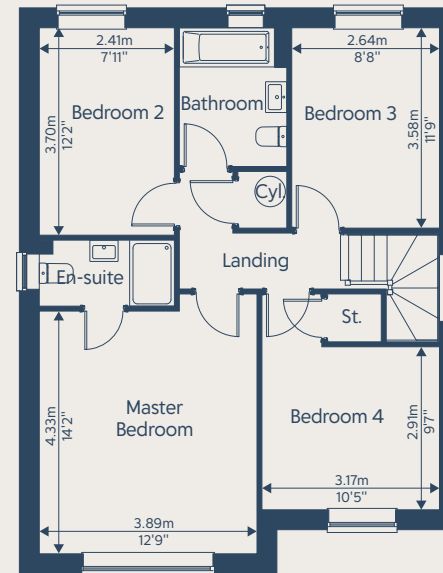
Computer generated image of the Ascott

Ascott

4 bedroom detached home with detached garage – 1440 sq ft



Ground Floor



First Floor

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Belgrave B

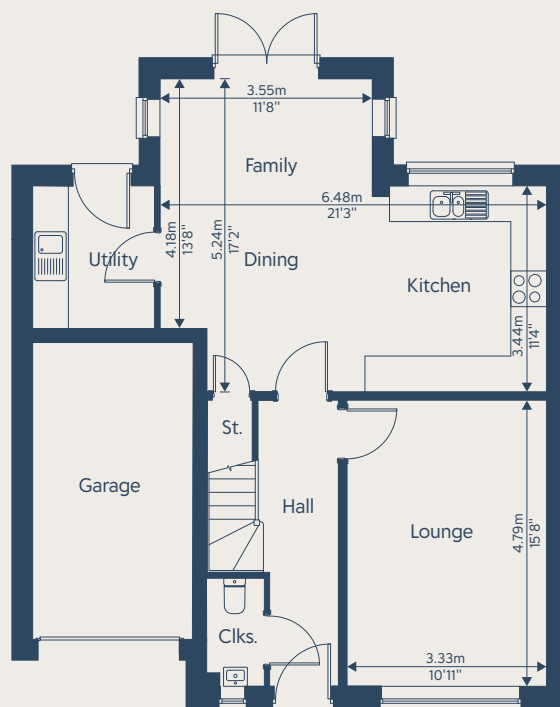
4 bedroom detached home with integral garage



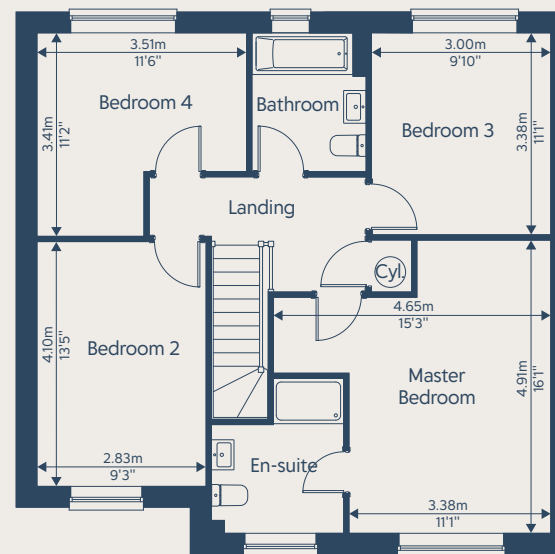
Computer generated image of the Belgrave B

Belgrave B

4 bedroom detached home with integral garage – 1410 sq ft



Ground Floor



First Floor

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Blackwell B

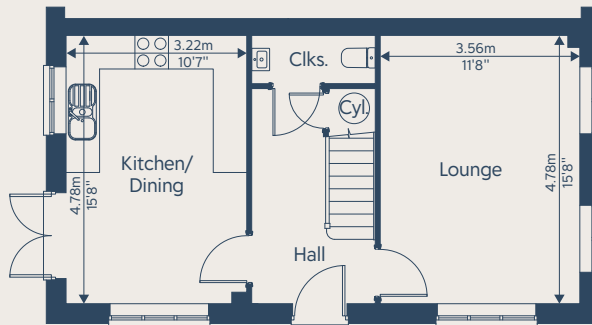
3 bedroom semi-detached/mews home with parking



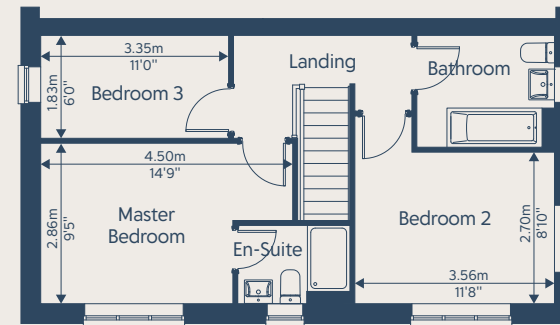
Computer generated image of the Blackwell B

Blackwell B

3 bedroom semi-detached/mews home with parking – 945 sq ft



Ground Floor



First Floor

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Bonham B

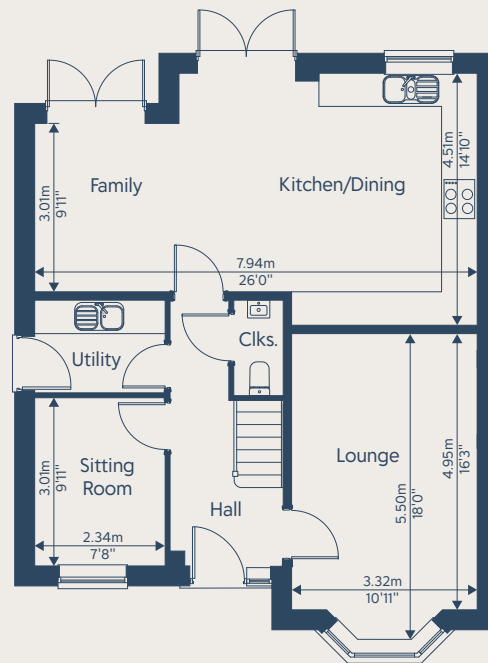
4 bedroom detached home with detached garage (Plot 1 with double garage)



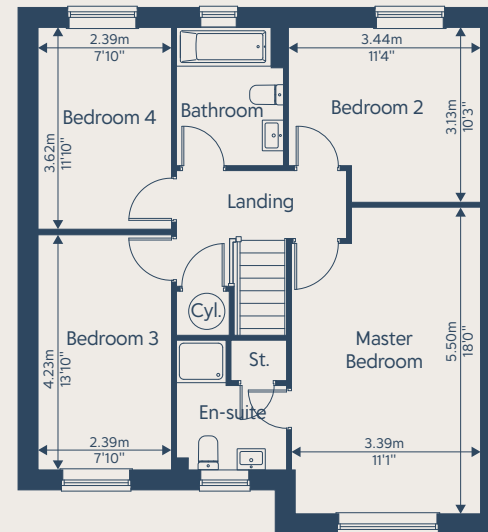
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage (Plot 1 with double 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.
Plots 1, 8 and 65 will have a gable window in lounge and master bedroom.
Please speak to the Sales Executive for full details.

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Bonington B

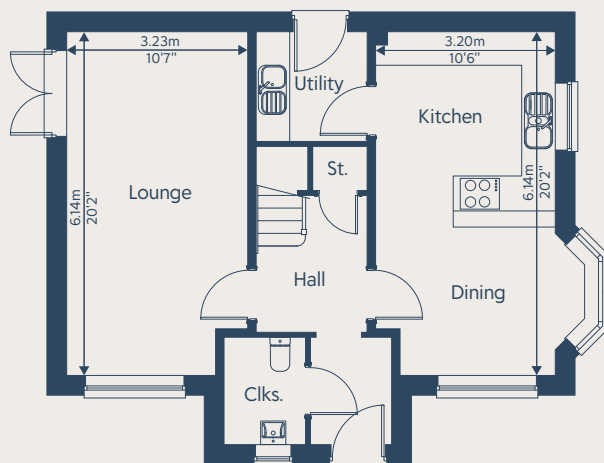
4 bedroom detached home with detached garage



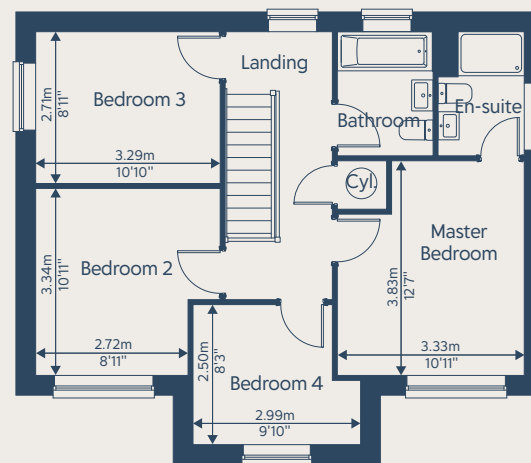
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with detached garage – 1241 sq ft



Ground Floor



First Floor

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Bowes

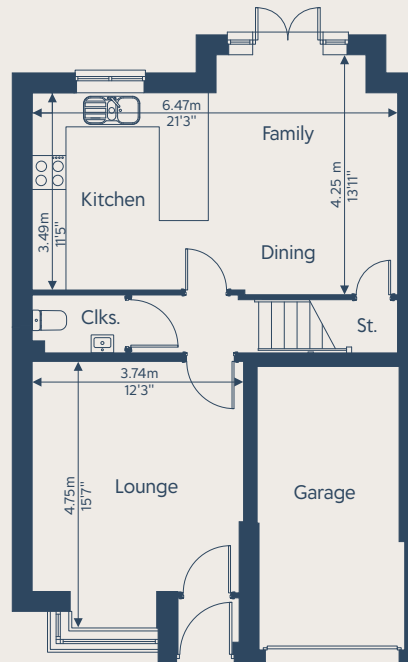
4 bedroom detached home with integral garage



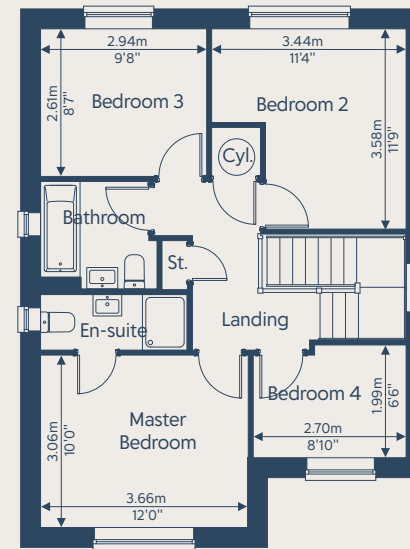
Computer generated image of the Bowes

Bowes

4 bedroom detached home with integral garage – 1112 sq ft



Ground Floor



First Floor

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Bowes V2

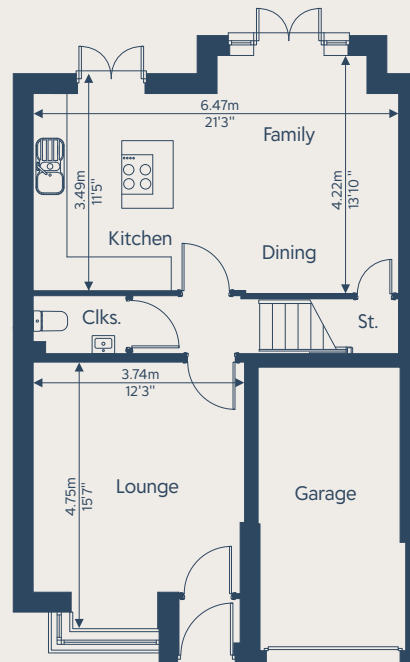
4 bedroom detached home with integral garage



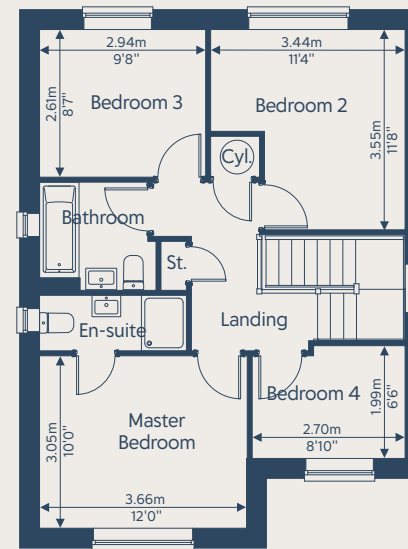
Computer generated image of the Bowes V2

Bowes V2

4 bedroom detached home with integral garage – 1112 sq ft • Plots 33 / 34



Ground Floor



First Floor

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186 AUG 26

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Mapleton

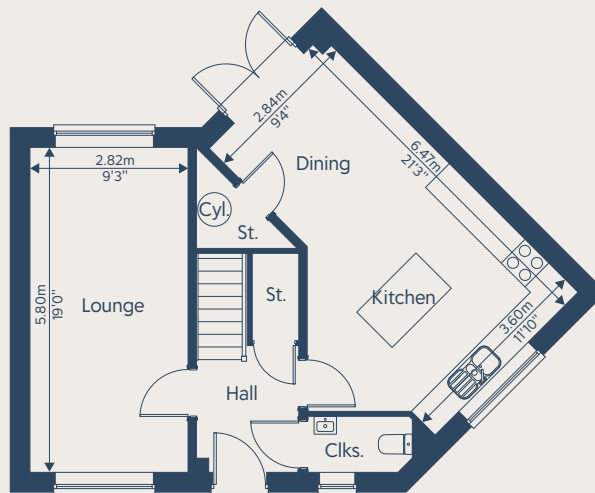
3 bedroom detached home with parking



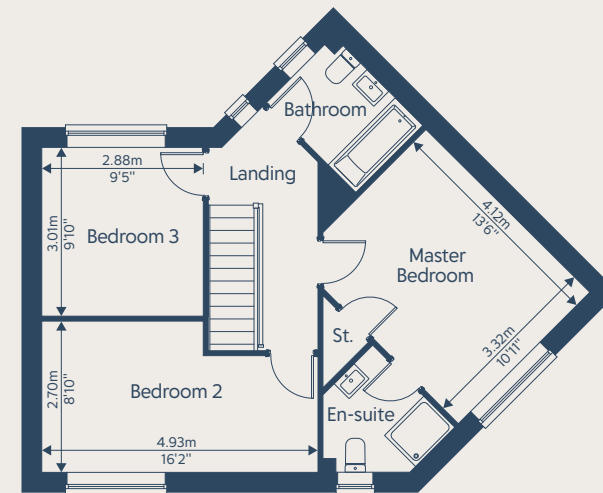
Computer generated image of the Mapleton

Mapleton

3 bedroom detached home with parking – 1124 sq ft



Ground Floor



First Floor

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Oakwell B

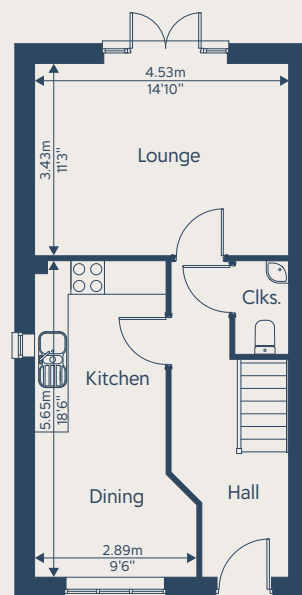
3 bedroom semi-detached/mews home with parking



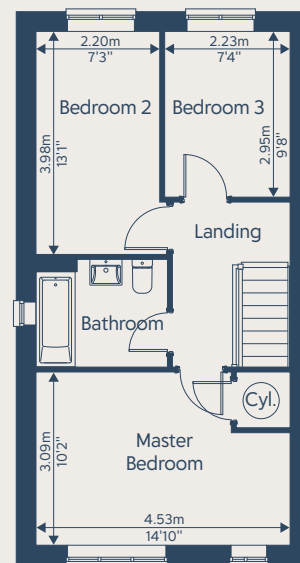
Computer generated image of the Oakwell B

Oakwell B

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

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Redwood

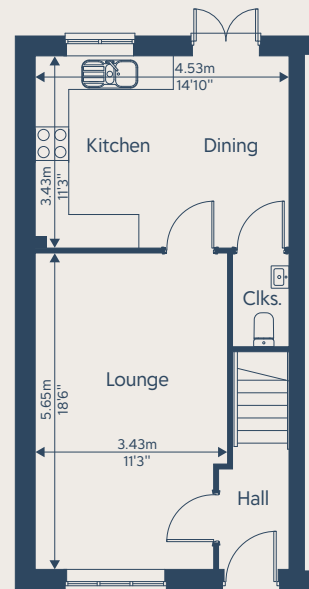
3 bedroom semi-detached/mews home with parking



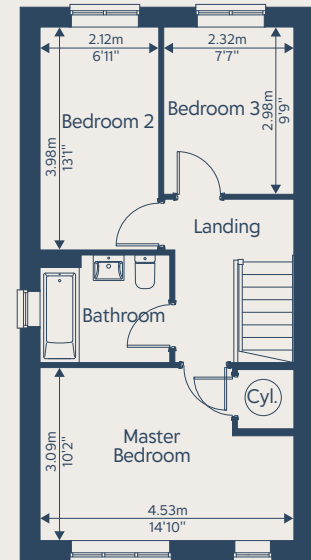
Computer generated image of the Redwood

Redwood

3 bedroom semi-detached/mews home with parking – 895 sq ft



Ground Floor



First Floor

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Gable end windows dependent on the orientation of the property.
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Renishaw B

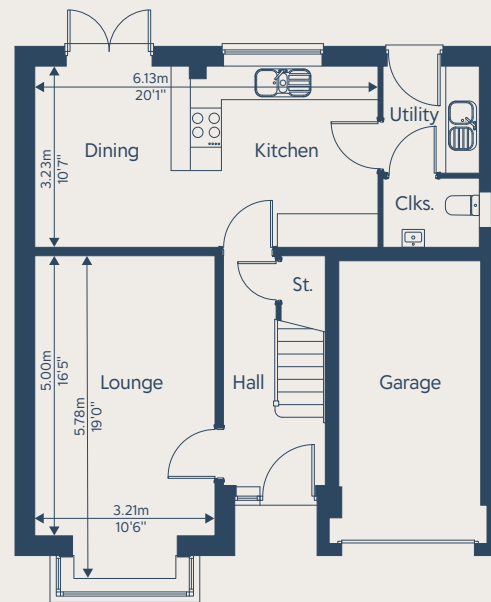
4 bedroom detached home with integral garage



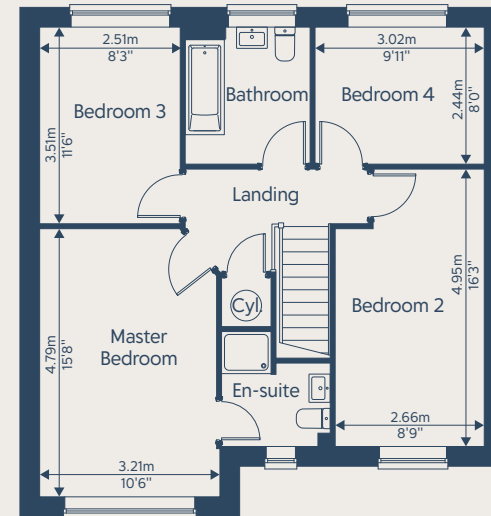
Computer generated image of the Renishaw B.

Renishaw B

4 bedroom detached home with integral garage – 1231 sq ft



Ground Floor



First Floor

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Specification

Pavilion View

All the homes at **Pavilion View** 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.

KITCHENS

	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom detached homes
Stainless steel splashback	•	•	•
Electrolux stainless steel double fan oven	•	•	•
Electrolux ceramic hob	•		
Electrolux induction hob		•	•
Electrolux stainless steel chimney hood or island hood (layout dependent)	•	•	•
Electrolux integrated fridge freezer	•	•	•
Chrome downlighting	•	•	•
Soft close hinges and drawers	•	•	•

HEATING & HOT WATER

Heating and water is provided by an electric air source heat pump (ASHP)	•	•	•
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ALL HOMES ON PAVILION VIEW

- 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

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	•	•	•
Pulse 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.
139 JUNE 26

BATHROOM & EN-SUITES

3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 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 & Redwood)	•	•	
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (excluding the Blackwell B)	•		•
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 (where applicable)	•	•	•



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

Pavilion View

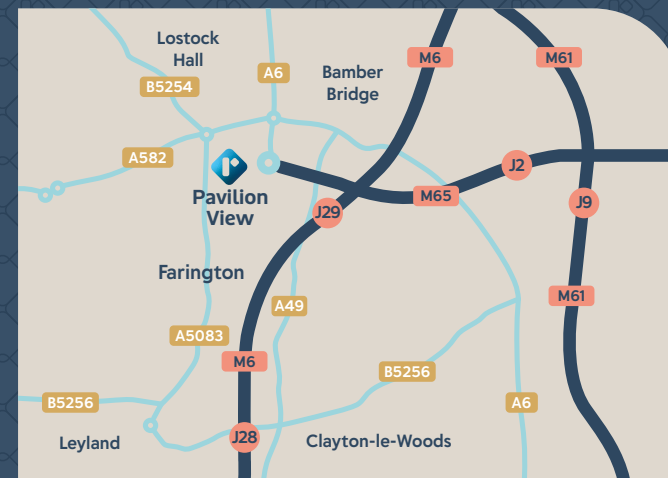
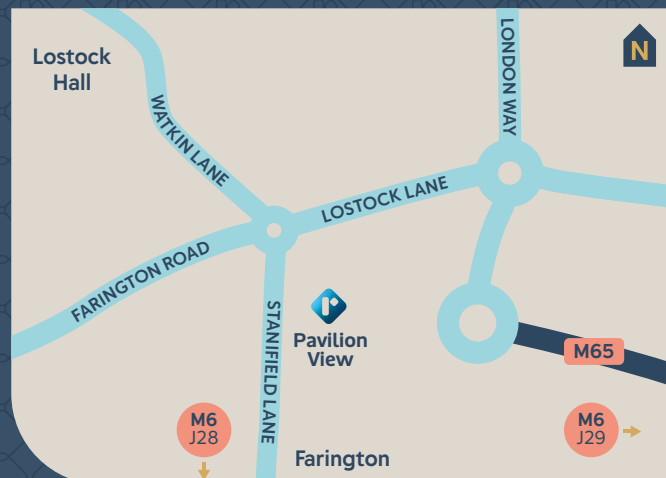
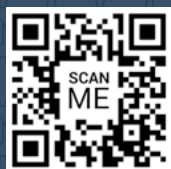
Farington

Stanifield Lane,
Farington PR5 5XP

Sales Enquiries
Call 01772 282175

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/// WHAT3WORDS - TRAINS.SOLO.RIDES



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