



ReviloHomes  
& Mortgages

**OAKLANDS**, BOOTH'S ROAD, STACKSTEADS, OL13 0TA

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# Why Choose a Revilo Developments Home?

**Traditionally there are developers selling new homes and then there are estate agents selling used homes; usually they are different companies, with a different outlook and different priorities.**

Revilo aren't like that. Not only are we Revilo Homes, estate agents and letting agents, we are also Revilo Developments, the property developments arm of Revilo Group.

What makes us different is that we take a whole new angle on new homes. As both developers and estate agents, we have an altogether more rounded, holistic, 360° perspective.

We understand a home is more than just bricks and mortar – it's your very own place of sanctuary. It's somewhere to relax, entertain, bring up a family, be yourself and build on your dreams. It's important, and we recognise that.



ReviloDevelopments

Property construction.... but done right!

# Setting the Standard in Luxury Homes

**We have established an enviable reputation for delivering exceptional homes in idyllic locations. Using intelligent design, uncompromising specifications and the finest craftsmanship, our homes are aesthetically stunning with a high degree of individuality.**

**High quality specifications and a modern finish come as standard.**

We believe in delivering a product that is far superior to the vast majority of new build houses on the market. Furthermore, we pride ourselves on a personal service from the moment you walk into one of our homes, to beyond the day of legal completion.

There are so many reasons why a brand-new home makes perfect sense, so when making your choice, choose Revilo.



Welcome to Oaklands



*Oaklands is set to become one of the most prestigious addresses in the Rossendale Valley.*



**Nestled in a beautiful location, abutting the countryside on Booth Lane, Bacup, this is a fantastically spacious development of three 4-bedroom luxury homes, with private gated access, in the heart of OL13.**

The highly specified homes include a stunning open plan kitchen, dining area and lounge, complete with German engineered aluminium bi-fold doors leading out to a first-floor balcony. The beautifully designed Stuart Frazer SieMatic kitchens come with stunning Corian worktops and high-quality Siemens appliances, all as standard. The thoughtfully designed bathrooms and en-suite bathrooms are complemented by Hans Grohe brassware and exquisite Italian rectified wall and floor tiles.

We pride ourselves on delivering a superior finish including elegant oak finishes, glass staircases, feature architrave and fitted under stairs media units. Not to mention the high-tech features included. The properties boast cabling for optional ceiling mounted speakers, Alexa and Google Home compatible smart hubs, HDMI cabling with GSM phone-controlled access gate to the development.

## **The Finishing Touches**

**One of the most exciting parts of buying a new home is putting your own stamp on a blank canvas. At Revilo we understand that, above all, you want to create a home that is truly 'yours'.**

Once your plot is reserved, you can start adding your own style and personality to every room with our range of styling options, upgrades and additional fixtures. Have you always wanted a luxury 3-piece bathroom suite? Or a sumptuous carpet in a colour to match your favourite curtains? How about a 'Home Automation Kit' allowing you to control your electronics from your phone. This is your chance to visualise your perfect living space and create your very own dream home.

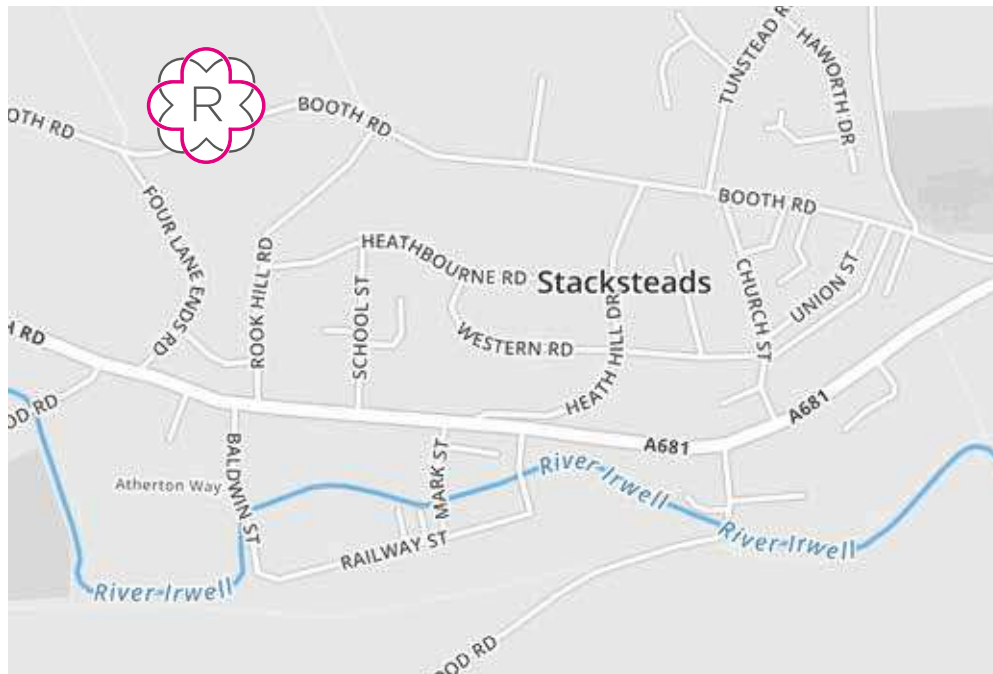
Your choices will be added to your home at various stages of the build process, meaning the earlier you reserve your plot, the greater the selection available to you. One thing's for sure - your 'finishing touches' will all be ready and waiting for you as soon as you move in.



# Location & Transport

The development is located within close proximity to village amenities such as local health centre, traditional Victorian theatre and good schools, including the outstanding Bacup & Rawtenstall Grammar school.

Public transport is available, with bus services operating from Stacksteads to neighbouring Rawtenstall, Todmorden, Bacup and Rochdale. Both Todmorden and Rochdale service fast and frequent trains direct to Manchester in one direction and, in the other, to Leeds, Bradford and Halifax, bringing Booth Road within easy commuting distance of these commercial centres.



# Site Layout



# Oaklands 1 & 3

Double Garage 5.47 x 4.49

## Ground Floor

Storm Porch

Entrance Hallway	3.68 x 1.86
Guest WC	1.22 x 1.27
Lounge	4.46 x 3.02
Kitchen	3.91 x 7.94
Balcony	1.6 x 6.3
Utility	2.34 x 2.80

## Lower Level

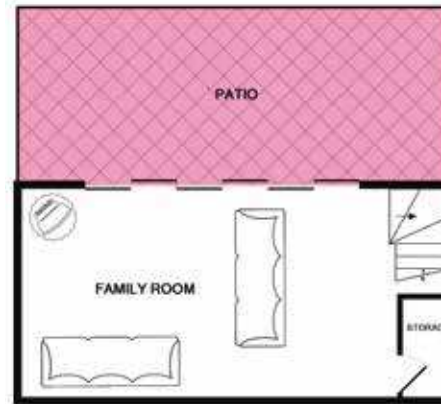
Family Room	3.95 x 7.98
Store Cupboard	TBC

## First Floor

Landing	4.86 x 3.00
Bedroom Two	4.56 x 3.02
Bedroom Three	3.72 x 3.02
Bedroom Four	3.72 x 2.81
Study/Office	3.91 x 2.27
Family Bathroom	2.78 x 2.30

## Second Floor

Master Bedroom	6.23 x 7.93
Ensuite	2.51 x 2.63



LOWER GROUND FLOOR



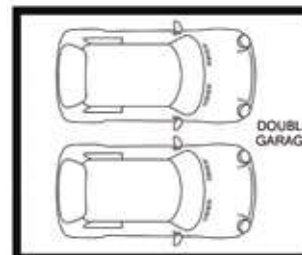
1ST FLOOR



GROUND FLOOR



2ND FLOOR



DOUBLE GARAGE



# Oaklands 2

Garage 5.15 x 2.74

## Ground Floor

Entrance Hall	5.19 x 1.87
Guest WC	1.91 x 0.86
Lounge	4.65 x 3.03
Kitchen	3.41 x 7.95

## Lower Level

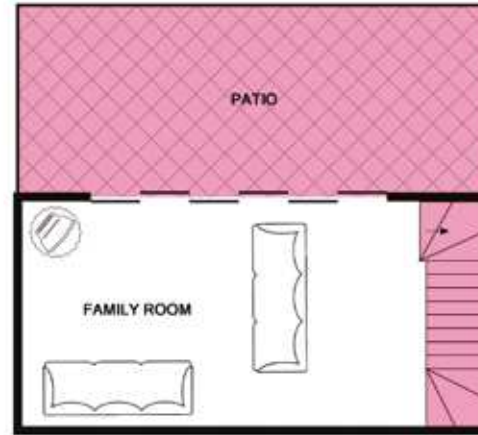
Family Room	4.02 x 7.99
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## First Floor

Landing	6.30 x 1.86
Bedroom Two	4.07 x 3.03
Bedroom Three	3.91 x 3.03
Bedroom Four	3.85 x 2.81
Study/Office	3.49 x 2.53
Family Bathroom	2.33 x 2.14

## Second Floor

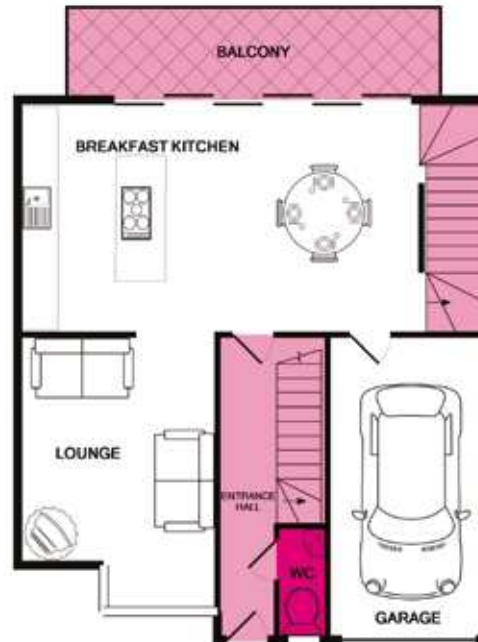
Master Bedroom	5.92 x 7.93
Ensuite	2.51 x 2.63



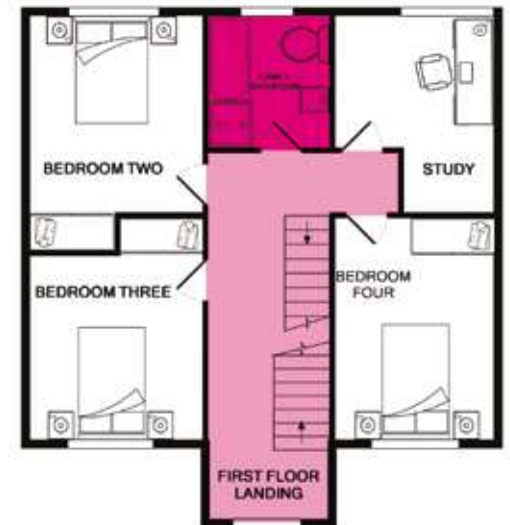
LOWER GROUND FLOOR



2ND FLOOR



GROUND FLOOR



1ST FLOOR

# Specification

## External Features

- Timber Frame Construction
- Anthracite Grey Facias & Soffits
- Anthracite Grey on White Windows
- Anthracite Grey Aluminium Bi-folding Doors
- Balcony with Stainless Steel Handrails
- Composite Decking
- Paved Entrance and Rear Patio
- Garage with Remote Insulated Door, LED Lights and Power Sockets
- Exterior Stairs Leading to Rear Garden
- Electronic Car Charging Points

## Internal Features

- Italian Wall and Floor Tiles with Skirting Boards
- Cloakroom Unit
- Under Stairs Media Unit
- Oak and Glass Staircase
- German Aluminium Bi-folding Doors
- Feature Perimeter Up Lighting & LED Spotlights
- Large Feature Window & Walk in Velux Top Hung Roof Window
- Ground Floor & Family Room Heated with Smart App Controlled Under Floor Heating
- Radiators to 1st & 2nd Floor Rooms

## Kitchen & Utility

- Stuart Frazer SieMatic Kitchen
- Integrated Siemens Appliances
- Corian Worktops
- Feature Perimeter Up Lighting Throughout and LED Spotlights

## Bathroom, En-suite & WC

- Free Standing Bath
- Vanity Basin and Wall Hung Concealed Toilet
- Hans Grohe Brassware
- LED Spotlights & Feature LED Lighting
- Separate Shower Cubical with Rain Head & Body Jets
- Designer Towel Warmer

## High-Tech Electrical Features

- Ethernet Port and Cabling for Wall Mounted TV
- Wifi Extender Access Point
- Cabling for Optional Ceiling Mounted Speakers Included to Kitchen/ Family Room & Master Bedroom
- Alexa & Google Home Compatible Smart Hub
- GSM Phone-controlled Access Gate to the Development
- Prewired for CCTV Camera System

## Optional Upgrades

- Premium Fitted Carpets - POA
- Smart Lighting to Additional Rooms - POA
- Fitted Bedroom Furniture - POA
- TV Configuration and Setup - POA
- Lawn to Rear - POA
- Sonos Sound System - POA
- Cloakroom Unit - POA
- Under Stairs Media Unit - POA
- CCTV Camera System - POA

## General Information

- 10 Year Structural Warranty
- Leasehold - Annual cost of £250. Fixed for 250 years of lease
- Nominal Estate Charge

Specifications are for guidance only. Specific details may vary from plot to plot.

Important Notice: These particulars are a guide and for illustration purposes only. Plot sizes, floor plans, layouts and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred. Dimensions should not be used for carpet sizes, appliance space or items of furniture. Kitchen, bathroom and storage layouts are shown for indicative purposes only - please refer to specifications of each property for full details. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently, the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty.







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HM Government



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