

Royal Gardens

Bispham, Blackpool




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 Royal Gardens. Developing a sustainable environment will allow everyone the space, freedom, privacy and comfort of their own home and make Royal Gardens a special place to live now and for future generations.

Feel at home



An aerial photograph showing a coastal town on the left, a wide sandy beach in the middle, and a large, green, grassy embankment in the foreground. The embankment is bordered by a paved walkway and a road. In the distance, a tall, thin tower is visible on the horizon. The sky is clear and blue.

Welcome to Royal Gardens

Royal Gardens is a prestigious development of quality two, three and four bedroom new homes and sits in balance amidst this thriving residential 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.

Royal Gardens Bispham

Bispham is a desirable residential area within the popular seaside town of Blackpool, but actually Bispham village pre-dates its well-known neighbour by several hundred years. Originally an Anglo-Saxon settlement, Bispham has since grown and developed into a popular and bustling location along the northern fringes of the borough of Blackpool and sits proudly on this attractive coastline enjoying commanding views across the Irish Sea.



Modern Bispham has two main shopping areas with a range of excellent independent shops, amenities and a supermarket, as well as being served by a good selection of popular local restaurants, pubs and takeaways. The area has no less than six primary schools, two secondary schools and plays host to the main campus for Blackpool and Fylde College.

As well as the expansive stretches of beautiful sandy beaches and promenade walks, Bispham enjoys a range of green open spaces and parks, with North Shore Golf Club just minutes away from the Royal Gardens development.

There's a choice of coastal areas to the north and south, from the former historic fishing town of Fleetwood, on the Wyre estuary overlooking Morecambe Bay and the Lake District beyond, to the Ribble estuary and the leafy charm of Lytham St Annes.

Exceptional local transport links offer a range of ways to travel with cycle paths along the promenade, as well as the famous Blackpool tramway which runs the entire length of the sea front at Bispham, connecting Fleetwood in the north, through Blackpool town centre to Squires Gate in the south. The motorway network and M55 is just 6 miles away and there are excellent regular rail links from Blackpool to Preston and beyond (Preston-London in just over 2 hours).



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

Our homes have been designed with an easy-going lifestyle very much in mind. Large living spaces, dining areas and kitchens blend together to create free-flowing relaxation areas where there's plenty of space for family get togethers, socialising and entertaining.

Fitted kitchens include plenty of storage cupboards and work surfaces, whilst selected Electrolux appliances such as hob, oven and fridge-freezer are effortlessly integrated into kitchen layouts. Bathrooms, cloakrooms and en-suites feature designer sanitaryware with polished chrome fittings for a clean, bright finish.

Principal interior rooms are fitted with downlighters or pendant fittings – whilst TV, telephone and internet points are conveniently located for home entertainment. Smoke alarms are fitted as standard, and garages have lighting and mains electricity sockets.



Royal Gardens

Site Plan

- ◆ **Colshaw B**
4 bedroom detached home with garage.
Plots 1/7/46/53/92/95/108/109/158/179/185/199.
- ◆ **Reynold B**
4 bedroom detached home with detached garage.
Plots 167/172.
- ◆ **Hatton B**
4 bedroom detached home with garage.
Plots 8/10/47/48/61/178/181/189/192/193/
198/200.
- ◆ **Adelaide B**
4 bedroom detached home with garage.
Plots 6/97.
- ◆ **Aroncroft B**
4 bedroom detached home with garage.
Plots 45/52/58/59/93/94/107/110/124/
125/180/183/184/195.

- ◆ **Bonington B**
4 bedroom detached home with detached garage.
Plots 2/9/16/17/20/21/28/54/89/91/98/161/169/194.
- ◆ **Holbrook B**
4 bedroom detached home with garage.
Plots 15/55/135/157/188/190.
- ◆ **Bowes B**
4 bedroom detached home with garage.
Plots 163/164/168.
Bowes B V2
4 bedroom detached home with garage.
Plots 4/5/56/57/60/82/96/111.
- ◆ **Adlington B**
3 bedroom detached home.
Plot 162.
Adlington B V2
3 bedroom detached home.
Plots 3/51/130/131/134/146.

- ◆ **Charleston B**
3 bedroom detached home.
Plots 18/19/22/25/26/35/87/88/90/123/176/177/182.
- ◆ **Buckshaw**
3 bedroom detached home.
Plots 11/27/33/34/64/173/191.
- ◆ **Oakwell**
3 bedroom semi-detached home.
Plots 12/13/14/23/24/29/30/31/32/36/37/38/65/
66/80/81/112/113/139/140/165/166/196/197.

- ◆ **Bridewell B**
3 bedroom semi-detached home.
Plots 62/63/99/100/132/133/159/160/174/175.
- ◆ **Ashgate II B**
3 bedroom semi-detached home.
Plots 49/68/85/102/129/144/152/186.
- ◆ **Burlington B**
3 bedroom semi-detached home.
Plots 50/67/83/84/86/101/126/127/128/
145/151/153/154/155/156/170/171/187.
- ◆ **Affordable Housing**
2 bedroom semi-detached/mews home.
Plots 39/40/41/42/43/44/69/70/71/72/73
74/75/76/77/78/79/103/104/105/106/114
115/116/117/118/119/120/121/122/136/137/138
141/142/143/147/148/149/150.

The location of affordable homes is indicative and may be subject to 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: Blackpool Council 22/0670 158 JUN 26

Colshaw B

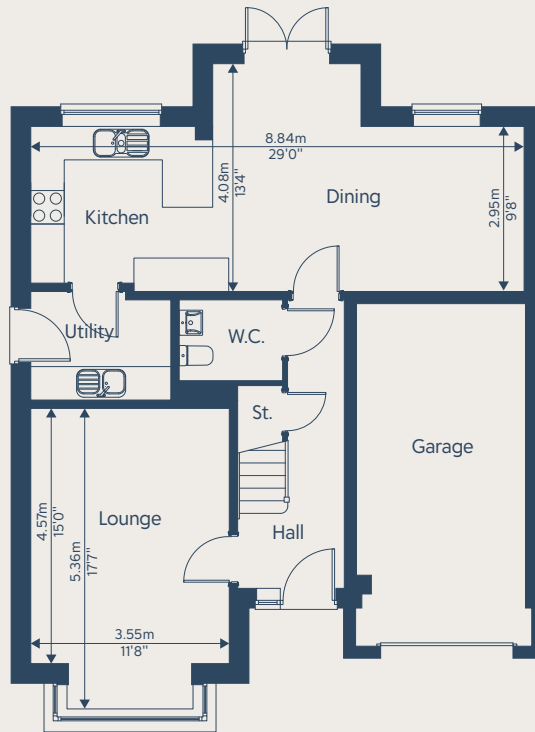
4 bedroom detached home with garage (Plots 1/7/46/53/92/95/108/109/158/179/185)



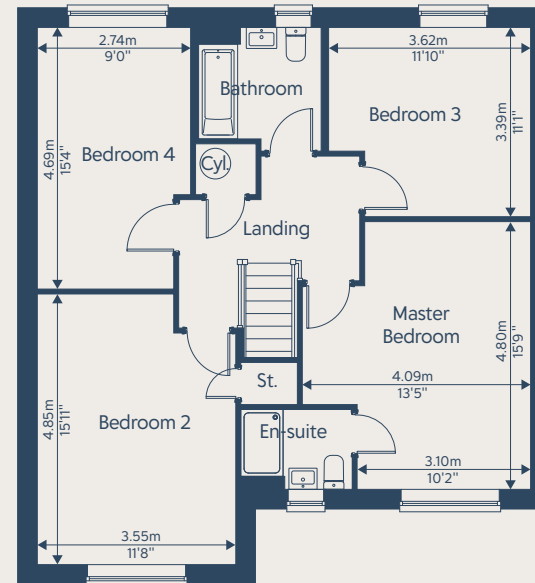
Computer generated image of the Colshaw B

Colshaw B

4 bedroom detached home with garage (Plots 1/7/46/53/92/95/108/109/158/179/185) - 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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Reynold B

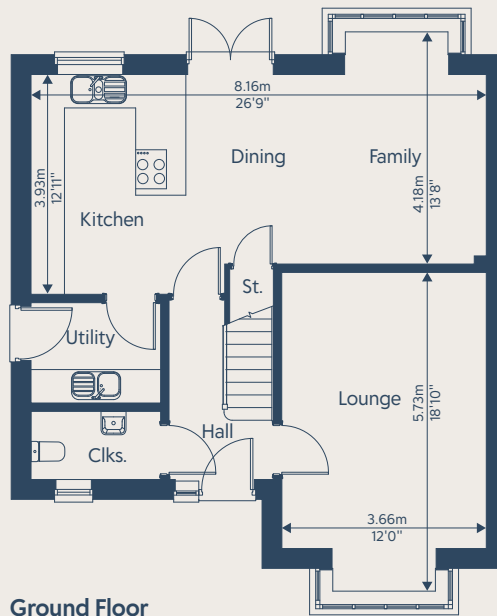
4 bedroom detached home with detached garage



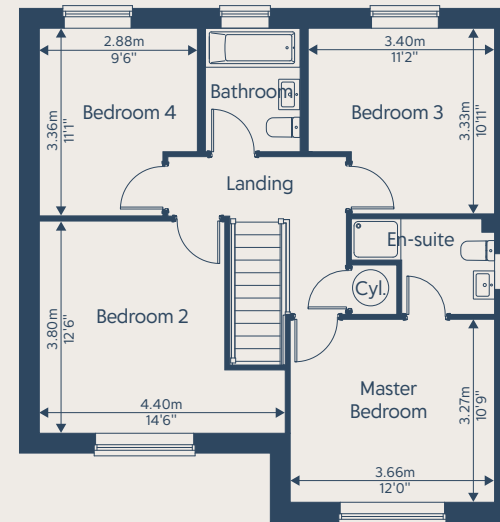
Computer generated image of the Reynold B

Reynold B

4 bedroom detached home with detached garage – 1405 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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Hatton B

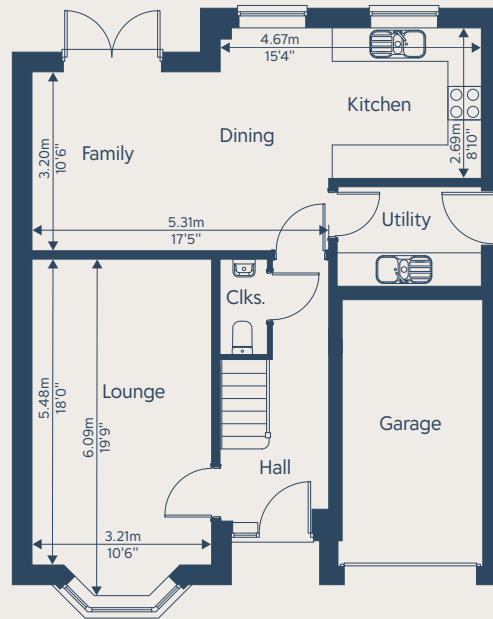
4 bedroom detached home with garage



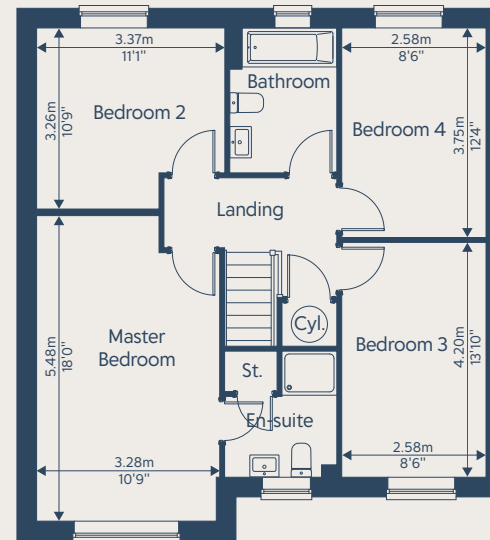
Computer generated image of the Hatton B

Hatton B

4 bedroom detached home with garage – 1374 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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Aroncroft B

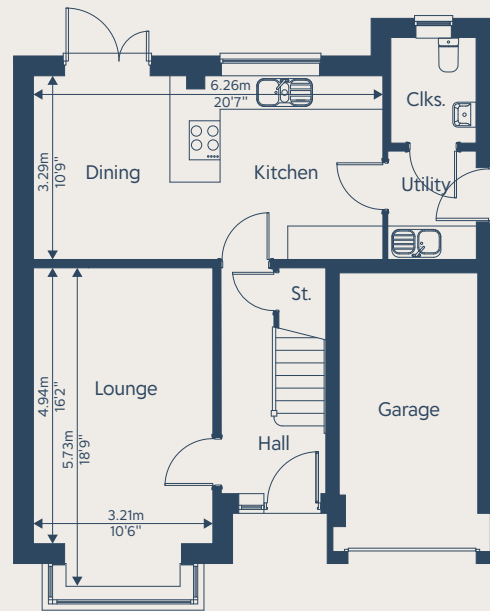
4 bedroom detached home with garage



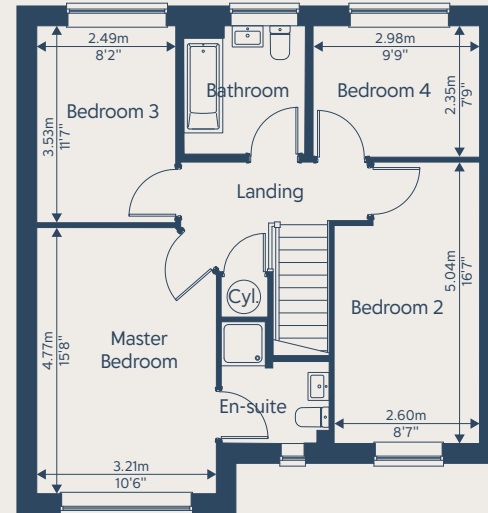
Computer generated image of the Aroncroft B

Aroncroft B

4 bedroom detached home with garage - 1248 sq ft



Ground Floor



First Floor

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Bonington B

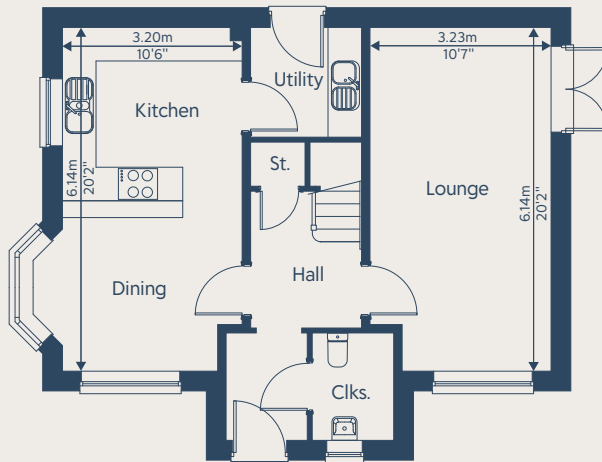
4 bedroom detached home with detached garage



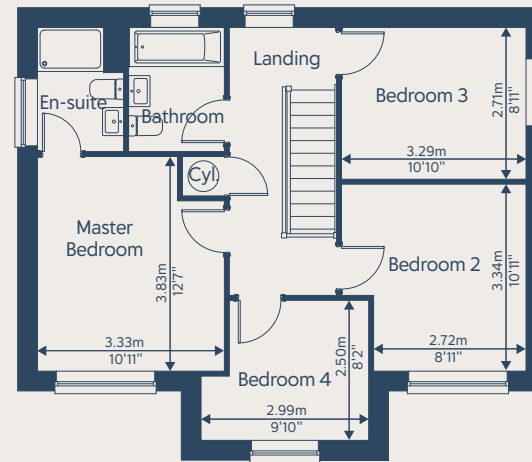
Computer generated image of the Bonington B

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. Plot 20 aspect differs from above, window and door positions will vary. Please speak to the Sales Executive for full details.

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Holbrook B

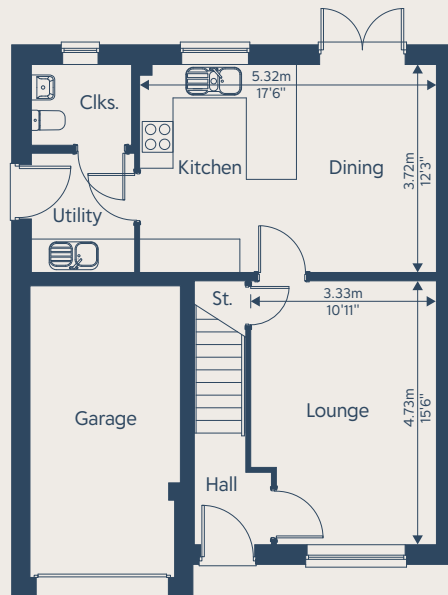
4 bedroom detached home with garage



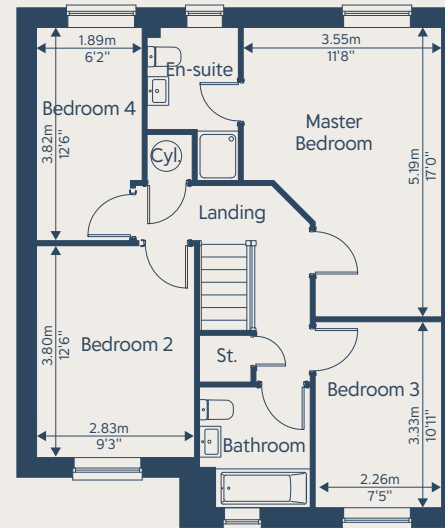
Computer generated image of the Holbrook B

Holbrook B

4 bedroom detached home with garage - 1164 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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Bowes B

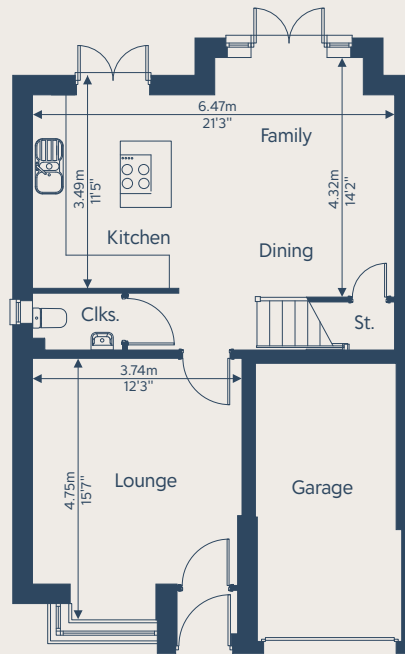
4 bedroom detached home with garage



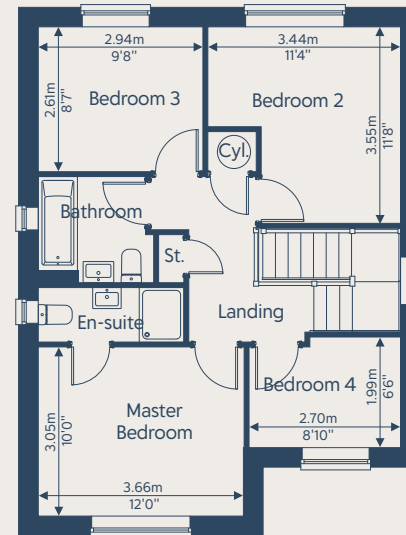
Computer generated image of the Bowes B

Bowes B

4 bedroom detached home with 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. Gable end windows dependent upon the orientation of the property. Please speak to the Sales Executive for full details.

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Bowes B V2

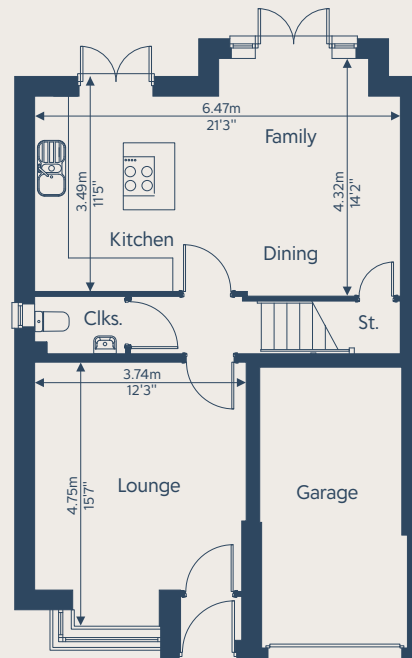
4 bedroom detached home with garage



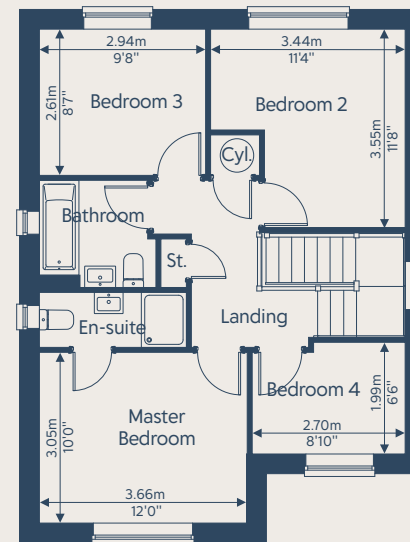
Computer generated image of the Bowes B V2

Bowes B V2

4 bedroom detached home with garage - 1112 sq ft • Plots 4/5/56/57/60/82/96/111



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 upon the orientation of the property. Please speak to the Sales Executive for full details.

178 JUNE 26

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Adlington B

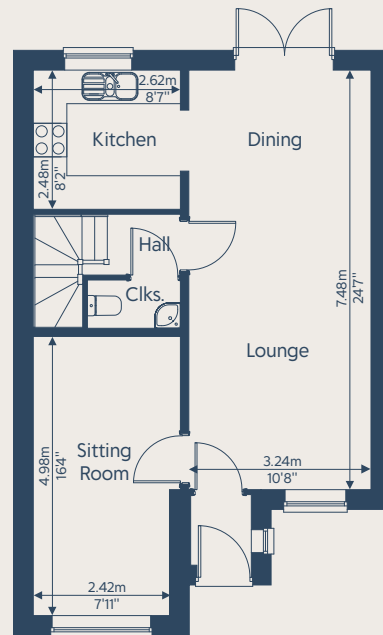
3 bedroom detached home



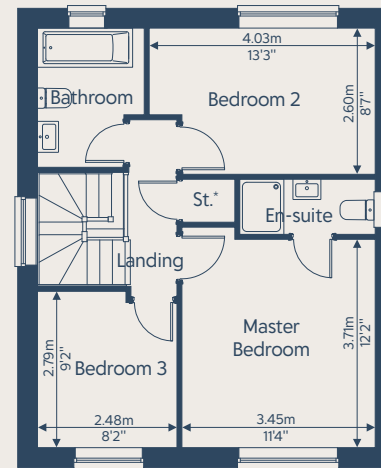
Computer generated image of the Adlington B

Adlington B

3 bedroom detached home - 1052 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.

*Homes heated via an ASHP will have a cylinder in the store cupboard.

Please speak to the Sales Executive for full details.

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Adlington B V2

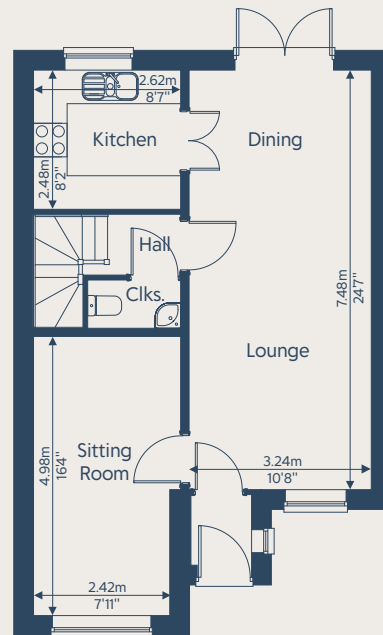
3 bedroom detached home



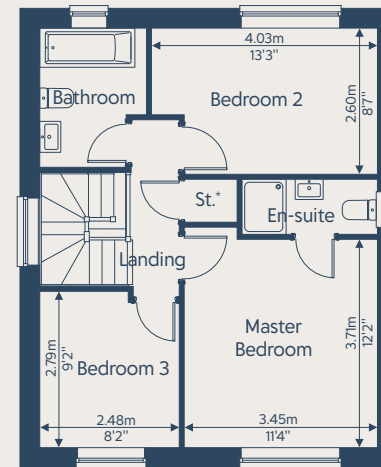
Computer generated image of the Adlington B V2

Adlington B V2

3 bedroom detached home - 1052 sq ft • Plots 3 / 51 / 130 / 131 / 134 / 146



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. *Homes heated via an ASHP will have a cylinder in the store cupboard. 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.

177 MAY 26

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Charleston B

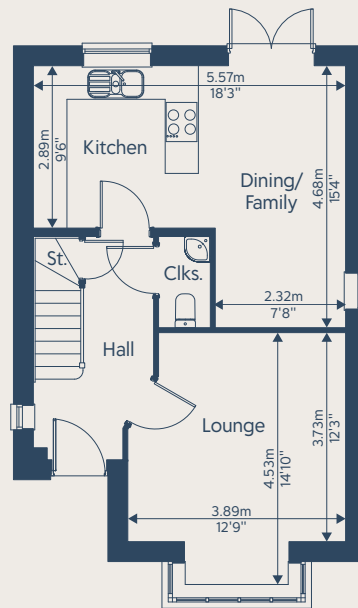
3 bedroom detached home



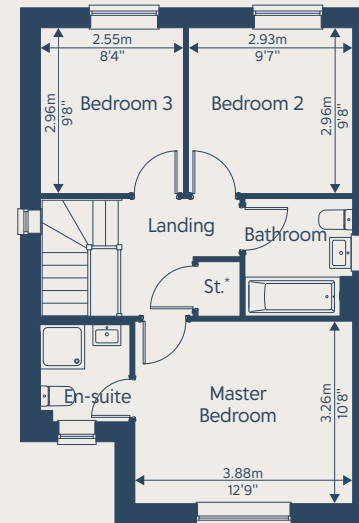
Computer generated image of the Charleston B

Charleston B

3 bedroom detached home – 982 sq ft



Ground Floor



First Floor

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*Homes heated via an ASHP will have a cylinder in the store cupboard.

Please speak to the Sales Executive for full details.

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Buckshaw B

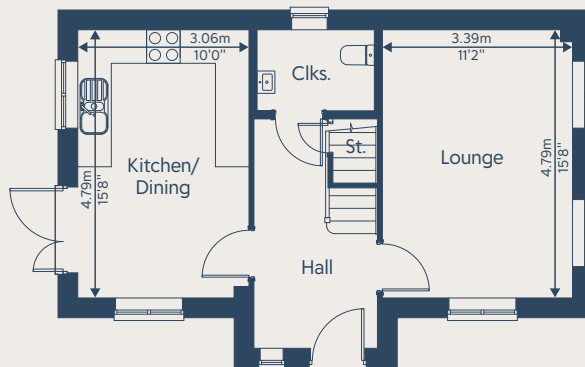
3 bedroom detached home



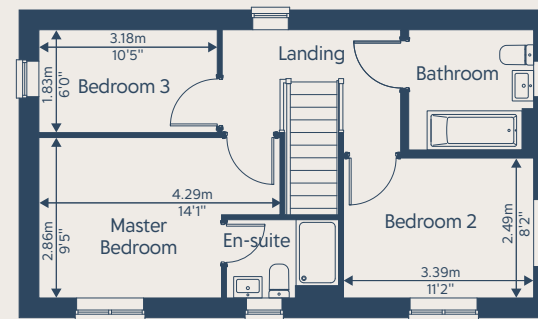
Computer generated image of the Buckshaw B

Buckshaw B

3 bedroom detached home – 932 sq ft



Ground Floor



First Floor

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Please speak to the Sales Executive for full details.

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Oakwell B

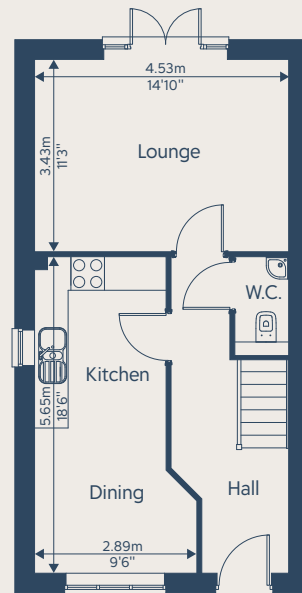
3 bedroom semi-detached home



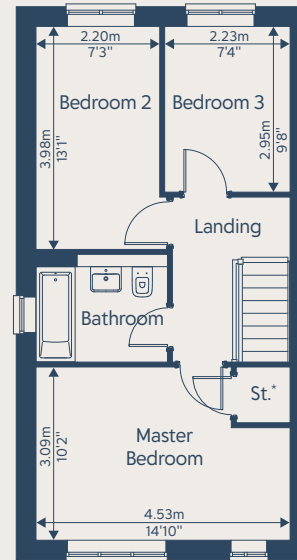
Computer generated image of the Oakwell B

Oakwell B

3 bedroom semi-detached 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. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details.

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Please speak to the Sales Executive for full details.

153 MAR 26

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Bridewell B

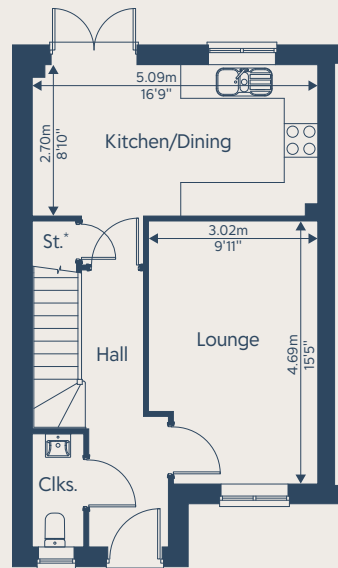
3 bedroom semi-detached home



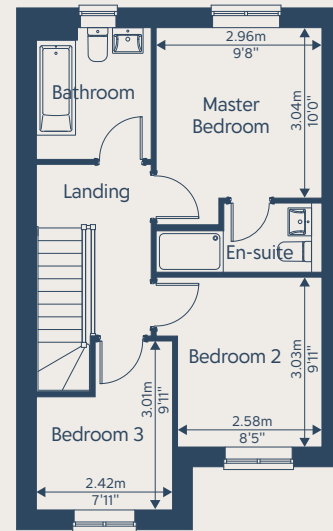
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home – 880 sq ft



Ground Floor



First Floor

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*Homes heated via an ASHP will have a cylinder in the store cupboard.

Please speak to the Sales Executive for full details.

154 MAR 26

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Ashgate II B

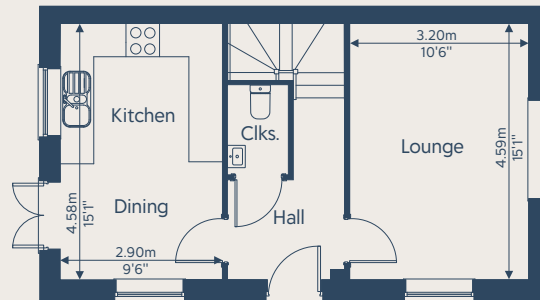
3 bedroom semi-detached home



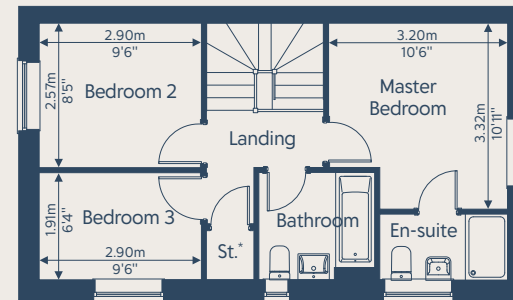
Computer generated image of the Ashgate II B

Ashgate II B

3 bedroom semi-detached home – 828 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.

*Homes heated via an ASHP will have a cylinder in the store cupboard.

Please speak to the Sales Executive for full details.

155 MAR 26

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Burlington B

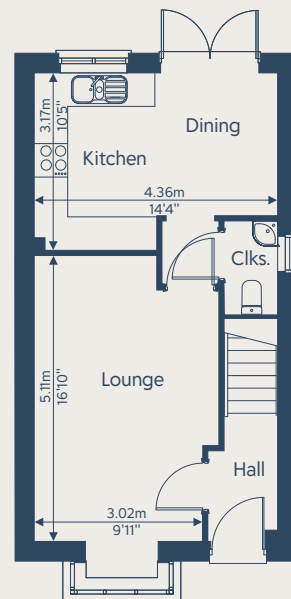
3 bedroom semi-detached home



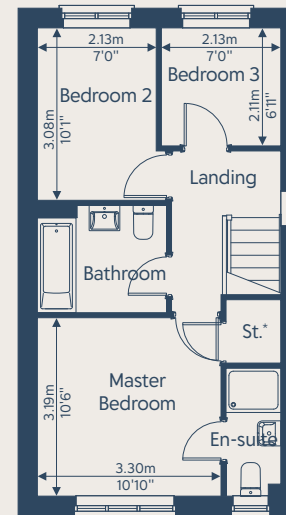
Computer generated image of the Burlington B

Burlington B

3 bedroom semi-detached home - 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.

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Please speak to the Sales Executive for full details.

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Specification

Royal Gardens

All the homes at **Royal 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.

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 bed semi-detached homes	3 bed detached homes	4 bed detached homes
Stainless steel splashback	•	•	•
Electrolux stainless steel double fan oven	•	•	•
Electrolux stainless steel 4 ring gas hob or ceramic hob (please confirm details with Sales Executive)	•		
Electrolux induction hob		•	•
Electrolux stainless steel chimney hood or island hood (layout dependent)	•	•	•
Electrolux integrated fridge freezer	•	•	•
Chrome downlighting	•	•	•
Soft close hinges and drawers	•	•	•

GAS FIRED HEATING

PLOTS: 99 – 194 / 196 – 200			
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	•	•	•

ELECTRIC AIR SOURCE HEAT PUMP (ASHP)

PLOTS: 1 – 98 / 195			
Heating and water is provided by an electric Vaillant air source heat pump (ASHP)	•	•	•

ALL HOMES ON ROYAL GARDENS

- 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 bed semi-detached homes	3 bed detached homes	4 bed detached homes
Contemporary vertical panel satinwood 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 and master bedroom	•	•	•
High speed Fibre broadband connected to each home	•	•	•
Phone socket fitted to the lounge	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•

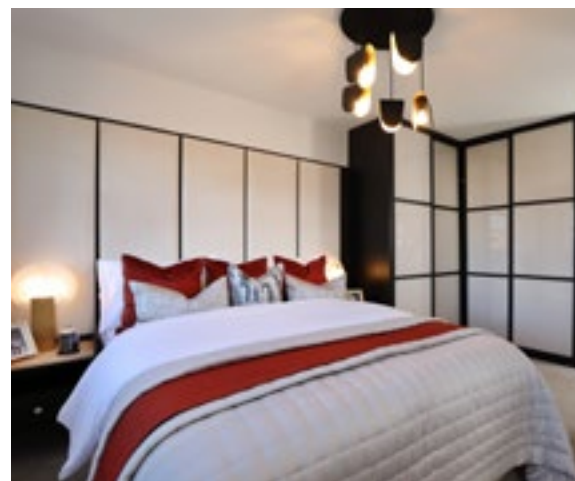
EXTERIOR FINISHES

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 riven 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.
157 MAR 26

BATHROOM & EN-SUITES

	3 bed semi-detached homes	3 bed detached homes	4 bed 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 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:

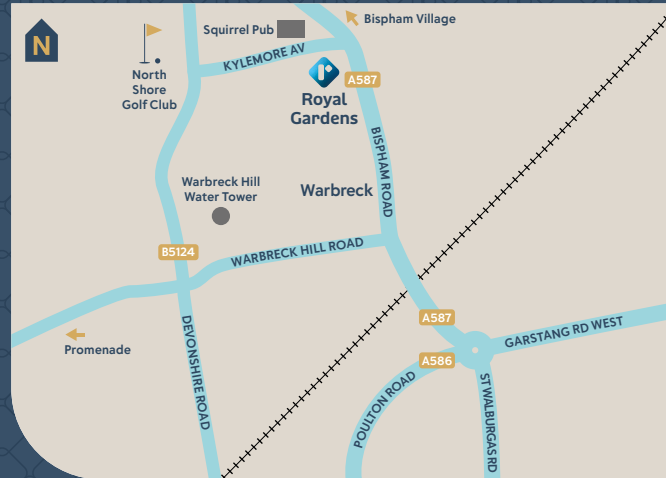
- Upgraded kitchen
- Tiling upgrades
- Carpets
- Additional lighting
- Additional sockets

Royal Gardens Bispham

Bispham Road,
Bispham FY2 0NG

Sales Enquiries
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rowland.co.uk

/// WHAT3WORDS - HOPING.SIMPLY.CATS



For all reservations after
7th April 2026

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