

HERITAGE

- REDROW -

THE PARKLANDS AT GREAT WILSEY PARK

HAVRHILL





THE PARKLANDS AT GREAT WILSEY PARK HAVERHILL

Great Wilsey Park is a beautiful mix of three and four bedroom homes that arrives as part of Redrow's esteemed Heritage Collection.

Taking inspiration from the 1930's Arts and Crafts era, the Heritage Collection offers a unique mix of past and present. Traditionally styled exteriors provide classic curb appeal, combined with modern interiors that meet the evolving demands of today's lifestyles.

Complementing these homes is their impressive location. Residents at Great Wilsey Park will benefit from facilities answering to a wide range of needs. The addition of country parks, cycle routes and footpaths cater to active lifestyles, whilst the two new primary schools and selection of playgrounds will be of benefit to families far and wide. There are also plans for a new local centre, offering a selection of retailers as well as a health centre. Every one of these elements work in tandem to create a distinct neighbourhood feel and sense of community throughout.

Haverhill offers everything from your everyday amenities to a selection of well-regarded schools, renowned eateries and high street shopping, together with seamless links to the magnificent city of Cambridge and the bustling market town of Bury St Edmunds.

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement.



WELCOME TO THE PARKLANDS AT GREAT WILSEY PARK



A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE BUSTLING TOWN OF HAVERHILL

Looking out to rolling fields but placed on the edges of a beautiful, characterful market town, The Parklands at Great Wilsey Park truly offers the best of town and country. This stylish development of 3 and 4 bedroom homes truly befits Haverhill's elegance and rich heritage.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

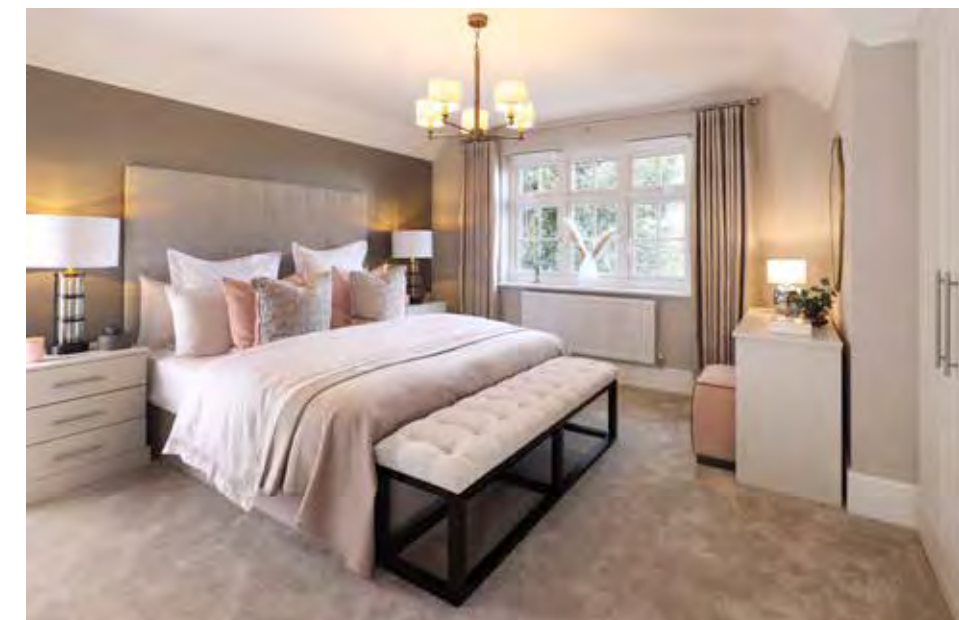
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

Haverhill's thriving town centre is just a five minute drive from home, and offers a rich and diverse selection of household name stores and independent boutiques, selling everything from fashion and jewellery to technology and homewares. For your everyday shopping needs, you'll find Sainsbury's, Tesco, Aldi and Iceland stores within easy reach, along with a post office, several pharmacies and a number of banks. This charming market town also hosts a range of stalls in the Market Square every Friday and in the High Street every Saturday, where you'll meet traders selling fresh produce, clothing, jewellery and much more.

The town is also home to a pleasing variety of pubs and restaurants, with venues to suit all tastes and occasions. The Flying Shuttle pub is just a seven minute drive from home and is ideal for drinking and dining, inside and out. The garden includes a heated, covered terrace, so you'll always be comfortable, whatever the weather, with a dedicated play area for children too. A far-reaching range of global cuisines are on offer in the town centre, meanwhile, from Spanish at De Maravilla Tapas and Indian at New Maharajah to classic American at Route 66 and Chinese at the China Inn. Doffy's Vintage Tea Room, meanwhile, offers delightful cream teas, cakes, sandwiches and nostalgia, in a setting that recalls a distant and fondly-remembered era.



ENJOY AN ACTIVE LIFESTYLE

At The Parklands you'll always be well-placed for fun, activity and recreation. Haverhill Leisure Centre is around four minutes away in the car and is home to a two-court sports hall, gym, two swimming pools, floodlit, all-weather pitch, squash courts and climbing walls. Fitness fanatics can also work out at any time of day or night at the nearby 24/7 Pure Gym Haverhill. The 18-hole Haverhill Golf Club is just a six minute drive away and is perfect for a relaxing round, while the wide array of sports clubs in the area will cater for every interest, from football, rugby and cricket to tennis, swimming, bowls and gymnastics.

The town centre's Cineworld multiplex screens all of the latest blockbusters, while for lovers of the performing arts, Newmarket's King's Theatre is around 22 minutes away by road.

For days out, East Town Park Centre is located just outside town and has 50 acres of beautiful park and woodland to explore. The historic town of Bury St Edmunds and world-famous city of Cambridge, meanwhile, are 28 minutes and 38 minutes away by car respectively. Each has an all-encompassing variety of attractions, from Bury's magnificent historic houses, venues and structures and year-round programme of festivals and events, to Cambridge's fascinating heritage, enviable dining and shopping scenes and scenic river and punting.



DAYS OUT IN **BURY ST EDMUNDS**

The idyllic market town of Bury St Edmunds is just moments away, with its beautiful architecture, brewing heritage, and wealth of shopping and dining opportunities. Bury St Edmunds' rich history is embodied by its number of historic houses, venues and structures. From the magnificent Abbey ruins and the 1,000-year old St Edmundsbury Cathedral overlooking the town to the elegant 19th-century Theatre Royal, recently restored to its former glory. On the outskirts of the town is West Stow Country Park, offering 125 acres of beautiful Suffolk countryside together with a striking recreation of an authentic Anglo-Saxon village.

Another of the town's historic gems is the Greene King Brewery, which dates all the way back to 1799. Take a tour of the brewery, sample its produce in the on-site café or head up to its roof and take in one of the best-known panoramic views of the town.

Bury St Edmunds' medieval streets and Georgian squares provide the perfect backdrop to a wide range of well-known stores and independent boutiques. The modern, open-air Arc Shopping Centre is where you'll find all your familiar brands, ideal for picking up the latest fashions or a gift for a loved one.

The town also boasts an excellent dining scene, a reputation established and upheld by its wealth of vibrant restaurants, cosy pubs, quaint cafés and charming tea rooms. Offering an array of tastes from around the globe, you'll always have opportunities to develop your palette, with cuisines including Indian, Japanese, Thai, Mexican and Mediterranean. There's also a variety of fine dining establishments ideal for celebrating a special occasion, from the finely crafted French creations at Maison Bleue to the locally sourced heritage and vegan dishes at the 5-star Northgate Hotel restaurant.

There's plenty to keep you occupied year-round, with the town boasting a jam-packed schedule of festivals and events, including the annual Bury St Edmunds Food and Drink Festival falling on the August Bank Holiday weekend.



ADVENTURE IN THE CITY

Opportunity knocks in the renowned city of Cambridge, with its distinguished education, unrivalled heritage and culture, and exceptional shopping and dining.

The three jewels in Cambridge's crown are its indoor shopping centres, The Grand Arcade, Lion Yard and The Grafton, each ideally positioned within walking distance of each other. With over 140 shops between them, you'll be truly spoilt for choice, whether it's a lunch date or a shopping spree.

Food choices are endless. You've got Chocolat Chocolat and Millie's Cookies to satisfy your sweet tooth, with the former offering Making and Tasting courses (for when you're feeling creative). Those with larger appetites will feel right at home at either Bella Italia or Carluccio's, both offering authentic Italian, with various restaurants also on hand providing hearty lunches. When you need a quick bite on the go, Pret A Manger and YO! Sushi have got you covered.

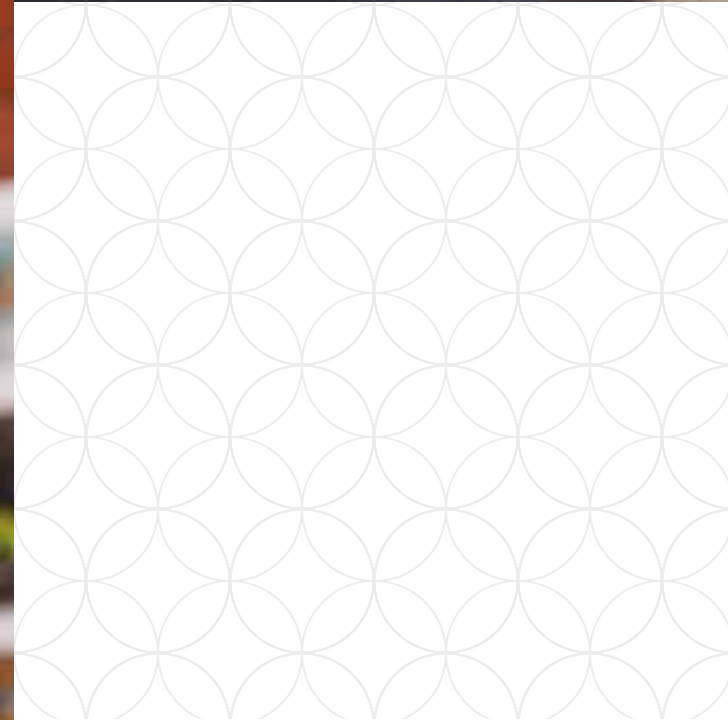
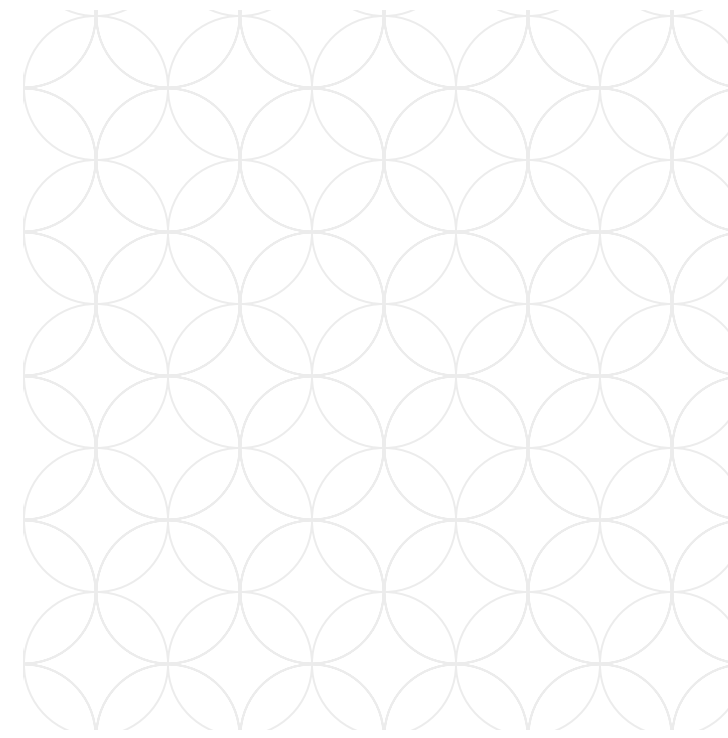
You can round off your trip with a visit major department store John Lewis and pick up an accessory for your new home, before booking your next luxury getaway with Kuoni. Cambridge even has its own state-of-the-art Tesla showroom, where you can test drive its cutting-edge Model S and Model X.

These adventures and opportunities are just a small part of what makes Great Wilsey Park such a special place to live.

OPPORTUNITIES FOR LEARNING

Parents will find a variety of well-rated schools nearby catering for youngsters at all stages of their educational journeys. Little Raindrops Pre-School is a four minute drive and is rated 'Good' by Ofsted, while Westfield Primary Academy is around three minutes away in the car and enjoys the same rating. For older students, Castle Manor Academy is a four minute drive and is also rated 'Good'.

For those seeking higher education, the world-famous University of Cambridge needs no introduction, while the city is also home to Anglia Ruskin University, with both offering a wide range of courses for undergraduates and postgraduates alike.



GETTING AROUND

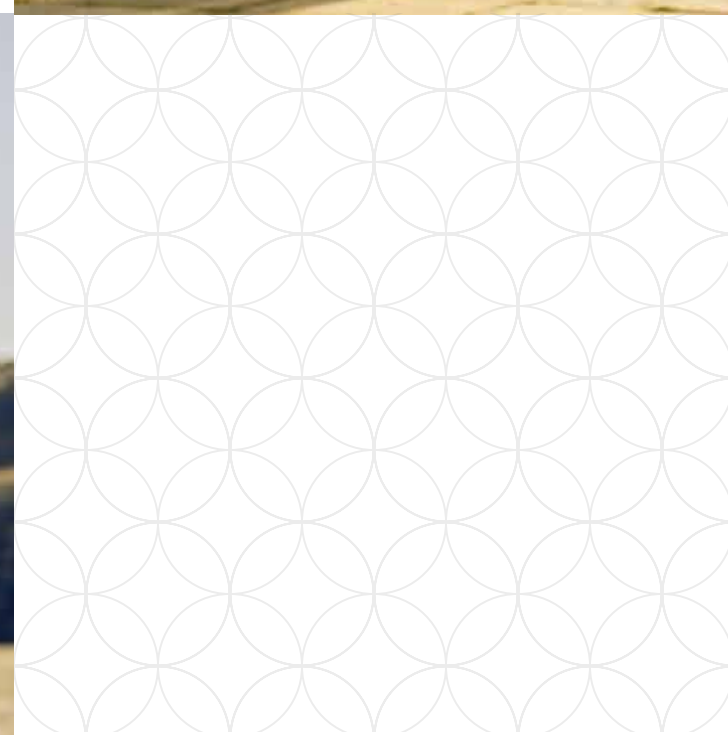
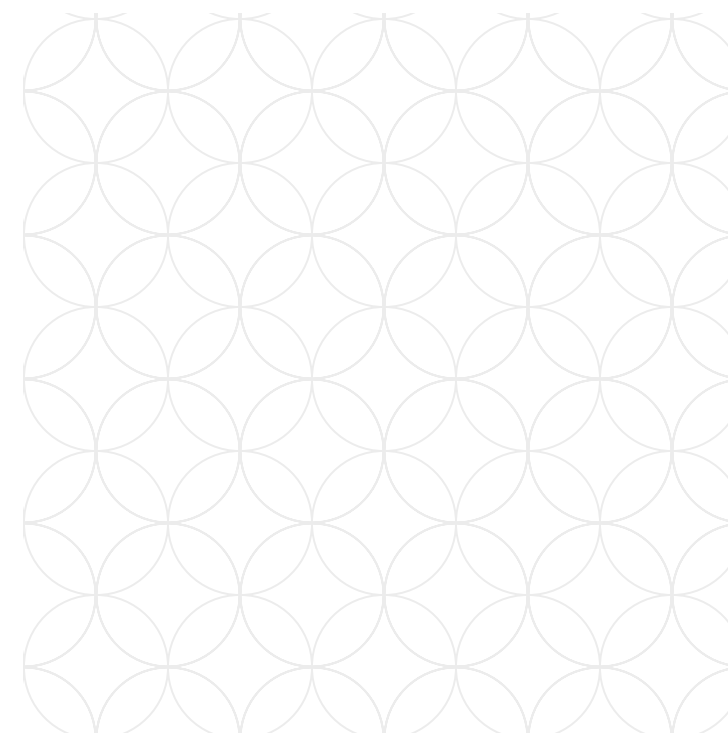
The Parklands is well connected for transport and travel. The A1307 trunk road is just minutes away via the A143, and will take you to Cambridge in around 37 minutes. Bury St Edmunds is also reachable in around 28 minutes. The M11 motorway is around 25 minutes away via the A11, for onward travel to London (1 hour and 33 minutes).

For rail travel, Dullingham railway station is a 19 minute drive, for services to Ipswich (1 hour) and Cambridge (18 minutes). Cambridge offers services to London St Pancras (1 hour and six minutes), King's Cross (49 minutes), Liverpool Street (1 hour and 12 minutes) and Birmingham (two hours and 45 minutes).

Those looking to travel by air can reach London Luton Airport in around 1 hour and 11 minutes, Heathrow in around 1 hour and 34 minutes and Stansted in around 41 minutes.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **The Parklands**.


















SO YOU GET MORE OUT

- Allotments
- Local Centre/Facilities
- 2 Primary Schools
- Retirement Village
- Country Parks
- Cycleways & Footpaths
- Local Equipped Areas of Play

EXPLORE THE PARKLANDS AT GREAT WILSEY PARK

KEY

 STRATFORD LIFESTYLE 3 BEDROOM HOME	 CANTERBURY 4 BEDROOM HOME
 STRATFORD 4 BEDROOM HOME	 WELWYN 4 BEDROOM HOME
 OXFORD LIFESTYLE 3 BEDROOM HOME	 HARROGATE 4 BEDROOM HOME
 OXFORD 4 BEDROOM HOME	 HARROGATE SPECIAL 4 BEDROOM HOME
 HARLECH 4 BEDROOM HOME	 SUNNINGDALE 4 BEDROOM HOME
 CAMBRIDGE 4 BEDROOM HOME	 HENLEY 4 BEDROOM HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM HOME	 LEDSHAM 4 BEDROOM HOME
 SHAFTESBURY 4 BEDROOM HOME	

S/S – Sub Station

POS – Public Open Space

– Optional Conservatories

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

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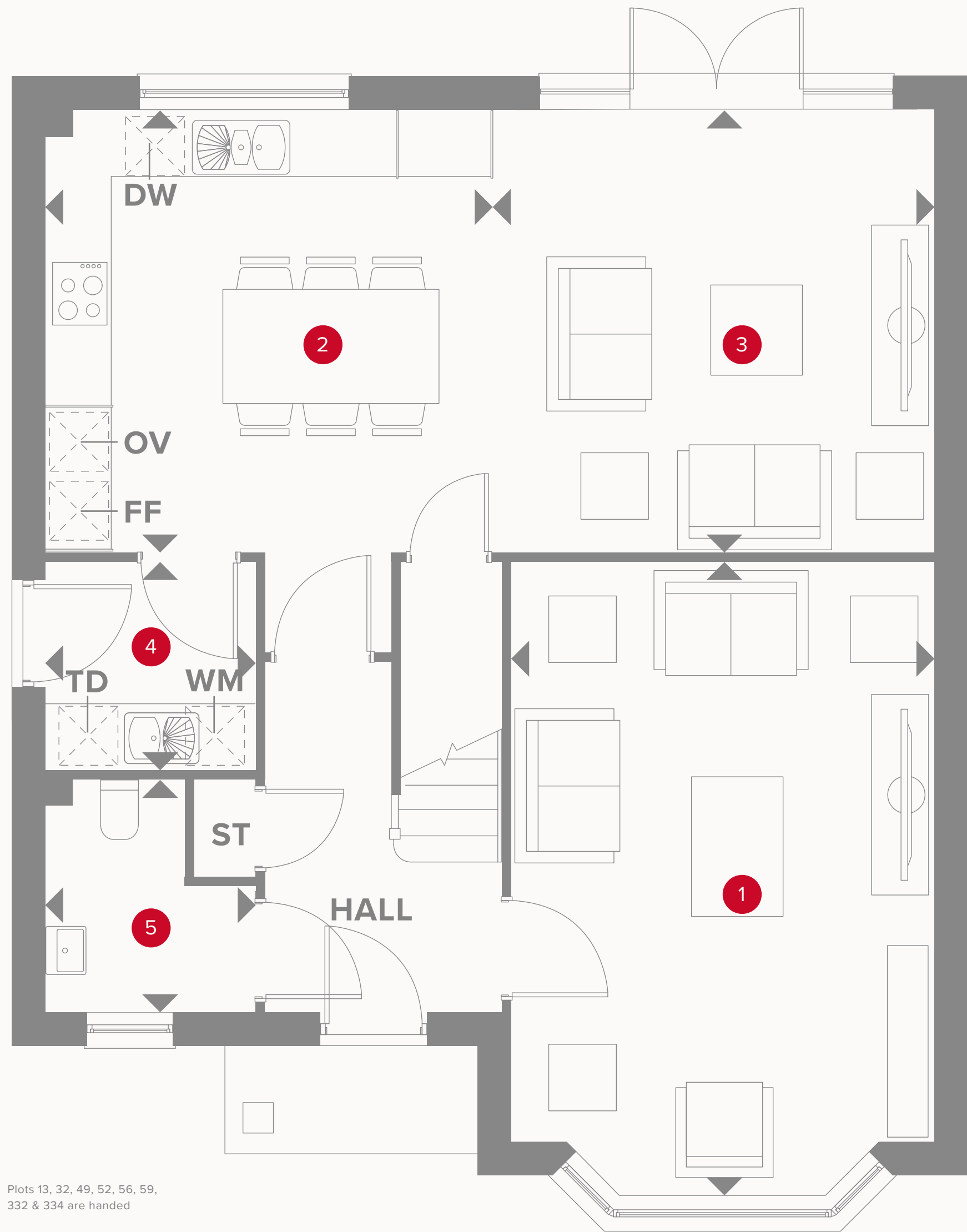
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME






Plots 13, 32, 49, 52, 56, 59,
332 & 334 are handed


THE LEAMINGTON LIFESTYLE GROUND FLOOR

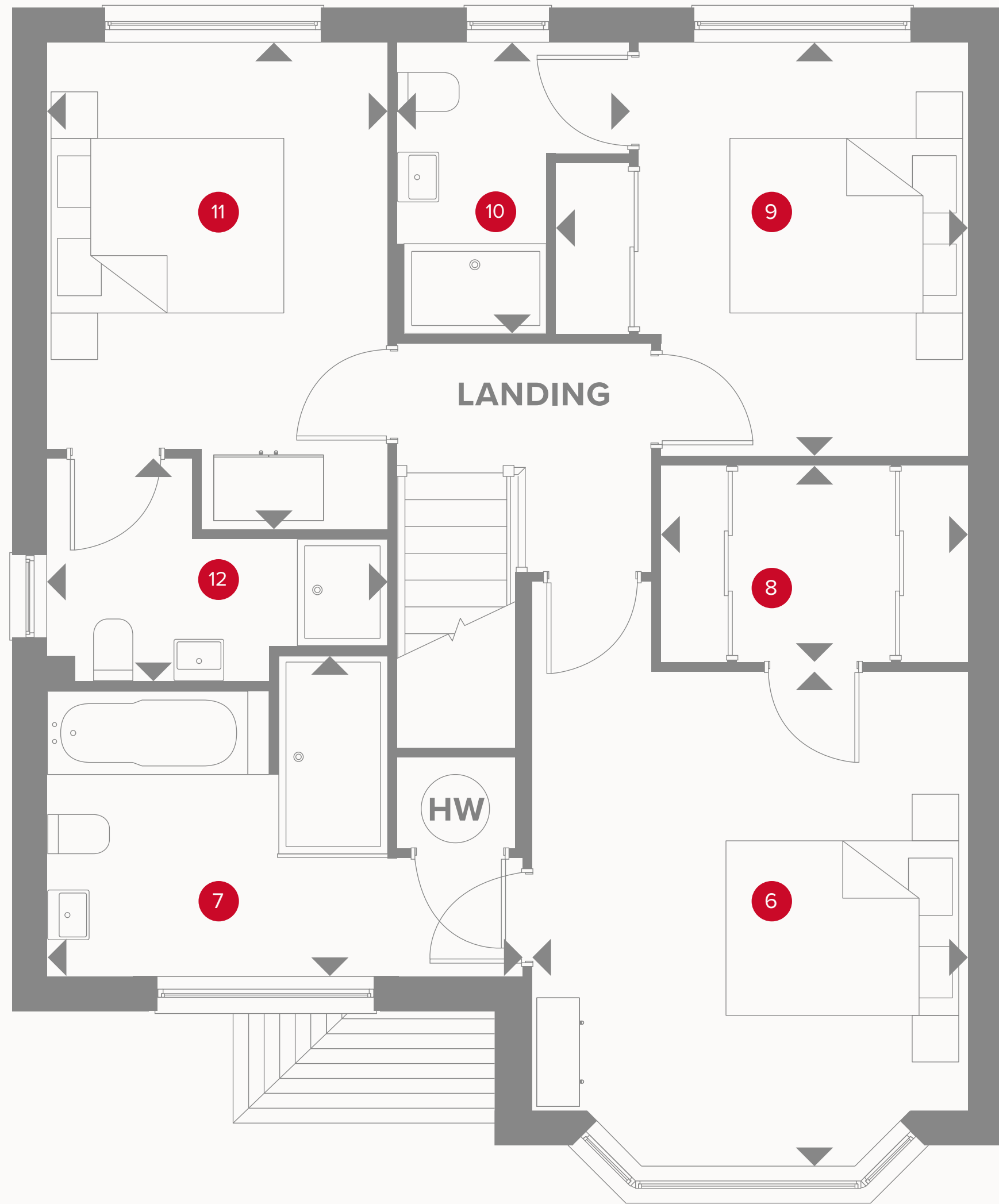
1	Lounge	17'9" x 12'07"	5.46 x 3.68 m
2	Kitchen/ Dining	12'7" x 12'5"	3.88 x 3.82 m
3	Family	12'6" x 12'6"	3.87 x 3.85 m
4	Utility	6'0" x 5'9"	1.83 x 1.80 m
5	Cloaks	6'6" x 6'0"	2.02 x 1.83 m



KEY

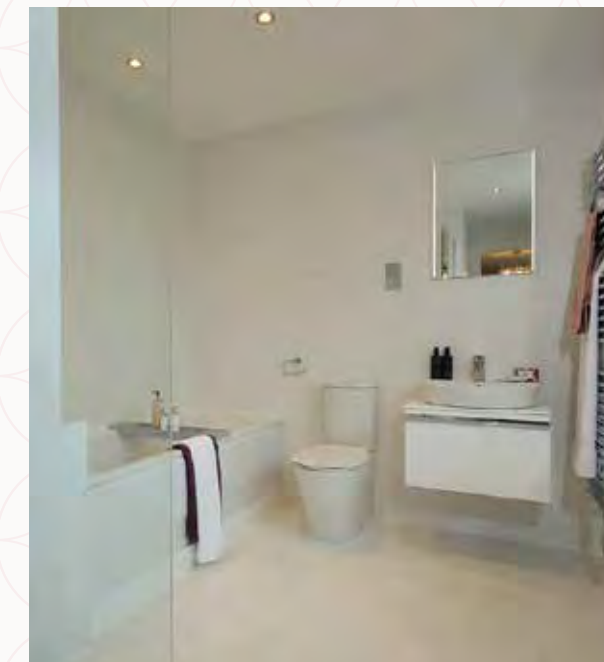
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'5" x 12'07"	4.12 x 3.68 m
7	En-suite 1	9'3" x 7'8"	2.86 x 2.40 m
8	Wardrobe	8'4" x 5'5"	2.58 x 1.68 m
9	Bedroom 2	11'3" x 11'4"	3.45 x 3.49 m
10	En-suite 2	8'0" x 6'3"	2.45 x 1.95 m
11	Bedroom 3	13'4" x 9'3"	4.09 x 2.86 m
12	En-suite 3	9'3" x 6'1"	2.86 x 1.87 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HOME BUILDERS**
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Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



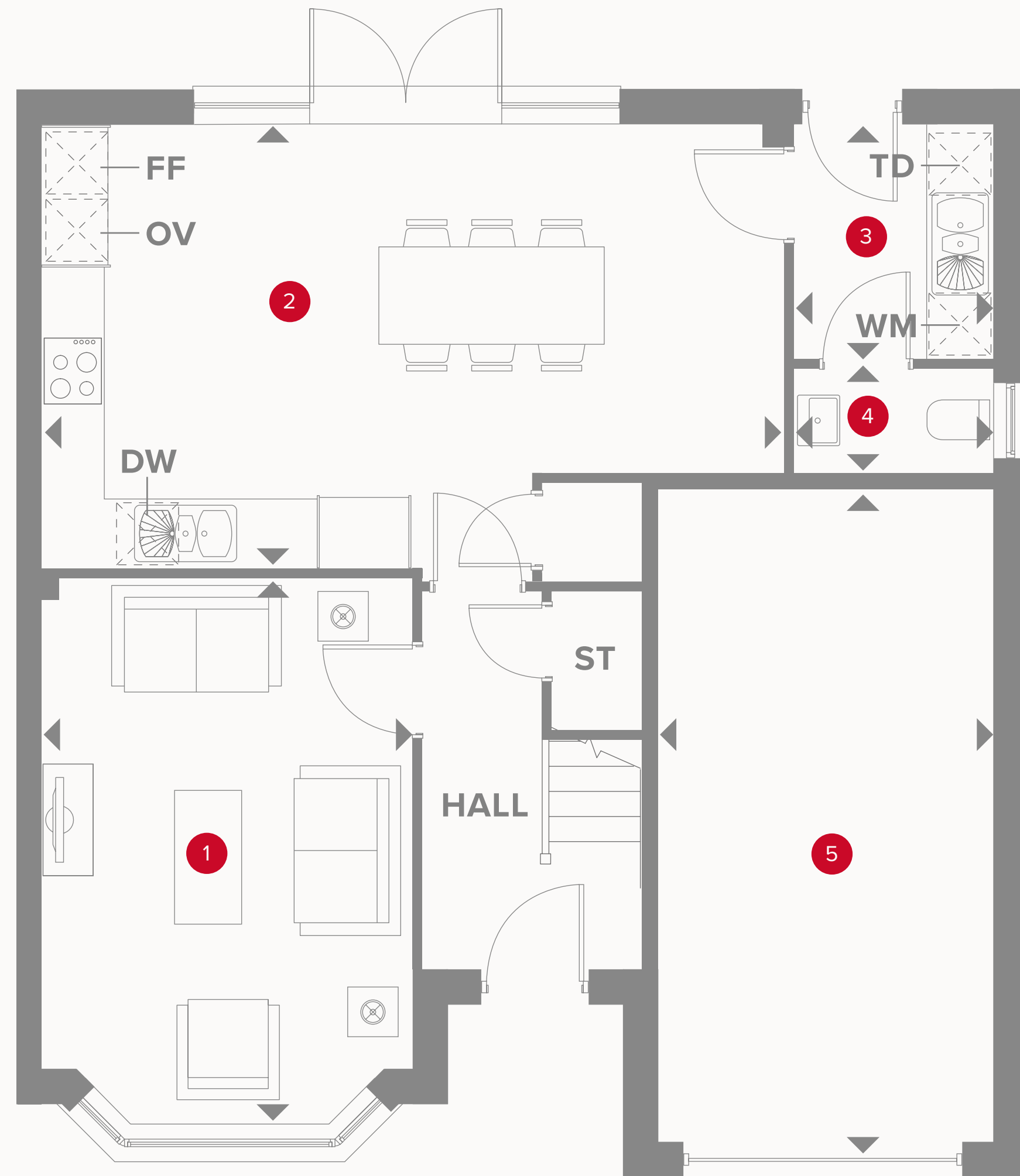
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**




Plots 2, 22 & 31 are handed


THE OXFORD LIFESTYLE GROUND FLOOR

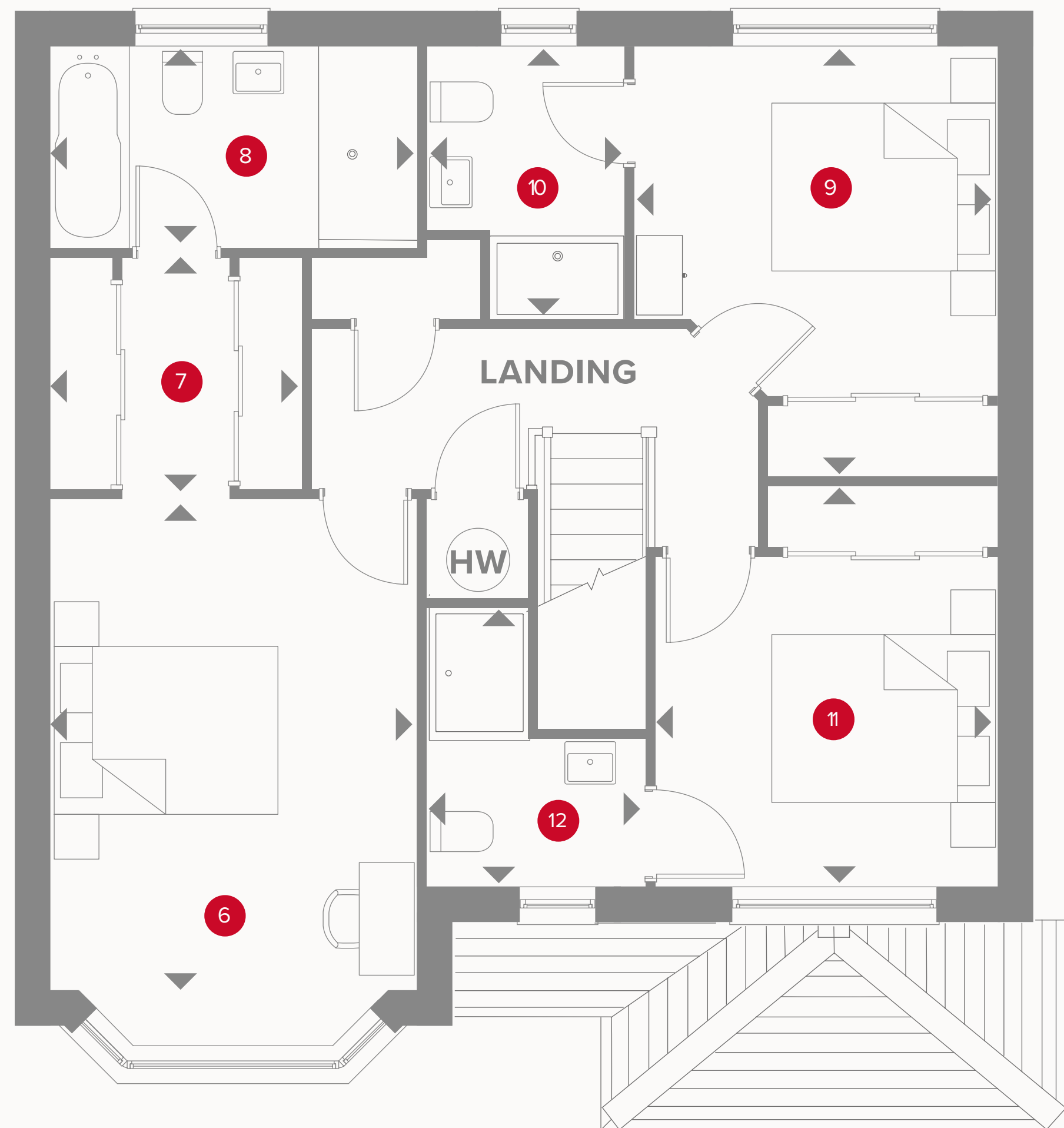
1	Lounge	15'9" x 10'8"	4.85 x 3.32 m
2	Kitchen/ Dining	21'7" x 12'8"	6.63 x 3.92 m
3	Utility	6'7" x 5'9"	2.05 x 1.81 m
4	Cloaks	5'9" x 3'3"	1.81 x 1.01 m
5	Garage	19'8" x 9'8"	6.06 x 2.99 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dishwasher space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	14'4" x 10'8"	4.40 x 3.32 m
7	Dressing	7'7" x 6'6"	2.37 x 2.03 m
8	En-suite 1	10'8" x 5'5"	3.32 x 1.70 m
9	Bedroom 2	12'5" x 10'8"	3.81 x 3.30 m
10	En-suite 2	8'0" x 5'7"	2.44 x 1.76 m
11	Bedroom 3	11'6" x 10'1"	3.56 x 3.08 m
12	En-suite 3	8'3" x 6'4"	2.54 x 1.98 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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Customers should note this illustration is an example of the Oxford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



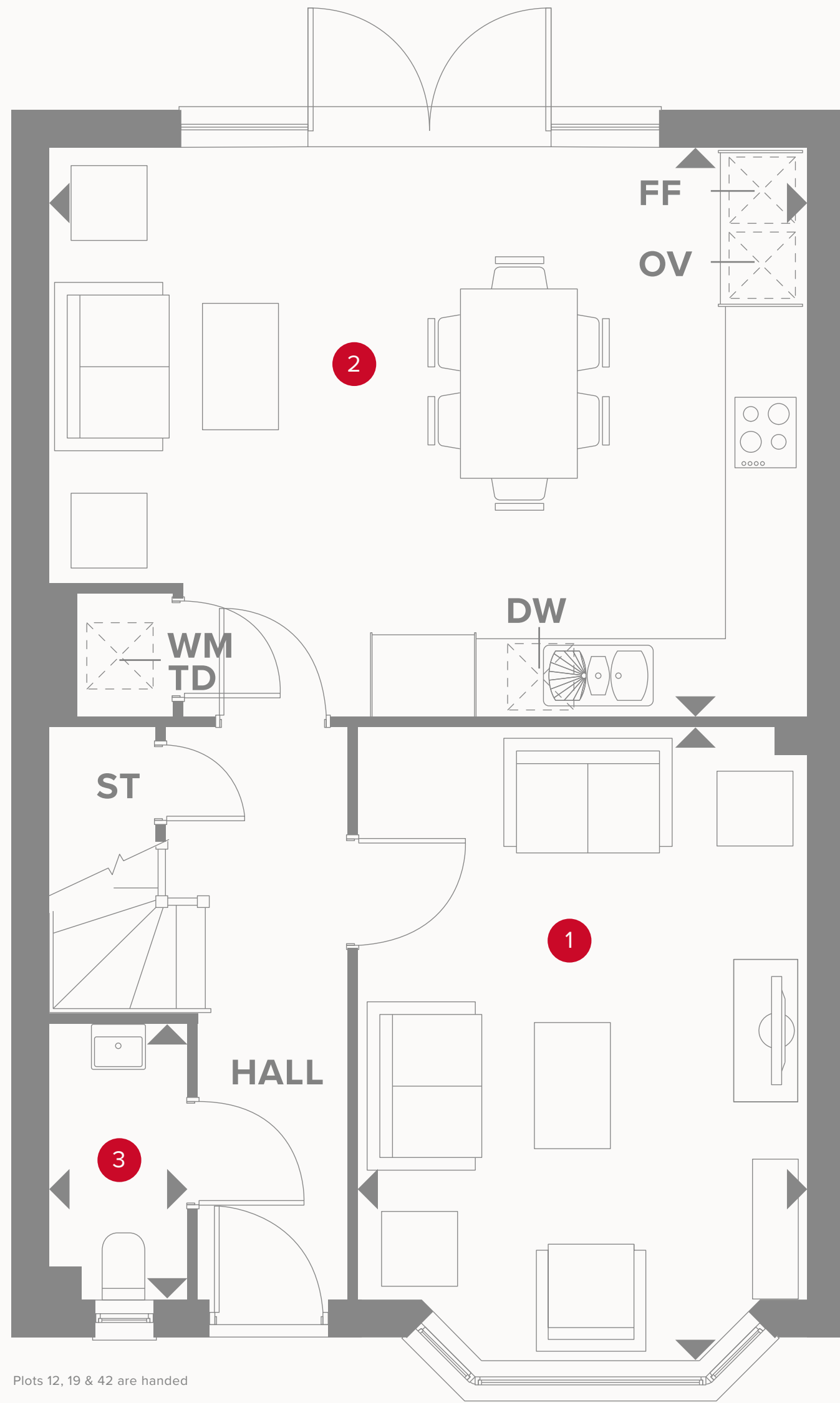
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE STRATFORD LIFESTYLE GROUND FLOOR

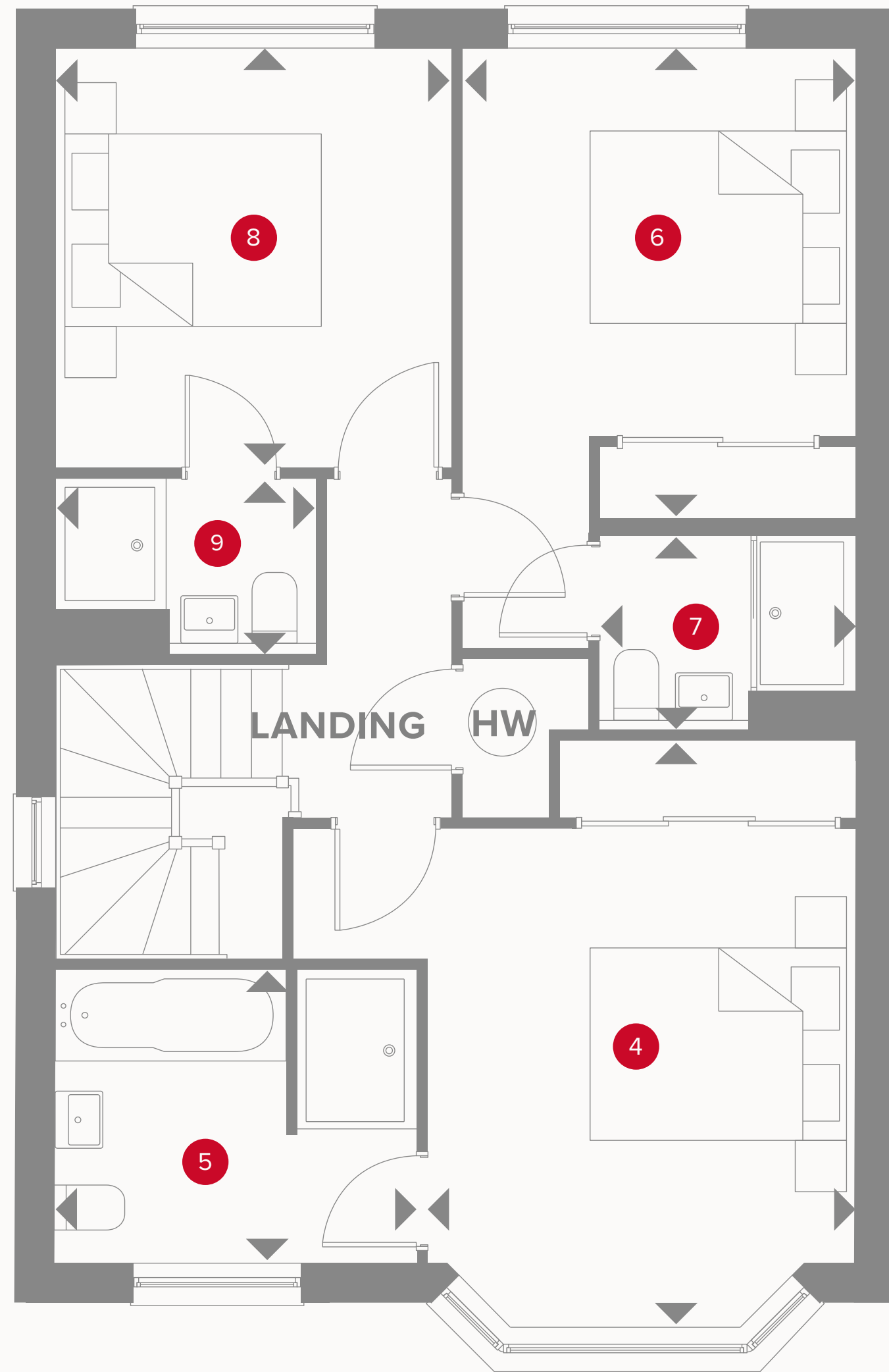
1	Lounge	16'3" x 11'6"	4.99 x 3.55 m
2	Family/ Kitchen/ Dining	19'8" x 14'8"	6.04 x 4.53 m
3	Cloaks	7'3" x 3'6"	2.23 x 1.10 m



KEY

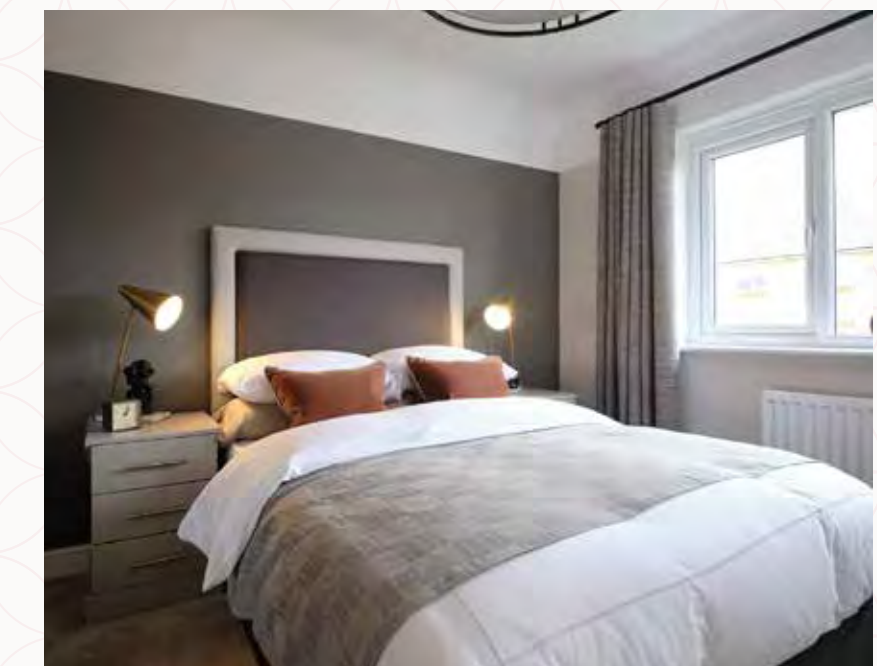
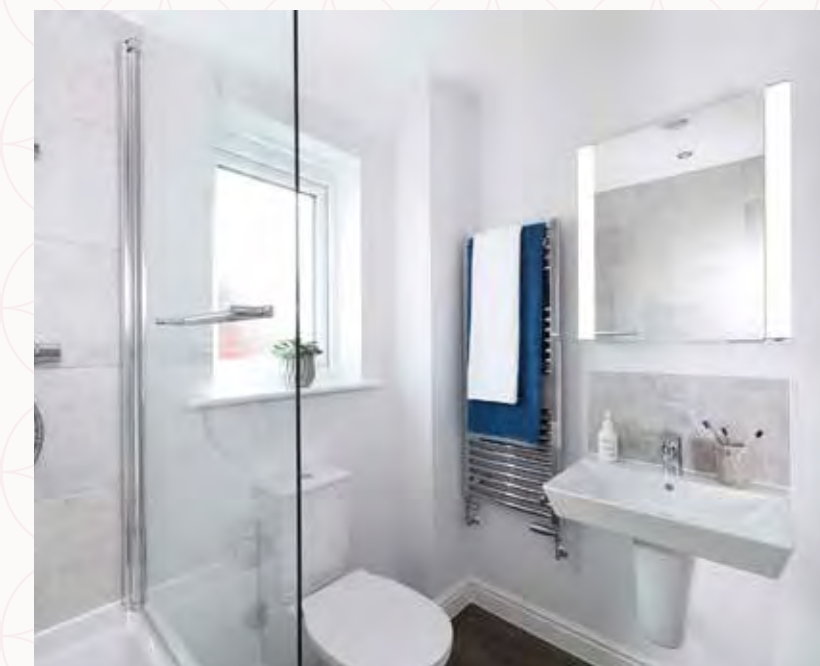
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	13'9" x 12'2"	4.25 x 3.74 m
5	En-suite 1	8'9" x 7'3"	2.72 x 2.23 m
6	Bedroom 2	14'6" x 9'7"	4.48 x 2.97 m
7	En-suite 2	6'3" x 4'09"	1.93 x 1.46 m
8	Bedroom 3	10'4" x 9'8"	3.18 x 3.00 m
9	En-suite 3	6'4" x 4'1"	1.96 x 1.26 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



HERITAGE

- REDROW -

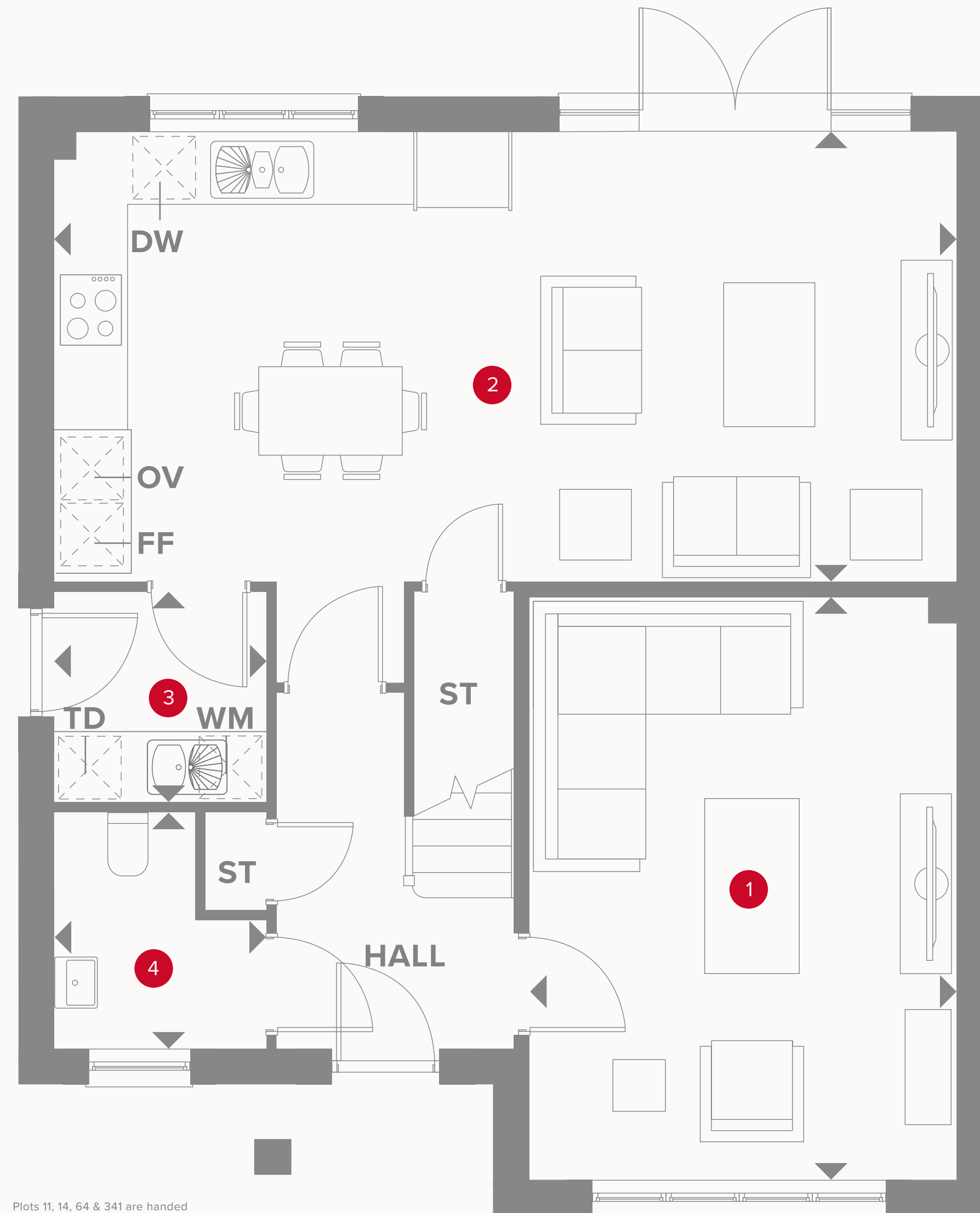
THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**


THE CAMBRIDGE GROUND FLOOR


1	Lounge	16'3" x 12'0"	4.99 x 3.68 m
2	Kitchen/Dining/Family	25'3" x 12'6"	7.73 x 3.87 m
3	Utility	6'0" x 5'9"	1.83 x 1.80 m
4	Cloaks	6'6" x 5'9"	2.02 x 1.80 m

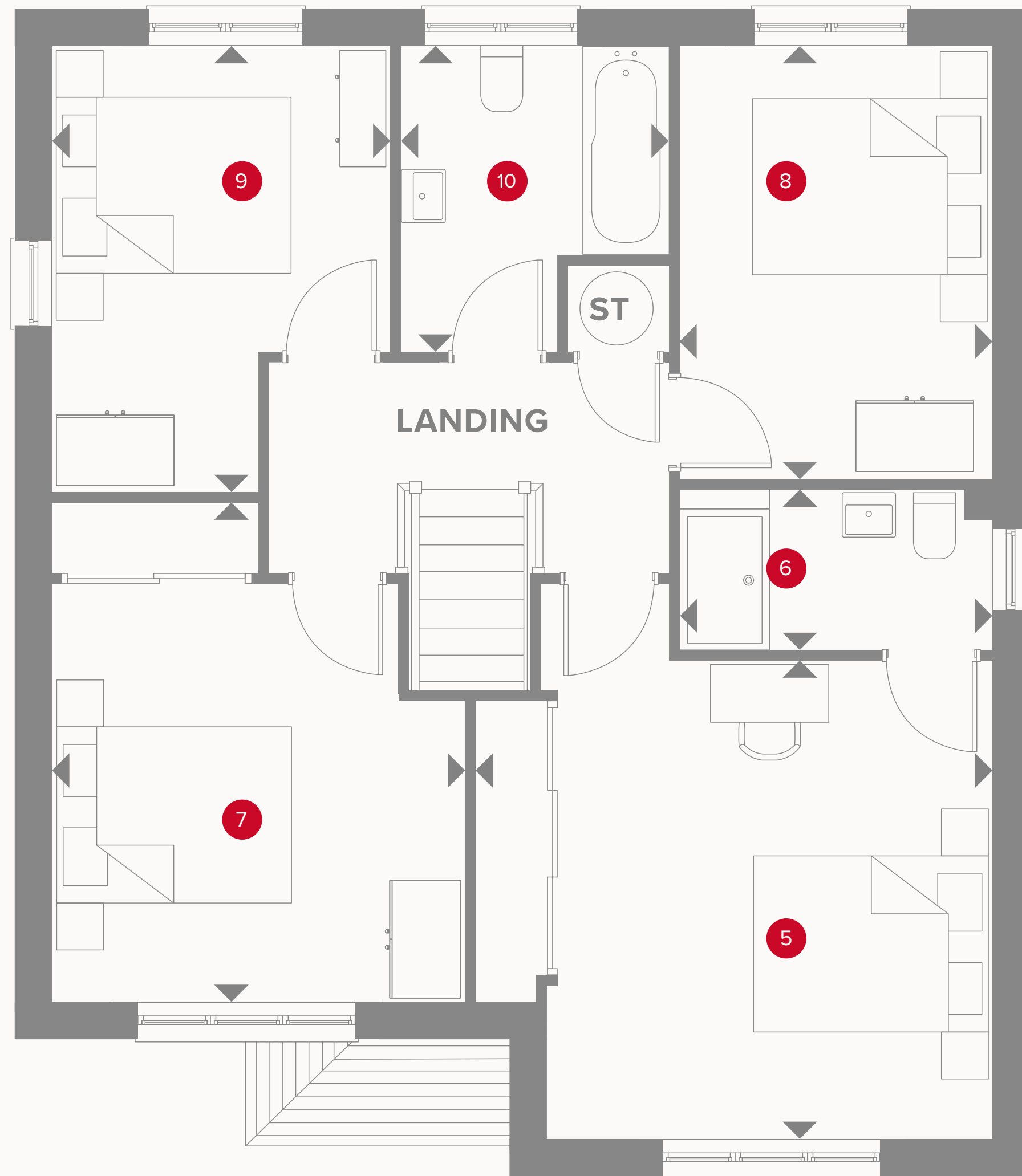


Plots 11, 14, 64 & 341 are handed

KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.25 x 3.92 m
6	En-suite	8'4" x 3'9"	2.59 x 1.19 m
7	Bedroom 2	13'4" x 11'1"	4.09 x 3.41 m
8	Bedroom 3	11'7" x 8'4"	3.57 x 2.59 m
9	Bedroom 4	12'1" x 9'1"	3.69 x 2.80 m
10	Bathroom	8'2" x 7'2"	2.52 x 2.21 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



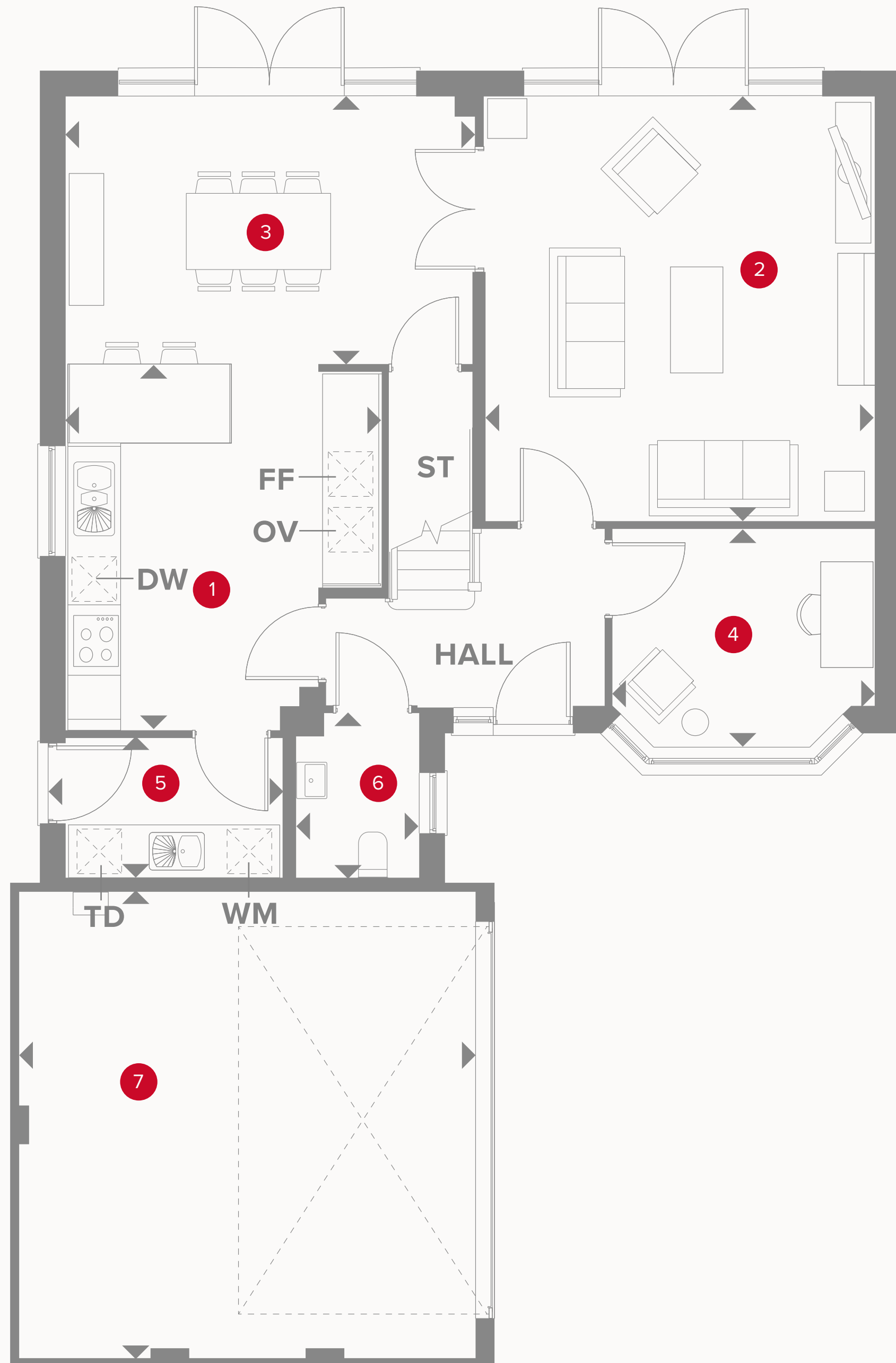
HERITAGE

- REDROW -

THE CANTERBURY

FOUR BEDROOM HOME






THE CANTERBURY GROUND FLOOR

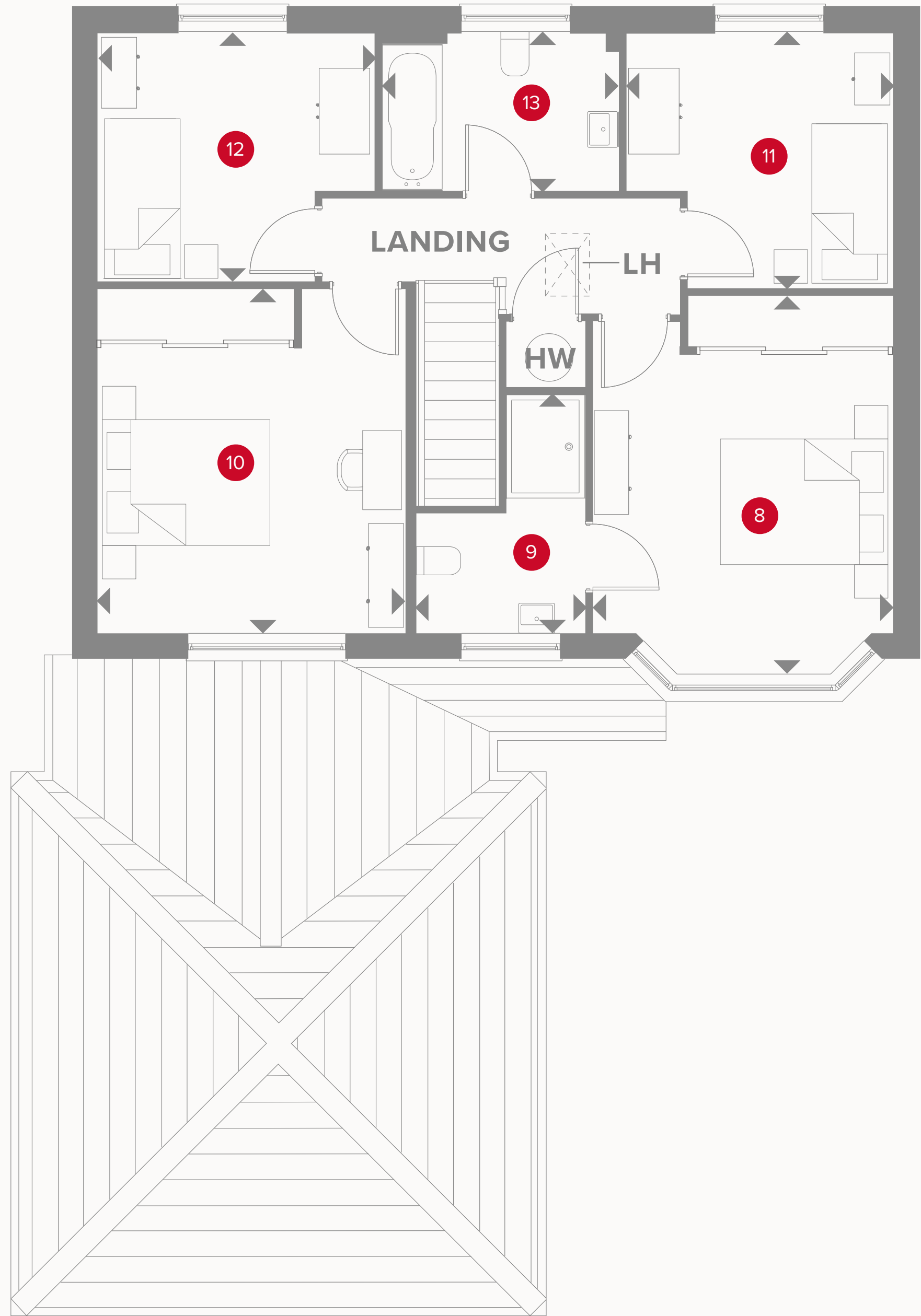
1	Kitchen	12'5" x 11'8"	3.82 x 3.60 m
2	Lounge	15'8" x 14'5"	4.83 x 4.44 m
3	Dining	15'2" x 10'0"	4.65 x 3.05 m
4	Study	9'8" x 8'1"	2.99 x 2.47 m
5	Utility	7'8" x 5'4"	2.41 x 1.65 m
6	Cloaks	5'4" x 4'7"	1.67 x 1.45 m
7	Garage	17'3" x 16'9"	5.29 x 5.18 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE CANTERBURY FIRST FLOOR

8	Bedroom 1	14'3" x 11'2"	4.37 x 3.44 m
9	En-suite	9'0" x 6'4"	2.77 x 1.98 m
10	Bedroom 2	13'0" x 11'7"	3.98 x 3.58 m
11	Bedroom 3	10'2" x 9'9"	3.10 x 2.97 m
12	Bedroom 4	10'4" x 9'4"	3.19 x 2.89 m
13	Bathroom	9'0" x 6'0"	2.76 x 1.84 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch



Customers should note this illustration is an example of the Canterbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



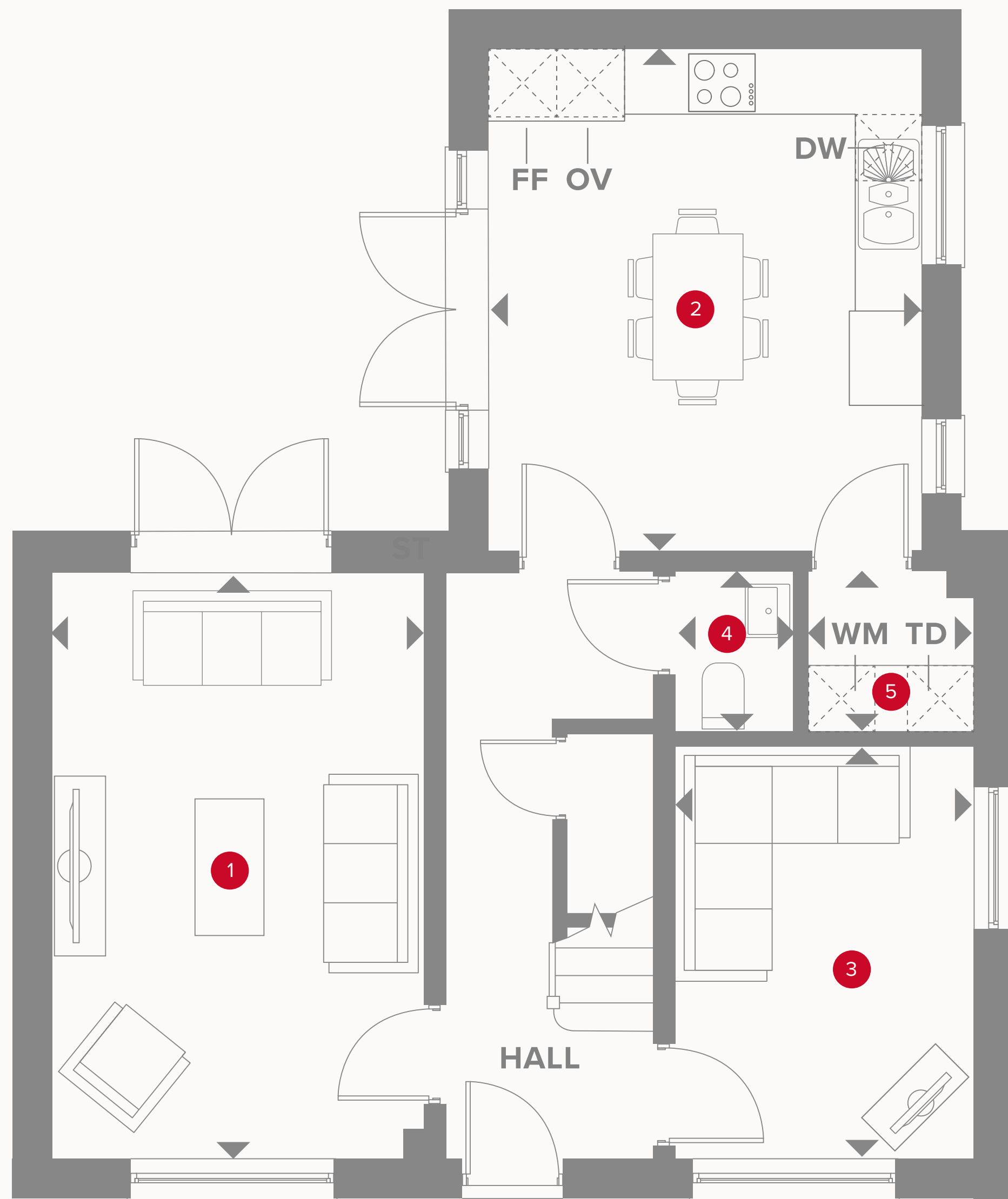
HERITAGE

- REDROW -

THE HARLECH

FOUR BEDROOM HOME






Plot 48 is handed


THE HARLECH GROUND FLOOR

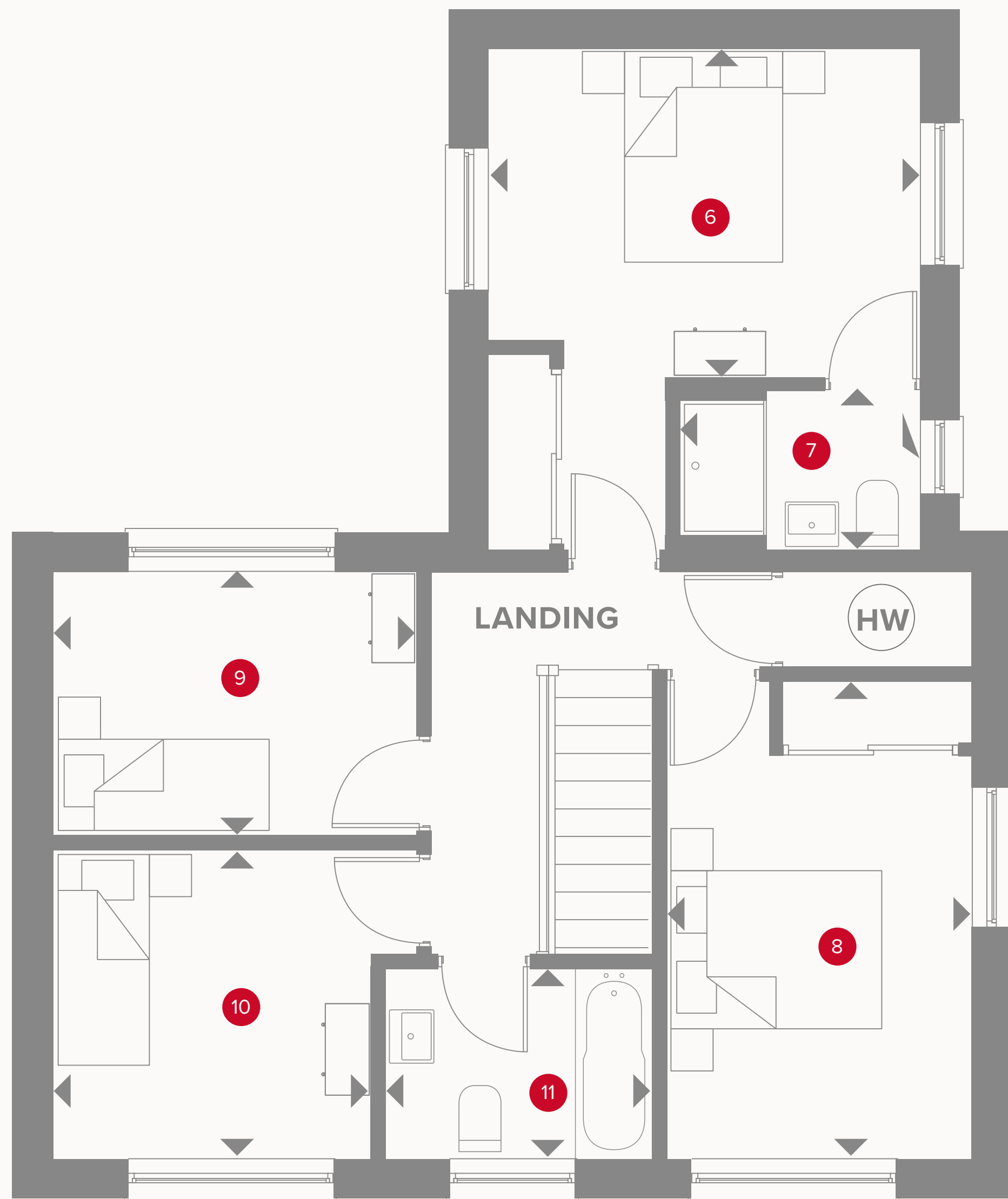
1	Lounge	17'2" x 10'9"	5.25 x 3.35 m
2	Kitchen/ Dining/ Dining/	14'7" x 12'7"	4.51 x 3.90 m
3	Family/ Study/	12'1" x 8'9"	3.70 x 2.71 m
4	Cloaks	4'8" x 3'6"	1.48 x 1.12 m
5	Laundry	4'9" x 4'8"	1.52 x 1.48 m



KEY

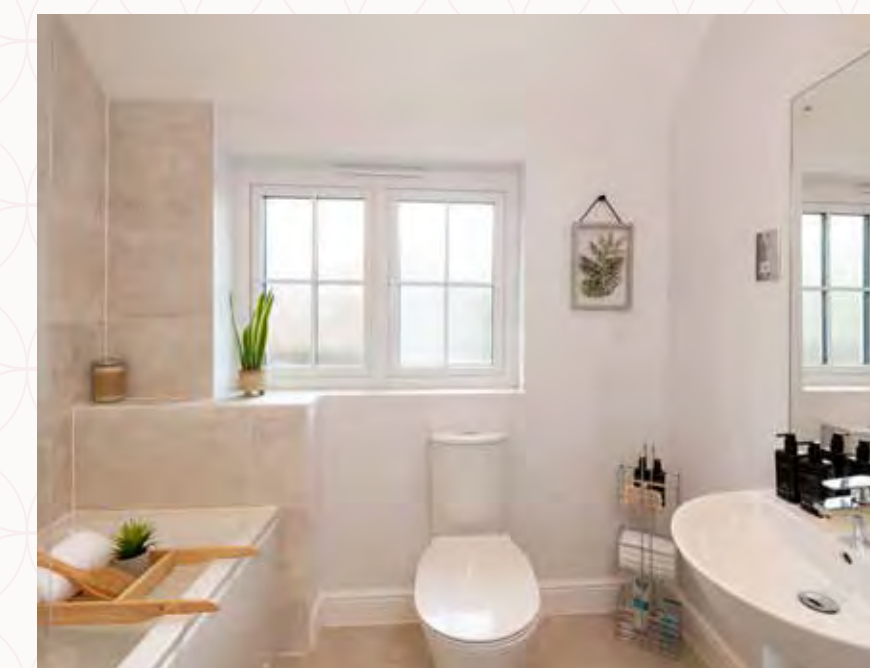
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARLECH FIRST FLOOR

6	Bedroom 1	12'7" x 9'7"	3.90 x 2.96 m
7	En-suite	7'1" x 4'8"	2.19 x 1.49 m
8	Bedroom 2	14'0" x 9'0"	4.27 x 2.76 m
9	Bedroom 3	10'7" x 7'8"	3.27 x 2.40 m
10	Bedroom 4	9'4" x 9'1"	2.87 x 2.78 m
11	Bathroom	7'9" x 5'7"	2.41 x 1.74 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Harlech house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



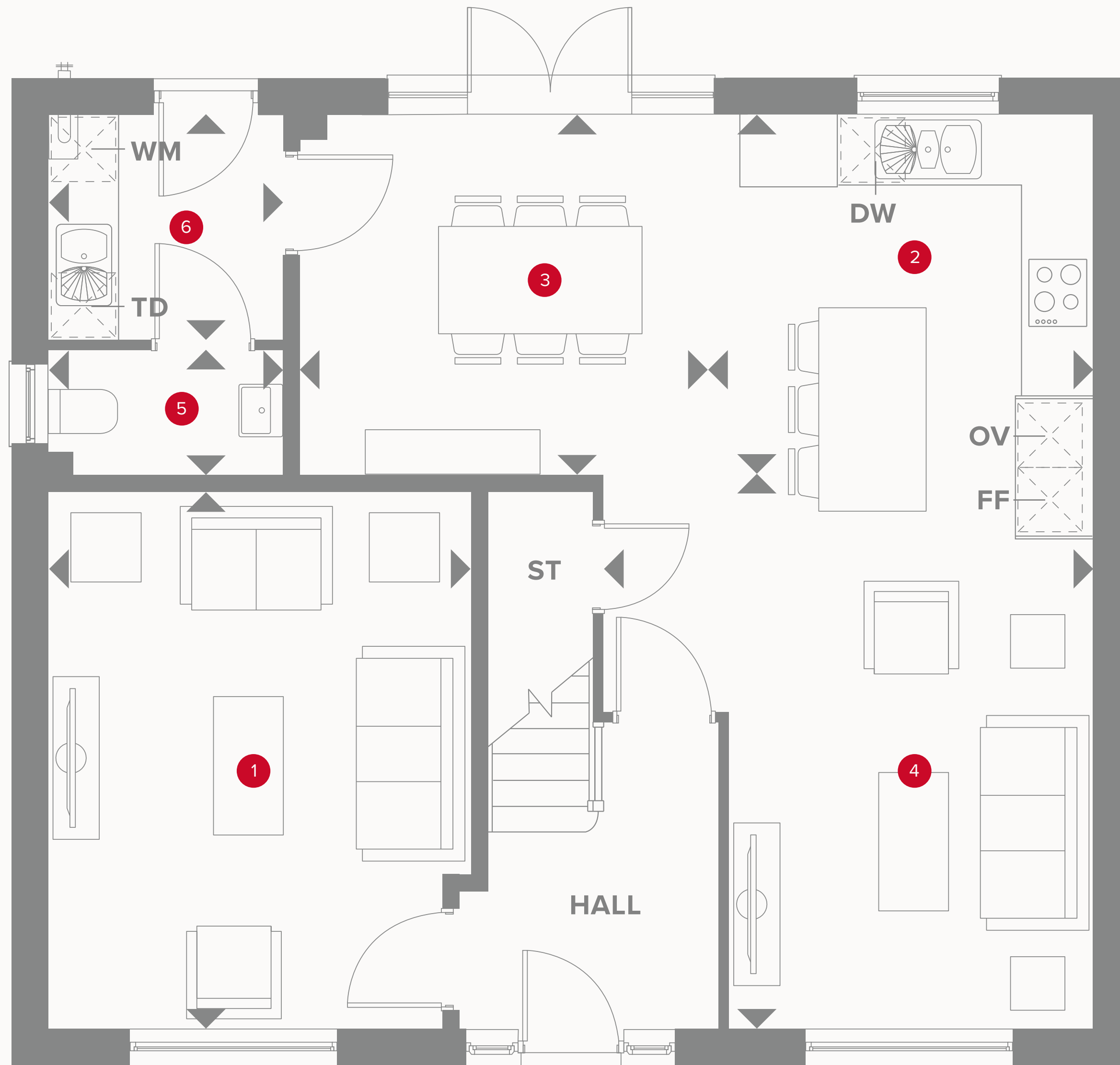
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME






THE HARROGATE GROUND FLOOR

1	Lounge	15'3" x 12'1"	4.67 x 3.70 m
2	Kitchen	11'2" x 10'4"	3.44 x 3.17 m
3	Dining	11'2" x 10'4"	3.44 x 3.17 m
4	Family	14'5" x 10'4"	4.43 x 3.18 m
5	Cloaks	6'8" x 3'7"	2.09 x 1.13 m
6	Utility	6'8" x 6'4"	2.09 x 1.98 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'3" x 10'4"	3.75 x 3.18 m
8	Wardrobe	6'6" x 6'5"	2.03 x 1.99 m
9	En-suite	8'3" x 5'5"	2.56 x 1.69 m
10	Bedroom 2	13'4" x 10'3"	4.10 x 3.15 m
11	Bedroom 3	12'2" x 10'3"	3.72 x 3.13 m
12	Bedroom 4	11'2" x 9'5"	3.44 x 2.92 m
13	Bathroom	7'6" x 6'2"	2.34 x 1.89 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



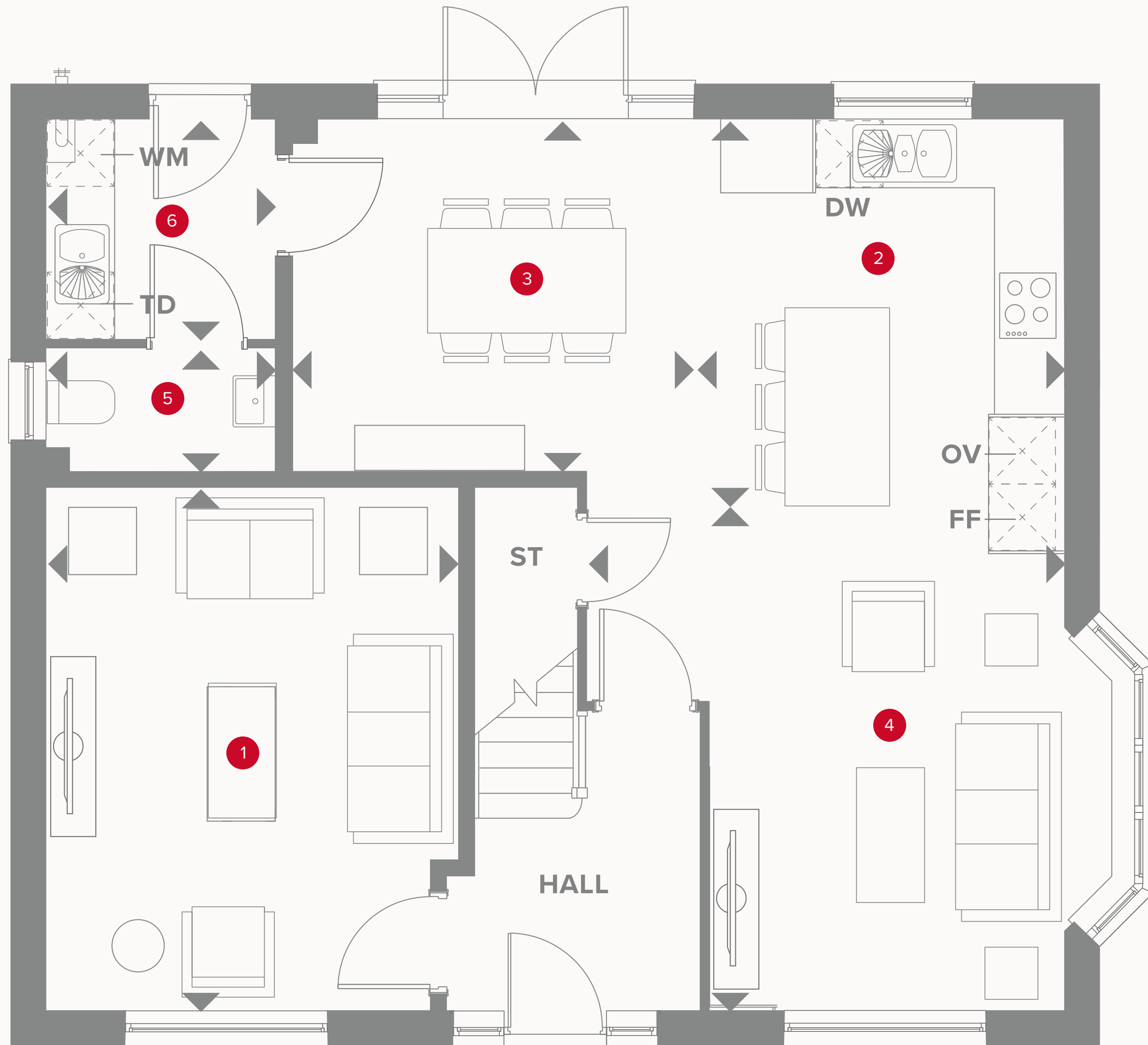
HERITAGE

- REDROW -

THE HARROGATE SPECIAL

FOUR BEDROOM HOME





THE HARROGATE SPECIAL GROUND FLOOR

1	Lounge	15'3" x 11'1"	4.67 x 3.65 m
2	Kitchen	11'3" x 10'9"	3.45 x 3.30 m
3	Dining	11'7" x 10'3"	3.54 x 3.13 m
4	Family	14'7" x 11'10"	4.45 x 3.61 m
5	Cloaks	6'8" x 3'6"	2.04 x 1.09 m
6	Utility	6'8" x 6'5"	2.04 x 1.98 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARROGATE SPECIAL FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.16 m
8	Wardrobe	6'6" x 6'5"	2.00 x 1.96 m
9	En-suite	8'3" x 5'6"	2.53 x 1.69 m
10	Bedroom 2	13'6" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	11'9" x 10'2"	3.60 x 3.11 m
12	Bedroom 4	11'1" x 9'5"	3.40 x 2.89 m
13	Bathroom	7'6" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Customers should note this illustration is an example of the Harrogate Special house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



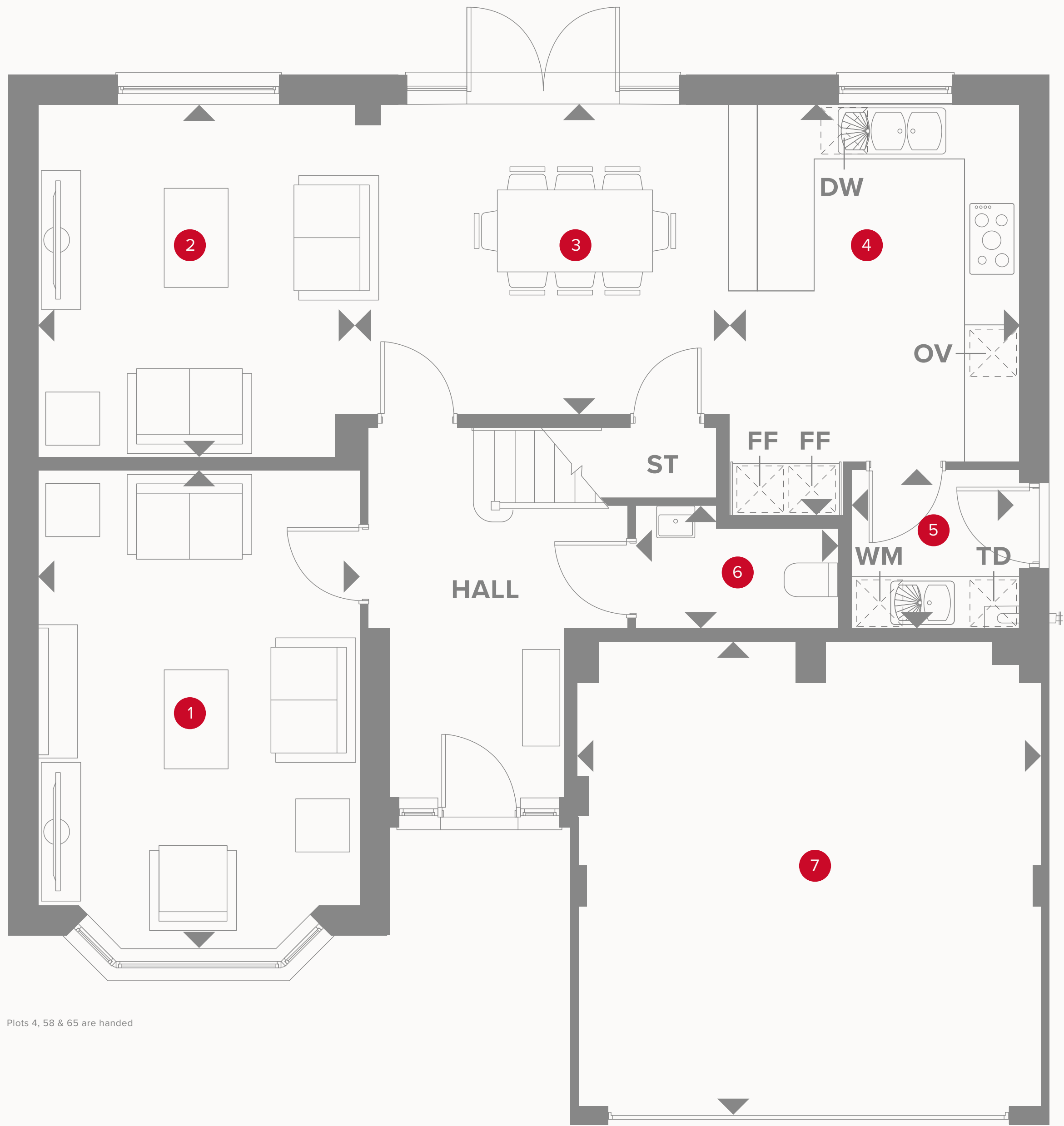
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME





Plots 4, 58 & 65 are handed

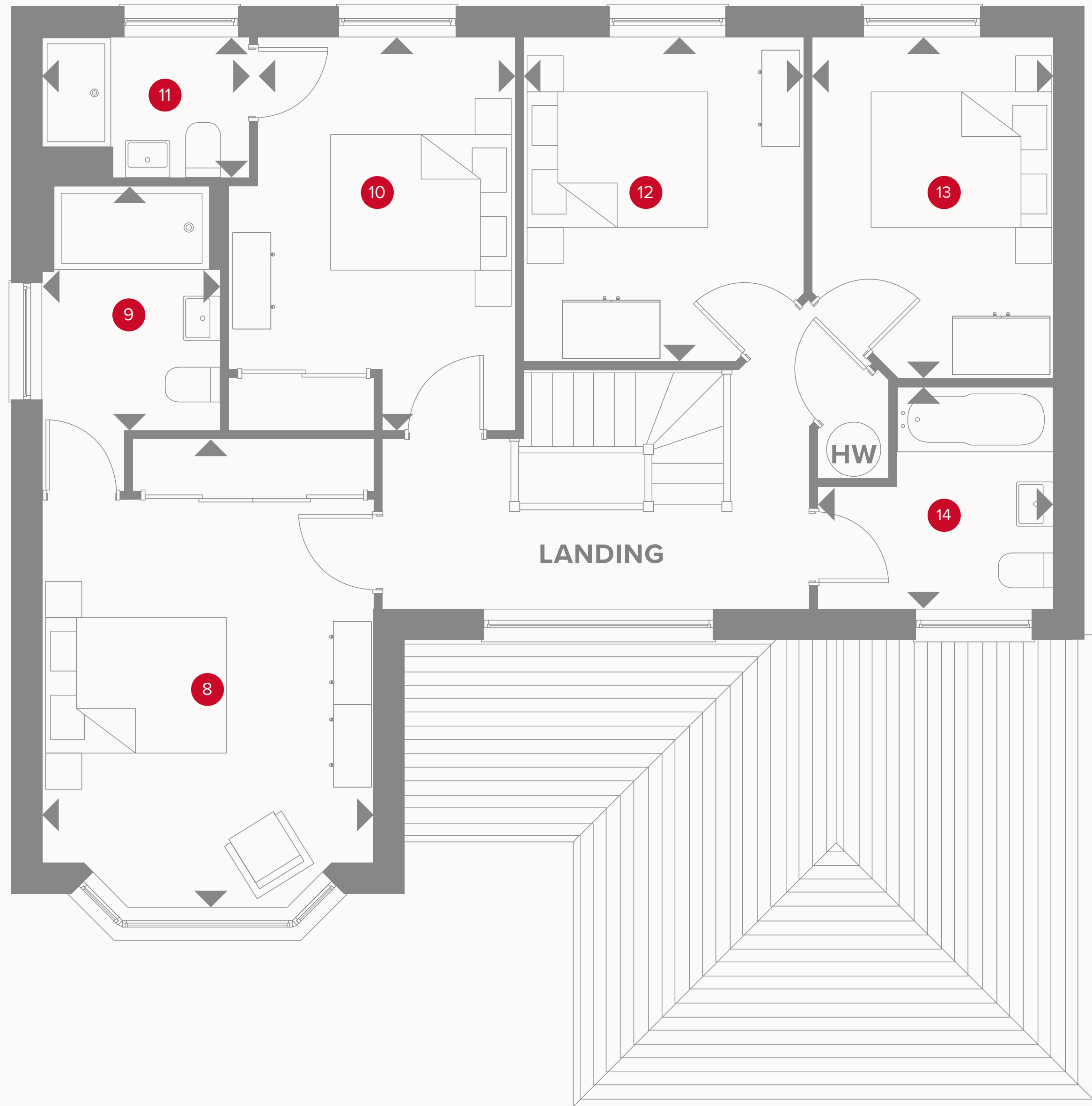
THE HENLEY GROUND FLOOR

1	Lounge	17'7" x 12'07"	5.42 x 3.68 m
2	Family	14'0" x 11'8"	4.27 x 3.61 m
3	Dining	13'6" x 11'5"	4.15 x 3.52m
4	Kitchen	13'3" x 10'7"	4.06 x 3.29m
5	Utility	6'2" x 6'1"	1.90 x 1.86 m
6	Cloaks	7'5" x 4'7"	2.31 x 1.45 m
7	Garage	17'0" x 16'9"	5.20 x 5.18 m



KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space
- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'9" x 12'07"	5.16 x 3.68 m
9	En-suite 1	10'8" x 6'1"	3.32 x 1.87 m
10	Bedroom 2	14'1" x 10'3"	4.32 x 3.14 m
11	En-suite 2	7'5" x 5'1"	2.31 x 1.58 m
12	Bedroom 3	11'7" x 10'0"	3.58 x 3.06 m
13	Bedroom 4	12'3" x 8'7"	3.75 x 2.67 m
14	Bathroom	8'5" x 8'0"	2.60 x 2.45 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



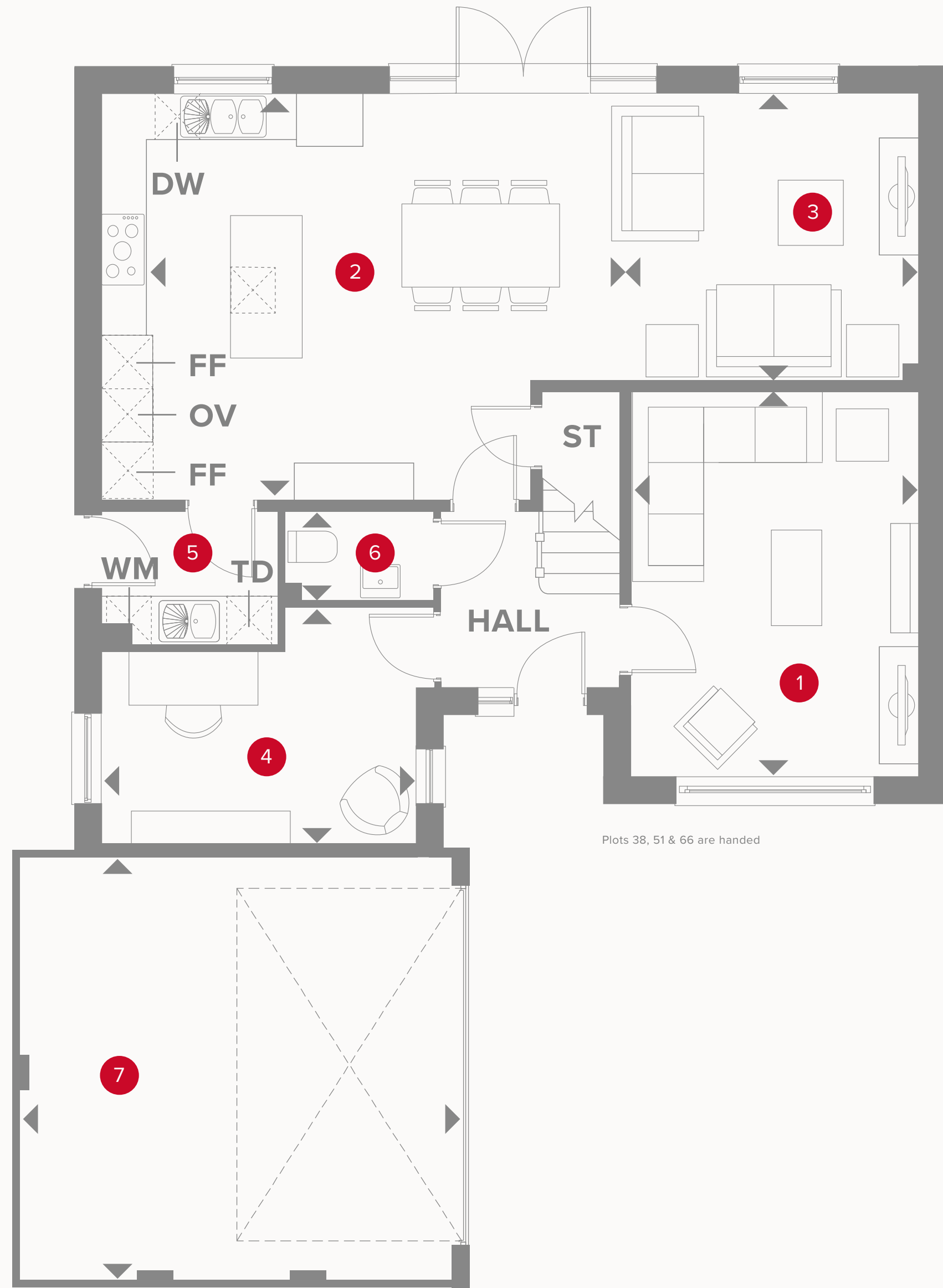
HERITAGE

- REDROW -

THE LEDSHAM

FOUR BEDROOM HOME







THE LEDSHAM GROUND FLOOR

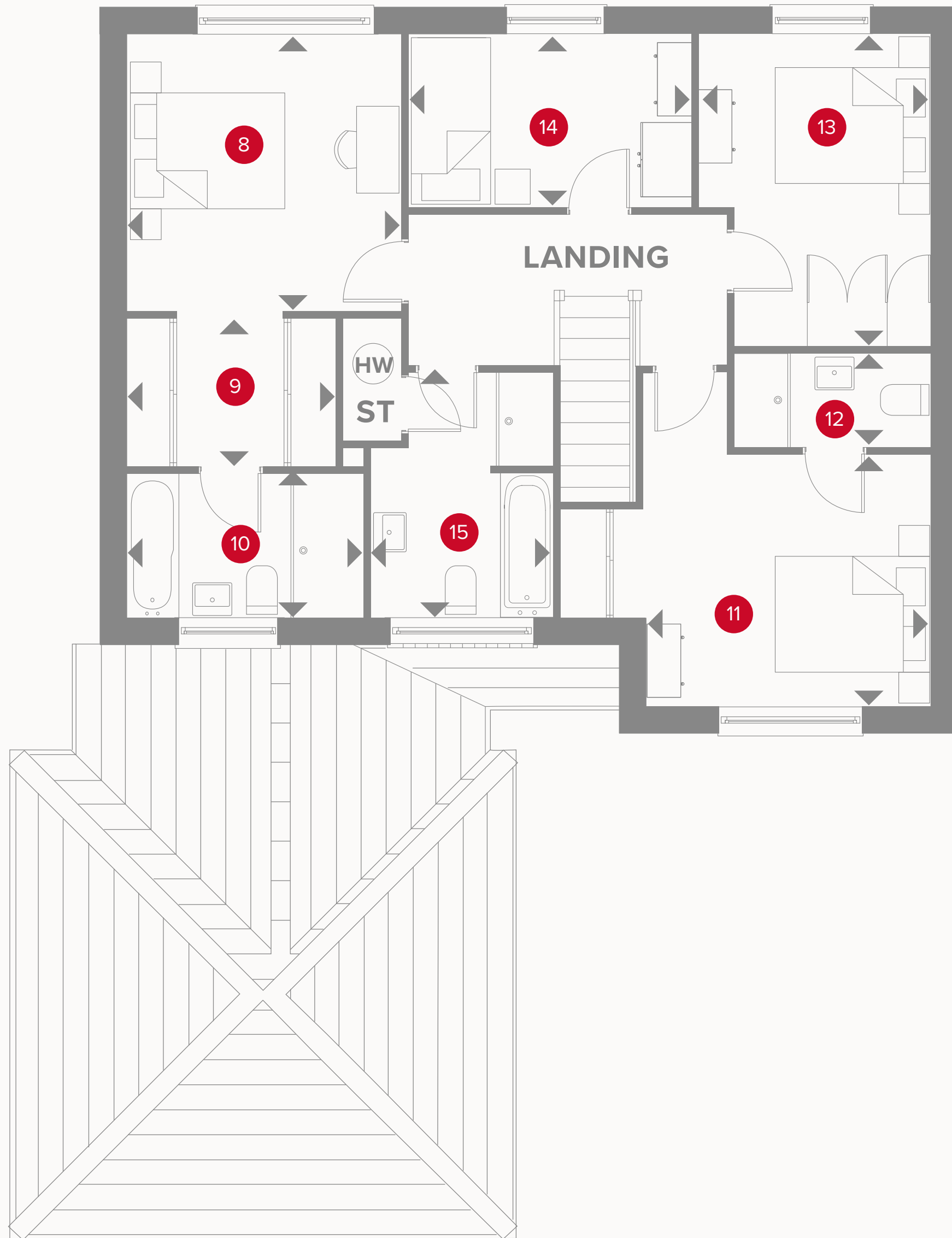
1	Lounge	15'10" x 11'10"	4.84 x 3.63m
2	Kitchen/Dining	19'11" x 16'8"	6.08 x 5.10m
3	Family	13'9" x 11'9"	4.19 x 3.60m
4	Study	13'0" x 9'8"	3.97 x 2.97m
5	Utility	7'3" x 5'5"	2.22 x 1.66m
6	Cloaks	6'0" x 3'7"	1.85 x 1.10m
7	Garage	17'9" x 17'4"	5.41 x 5.29m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEDSHAM FIRST FLOOR

8	Bedroom 1	11'7" x 11'6"	3.55 x 3.52m
9	Dressing	8'10" x 6'2"	2.68 x 1.88m
10	En-suite 1	9'11" x 6'1"	3.03 x 1.86m
11	Bedroom 2	15'6" x 10'6"	4.73 x 3.22m
12	En-suite 2	8'3" x 3'10"	2.53 x 1.18m
13	Bedroom 3	13'1" x 9'8"	3.99 x 2.96m
14	Bedroom 4	11'7" x 7'3"	3.55 x 2.23m
15	Bathroom	10'3" x 7'7"	3.13 x 2.33m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

**CONSUMER
CODE FOR
HOME BUILDERS**
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Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



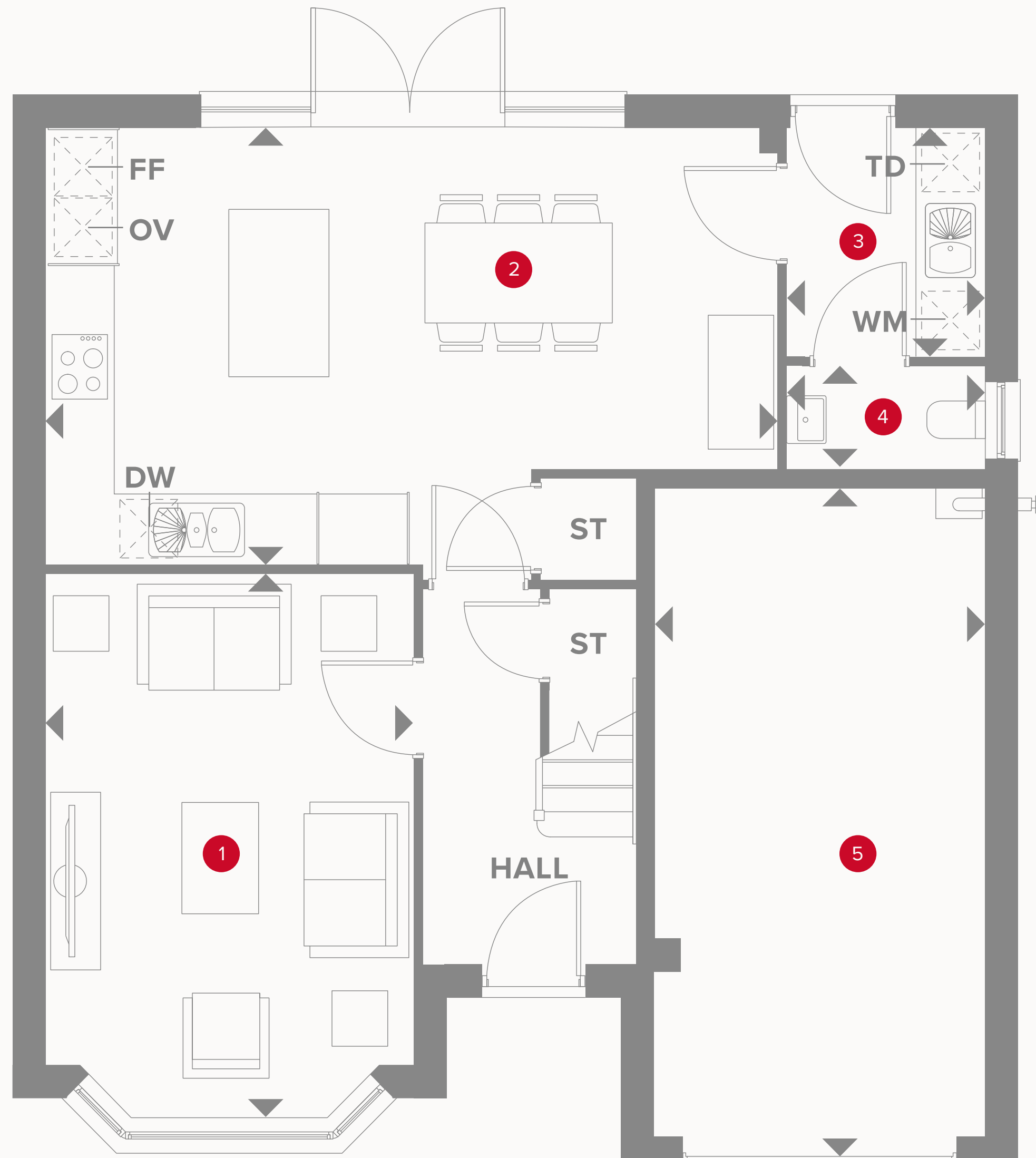
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME






Plots 21 & 30 are handed


THE OXFORD GROUND FLOOR

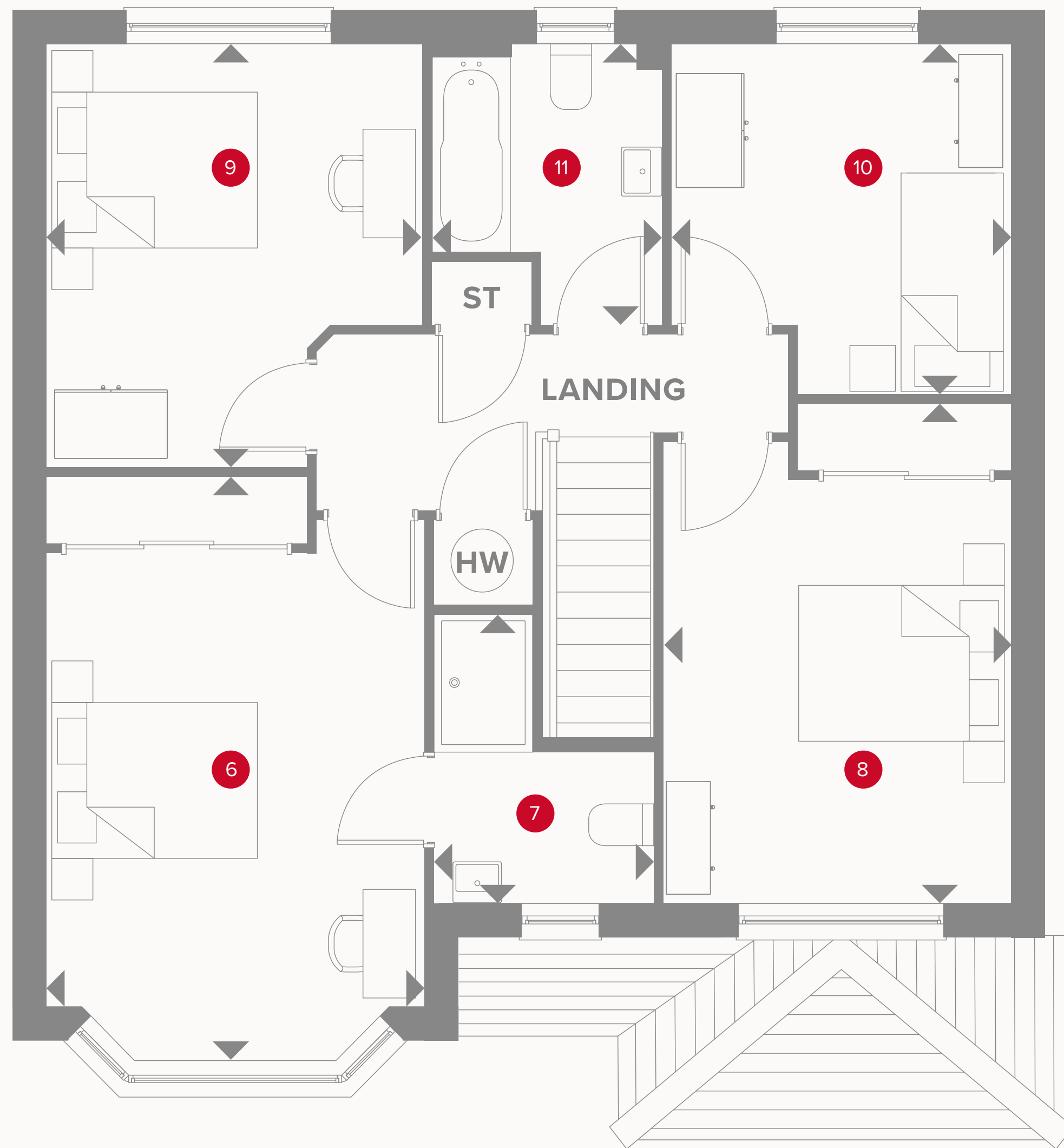
1	Lounge	15'9" x 10'8"	4.85 x 3.32 m
2	Kitchen/ Dining	21'7" x 12'8"	6.63 x 3.92 m
3	Utility	5'9" x 5'8"	1.81 x 1.78 m
4	Cloaks	5'9" x 3'3"	1.81 x 1.01 m
5	Garage	19'8" x 9'8"	6.06 x 2.99 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD FIRST FLOOR

6	Bedroom 1	16'6" x 10'8"	5.08 x 3.32 m
7	En-suite	8'3" x 6'4"	2.54 x 1.98 m
8	Bedroom 2	13'2" x 10'1"	4.04 x 3.08 m
9	Bedroom 3	12'0" x 10'8"	3.67 x 3.32 m
10	Bedroom 4	10'0" x 9'8"	3.07 x 3.00 m
11	Bathroom	9'0" x 6'7"	2.45 x 2.06 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
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HOME BUILDERS**
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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

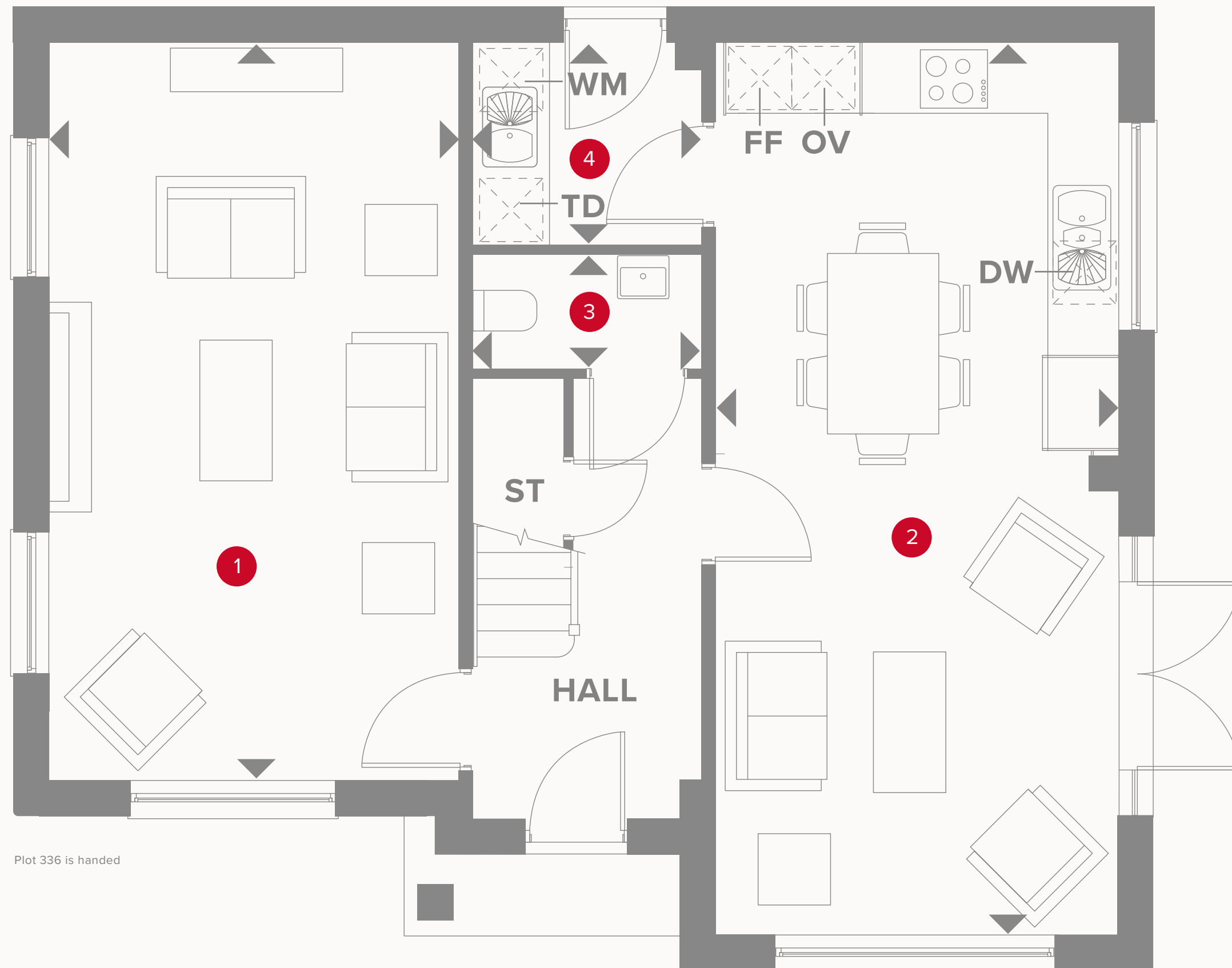
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**

THE SHAFTESBURY GROUND FLOOR





Plot 336 is handed

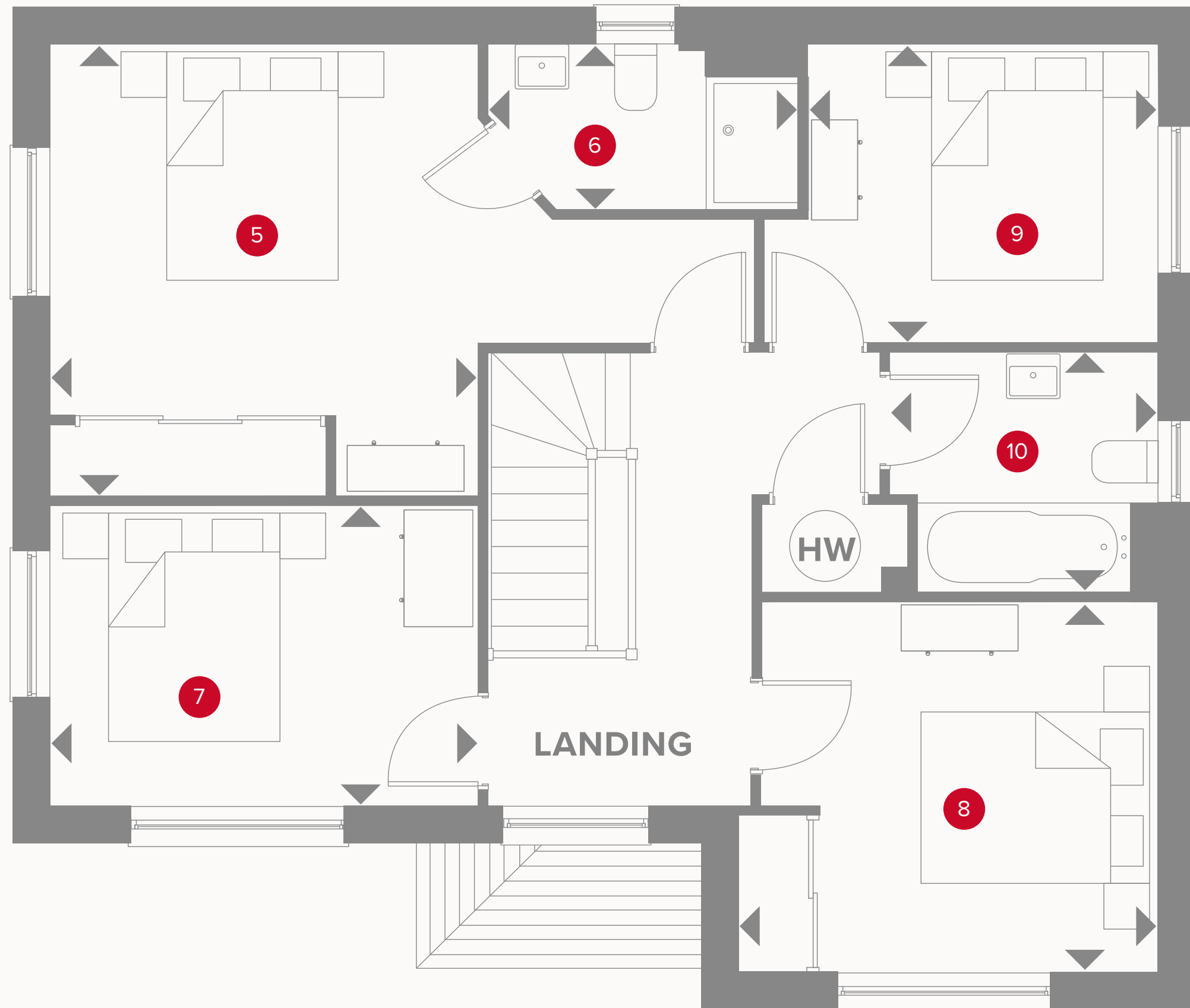
1	Lounge	21'2" x 11'8"	6.49 x 3.61 m
2	Kitchen/ Dining/ Family	25'7" x 11'6"	7.84 x 3.52 m
3	Cloaks	6'6" x 3'3"	2.03 x 1.03 m
4	Utility	6'4" x 5'7"	1.98 x 1.75 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'5" x 12'0"	3.84 x 3.66 m
6	En-suite	8'5" x 4'0"	2.61 x 1.22 m
7	Bedroom 2	11'6" x 10'3"	3.56 x 3.15 m
8	Bedroom 3	12'0" x 8'4"	3.66 x 2.59 m
9	Bedroom 4	9'8" x 8'2"	3.0 x 2.52 m
10	Bathroom	7'3" x 6'6"	2.25 x 2.03 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

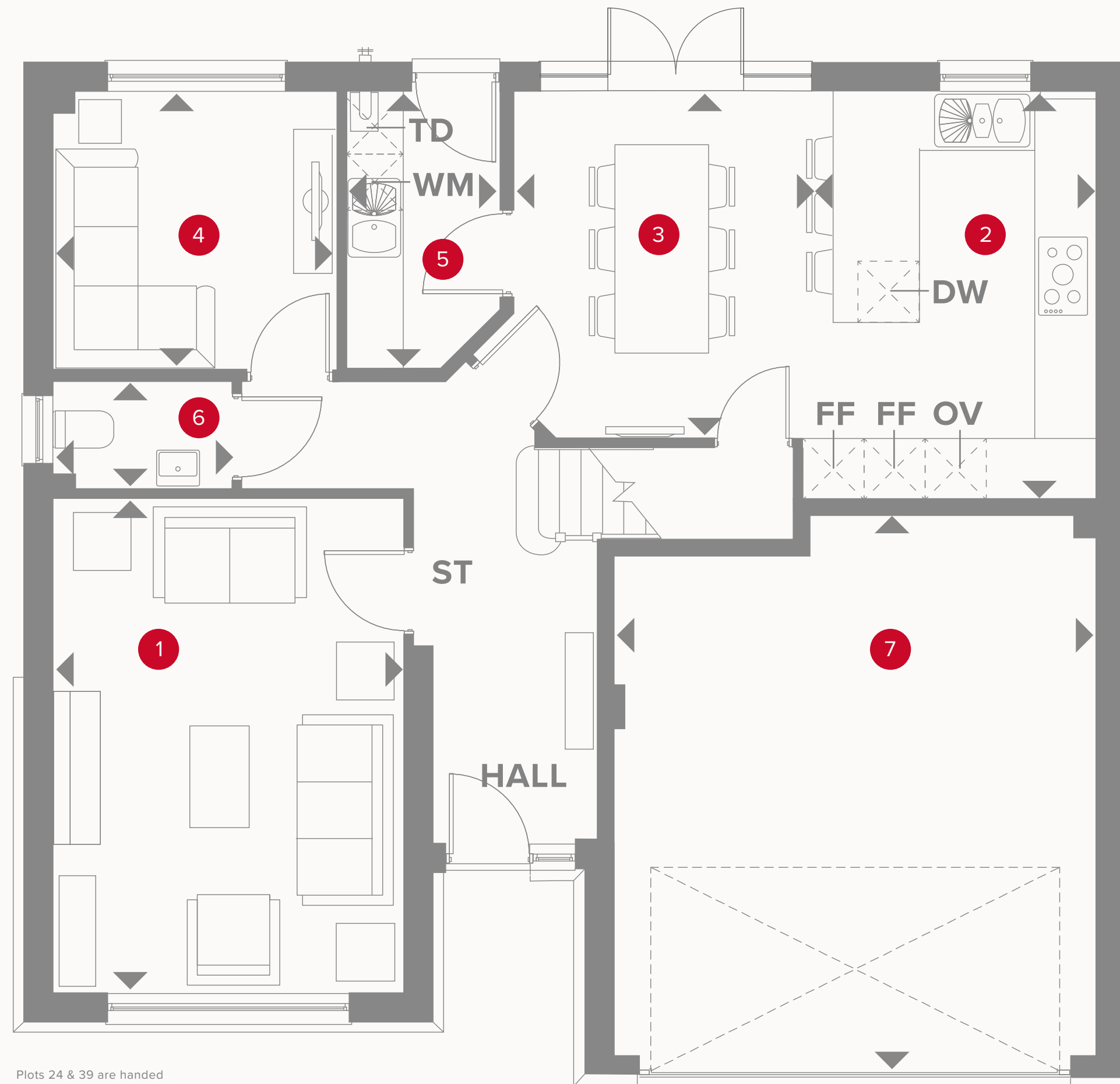
- REDROW -

THE SUNNINGDALE

FOUR BEDROOM HOME

 **REDROW**

THE SUNNINGDALE GROUND FLOOR





Plots 24 & 39 are handed

1	Lounge	16'9" x 12'0"	5.18 x 3.68 m
2	Kitchen	13'8" x 10'3"	4.22 x 3.15 m
3	Dining	11'8" x 9'5"	3.62 x 2.92 m
4	Snug	9'8" x 9'5"	2.99 x 2.92 m
5	Utility	9'4" x 5'3"	2.87 x 1.64 m
6	Cloaks	6'2" x 3'7"	1.89 x 1.13 m
7	Garage	19'2" x 16'5"	5.86 x 5.03 m

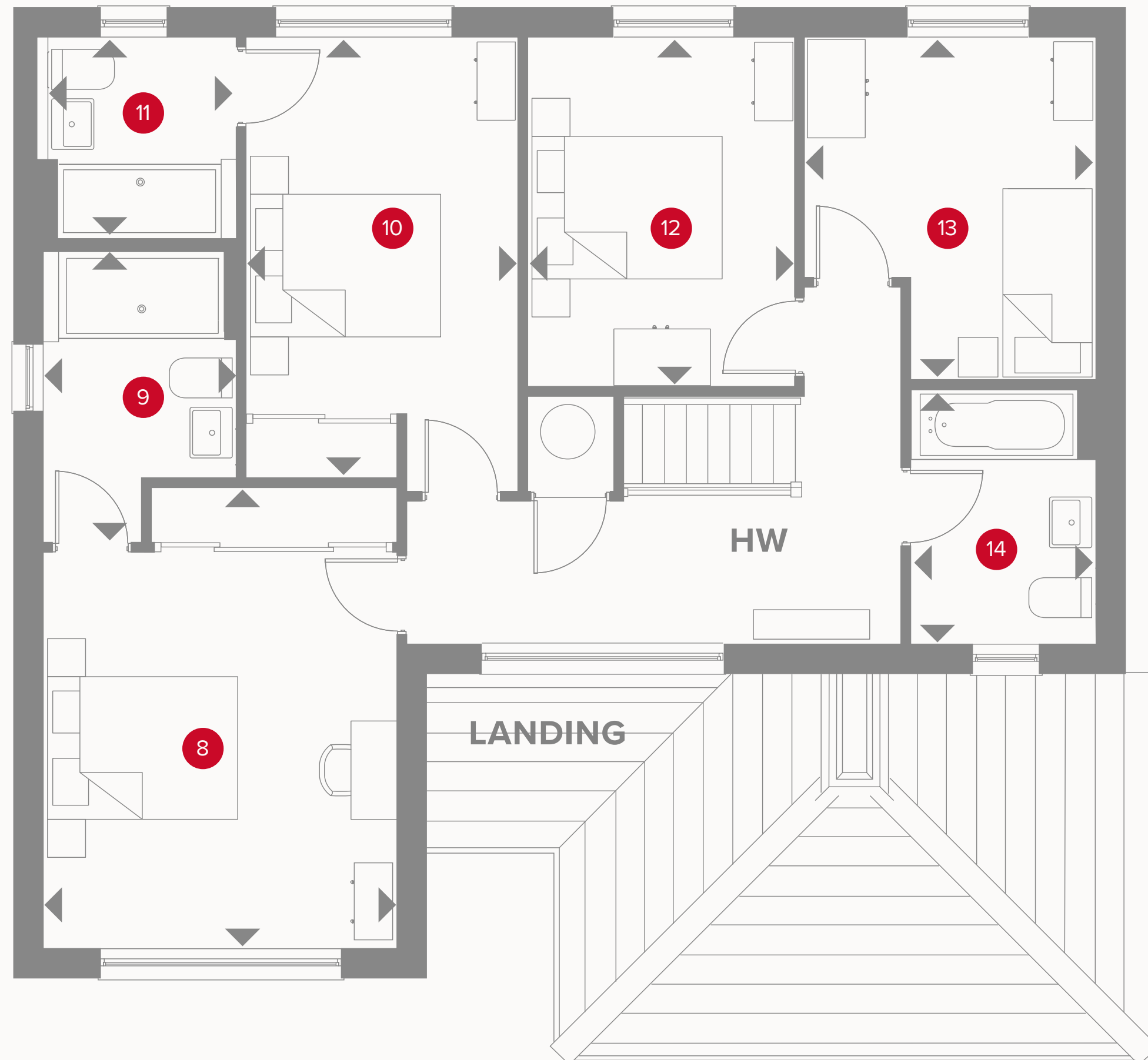


KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE SUNNINGDALE FIRST FLOOR



8	Bedroom 1	15'4" x 12'0"	4.71 x 3.66 m
9	En-suite	9'9" x 6'6"	3.04 x 2.02 m
10	Bedroom 2	14'5" x 9'3"	4.45 x 2.85 m
11	En-suite	6'8" x 5'5"	2.08 x 1.70 m
12	Bedroom 3	11'8" x 9'0"	3.60 x 2.76 m
13	Bedroom 4	11'5" x 9'9"	3.53 x 3.04 m
14	Bathroom	8'6" x 6'3"	2.64 x 1.94 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Sunningdale house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

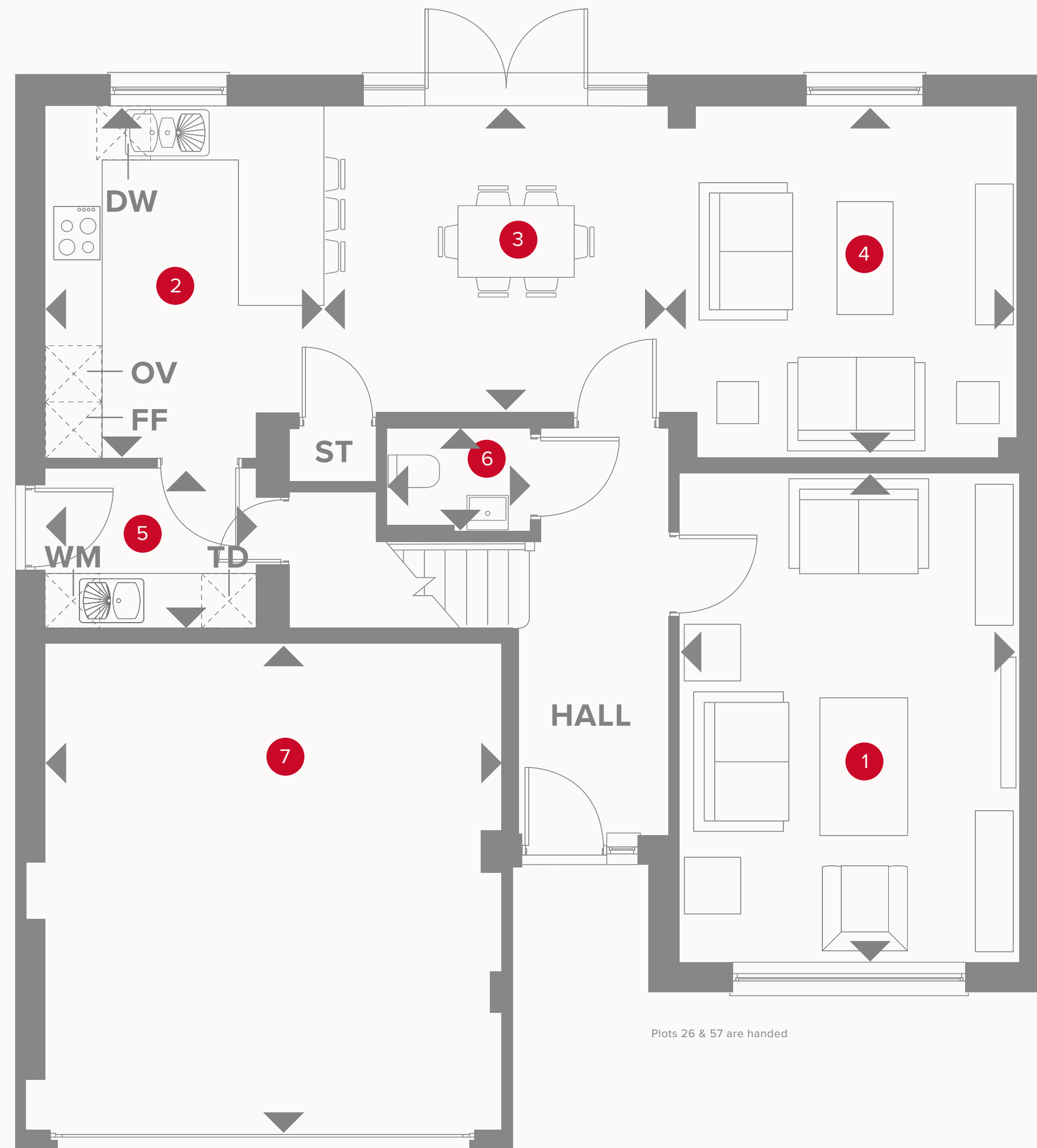
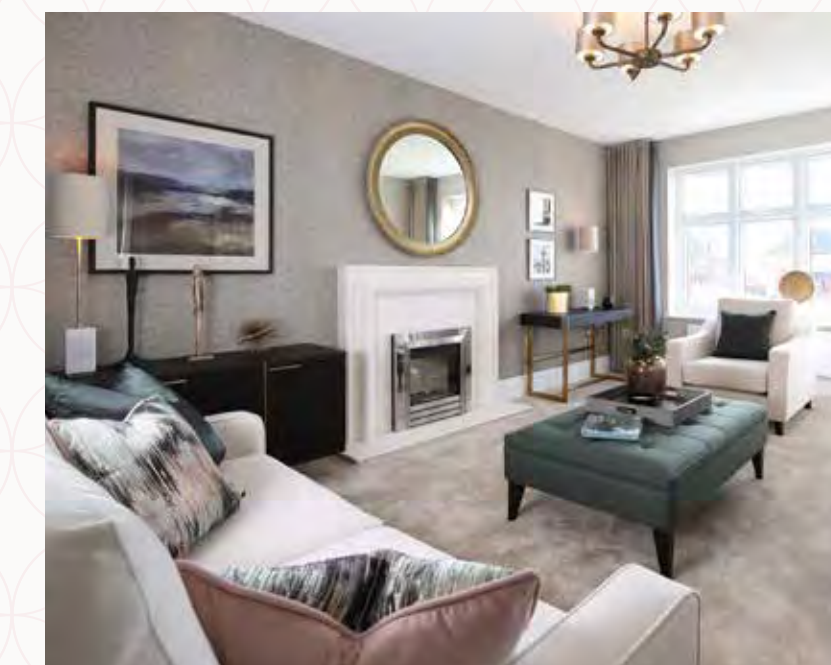
THE WELWYN

FOUR BEDROOM HOME

 **REDROW**


THE WELWYN GROUND FLOOR


1 Lounge	17'2" x 12'0"	5.26 x 3.66 m
2 Kitchen	12'1" x 9'7"	3.70 x 2.97 m
3 Dining	11'5" x 10'7"	3.51 x 3.29 m
4 Family	12'5" x 11'4"	3.83 x 3.49 m
5 Utility	7'3" x 5'8"	2.24 x 1.79 m
6 Cloaks	5'1" x 3'7"	1.58 x 1.15 m
7 Garage	16'9" x 15'5"	5.17 x 4.73 m



Plots 26 & 57 are handed

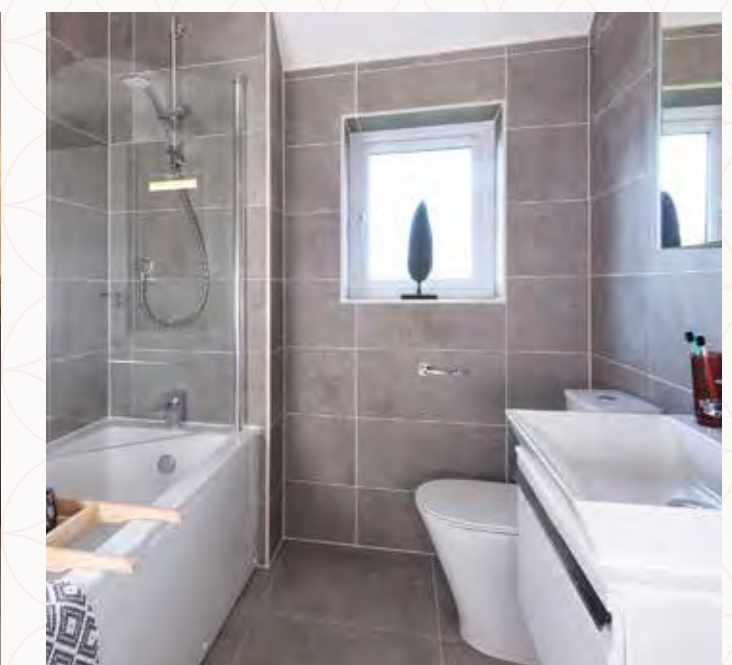
KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE WELWYN FIRST FLOOR

8	Bedroom 1	12'8" x 12'7"	3.93 x 3.68 m
9	En-suite	9'3" x 4'5"	2.85 x 1.39 m
10	Bedroom 2	12'2" x 9'3"	3.73 x 2.85 m
11	Bedroom 3	11'1" x 9'3"	3.39 x 2.84 m
12	Bedroom 4	10'7" x 7'0"	3.27 x 2.14 m
13	Bathroom	6'6" x 6'5"	2.04 x 2.01 m



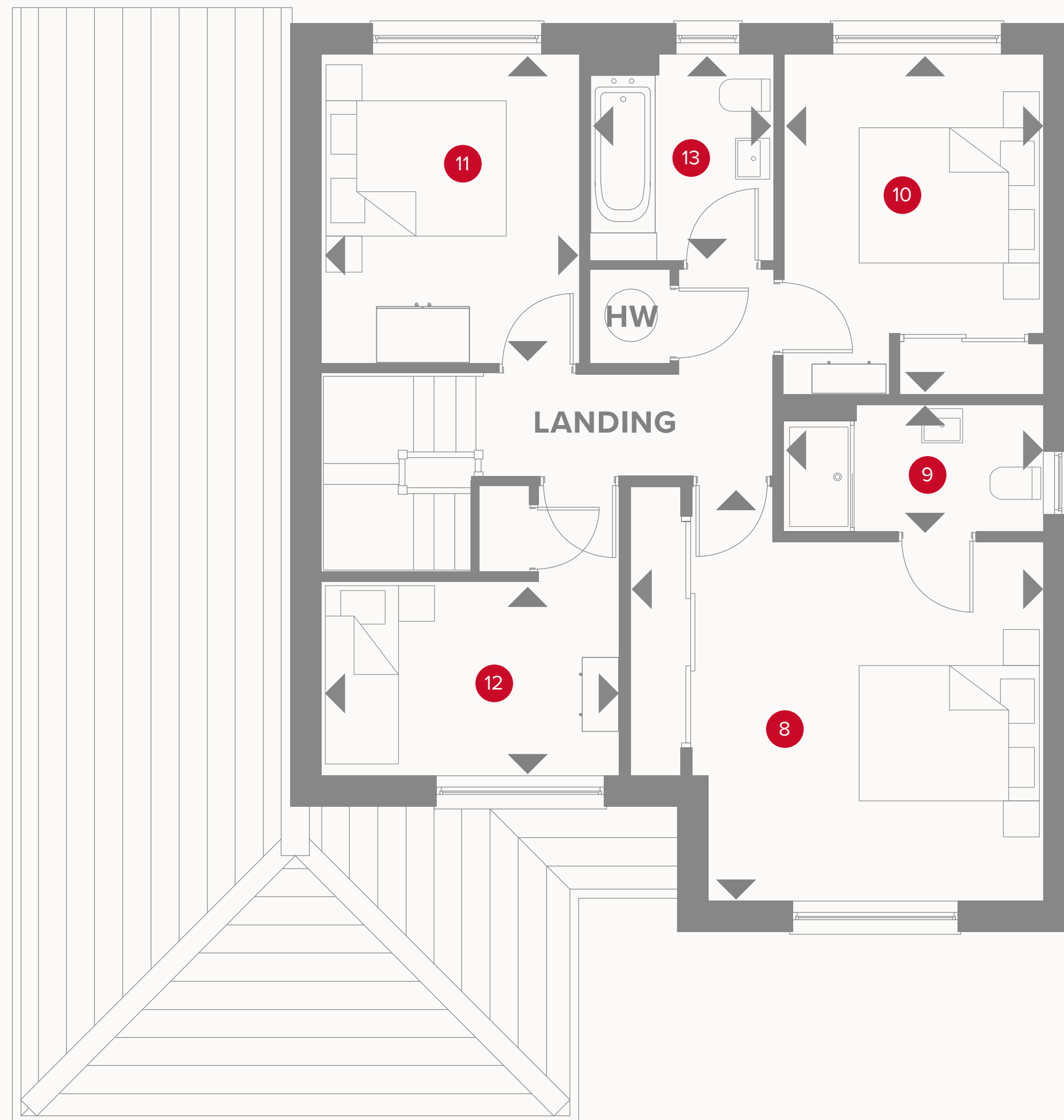
KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Customers should note this illustration is an example of the Welwyn house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of exclusive Moores kitchen designs to choose from. Please see Sales Consultant for more information

Downlights

LED under cupboard downlights provided (where shown on kitchen layout)

Kitchen Sink

1½ bowl sink

Utility Sink

Single bowl sink

Appliances

60cm 4 Zone Burner Ceramic Hob or 60cm Gas4 Ring Burner Hob

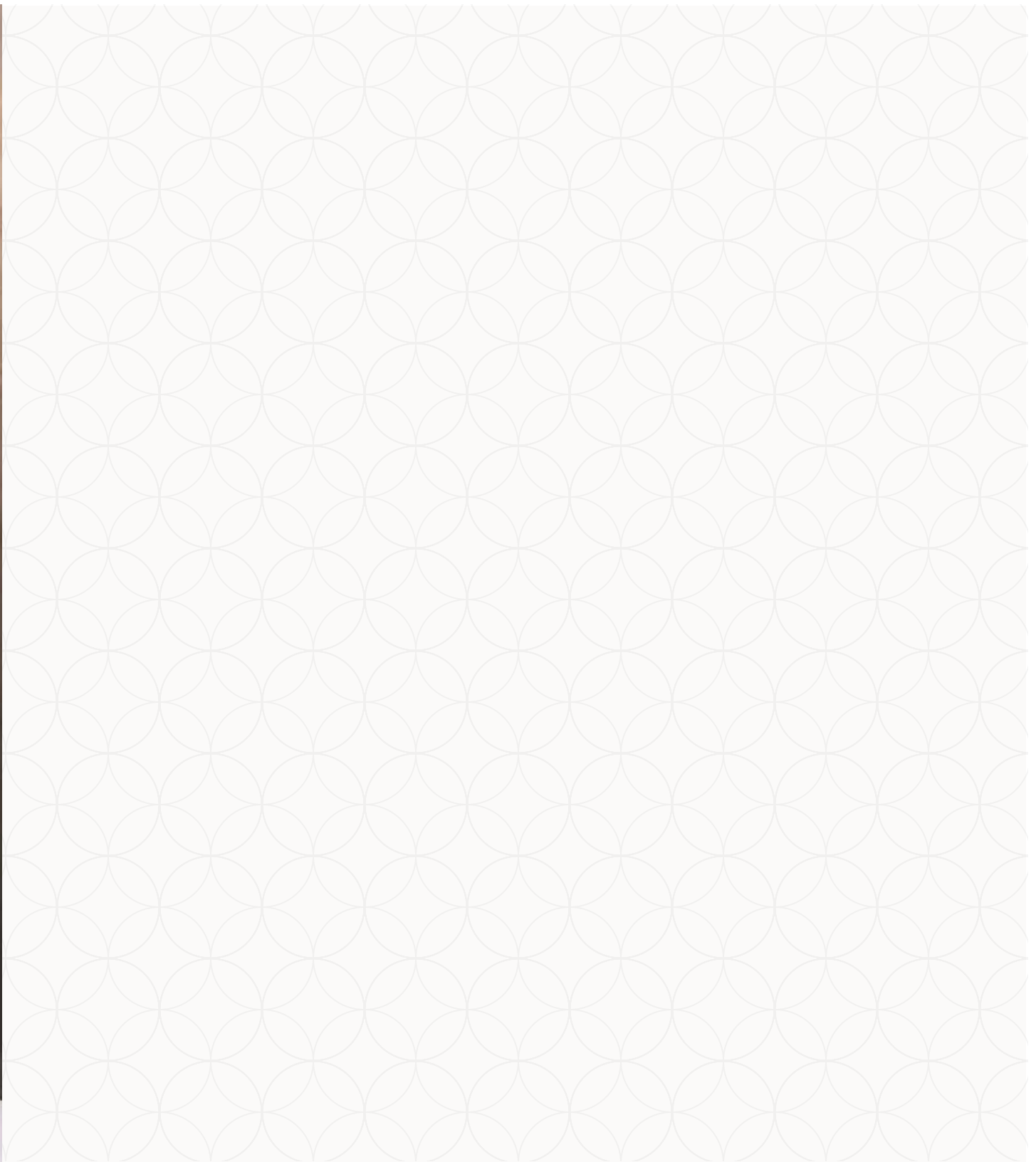
80cm 4 Zone Burner Ceramic Hob or 90cm Gas 5 Ring Burner Hob (Properties over 1500sqft - Ledsham, Sunningdale and Henley only)

60cm cooker hood (Properties under 1500sqft)

90cm cooker hood (Properties over 1500sqft - Ledsham, Sunningdale and Henley only)

Double Oven Integrated fridge/freezer 50/50 split

2x Integrated fridge/freezer 50/50 split (properties over 1500sqft - Ledsham, Sunningdale and Henley only)



INTERIOR

Walls

White emulsion paint finish

Ceilings

Flat finish with white emulsion paint decoration

Internal Doors

2-panel internal moulded door

Internal Door Furniture

Polished chrome effect door furniture

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses

Radiators

Myson radiators

Wardrobes

Choice of fitted wardrobe to bedroom 1, see Sales Consultant for more information

Phone Point

Located as follows: one adjacent TV location in lounge and one in study (where applicable).

Additional points may be provided, see layouts for details

TV Point

Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable)

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-Suite & Cloakroom Styles

Ideal Standard in white finish

WC

Concept close coupled back-to-wall pan with dual flush cistern

Shower Over Bath

Shower valve and screen to bath where there is no separate shower enclosure within bathroom

Shower Valve

Thermostatic bar valve

Bathroom, Cloakroom & En-Suite Wall Tiles

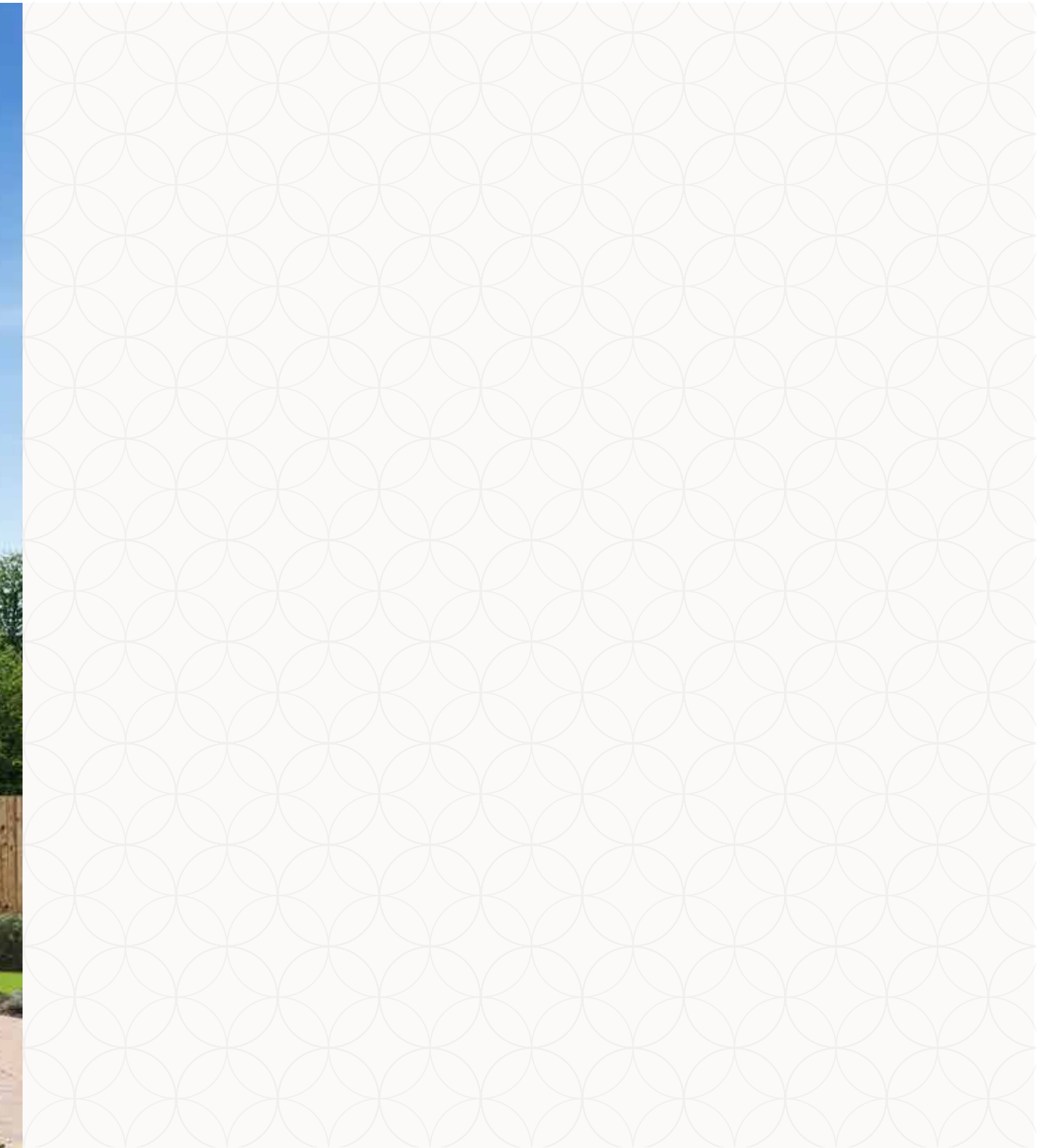
Johnsons wall tile choices available to areas as indicated on drawings. Mirror to be fitted above the bathroom and en-suite washbasins (where applicable) please see drawings

Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suite where shown on drawing

Shaver Socket

In bathroom and en-suite/s finish to match electrical plates



EXTERIOR

External Doors

FRONT
GRP door with patterned glass

REAR
Steel door with patterned glass

Security

Multi point locking system to front and rear doors of house

External Lights

Black coach lantern (properties under 1400 sqft)
Grande Georgian lantern (properties over 1400 sqft)

Downlight

Where entrance is recessed

Garage

To specific plots, see Sales Consultant for more information

Door

Hormann style steel up & over with window panels to top. Door finish to be painted to match front door colour

Power

Double power point and lighting pendant (where garage lies within the curtilage of the property)

External Fencing & Sides/Rear

Vertical boarding 1.8m high – refer to layout

Paving

Buff riven faced flags as indicated on drawing

Gate

1.8m timber gate

Turfing

Good standard turf to front and rear garden. Refer to layout for landscaping details. Topsoil and Turfing in accordance with NHBC requirements

Outside Tap

To rear of property – refer to drawing for location



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



THE PARKLANDS AT GREAT WILSEY PARK

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