

HERITAGE

- REDROW -

MIDSUMMER MEADOW

WARWICK





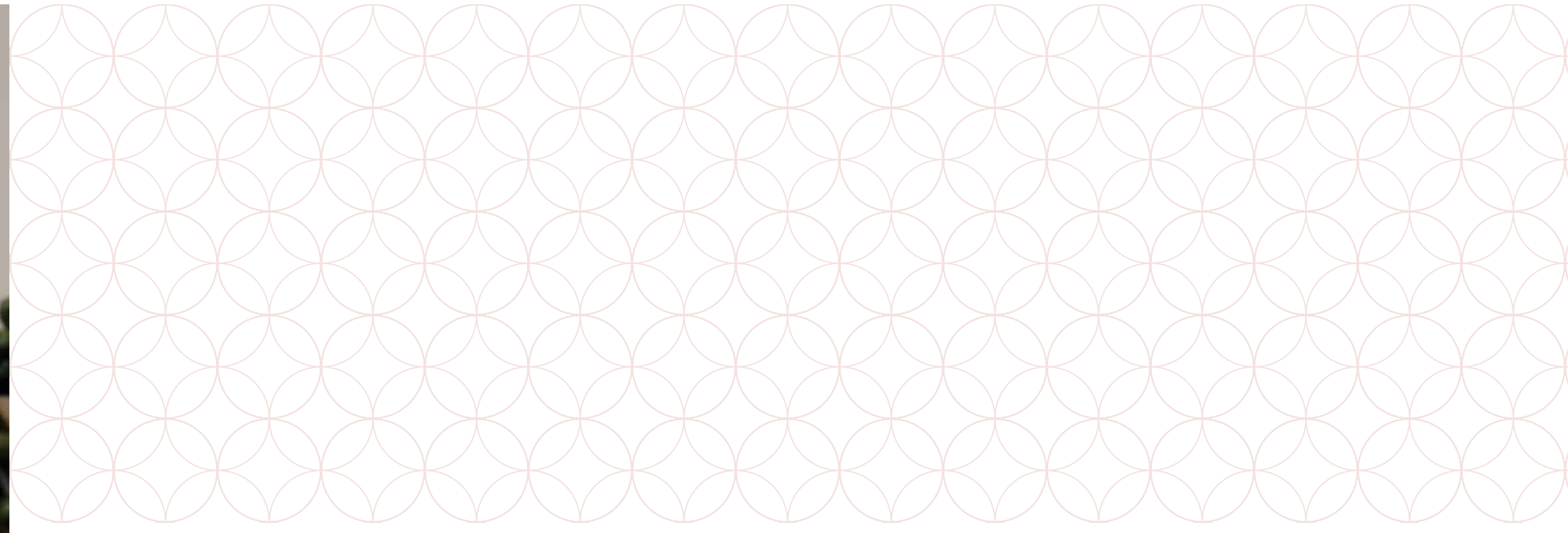
WELCOME TO MIDSUMMER MEADOW



A COLLECTION OF 1 & 2 BEDROOM APARTMENTS AND 2, 3 & 4 BED HOMES IN WARWICK

An ancient, fascinating town with a history to rival any other, but with amenities of all kinds spread throughout and leisure opportunities aplenty. A stylish and sophisticated collection of homes, with apartments and elegant Heritage Collection houses to suit buyers of all kinds. Envidable transport connections to suit commuters and those travelling for leisure alike, yet with stunning countryside on your doorstep. Midsummer Meadow is a development that truly offers the best of all worlds.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

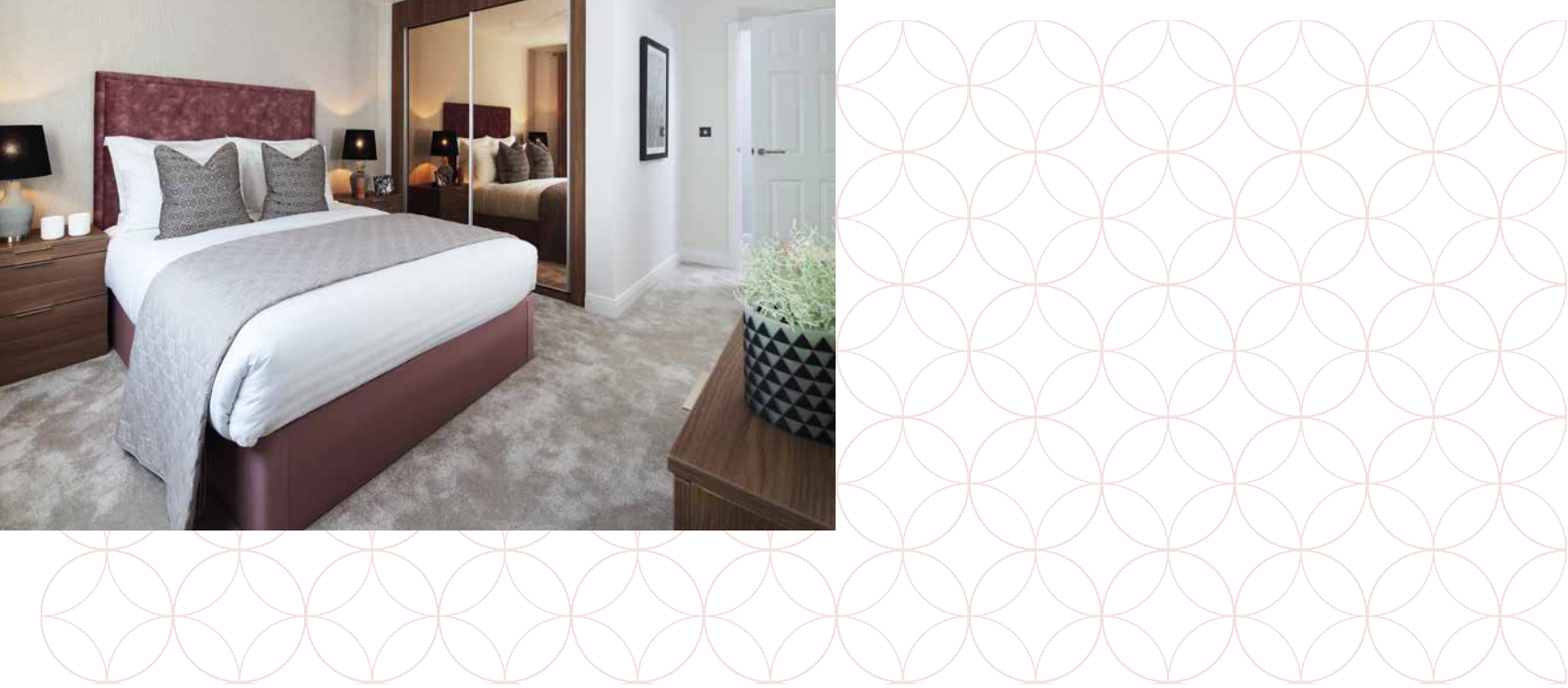
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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.

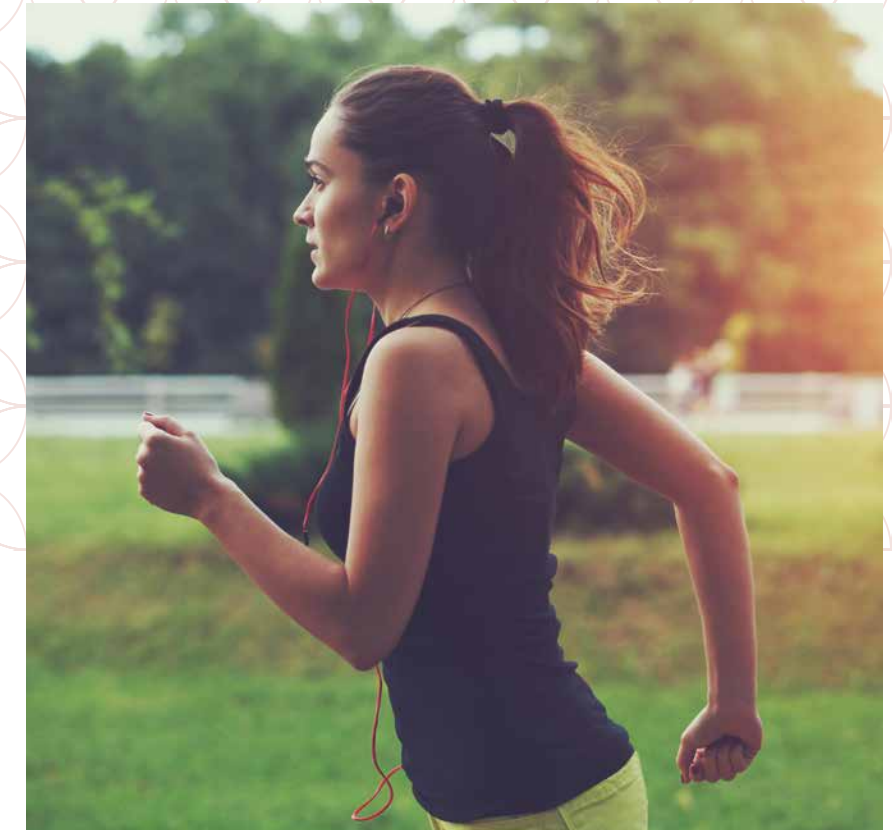




ENJOY THE AREA

The beautiful town of Leamington Spa is just a short distance from home at Midsummer Meadow, and with it a wide variety of amenities. You'll find a Morrisons, Sainsbury's and Aldi, Londis convenience store, post office and pharmacy all within a 10 minute drive of home. For high street shopping, the town's Royal Priors shopping centre is around 11 minutes away by road and offers a comprehensive range of household name stores and independent boutiques. The Leamington Shopping Park is also close by and home to some familiar names.

For wining and dining, the local area will not disappoint. Local pubs include the Moorings at Myton, around a 15 minute walk from home and offering a hearty menu of traditional pub grub, and the Waterside Inn, a similar walking time and with a spacious garden overlooking the Grand Union Canal. There is also a good choice of chain restaurants, including a Nando's and a Wagamama, both within a 10 minute drive.



ENJOY AN ACTIVE LIFESTYLE

Sport and leisure facilities are also in good supply. The Newbold Comyn Leisure Centre is around 11 minutes away in the car and has a gym, group fitness studios, two swimming pools and a sports hall, while there is a 24 hour, seven-days-a-week gym available at Puregym, also just a short distance away. Golfers, meanwhile, can enjoy a relaxing round at Leamington and County Golf Club, around seven minutes away by road.

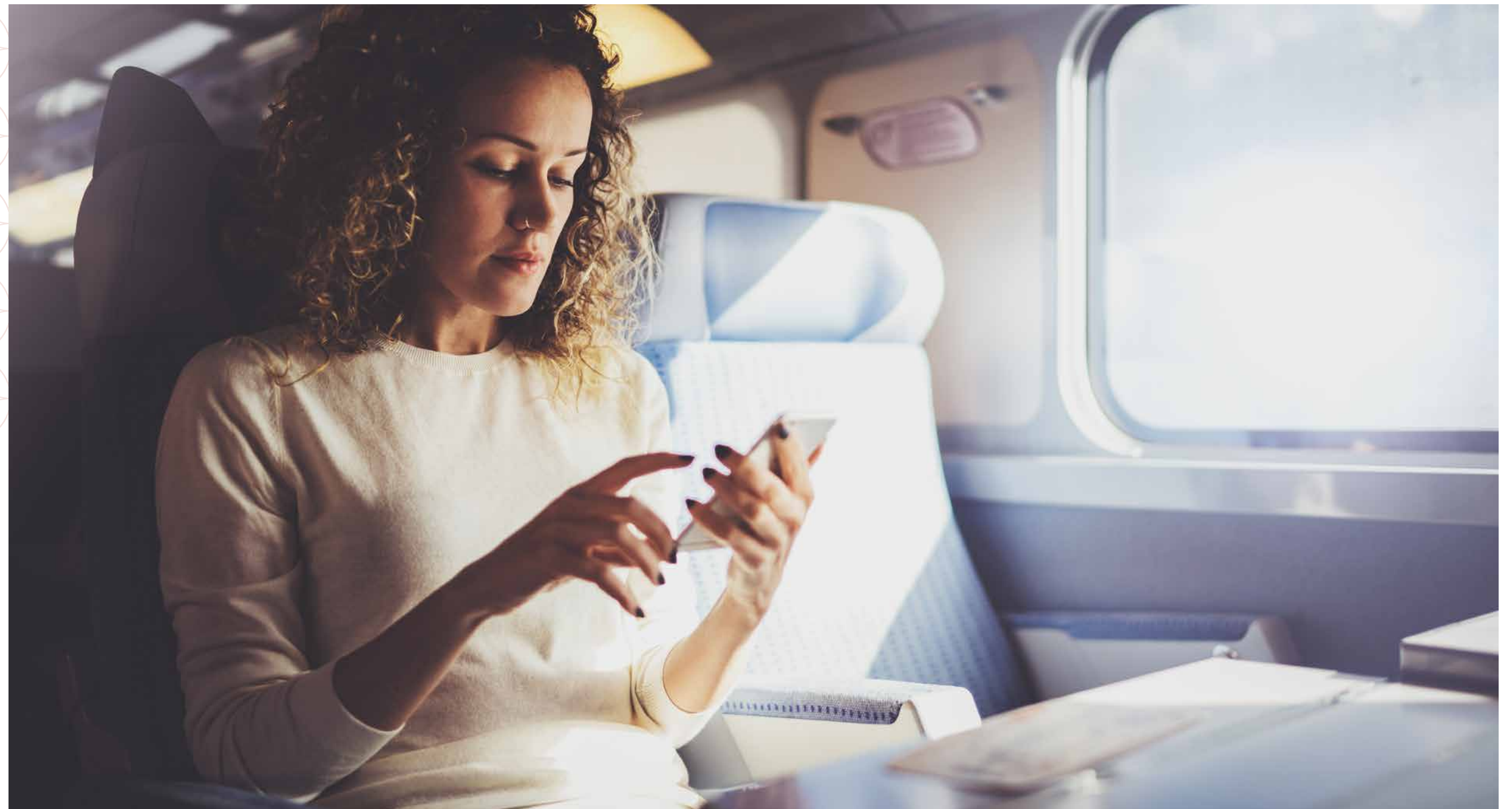
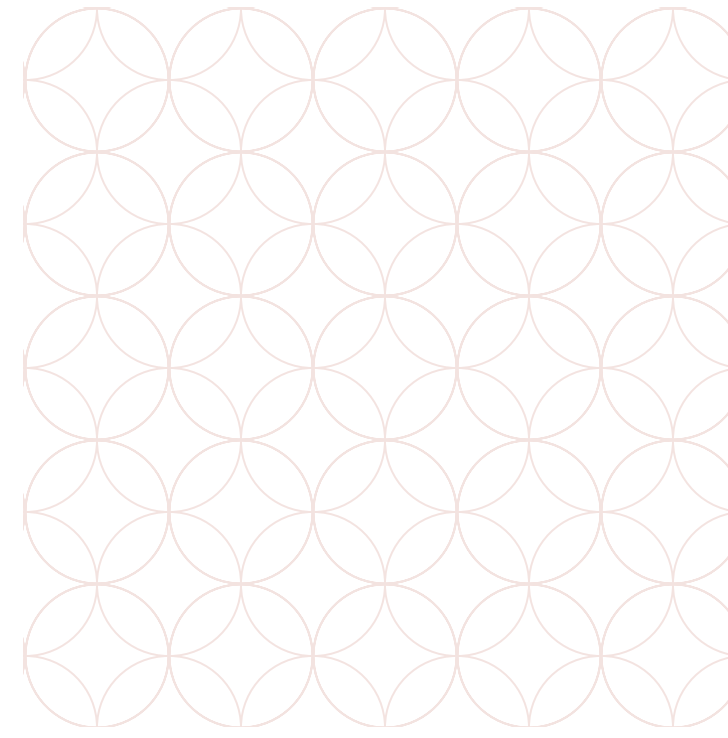
For days out, historical attractions include the magnificent Warwick Castle, with more than 1,000 years of history to enjoy and six minutes away in the car. The ornate All Saints CofE Church in Leamington Spa is also nearby and well worth a visit. Or why not enjoy a day of thrills and spills at Drayton Manor Theme Park, around 37 minutes away by road. St Nicholas Park in Warwick also has a boating lake, leisure centre, skate park, BMX track and an adventure golf course.

Film fans can catch all the latest blockbusters at the Vue cinema in Leamington Spa, while the town's Royal Spa Centre offers a varied programme of performing arts and live entertainment.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find schools rated highly by Ofsted for youngsters at all stages. Emscote Infant School is just seven minutes' drive away and is rated 'Outstanding' by Ofsted, while Coten End Primary School and St Patrick's Catholic Primary School are also close and have 'Outstanding' and 'Good' ratings respectively.

For older students, North Leamington School is 11 minutes away in the car and is rated 'Good', while for higher education the University of Warwick offers a wide selection of undergraduate and postgraduate courses.



GETTING AROUND

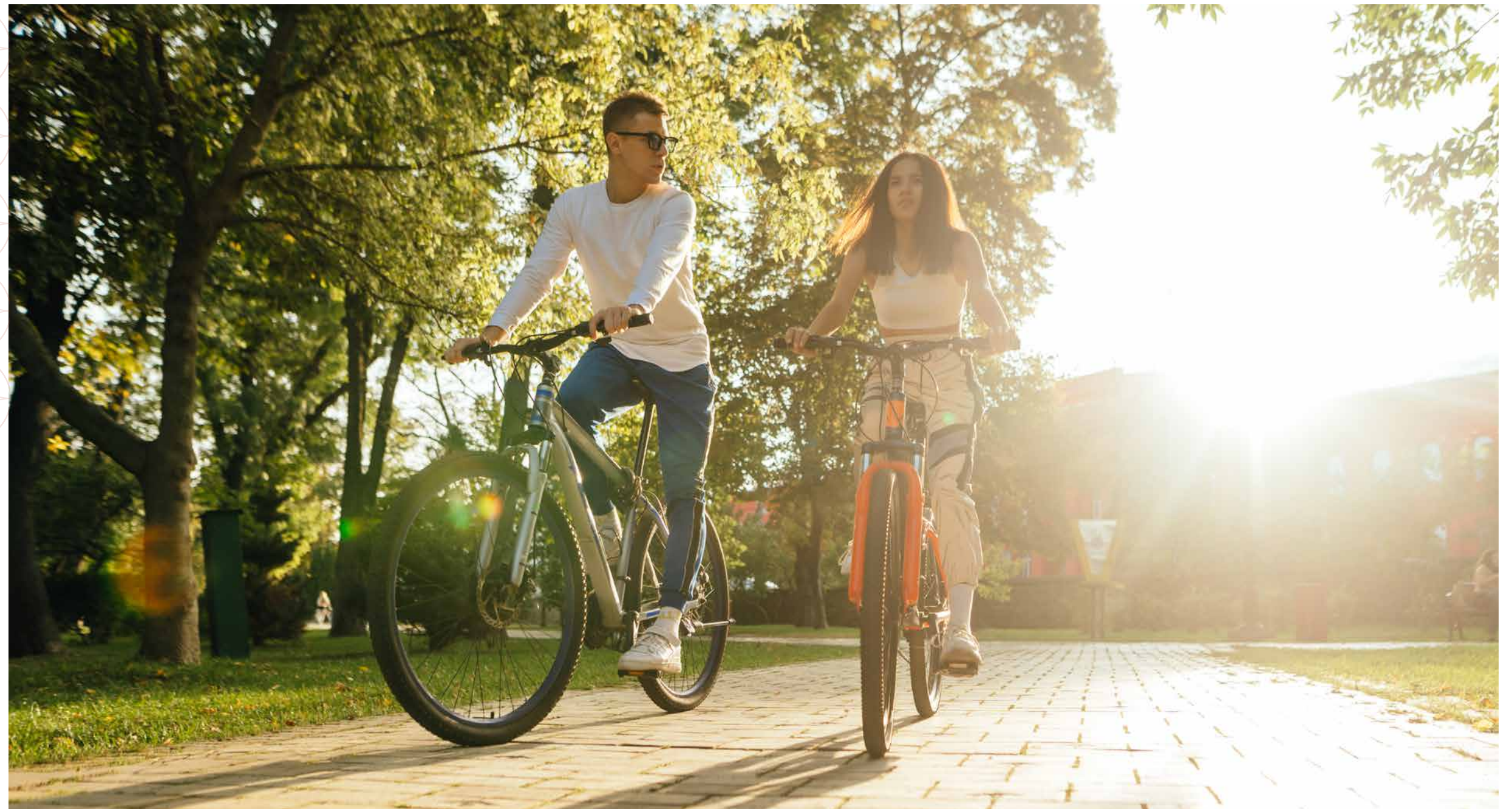
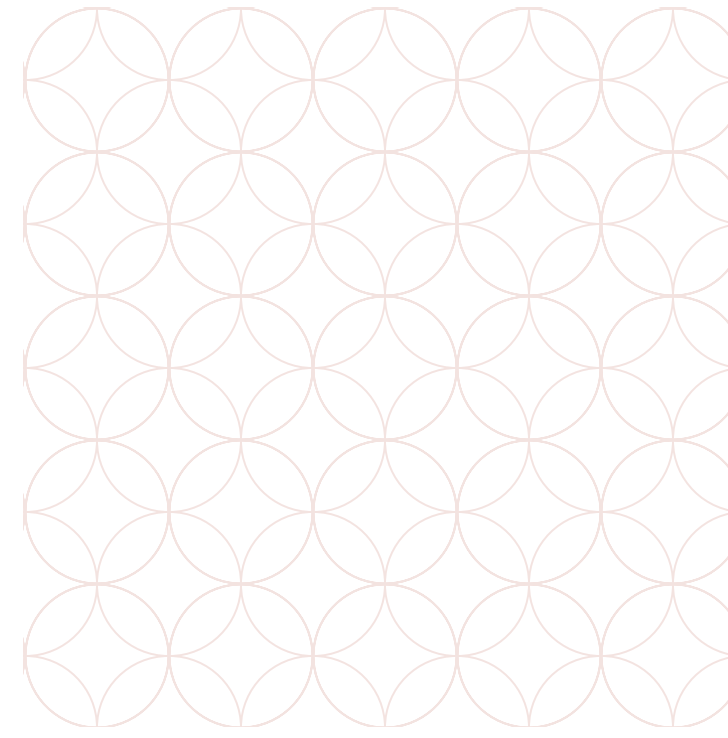
Transport and travel connections are excellent, by road and rail. Junction 14 of the M40 is just minutes away for onward travel to Oxford (55 minutes) and Central London (1 hour and 53 minute, via the A40). Birmingham is also reachable in around 45 minutes via the M6, while Manchester is around 2 hours and 15 minutes away.

For train travel, Leamington Spa station is just five minutes away by road and offers services to London Marylebone (1 hour and 21 minutes), Manchester (2 hours and 8 minutes) and Birmingham (42 minutes).

For international travel, East Midlands Airport is around a 57 minute drive, and Birmingham Airport around 25 minutes away by road, with both offering flights around the globe.

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 **Midsummer Meadow**.




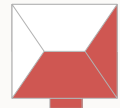








SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

EXPLORE MIDSUMMER MEADOW



KEY

	BUXTON 2 BEDROOM HOME		HARROGATE LIFESTYLE 3 BEDROOM HOME
	STRATFORD LIFESTYLE 3 BEDROOM HOME		CAMBRIDGE 4 BEDROOM HOME
	MARLOW 4 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		HARROGATE 4 BEDROOM HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		AFFORDABLE HOUSING



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This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



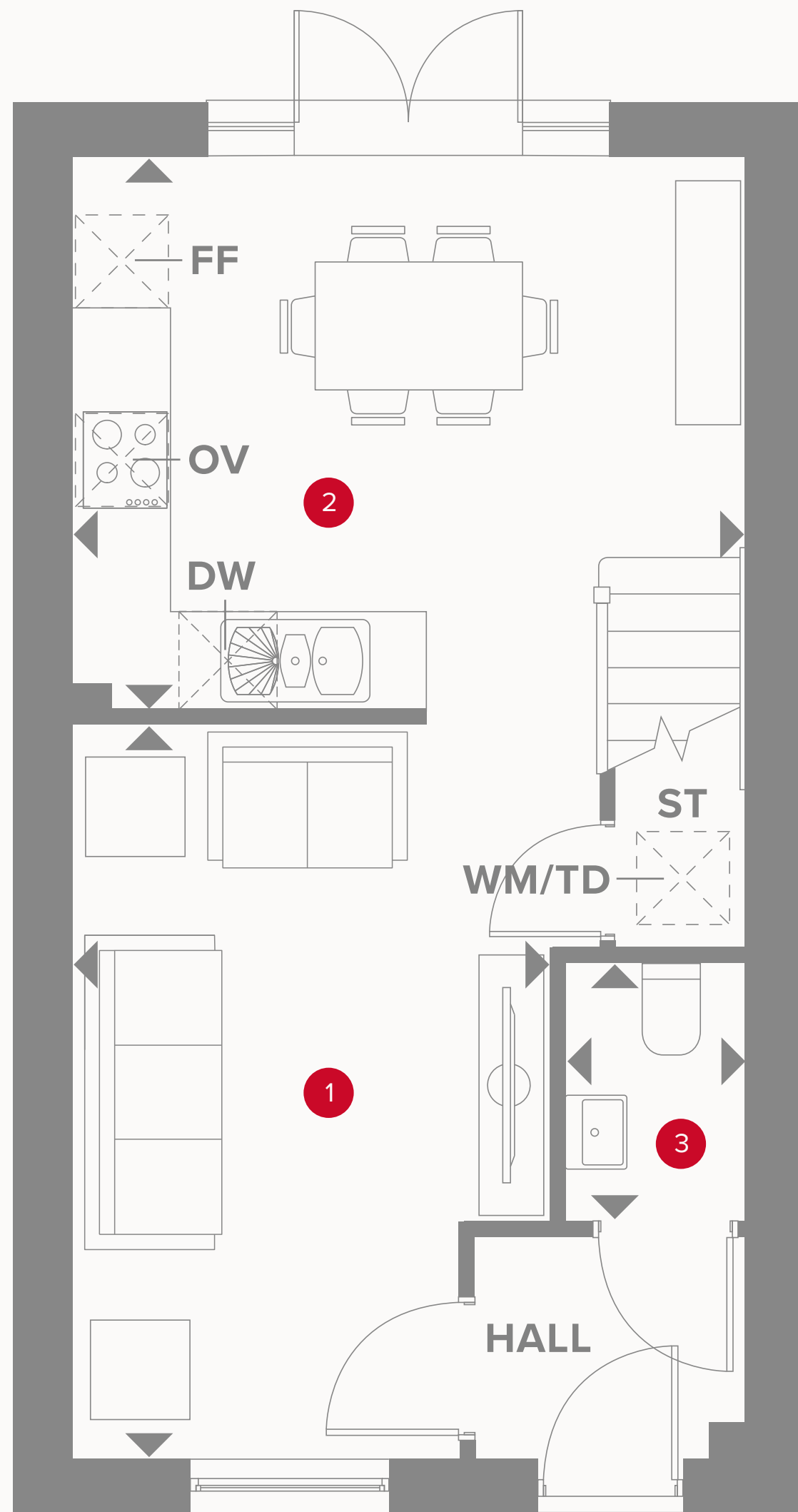
HERITAGE

- REDROW -

THE BUXTON

TWO BEDROOM HOME

 **REDROW**





THE BUXTON GROUND FLOOR

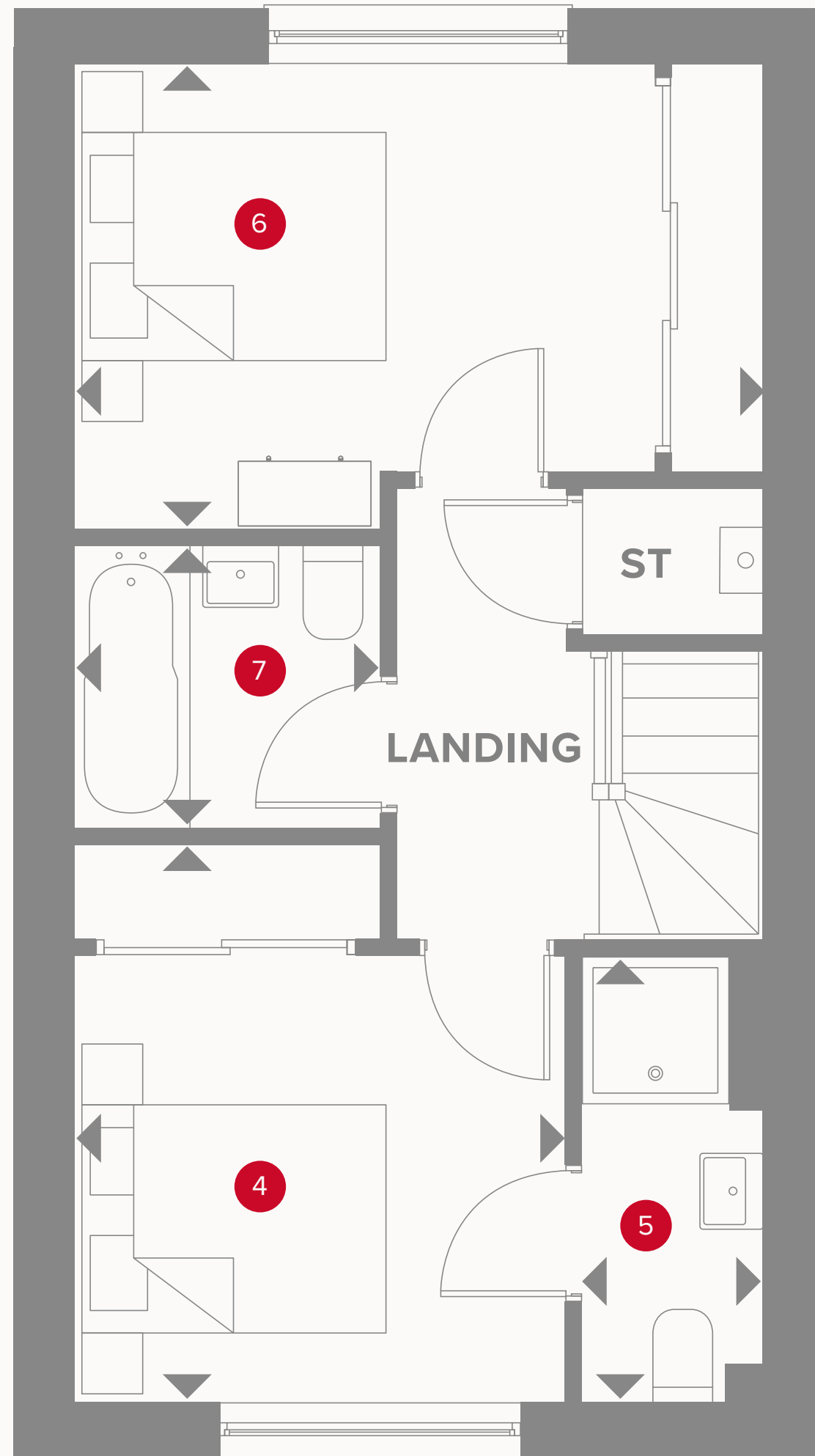
1	Lounge	14'10" x 9'6"	4.53 x 2.94 m
2	Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m



KEY

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

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



THE BUXTON FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Buxton 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.



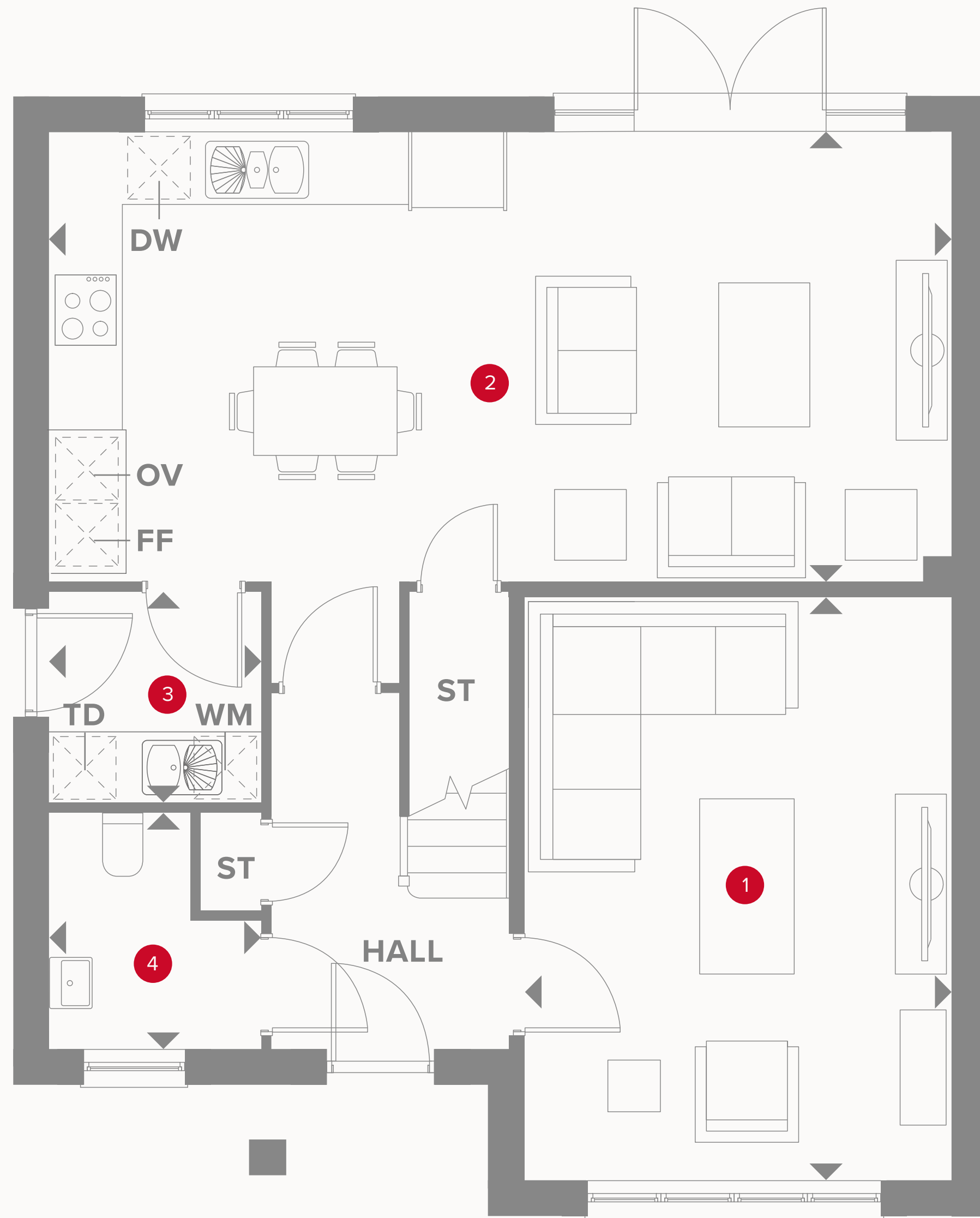
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**





THE CAMBRIDGE GROUND FLOOR

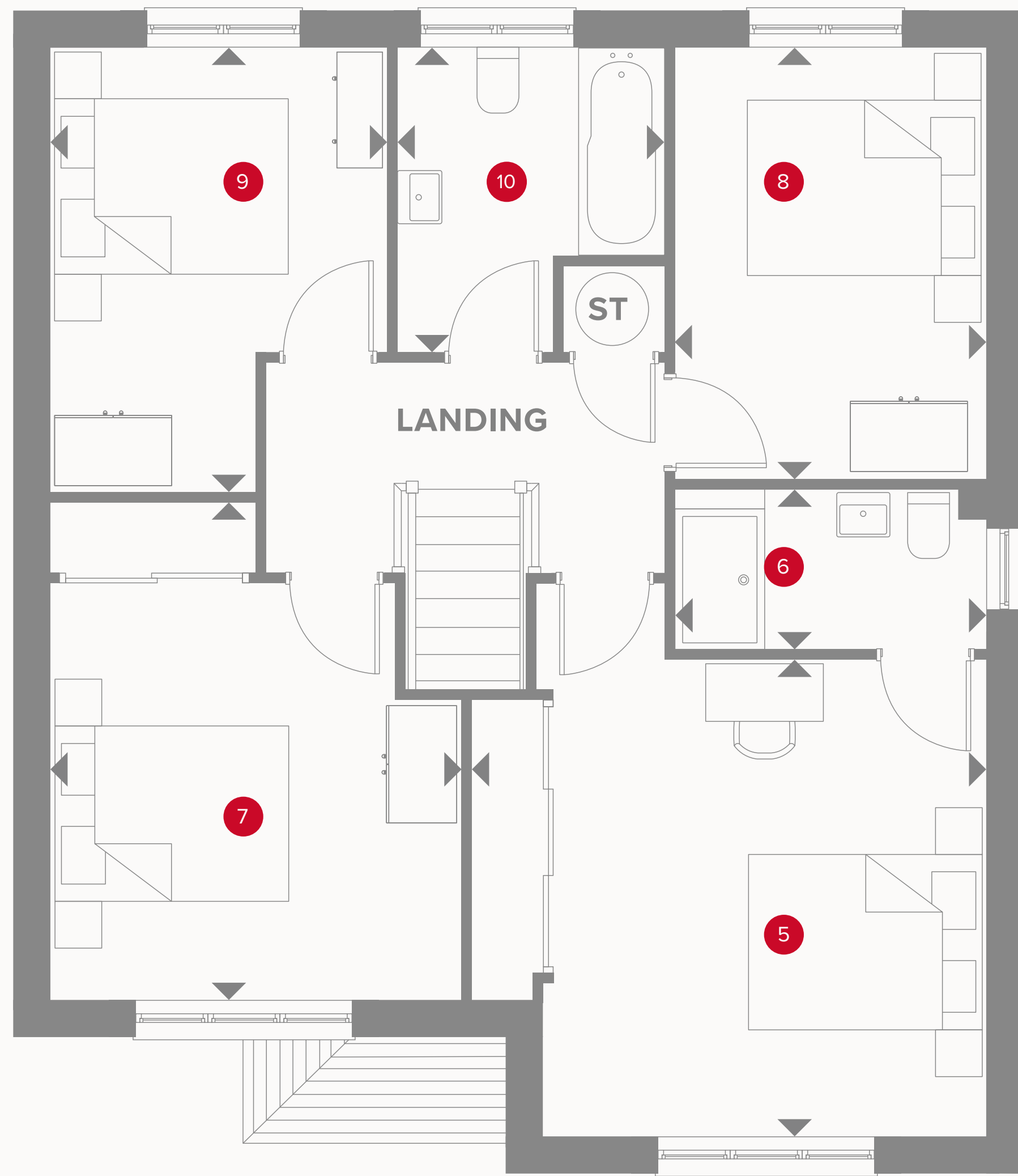
1	Lounge	16'3" x 12'0"	4.99 x 3.68 m
2	Kitchen/Dining/Family	25'3" x 12'6"	7.73 x 3.87 m
3	Utility	6'0" x 5'9"	1.83 x 1.80 m
4	Cloaks	6'6" x 5'9"	2.02 x 1.80 m



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.



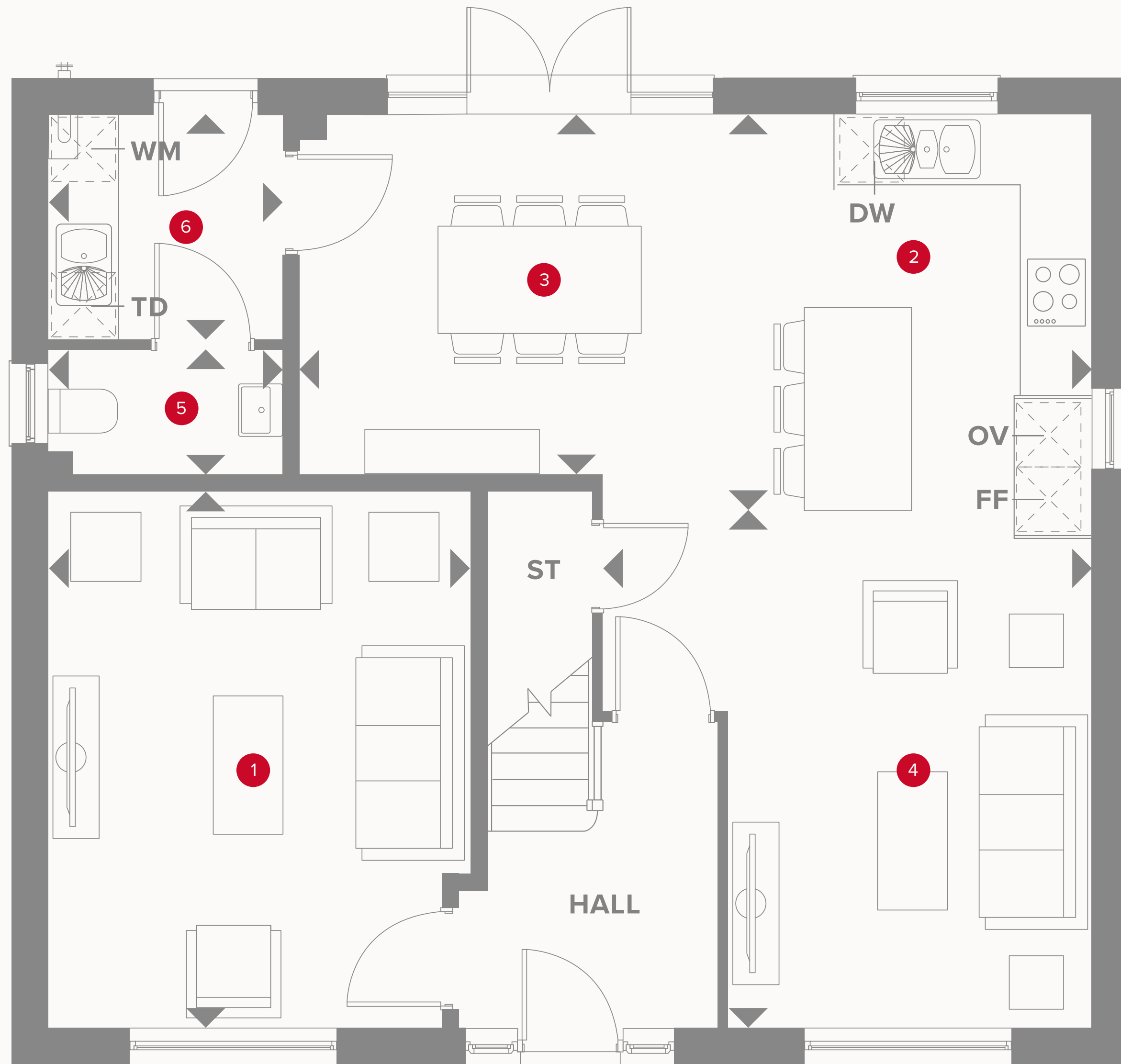
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**





THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'11" x 10'4"	4.24 x 3.15 m
5	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6	Utility	6'8" x 6'5"	2.04 x 1.95 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	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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.



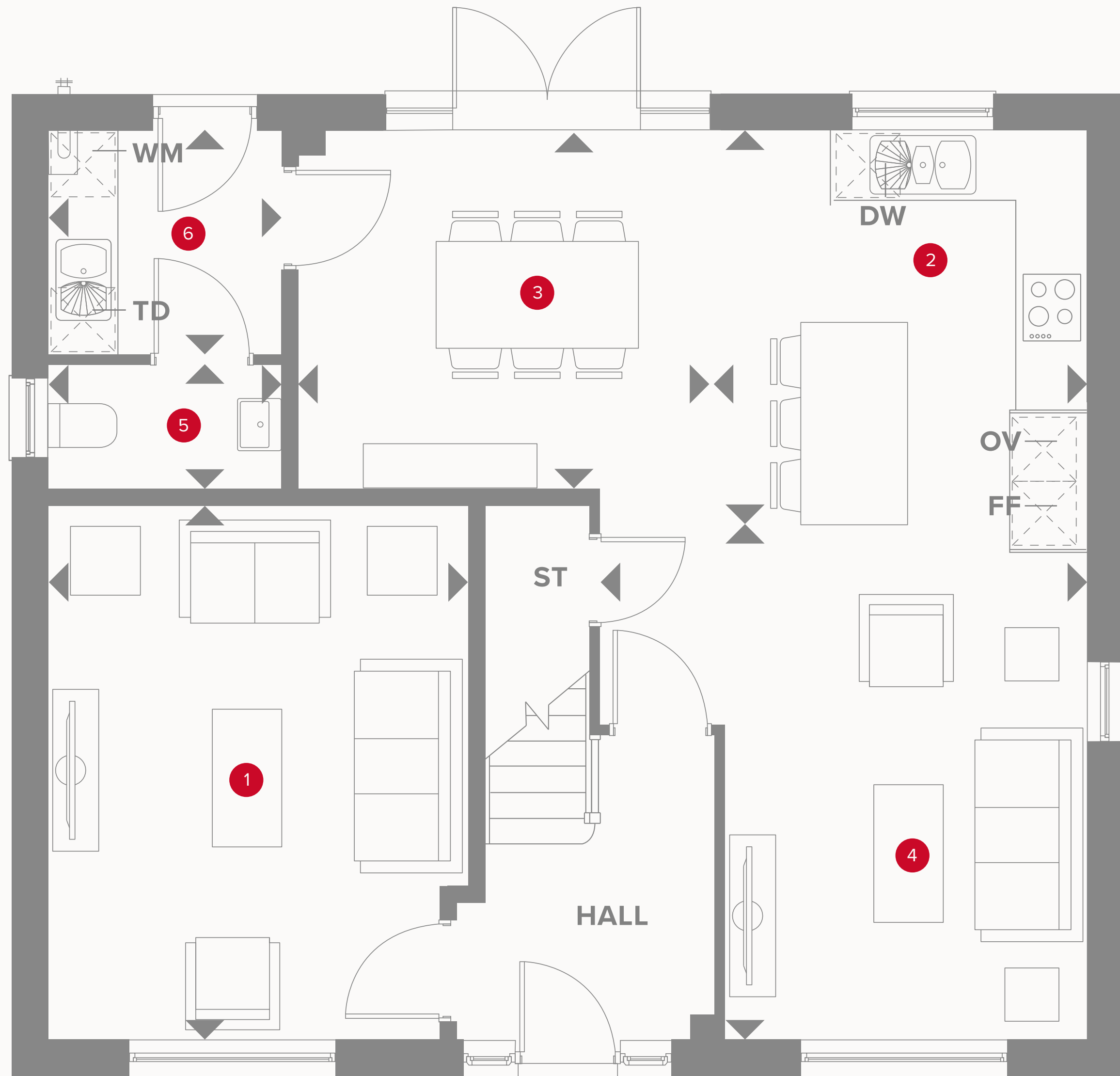
HERITAGE

- REDROW -

THE HARROGATE LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE HARROGATE LIFESTYLE GROUND FLOOR

1	Lounge	15'1" x 11'9"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'9"	3.67 x 3.03 m
3	Dining	12'4" x 10'2"	3.80 x 3.13 m
4	Family	13'9" x 10'3"	4.24 x 3.15 m
5	Cloaks	6'7" x 3'5"	2.04 x 1.09 m
6	Utility	6'7" x 6'4"	2.04 x 1.95 m

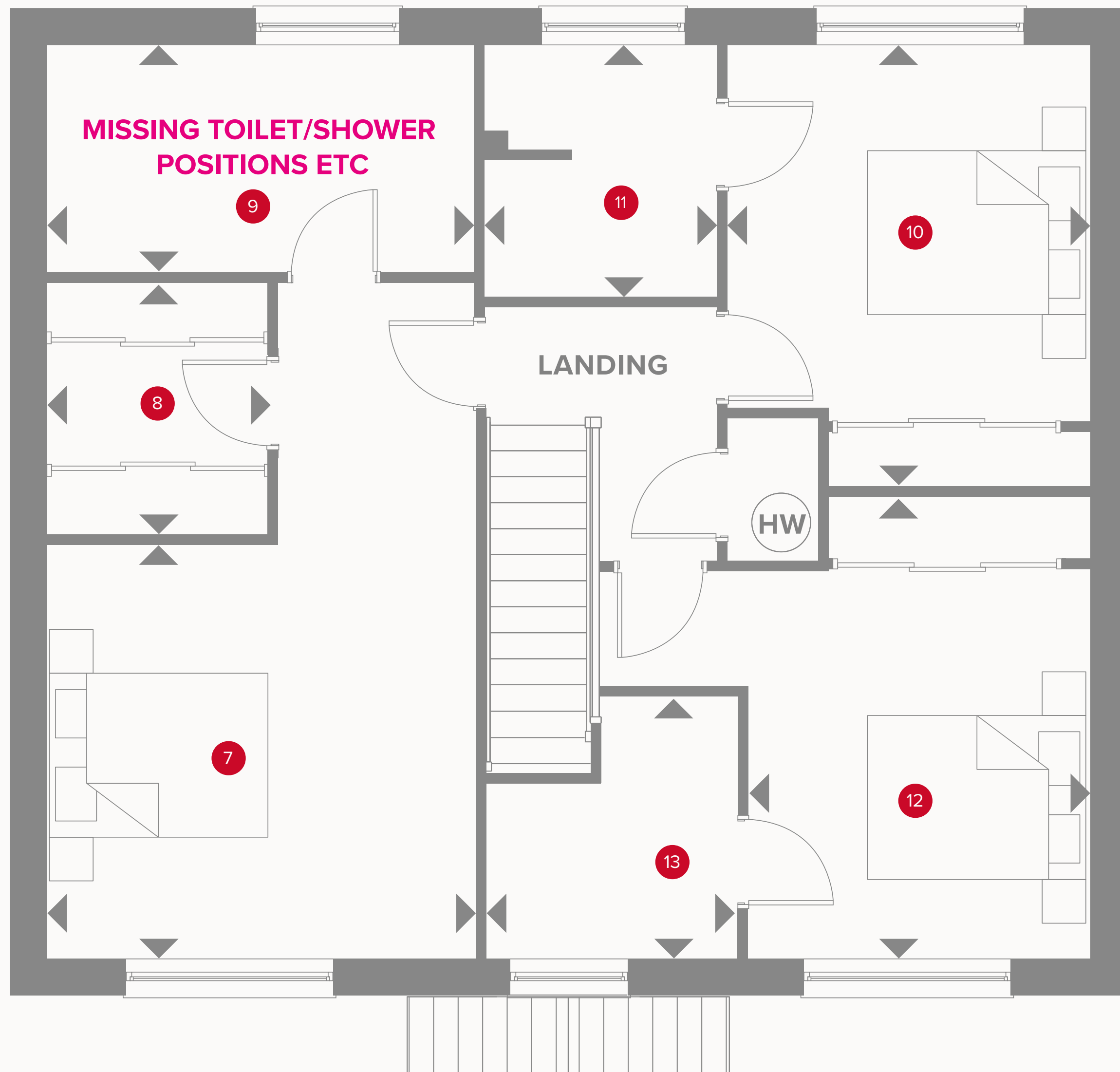


KEY

-  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 LIFESTYLE FIRST FLOOR



7	Bedroom 1	12'1" x 11'8"	3.69 x 3.60 m
8	Wardrobe	7'4" x 6'2"	2.28 x 1.91 m
9	En-suite 1	12'1" x 6'1"	3.69 x 1.86 m
10	Bedroom 2	12'8" x 9'7"	3.92 x 2.96 m
11	En-suite 2	7'4" x 7'1"	2.28 x 2.18 m
12	Bedroom 3	12'7" x 10'3"	3.90 x 3.14 m
13	En-suite 3	7'1" x 6'5"	2.17 x 2.00 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Harrogate 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.



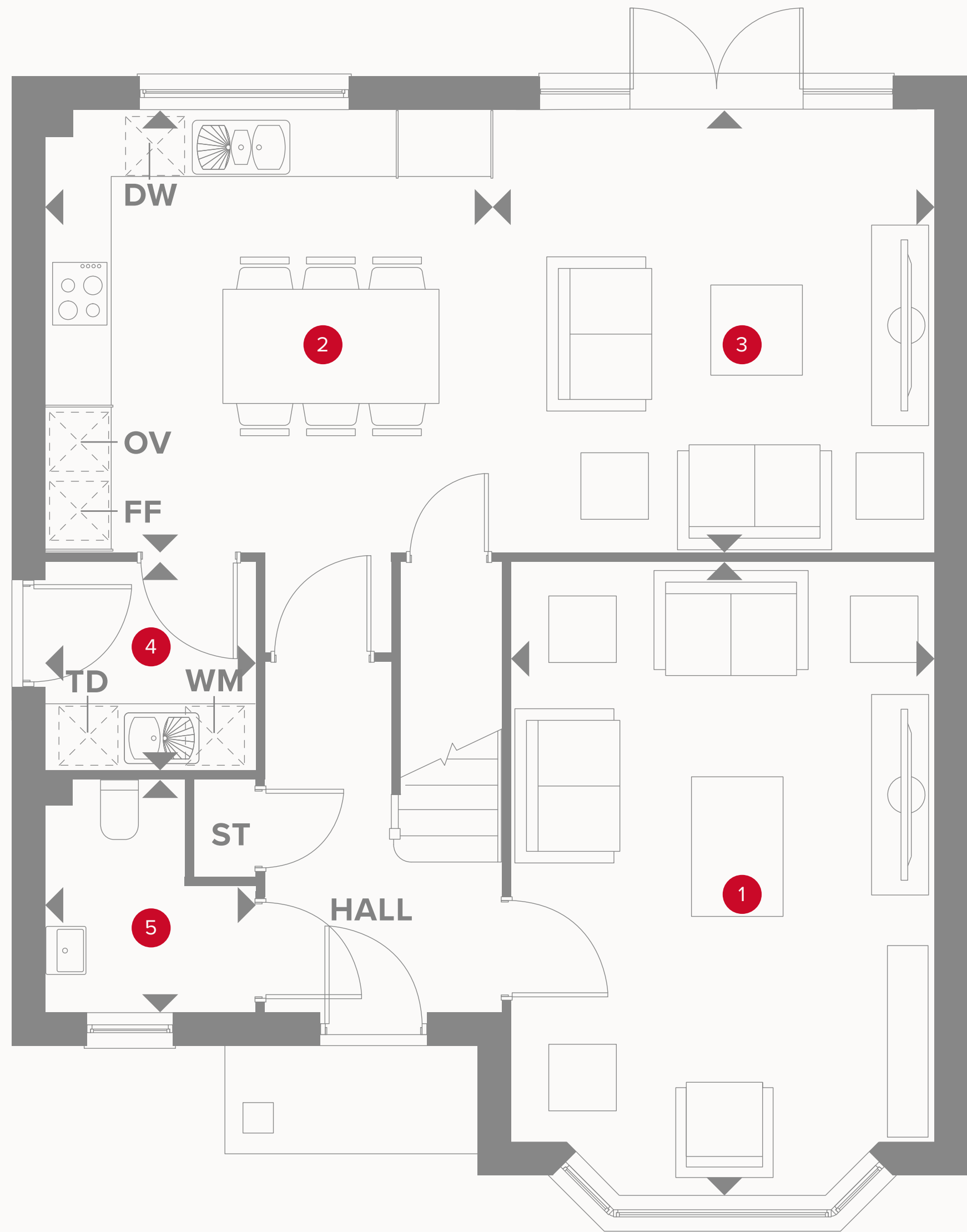
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE LEAMINGTON LIFESTYLE GROUND FLOOR

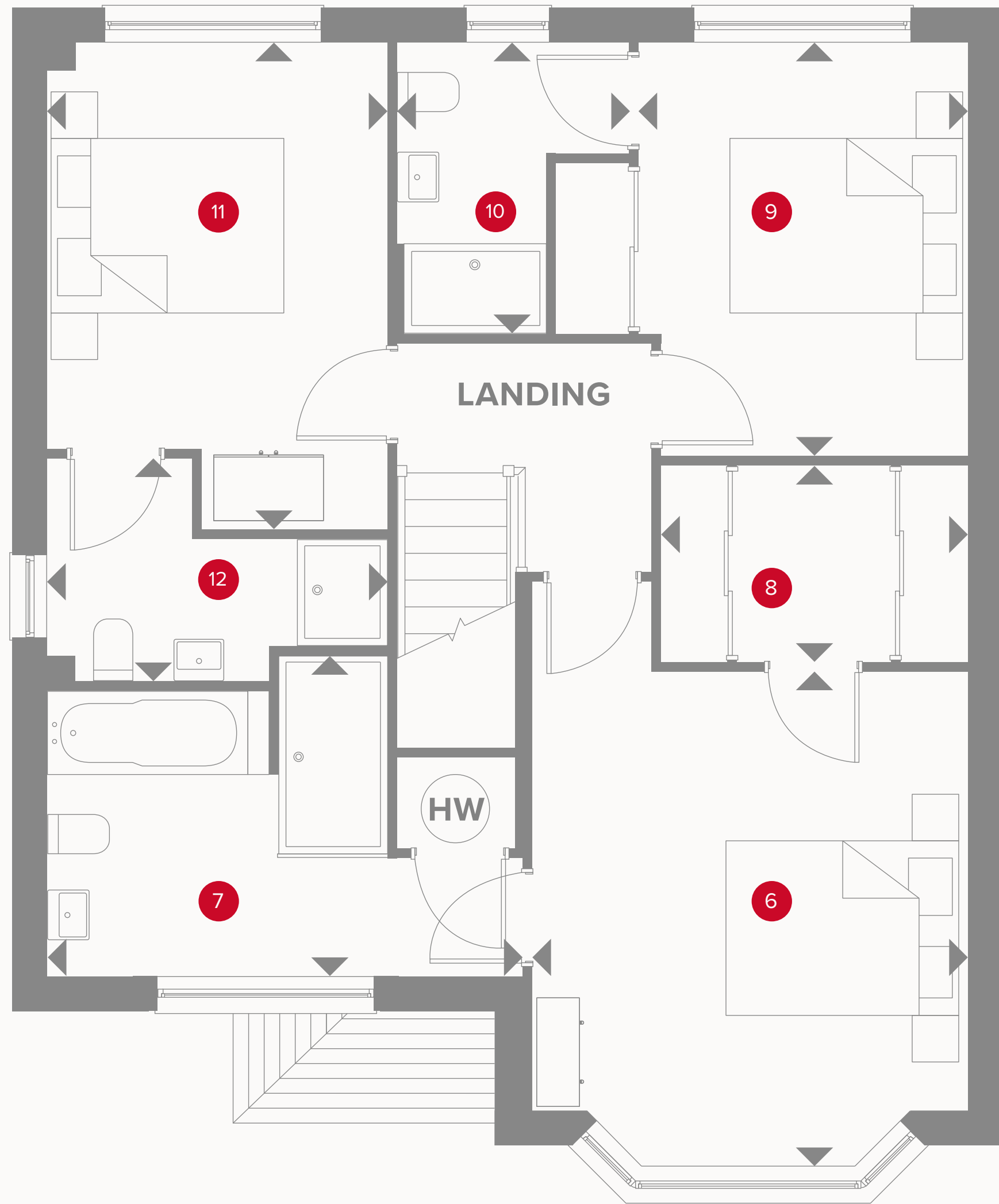
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



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	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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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.



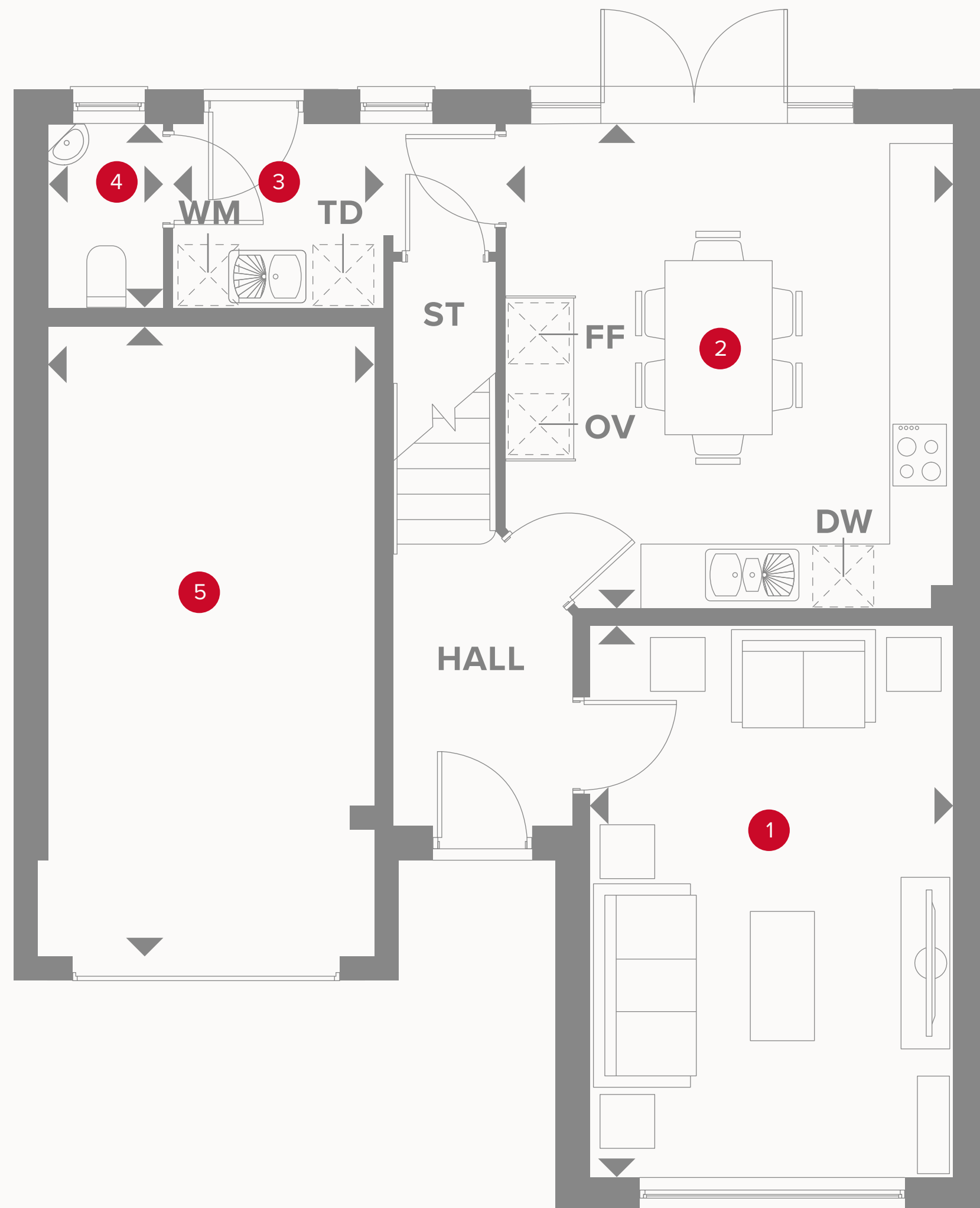
HERITAGE

- REDROW -

THE MARLOW

FOUR BEDROOM HOME

 **REDROW**



THE MARLOW GROUND FLOOR

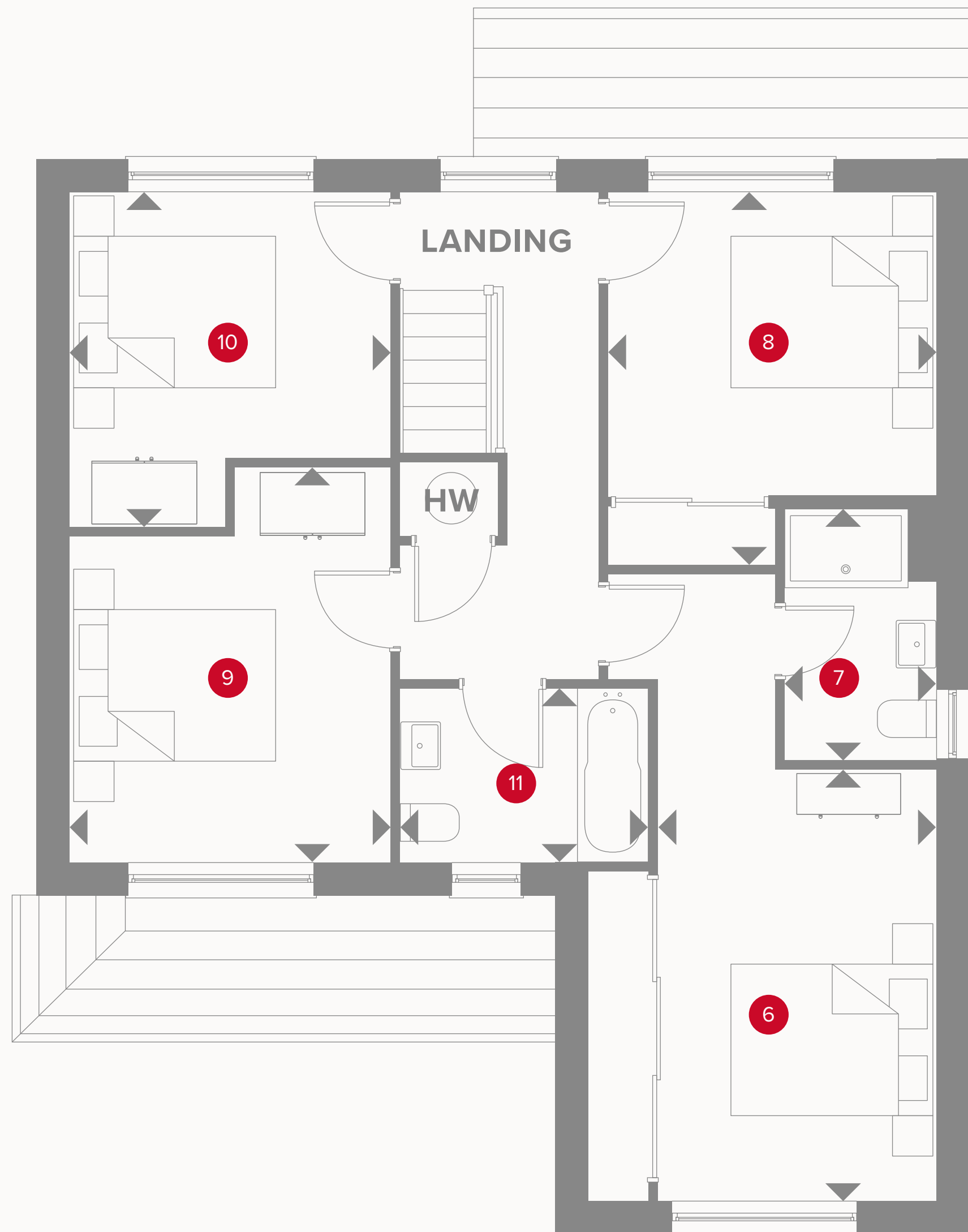
1	Lounge	16'10" x 11'1"	5.14 x 3.38 m
2	Kitchen/ Dining	13'9" x 10'7"	4.19 x 3.23 m
3	Utility	9'10" x 5'7"	3.00 x 1.71 m
4	Cloaks	5'7" x 3'6"	1.71 x 1.07 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m



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 MARLOW FIRST FLOOR

6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9	Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.10 m
11	Bathroom	7'3" x 5'7"	2.22 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Marlow 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.



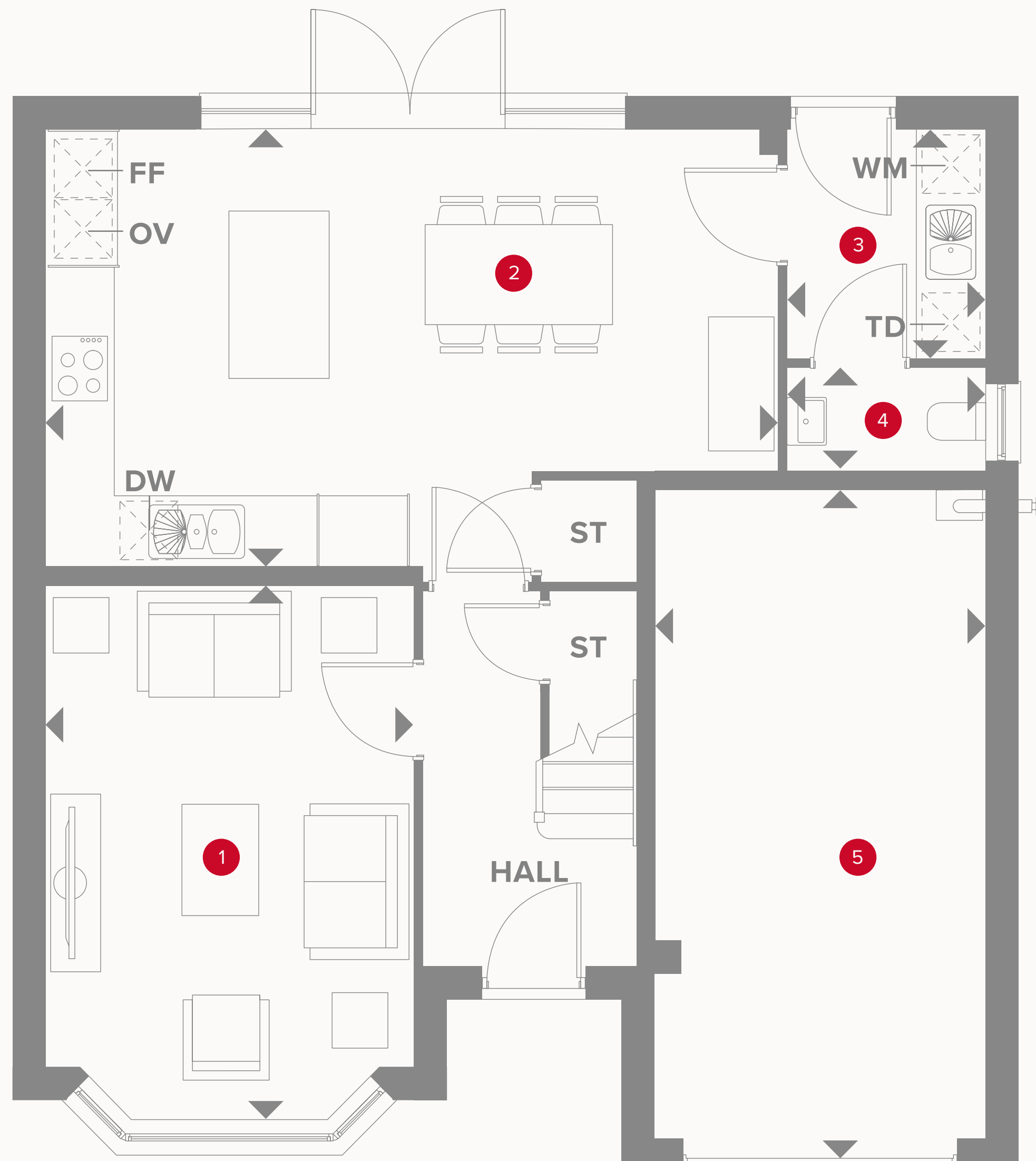
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME







THE OXFORD LIFESTYLE GROUND FLOOR

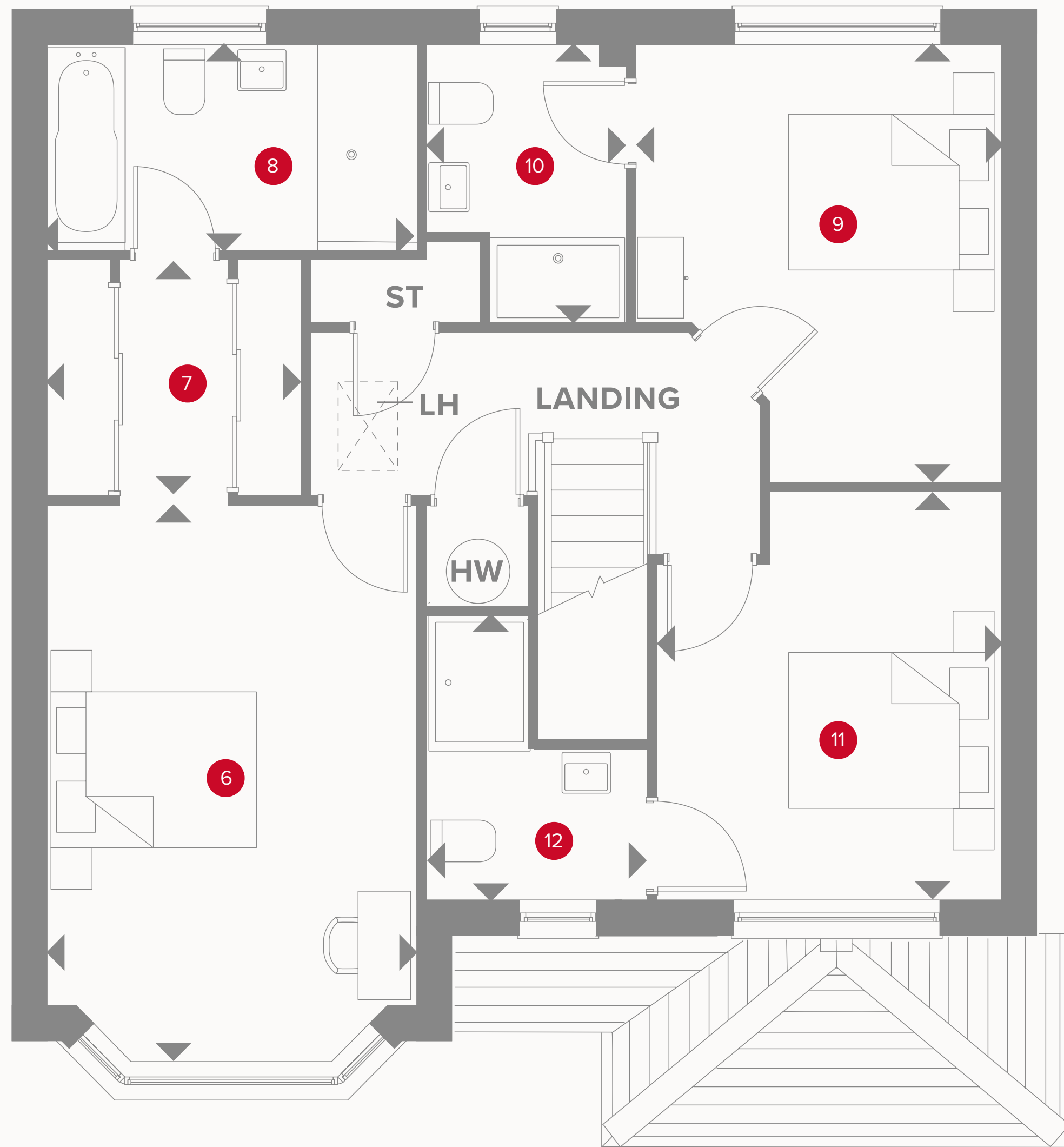
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

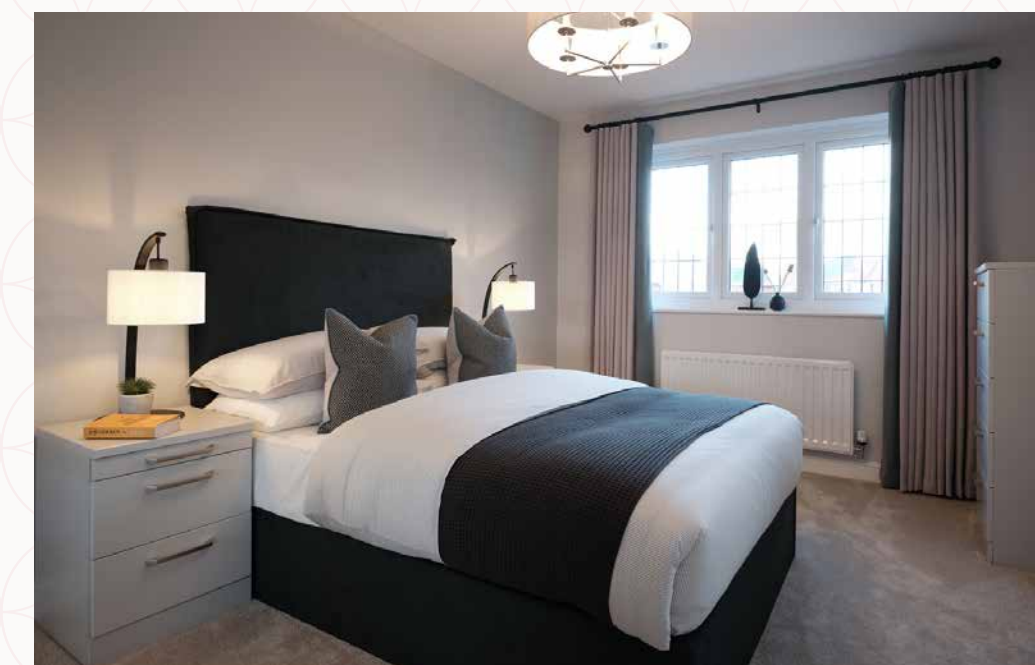
-  Hob
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-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



KEY

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

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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. Some images shown include upgrade items which are not included as standard with the house type.



HERITAGE

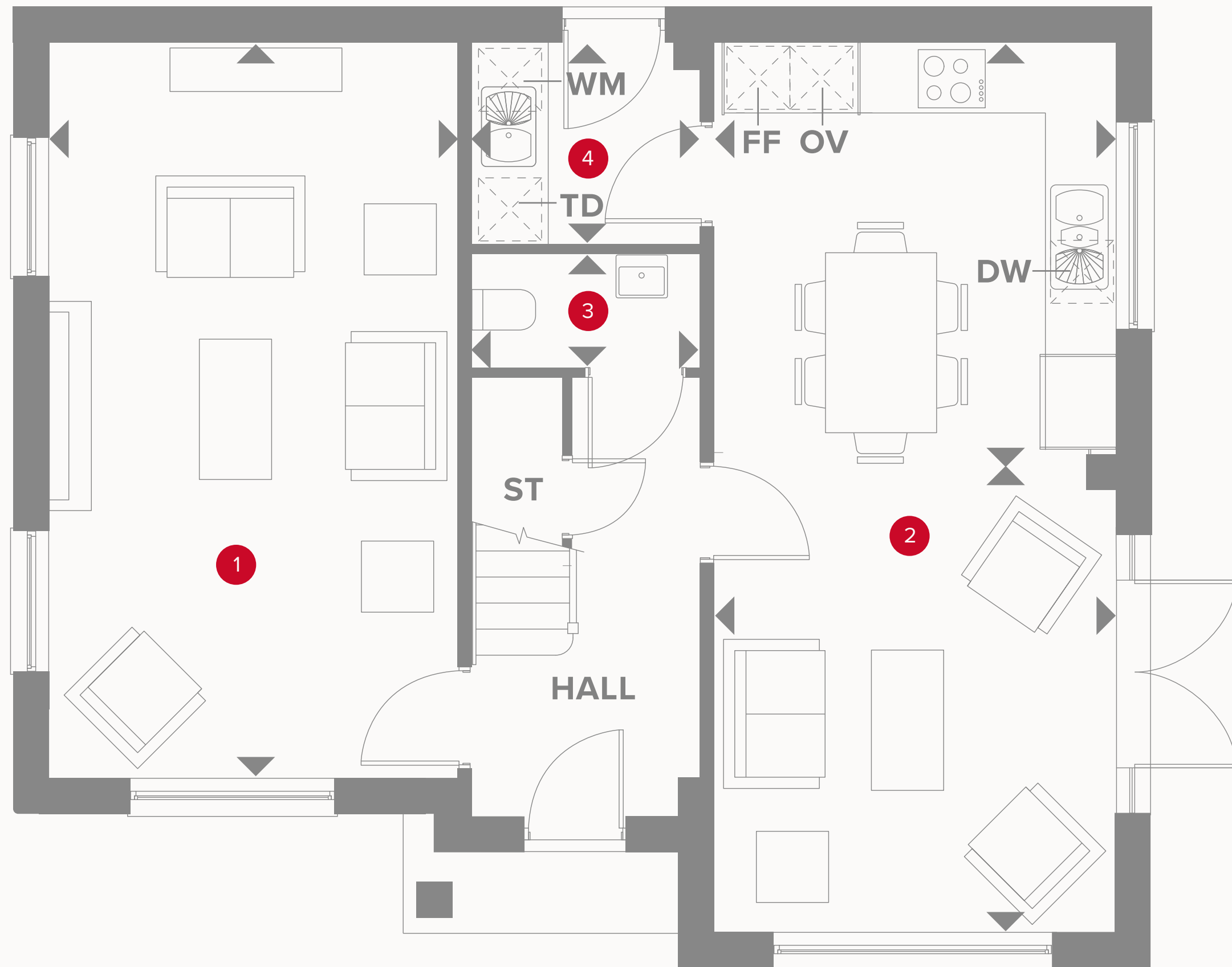
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**


THE SHAFTESBURY GROUND FLOOR




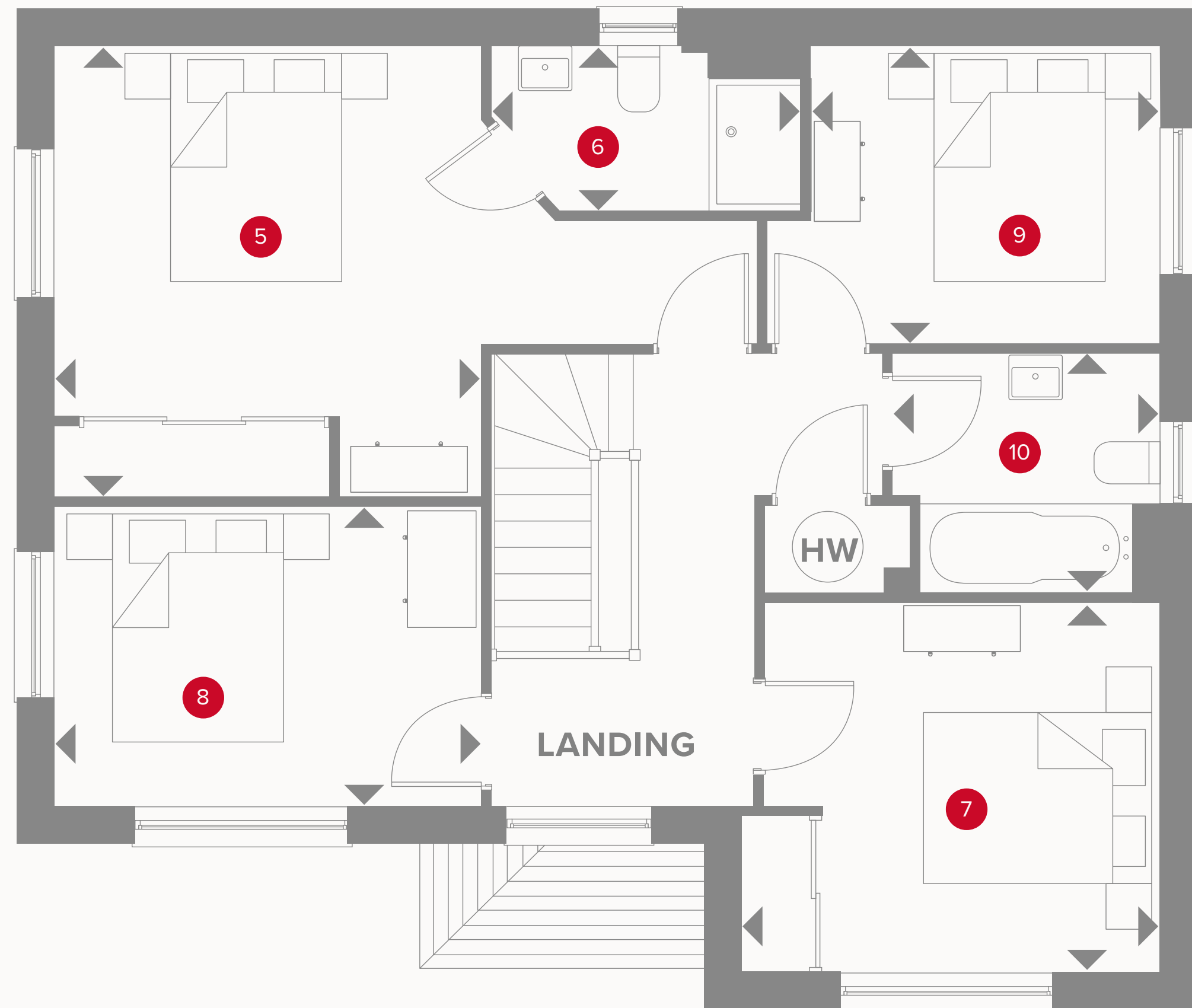
1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Cloaks	6'6" x 5'9"	1.99 x 1.01 m
4	Utility	6'6" x 3'4"	1.99 x 1.75 m



KEY

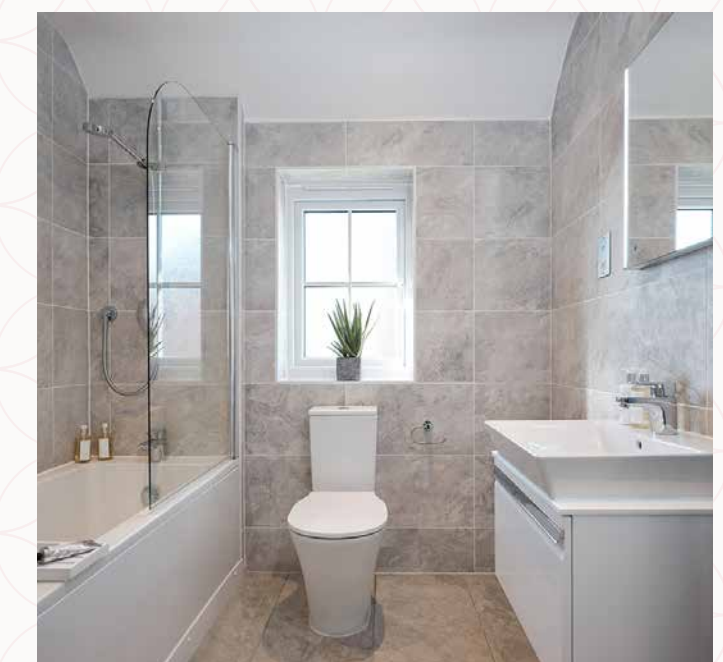
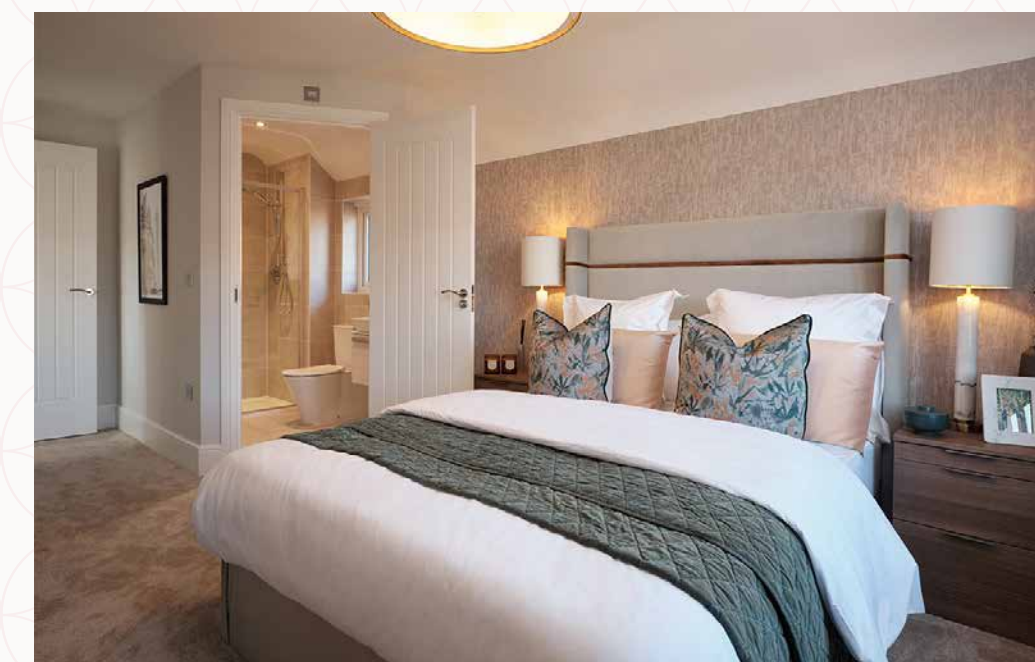
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'4" x 12'0"	3.78 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'2"	3.11 x 3.51 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'8" x 8'1"	2.95 x 2.48 m
10	Bathroom	7'2" x 6'6"	2.21 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 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.

SKILFUL EXECUTION

—
Quality is never an accident, it is always the result of high intention to detail. It represents the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

Upstand

95mm high matching Upstand above worktops, with stainless steel splashback behind Hob where applicable.

Bowl & Tap

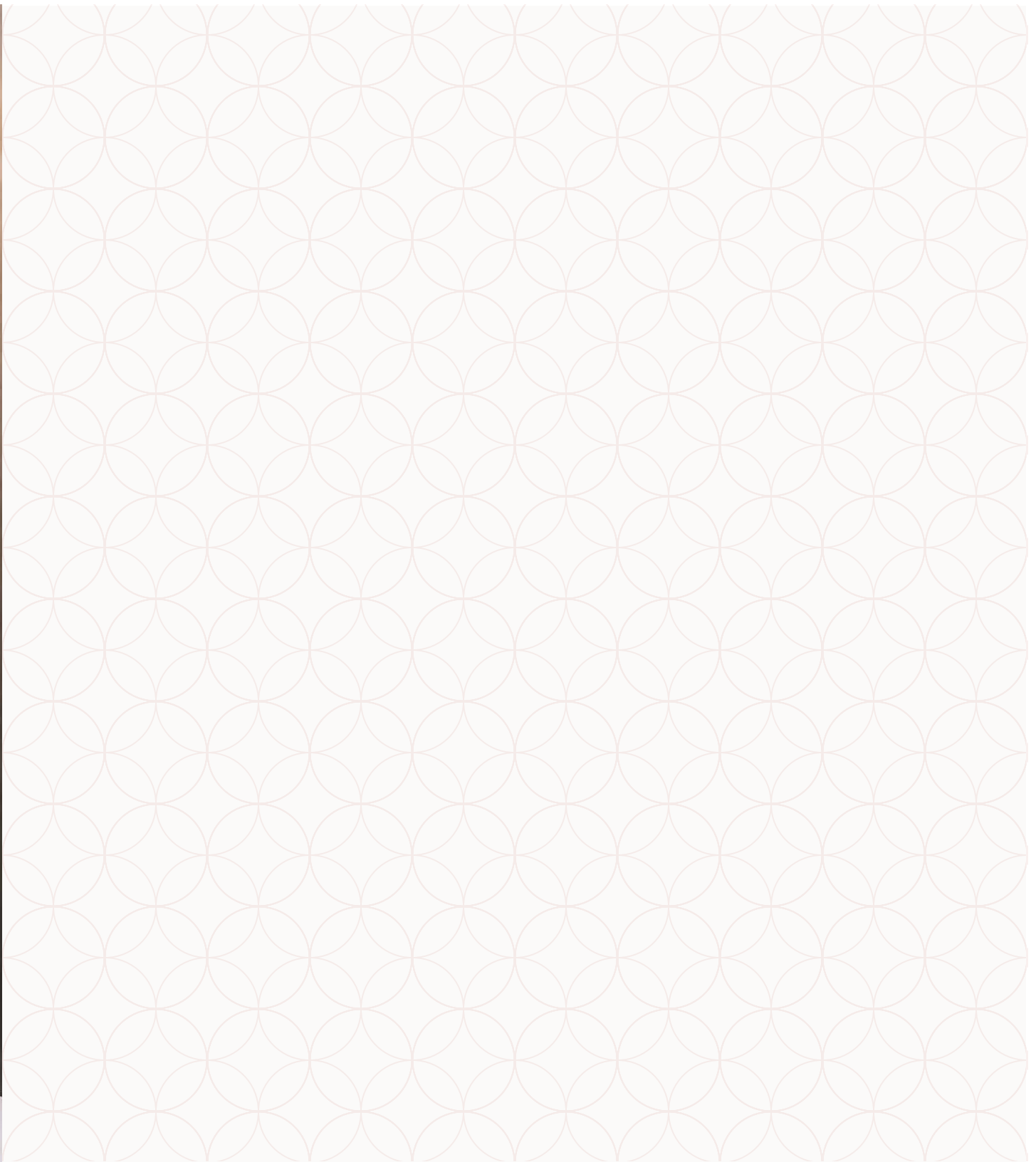
Stainless steel 1½ with chrome mixer tap.

Utility Room (if applicable)

Stainless steel Single bowl with chrome mixer tap.

Appliances

- Ceramic Hob
- Free upgrade - Gas Hob
- Double Oven
- Chimney Hood
- Integrated Dishwasher
- Integrated fridge/freezer



INTERIOR

Walls

Crown Pale Cashew emulsion paint finish.

Internal Doors

7' high "Cambridge" internal moulded door supplied with primer and winter coat for finishing by site in Satin White paint (as Trade Spec).

Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass. Chrome floor mounted door stops to be fitted where required.

Architrave

Tourus' profile mdf. All to be satin white paint finish.

Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

Ceilings

Dulux white emulsion paint finish.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details.

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

Schneider Electric low profile white electrical switch and socket plates. Refer to drawings

for types and locations.

Lighting

Pendant and batten lighting points.

Consumer Unit

Surface mounted BG consumer unit or semi recessed BG consumer unit to be installed. Please refer to drawings for locations.

Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provision for battery back up in the event of a power cut.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom styles

Tempo by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.
Shower Tray Acrylic capped low profile shower tray.
Shower Screen Polished chrome effect finish shower door.

Brassware

Basin Calista mixer tap with single lever control complete with click plug waste.
Bath Calista Mixer tap with single lever control complete with click plug waste.

Bath

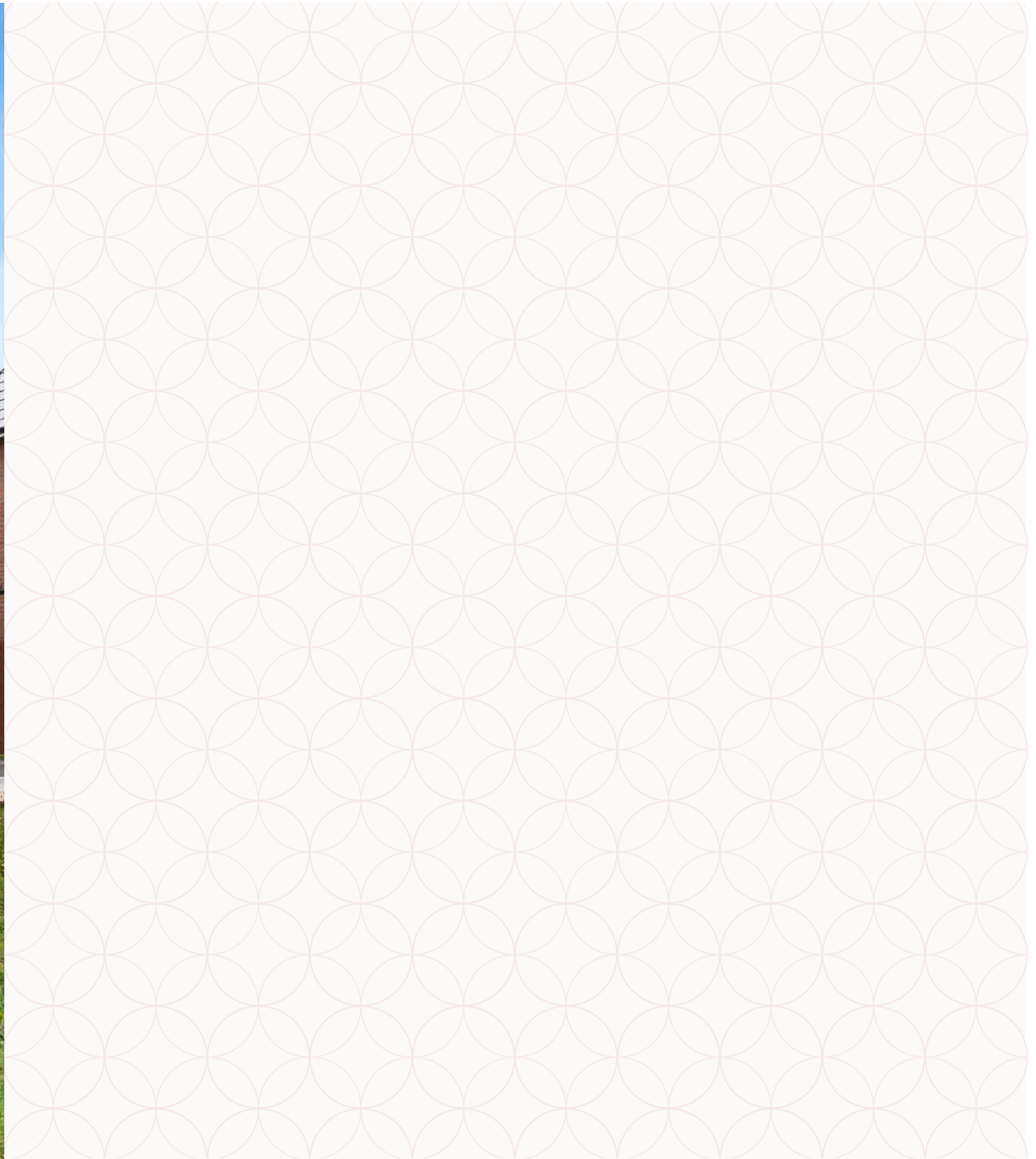
Tempo Arc bath with Uniline panel.

Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basins and around bath with full height to shower area, as indicated on drawings. Please see sales consultant for further information.

Shaver Socket to En-suite

(where applicable)
White finish to match sockets and switch plates.



EXTERIOR

Fascia & Soffit

PVCue square fascia & vented soffit board in white profile.

Rainwater System

Rainwater gutters and down pipes in black finish.

Windows

Sealed double glazed uPVC windows in white finish.

Patio Doors

uPVC French patio doors as indicated on the drawings.

External Doors

Front GRP front door with pre-glazed units designed with obscure pattern glass and chrome door furniture internally and externally.

Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Modern stainless steel downlight.

Garage

Door Novoferm 'Thornby' style or Hörmann steel up and over door. Door finish to be painted to match front colour.

Light & Power (where applicable) Double socket point and pendant light fitting. Please see sales consultant for details.

Driveway

Tarmac drive (or as shown on external works layout).

Patio/Paving

Urbex Natural or equal approved concrete flags laid as indicated on drawing.

External Fencing

Side Rail & post.

Rear Vertical boarding 1.8m high.

Garden

Front Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear Topsoil laid across the garden.



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.

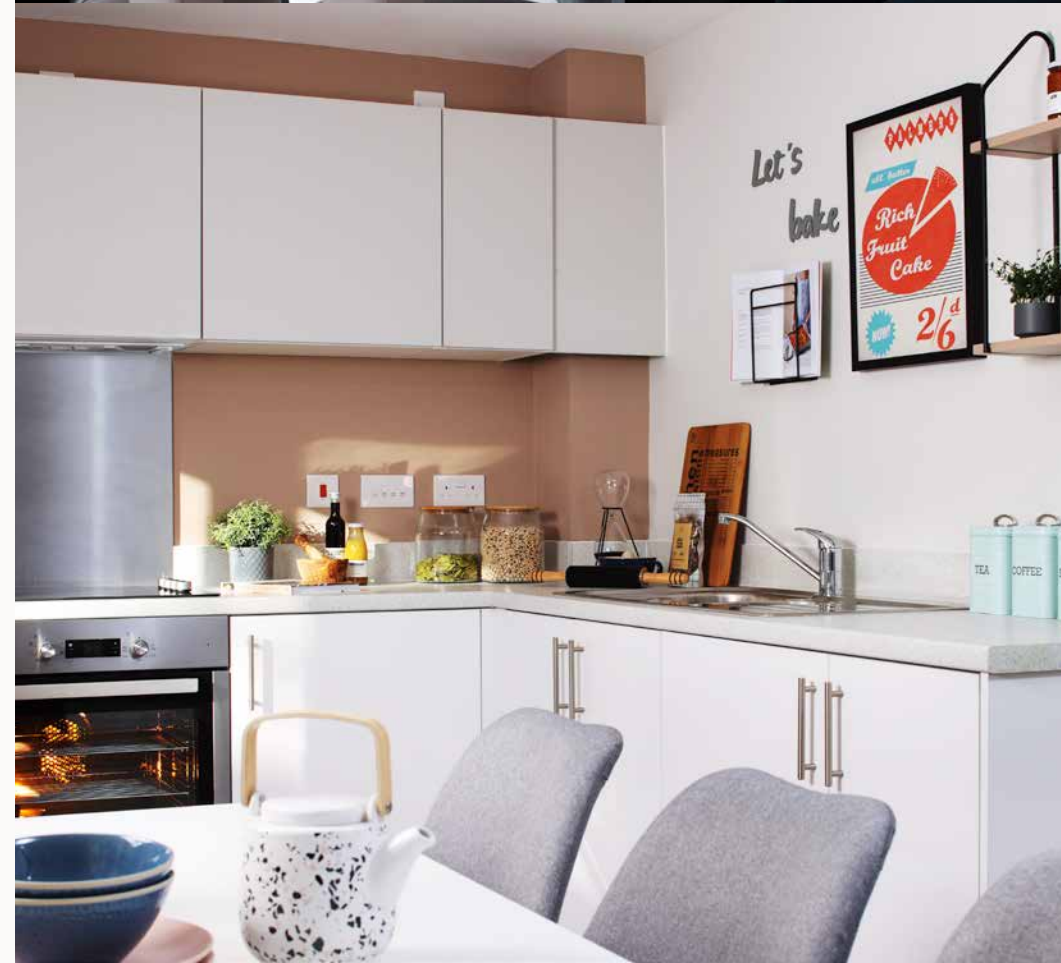
Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- 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.



MIDSUMMER MEADOW

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Europa Way, Warwick CV34 8AB

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)