



FOX'S FOLD

ESCAPE TO THE COUNTRY



REDROW

We build only one home. **Yours**

Fox's Fold

Steeped in history, and boasting breathtaking scenery, Barton upon Humber is the perfect place to call home. With our stunning range of 2, 3 and 4 bedroom homes at Fox's Fold, we're giving you the chance to make it just that.

Ideally located close to the town centre, Fox's Fold places quaint shops, stylish restaurants, cosy pubs and charming coffee shops, within easy reach. Around 8 miles south west of Kingston upon Hull, and near to both Scunthorpe and Grimsby, it's the perfect getaway. The shopping, nightlife, and hustle and bustle of neighbouring towns means you're never far from a faster pace of life when you choose, whilst the distinctive churches, wildlife reserves and popular museums of Barton upon Humber allow you to make the most of the quiet life too.



Your new home

At Redrow, we take great pride in every detail, from carefully selecting the location of your new home to building it with high quality materials. Plus we're totally committed to creating an environment which lives up to the many demands of today's lifestyles. Long after you've settled into your new home, we'll continue to invest in the community to create a pleasurable living environment for many years to come. Throughout the whole buying process and after completion, our expert team of friendly customer service staff will ensure choosing a Redrow home is the most reassuring choice you can make.



Hull City Centre



The Old Mill in Barton



Waters' Edge visitor centre, Barton

Simply the best

As beautiful on the outside as the inside, all our homes are built using quality, ethically sourced materials to our high standards. With thoughtfully designed spacious and light rooms and our specially selected Customer Choices and Options, Redrow really is the best choice you can make. Plus, every home is awarded a full 10-year NHBC, or equivalent, Warranty for added peace of mind.

When you're ready to buy, our friendly, knowledgeable staff will be on hand to make purchasing your new home as enjoyable and simple as possible from reservation to completion, and thereafter.

Designed with you in mind

Whether you're a professional, a growing family, or simply looking for a quieter life, Fox's Fold is ideal. The stunning range of homes on offer means you're sure to find just what you're looking for, and because the development is designed to sit perfectly within Barton upon Humber, you can enjoy a peaceful life with the vibrant city of Hull close by.

Getting around

Fox's Fold is really close to the railway station, taking you to nearby Grimsby and Cleethorpes in around half an hour. There's a regular bus service to Hull, again approximately half an hour's ride away. If you're driving, take a trip across the Humber Bridge, and up the A63 to Hull. Locally, many people tend to favour two-wheeled transport; in fact, the town was once famed for manufacturing bicycles.

Town life

You just have to walk around Barton upon Humber to get a sense of its rich history. The town is known for its spectacular Saxon church tower at St. Peter's, and since the Humber Bridge was opened in 1981, Barton has become a haven for tourists. Much of the architecture here is 18th and early 19th Century in date, giving the town a quaint, picturesque appearance. There's so much to enjoy here, such as Baysgarth House Museum, set amidst 30 acres of glorious parkland, and Water's Edge Country Park, an 86 acre site that provides a haven for wildlife, for those leisurely days and weekends. In the evenings, there are plenty of local pubs to choose from. Whether it's a relaxed pint with friends, or a cocktail evening you're thinking of – you'll be spoilt for choice.

Fox's Fold is an ideal place to live. There's a great local school in the area, as well as a range of shops catering for the town's day-to-day needs.

Across the water

With Hull just across the Humber Bridge, Fox's Fold gives you access to the best in city life, with great bars, restaurants and two shopping centres – The Prospect Centre and Prince's Quay. A little further afield, around 22 miles away, the town of Grimsby is also home to a vibrant retail industry. For day trips, there's the National Fishing Heritage Centre and Waltham Windmill, which boasts a wonderful miniature railway and a museum dedicated to rural life within its grounds.



A new design for life
I love my home...





From the moment you walk through the door, sometimes you just know. This is the home for you. At Redrow, we've transformed the home to create inspired new layouts, perfect for the modern lifestyle. And it's not just in the flexible living spaces – it's in the details too. Sleek, contemporary kitchens with top brand appliances, modern bathrooms with designer finishes, your new Redrow home is full of only the most desirable features.

As individual as you are

We've put more into the quality of our specification to give you the ultimate in 21st century living. More space to entertain, to relax, to enjoy with family and friends – you can live your life just how you like it. And with a choice of optional extras, finishes and upgrades, you can personalise your living space even further, adding the individual touches that make your new home truly your own.

A choice in every room

Trace your fingers over the smooth granite worktops, listen to the sound of your footsteps on the ceramic floor tiles, feel the brushed satin door handles and throw open the bi-fold patio doors to bring the outside in – we've thought of everything to help you personalise the look and feel of every room.

There are so many choices as standard, plus you have the option of some fantastic upgrades to make your home even more unique.

Just ask, and our Sales Consultants will guide you through the range of options and upgrades available at this development.

A new feeling inside

Carefully considered layouts, the finest fittings and finishes, energy efficient and easy to maintain – our homes are designed for today's lifestyle, and to ensure they remain this desirable for years to come.

So set your eyes on a new Redrow home – you're sure to fall head over heels.

Here for you at every step

As one of the UK's leading housebuilders, one of our main aims is to make your move as enjoyable as possible. That's why we listen carefully and work with you at every step of the way. It's no wonder so many customers choose Redrow time and time again.

Meeting your needs

Whether you're reserving your new home or just about to complete, our Sales Consultant will keep you updated and offer help at each stage.

They'll have all the information needed to help you make the right choice about the location and type of home that suits you best.



Welcome to your new home

As soon as your property is complete, our Sales Consultant will invite you to a demonstration of your new home. You'll be shown all the essentials, including operation of appliances, central heating and hot water systems, and you'll be able to ask any questions you may have.

You'll also be introduced to your exclusive Redrow Homefile. Inside you'll find everything you need to know about your new home including manuals, warranties for appliances, emergency contact details, NHBC documents and a handy guide to maintaining your home.

Once the day of completion arrives, you will be given your keys and become the owner of your brand new Redrow home.



We're just a phone call away

We're proud to have won many industry awards for excellence, but our most coveted reward is the recognition we receive from our many homeowners. You see, our dedication to you doesn't end when we hand over the keys to your new home. We want you to be our customer for life. At Redrow, we go further to make sure you're happy.

After the first few days our Site Manager will visit to ask if everything is going smoothly. Then two weeks later our Sales Consultant will arrange a convenient time for you to meet with the Construction Team who can review any matters of concern. You'll then receive a Customer Satisfaction call after about eight weeks asking for your opinion on everything from the service you received to the design and quality of your home. This helps us to improve our service to you both now and in the future. At other times our Customer Service Team will be there in case you should have any further issues that might require our attention.

So why not take your first step to the home of your dreams?

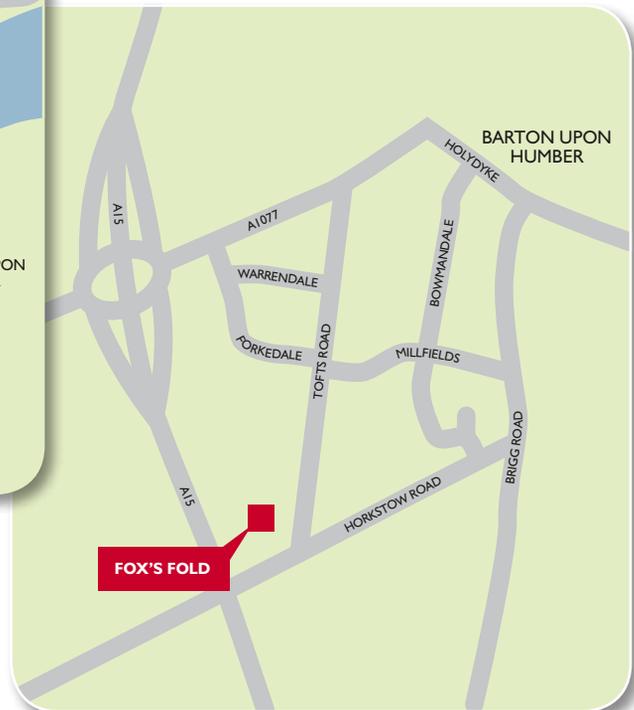
NATIONAL BUILDMARK WARRANTY

NHBC (the National House-Building Council) is internationally recognised as an example of best practice and specified standards of construction. Your Redrow home is protected by the NHBC Buildmark 10 year warranty, giving you added peace of mind.



How to get there:

Continue to the end of the M62, and join the A63 (signposted Hull, Humber Bridge). After approximately 10 miles, branch left, following signs for the Humber Bridge, then at the roundabout take the 3rd exit onto the A15 (Boothferry Road), entering Hessle. Continue forward and cross the Humber Bridge (Toll). Branch left, following signs for Barton, then at the roundabout take the 1st exit onto the A1077 (Ferryby Road). At Forkedale roundabout continue straight on, staying on the A1077. Take the 2nd right onto Tofts Road; the development can be found on the right.



Fox's Fold

Tofts Road
Barton upon Humber
North Lincolnshire

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One call **0845 676 0452**

One click **redrow.co.uk**

...to find the one home that's meant for you

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All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. All details correct at time of going to print. May 2007.



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