



Kingsland Park

NORTHAMPTON





Welcome Home

WITH REDROW

Nestled on the northern outskirts of Northampton, Kingsland Park is a wonderful collection of new 3 and 4 bedroom homes from Redrow's award-winning Heritage Collection. Showcasing our distinct attention to detail, these homes have been designed and finished to an impeccable standard, providing the ideal setting for quintessential family life. Kingsland Park is perfectly positioned to enjoy the best of Northampton and beyond, with buyers set to benefit from the town's range of amenities and services, shopping and dining opportunities, and wide-open green spaces.

Kingsland Park

NORTHAMPTON



Hailing from Redrow's renowned Heritage Collection, these elegant new homes offer a sought-after combination of style, comfort and practicality. Traditional exteriors draw you in from the moment you arrive, providing a warm sense of welcome and an unrivalled curb appeal. This meticulous attention has also been paid to the street scenes, with every feature and element selected to blend seamlessly into the natural surroundings, coming together to create a neighbourhood you'll be proud to call home. Whether you prefer to roam by car, bicycle or foot, the cleverly designed network of roads and pathways guarantees ease of access.

WELCOME TO KINGSLAND PARK



□ - Bin Collection Point

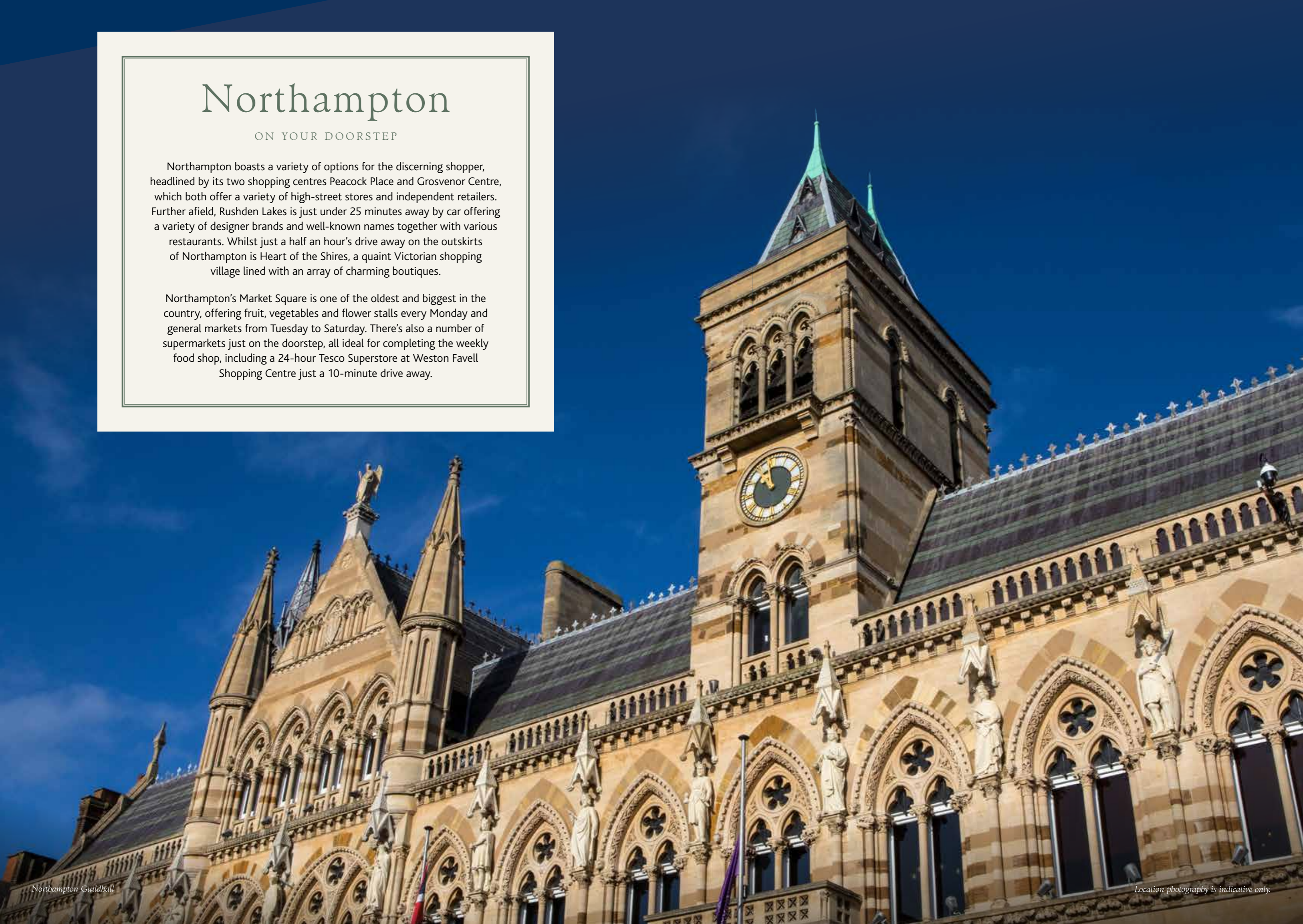
This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our site Sales Consultant.

Northampton

ON YOUR DOORSTEP

Northampton boasts a variety of options for the discerning shopper, headlined by its two shopping centres Peacock Place and Grosvenor Centre, which both offer a variety of high-street stores and independent retailers. Further afield, Rushden Lakes is just under 25 minutes away by car offering a variety of designer brands and well-known names together with various restaurants. Whilst just a half an hour's drive away on the outskirts of Northampton is Heart of the Shires, a quaint Victorian shopping village lined with an array of charming boutiques.

Northampton's Market Square is one of the oldest and biggest in the country, offering fruit, vegetables and flower stalls every Monday and general markets from Tuesday to Saturday. There's also a number of supermarkets just on the doorstep, all ideal for completing the weekly food shop, including a 24-hour Tesco Superstore at Weston Favell Shopping Centre just a 10-minute drive away.





Marvellous

LOCAL AMENITIES

You couldn't be any better placed to explore what the local area has to offer. Move beyond Northampton and you'll find much of what's made the area so unique. From charming market towns and quaint villages to iconic heritage attractions and rich areas of countryside, there's an endless number of hidden gems just waiting to be discovered. It's a match made in heaven for the discerning explorer.



Wicksteed Park

Just over half an hour away by car, Wicksteed Park is a popular theme park in the neighbouring town of Kettering. It makes for an exceptional day out for every member of the family, offering rides like roller coasters and dodgems, together with activities that include archery and paddle boarding.



Rockingham Castle

Beautifully situated overlooking five counties, Rockingham Castle boasts over 900 years of history to explore. The castle tour takes you through some of the castle's most grand rooms and areas, like The Great Hall, which has retained its original Tudor atmosphere throughout. Break up your day with a spot of lunch in the tea rooms or take a tour of its magnificent gardens.



Silverstone Motor Racing

Boasting a place on the Formula 1 calendar, Silverstone is considered one of the world's finest racetracks. It's also a regular host of live music and even holds track days, where you can get behind the wheel of some of the best supercars and vintage cars.



Northampton & Lamport Railway

The opportunity to ride on a vintage steam train is just a 20-minute drive from home. It offers passengers a glimpse into a bygone era of rail travel, with a gift shop, bookshop, café and a programme of seasonal events taking place throughout the year.



NN Contemporary Art

Located in the heart of Northampton, this modern art gallery showcases works from some of the best local up and coming artists. There's a gift shop on site, together with opportunities for group tours.



Cineworld

Ideally located for casual filmgoers and movie buffs alike, Northampton's Cineworld is just under 20 minutes away by car showcasing all the latest 2D and 3D blockbusters. Cineworld also offers an attractive membership option, ideal for regulars who want to make significant monthly savings.



Irchester Country Park

Whether it's to get the adrenaline pumping or to just enjoy the fresh air, Irchester Country Park has got you covered. Complete the zip lined adventure course, explore the 200-acre woodland along its network of trails or spend a few hours with the kids in its outdoor play area.



Northampton Golf Club

Nestled in the nearby village of Harlestone, Northampton Golf Club is home to a renowned 18-hole championship course that's designed to test golfers of all abilities. There's also a clubhouse ideal for an after-round drink or lunch, with a panoramic balcony offering pleasant lake views.



Lings Forum Leisure Centre

Nestled right next door to Weston Favell Shopping Centre, Lings Forum Leisure Centre offers a wide range of facilities ideal for maintaining an active lifestyle. There you can find a state-of-the-art gym, swimming pool, sports hall and a dance studio, with after-school clubs and holiday activities available for children.



UPDATE

Jynja Jynja

Just an 18-minute drive away in Northampton's town centre, this award-winning restaurant offers a diverse menu of authentic Indian and Indo-Chinese dishes, along with a vibrant bar boasting creative cocktails, artisan spirits and fine wines.



UPDATE

The Telegraph Inn

The Telegraph Inn is a charming 17th-century pub ideal for a romantic dinner date, family meal or just a quiet drink. It offers traditional favourites such as fish and chips, steaks, burgers and pies, along with selections of seafood, pizza, vegetarian options and of course the popular Sunday lunch.



UPDATE

Miller & Carter

Northampton's Miller & Carter is a haven for meat lovers, offering an indulgent dining experience. Using carefully sourced 30-day aged British and Irish beef, this vibrant steakhouse boasts a variety of cuts ranging across ribeyes, fillets, sirloins and even chateaubriands, available with a choice of sides and sauces so you can create your meal just how you like it.



UPDATE

Corkers Champagne & Cocktail Bar

Corkers' lively atmosphere offers the ideal setting to enjoy its long list of famous cocktails, each crafted using a selection of carefully selected, authentic spirits imported from all over the globe.



UPDATE

Nuovo Restaurant

Nuovo combines the small, shareable plates of Tapas with the rich flavours of Italy to offer a truly unique dining experience. Its menu is the brainchild of highly regarded Chef Scott Williams, who before moving here perfected his craft in Michelin star kitchens and on private islands.



UPDATE

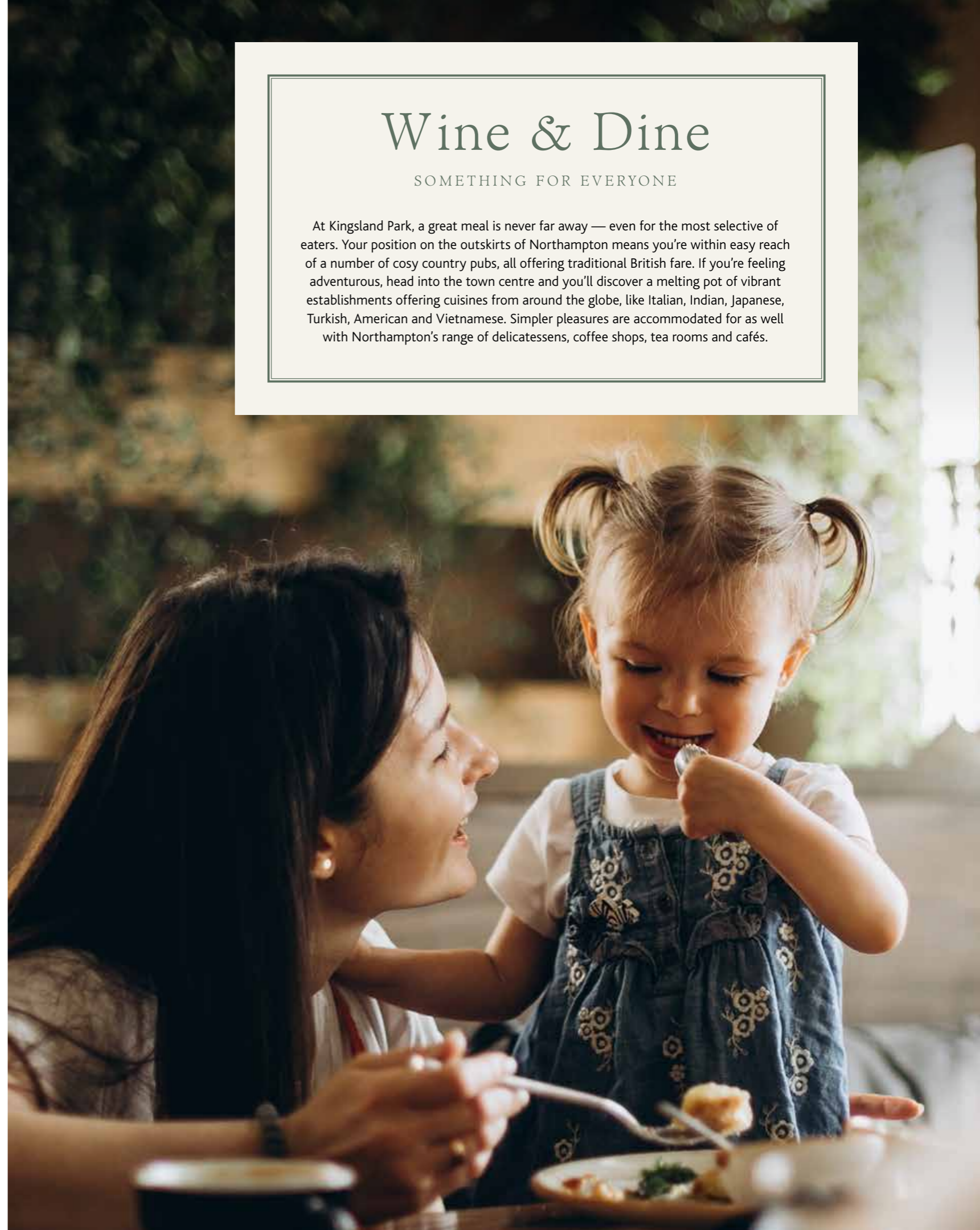
Dreams Coffee Lounge

This charming café is the ideal place to catch up with friends or family, with its cosy and inviting atmosphere, sublime artisan coffee and hearty menu of homemade breakfasts, lunches and snacks.

Wine & Dine

SOMETHING FOR EVERYONE

At Kingsland Park, a great meal is never far away — even for the most selective of eaters. Your position on the outskirts of Northampton means you're within easy reach of a number of cosy country pubs, all offering traditional British fare. If you're feeling adventurous, head into the town centre and you'll discover a melting pot of vibrant establishments offering cuisines from around the globe, like Italian, Indian, Japanese, Turkish, American and Vietnamese. Simpler pleasures are accommodated for as well with Northampton's range of delicatessens, coffee shops, tea rooms and cafés.





A BRIGHT

Future

Families stand to benefit from the excellent range of schools and institutions in Northampton and its surrounding areas, catering to pupils of all ages and abilities. From simple beginnings at nursery right up to comprehensive university learning, you can rest assured knowing your child will receive an excellent education at Kingsland Park.

UNIVERSITY OF NORTHAMPTON

With a mission to 'transform lives and inspire change', this highly regarded university is right on the doorstep offering undergraduate and postgraduate courses across a wide variety of subjects and fields. From English, Business, and Art and Design to Engineering, Computing and Sciences, each is taught and delivered by passionate lecturers who are dedicated to help each student achieve their goals and meet their potential.

MOULTON SCHOOL & SCIENCE COLLEGE

Open to secondary and sixth form students, this school prides itself on its 'warm, welcoming and hardworking community', which aims for excellence across every element of learning and teaching. Determined by students, teachers, parents, staff and governors alike, the school has five key values which are at the centre of this tight-knit community: respect, safety, positivity, cooperation and kindness. These are also reflected across its house system, which is designed to encourage healthy competition, good work, good behaviour and togetherness.

NORTHAMPTON SCHOOL FOR GIRLS

Boasting an Outstanding Ofsted rating, Northampton School for Girls provides a caring yet challenging environment that encourages students to achieve the high expectations set out for them both personally and academically. As a specialist music college, the school also offers a number of exciting opportunities for budding musicians and dancers, with more than 30 extra-curricular groups and 450 instrumental lessons delivered every week and a large number of live performances showcased every year.

BOOTHVILLE PRIMARY SCHOOL

Rated Good by Ofsted, Boothville Primary School is conveniently positioned just an 8-minute drive away providing education for children aged 3-11. The school's 'values-based' approach to all areas of life underpins its curriculum, nurturing each pupil to grow both on an academic and a personal basis. These values are instilled from top to bottom, supported by the school's team of talented staff and dedicated governors. The school has also been recognised by a number of bodies and organisations, with awards including an Artsmark Gold Award and a Sainsbury's School Games Gold Award. Not just limited to the classroom, Boothville places a high importance on 'curriculum enrichment', embodied by its range of residential, day visits and extra-curricular activities.

NORTHAMPTON SCHOOL FOR BOYS

This historic boys' school dates back to 1541, when it was founded by Thomas Chipsey in Bridge Street, before moving to its current site in 1911. The latest Ofsted report, which judged it as Outstanding, cited its teaching, achievement, behaviour and safety, leadership and management and sixth form. The school also takes pride in its extra-curricular programme, currently ranked as the highest performing state school in England for competitive sport, with national titles in football, basketball and rugby.

PARKLANDS NURSERY & PRIMARY SCHOOLS

Both Parklands nursery and primary schools are just a 10-minute walk from home, providing ideal options for parents seeking a shorter school run. The primary school is a proud member of Preston Hedge's Multi Academy Trust, with a philosophy of 'Fun, Creativity & Achievement', whilst the neighbouring nursery offers children the ideal starting point for their journey of learning.

Ofsted rating correct at time of print. February 2020

Help
to Sell

— FOR A —

STRESS
FREE

— MOVE —

Let us help get you moving with Help to Sell

We can help sell your old home, save you time and money and guide you through a stress-free move to your brand new Redrow home.

WE'LL HELP GET YOU MOVING IN FOUR EASY STEPS

With Help to Sell, you can take it easy whilst we make it easy. We will help sell your current property, working with the estate agent to achieve a quick sale while saving you money, then guide you through a stress-free move to your brand new Redrow home.

From first step to doorstep...

If you want to move to a new home but still have a property to sell, Redrow is here to help and support you every step of the way. Help to Sell is designed to make the journey from selling your current property to moving into your new home as smooth and enjoyable as possible.

...in four easy moves

You can make your move with Help to Sell in four easy steps, sell your house quickly and kick-start the move to your very own Redrow home.

Next steps

For a stress-free move that saves you time and money, find out how Help to Sell can help you.



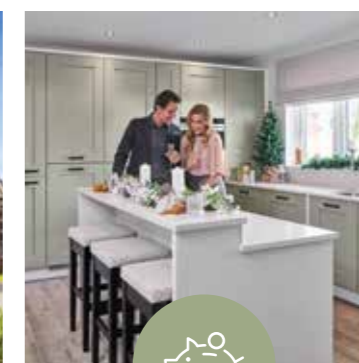
STEP 1

You explore and select your brand new Redrow home



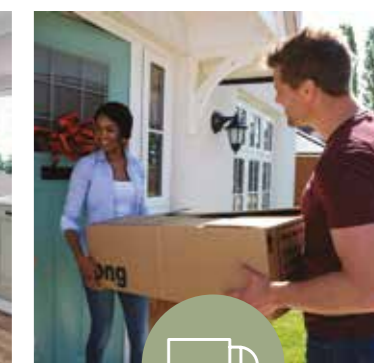
STEP 2

We agree a valuation and marketing plan for your existing property with you



STEP 3

We work with the estate agent to achieve a quick sale and contribute towards your fees



STEP 4

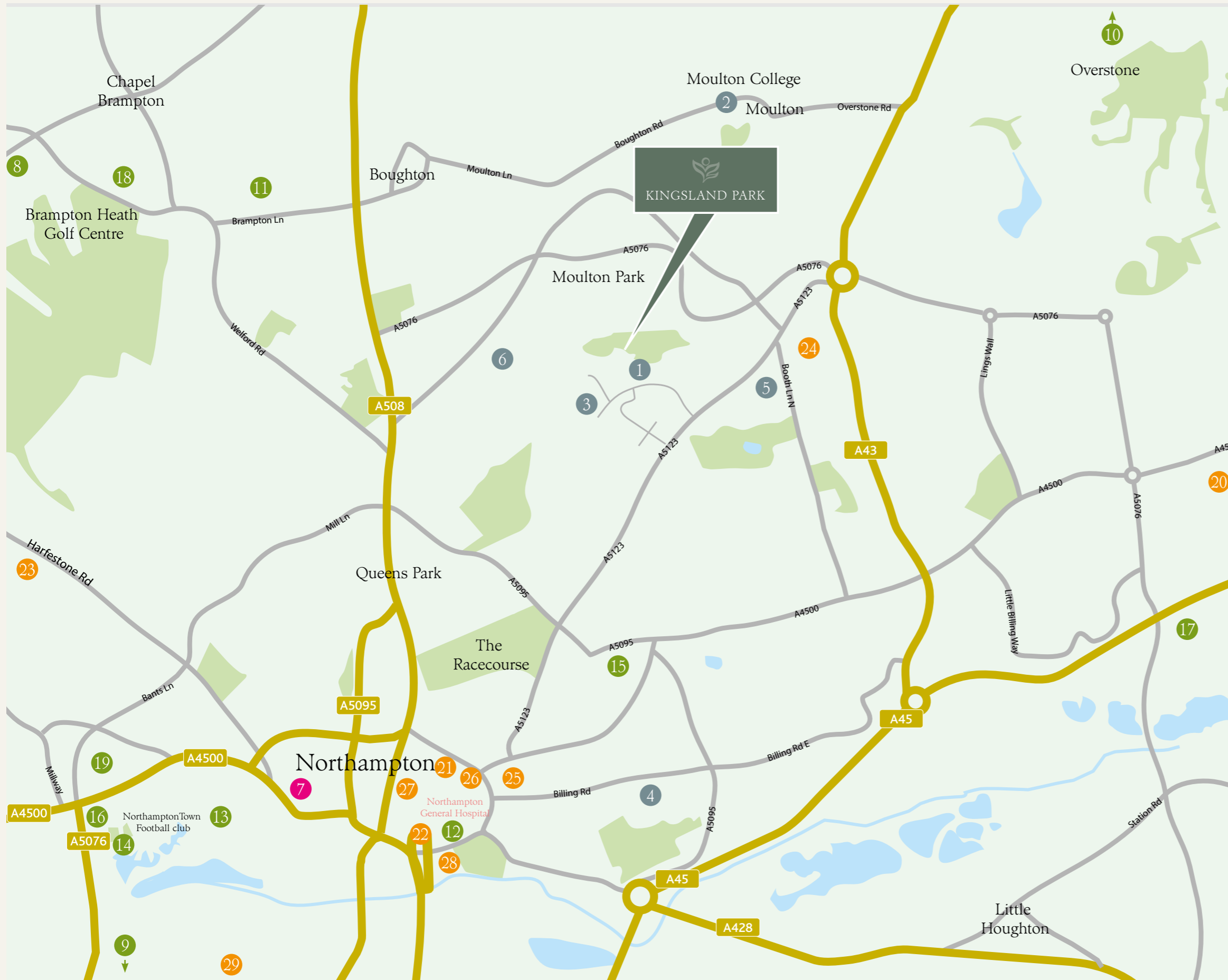
You reserve and make a stress-free move to your new Redrow home

 **REDROW**
A BETTER WAY TO LIVE

YOUR
Local Area

All your essentials in easy reach of home.

In addition to a wide number of schools and supermarkets, within a two-mile radius alone is a petrol garage, veterinary centre, pharmacy and a medical centre. When it comes to getting around, Northampton is well served by an impressive road network, with junction 15 of the M1 reachable in around 15 minutes for journeys to Milton Keynes. Northampton Station is also nearby providing services to Liverpool Lime Street and London Euston.



SCHOOLS

- 1 Parklands Nursery and Primary School
- 2 Moulton School and Science College
- 3 Northampton School for Girls
- 4 Northampton School for Boys
- 5 Boothville Primary School
- 6 University of Northampton

- 20 Rushden Lakes
- 21 Grosvenor Centre
- 22 Jynja Jynja
- 23 The Hopping Hare
- 24 The Lumbertubs
- 25 The Princess Alexandra
- 26 Nuovo Restaurant
- 27 Dreams Coffee Lounge
- 28 Morrisons
- 29 Tesco Extra

TRANSPORT

- 7 Northampton Train Station

LEISURE & ENTERTAINMENT

- 8 Althorp Estate
- 9 Silverstone
- 10 Wicksteed Park
- 11 Northampton and Lamport Railway
- 12 NN Contemporary Art
- 13 Franklins Gardens - Northampton Saints Rugby
- 14 Northampton Town Football Club
- 15 Northants Cricket
- 16 Sixfields Cineworld
- 17 Irchester Community Park
- 18 Northampton Golf Club
- 19 Lings Gym

SHOPPING & DINING



MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.
Do it the easy way, online with My Redrow.*

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select & purchase your Finishing Touches.

SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our real-time calendar.

READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

*Availability of choices and optional extras are dependent on the build stage of each home at the time of reservation.

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Redrow developments. Other photographs are of the local area or indicative lifestyle images.

Kingsland Park



Kingsland Park
Devon Way,
Northampton
NN3 6DX

telephone

01604 655038

www.redrow.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



EMS 667178

 **REDROW**
A BETTER WAY TO LIVE