

HERITAGE

- REDROW -

**THE
MULBERRIES**

WITHAM





WELCOME TO THE MULBERRIES



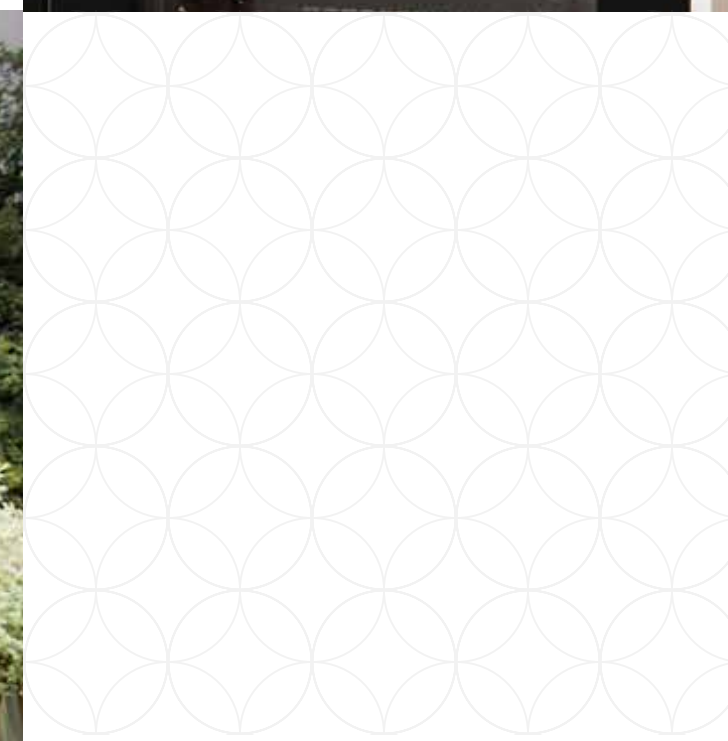
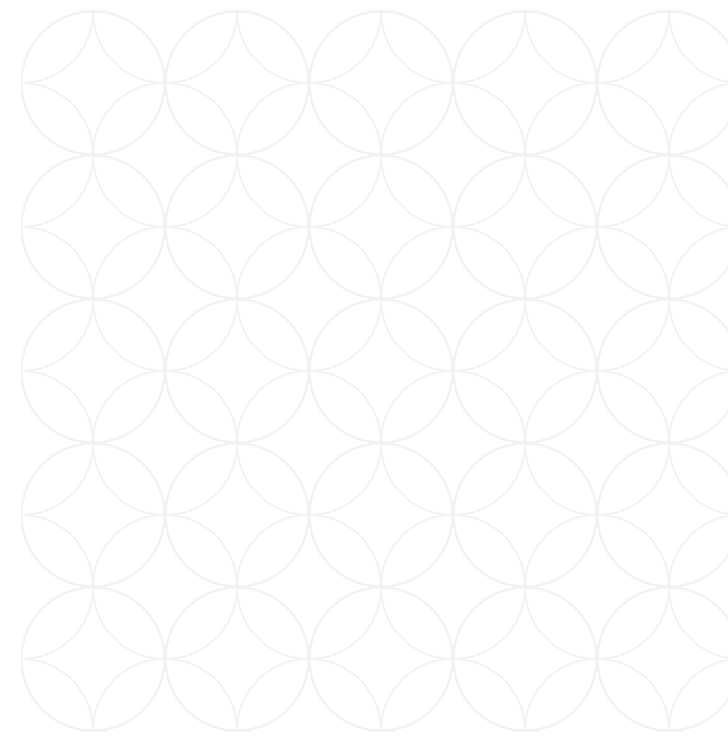
A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES SITUATED IN THE EVER SOUGHT AFTER AREA OF WITHAM, WHICH BOASTS GREAT CONNECTIONS TO CHELMSFORD, COLCHESTER AND THE SURROUNDING AREAS.

Here you will also discover local amenities and schools amongst other necessities all on your doorstep. This next step will complement the previous phases, with Redrow's established Heritage Collection providing families alike traditional living and contemporary lifestyles, all rolled into one.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.



BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



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.





SPEND MORE TIME **TOGETHER**

When you want to eat out there is plenty of choice close to home. From popular chain restaurants and takeaways to open fires and home-cooked dishes at a country inn... the choice is yours.

Just a 15-minute drive away from The Mulberries is the charming city of Chelmsford. The county town of Essex has a huge amount to offer the visitor in terms of retail therapy, with an exciting new complex recently launched to the public.

The Mulberries is close to a selection of country parks including Cressing Temple which is nestled in-between Witham and Braintree. Cressing Temple is renowned for its historic buildings and gardens which were built in the 13th century and have been beautifully preserved and maintained. There are regular activities for the whole family including medieval fares, garden tours and more.



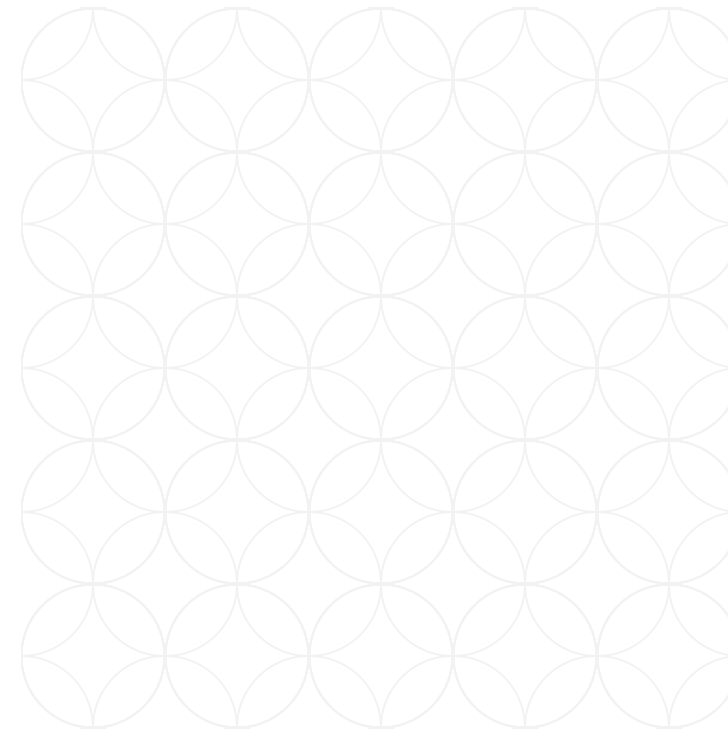
ENJOY A HEALTHY LIFESTYLE

It's a fast paced world we live in, with most of us leading extremely busy lives and juggling demands for our time. As a result, our leisure time is really precious; happily, there are lots of ways you can enjoy yourself near your new home at The Mulberries. Just a 15-minute drive away, Chelmsford offers a wide array of activities for everyone to enjoy.

Perfect for all the family, Riverside Ice & Leisure Centre benefits from two pools, a gym, exercise classes and a crèche, as well as a large ice rink which offers the perfect mix for fitness and fun. Or why not get up close and personal with your farmyard favourites at Marsh Farm. There are interactive experiences with daily talks and feeds that everyone will love.

MORE OPPORTUNITIES

You can be assured that your children will receive an excellent education near The Mulberries. Chelmsford has a wealth of educational facilities that offer a well-rounded education, from school age children right up to university students.



LESS TIME TRAVELLING

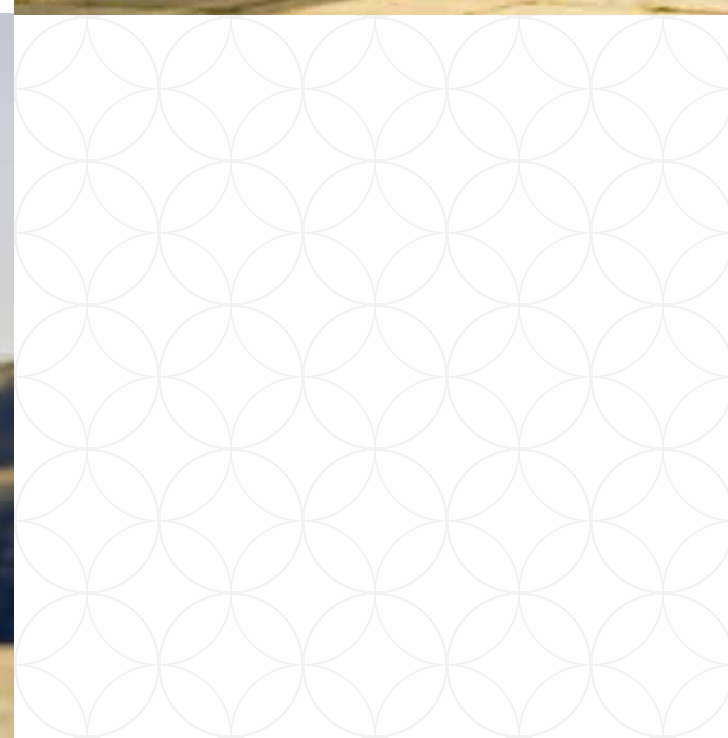
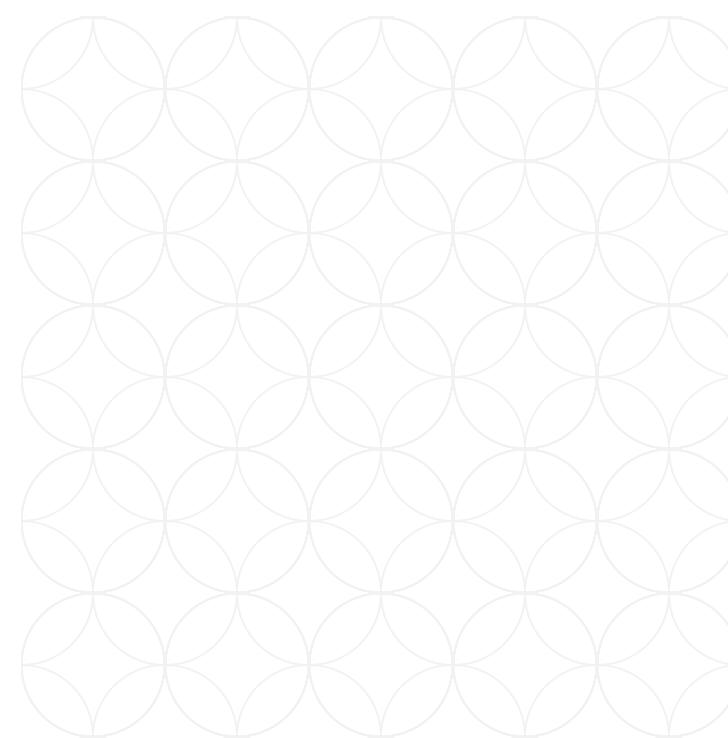
Travelling by road, rail or air? It's easy from The Mulberries. The Mulberries is located just off the A12, linking you to Chelmsford and London to the west and Colchester and Ipswich to the east. The road network affords you easy access to both the M11 and the M25 as well as the Essex coast at Clacton and Southend. The development is served by the 72 bus route into Witham and Chelmsford.

Witham Railway Station is a six-minute drive away, with regular journeys to London Liverpool Street taking around 47 minutes. From there, onward travel via the Central, Hammersmith & City, Circle and Metropolitan lines couldn't be more straightforward. For international travel, Stansted Airport is half an hour's drive.



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 Mulberries**.



SO YOU GET MORE OUT

- Public Open Space
- Local Equipped Areas of Play
- Cycleways & Footpaths
- Affordable Housing
- Allotments



OUTSTANDING EDUCATION

You can be assured that your children will receive an excellent education near The Mulberries.

Gershwin Park Day Nursery School

Childcare is provided in a contemporary building set in more than an acre of land, complete with an outdoor music hut.

Ofsted – Outstanding

Chipping Hill Primary School

The school's aims are to create a caring and supportive atmosphere where learning is stimulating and enjoyable.

Ofsted – Outstanding

Little Hands Nursery

A warm and caring environment for your child with a strong approach to learning through play and strong support for the individual.

Ofsted – Good

Pelican Place Nursery

The nursery prides itself on being caring, stimulating and safe, providing a happy transition from home to pre-school and later to school.

Ofsted – Outstanding

Howbridge Infant School

According to Ofsted, pupils are keen, willing learners who co-operate well with each other and with adults.

Ofsted – Good

Holy Family RC Primary School

Christian values help all pupils to realise they are unique. The School motto is "living, loving and learning together".

Ofsted – Good

Powers Hall Infants School

A large school with three classes per year group and a nursery. Belief in building a strong partnership between home and school with an emphasis on making learning fun for all.

Ofsted – Good

Maltings Academy

A mixed secondary school which takes students from the ages of 11 to 18. Its motto is "To make our best better".

Ofsted – Outstanding

Writtle University College, Chelmsford

Leading provider of animal, environmental, design and sport education. An ambitious institution with a personal approach.

Ofsted – Good

AIM HIGH

Chelmsford has a wealth of educational facilities that offer a well-rounded education, from school age children right up to university students.



Anglia Ruskin University

The Chelmsford campus is modern with plenty of green space and accommodation. It is one of the largest universities in the East of England with campuses in Cambridge, Chelmsford and Peterborough.

Courses

Anglia Ruskin University was recently named in Times Higher Education as one of the only universities in the UK to be a 'rising star' and one of the few educators anticipated to be challenging the global educational elite by 2030.

As one of the largest universities in the East of England, students have plenty of choices, which makes it no surprise that students from 177 countries gain qualifications from ARU every year.

The Mulberries is just over an hour's drive away from the campus, making it easier for younger family members to get a quality education.



Chelmsford College

The College was established sixty years ago and offers a variety of full-time and part-time courses and apprenticeships. The two main campuses are located on Moulsham Street and Princes Road.

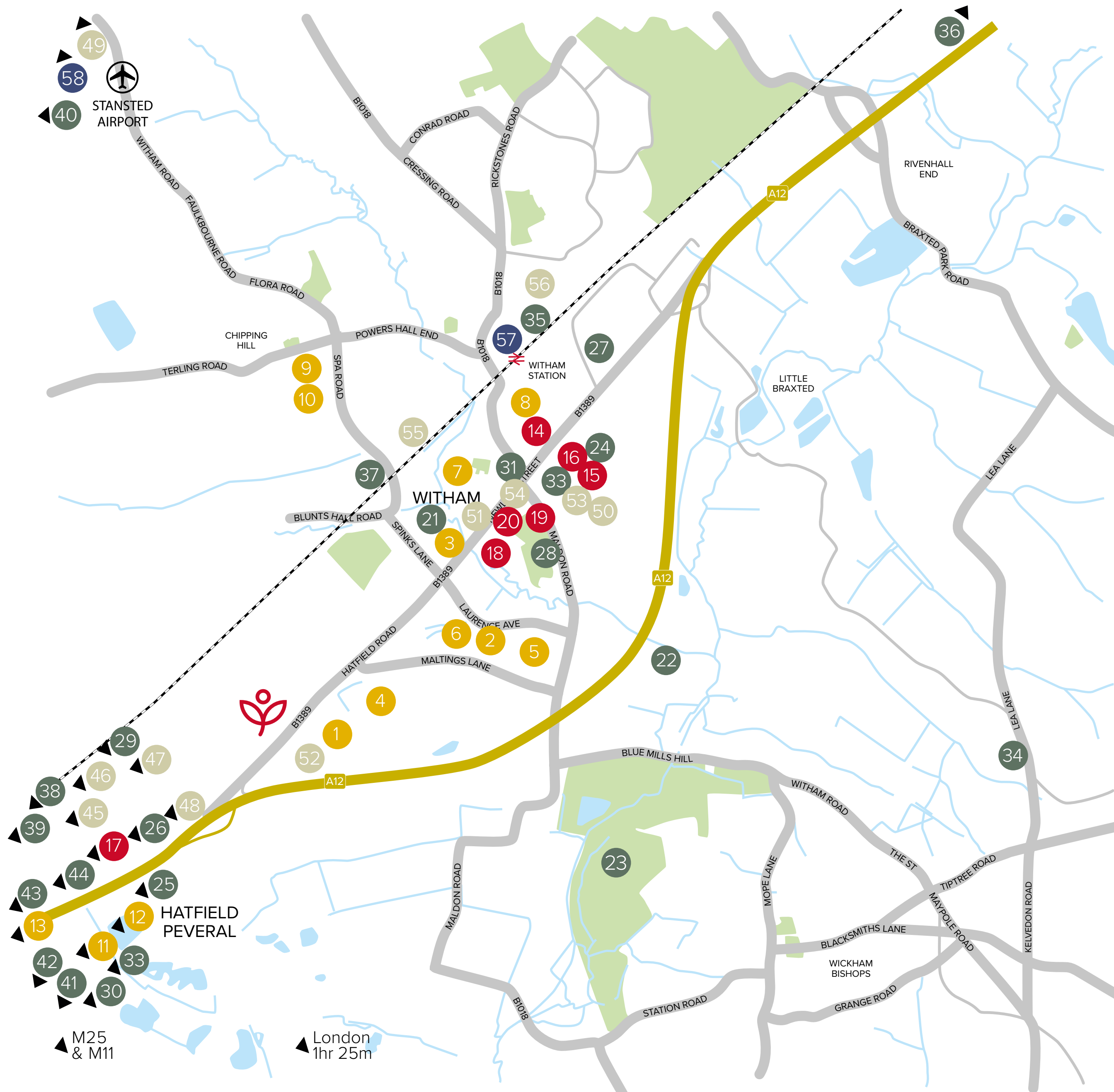
Courses

Chelmsford College's mission is to enable success for all students through high quality, flexible teaching and learning opportunities across a broad range of vocational and academic disciplines. Located a mere 15 minute drive away from The Mulberries, Chelmsford College offers over 100 courses, in a variety of subjects including Business and Law, Catering, Health and Social Care and Construction and Engineering. The quality, choice and results of courses available at Chelmsford College makes it one of the top further education options in Essex and East Anglia.



YOUR LOCAL AREA

The Mulberries is excellently placed to benefit from convenient local amenities.



Schools

- 1 Gershwin Park Day Nursery School
- 2 Howbridge Infant School
- 3 Maltings Academy
- 4 Chipping Hill Primary School
- 5 Howbridge Church of England Junior School
- 6 Little Hands Nursery
- 7 Holy Family RC Primary School
- 8 Pelican Place Nursery
- 9 Powers Hall Infants School
- 10 Powers Hall Academy
- 11 Chelmsford College
- 12 Writtle University College
- 13 Anglia Ruskin University

Health

- 14 Newlands Dental Surgery
- 15 Witham Health Centre
- 16 Lloyds Pharmacy
- 17 Broomfield Hospital
- 18 Fern House Surgery
- 19 The Dental Health Centre
- 20 Duncan, Promfret & Singh Dental Surgery

Leisure & Entertainment

- 21 Witham Leisure Centre
- 22 Whetmead Nature Reserve
- 23 Benton Hall Golf & Country Club
- 24 Lian
- 25 The Blue Strawberry
- 26 Turtle Bay
- 27 Pickles Playhouse

- 28 Complete Dance School
- 29 Cote Brasserie
- 30 Banana Tree
- 31 Prezzo
- 32 The Lion Inn
- 33 The White Hart
- 34 The Green Man
- 35 The Railway
- 36 Colchester Castle
- 37 Witham Town Football Club
- 38 Riverside Ice & Leisure Centre
- 39 RHS Hyde Hall
- 40 Chelmsford City Race Course
- 41 Marsh Farm
- 42 Hylands Park
- 43 The Wine Cellar
- 44 Bar and Beyond

Shopping

- 45 John Lewis
- 46 Bond Street
- 47 High Chelmer
- 48 The Meadows
- 49 Braintree Village
- 50 Tesco
- 51 Witham Town Centre
- 52 Aldi
- 53 The Grove Shopping Centre
- 54 Newlands Shopping Centre
- 55 Asda
- 56 Morrisons

Transport



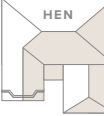



- 57 Witham Station
- 58 Stansted Airport

Everything you will need on a day-to-day basis is within easy reach of The Mulberries. You'll find an excellent range of schools for your children, with both emergency and routine healthcare amenities close at hand. There's all sorts of things to see and do in your spare time, and transport links are simply second to none, whether you're travelling for business or pleasure.

EXPLORE THE MULBERRIES PHASE 4A



KEY

	CHESTER 4 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	HARROGATE 4 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	HENLEY 4 BEDROOM HOME		WARWICK MID 3 BEDROOM HOME
	LETCHWORTH 3 BEDROOM HOME		WARWICK END 3 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		WINDSOR 4 BEDROOM HOME
			AFFORDABLE HOUSING

B/S – Bin Collection Point
C/S – Cycle Storage
V – Visitor Parking



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.



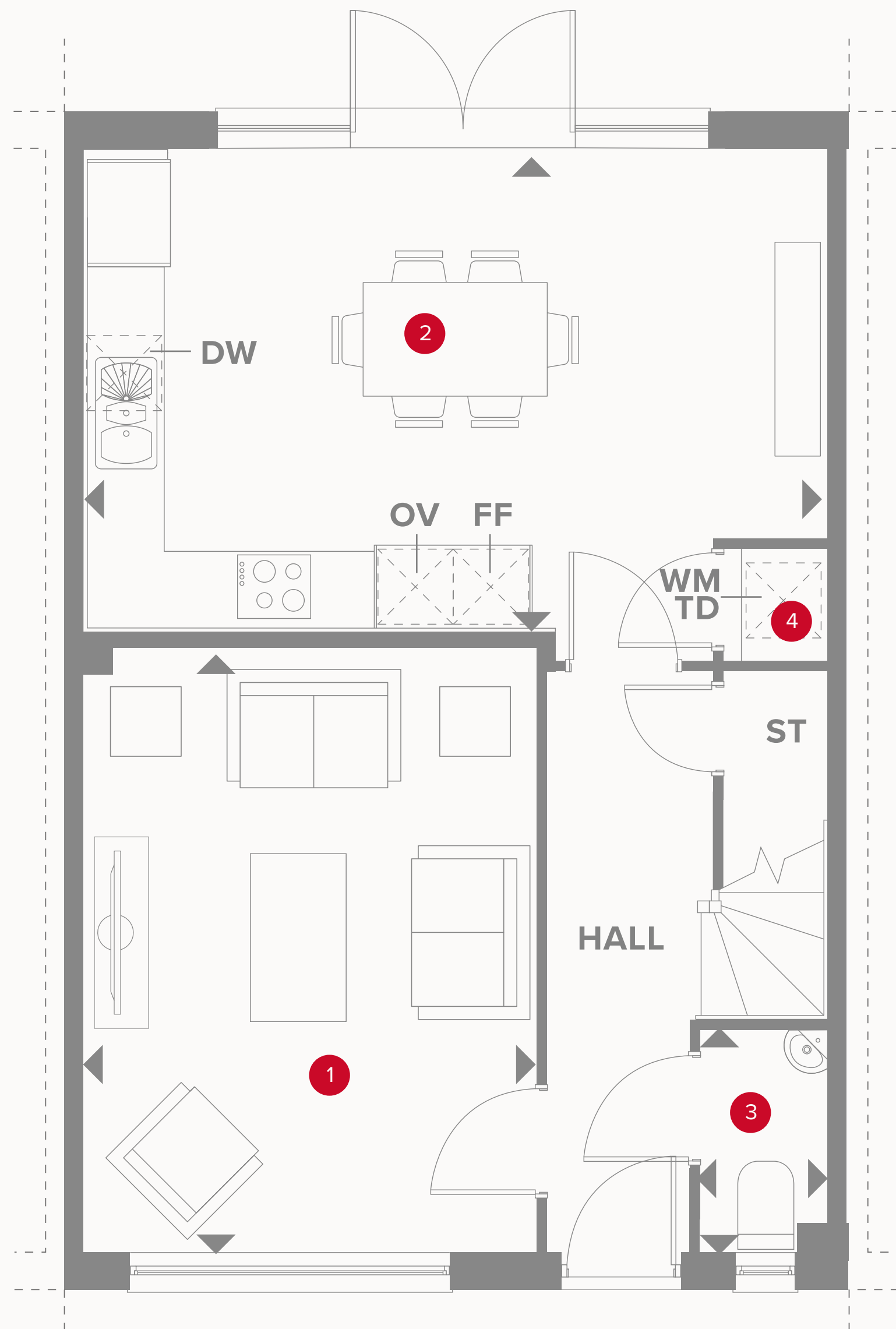
HERITAGE

- REDROW -

THE WARWICK MID

THREE BEDROOM HOME

 **REDROW**




Plots 416 & 428 are handed.


THE WARWICK MID GROUND FLOOR

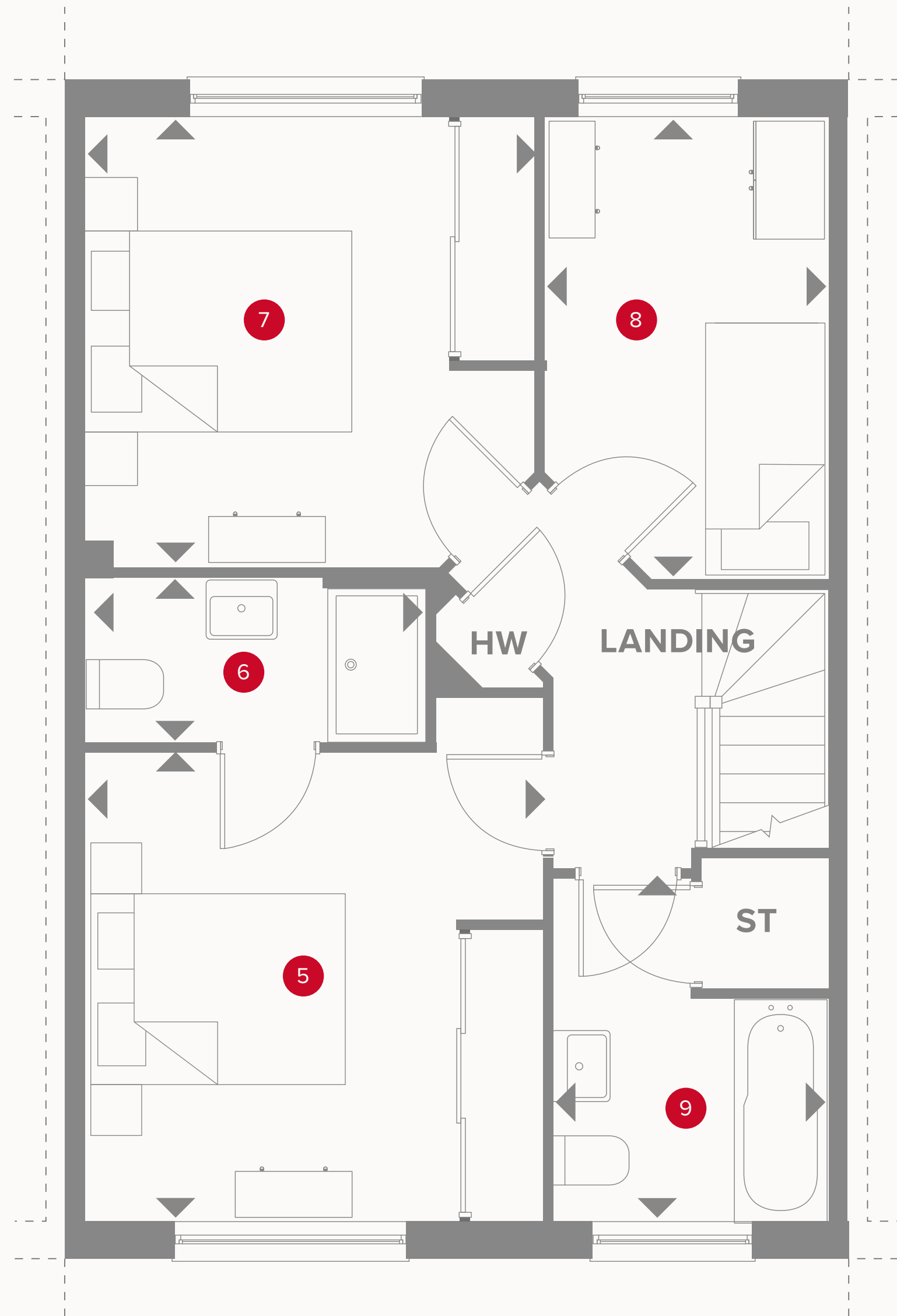
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m
4	Utility	2'10" x 2'7"	0.87 x 0.80 m



KEY

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

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



THE WARWICK MID FIRST FLOOR

5	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
6	En-suite	8'8" x 4'2"	2.64 x 1.28 m
7	Bedroom 2	11'6" x 11'5"	3.50 x 3.49 m
8	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
9	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Warwick Mid 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.



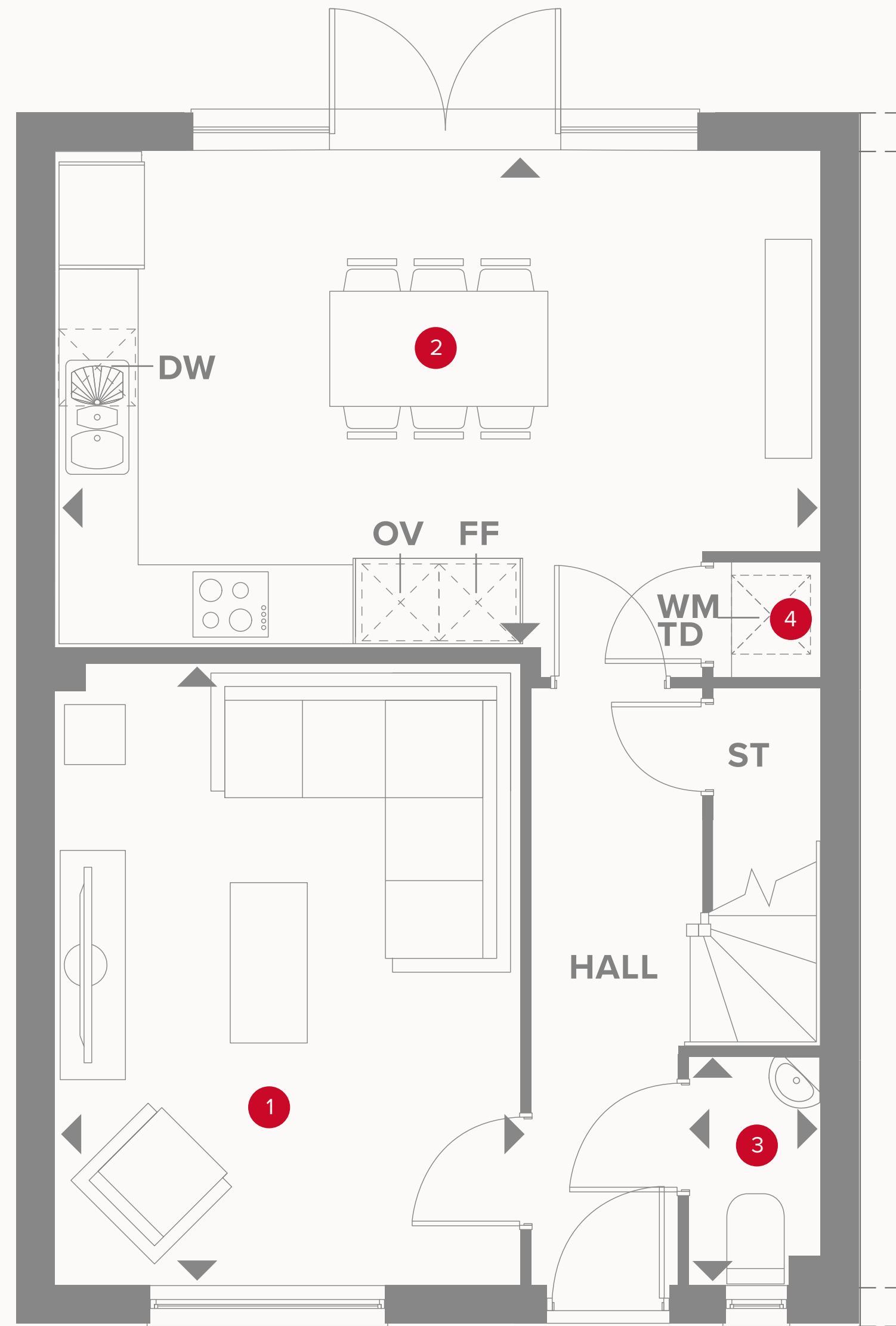
HERITAGE

- REDROW -

THE WARWICK END

THREE BEDROOM HOME

 **REDROW**




Plots 354, 367 & 372 are handed


THE WARWICK END GROUND FLOOR

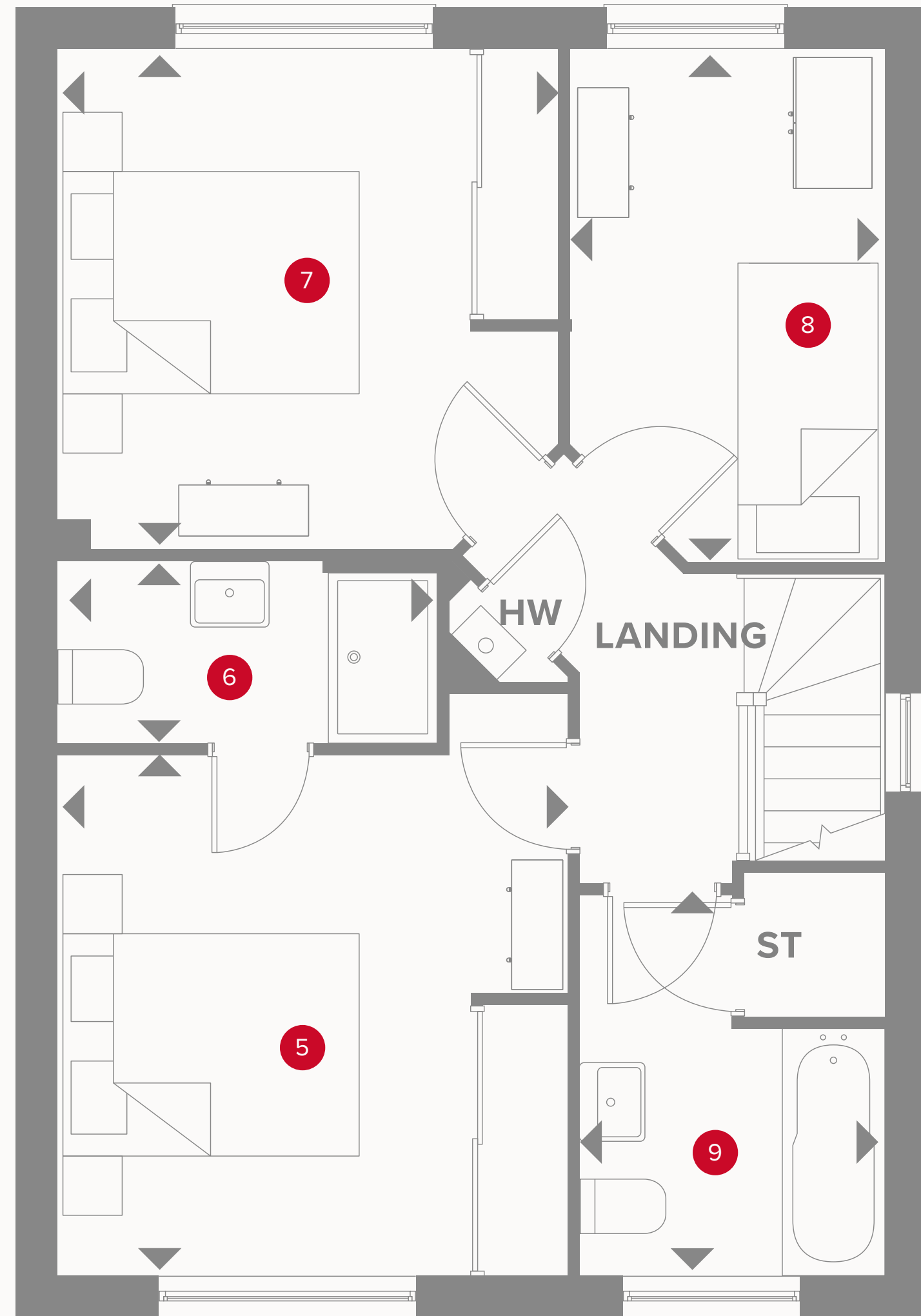
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m
4	Laundry	2'10" x 2'7"	0.87 x 0.80 m



KEY

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

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



Plots 354, 367 & 372 are handed

THE WARWICK END FIRST FLOOR

5	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
6	En-suite	8'8" x 4'2"	2.64 x 1.28 m
7	Bedroom 2	11'6" x 11'5"	3.50 x 3.49 m
8	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
9	Bathroom	8'8" x 7'0"	2.65 x 2.13 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 Warwick End 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.



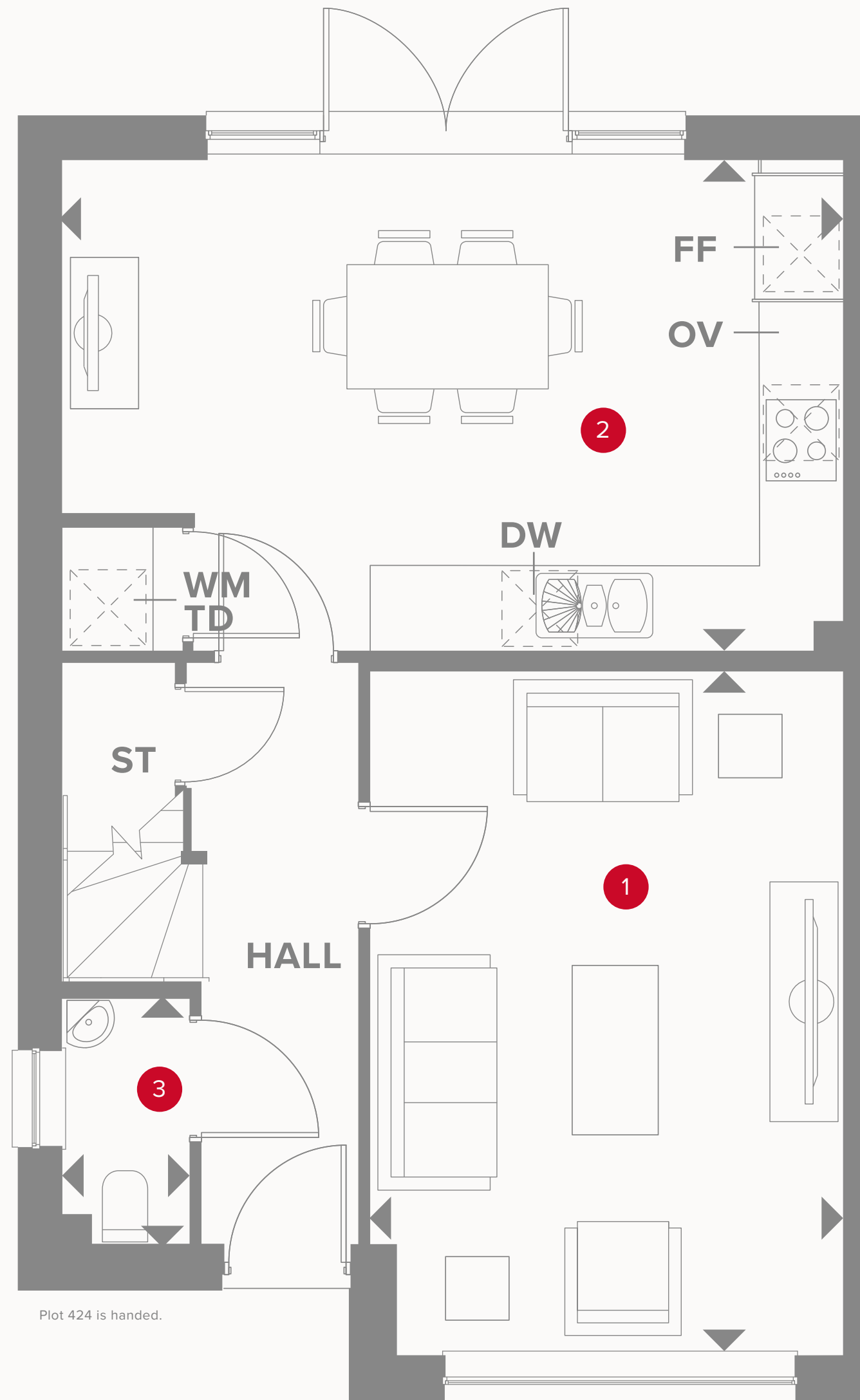
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME







THE LETCHWORTH GROUND FLOOR

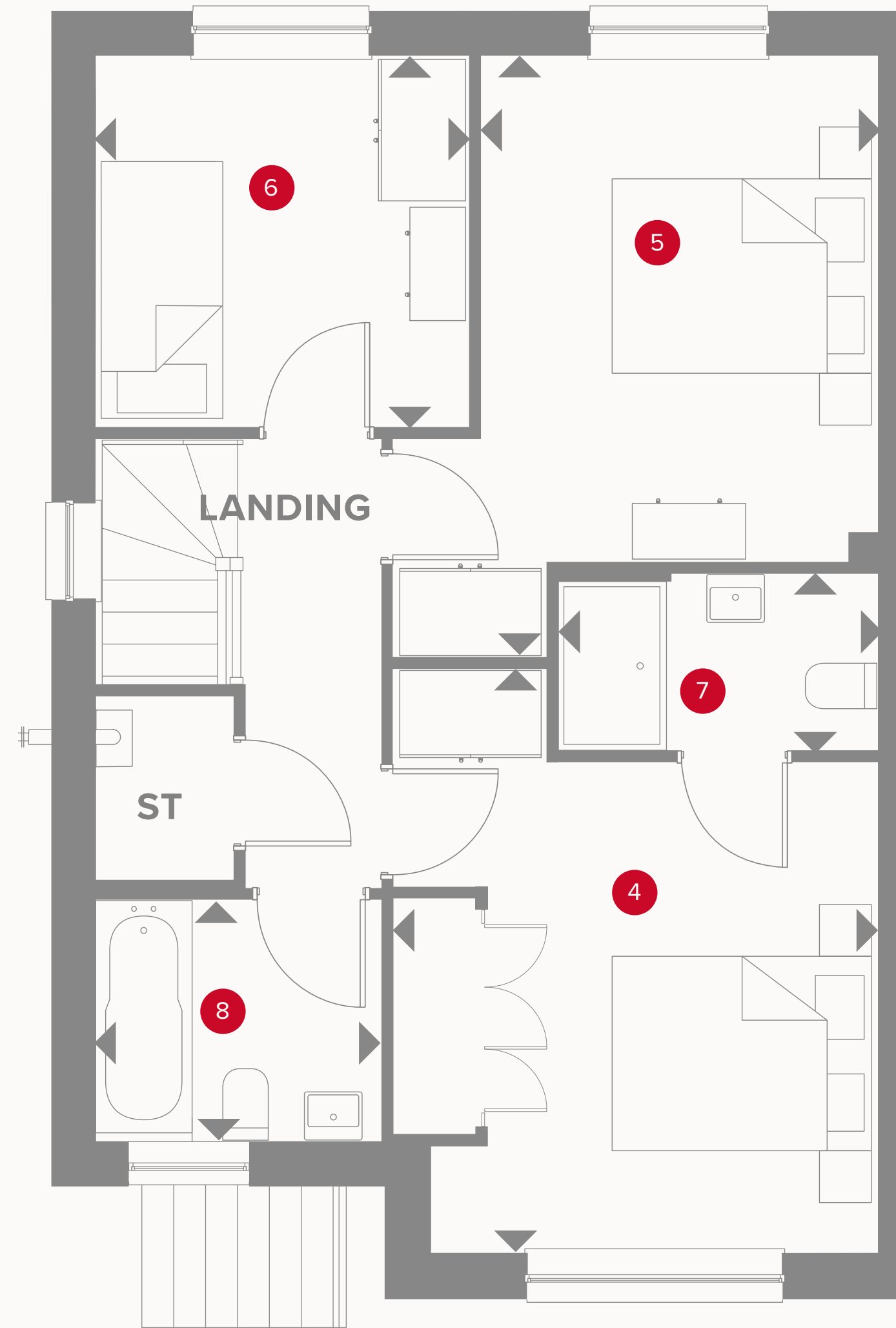
1	Lounge	15'11" x 11'0"	4.84 x 3.35 m
2	Kitchen/ Dining/	18'2" x 11'5"	5.53 x 3.47 m
3	Cloaks	5'10" x 2'11"	1.76 x 0.90 m



KEY

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

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



THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.42 m
5	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
6	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
7	En-suite	7'5" x 4'1"	2.26 x 1.25 m
8	Bathroom	6'8" x 5'7"	2.02 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard



Customers should note this illustration is an example of the Letchworth 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

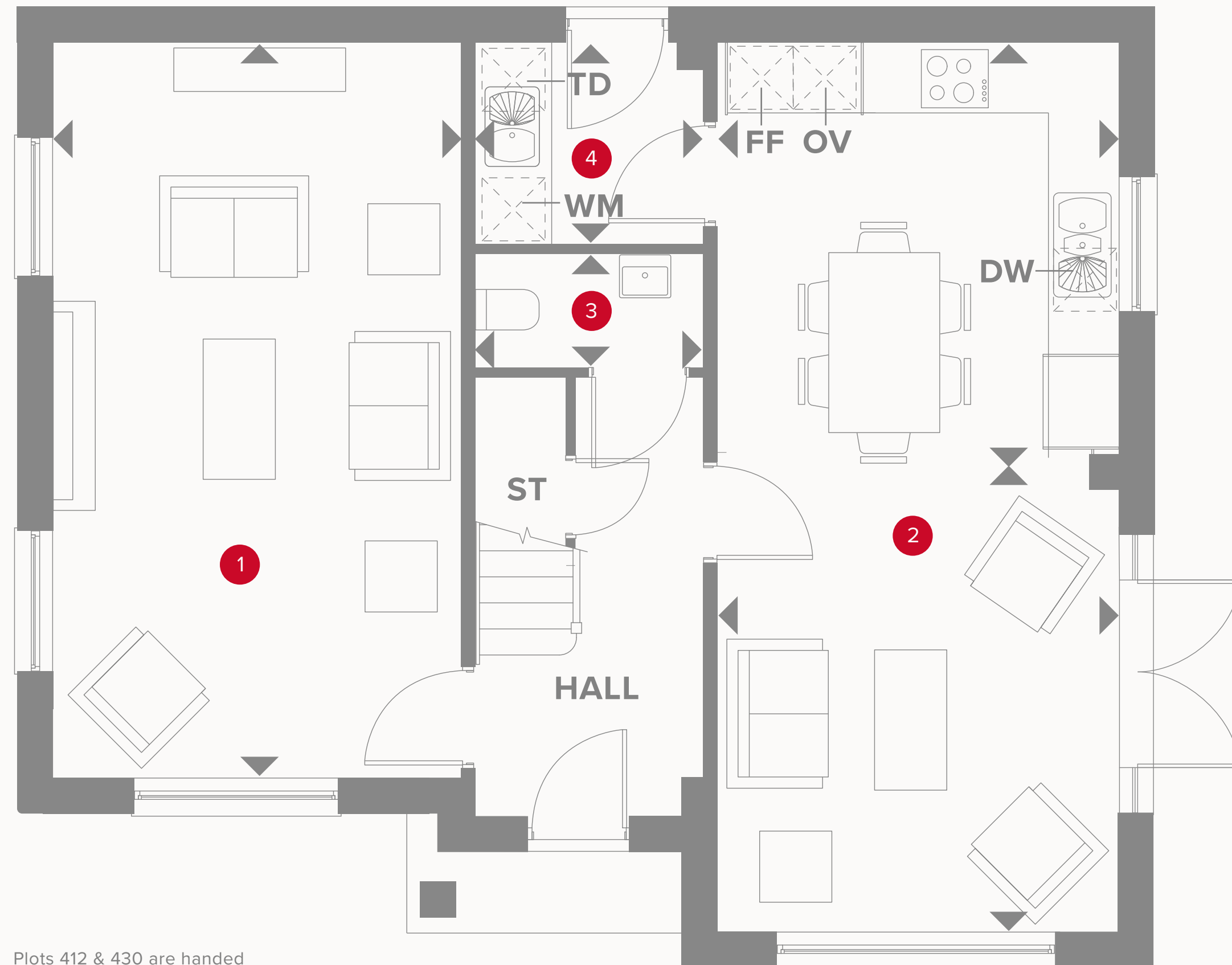
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**

THE SHAFTESBURY GROUND FLOOR





Plots 412 & 430 are handed

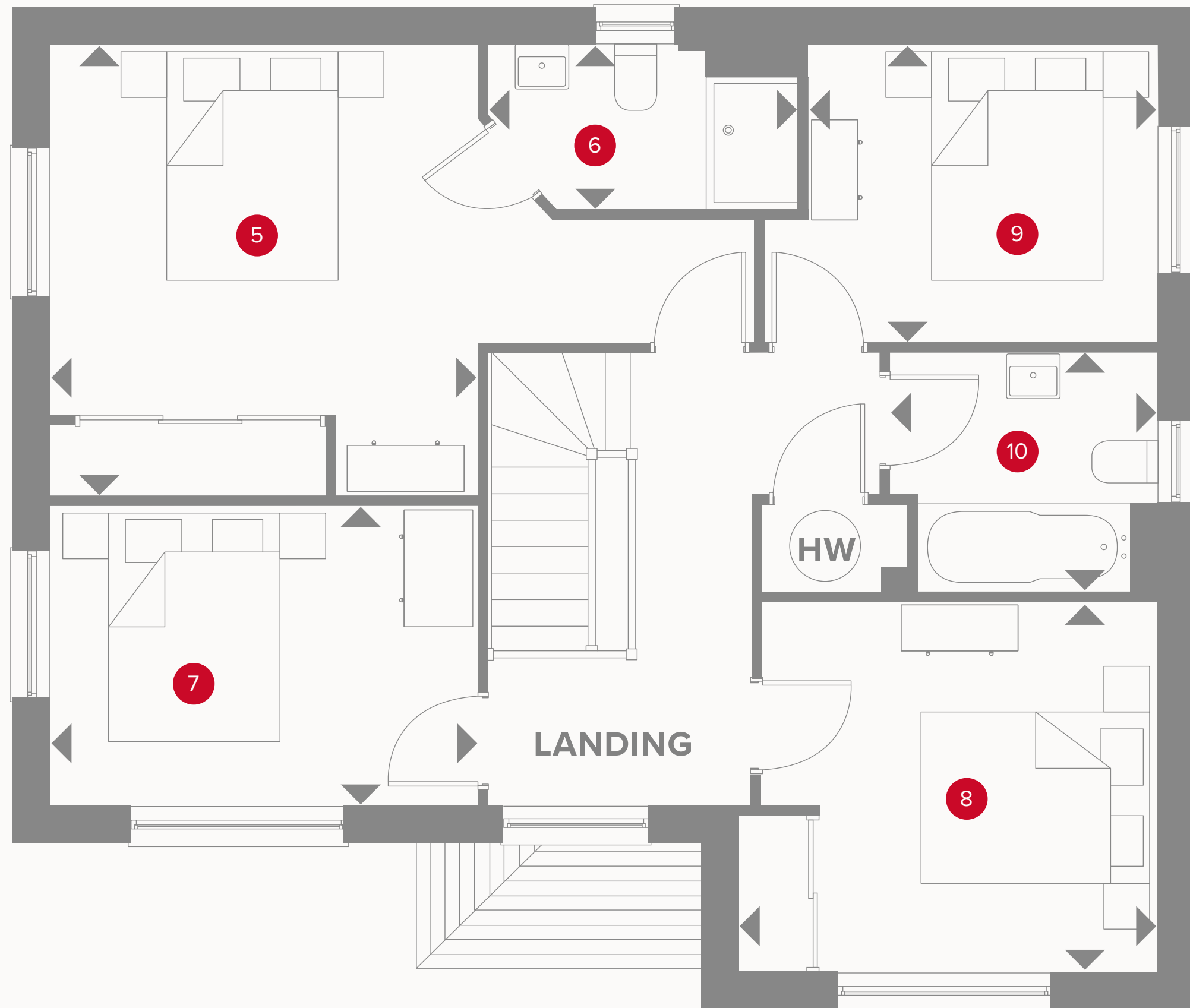
1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m



KEY

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

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



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	11'11" x 11'8"	3.62 x 3.55 m
6	En-suite	7'11" x 4'7"	2.41 x 1.40 m
7	Bedroom 2	11'11" x 9'2"	3.62 x 2.80 m
8	Bedroom 3	11'7" x 9'10"	3.52 x 2.99 m
9	Bedroom 4	10'4" x 8'7"	3.16 x 2.61 m
10	Bathroom	8'2" x 6'8"	2.48 x 2.02 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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.



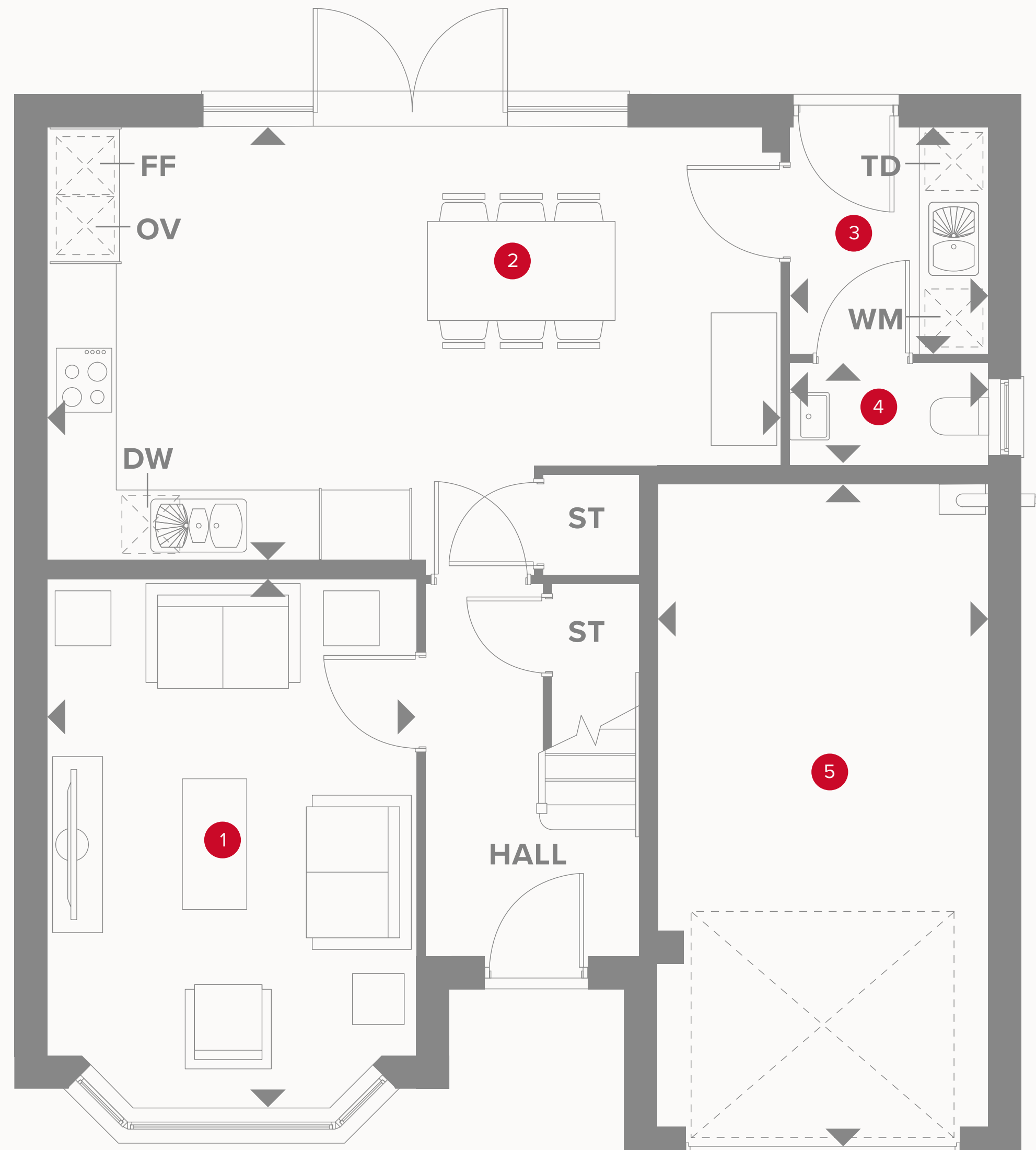
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME

 **REDROW**




Plots 432 & 438 are handed.


THE OXFORD GROUND FLOOR

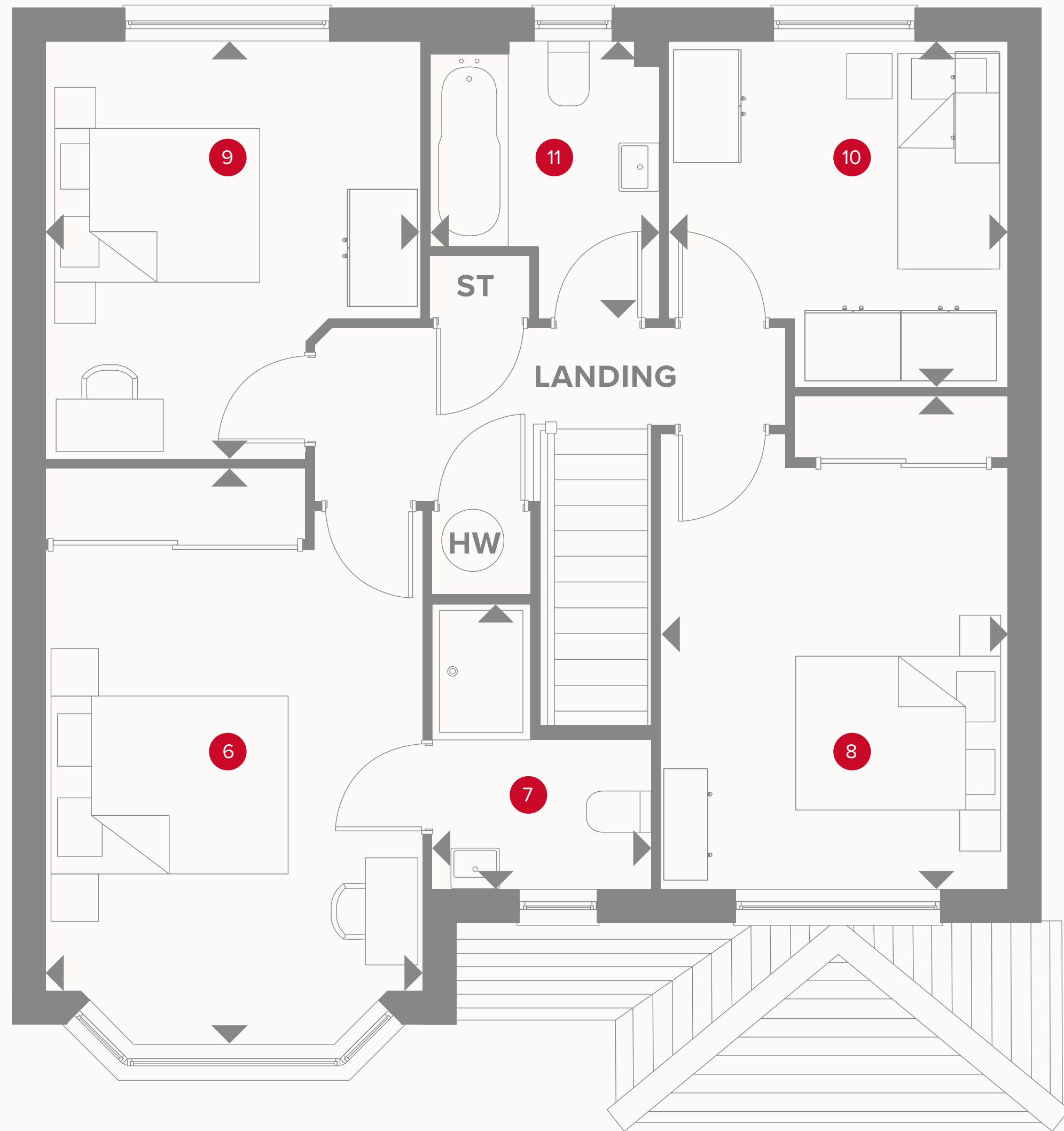
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'4"	1.78 x 0.94 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



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	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	16'8" x 10'10"	5.08 x 3.29 m
9	Bedroom 3	12'0" x 10'9"	3.67 x 3.32 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	6'7" x 5'5"	2.06 x 1.70 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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.



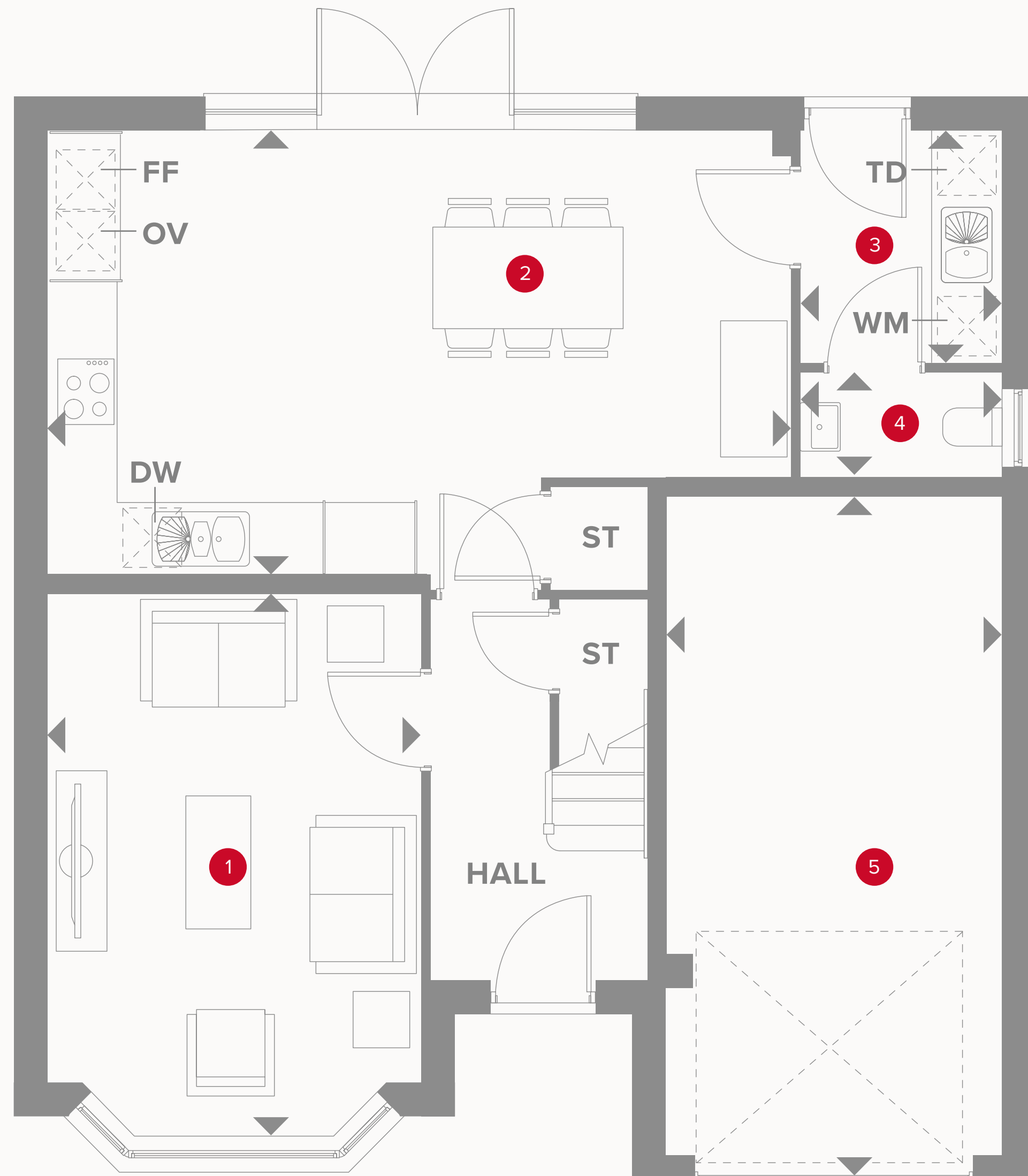
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



Plot 423 is handed

THE OXFORD LIFESTYLE GROUND FLOOR

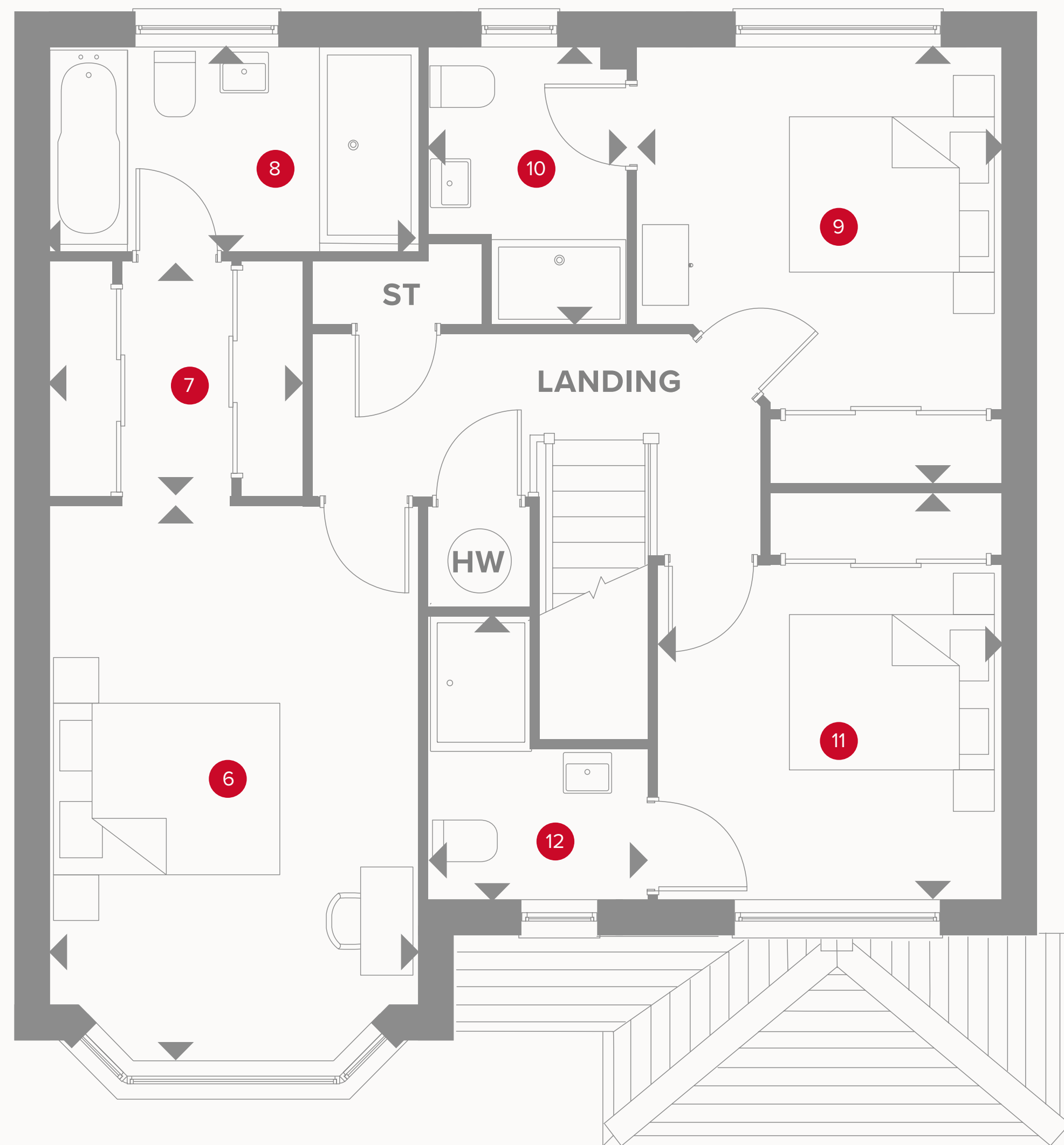
1	Lounge	15'9" x 10'8"	4.85 x 3.32 m
2	Kitchen/ Dining	21'7" x 12'8"	6.63 x 3.92 m
3	Utility	6'7" x 5'9"	2.05 x 1.81 m
4	Cloaks	5'9" x 3'3"	1.81 x 1.01 m
5	Garage	19'8" x 9'8"	6.06 x 2.99 m



KEY

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

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



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.



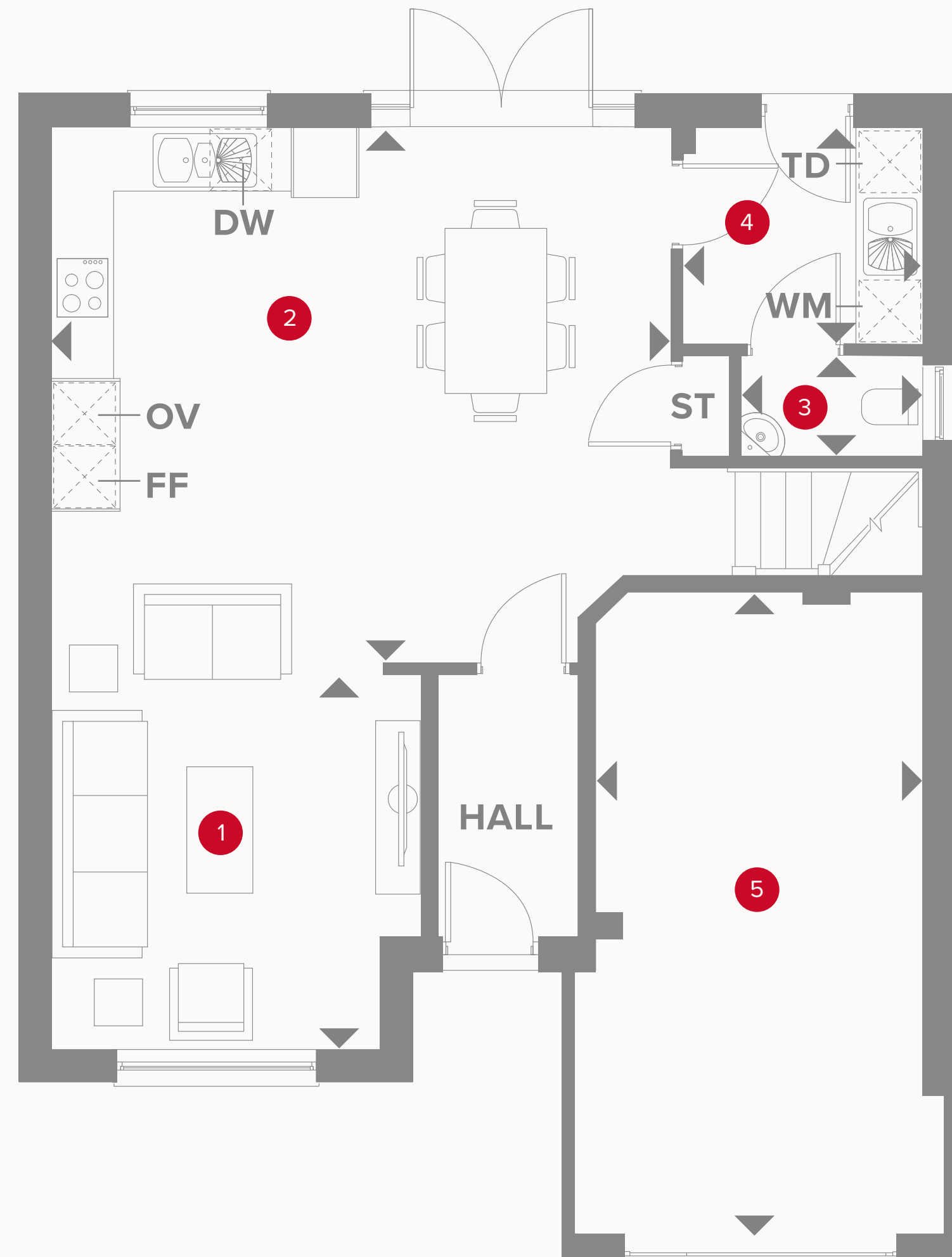
HERITAGE

- REDROW -

THE WINDSOR

FOUR BEDROOM HOME






Plots 314, 409 & 437 are handed.


THE WINDSOR GROUND FLOOR

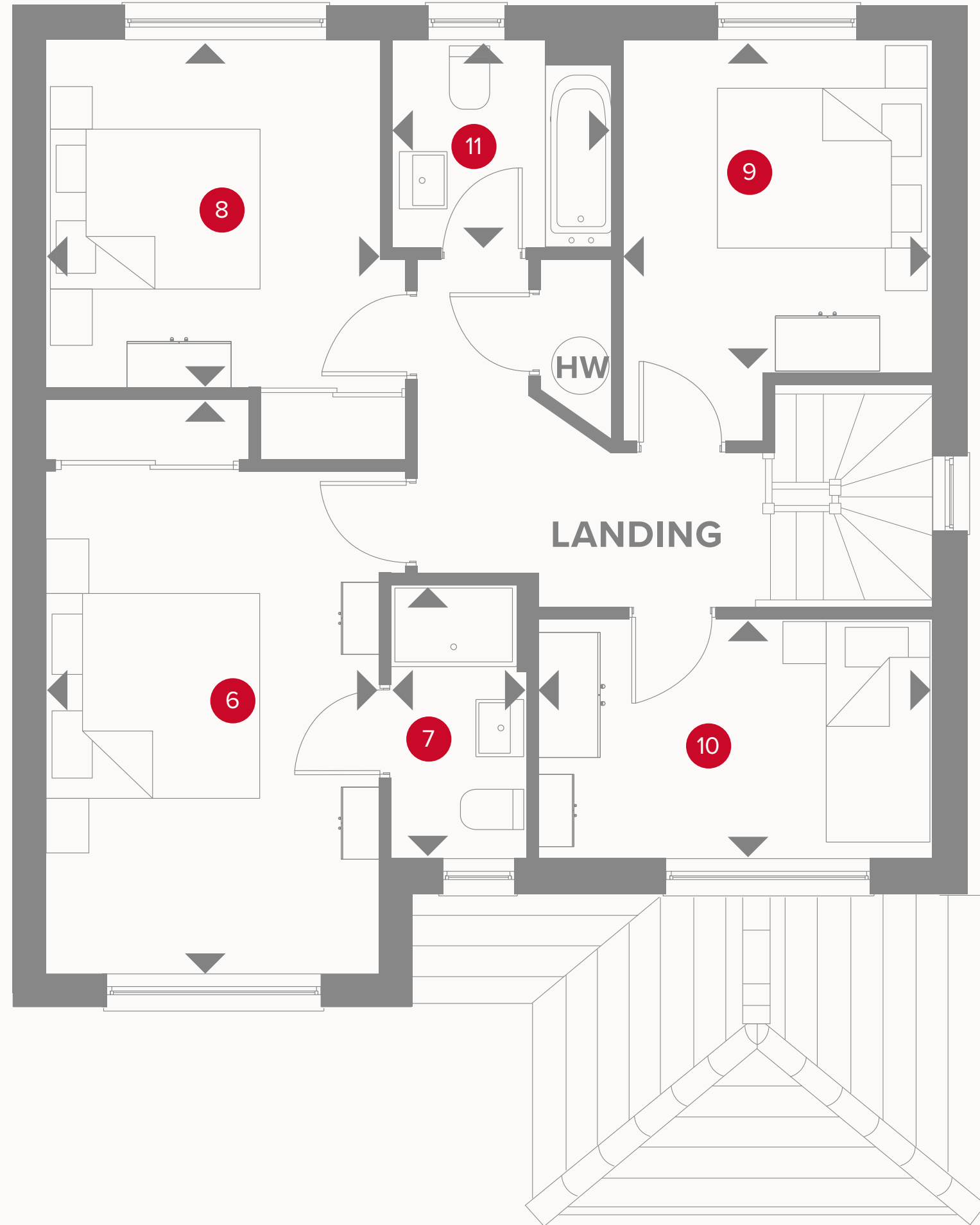
1	Lounge	11'3" x 11'0"	3.47 x 3.37 m
2	Kitchen/ Dining	18'4" x 15'9"	5.63 x 4.87 m
3	Cloaks	5'6" x 3'1"	1.72 x 0.97 m
4	Utility	7'4" x 6'5"	2.26 x 1.99 m
5	Garage	19'0" x 9'8"	5.81 x 3.00 m



KEY

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

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



Plots 314, 409 & 437 are handed.

THE WINDSOR FIRST FLOOR

6	Bedroom 1	17'0" x 9'8"	5.18 x 2.99 m
7	En-suite	8'2" x 3'9"	2.51 x 1.21 m
8	Bedroom 2	10'3" x 9'7"	3.16 x 2.97 m
9	Bedroom 3	9'9" x 9'0"	3.04 x 2.75 m
10	Bedroom 4	11'5" x 7'2"	3.52 x 2.20 m
11	Bathroom	6'8" x 6'4"	2.09 x 1.97 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



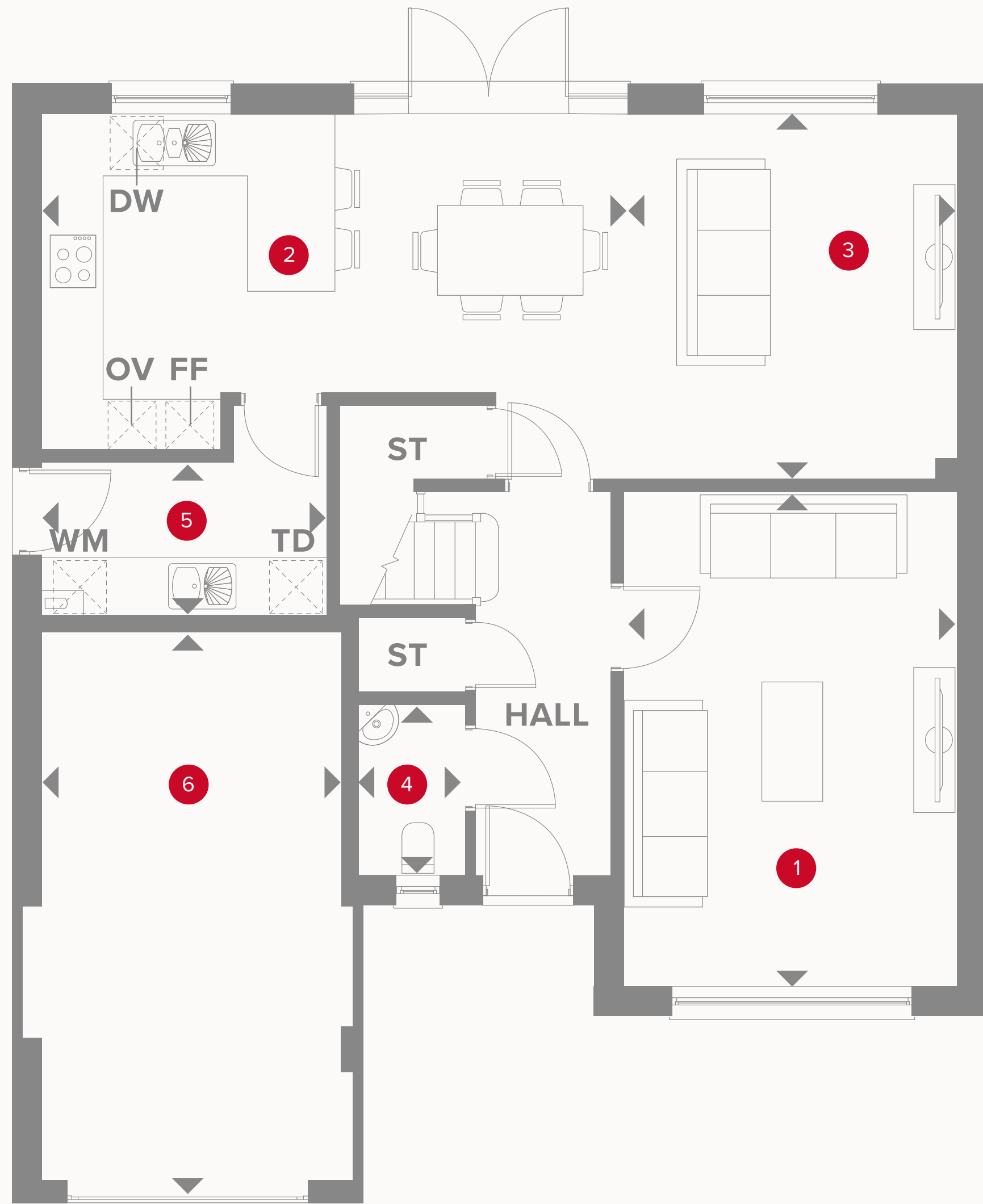
HERITAGE

- REDROW -

THE CHESTER

FOUR BEDROOM HOME

 **REDROW**




Plots 315 & 434 are handed.


THE CHESTER GROUND FLOOR

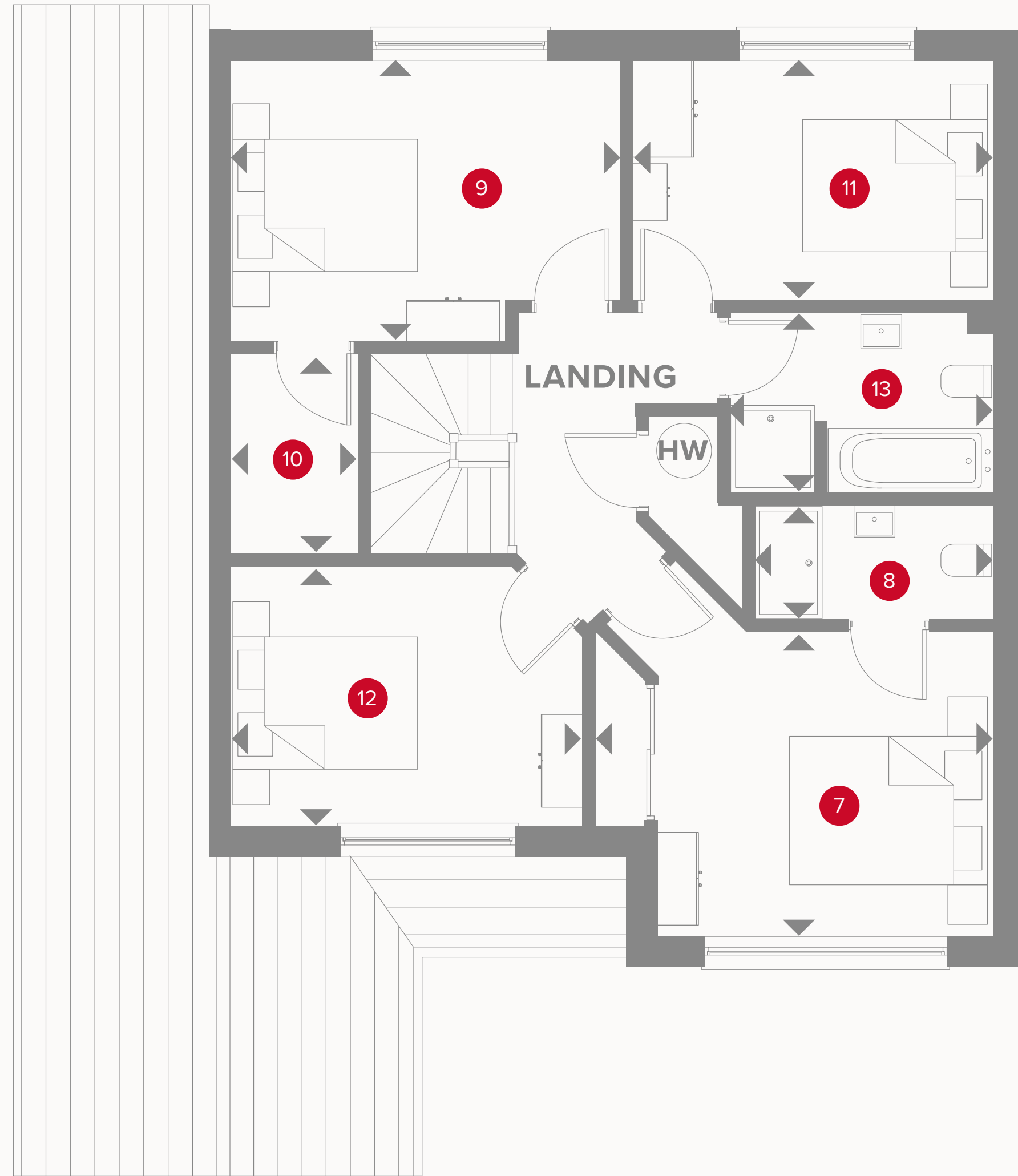
1	Lounge	16'7" x 11'4"	5.06 x 3.45 m
2	Kitchen/Dining	19'3" x 11'6"	5.86 x 3.51 m
3	Family	12'5" x 11'8"	3.80 x 3.55 m
4	Cloaks	5'11" x 3'11"	1.80 x 1.19 m
5	Utility	9'8" x 5'5"	2.95 x 1.65 m
6	Garage	18'4" x 10'10"	5.63 x 3.08 m



KEY

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

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



THE CHESTER FIRST FLOOR

7	Bedroom 1	13'6" x 10'4"	4.11 x 3.15 m
8	En-suite	8'2" x 3'11"	2.48 x 1.20 m
9	Bedroom 2	13'3" x 9'7"	4.03 x 2.92 m
10	Wardrobe	6'11" x 4'5"	2.10 x 1.35 m
11	Bedroom 3	12'2" x 8'2"	3.71 x 2.50 m
12	Bedroom 4	12'0" x 8'11"	3.65 x 2.71 m
13	Bathroom	12'3" x 6'2"	3.73 x 1.89 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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



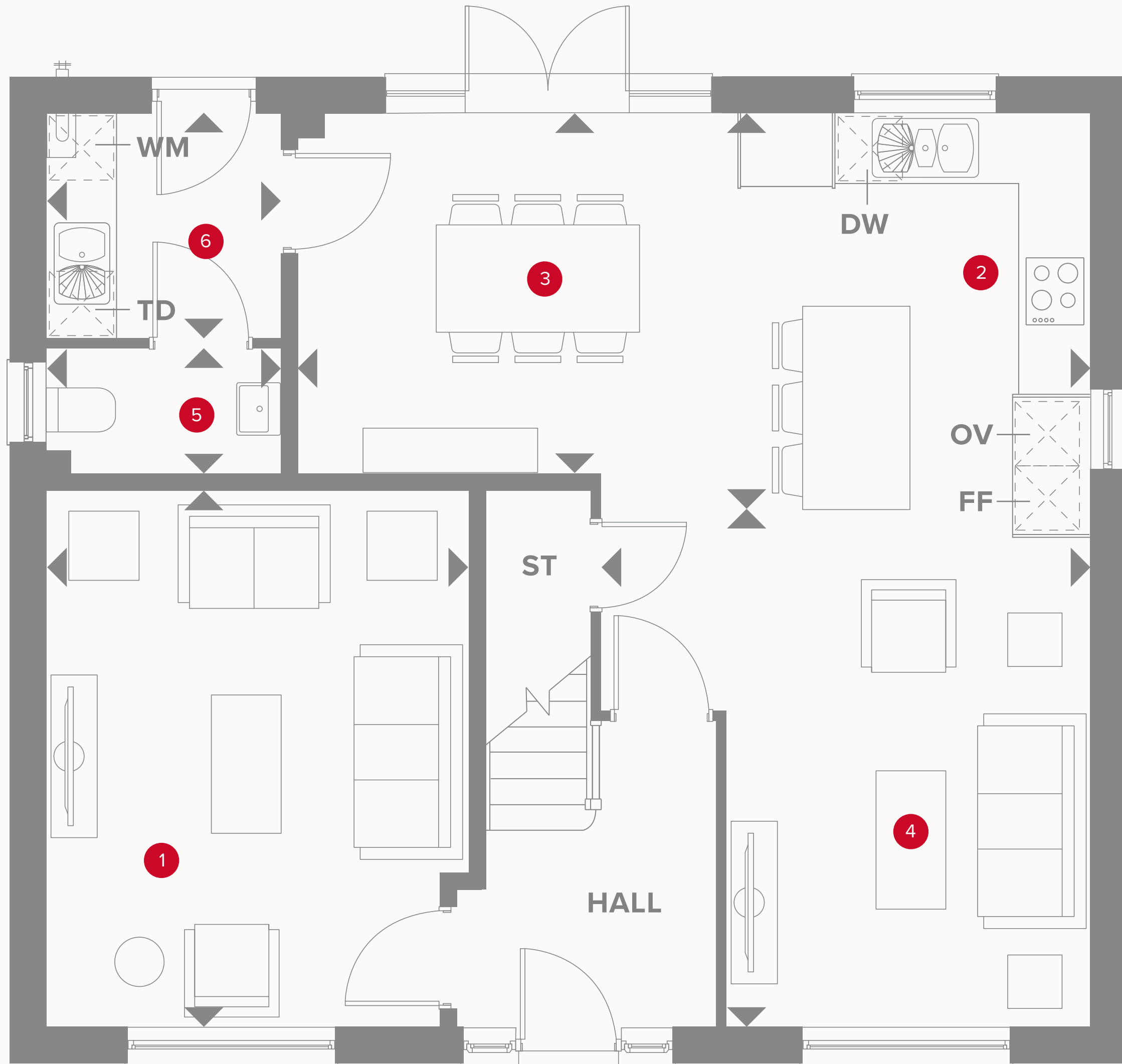
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME





THE HARROGATE GROUND FLOOR

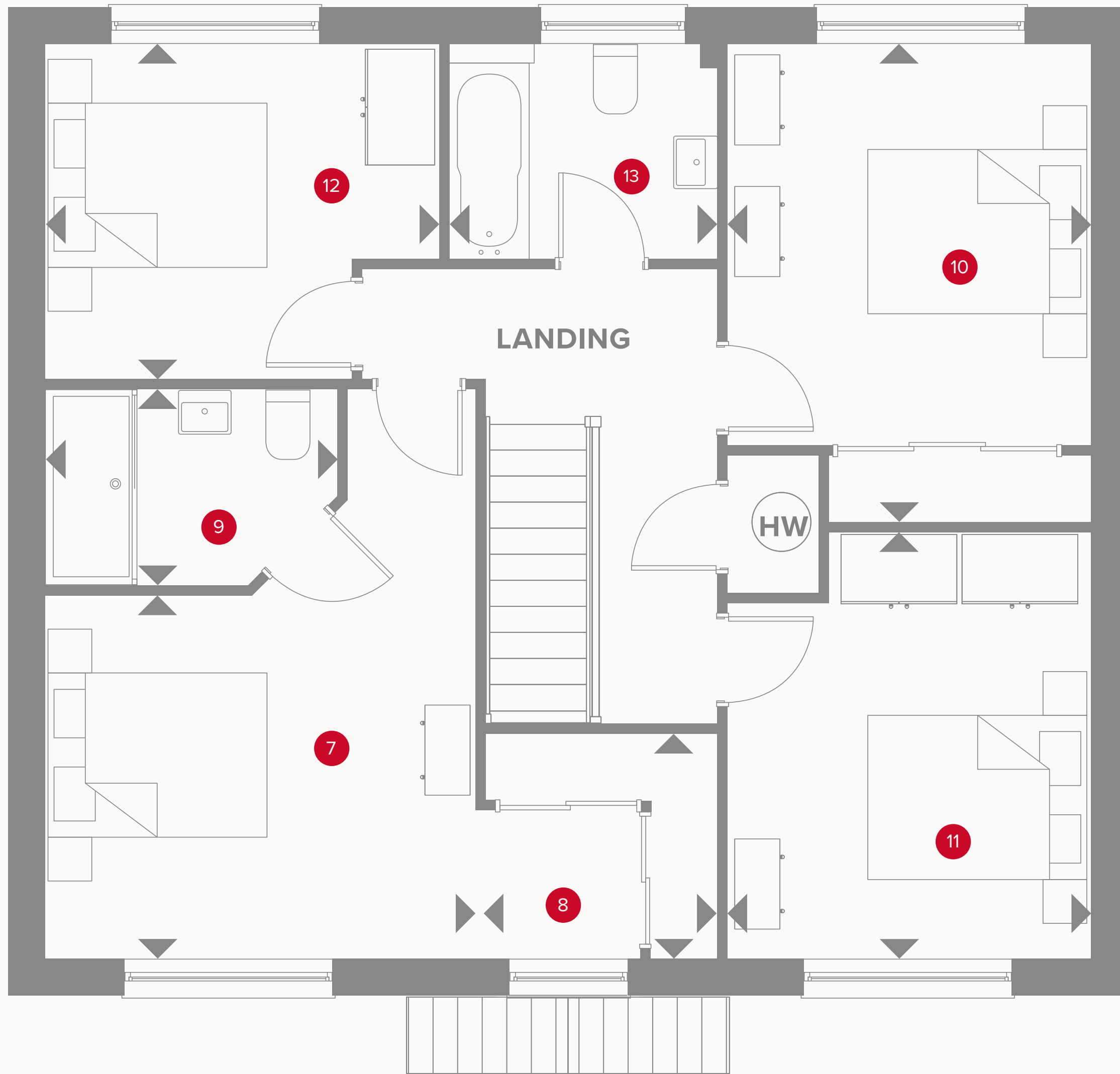
1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3	Dining	12'6" x 10'3"	3.80 x 3.13 m
4	Family	13'11" x 10'4"	4.24 x 3.15 m
5	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6	Utility	6'8" x 6'5"	2.04 x 1.95 m



KEY

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

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



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



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.

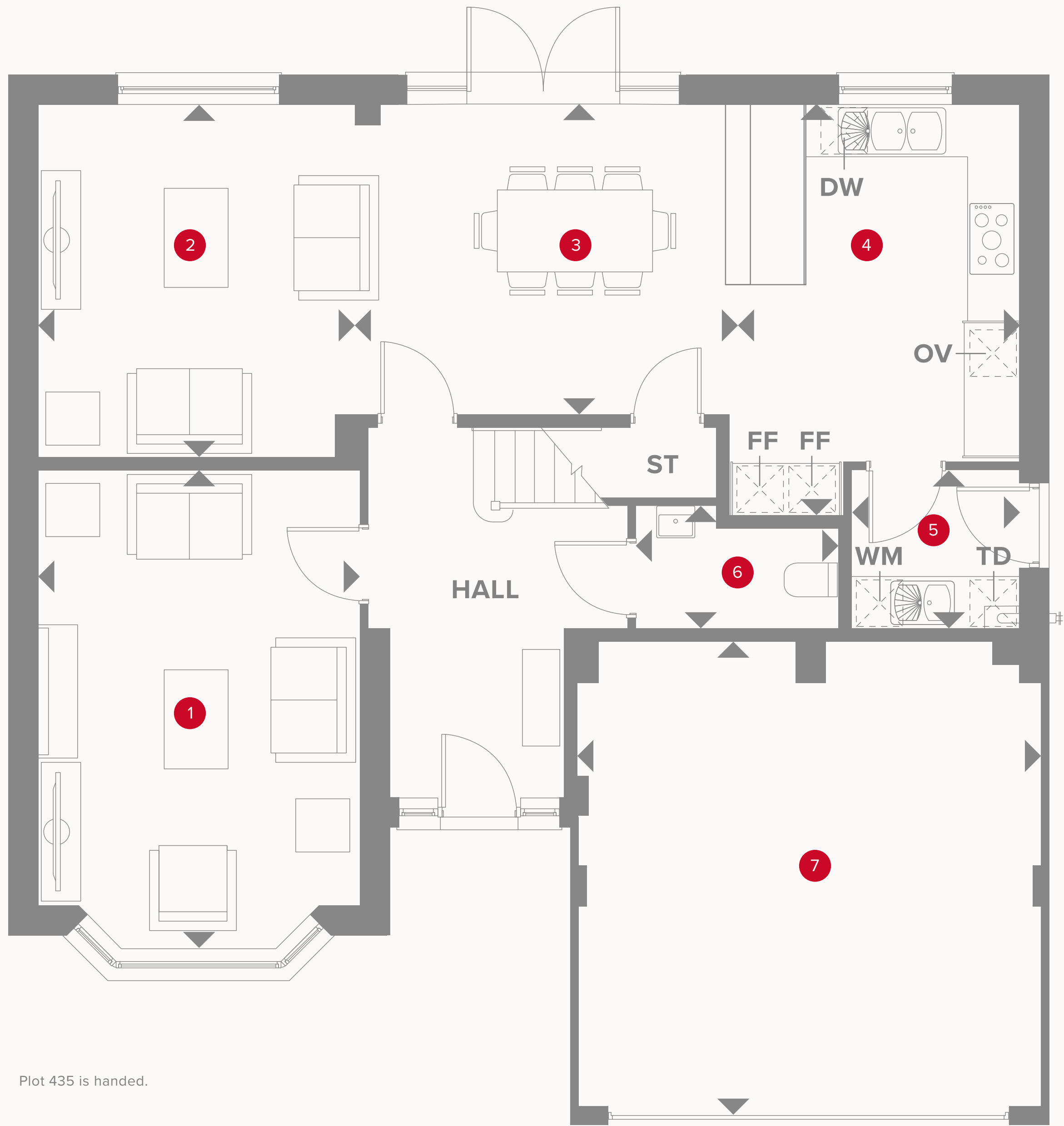


HERITAGE
- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**




Plot 435 is handed.


THE HENLEY GROUND FLOOR

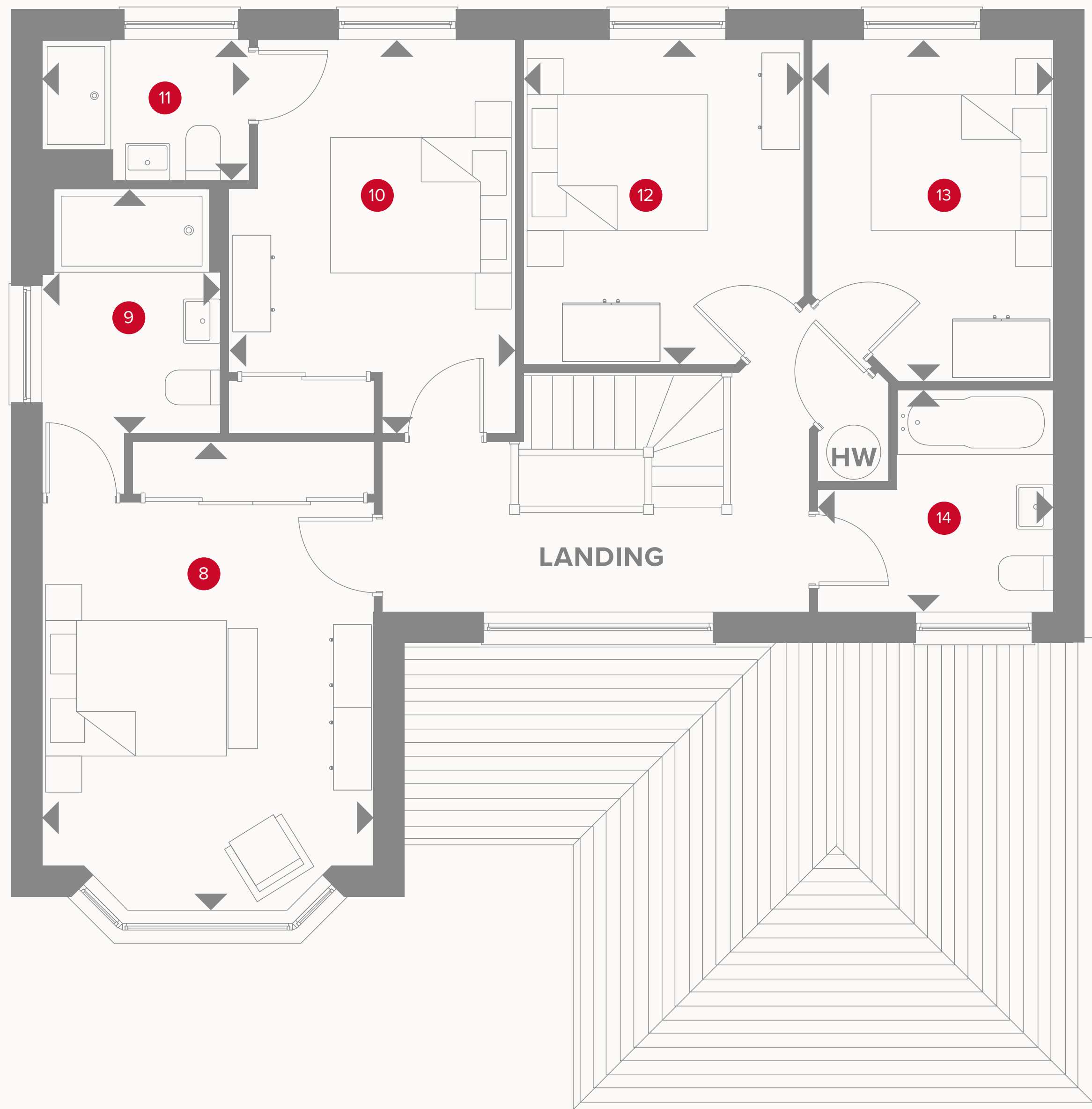
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'1" x 11'9"	3.98 x 3.58 m
3	Dining	14'2" x 11'5"	4.32 x 3.49 m
4	Kitchen	15'2" x 10'4"	4.62 x 3.16 m
5	Utility	6'3" x 6'2"	1.90 x 1.87 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.40 m
7	Garage	17'7" x 17'0"	5.35 x 5.19 m



KEY

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

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



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'8" x 6'6"	2.65 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'6" x 5'1"	2.28 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.72 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



KEY

- ◀ Dimensions start
- HW Hot water storage



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.

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

Please see latest kitchen styles offered on "My Redrow".

Plinth

To Match Carcass

Work Surfaces

See kitchen styles offered on 'My Redrow'

Upstand

100mm high Matching upstand above worktops, stainless steel splashback behind Hob.

Kitchen Taps

Symphony Monza Chrome.

Utility Taps

Monza Chrome Mixer Tap.

Kitchen Sink

Properties under 1500sqft
– Symphony Seattle Single and 1/2 bowl.

Properties over 1500sqft

– Symphony Seattle double bowl.

Utility Sink

Single Bowl.

Downlights

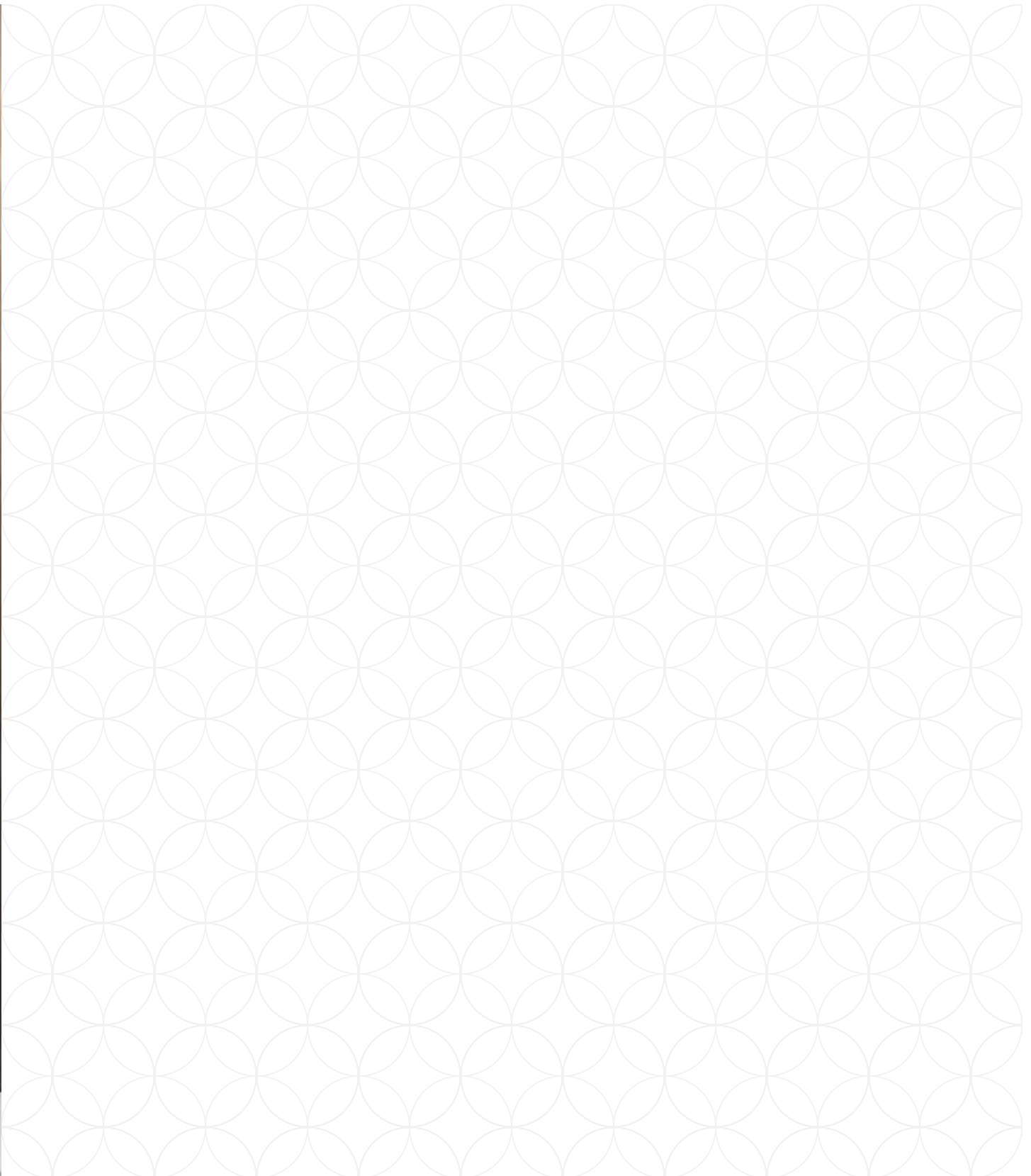
LED under cupboard downlights provided where shown on kitchen layout.

Utility Taps

Monza Chrome Mixer Tap.

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)
- 60cm cooker hood
- 90cm cooker hood (properties over 1500sqft)
- Double Oven
- Integrated fridge/freezer 50/50 split
- 2x Integrated fridge/freezer 50/50 split (properties over 1500sqft)



INTERIOR

Walls

Crown white paint finish.

Internal Doors

"Cambridge" 2 Panel internal moulded door manufactured by National Hickman. Door to be supplied with primer and winter coat for finishing by site in Satin White paint.

Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass Serozzetta Tortosa.

Architrave

"Torus" profile mdf, painted satin white.

Skirting Boards

ProperProperties under 1400ft² - "Torus" profile, mdf, throughout painted satin white.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Staircase

Square plain spindles with square newels in satin white paint finish complete with light ash hardwood, or similar, handrail and newel caps finished in clear varnish/lacquer.

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses, except for houses which do not have an En-Suite, where a Combi Boiler will be fitted.

Radiators

Myson Premier HE round top radiators.

Electrical Sockets & Switch Plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.

Wardrobes

Goodings to Bed 1. Hinged and sliding options available. Also options to remaining Bedrooms - Please refer to "My Redrow" for customer extras.

Phone Point

BG Range of fittings, finish to match Electrical accessories in Room (NB first point will be Std BT box). 1 near to media point in lounge, 1nr in Family Room and Study (if applicable).

TV Point

BG fittings, finish to match Electrical accessories in Room with 1 near in lounge and Bed 1 and Family Room, if applicable. Wiring for Sky+ outlet to lounge Bed 1 and Family Room, if applicable.

Electrical Sockets / Switch plates

BG White Molded electrical switch and socket plates together with BG White pendant and batten lighting points.

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



BATHROOM, EN-SUITE & CLOAKROOM

Low Profile Tray

Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen to Enclosure

Polished chrome effect finish shower door.

Sanitaryware

Bathroom & En-Suite Basin

Sottini Arc basin with 1 tap hole, semi pedestal & pivot style waste.

WC

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

Cloakroom Basin

Sottini Arc basin with chrome tap or concept Arc 45cm corner basin.

Bath

Concept tempo arc bath 700mm wide by 1700mm long.

Bath Panel

Unilux bath panel.

Brassware

Basin & Bath

Tempo single lever basin mixer including 5 litres/minute flow restrictor.

Shower Over Bath

Shower valve & screen to be provided above the bath where there is no separate shower enclosure within the bathroom.

Shower Valve

Aqualisa Midas Bar Value or Aqualisa BIV & Rain Shower.

Towel Warmer

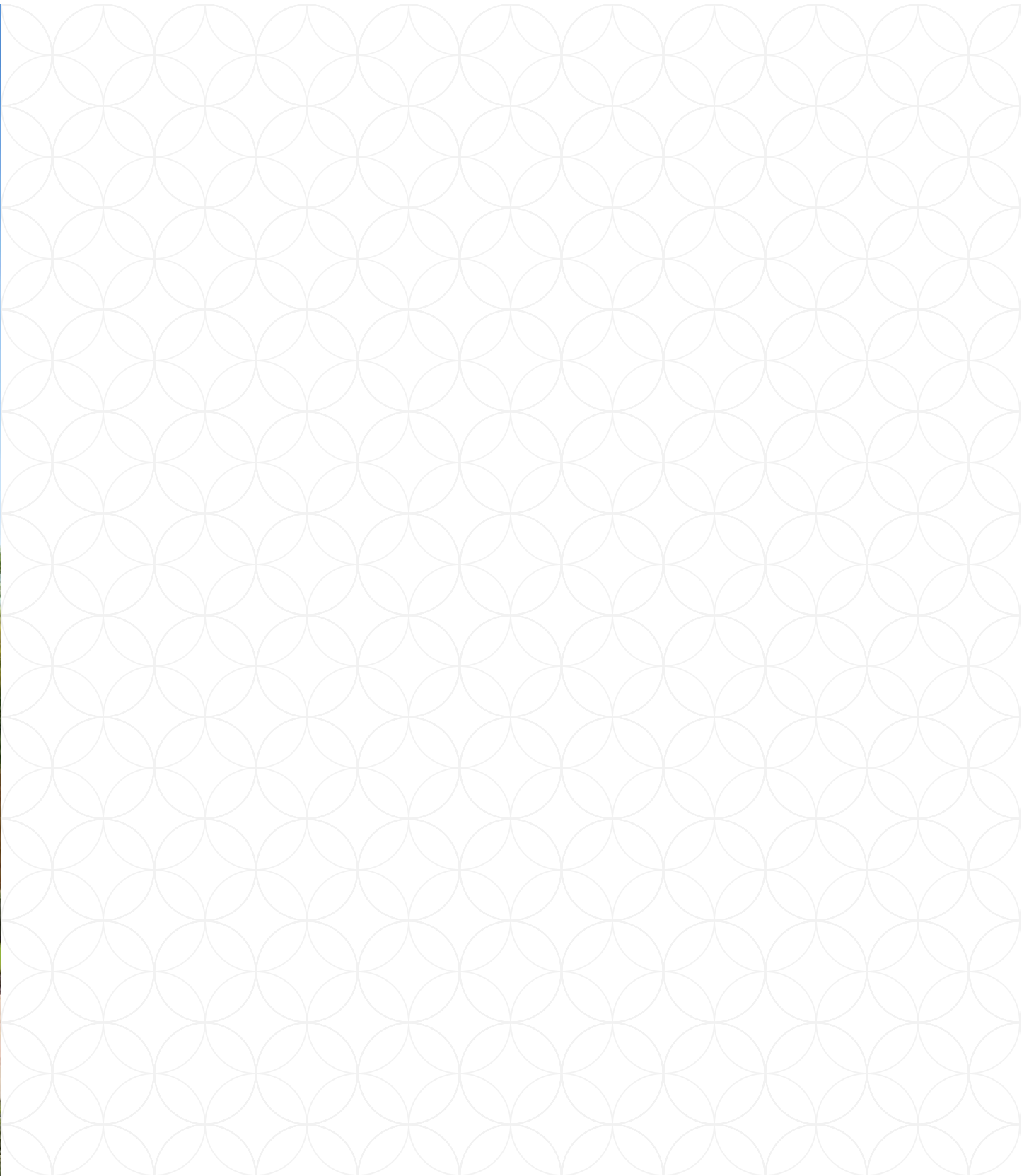
Curved style in chrome effect finish to bathroom and en-suite

Shaver Socket

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

Wall Tiles

See Sales Consultant for more information.



EXTERIOR

External Doors

Front
GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, finished in solid colour externally (refer to materials schedule) & white finish internally. Frame to be UPVC. Door complete with lever handle furniture, sleeved letterplate, viewer and door chain & chrome lever handle furniture internally

Rear
GRP door with patterned glass manufactured by IG.

House Numeral
House number to front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

Security
Multi point locking system to front & rear doors of house.

External Lights

Lantern to front entrance or down light to recessed entrance ways - Refer to drawings

Coach down lantern to houses under 1400sqft.

Large Georgian lantern to houses over 1400sqft.

Where the entrance is recessed, the ASD Lighting Atom Recessed Downlighter AT1/113/RR - remote photo cell required.

Boundary Fencing/Gates Fencing

Sides – Vertical Boarding 1.8 high
Rear – Vertical Boarding 1.8 high
Gate – 1.8 Timber gate

Gardens

Front
Good standard turf to front & rear gardens. Refer to layout for landscaping details

Rear
Topsoil & Turfing in accord with NHBC requirements

Outside Tap
Outside tap to rear of property, refer to drawing for location

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

Garage Door
Hormann steel up & over with window panels to top, refer to elevations for details. Door finish to be painted to match Front Door (refer to materials schedule)

Paving
Buff riven faced flags as indicated on drawing

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 MULBERRIES



Hatfield Road, Witham, Essex CM8 1EJ

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