

Ash Tree Fold

Ashton-In-Makerfield




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 Ash Tree Fold, 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



An aerial photograph of a vast, green landscape. A winding dirt path or road cuts through the fields and dense clusters of trees. In the far distance, a town or city is visible under a clear blue sky. The overall scene is bright and sunny, with vibrant green grass and foliage.

Welcome to Ash Tree Fold

Ash Tree Fold is a select development of quality three and four bedroom homes, set on the edge of open countryside, yet just moments from the thriving community of Ashton-in-Makerfield.

Every Rowland home is beautifully designed with both style and practicality in mind, blending seamlessly with its surroundings. Attention to detail, modern layouts and attractive finishes create stylish, welcoming spaces where people truly feel at home.

Ash Tree Fold Ashton-in-Makerfield

Nestled in the heart of Greater Manchester, just a few miles south of Wigan, lies the charming and historically rich town Ashton-in-Makerfield. Often referred to simply as Ashton, this town blends a deep industrial past with the convenience and warmth of modern suburban life, as well as being home to the famous Haydock Park Racecourse.



Ashton-in-Makerfield continues to flourish with a vibrant local culture. At its heart is the market square, which comes alive with traditional markets every Tuesday and Saturday. Nearby, the Gerard Centre hosts a mix of national retailers and independent shops, offering a personal touch to your shopping experience.

Nature lovers and families will appreciate the Three Sisters Recreation Area, a remarkable green space built on reclaimed land from its former industrial heritage. It's now a thriving nature reserve and home to a popular motorsport and karting track, making it a perfect weekend destination for both relaxation and excitement.

For families considering a move, education is well catered for. The town boasts several reputable secondary schools and primary schools, with further education available in nearby Wigan and Leigh.

Situated between Manchester (16 miles east) and Liverpool (15 miles west), and with easy access to the M6, M58 and A580, Ashton-in-Makerfield is an ideal base for commuters while still retaining its own character. Nearby railway stations at Bryn and Garswood connect residents to the wider region, offering frequent services across Merseyside and Greater Manchester.





**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 Ash Tree Fold showcase a select choice of three and four bedroom mews, semi-detached and detached properties. Designed to accentuate open spaces, natural features and contemporary aesthetics, Ash Tree Fold 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, individual rooflines and gables, distinctive windows and bays, ensuring that every home has its own personal style and character.

With meticulous attention to detail, Rowland ensures that each individual home reflects 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 welcoming family environment.



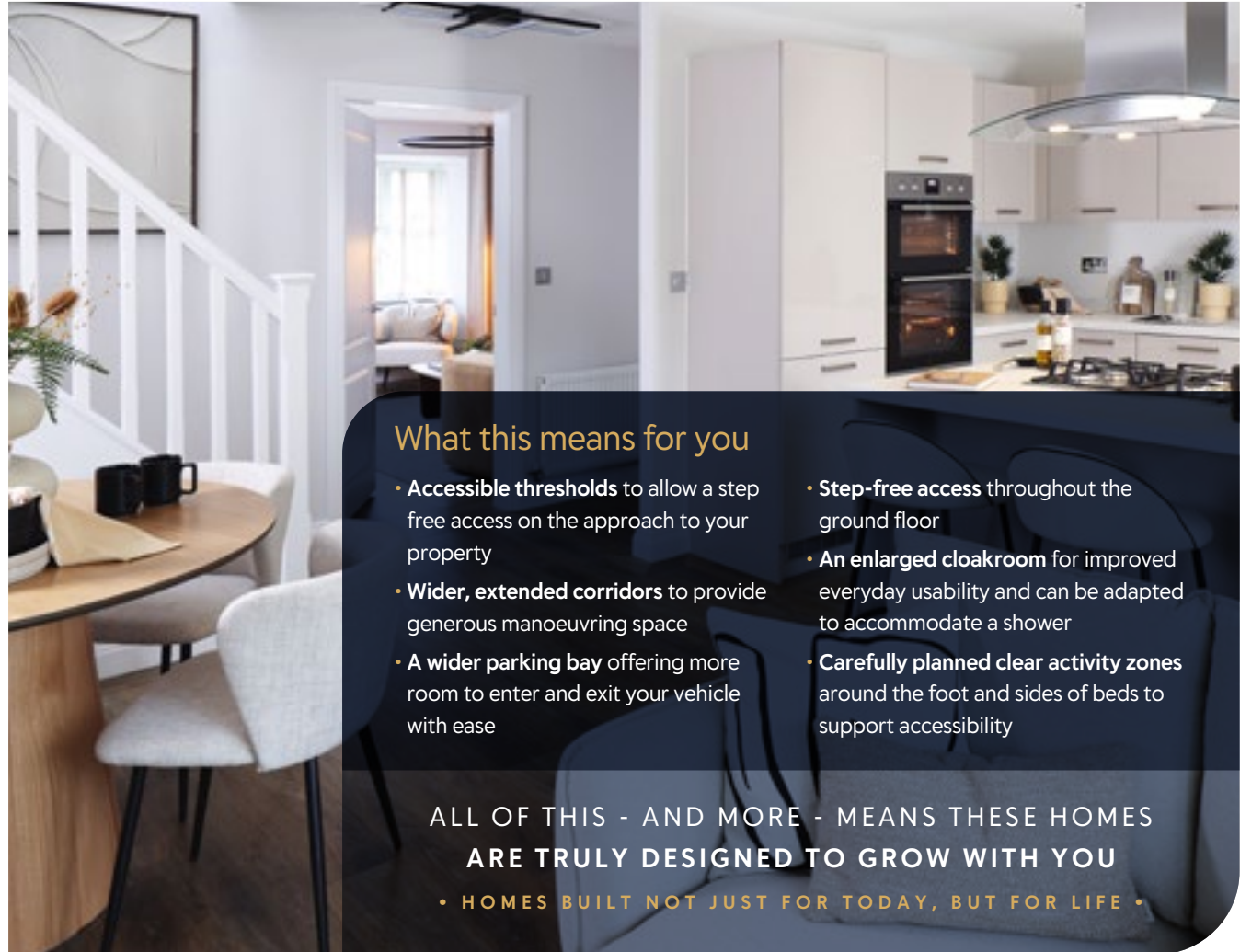
Homes for Life

Did You Know...?

The homes at Ash Tree Fold have been designed as future-proofed “Houses for Life”

The homes have been thoughtfully designed and constructed to meet **Approved Document M4(2)** of the Building Regulations.

This ensures the home is adaptable, accessible, and ready to support changing lifestyle needs throughout every stage of life.



What this means for you

- **Accessible thresholds** to allow a step free access on the approach to your property
- **Wider, extended corridors** to provide generous manoeuvring space
- **A wider parking bay** offering more room to enter and exit your vehicle with ease
- **Step-free access** throughout the ground floor
- **An enlarged cloakroom** for improved everyday usability and can be adapted to accommodate a shower
- **Carefully planned clear activity zones** around the foot and sides of beds to support accessibility

ALL OF THIS - AND MORE - MEANS THESE HOMES
ARE TRULY DESIGNED TO GROW WITH YOU

• HOMES BUILT NOT JUST FOR TODAY, BUT FOR LIFE •

Ash Tree Fold

Site Plan

- ◆ **Bellingham**
4 bedroom detached home with integral garage.
Plots 2/5/18/23/30/31/47/54/65/82.
- ◆ **Hartwell**
4 bedroom detached home with integral garage.
(Double garage to Plot 1)
Plots 1/8/19/22/33/35/41/45/49/56/64/83.
- ◆ **Walker**
4 bedroom detached home with detached garage.
Plots 55/57/81.
- ◆ **Hayward**
4 bedroom semi-detached home with parking.
Plots 42/43.
- ◆ **Althorp**
3 bedroom detached home with integral garage.
Plots 16/17/29/32/34/40/44/46/60/63.
- ◆ **Howell**
3 bedroom detached home with integral garage.
Plots 20/21/27/28/48/53/75/78.
- ◆ **Elmbridge**
3 bedroom semi-detached/mews home with parking.
Plots 7/11/15/69/80.

- ◆ **Farley**
3 bedroom semi-detached/mews home with parking.
Plots 6/12/13/61/62/68/76/77.
- ◆ **Amersham**
3 bedroom semi-detached home with parking.
Plots 3/4/14/66/67/79/87/88.
- ◆ **Affordable Homes**
2 and 3 bedroom semi-detached/mews home.
Plots 9/10/24/25/26/36/37/38/39/50/51/52/
58/59/70/71/72/73/74/84/85/86.

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: A_24_97802_RMMAJ 063 MAR 26

Bellingham

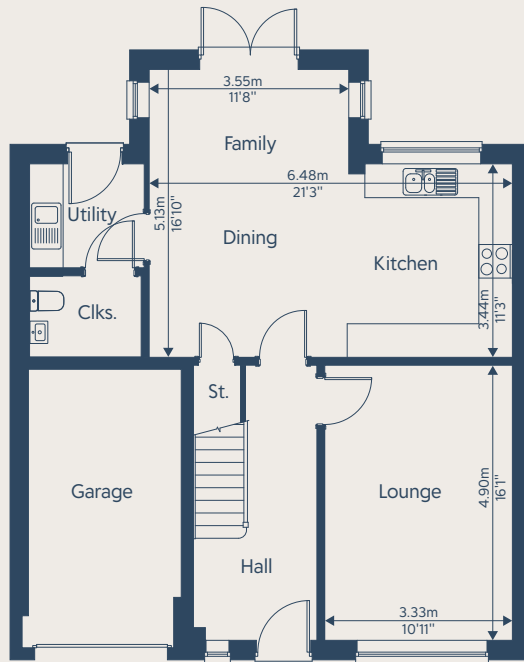
4 bedroom detached home with integral garage



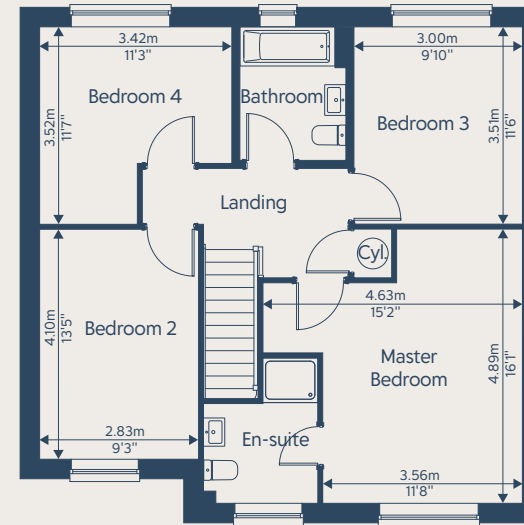
Computer generated image of the Bellingham

Bellingham

4 bedroom detached home with integral garage – 1456 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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Hartwell

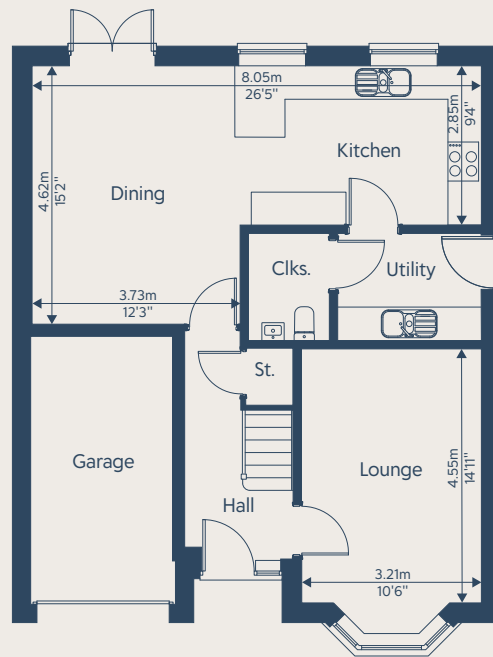
4 bedroom detached home with integral garage



Computer generated image of the Hartwell

Hartwell

4 bedroom detached home with integral garage (double garage to Plot 1) – 1403 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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Walker

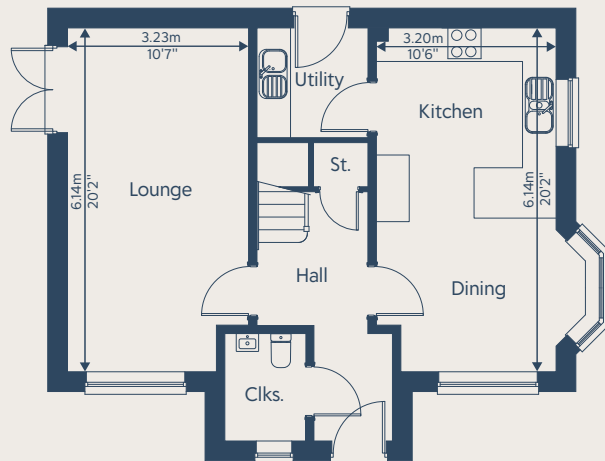
4 bedroom detached home with detached garage



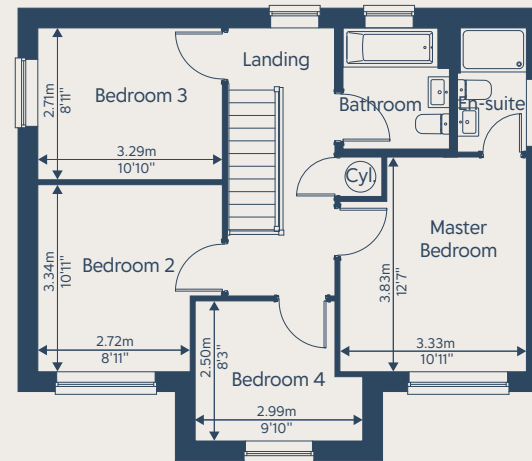
Computer generated image of the Walker

Walker

4 bedroom detached home with detached garage – 1241 sq ft, Plot 57 (no bay) 1232 sq ft



Ground Floor



First Floor

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

Plot 57 does not have a side bay. Please speak to Sales Executive for window configuration
Please speak to the Sales Executive for full details.

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Hayward

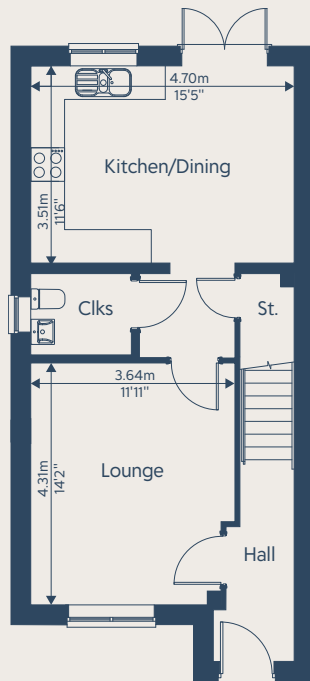
4 bedroom semi-detached home with parking



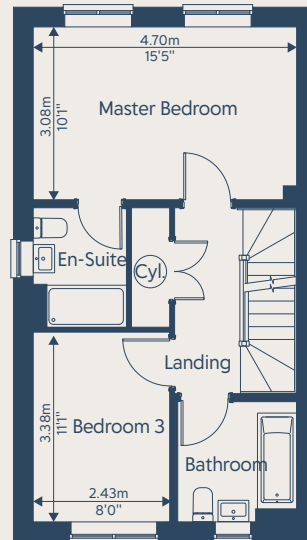
Computer generated image of the Hayward

Hayward

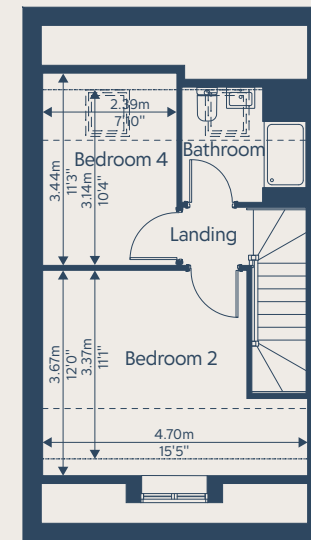
4 bedroom semi-detached home with parking – 1284 sq ft



Ground Floor



First Floor



Second Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of \pm 75mm should be allowed. Room measurements and specification may vary from site to site, please refer to the site specific online brochure for details. - - - Indicates start of sloping ceiling. --- Indicates floor area with ceiling height of 1.5m.
Please speak to the Sales Executive for full details.

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Althorp

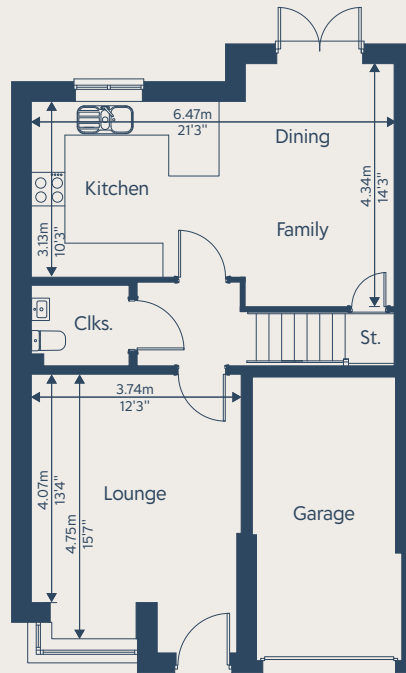
3 bedroom detached home with integral garage



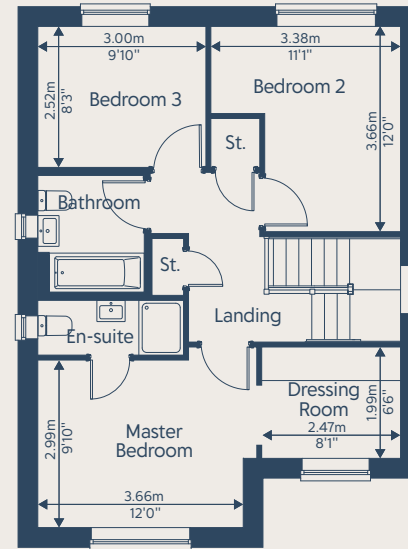
Computer generated image of the Althorp

Althorp

3 bedroom detached home with integral garage – 1128 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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Howell

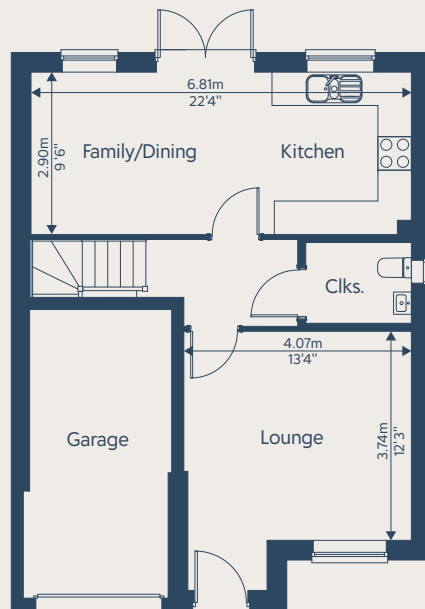
3 bedroom detached home with integral garage



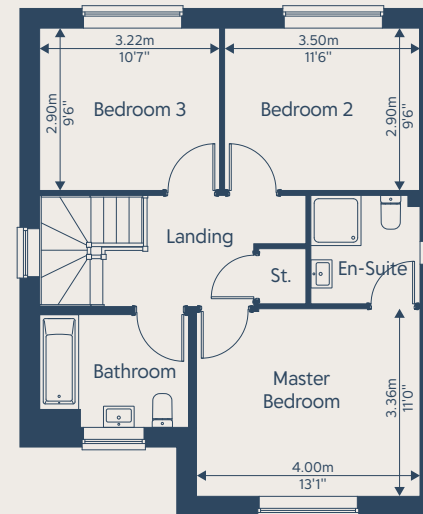
Computer generated image of the Howell

Howell

3 bedroom detached home with integral garage – 1077 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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Elmbridge

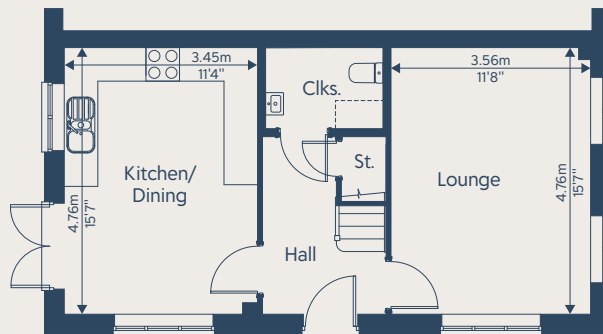
3 bedroom semi-detached/mews home with parking



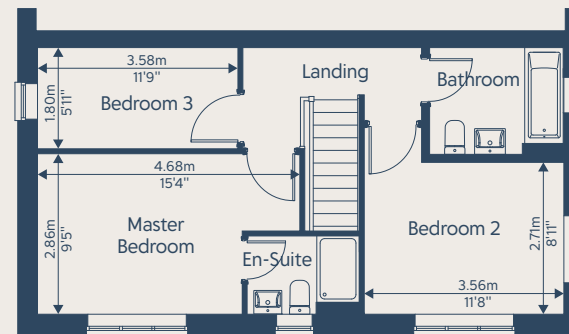
Computer generated image of the Elmbridge

Elmbridge

3 bedroom semi-detached/mews home with parking – 962 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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Farley

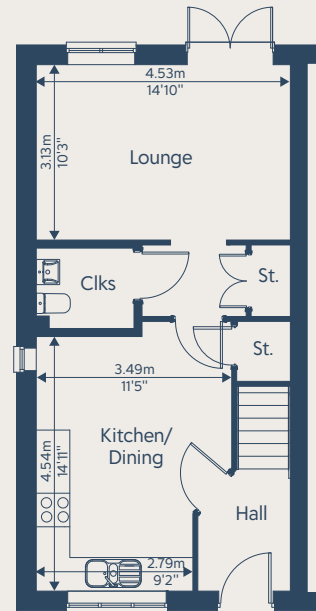
3 bedroom semi-detached/mews home with parking



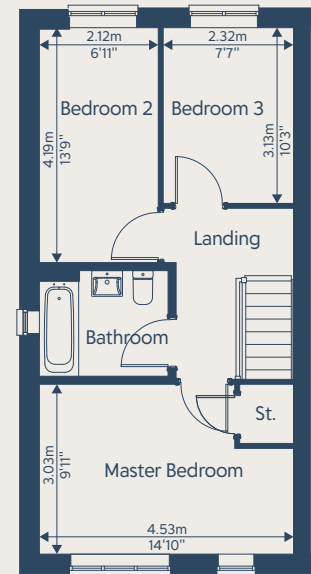
Computer generated image of the Farley

Farley

3 bedroom semi-detached/mews home with parking – 917 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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Amersham

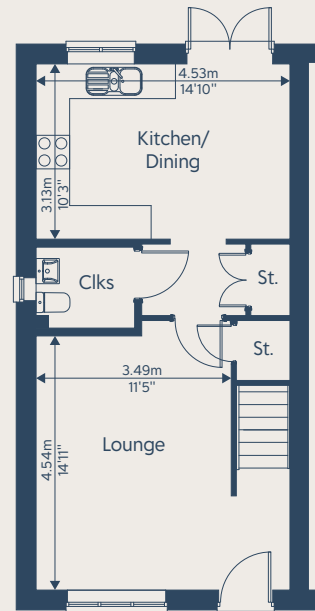
3 bedroom semi-detached home with parking



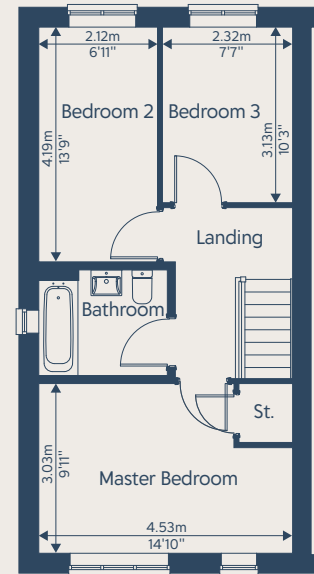
Computer generated image of the Amersham

Amersham

3 bedroom semi-detached home with parking – 917 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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Specification

Ash Tree Fold

All the homes at **Ash Tree Fold** 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
- Wardrobes
- Integrated dishwasher
- Integrated washing machine
- Outside tap
- 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/news homes	3 bedroom detached homes	4 bedroom semi-detached/detached homes
Stainless steel splashback	•	•	•
Electrolux stainless steel double fan oven	•	•	•
Electrolux stainless steel 4 ring gas hob	•		
Electrolux induction hob		•	•
Electrolux stainless steel chimney hood	•	•	•
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	•	•	•

ALL HOMES ON ASH TREE FOLD

- 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 semi-detached/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 Pulse fibre broadband	•	•	•
Phone socket fitted to the lounge	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•

EXTERIOR FINISHES

1.8m high timber divisional boundary 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	•	•	•
Tarmac driveways	•		
Block paved driveways		•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping scheme	•	•	•
PIR sensor light to front door	•	•	•
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 semi-detached/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 (3 bedroom semi-detached/mews Elmbridge only)	•	•	
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen to bathroom (with the exception of the Elmbridge)	•		•
Hansgrohe thermostatic shower wall bar to all en-suites (where applicable)	•	•	•
A large selection of Porcelanosa 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

Ash Tree Fold

Ashton-in-Makerfield

Windsor Road
Ashton-in-Makerfield WN4 9ES

Sales Enquiries
Call 01942 800216
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/// WHAT3WORDS - WISHES.SPEAK.BOOTH



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