

**JONES**  
**HOMES**

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

# Bowland Rise

Dolphinholme, Lancashire



# Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.







Live the  
luxury lifestyle

Built with you in mind



## Luxury living is about having it all

If you dream about living in a beautiful home, with a high quality interior in a desirable location, it can all be yours at Bowland Rise.

This exclusive development brings stylish new homes to the village of Dolphinholme. Bowland Rise offers a collection of 4 and 5 bedroom detached homes. All built to traditionally high standards and designed with modern living in mind. The light and airy interiors offer plenty of space to work, play and relax in style.

Although a traditional village, Dolphinholme remains conveniently accessible from the A6 and the M6 at junction 33 is just 2.5 miles away, making it ideal for commuting to Lancaster, Preston and beyond.

Dolphinholme is approximately 4.5 miles south of the city of Lancaster and 6.5 miles to the north of the attractive market town of Garstang.

The nearest railway station is Lancaster.





Built with you in mind

# Perfecting every last detail

We have thought of everything so you don't have to.

From the convenience of bedside USB chargers and light switches, fitted wardrobes in bedroom one to the contemporary oak hand rails, and balusters to the stairs, Bowland Rise provides the quality finish you expect from a Jones Home.

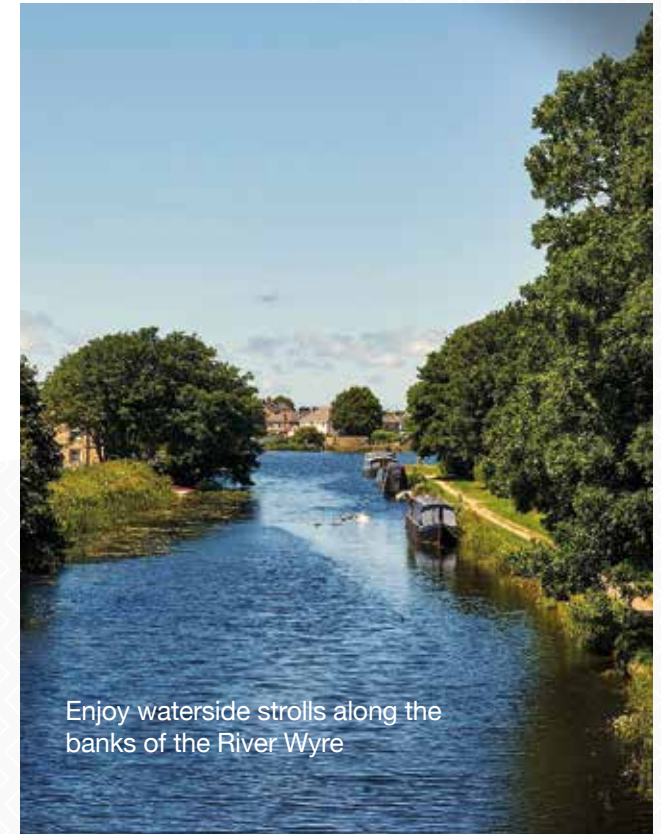
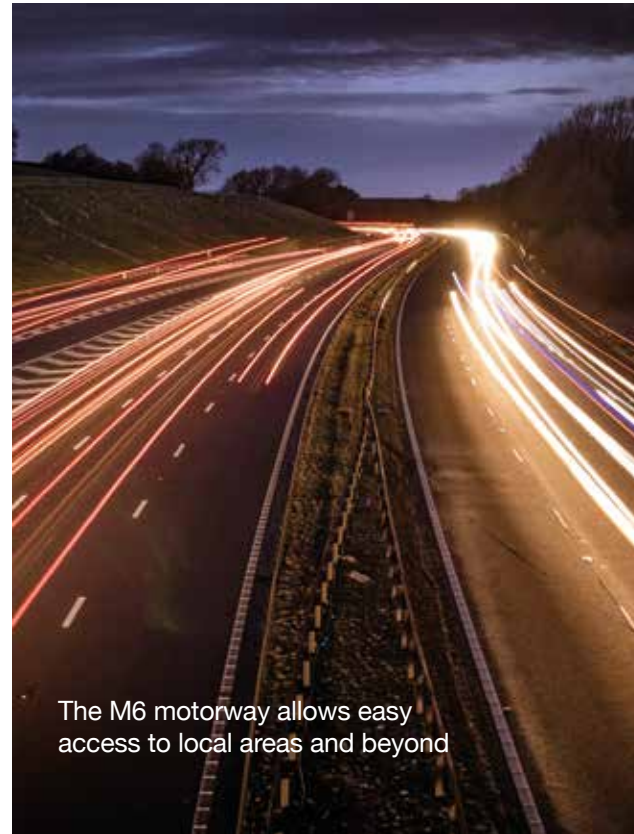
At Dolphinholme you will find modern tonal kitchens with premium branded integrated appliances and solid quartz worktops fitted as standard. Bathrooms include sanitaryware by Vitra, low profile shower trays, Aqualisa showers and a choice of luxury tiling from Porcelanosa.

And it's not just the interior of your home we are committed to getting right. We've given care and attention to the streetscene and landscaping to ensure Dolphinholme is a place you would be proud to call home.



# The perfect location

The charming semi-rural village of Dolphinholme, sits on the banks of the River Wyre on the edge of the Forest of Bowland, a designated Area of Outstanding Natural Beauty (AONB).



Built with you in mind





There's always a friendly welcome in the Fleece Inn

## A place to suit every lifestyle

Enjoy the comforts of modern living, with the great outdoors on your doorstep.

The village is a designated historic conservation area and is split into two parts – a higher village and a lower part, called Lower Dolphinholme. The village itself has a primary school, a village hall, a parish church (St Mark's C of E), a Methodist chapel, a pub (the Fleece Inn), a recreational ground, a tennis court and a bowling green. A Post Office visits the village hall on Thursday mornings from 10:00am to midday.

There is a village show that takes place on the second Saturday of September each year in the village hall. It features vegetables, flowers, cooking, photography and a children's section.

The nearest supermarket, hospital and extensive amenities are to be found in Lancaster, but in the village The Fleece Inn pub also serves as a local shop supplying locals and tourists with a good stock of basic, everyday goods.





Built with you in mind

# Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Dolphinholme, you can trust Jones Homes to create your perfect new home.

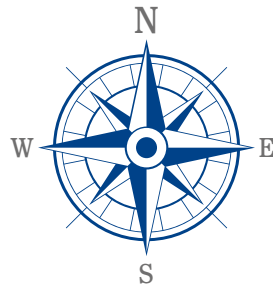
As one of the leading independently owned builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the best it can possibly be.




It's just one of the reasons we're consistently recognised in industry awards. But the real proof is the fact that so many families have chosen to stay and move up with us over the years.







# Site layout at Bowland Rise



-  **The Knightsbridge II**  
5 bedroom detached home
-  **The Latchford II**  
5 bedroom detached home
-  **The Stratton II**  
5 bedroom detached home
-  **The Bentley S**  
4 bedroom detached home
-  **The Bentley**  
4 bedroom detached home

-  **The Barbridge**  
4 bedroom detached home
-  **The Hollin**  
4 bedroom detached home

## AFFORDABLE HOMES

-  **The Birch**  
3 bedroom home
-  **The Handforth**  
2 bedroom home



\*\* Pump Station Plots 5-9 are affordable Handforth homes Plots 3,4,10,11,12 & 12a are affordable Birch homes.

These details are prepared for the guidance of prospective purchasers and do not form part of any contract, purchasers are required to rely on deed plans for full boundary details. Jones Homes reserve the right to vary details and specification from time to time as may be necessary.

# Specification

## General

White double glazed PVCu windows with low 'E' glazing, with easy clean hinges
Smooth plastered ceiling throughout in white
White gloss painted 2 panel doors with polished chrome furniture
White gloss architrave and skirting
Choice of 2 paint colours for internal walls
Aluminium double glazed bi-fold doors for garden access in Bentley, Bentley S & Barbridge house types only
White PVCu double glazed French doors from kitchen
Fitted wardrobes from our standard range in bedroom 1
TV point to living room, family room, study* and all bedrooms
Telephone points (including Cat 6) to kitchen, hall cupboard, study* and bedroom 1
Decorative screwless polished chrome light switches
Decorative screwless polished chrome power points.
USB socket included in kitchen and bedroom 1
Oak handrail and balustrade with laquered finish. White gloss painted spindles and newel post
Energy efficient condensing boiler positioned in the garage or utility
Thermostatic controlled radiator valves*
Dual zone programmable heating controls
Energy saving insulation to wall cavity and roof space
Insulated coloured composite front door** with white internal face and polished chrome furniture
Downlight/coach light to porch*
Battery powered Carbon Monoxide detector*
Colour co-ordinating garage door***
Wired burglar alarm system
Mains powered smoke detectors
Polished chrome push doorbell to front door
NHBC 10 year buildmark cover
Power and light to garage* All double garage doors are fully automated.

## Kitchen

Choice of Symphony fitted kitchen with a choice of Quartz worktops and splash-back behind hob with matching upstands and kitchen window cill
Reginox 1½ bowl stainless steel sink with single drainer
Fully integrated NEFF dishwasher, fridge freezer, double oven, gas hob and cooker hood. Check house type drawings for specific fridge freezer details
Under counter wine cabinet
Plumbing and power for washing machine. Tumble dryer space in utility*
LED downlighters in white
LED light bar lighting to kitchen wall units

## Bathroom/En Suite

Modern white bathroom suite with Vitra sanitaryware with chrome fittings and Hansgrohe taps
Aqualisa Mian shower cubicle to bathroom and en suites*
Illuminated bathroom cabinet and shaver point*
Vanity unit with choice of work top to en suite basin***
Mirror to recess behind basin to en suite with shaver point***
Heated chrome ladder towel rail to bathroom and en suite*
Hansgrohe polished chrome toilet roll holder
Full height tiles to all shower enclosures with feature tiling to the back wall Full height feature tiles to back of bath wall with bath return walls in plain tiles Remaining walls to be half tiled Fully tiled floor
LED downlighters in white

## External

Turfed rear garden with paved patio and landscaped front garden
Elevational treatment and finish as individual plot drawings**
1800mm feather edged boundary fencing to rear garden
Tarmac driveway
All plots wired to receive fibre optic broadband (Providers subscription required)
Electric vehicle charger socket

\*Where applicable \*\*As per street scene \*\*\*Barbridge, Bentley and Bentley S.

Specification applies to detached homes only.

Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details.



at Bowland Rise

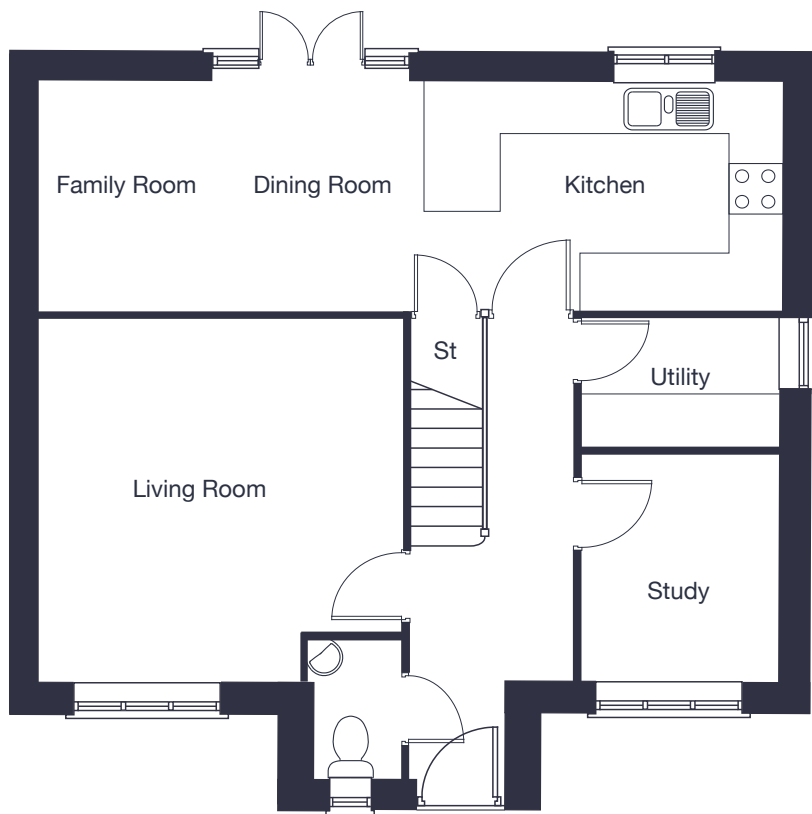
## The Hollin

4 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

Built with you in mind





### Ground Floor

Living Room	4.28m x 4.24m	14'1" x 13'11"
Kitchen/Dining/Family Room	8.71m x 2.64m	28'7" x 8'8"
Study	2.67m x 2.26m	8'9" x 7'5"



### First Floor

Bedroom 1	4.25m x 3.79m	14' x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.15m x 3.05m	10'4" x 10'
Bedroom 4	3.15m x 2.29m	10'4" x 7'6"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

## The Barbridge

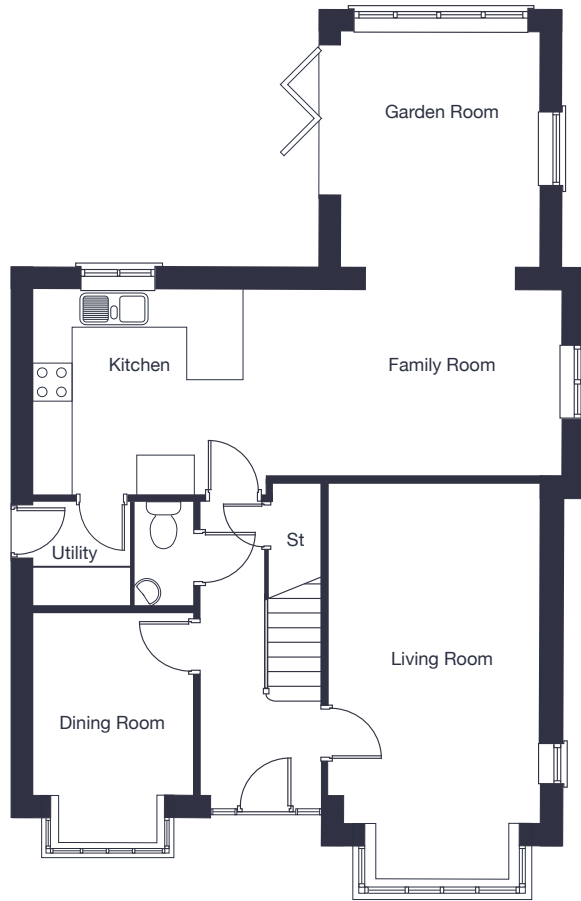
4 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

Built with you in mind

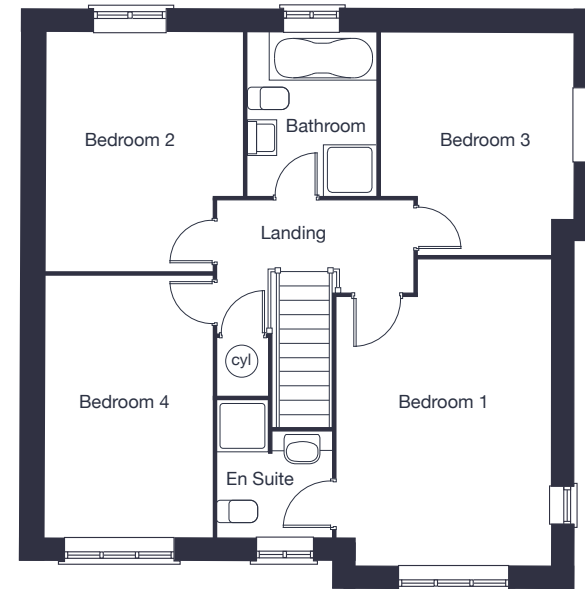






### Ground Floor

Living Room	3.34m x 6.15m	10'11" x 20'2"
Dining Room	3.51m x 2.50m	11'6" x 8'3"
Family Room/Kitchen	8.40m x 2.94m	27'7" x 9'8"



### First Floor

Bedroom 1	4.86m x 3.40m	15'11" x 11'2"
Bedroom 2	4.15m x 2.64m	13'8" x 8'8"
Bedroom 3	3.54m x 3.04m	11'8" x 10'
Bedroom 4	3.79m x 3.13m	12'6" x 10'2"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

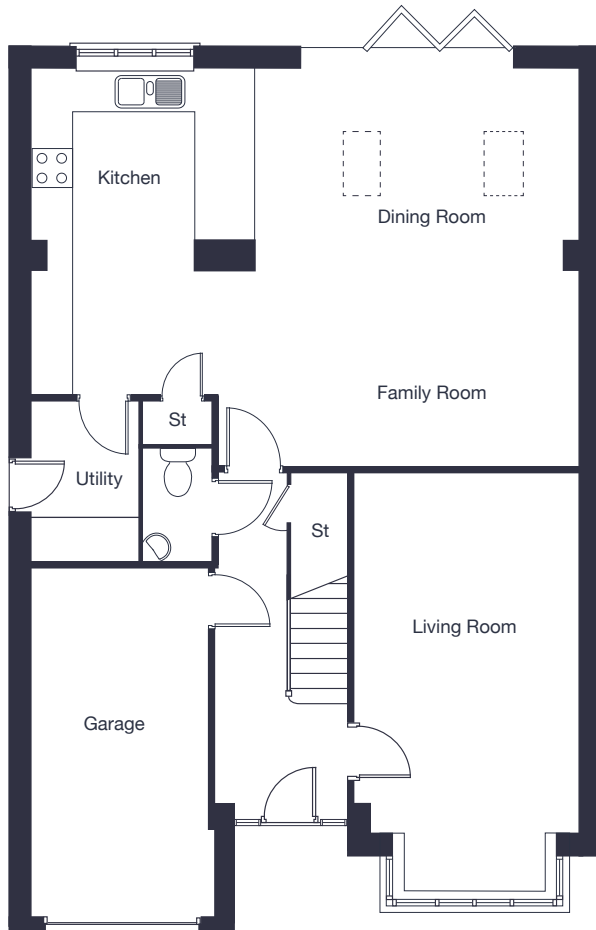
## The Bentley

4 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

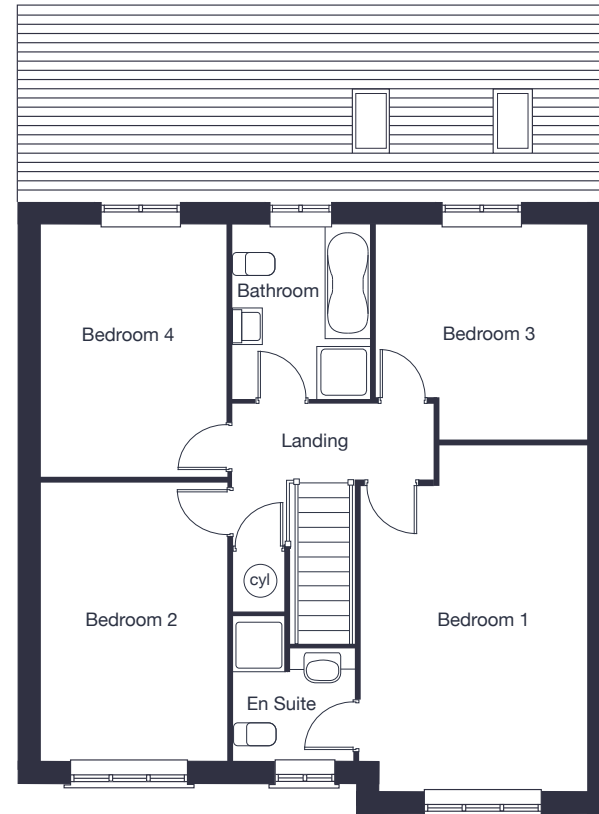
Built with you in mind





## Ground Floor

Living Room	3.34m x 6.15m	10'11" x 20'2"
Kitchen/Dining/Family Room	8.20m x 5.94m	26'11" x 19'6"



## First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

--- Skylights

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

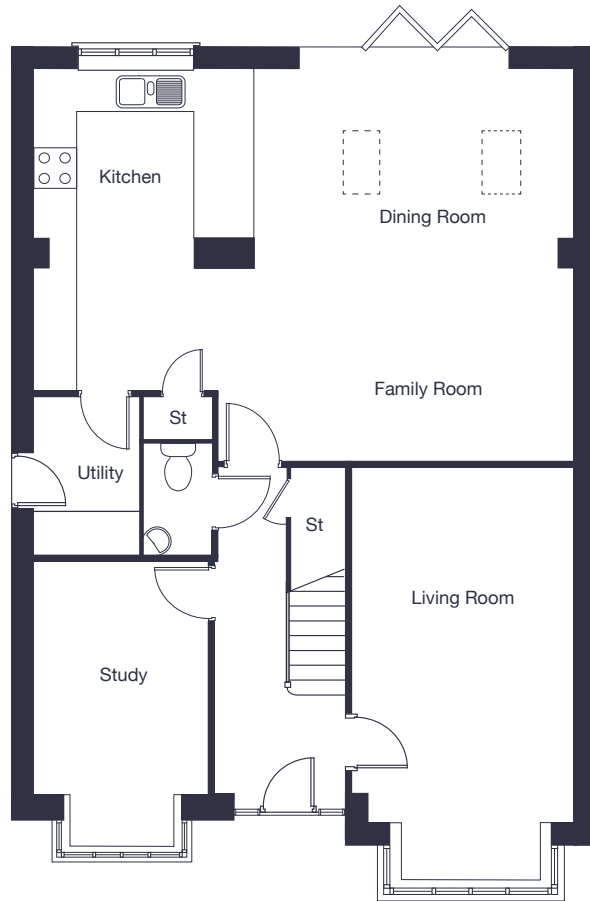
## The Bentley S

4 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

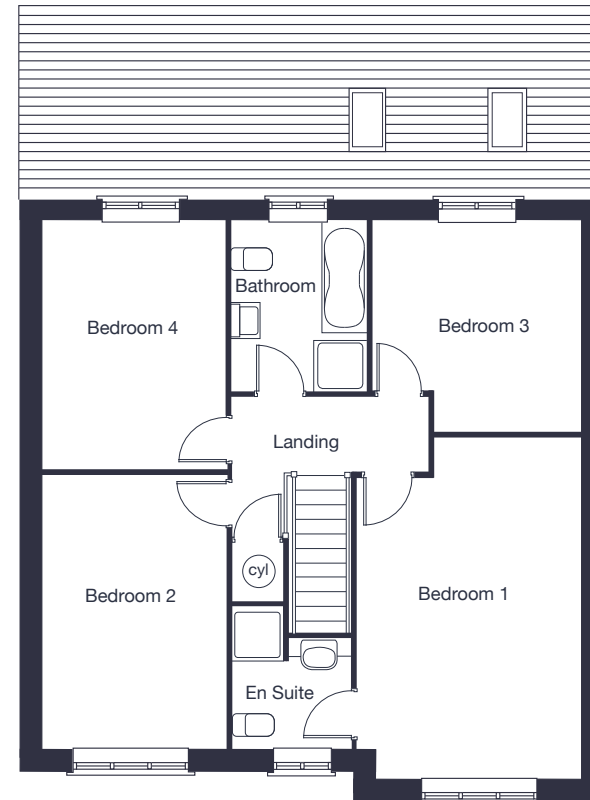
Built with you in mind





### Ground Floor

Living Room	3.34m x 6.15m	10'11" x 20'2"
Kitchen/Dining/Family Room	8.20m x 5.94m	26'11" x 19'6"
Study	3.52m x 2.65m	11'7" x 8'9"



### First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.15m x 2.79m	13'8" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

- - - - Skylights

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

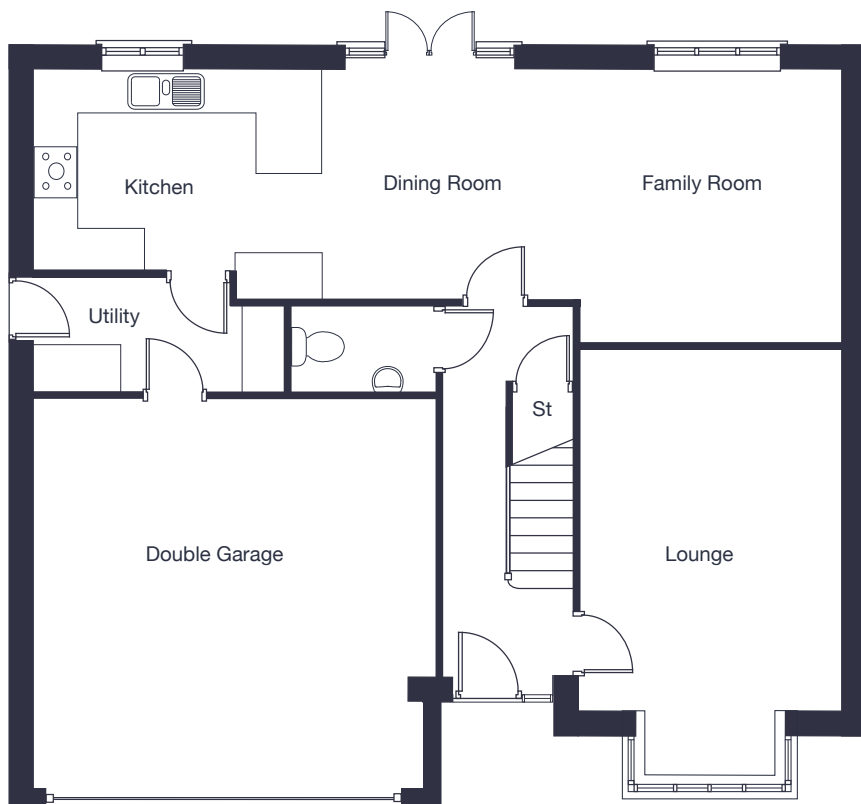
## The Latchford

5 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

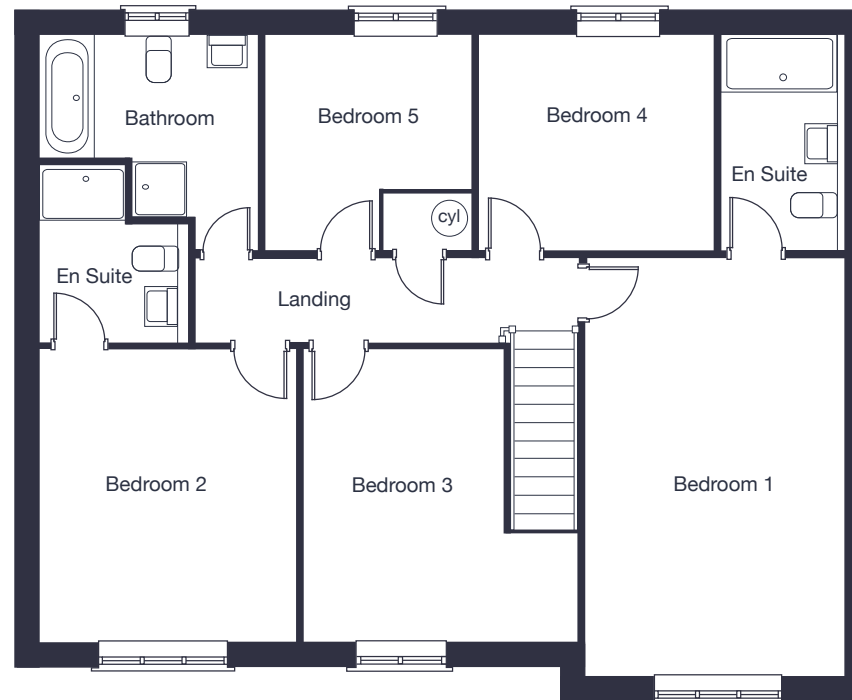
Built with you in mind





### Ground Floor

Lounge	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Dining/Family Room	11.11m x 3.74m	36'6" x 12'3"



### First Floor

Bedroom 1	5.74m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.78m	13'2" x 12'5"
Bedroom 4	3.26m x 2.98m	10'8" x 9'10"
Bedroom 5	2.98m x 2.85m	9'10" x 9'5"

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

## The Stratton

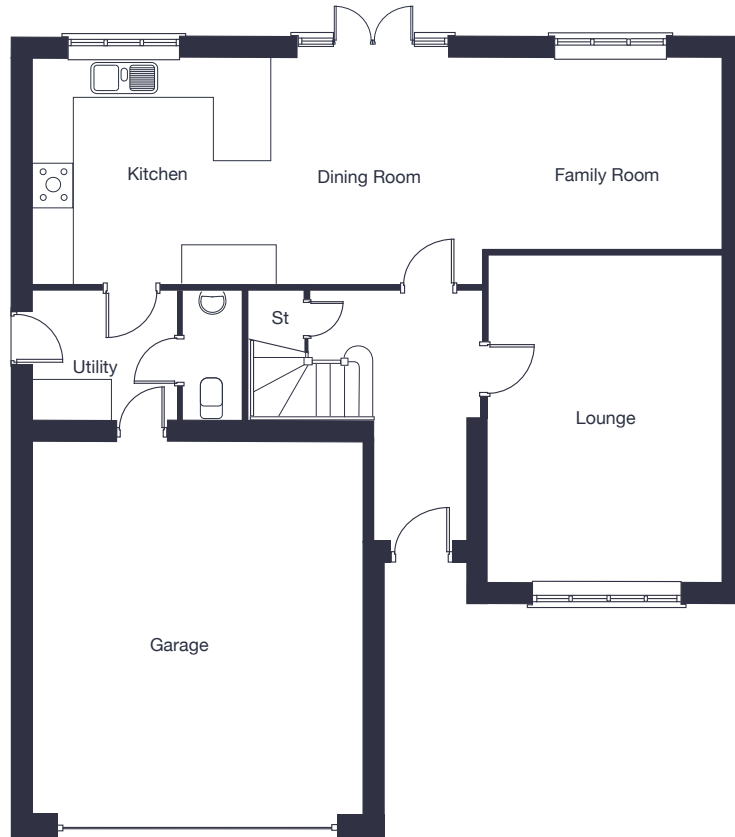
5 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

Built with you in mind







### Ground Floor

Lounge	5.10m x 3.62m	16'9" x 11'11"
Kitchen/Dining/Family Room	10.82m x 3.53m	35'6" x 11'7"



### First Floor

Bedroom 1	5.66m x 3.62m	18'7" x 11'11"
Bedroom 2	5.83m x 3.74m	19'2" x 12'4"
Bedroom 3	3.43m x 2.47m	11'3" x 8'2"
Bedroom 4	3.02m x 2.47m	9'11" x 8'2"
Bedroom 5	2.55m x 2.47m	8'5" x 8'2"

..... Restricted ceiling height

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



at Bowland Rise

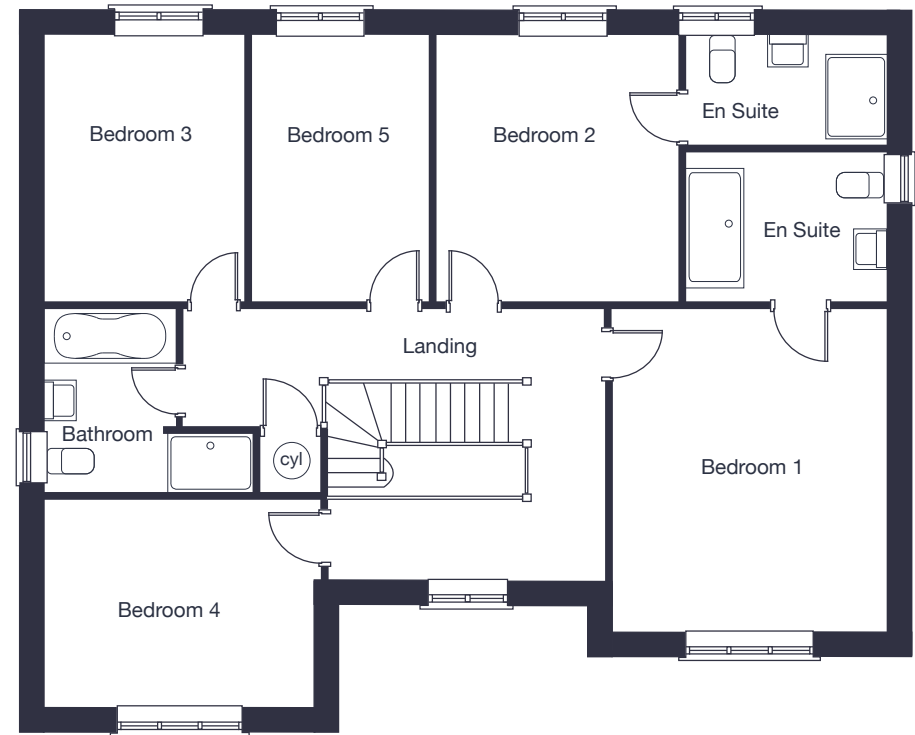
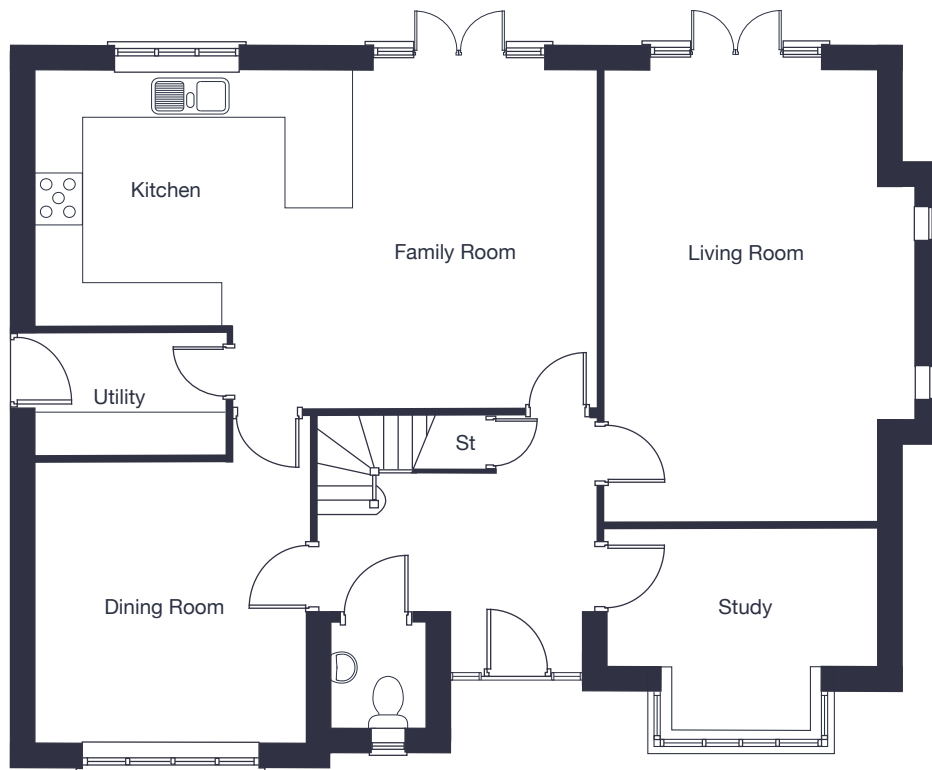
## The Knightsbridge

5 bedroom  
detached home

[jones-homes.co.uk/bowland-rise](https://jones-homes.co.uk/bowland-rise)

Built with you in mind





### Ground Floor

Living Room	6.09m x 3.66m	20' x 12'
Kitchen/Family Room	7.59m x 4.51m	24'11" x 14'10"
Dining Room	3.80m x 3.66m	12'6" x 12'
Study	3.66m x 2.61m	12' x 8'7"

### First Floor

Bedroom 1	4.36m x 3.66m	14'4" x 12'
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	3.62m x 2.71m	11'11" x 8'10"
Bedroom 4	3.66m x 2.78m	12' x 9'2"
Bedroom 5	3.62m x 2.43m	11'11" x 8'

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.



Buying a Jones home  
is easier than you think

Built with you in mind

## It's time to take a closer look at Bowland Rise.

Just call 01524 488 086 to book an appointment or visit [jones-homes.co.uk/bowland-rise](http://jones-homes.co.uk/bowland-rise) for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.

### 1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

### 2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

### 3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

### 4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

### 5 Exchange and complete

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

### 6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

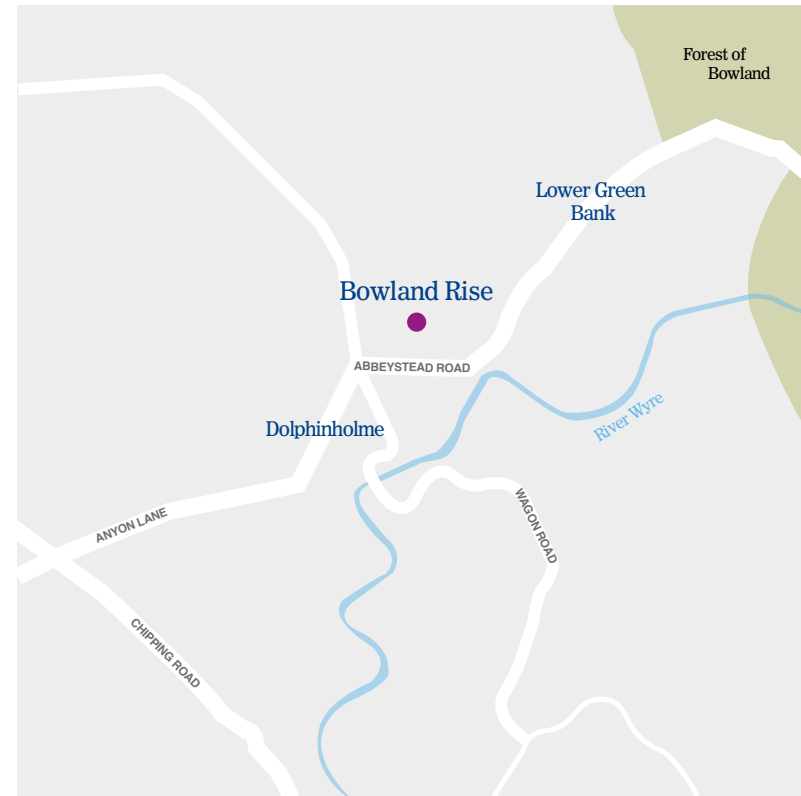


Protection for new-build home buyers

# How to find us...

## Bowland Rise

Abbeystead Road, Dolphinholme, Lancashire LA2 9AY



## Bowland Rise

Abbeystead Road, Dolphinholme, Lancashire LA2 9AY

Telephone: 01524 488 086

Jones Homes Regional Office:

Emerson House, Heyes Lane, Alderley Edge, Cheshire SK9 7LF.

Telephone: 01625 588400

[jones-homes.co.uk](http://jones-homes.co.uk)



Details correct at time of going to print. Images representative only.

Internal photography may show upgraded specification, ask the Sales Advisor for details.

JHL9806/September 2023.