

Richmond Point

Lytham St Annes

PRIDE OF PLACE ON THE FYLDE




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

Feel at home



A brown dog, possibly a Weimaraner, is sitting on a sandy dune. The dog is looking out towards the ocean under a sunset sky with soft, golden light and scattered clouds. Tall, thin grasses are in the foreground, some in focus and some blurred. The overall mood is peaceful and scenic.

Welcome to Richmond Point

Pride of place on the Fylde

Richmond Point is a visionary and prestigious development of high-quality new homes. It sits in balance with the existing and well-established residential properties along the northern fringes of Lytham St Annes and the adjacent countryside.

Rowland is committed to continuing the creation of a thriving and vibrant neighbourhood that embraces the local heritage and serves the local residents in Lytham St Annes, with Richmond Point taking pride of place amidst this vibrant and popular community.

Richmond Point

Lytham St Annes

Lytham St Annes, often referred to as the 'Jewel of the Fylde' offers the very best of the good life in Lancashire. A mix of Victorian and Georgian architecture defines the town and its fine and proud history.

Community, leisure, relaxation and social activity makes this popular coastal town what it is today. There's an eclectic mix of activities that unites this proud place and makes it special, as well as contributing to its distinctive local identity.



Great schools, upmarket shops, restaurants and bars, traditional pubs, world class golf courses, sports and leisure clubs are all an essential part of life's rich tapestry in this unique and special part of North West England. Not to mention the miles of wide open beaches and the natural beauty of the adjacent colourful countryside, which offers limitless opportunities for walking, cycling, horse riding and relaxing.

Transport links are excellent, with local neighbours Blackpool and Preston just 10 minutes and 30 minutes' drive away

by car respectively. The M55 motorway is only 3.5 miles away and offers easy connection to the M6 at Preston and the wider motorway network beyond, making the spectacular and dramatic scenery of the Lake District and Yorkshire Dales accessible in about one hour. There's also a handy train station nearby connecting to the national rail network.

Richmond Point in Lytham St Annes is a very special place. It's a place for community, a place to feel at home, a place for life and a place quite like no other!



**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 on the Fylde

The latest phase of new homes at Richmond Point showcases a select choice of mews, semi-detached and detached properties ranging from 2-5 bedrooms. Designed to accentuate open spaces, natural features and contemporary aesthetics, Richmond Point 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 exacting 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.



Richmond Point Phases 3 and 4

Site Plan

- ◆ **Wallingford B**
5 bedroom detached 2½ storey home with detached double garage.
Plots 320/331/340.
- ◆ **Regency B**
5 bedroom detached home with integral double garage.
Plots 312/313/321/375.
- ◆ **Kingswood B**
5 bedroom detached home with integral double garage.
Plots 334/386/437.
Kingswood
5 bedroom detached home with integral double garage.
Plot 275.
- ◆ **Colshaw B**
4 bedroom detached home with integral garage.
Plots 327/330/332/333/336/345/351/435/436.
- ◆ **Bonham B**
4 bedroom detached home with detached garage.
Plot 395.
- ◆ **Belgrave B**
4 bedroom detached home with integral garage.
Plots 356/384/387/434.
- ◆ **Reynold B**
4 bedroom detached home with detached garage.
Plots 337/338/376/378.
Reynold
4 bedroom detached home with detached garage.
Plots 272/274.
- ◆ **Hatton B**
4 bedroom detached home with integral garage.
Plots 383/385/392/393/409/416.
- ◆ **Brantwood B**
4 bedroom detached home with detached garage.
Plots 322/379/389.
- ◆ **Haworth B**
4 bedroom semi-detached 2½ storey home.
Plots 323/324/325/326.
- ◆ **Aroncroft B**
4 bedroom detached home with integral garage.
Plots 377/382.
- ◆ **Bonington B**
4 bedroom detached home with detached garage.
Plots 335/380/412/425/433.
- ◆ **Renishaw B**
4 bedroom detached home with integral garage.
Plots 328/329/339.
- ◆ **Townley B**
3 bedroom semi-detached 2½ storey home.
Plots 308/309/318/319.
Townley
3 bedroom semi-detached 2½ storey home.
Plots 300/301.
- ◆ **Bowes B**
4 bedroom detached home with integral garage.
Plots 311/314/315/381/388/391/394/415.
Bowes
4 bedroom detached home with integral garage.
Plot 273.
- ◆ **Adlington B**
3 bedroom detached home.
Plot 310.
- ◆ **Charleston B**
3 bedroom detached home with detached garage.
Plots 402/424.
- ◆ **Bressingham B**
3 bedroom semi-detached home.
Plots 411/422.
Bressingham
3 bedroom semi-detached home.
Plot 295.
- ◆ **Victoria B**
3 bedroom detached home with integral garage.
Plots 390/408/413/414/417.
- ◆ **Oakwell B**
3 bedroom semi-detached home.
Plots 406/407.
- ◆ **Gladstone B**
3 bedroom mews home.
Plots 428/429/430.
- ◆ **Bridewell B**
3 bedroom semi-detached home.
Plots 316/317/410/423/426/427.
Bridewell
3 bedroom semi-detached home.
Plot 296.
- ◆ **Burlington B**
3 bedroom semi-detached home.
Plots 302/303/304/305/306/307/
418/419/420/421/431/432.
- ◆ **Lowry B**
2 bedroom mews home.
Plots 403/404/405.
Lowry
2 bedroom mews home.
Plots 297/298/299.
- ◆ **Affordable Homes**
2 & 3 bedroom semi-detached/mews home.
Plots 396/397/398/399/400/401.
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: 22/0938 Fylde Council.



Richmond Point Master Plan



Colshaw B

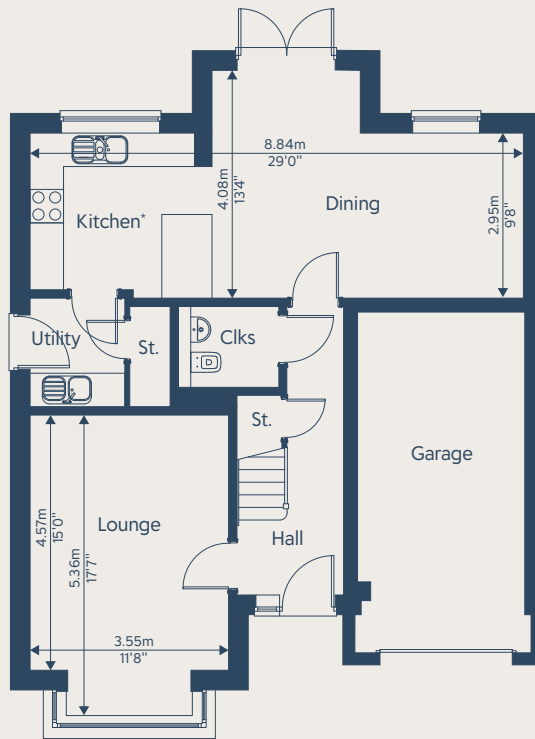
4 bedroom detached home with integral garage (Plot 345)



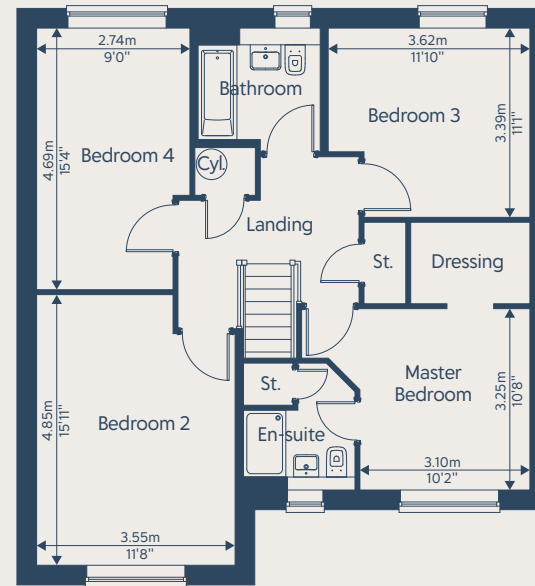
Computer generated image of the Colshaw B

Colshaw B

4 bedroom detached home with integral garage (Plot 345) – 1543 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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Bonham B

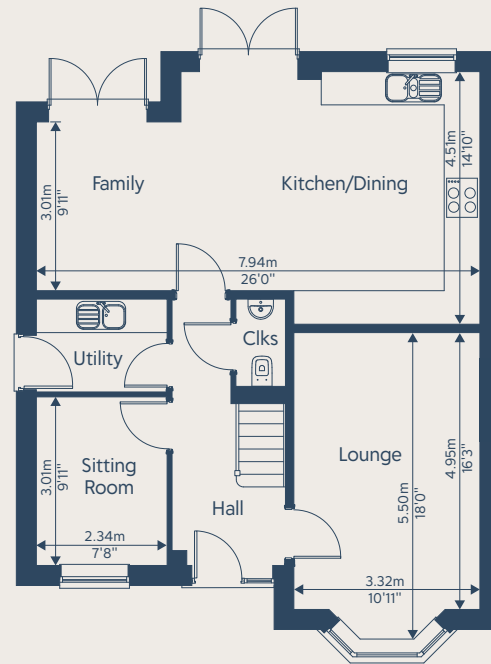
4 bedroom detached home with detached garage



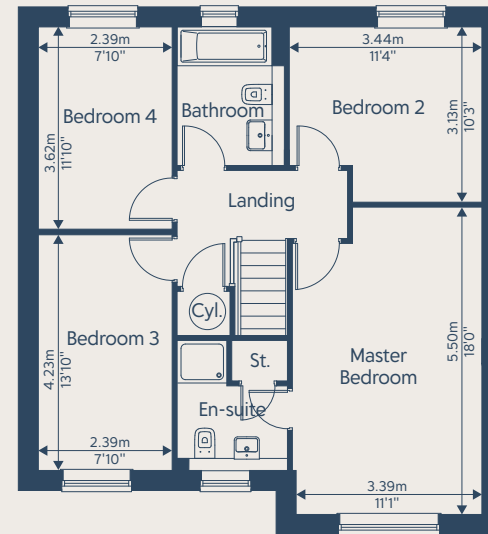
Computer generated image of the Bonham B

Bonham B

4 bedroom detached home with detached garage – 1473 sq ft



Ground Floor



First Floor

Note: 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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Belgrave B

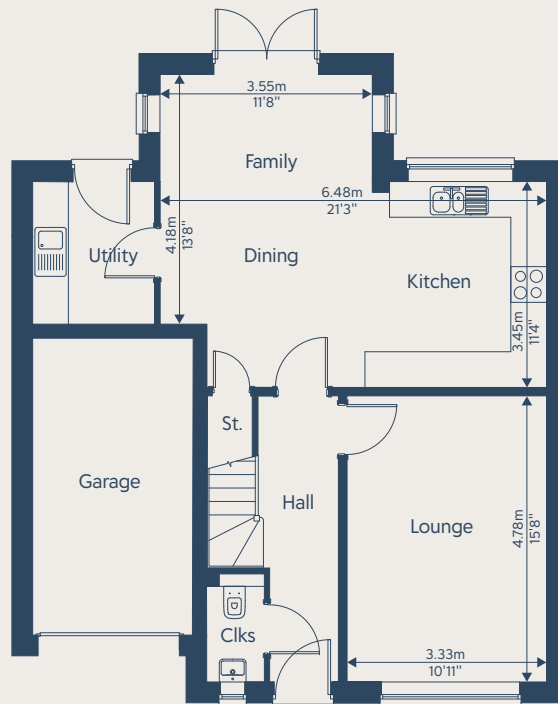
4 bedroom detached home with integral garage



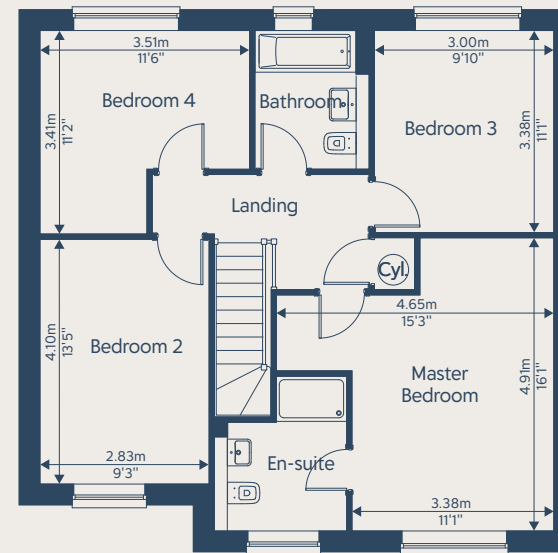
Computer generated image of the Belgrave B

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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Hatton B

4 bedroom detached home with integral garage

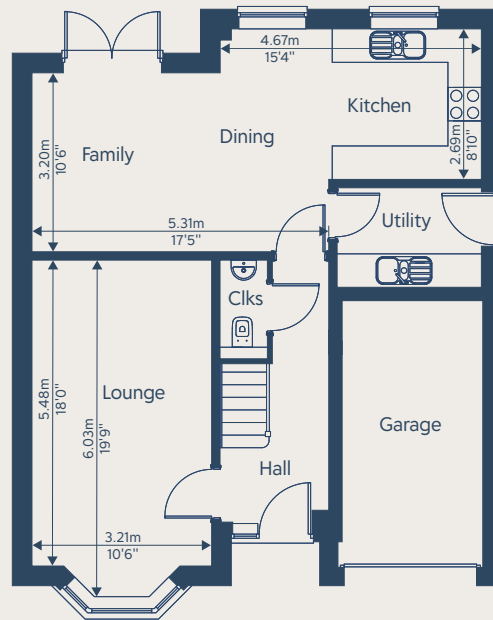


Computer generated image of the Hatton B

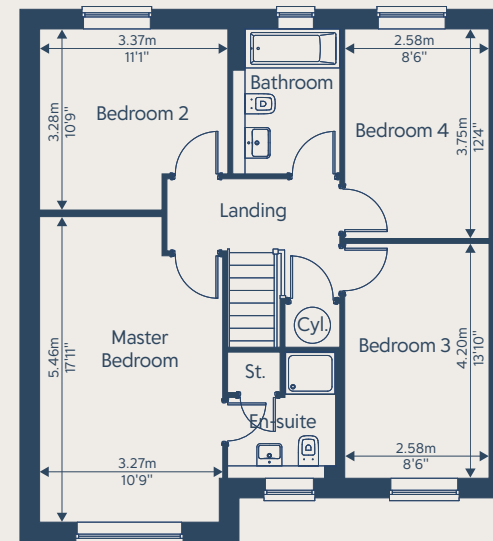
Due to photovoltaic roof panels, pediment over bedroom 3 may be omitted to selected plots. Please speak to Sales Executive for details.

Hatton B

4 bedroom detached home with integral garage – 1374 sq ft



Ground Floor



First Floor

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Brantwood B

4 bedroom detached home with detached garage

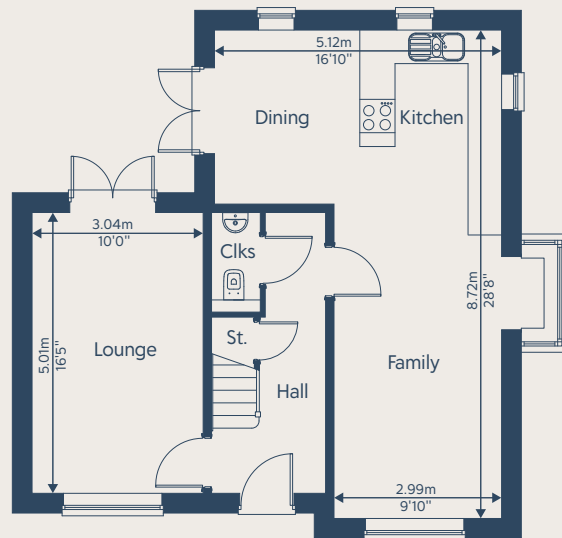


Computer generated image of the Brantwood B

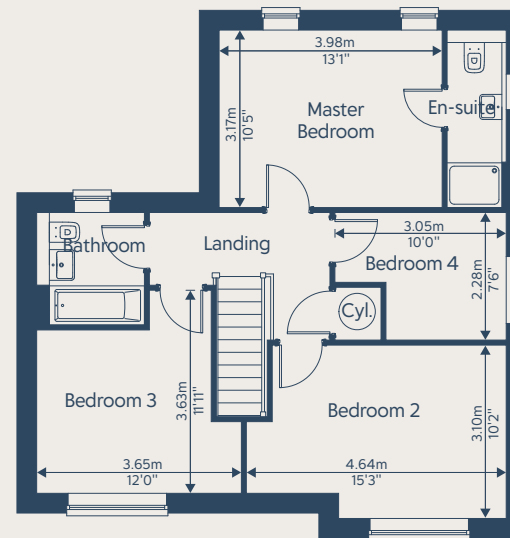
Please note: First floor windows to be 1125mm high. Please ask Sales Executive for details.

Brantwood B

4 bedroom detached home with detached garage – 1305 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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Bonington B

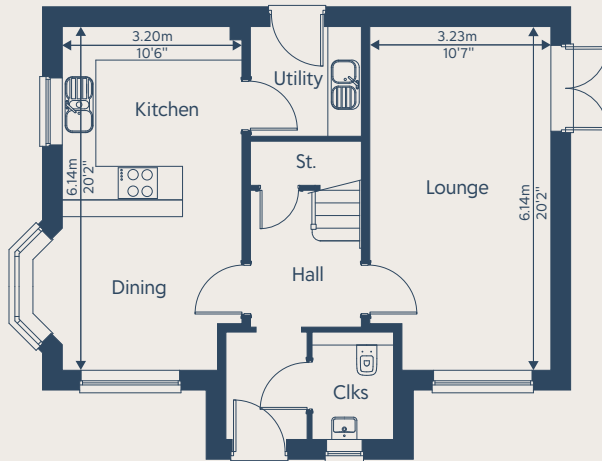
4 bedroom detached home with detached garage



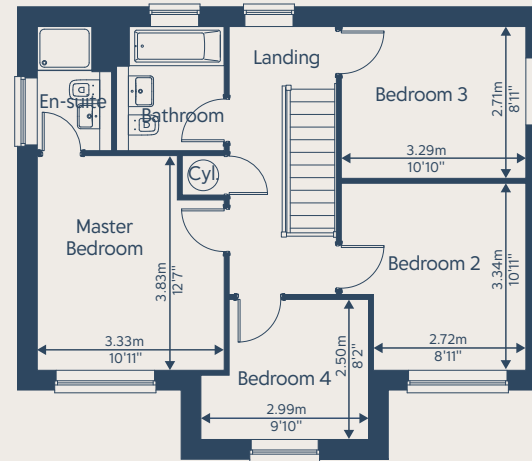
Computer generated image of the Bonington B

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

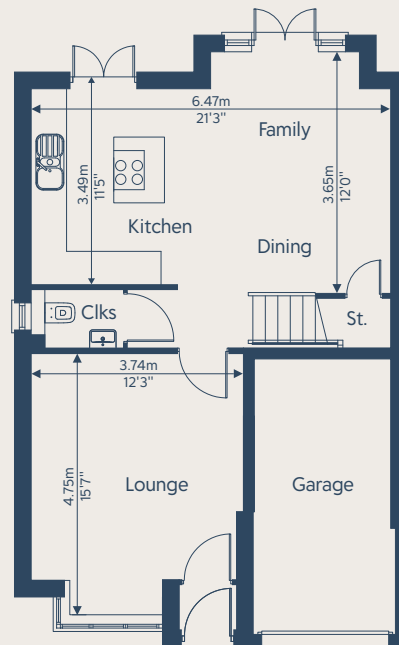
4 bedroom detached home with integral garage



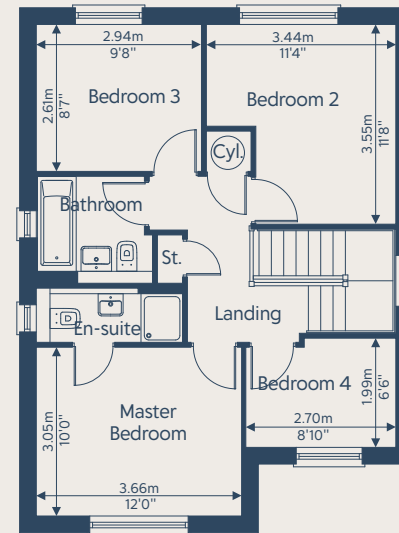
Computer generated image of the Bowes B

Bowes B

4 bedroom detached home with integral garage – 1112 sq ft



Ground Floor



First Floor

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Bressingham B

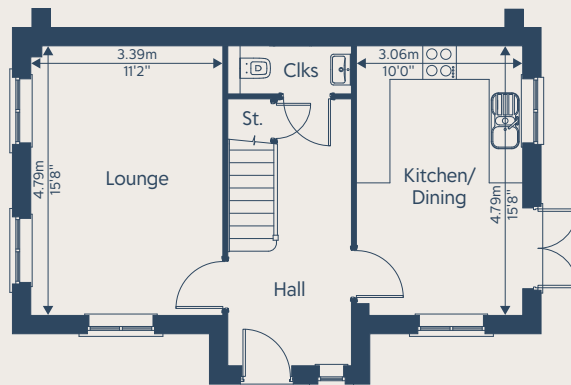
3 bedroom semi-detached home



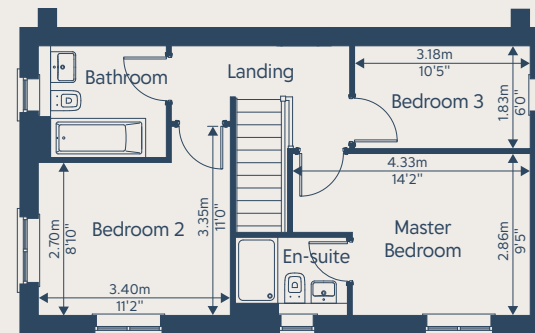
Computer generated image of the Bressingham B

Bressingham B

3 bedroom semi-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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Victoria B

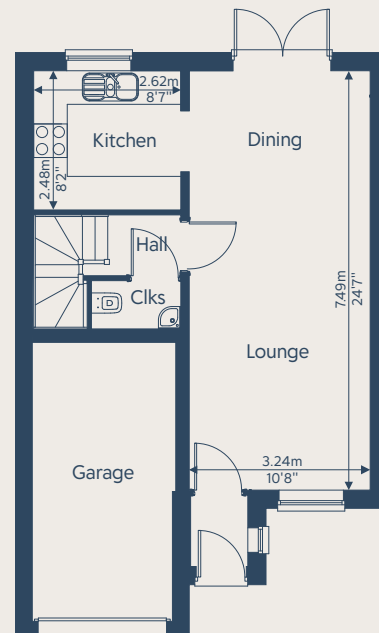
3 bedroom detached home with integral garage



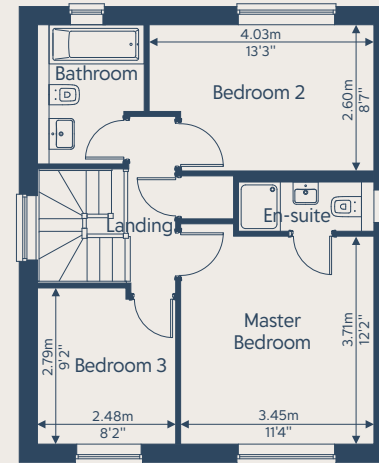
Computer generated image of the Victoria B

Victoria B

3 bedroom detached home with integral garage – 900 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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Gladstone B

3 bedroom semi-detached/mews home

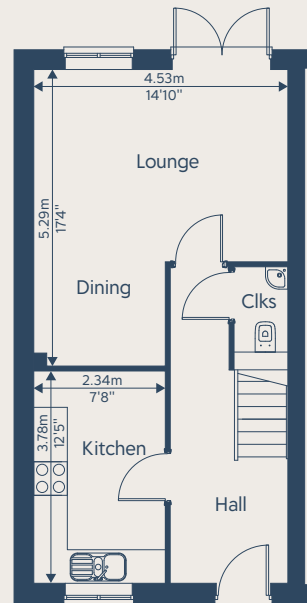


Computer generated image of the Gladstone B

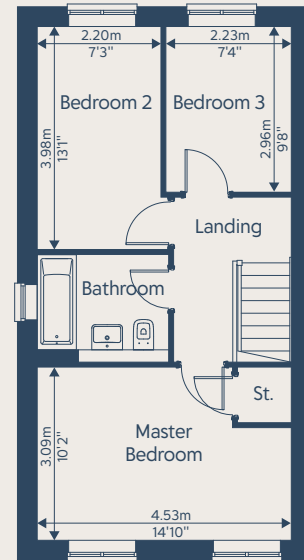
Plots 397 & 429 will not have a pediment above master bedroom window. Please speak to Sales Executive for details.

Gladstone 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. 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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Bridewell B

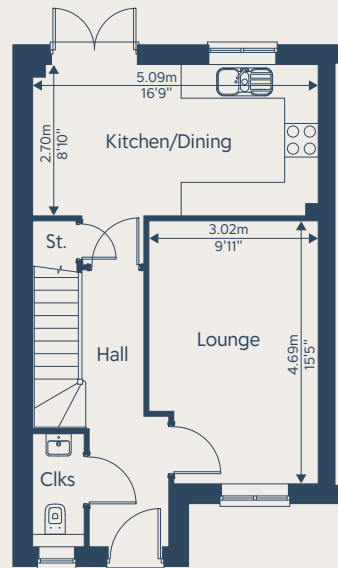
3 bedroom semi-detached home



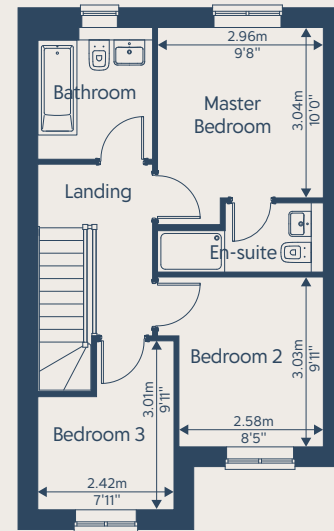
Computer generated image of the Bridewell B

Bridewell B

3 bedroom semi-detached home – 880 sq ft



Ground Floor



First Floor

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Burlington B

3 bedroom semi-detached home

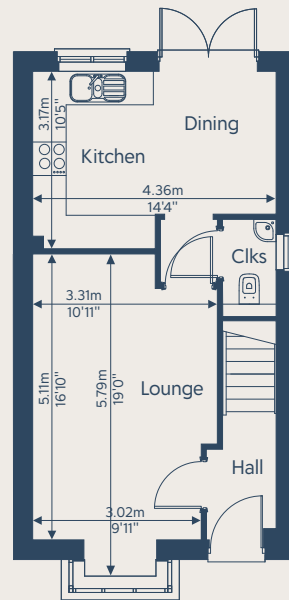


Computer generated image of the Burlington B

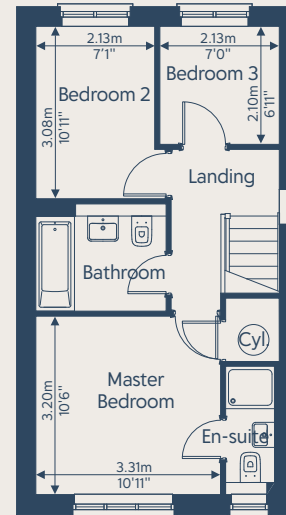
Plots 347 & 359 will not have a pediment above master bedroom window. Please speak to Sales Executive for details.

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 $\pm 75\text{mm}$ 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 on the orientation of the property. Please speak to the Sales Executive for full details.

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Lowry B

2 bedroom mews home

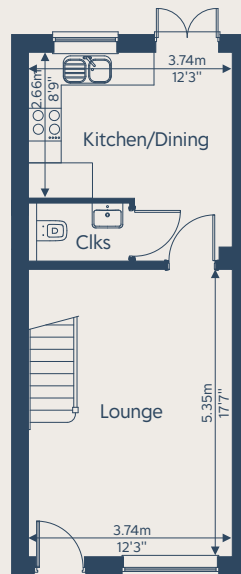


Computer generated image of the Lowry B

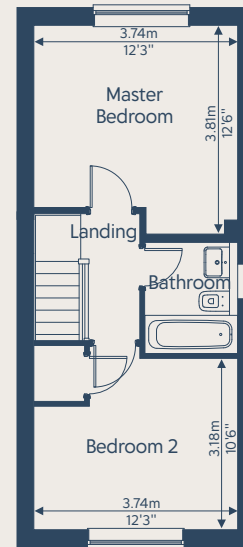
Plots 400 & 404 will have a pediment above bedroom 2 window. Please speak to Sales Executive for details.

Lowry B

2 bedroom mews home - 749 sq ft



Ground Floor



First Floor

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Oakwell B

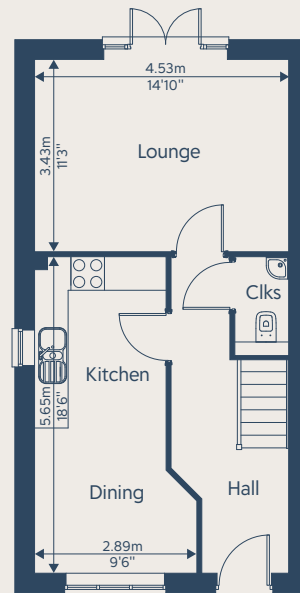
3 bedroom semi-detached home



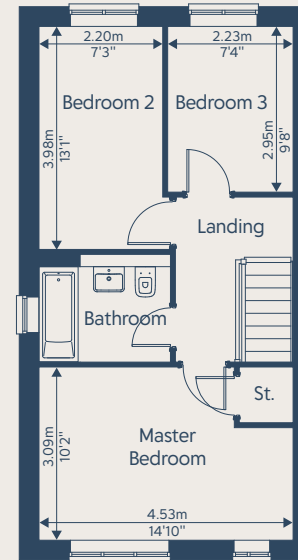
Computer generated image of the Oakwell B

Oakwell B

3 bedroom semi-detached home – 895 sq ft



Ground Floor



First Floor

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Rowland
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Specification Richmond Point Phases 3 & 4

All the homes at **Richmond Point** 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
- 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

	2 bedroom news homes	3 bedroom semi-detached/ news homes	3 bedroom detached homes	4 bedroom semi-detached/ detached homes	5 bedroom detached homes
Stainless steel splashback	•	•	•	•	•
Electrolux stainless steel double fan oven	•	•	•	•	•
Electrolux ceramic hob					•
Electrolux stainless steel 4 ring gas hob	•	•	•	•	
Electrolux stainless steel chimney hood or 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	•	•	•	•	
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 RICHMOND POINT

- 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

2 bedroom mews homes
3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom semi-detached/
detached homes
5 bedroom detached homes

	2 bedroom mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom semi-detached/ detached homes	5 bedroom detached homes
Contemporary style 2 panel satinwood internal doors	•	•	•	•	•
Polished chrome door furniture	•	•	•	•	•
Chrome effect switches throughout	•	•	•	•	•
Chrome effect sockets throughout	•	•	•	•	•
TV sockets to the lounge and master bedroom	•	•	•	•	•
Phone socket fitted to the lounge	•	•	•	•	•
Mains powered smoke and heat detectors fitted where required	•	•	•	•	•

EXTERNAL

	2 bedroom mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom semi-detached/ detached homes	5 bedroom detached homes
1.8m timber boundary and divisional fencing	•	•	•	•	•
Paved areas are in a buff riven flag	•	•	•	•	•
Front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout	•	•	•	•	•

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

2 bedroom mews homes
3 bedroom semi-detached/
mews homes
3 bedroom detached homes
4 bedroom semi-detached/
detached homes
5 bedroom detached homes

	2 bedroom mews homes	3 bedroom semi-detached/ mews homes	3 bedroom detached homes	4 bedroom semi-detached/ detached homes	5 bedroom detached homes
Back to wall sanitaryware	•	•	•	•	•
Hansgrohe Coolstart taps to hand basins	•	•	•	•	•
Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (only applicable to 3 bedroom homes without an en-suite)	•	•		•	•
Hansgrohe bath filler		•	•		
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	•	•	•	•	•
White heated towel rail or similar	•	•	•	•	•



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:

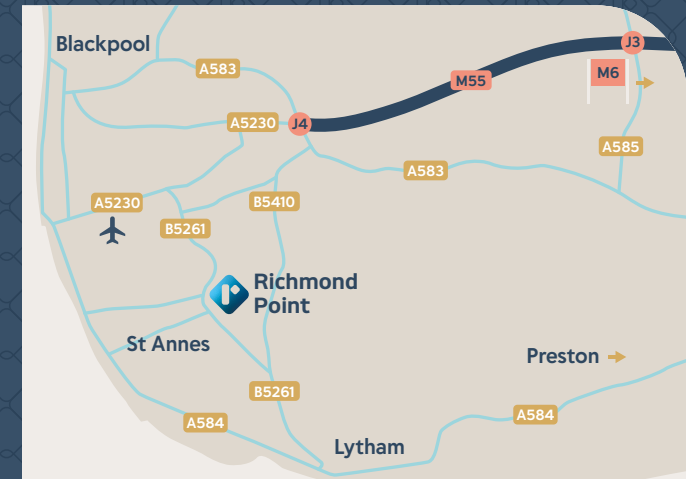
- Upgraded kitchen
- Tiling upgrades
- Carpets
- Additional lighting
- Additional sockets

Richmond Point Lytham St Annes

Richmond Point Off Queensway
Lytham St Annes FY8 3FY

Sales Enquiries
Call 01253 747080
rowland.co.uk

/// WHAT3WORDS - PIANO.PITCH.BLAST



CONSUMER
CODE FOR
HOME BUILDERS
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