

The Green Ingol, Fulwood



A desirable collection of elegant new homes



About Rowland

Independently owned and dedicated to the creation of delightful developments, Rowland represents excellence in house design, construction and the creation of living communities.

Established in 1993, Rowland is an independent, privately owned house builder based in the North West of England - and we've developed a proud track record for offering customers a stylish range of high quality homes at affordable prices.

At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses and apartments in a range of sought-after and popular locations throughout the North West.

The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards, whether it's a one-bedroom studio apartment, a detached family home or a luxury penthouse.

All Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space. The latest heating, glazing and insulation products combine maximum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. A good deal of time and careful planning goes into the layout of each development. We believe in creating thriving neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and often spectacular way.

Whichever home you choose to buy and wherever you choose to live, we hope you'll find one to suit your lifestyle and enjoy the experience!



Previous Rowland development





Welcome to Ingol, Fulwood

Marking the traditional boundary of Preston

Ingol marks part of the ancient north-western boundary of the old city of Preston - and with a strong sense of its own identity, has its own shops, library, and community centre. As well as being close to Royal Preston Hospital and Ashton & Lea Golf Club, Ingol is on the eastern edge of the Fylde - that gentle and green lowland landscape of rivers and meadows which stretches westwards to the Lancashire coast. The Fylde offers unlimited opportunities for walking, cycling and exploring, and leads to the coastal towns of Lytham St. Anne's, Blackpool, Cleveleys and Fleetwood.

Ingol is just a few miles from the centre of Preston, a vibrant and youthful university city with a proud heritage of cotton production during the Industrial Revolution.



The city centre's architecture is defined by grand old buildings from the nineteenth century, many of which have been converted into fashionable independent shops, hotels, restaurants and bars. Preston is also a river city possessed of a rich and rewarding maritime past, with the River Ribble linking Preston to the sea at nearby Lytham.

There are many excellent Primary and Secondary schools close to Ingol, and Preston has a university with an excellent academic reputation. Ingol is well placed for local transport routes, with nearby access to the M55 to Blackpool, as well as the M6 north to Lancaster and the Lake District, and south towards Manchester and Liverpool. West Coast train services from Preston take just over two hours to London and two hours and twenty minutes to Edinburgh.

The Green

*Tom Benson Way,
Ingol, Fulwood*

For first homes, family living
and a fabulous location

Whilst The Green is conveniently located just off Tom Benson Way, it is shielded from the road by extensive wooded areas; this brings a sense of peace and tranquillity to the development, which comprises of a good choice of 3 and 4 bedroom homes set round a network of cul-de-sacs where there is no through traffic.

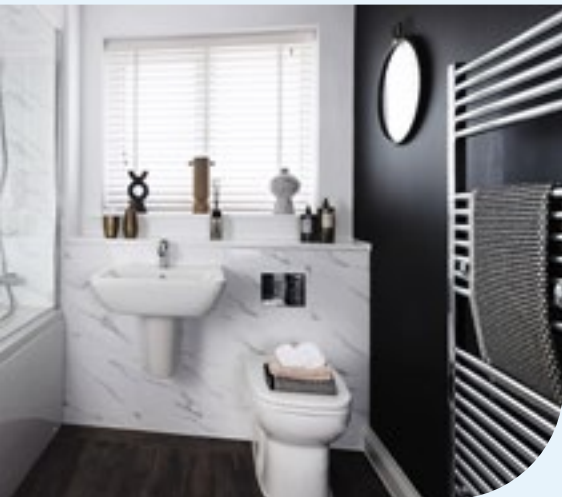
Properties include substantial detached family houses, semi-detached and mews properties – many featuring either integral or detached garages, along with extensive parking areas to the front of each property.

Great care has been given to creating an organic feel to the development, so houses are individually designed and built in a range of different styles, creating the ambience of a community that has grown up over a period of time, whilst embracing all that is best in local and regional architectural styles.

Artful use of different shades, shapes and patterns of brick ensure that every home has a unique signature. Features such as gables and rooflines, bays and dormers add further character – whilst doors, porches and windows are placed in such a way as to give each property additional style and uniqueness.

The interiors of homes at The Green reflect contemporary tastes in current lifestyle trends. Fixtures and fittings are designer-led and of outstanding quality.





Spacious, well-lit interiors allow for a free flow of movement between living areas whilst bathrooms and kitchens boast a high specification throughout with quality fixtures and fittings.

Development plan



EXISTING HOUSING

ATTENUATION BASIN

ATTENUATION BASIN

EXISTING HOUSING

POTENTIAL FUTURE DEVELOPMENT

- ◆ **Reynold B**
4 bedroom detached home with garage.
Plots 28, 29, 75, 76.
- ◆ **Belgrave**
4 bedroom detached home with garage.
Plots 5, 21.
- ◆ **Hatton B**
4 bedroom detached home with garage.
Plots 14, 15, 26, 43, 56, 96, 97, 139.
- ◆ **Brantwood II**
4 bedroom detached home with garage.
Plot 155.
- ◆ **Brantwood B**
4 bedroom detached home with garage.
Plots 20, 27, 51, 94.
- ◆ **Bonington**
4 bedroom detached home with garage.
Plot 1.
- ◆ **Bonington B**
4 bedroom detached home with garage.
Plots 11, 30, 119.
- ◆ **Renishaw**
4 bedroom detached home with double garage.
Plot 2.
4 bedroom detached home with garage.
Plot 8.
- ◆ **Renishaw B**
4 bedroom detached home with garage.
Plots 16, 25, 42, 44, 73, 74, 85, 95, 98, 117,
118, 137, 140, 151.
- ◆ **Holbrook**
4 bedroom detached home with garage.
Plot 23.
- ◆ **Holbrook B**
4 bedroom detached home with garage.
Plots 24, 40, 57, 63, 142, 143, 149, 150.
- ◆ **Bowes**
4 bedroom detached home with garage.
Plots 6, 9, 22.
- ◆ **Bowes B**
4 bedroom detached home with garage.
Plots 39, 64, 82, 99, 100, 120, 134, 148.
- ◆ **Adlington**
3 bedroom detached home.
Plots 3, 153, 154.
- ◆ **Adlington B**
3 bedroom detached home.
Plots 12, 13, 83, 88, 89, 105, 135, 146, 147.
- ◆ **Charleston II**
3 bedroom detached home with garage.
Plot 10.
- ◆ **Charleston B**
3 bedroom detached home with garage.
Plots 19, 41, 50, 52, 53, 54, 71.
- ◆ **Bressingham**
3 bedroom detached home.
Plot 152.
- ◆ **Bressingham B**
3 bedroom semi-detached home.
Plots 31, 48, 69, 144
3 bedroom detached home.
Plots 72, 103, 136.
- ◆ **Victoria II**
3 bedroom detached home with garage.
Plots 4, 7.
- ◆ **Victoria II B**
3 bedroom detached home with garage.
Plots 55, 84, 104, 138, 141.
- ◆ **Bridewell B**
3 bedroom semi-detached home.
Plots 32, 49, 70, 145.
- ◆ **Ashgate II B**
3 bedroom semi-detached home.
Plots 61, 86.
Discount to market* – Plots 92, 102.
- ◆ **Burlington B**
3 bedroom semi-detached/mews home.
Plots 62, 87, 108, 109, 110, 124, 125, 132, 133.
Discount to market* – Plots 17, 18, 36-38, 45-47,
65-68, 93, 101.
- ◆ **Affordable Homes**
Plots 33-35, 58-60, 77-81, 90, 91, 106, 107,
111-116, 121-123, 126-131.

The location of affordable homes is indicative and may change.

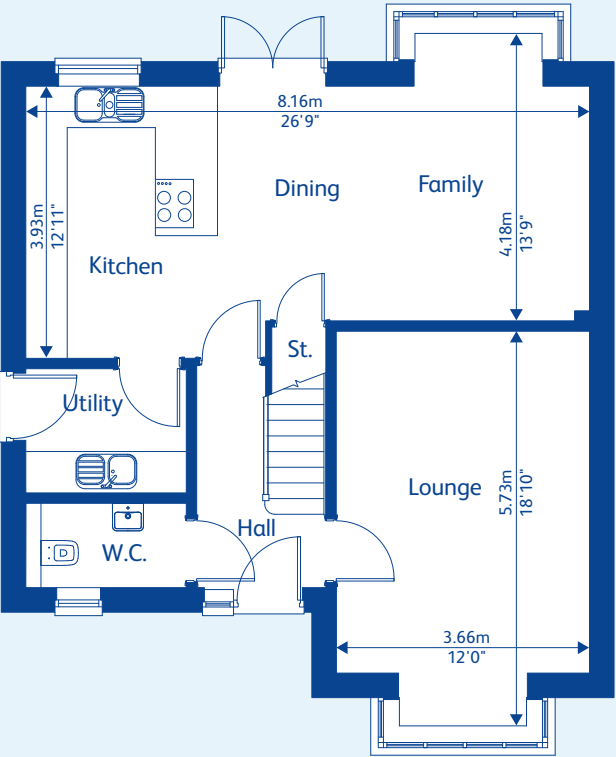




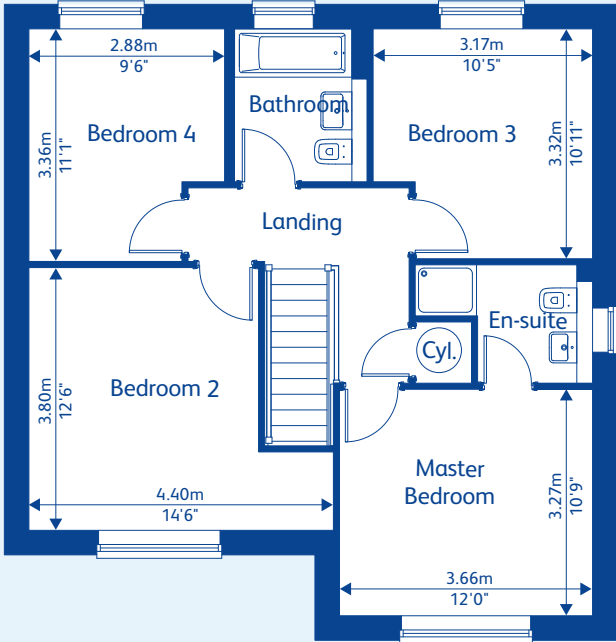
Computer generated image of the Reynold B

Reynold B

4 bedroom detached home with garage



Ground Floor



First Floor

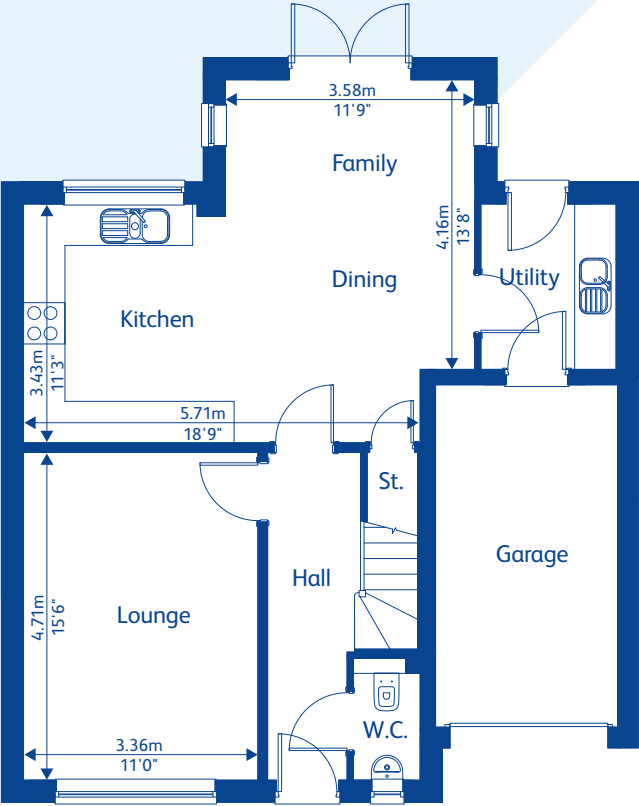
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



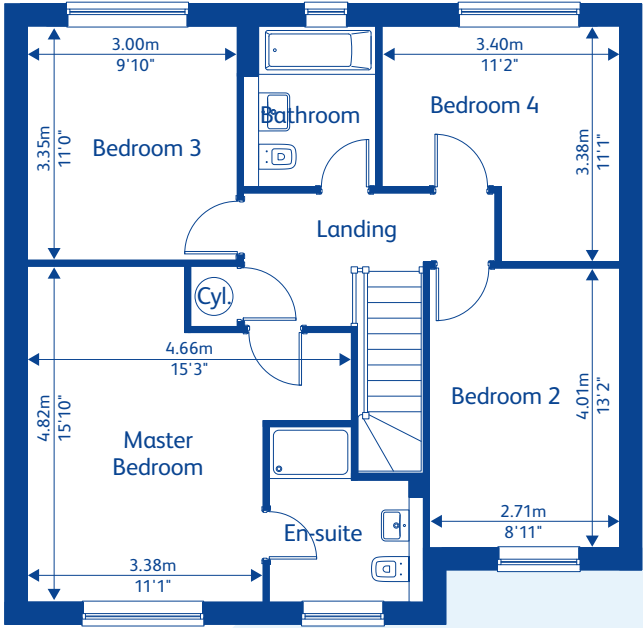
Computer generated image of the Belgrave

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

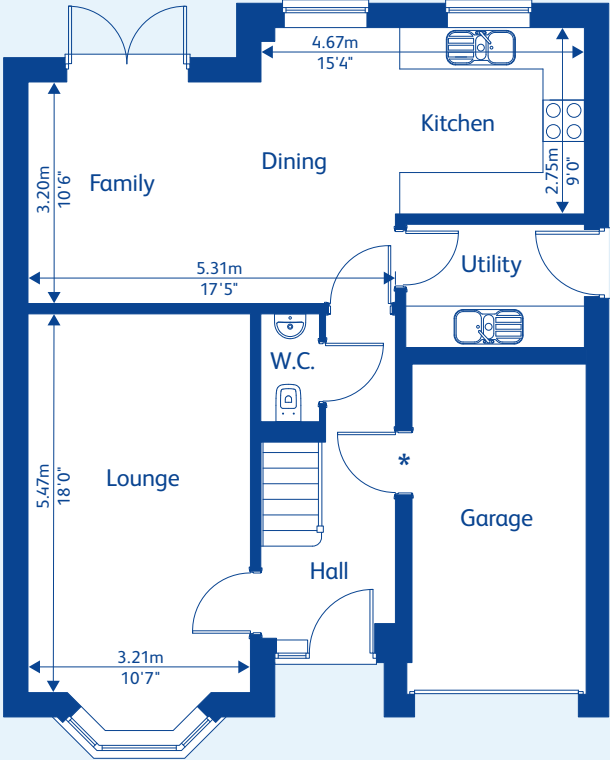
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



Computer generated image of the Hatton B

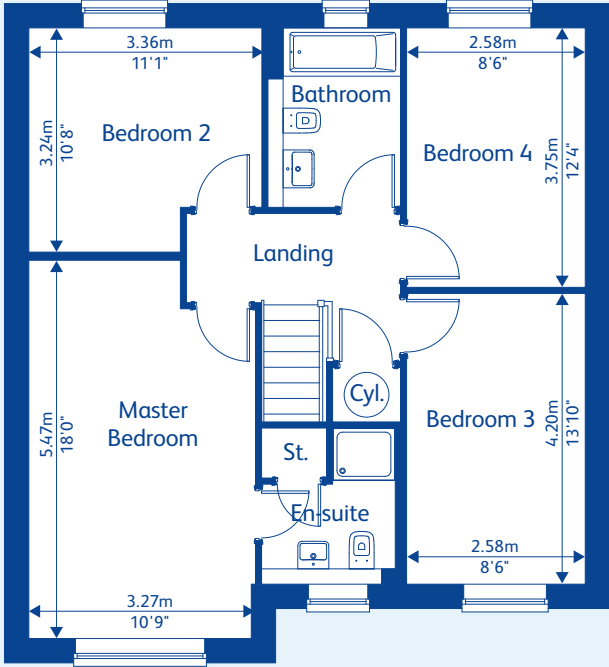
Hatton B

4 bedroom detached home with garage



Ground Floor

*Please note: The Hatton B has no internal garage door. Please ask Sales Executive for details.



First Floor

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



Computer generated image of the Brantwood II

Brantwood II

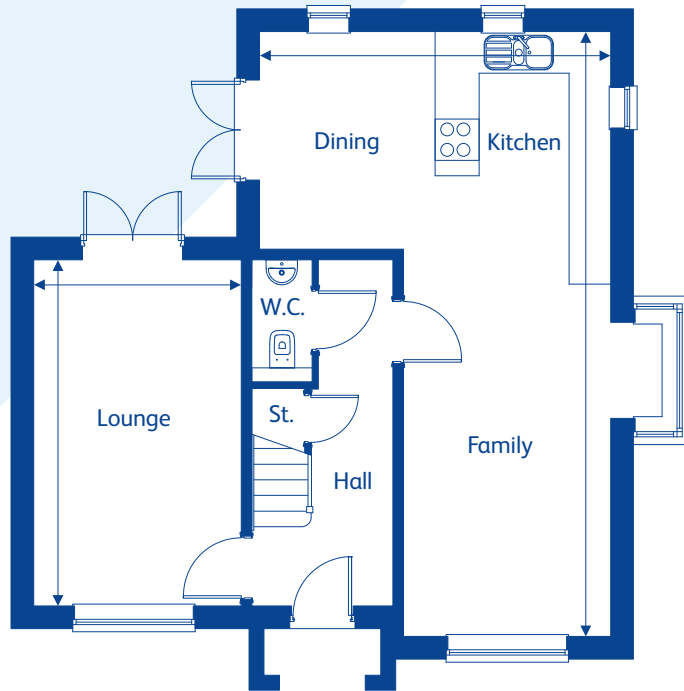
4 bedroom detached home with garage

Brantwood II - Plot 155

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 2.87m	11'11" x 9'5"
Bedroom 4	2.97m x 2.21m	9'9" x 7'3"

Brantwood B - Plots 20, 27, 51 & 94

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 3.09m	15'3" x 10'2"
Bedroom 3	3.65m x 2.91m	12'0" x 9'6"
Bedroom 4	3.05m x 2.25m	10'0" x 7'5"



Ground Floor



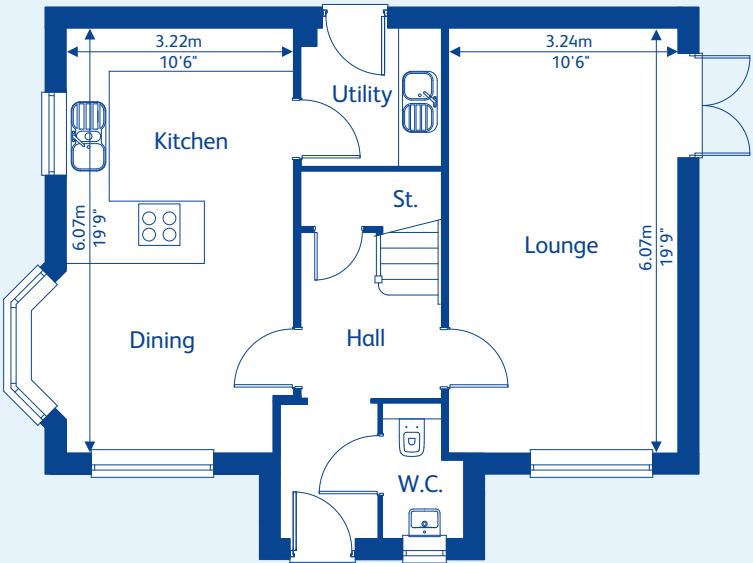
First Floor



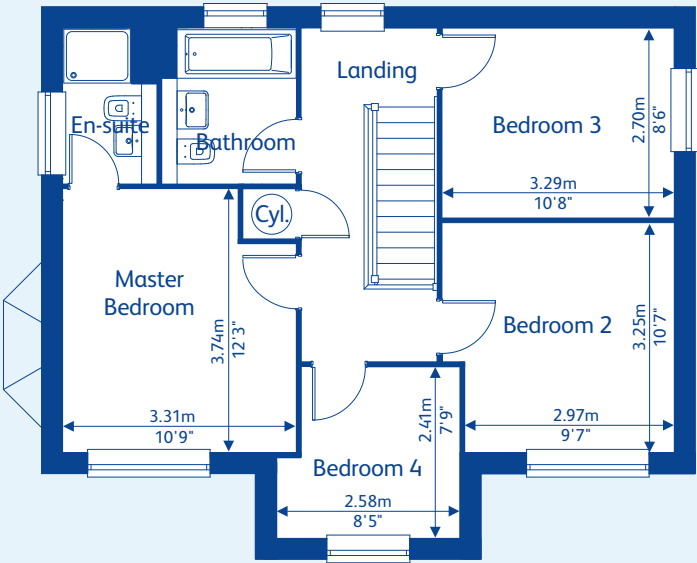
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage



Ground Floor



First Floor

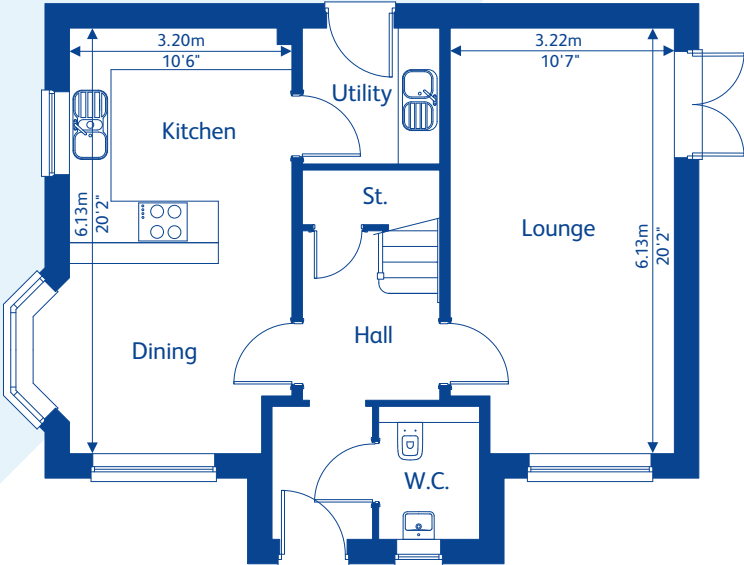
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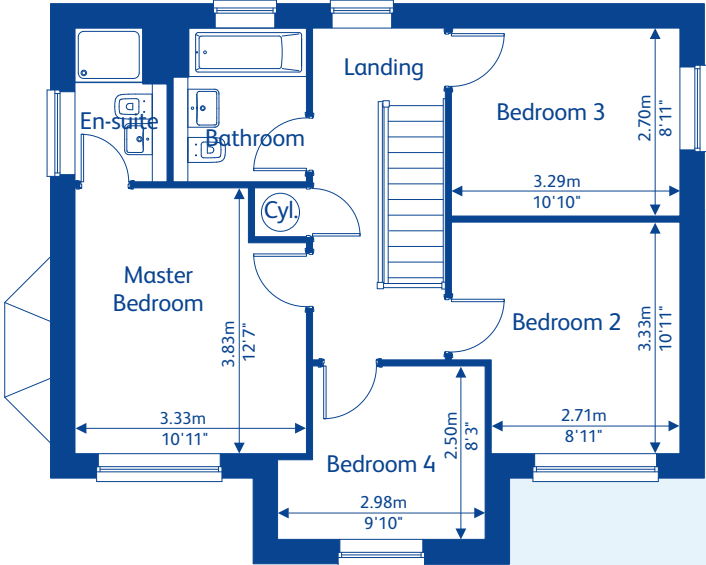
Computer generated image of the Bonington B

Bonington B

4 bedroom detached home with garage



Ground Floor



First Floor

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



Computer generated image of the Renishaw

Renishaw

4 bedroom detached home with garage

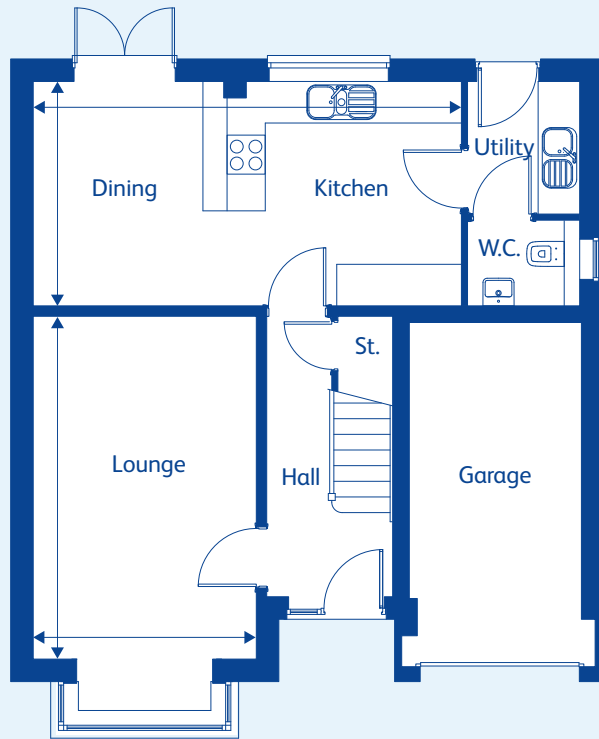


Renishaw - Plot 2 with double garage Plot 8 with garage

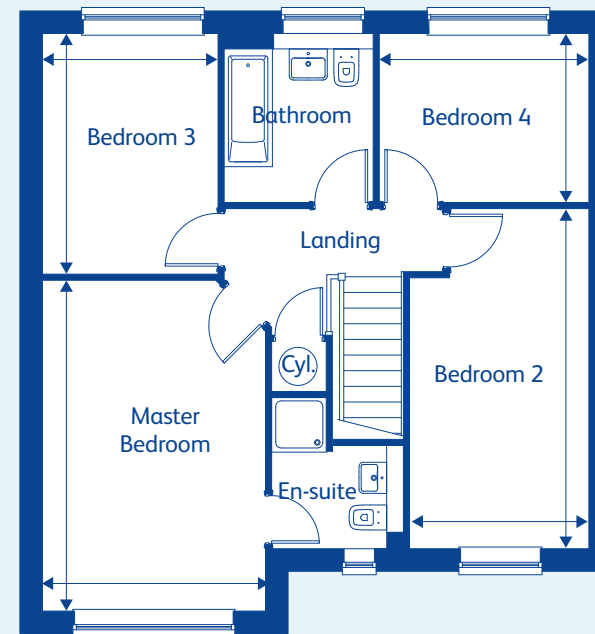
Kitchen Dining	6.15m x 3.22m	20'2" x 10'7"
Lounge	4.93m x 3.19m	16'2" x 10'6"
Master Bedroom	4.74m x 3.19m	15'6" x 10'6"
Bedroom 2	4.87m x 2.58m	16'0" x 8'5"
Bedroom 3	3.44m x 2.49m	11'3" x 8'2"
Bedroom 4	2.99m x 2.40m	9'10" x 7'11"

Renishaw B - Plots 16, 25, 42, 44, 73, 74, 85, 95, 98, 117, 118, 137, 140 & 151

Kitchen Dining	6.16m x 3.23m	20'2" x 10'7"
Lounge	4.99m x 3.21m	16'5" x 10'6"
Master Bedroom	4.78m x 3.21m	15'8" x 10'6"
Bedroom 2	4.95m x 2.65m	16'3" x 8'9"
Bedroom 3	3.50m x 2.50m	11'6" x 8'3"
Bedroom 4	3.01m x 2.44m	9'11" x 8'0"



Ground Floor



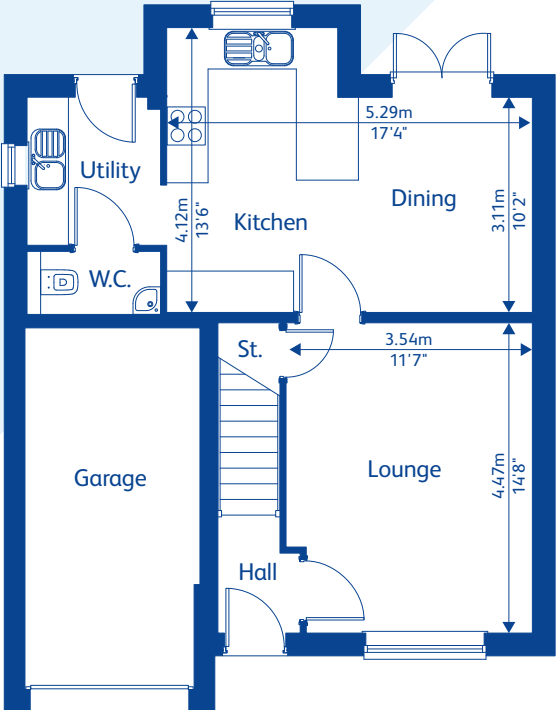
First Floor



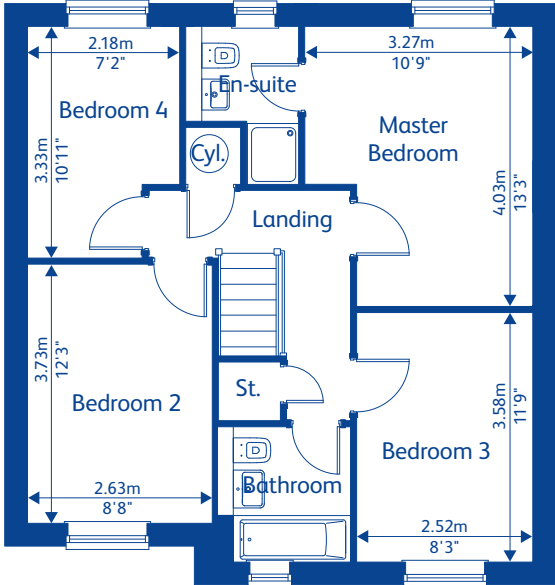
Computer generated image of the Holbrook

Holbrook

4 bedroom detached home with garage



Ground Floor



First Floor

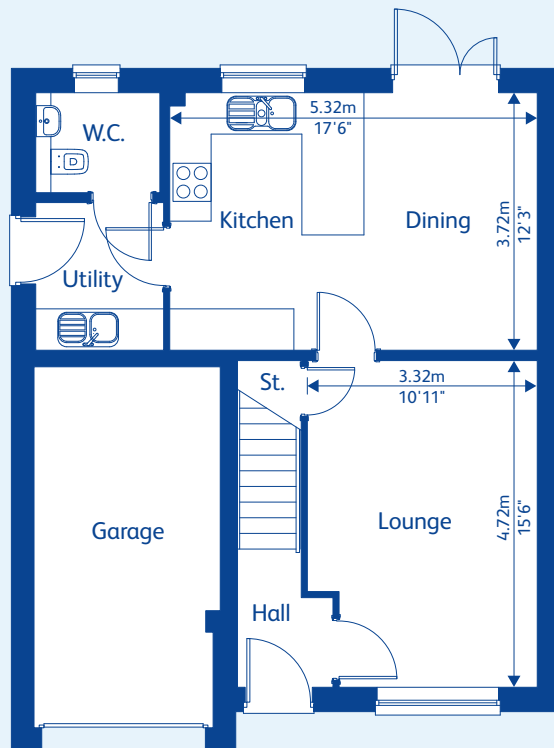
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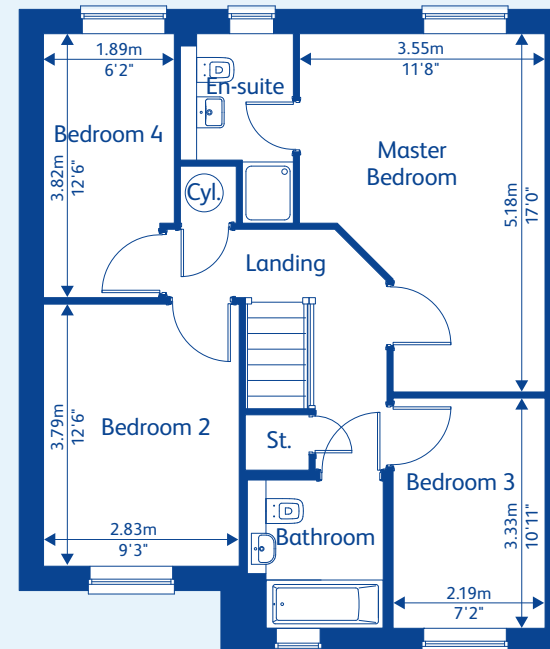
Computer generated image of the Holbrook B

Holbrook B

4 bedroom detached home with garage



Ground Floor



First Floor



Computer generated image of the Bowes

Bowes

4 bedroom detached home with garage

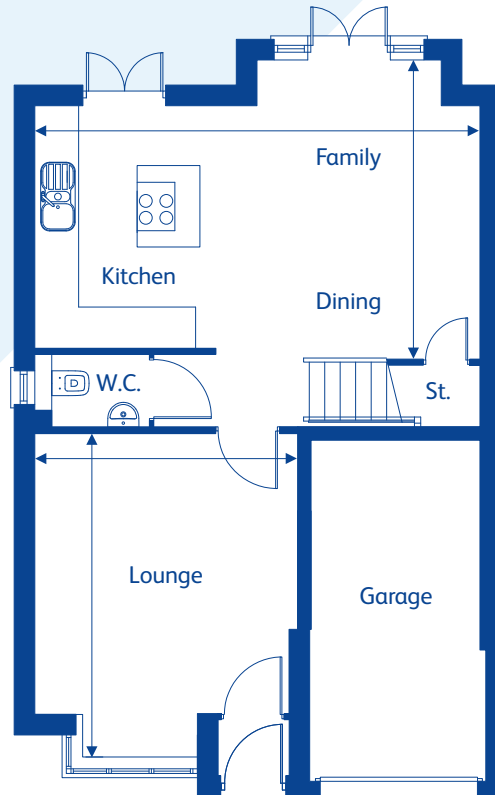


Bowes - Plots 6, 9 & 22

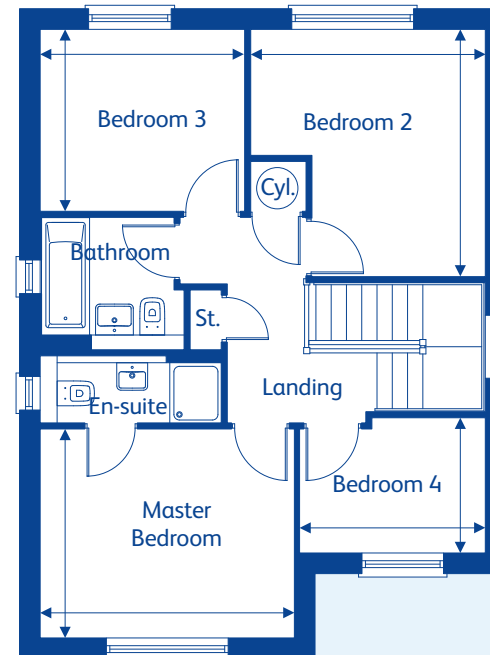
Kitchen Dining Family	6.40m x 4.28m	21'0" x 14'0"
Lounge	4.62m x 3.75m	15'2" x 12'3"
Master Bedroom	3.62m x 2.97m	11'11" x 9'9"
Bedroom 2	3.35m x 3.35m	11'0" x 11'0"
Bedroom 3	2.91m x 2.58m	9'7" x 8'5"
Bedroom 4	2.63m x 1.90m	8'8" x 6'3"

Bowes B - Plots 39, 64, 82, 99, 100, 120, 134 & 148

Kitchen Dining Family	6.47m x 3.65m	21'3" x 12'0"
Lounge	4.76m x 3.74m	15'7" x 12'3"
Master Bedroom	3.66m x 3.05m	12'0" x 10'0"
Bedroom 2	3.54m x 3.44m	11'8" 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"



Ground Floor



First Floor



Computer generated image of the Adlington

Adlington

3 bedroom detached home

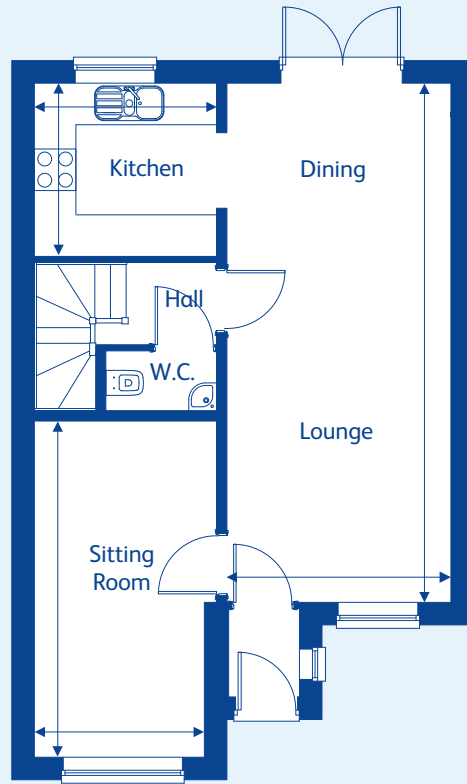


Adlington - Plots 3, 153 & 154

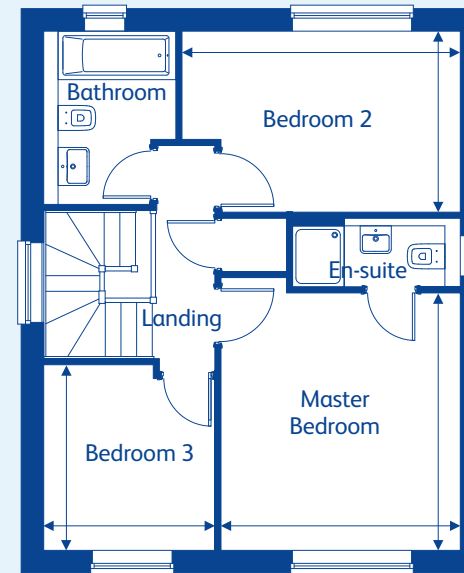
Kitchen	2.60m x 2.46m	8'7" x 8'1"
Dining Lounge	7.47m x 3.21m	24'6" x 10'6"
Sitting Room	4.83m x 2.60m	15'10" x 8'7"
Master Bedroom	3.68m x 3.42m	12'11" x 11'2"
Bedroom 2	3.98m x 2.58m	13'11" x 8'5"
Bedroom 3	2.64m x 2.43m	8'8" x 8'0"

Adlington B - Plots 12, 13, 83, 88, 89, 105, 135, 146 & 147

Kitchen	2.61m x 2.48m	8'7" x 8'2"
Dining Lounge	7.48m x 3.24m	24'7" x 10'8"
Sitting Room	4.97m x 2.61m	16'4" x 8'7"
Master Bedroom	3.71m x 3.44m	12'2" x 11'4"
Bedroom 2	4.03m x 2.60m	13'3" x 8'7"
Bedroom 3	2.78m x 2.48m	9'2" x 8'2"



Ground Floor



First Floor



Computer generated image of the Charleston II

Charleston II

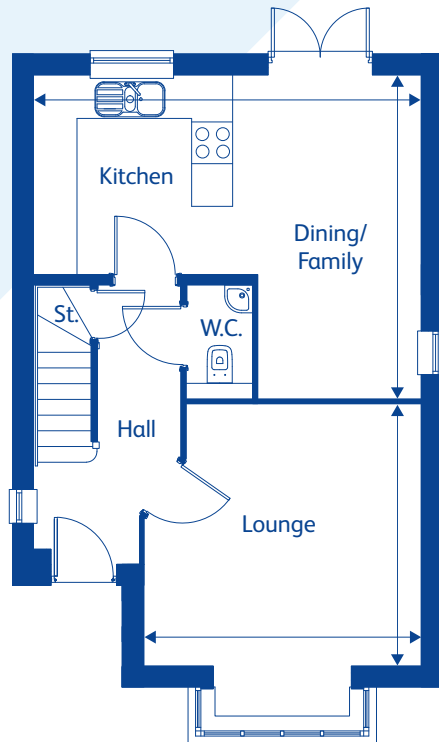
3 bedroom detached home with garage

Charleston II - Plot 10

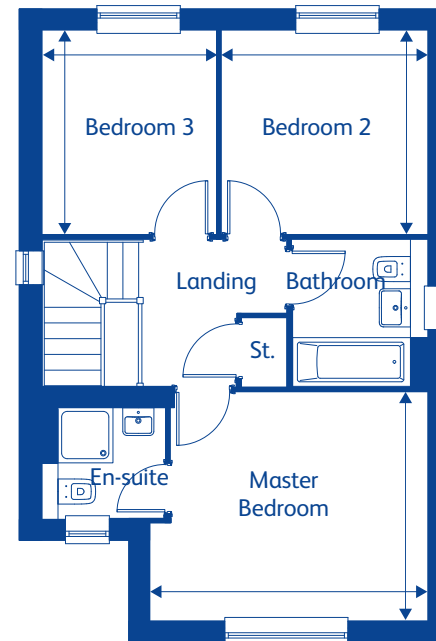
Kitchen Dining Family	5.50m x 4.59m	18'1" x 15'1"
Lounge	3.93m x 3.70m	12'11" x 12'2"
Master Bedroom	3.93m x 3.23m	12'11" x 10'7"
Bedroom 2	2.90m x 2.87m	9'6" x 9'5"
Bedroom 3	2.87m x 2.46m	9'5" x 8'1"

Charleston B - Plots 19, 41, 50, 52, 53, 54 & 71

Kitchen Dining Family	5.57m x 4.67m	18'3" x 15'4"
Lounge	3.88m x 3.73m	12'9" x 12'3"
Master Bedroom	3.88m x 3.25m	12'9" x 10'8"
Bedroom 2	2.95m x 2.93m	9'8" x 9'7"
Bedroom 3	2.95m x 2.55m	9'8" x 8'4"



Ground Floor



First Floor



Computer generated image of the Bressingham

Bressingham

3 bedroom semi-detached/detached home

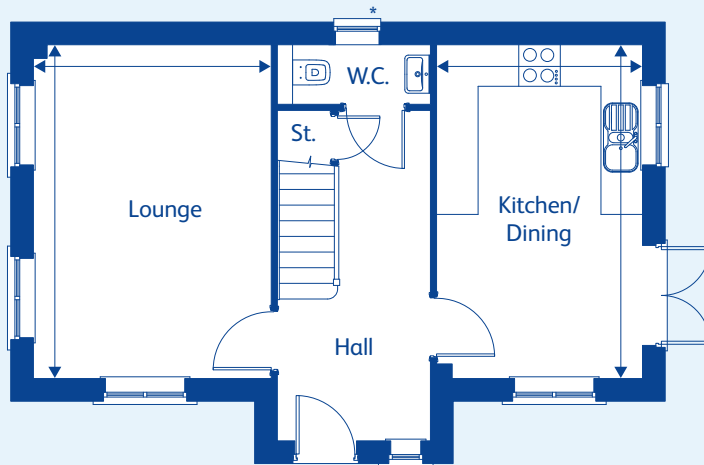


Bressingham - Plot 152

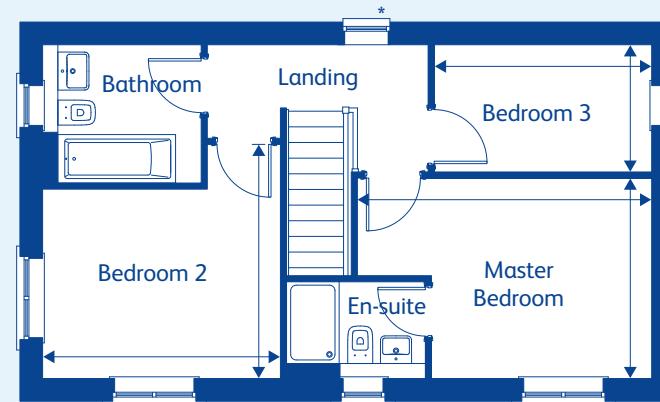
Kitchen Dining	4.80m x 2.94m	15'9" x 9'8"
Lounge	4.80m x 3.40m	15'9" x 11'2"
Master Bedroom	4.21m x 2.86m	13'10" x 9'5"
Bedroom 2	3.40m x 3.34m	11'2" x 11'0"
Bedroom 3	3.11m x 1.80m	10'2" x 5'11"

Bressingham B semi-detached home - Plots 31, 48 & 144 Bressingham B detached home - Plots 72, 103, 136

Kitchen Dining	4.79m x 3.06m	15'9" x 10'0"
Lounge	4.79m x 3.39m	15'9" x 11'2"
Master Bedroom	4.33m x 2.86m	14'3" x 9'5"
Bedroom 2	3.40m x 2.70m	11'2" x 8'10"
Bedroom 3	3.22m x 1.83m	10'7" x 6'0"



Ground Floor



First Floor



Computer generated image of the Victoria II

Victoria II

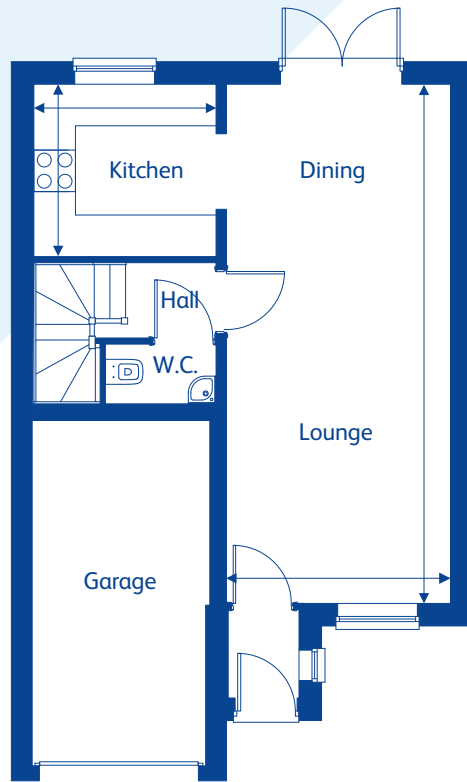
3 bedroom detached home with garage

Victoria II - Plots 4 & 7

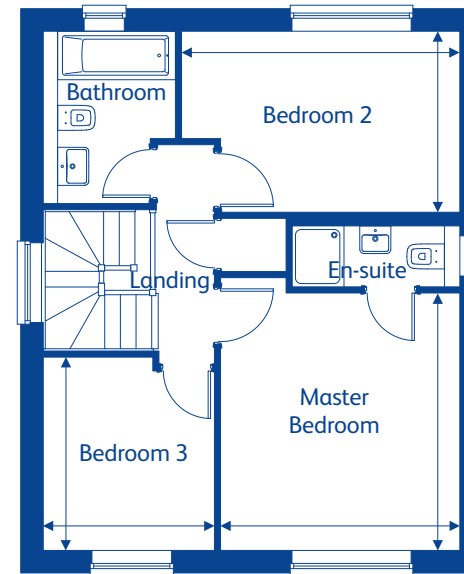
Kitchen	2.60m x 2.45m	8'7" x 8'0"
Dining Lounge	7.47m x 3.21m	24'6" x 10'6"
Master Bedroom	3.23m x 3.42m	10'7" x 11'2"
Bedroom 2	3.98m x 2.58m	13'1" x 8'5"
Bedroom 3	2.75m x 2.43m	9'0" x 8'0"

Victoria B - Plots 55, 84, 104, 138 & 141

Kitchen	2.61m x 2.48m	8'7" x 8'2"
Dining Lounge	7.48m x 3.24m	24'7" x 10'8"
Master Bedroom	3.71m x 3.44m	12'2" x 11'4"
Bedroom 2	4.03m x 2.60m	13'3" x 8'7"
Bedroom 3	2.78m x 2.48m	9'2" x 8'2"



Ground Floor



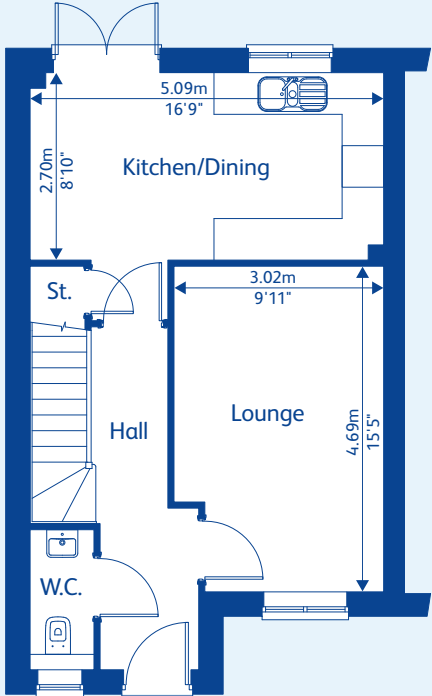
First Floor



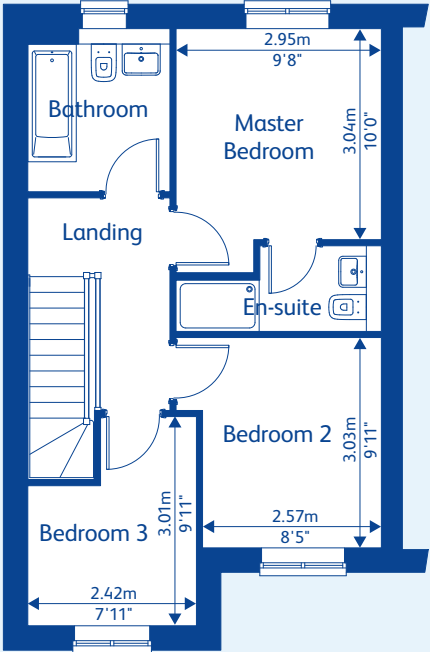
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home



Ground Floor



First Floor

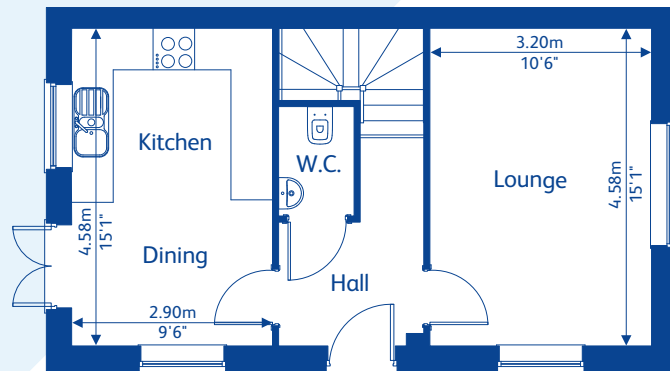
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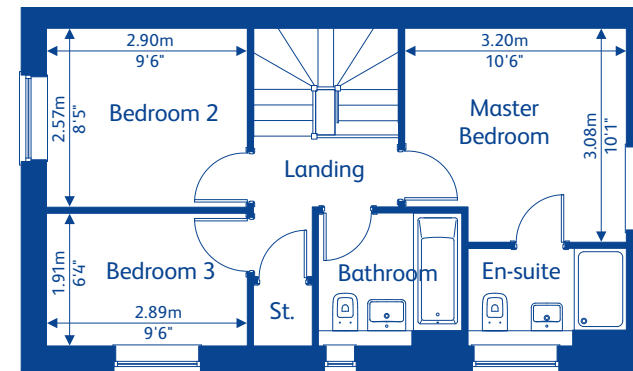
Computer generated image of the Ashgate II B

Ashgate II B

3 bedroom semi-detached home



Ground Floor



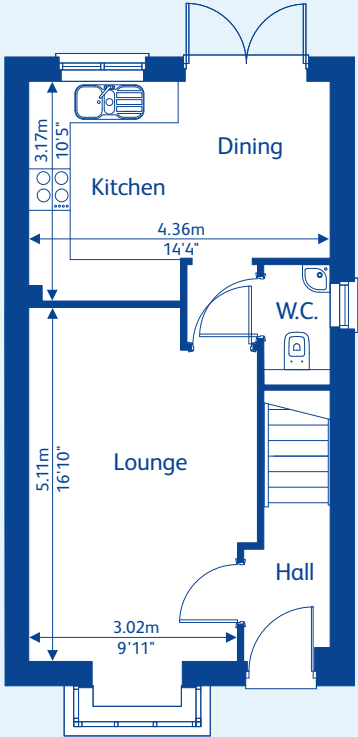
First Floor



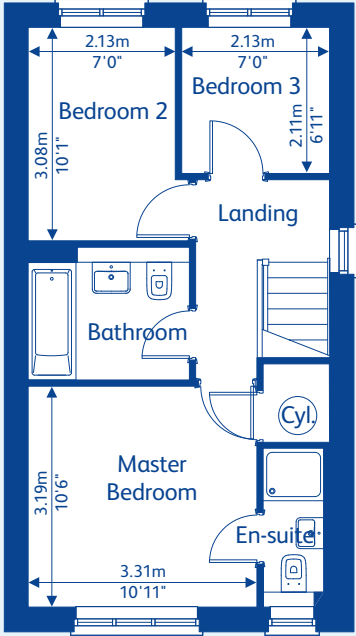
Computer generated image of the Burlington B

Burlington B

3 bedroom semi-detached/mews home



Ground Floor

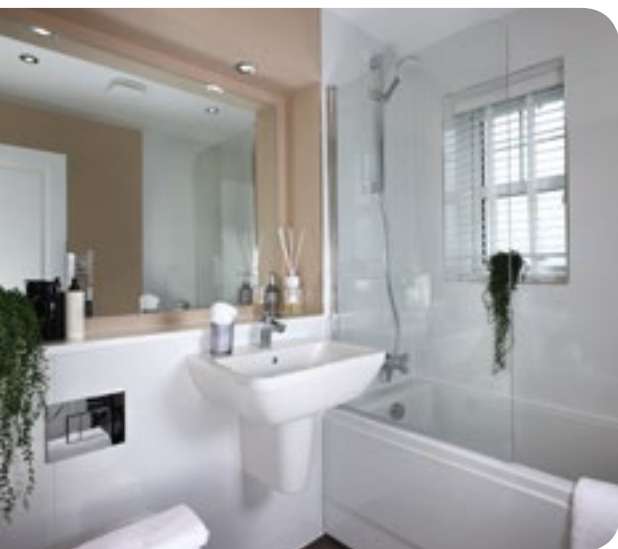


First Floor

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

Specification

All the homes at The Green 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

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

- ◆ Stainless steel splashback
- ◆ Electrolux appliances are fitted as standard and include a stainless steel double fan oven and stainless steel 4 ring gas hob
- ◆ Stainless steel Electrolux 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.

Bathrooms and en-suites

Complete with classic white sanitaryware and chrome fittings, providing a quality feel around these rooms;

- ◆ Back to wall sanitaryware
- ◆ Hansgrohe Coolstart taps to hand basins
- ◆ Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (with the exception of Adlington, Charleston II, Bressingham, Victoria II, Bridewell, Ashgate II & Burlington)
- ◆ Hansgrohe bath filler to Adlington, Charleston II, Bressingham, Victoria II, Bridewell, Ashgate II & Burlington
- ◆ 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

External features

All plots on this development will have in-roof PV panels. 0.9m high post and rail divisional fencing (1.8m screen fencing when plots are back to back) is provided throughout. Paved areas are in a buff riven flag. The front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout.

Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

- ◆ Contemporary style 2 panel satinwood internal doors with polished chrome door furniture
- ◆ Chrome effect switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with a phone socket fitted to the lounge
- ◆ Mains powered smoke and heat detectors fitted where required

Warranty and Sustainability

NHBC 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 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 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

Additional technologies to improve the efficiency of the home are included in selected plots. Please speak to a Sales Executive to confirm plot numbers.

- ◆ Deeper cavity walls with improved levels of insulation plus increased loft insulation
- ◆ Waste water heat recovery unit, which stores the heat from the shower waste water and uses it to preheat the water returning to the shower unit, thereby reducing the demand on the boiler
- ◆ Gas Saver installed which recovers the heat from the flue and takes it back to the boiler



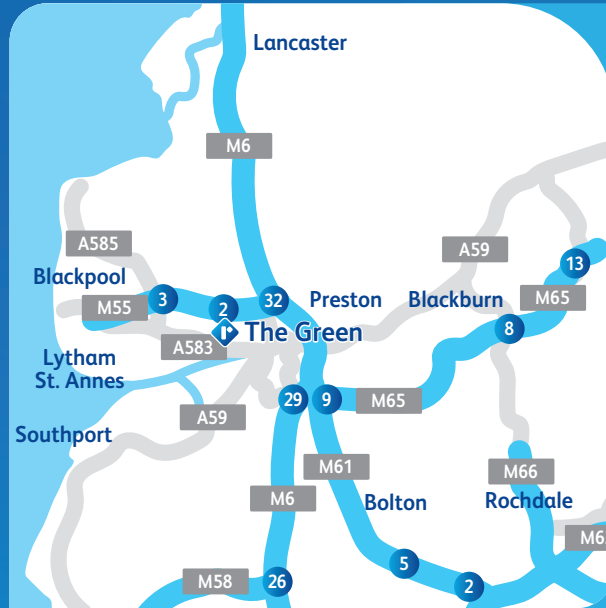
Upgrade your home

Rowland offer an extensive range of extras which can accommodate any preference for individuality or 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

Please ask a member of our sales team for more information



The Green Ingol, Fulwood

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/// WHAT3WORDS - SEATS.BEGAN.FACTORIES

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