

**HERITAGE**

- REDROW -

# **THE PARKLANDS AT GREAT WILSEY PARK**

HAVERHILL







# THE PARKLANDS AT GREAT WILSEY PARK HAVERHILL

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

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

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

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





# WELCOME TO THE PARKLANDS AT GREAT WILSEY PARK



## A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN THE THRIVING TOWN OF HAVERHILL

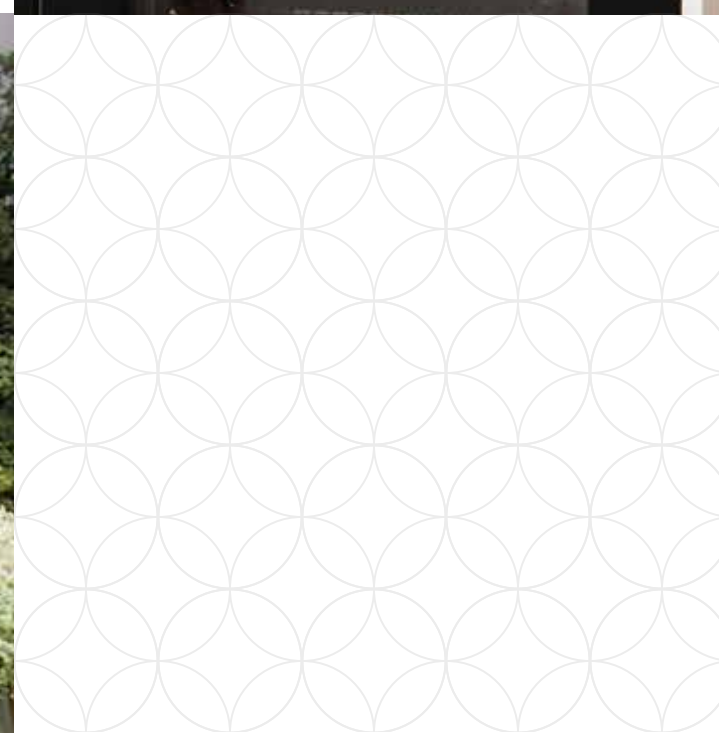
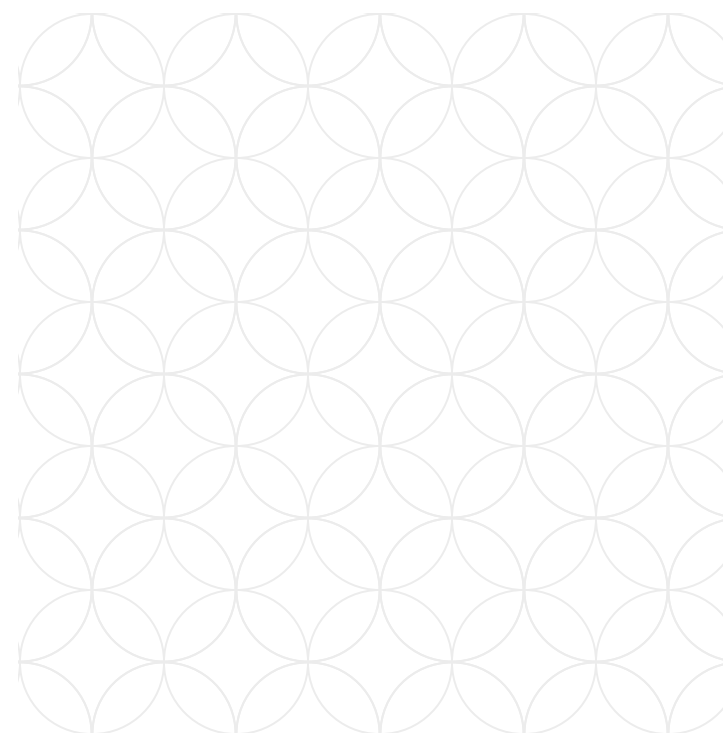
Looking out to rolling fields but placed on the edges of a beautiful, characterful market town, The Parklands at Great Wilsey Park truly offers the best of town and country. This stylish development of 3, 4 and 5 bedroom homes truly befits Haverhill's elegance and rich heritage.





# 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.



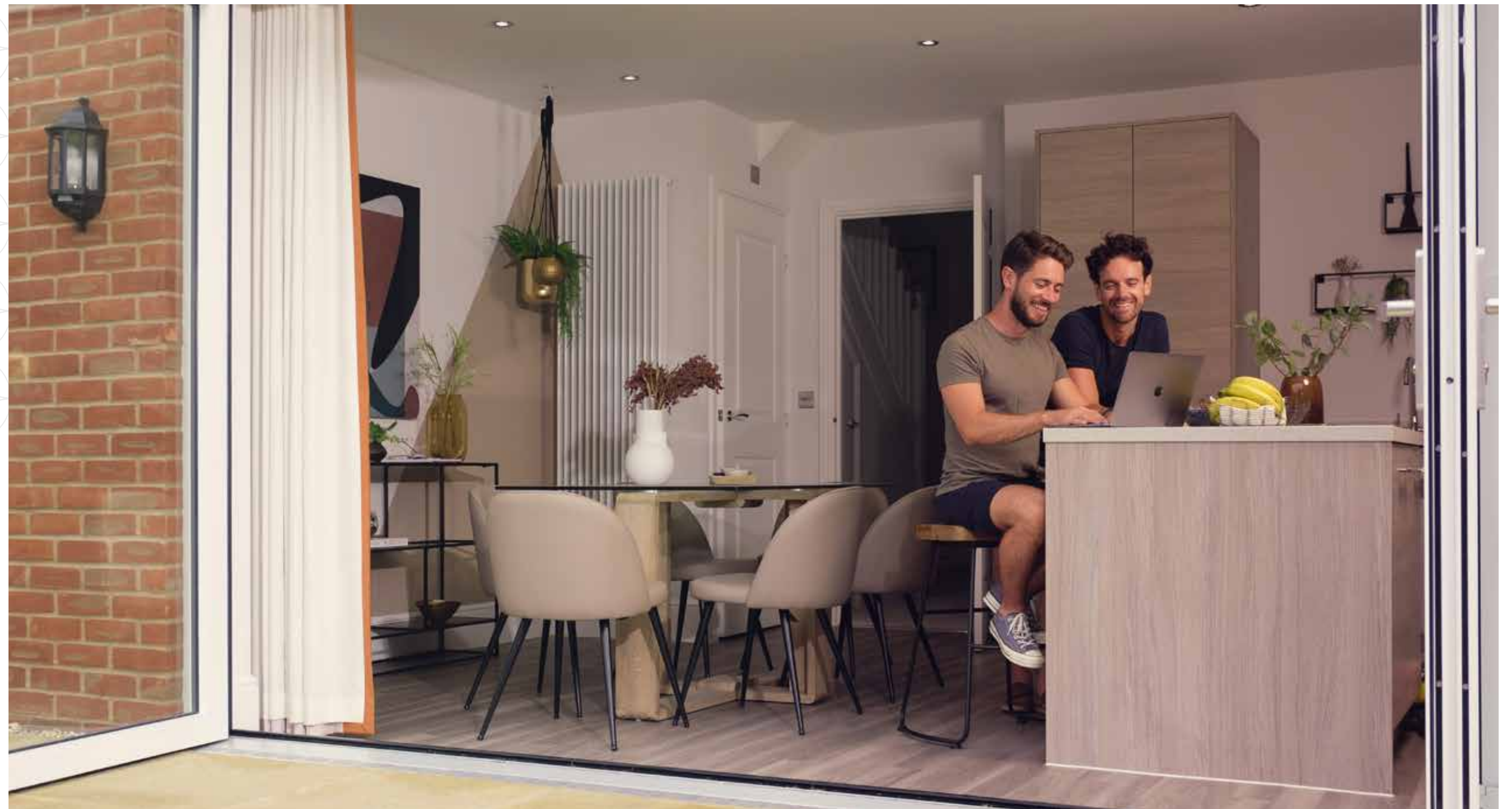
# BETTER BY DESIGN

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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.







## ENJOY THE AREA

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

The town is also home to a pleasing variety of pubs and restaurants, with venues to suit all tastes and occasions. The Flying Shuttle pub is just a seven minute drive from home and is ideal for drinking and dining, inside and out. The garden includes a heated, covered terrace, so you'll always be comfortable, whatever the weather, with a dedicated play area for children too.

A far-reaching range of global cuisines are on offer in the town centre, meanwhile, from Spanish at De Maravilla Tapas and Indian at New Maharajah to classic American at Route 66 and Chinese at the China Inn. Doffy's Vintage Tea Room, meanwhile, offers delightful cream teas, cakes, sandwiches and nostalgia, in a setting that recalls a distant and fondly-remembered era.





# ENJOY AN ACTIVE LIFESTYLE

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

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

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





# DAYS OUT IN **BURY ST EDMUNDS**

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

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

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

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

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





# ADVENTURE IN THE CITY

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

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

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

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

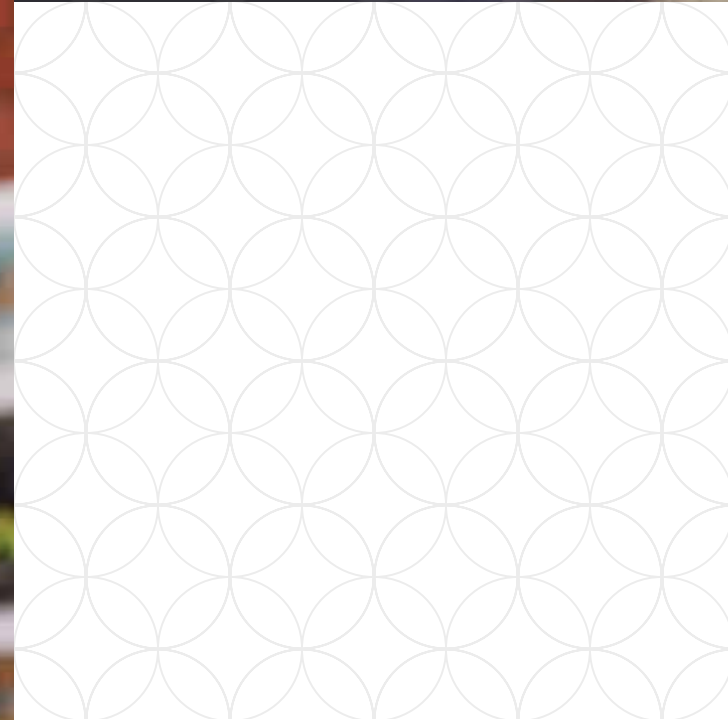
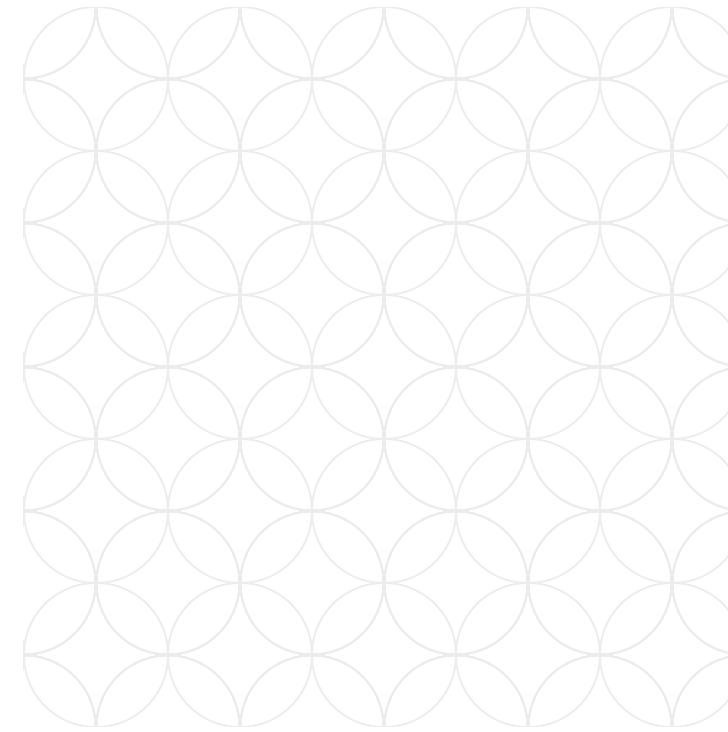
These adventures and opportunities are just a small part of what makes Great Wilsey Park such a special place to live.



# OPPORTUNITIES FOR LEARNING

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

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



# GETTING AROUND

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

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

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



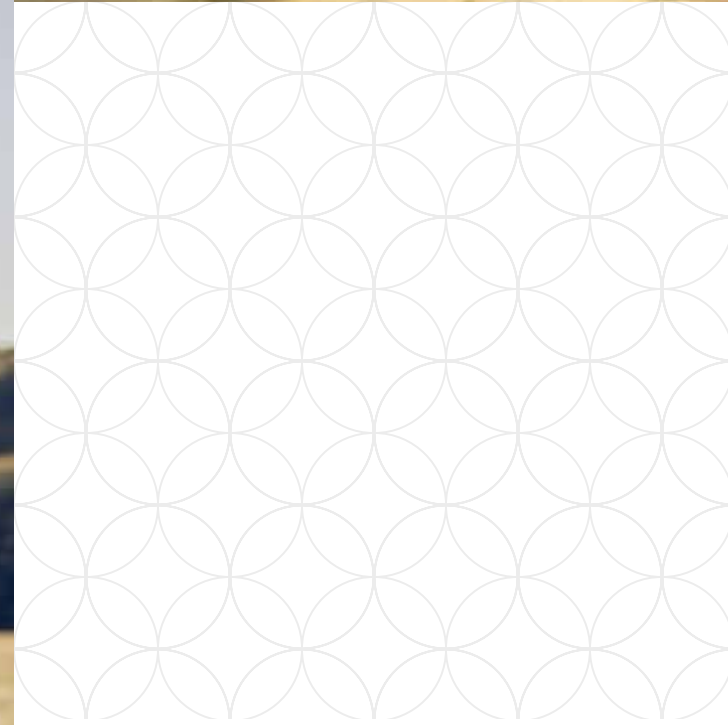
# WE PUT MORE IN

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



# SO YOU GET MORE OUT

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










# EXPLORE HAVERHILL JOINT MASTERPLAN



**AFFORDABLE HOUSING**

-  - Affordable - Tenure TBC
-  - Affordable - Rent TBC
-  - Affordable - Shared TBC

- P/S** - Pumping Station
- S/S** - Sub Station
- B/S** - Bin Store
- BCP** - Bin Collection Point
- LAP** - Local Area of Play
- V** - Visitor Parking
-  - Apartments
-  - Block Paving

This plan and the location of affordable homes 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 development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.

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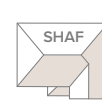


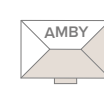

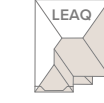


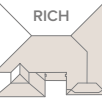

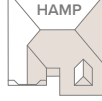




# EXPLORE THE PARKLANDS PHASE 2



KEY

 <b>LETC</b> <b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	 <b>SHAF</b> <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>STRQ</b> <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>OXFO</b> <b>OXFORD</b> 4 BEDROOM DETACHED HOME
 <b>AMBY</b> <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>HARR</b> <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>LEAG</b> <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>LEDS</b> <b>LEDSHAM</b> 4 BEDROOM DETACHED HOME
 <b>OXFO</b> <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>RICH</b> <b>RICHMOND</b> 4 BEDROOM DETACHED HOME
 <b>CAMB</b> <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME	 <b>HAMP</b> <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME

V - Visitor Parking  
BCP - Bin Collection Point

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FUTURE  
PHASE







HERITAGE

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# THE LETCHWORTH

THREE BEDROOM SEMI-DETACHED HOME







HERITAGE

- REDROW -

# THE LETCHWORTH

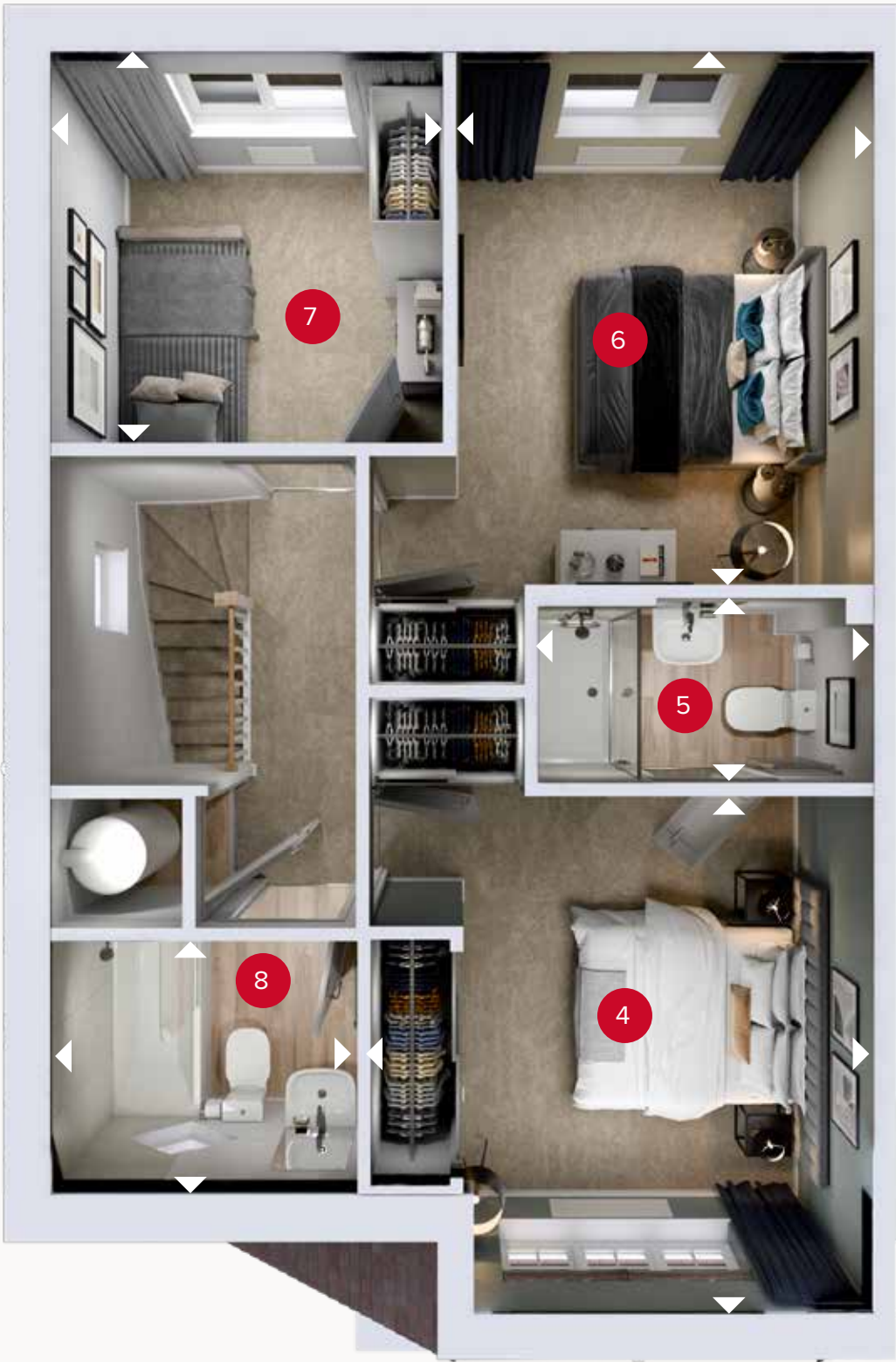
THREE BEDROOM SEMI-DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LETCHWORTH

## GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## FIRST FLOOR

4	Bedroom 1	11'5" x 11'1"	3.47 x 3.38 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.61 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



29.03.2022

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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LETC\_SM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







HERITAGE  
- REDROW -

# THE STRATFORD LIFESTYLE

THREE BEDROOM DETACHED HOME





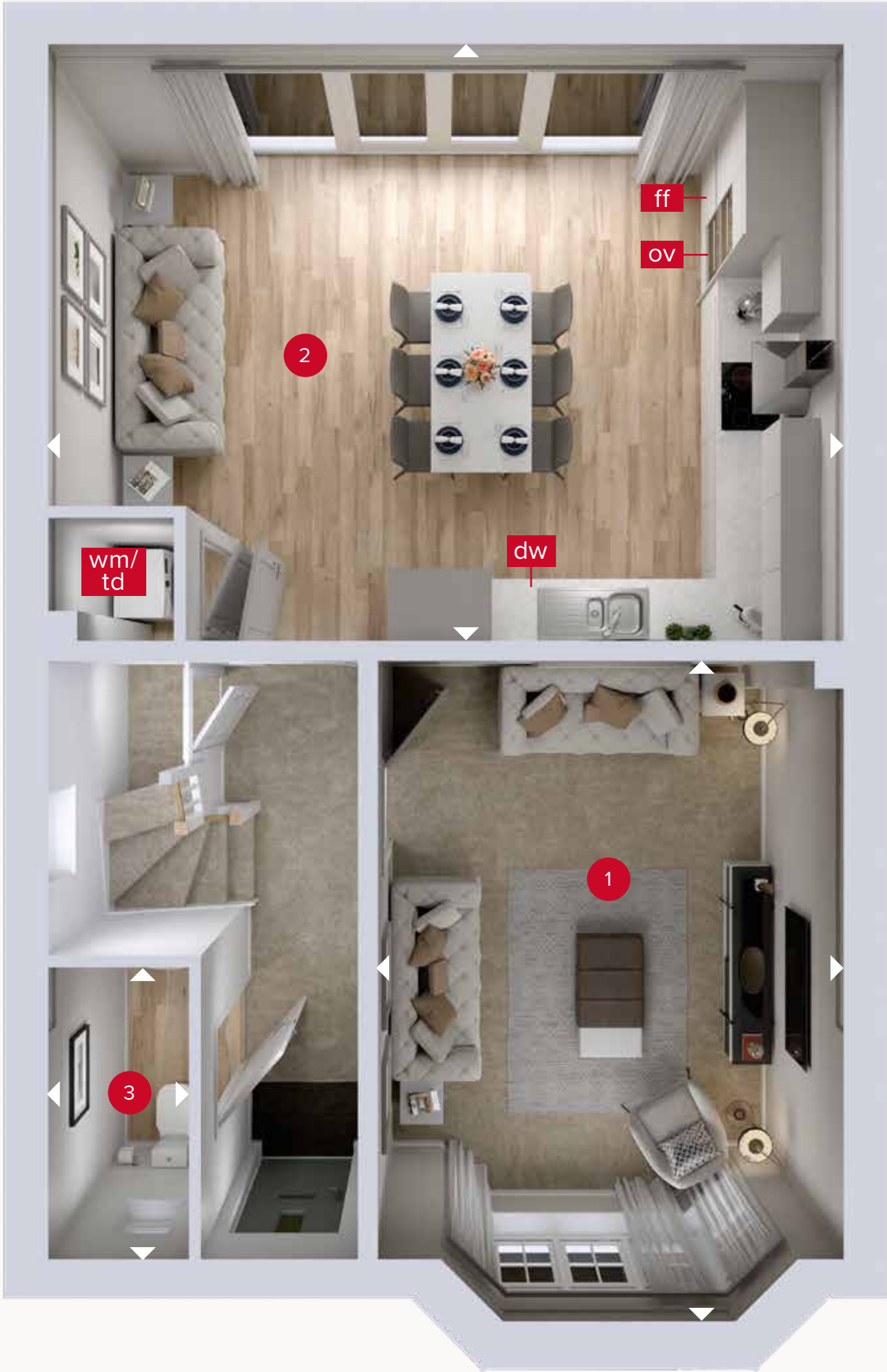
# THE STRATFORD LIFESTYLE

## GROUND FLOOR

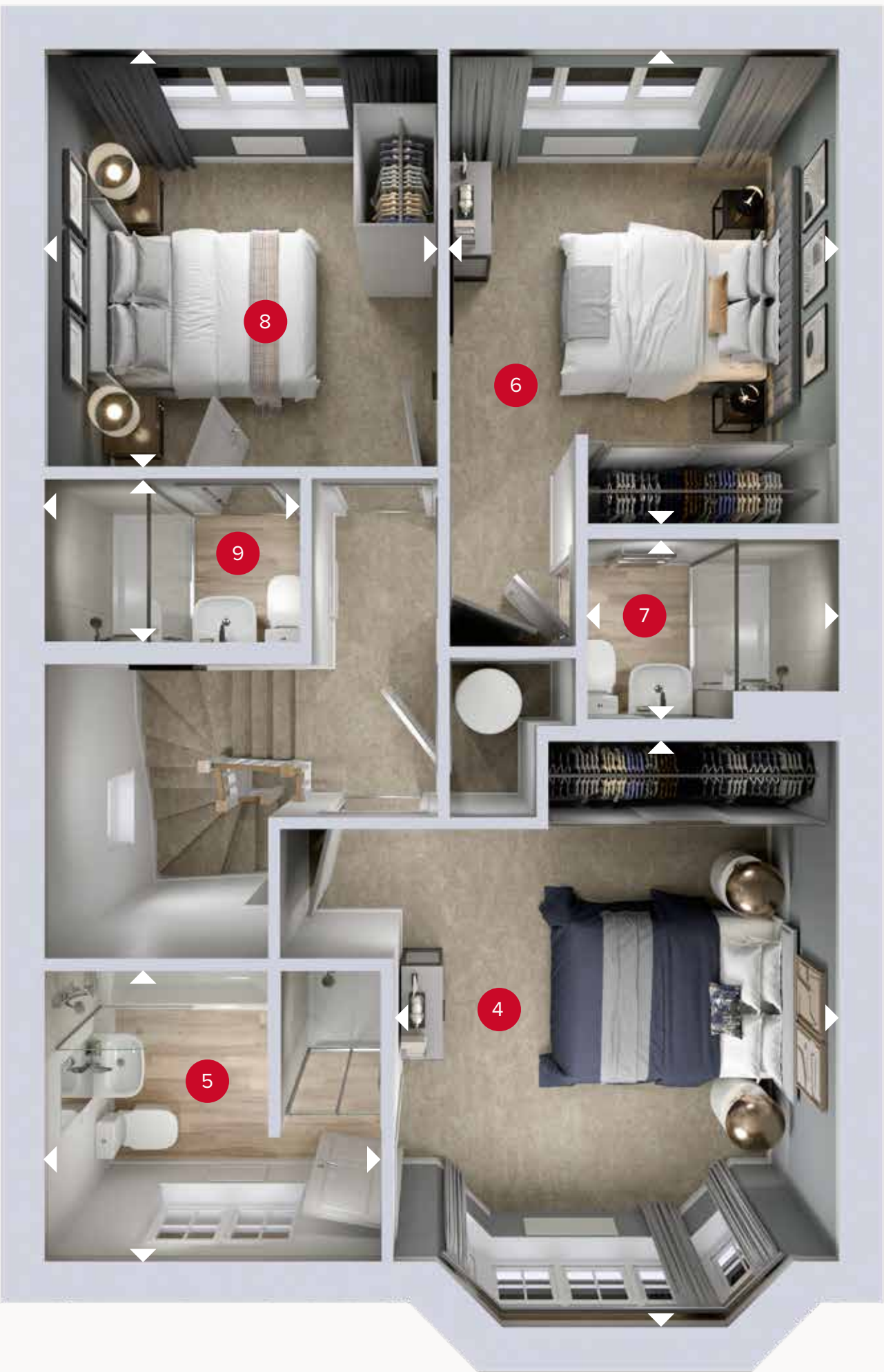
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'5" x 10'10"	4.40 x 3.30 m
5	En-suite 1	8'4" x 7'3"	2.54 x 2.20 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 9'9"	3.20 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



17.03.2023

Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_STRAQ\_DM.2

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ff - fridge freezer  
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wm - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE AMBERLEY

THREE BEDROOM DETACHED HOME







HERITAGE

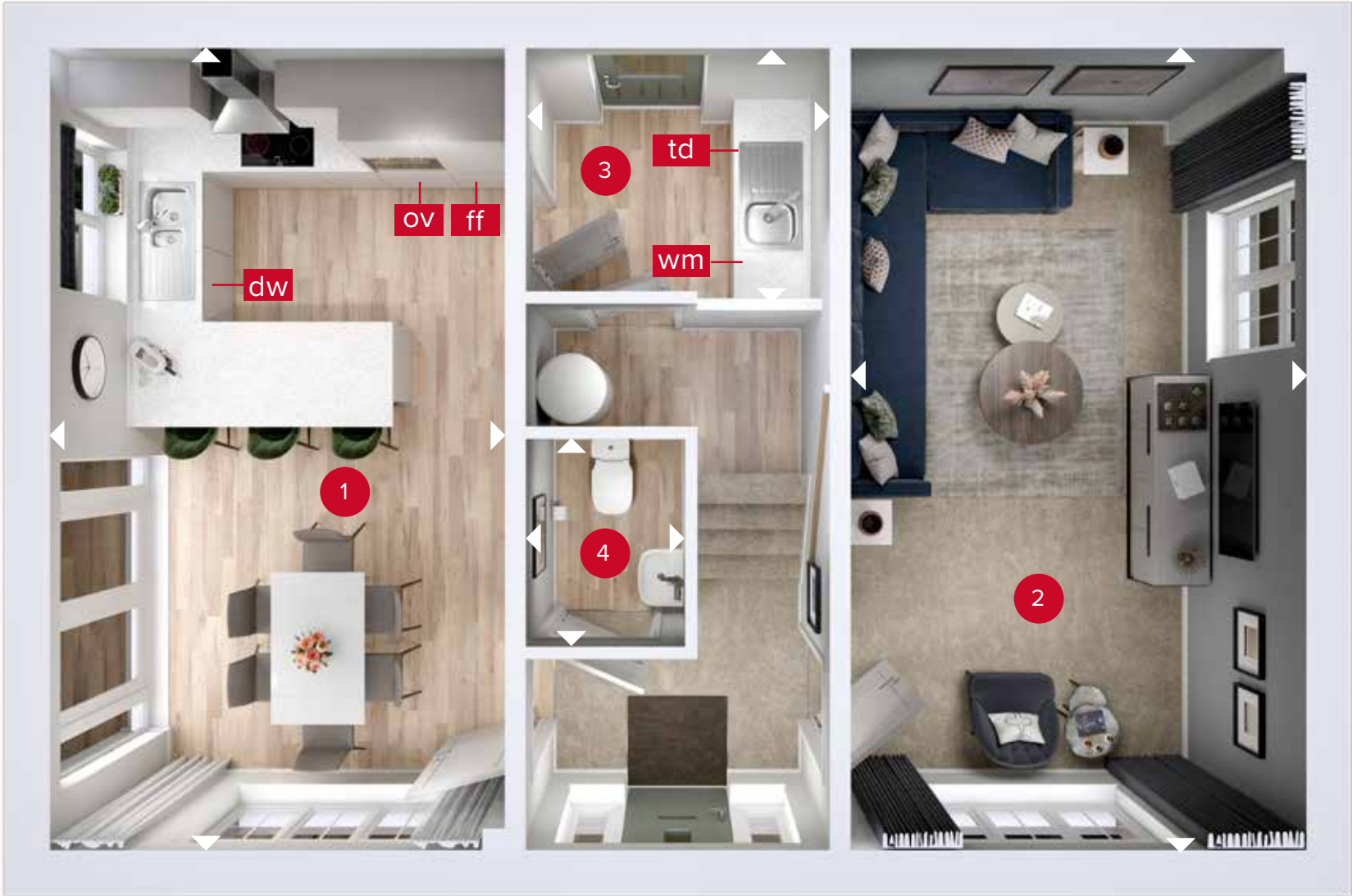
- REDROW -

# THE AMBERLEY

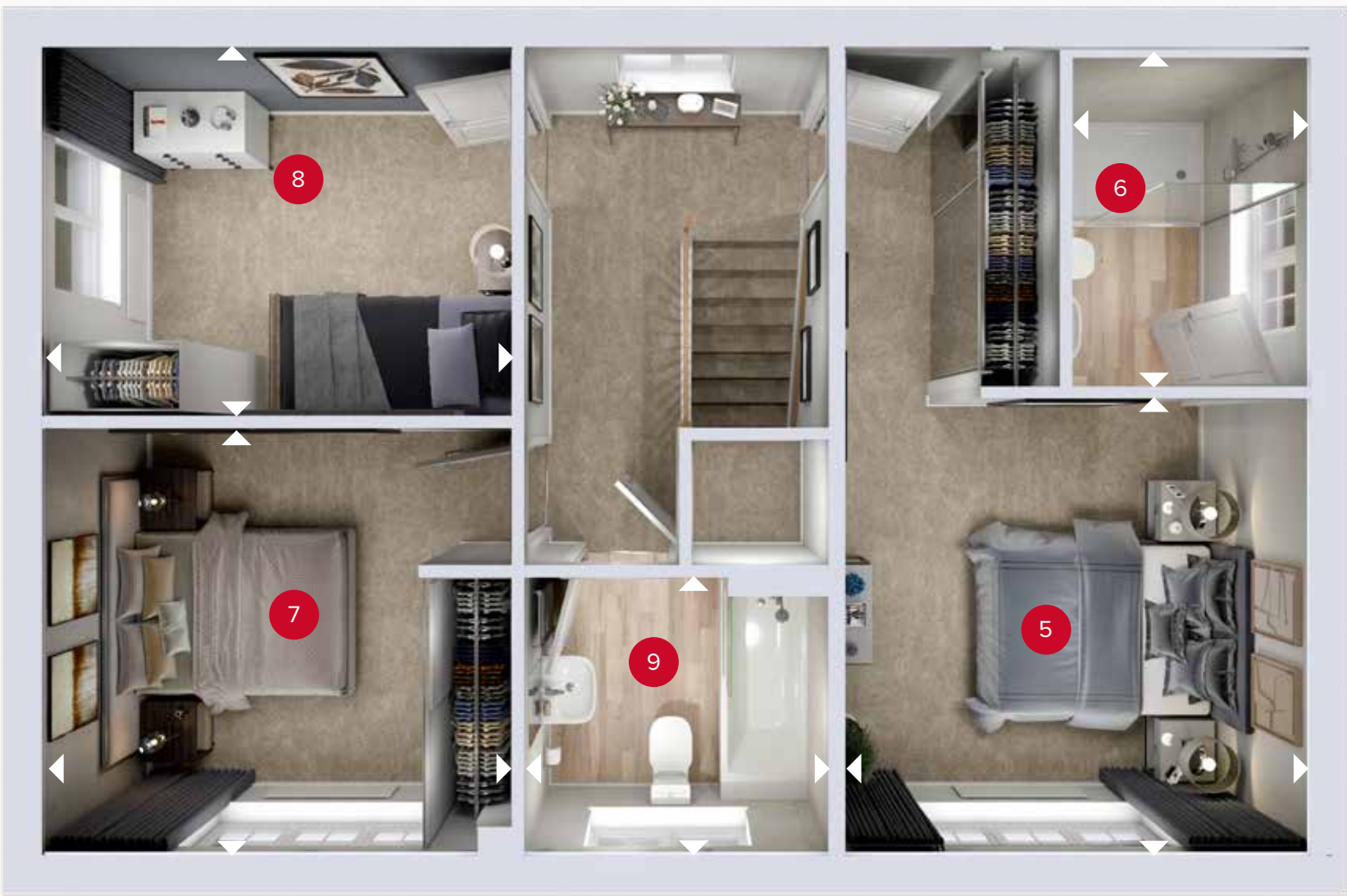
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE AMBERLEY

## GROUND FLOOR

1	Kitchen/Dining	18'9" x 11'1"	5.70 x 3.37 m
2	Lounge	18'9" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

## FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'6"	2.36 x 1.69 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m



20.03.2023

Customers should note this illustration is an example of the Amberley 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_AMBY\_DM.2

Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

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td - tumble dryer space







HERITAGE

- REDROW -

# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME







HERITAGE

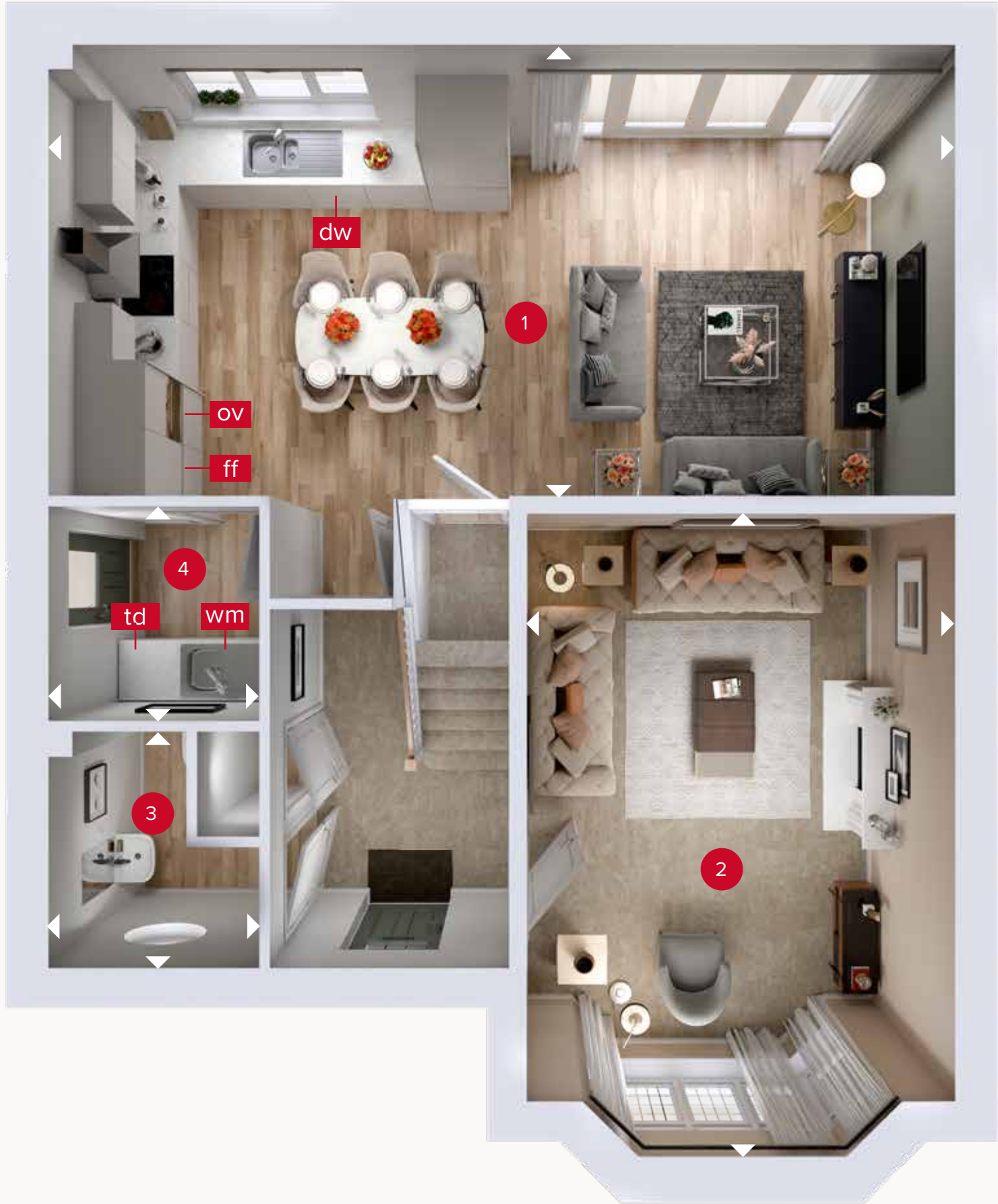
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# THE LEAMINGTON LIFESTYLE

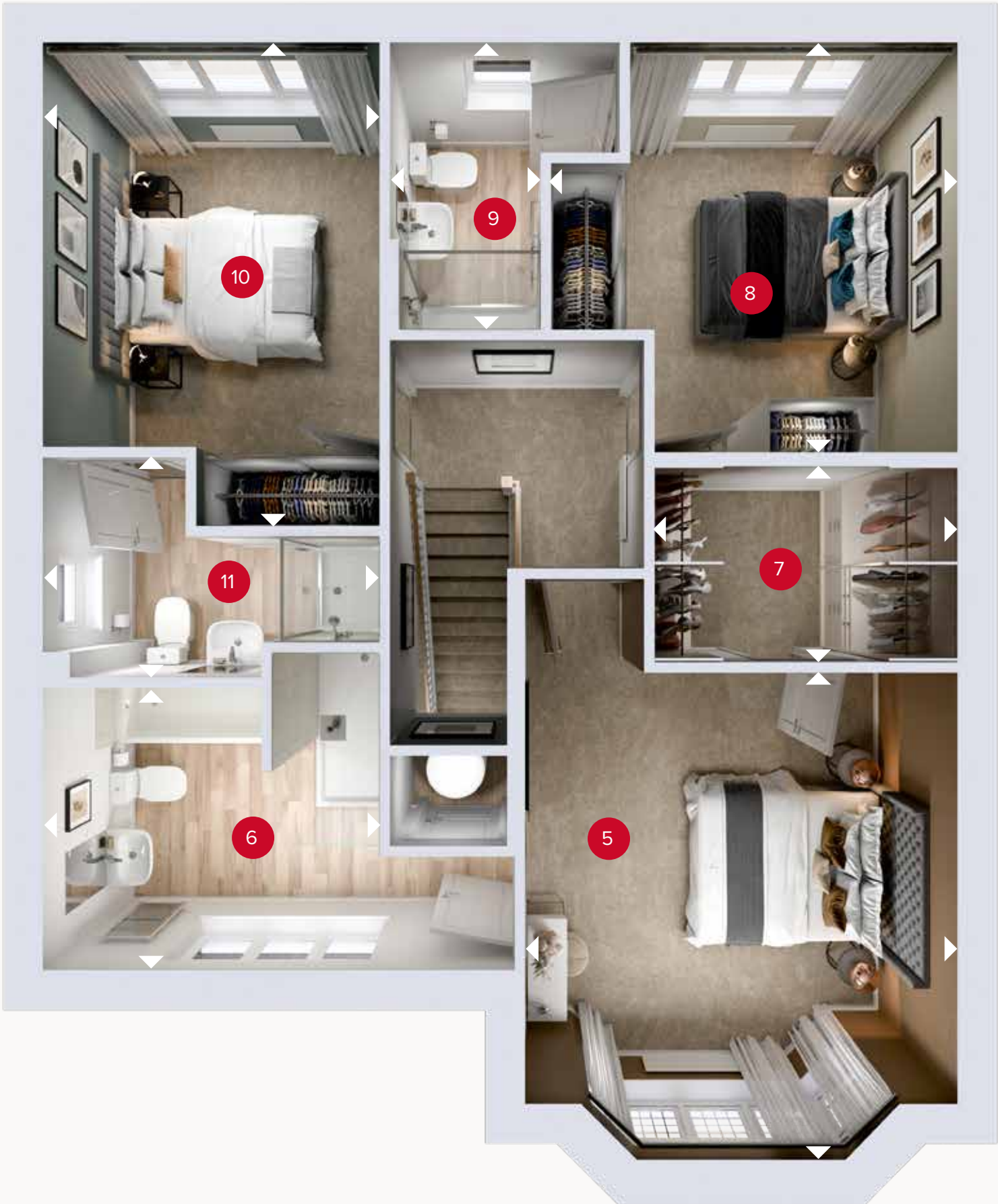
THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LEAMINGTON LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4	Utility	6'1" x 5'11"	1.85 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



09.02.2023

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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LEAMQ\_DM.2

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HERITAGE

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# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD LIFESTYLE

## GROUND FLOOR

1	Kitchen/Dining	21'5" x 12'9"	6.53 x 3.88 m
2	Lounge	15'11" x 10'7"	4.85 x 3.23 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

## FIRST FLOOR

6	Bedroom 1	16'0" x 10'7"	4.87 x 3.23 m
7	Dressing	7'4" x 6'8"	2.24 x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
10	En-suite 2	7'11" x 5'8"	2.41 x 1.74 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'3" x 6'6"	2.51 x 1.98 m





HERITAGE

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE CAMBRIDGE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m





HERITAGE

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# THE SHAFTESBURY

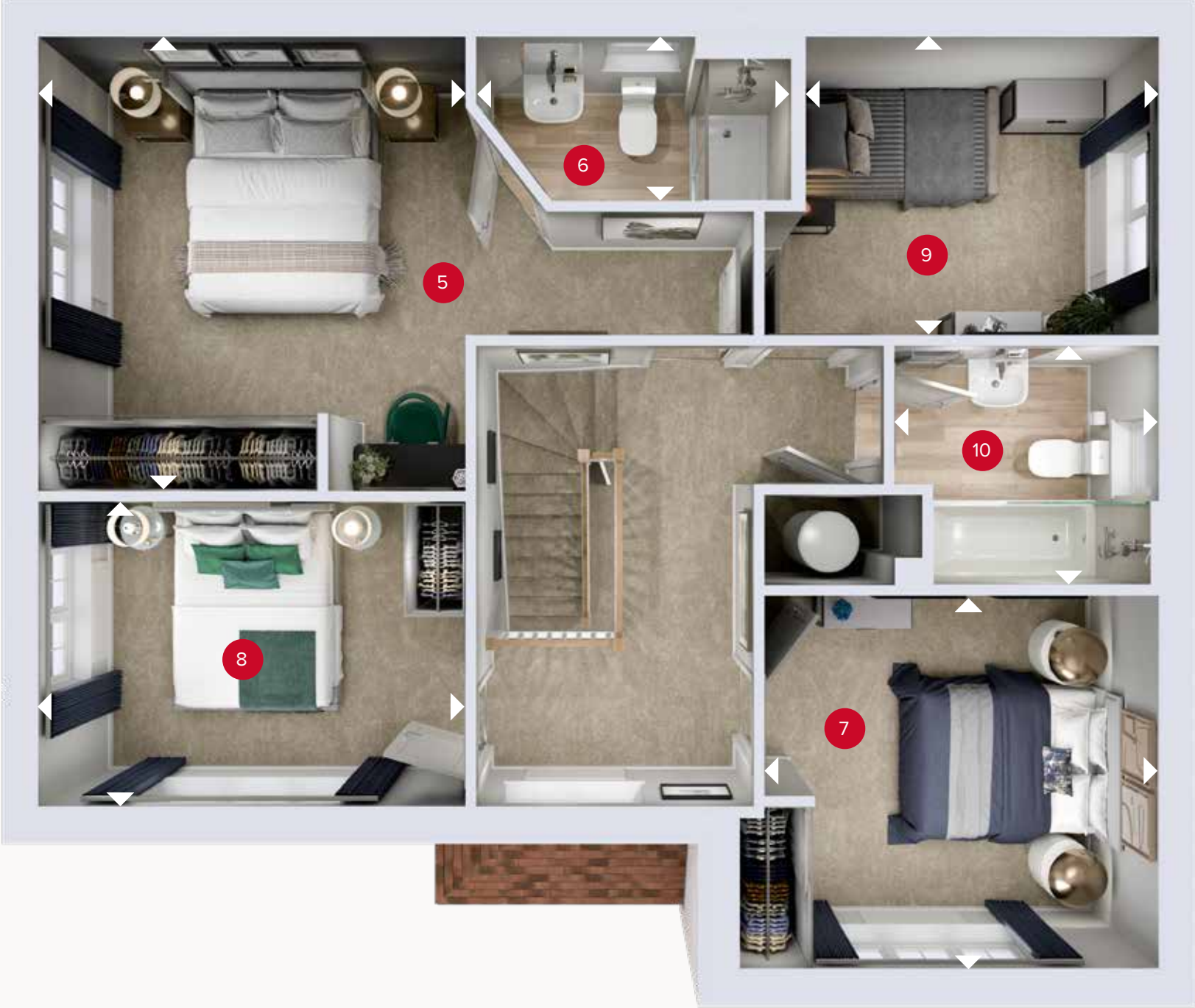
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE SHAFTESBURY

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'4" x 11'8"	7.73 x 3.57 m
2	Lounge	20'11" x 11'8"	6.38 x 3.56 m
3	Cloaks	6'6" x 3'2"	1.99 x 0.97 m
4	Utility	6'6" x 5'10"	1.99 x 1.79 m

## FIRST FLOOR

5	Bedroom 1	12'3" x 11'11"	3.74 x 3.62 m
6	En-suite	8'6" x 4'5"	2.58 x 1.35 m
7	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'10" x 8'1"	3.01 x 2.45 m
10	Bathroom	7'5" x 6'9"	2.26 x 2.05 m





**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE OXFORD

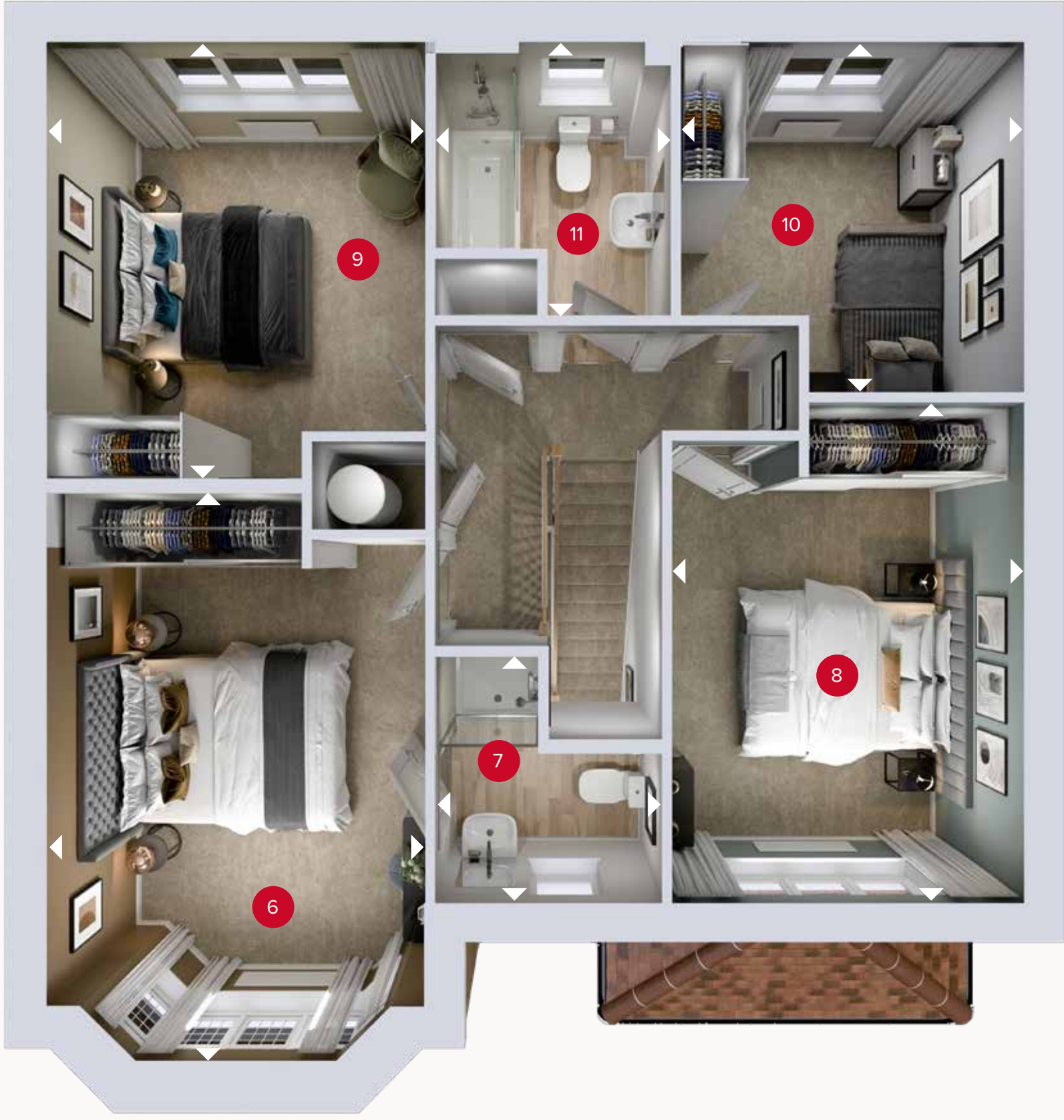
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE OXFORD

## GROUND FLOOR

1	Lounge	15'11" x 10'7"	4.85 x 3.23 m
2	Kitchen/ Dining	21'5" x 12'9"	6.53 x 3.88 m
3	Utility	6'7" x 5'10"	2.01 x 1.78 m
4	Cloaks	5'10" x 3'0"	1.78 x 0.92 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

## FIRST FLOOR

6	Bedroom 1	16'5" x 10'7"	5.01 x 3.23 m
7	En-suite	7'2" x 6'6"	2.19 x 1.98 m
8	Bedroom 2	14'7" x 9'11"	4.45 x 3.02 m
9	Bedroom 3	12'3" x 10'7"	3.75 x 3.23 m
10	Bedroom 4	9'9" x 9'9"	2.96 x 2.96 m
11	Bathroom	7'7" x 6'8"	2.30 x 2.04 m





HERITAGE

- REDROW -

# THE HARROGATE BAY

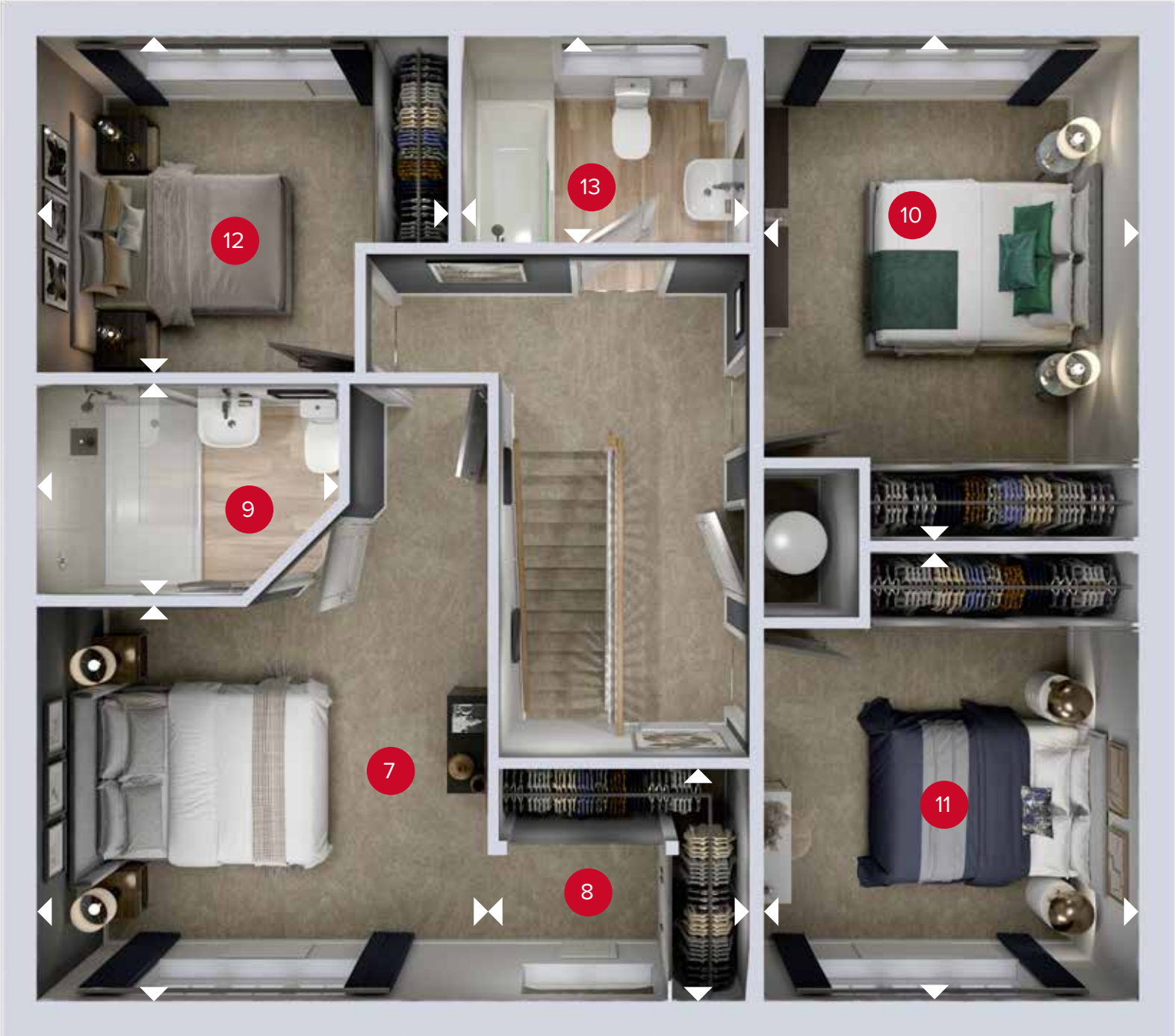
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HARROGATE BAY

## GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 11'7"	4.17 x 3.55 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



Customers should note this illustration is an example of the Harrogate Bay 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01641-11 EG\_HARR\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







HERITAGE

- REDROW -

# THE HARROGATE

FOUR BEDROOM DETACHED HOME







**HERITAGE**

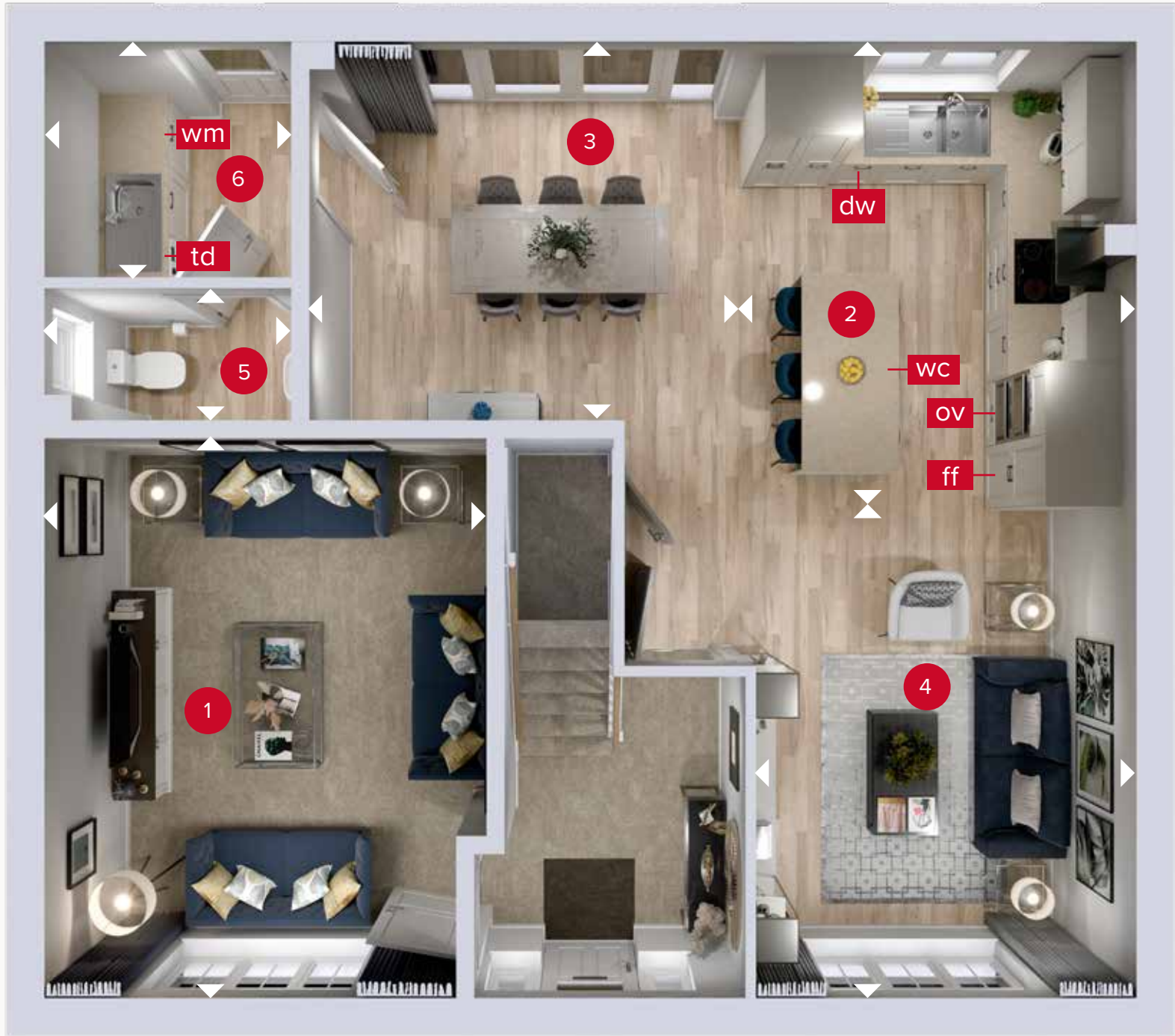
- REDROW -

# THE HARROGATE

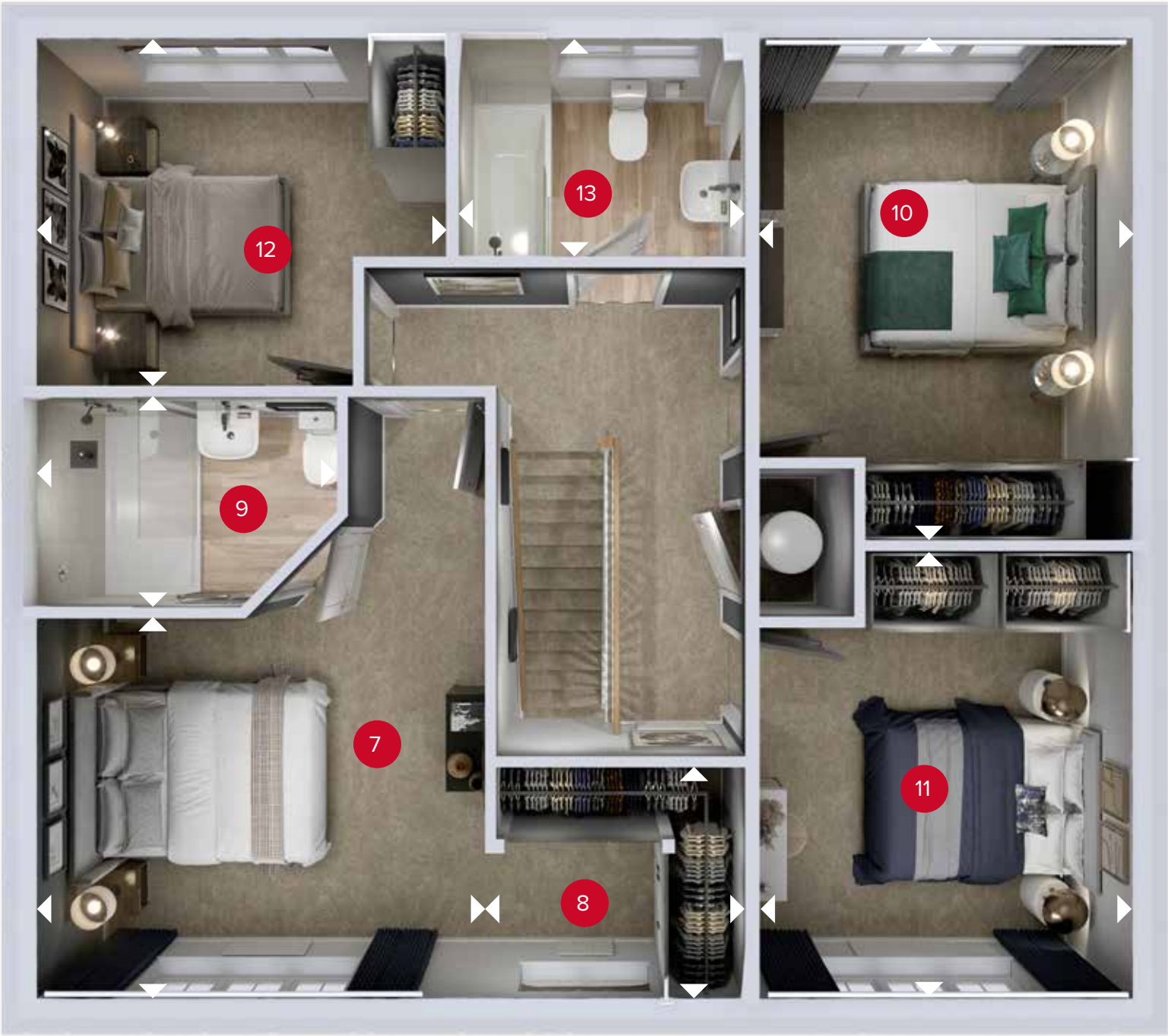
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HARROGATE

## GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



15.02.2023

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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_HARR\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







HERITAGE

- REDROW -

# THE LEDSHAM

FOUR BEDROOM DETACHED HOME







HERITAGE

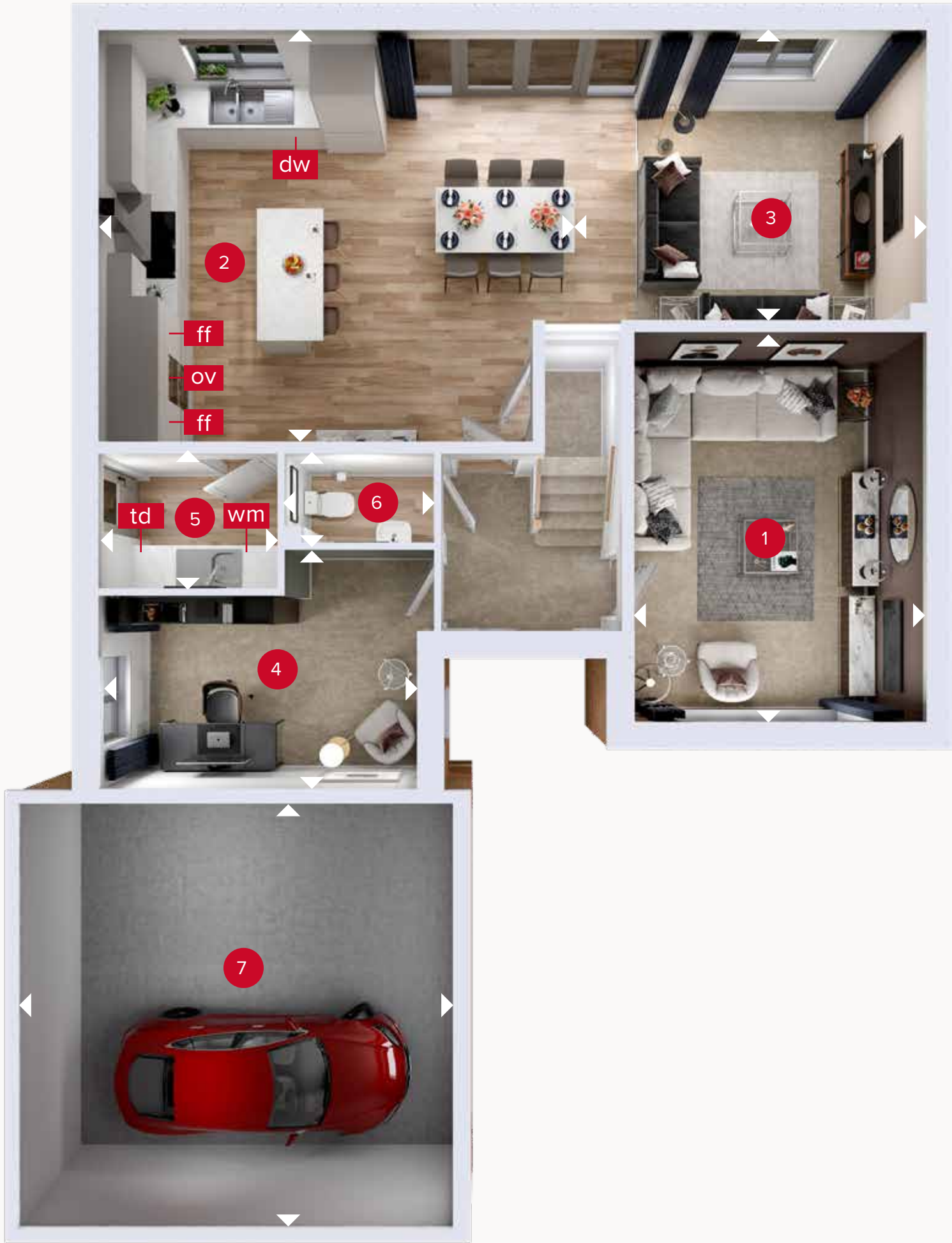
- REDROW -

# THE LEDSHAM

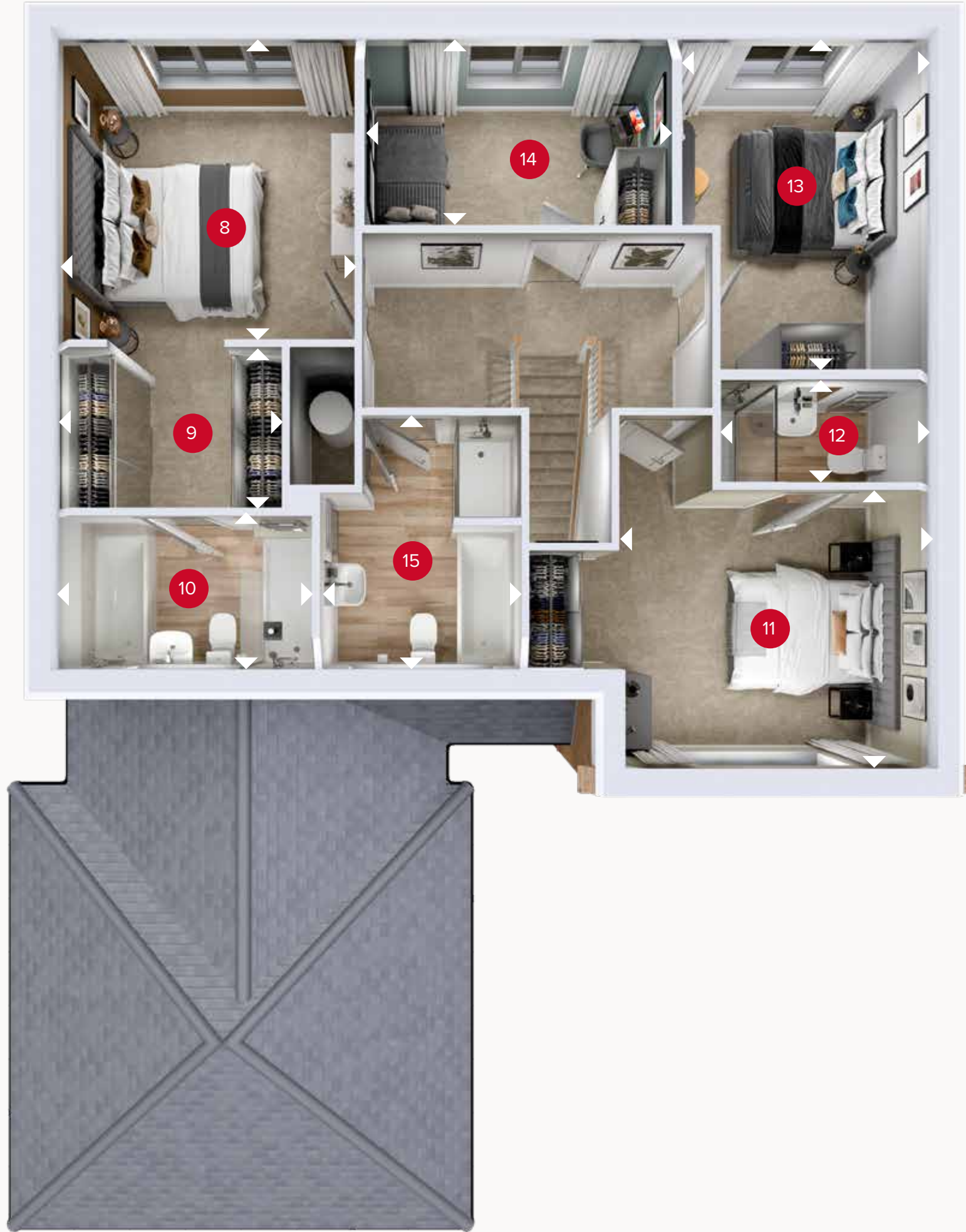
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE LEDSHAM

## GROUND FLOOR

1	Lounge	15'11" x 11'8"	4.84 x 3.57 m
2	Kitchen/Dining	19'10" x 17'0"	6.05 x 5.18 m
3	Family	13'8" x 11'11"	4.16 x 3.63 m
4	Study	12'10" x 9'8"	3.90 x 2.95 m
5	Utility	7'4" x 5'6"	2.23 x 1.67 m
6	Cloaks	5'11" x 3'7"	1.81 x 1.10 m
7	Garage	17'9" x 17'5"	5.41 x 5.30 m

## FIRST FLOOR

8	Bedroom 1	11'11" x 11'5"	3.63 x 3.49 m
9	Dressing Room	8'8" x 6'2"	2.65 x 1.88 m
10	En-suite 1	9'10" x 6'0"	3.00 x 1.82 m
11	Bedroom 2	11'11" x 10'8"	3.63 x 3.24 m
12	En-suite 2	8'2" x 3'11"	2.49 x 1.19 m
13	Bedroom 3	13'1" x 9'8"	3.99 x 2.93 m
14	Bedroom 4	11'8" x 7'7"	3.55 x 2.31 m
15	Bathroom	9'9" x 7'9"	2.98 x 2.36 m



24.03.2023

Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_LEDH\_DM.2

> Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space

wm - washing machine space  
td - tumble dryer space







HERITAGE

- REDROW -

# THE RICHMOND

FOUR BEDROOM DETACHED HOME







HERITAGE

- REDROW -

# THE RICHMOND

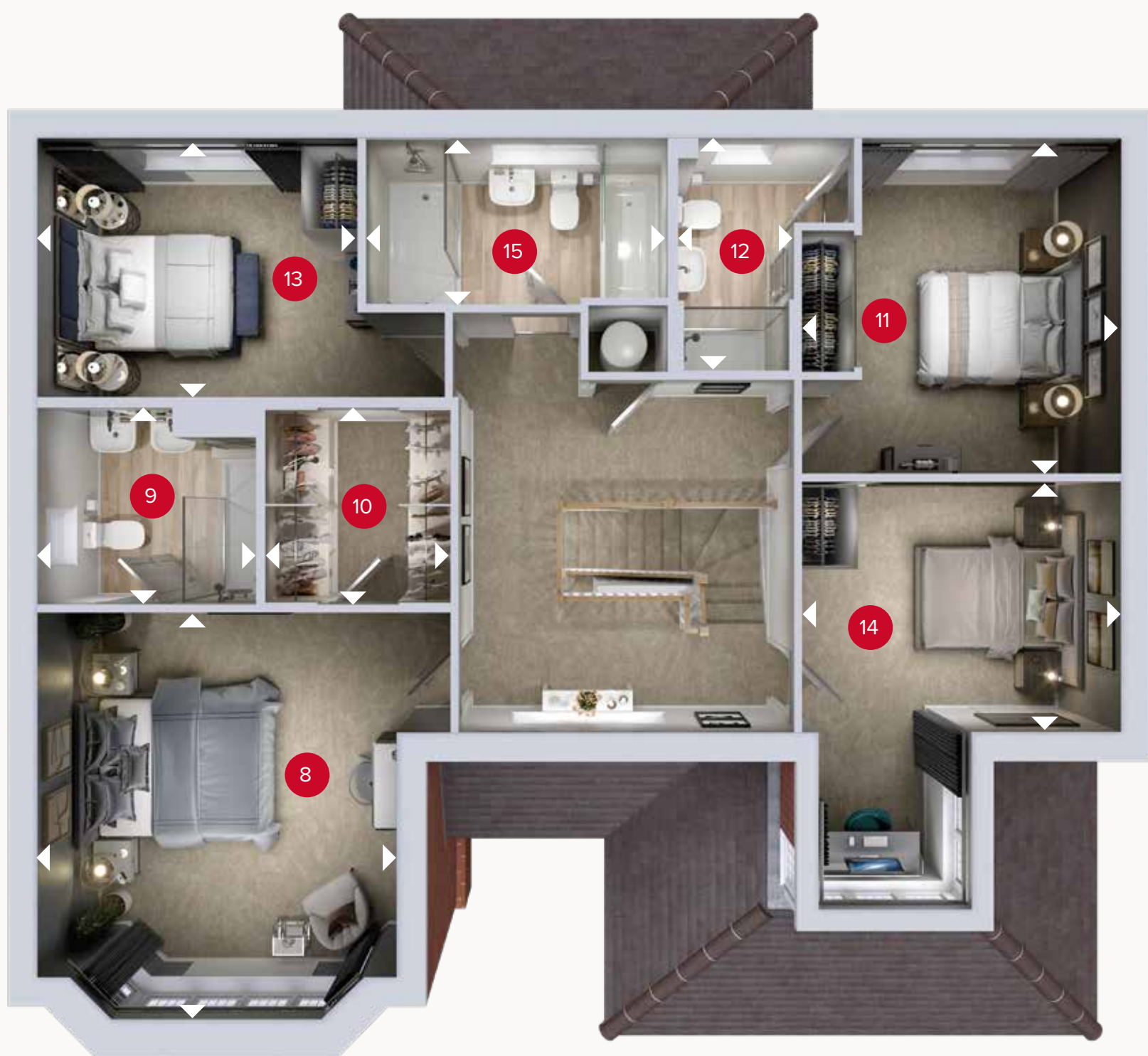
FOUR BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE RICHMOND

## GROUND FLOOR

1	Lounge	17'7" x 12'10"	5.35 x 3.90 m
2	Family	14'0" x 11'3"	4.28 x 3.42 m
3	Dining	11'3" x 11'3"	3.43 x 3.42 m
4	Kitchen	15'5" x 14'3"	4.69 x 4.35 m
5	Utility	11'3" x 5'3"	3.42 x 1.60 m
6	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
7	Garage	17'9" x 16'6"	5.41 x 5.03 m

## FIRST FLOOR

8	Bedroom 1	14'8" x 12'10"	4.46 x 3.90 m
9	En-suite 1	7'9" x 7'2"	2.37 x 2.17 m
10	Wardrobe	7'2" x 6'9"	2.17 x 2.06 m
11	Bedroom 2	12'5" x 11'5"	3.78 x 3.49 m
12	En-suite 2	8'9" x 4'2"	2.66 x 1.28 m
13	Bedroom 3	11'7" x 9'8"	3.54 x 2.93 m
14	Bedroom 4	11'5" x 9'0"	3.47 x 2.74 m
15	Bathroom	10'10" x 6'1"	3.30 x 1.86 m



09.02.2023

Customers should note this illustration is an example of the Richmond 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_RICH\_DM.2

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space  
wc - wine cooler







HERITAGE

- REDROW -

# THE HAMPSTEAD

FIVE BEDROOM DETACHED HOME







HERITAGE

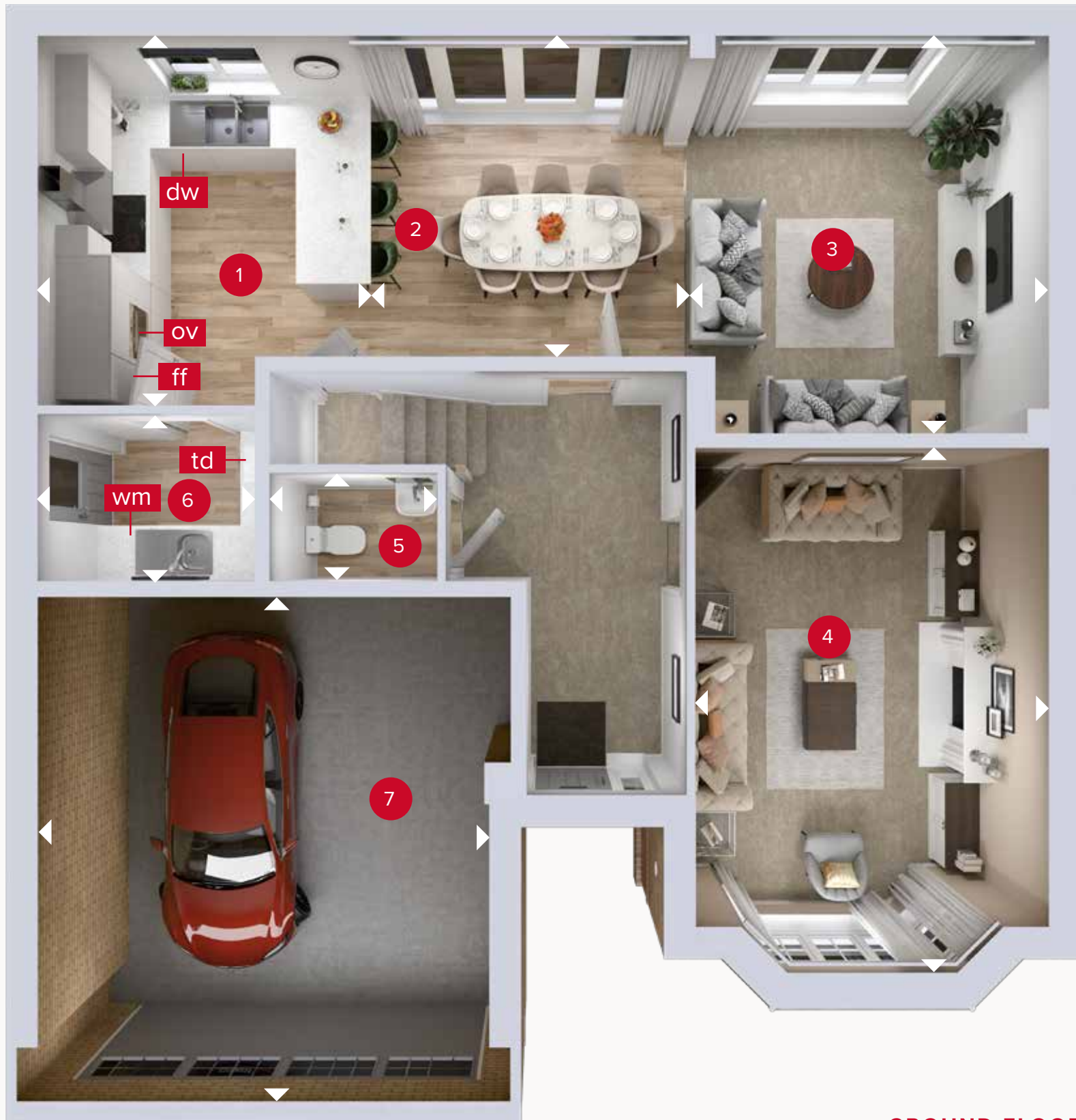
- REDROW -

# THE HAMPSTEAD

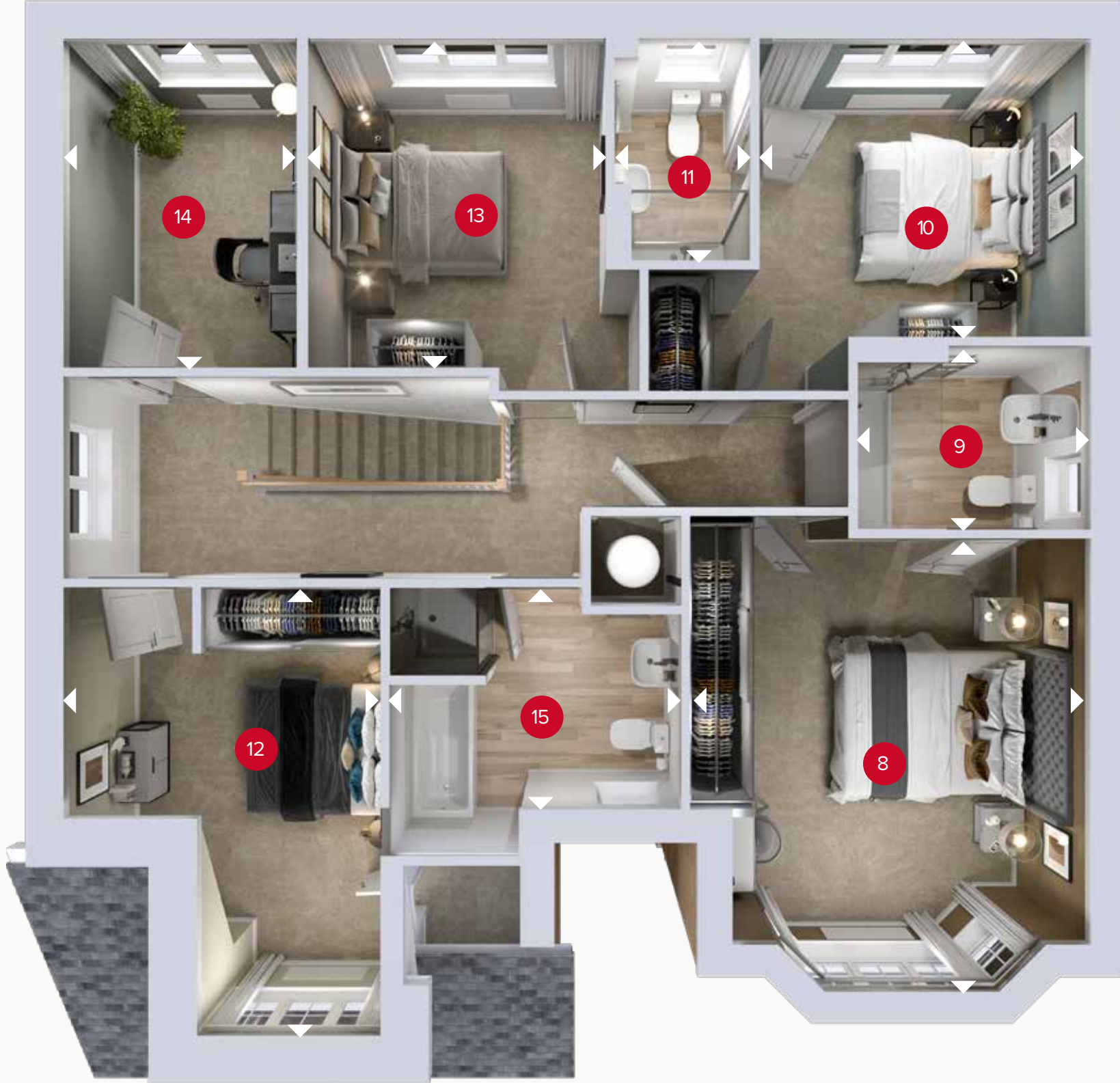
FIVE BEDROOM DETACHED HOME







GROUND FLOOR



FIRST FLOOR

# THE HAMPSTEAD

## GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	5'8" x 3'7"	1.72 x 1.09 m
6	Utility	7'3" x 6'0"	2.20 x 1.83 m
7	Garage	16'10" x 15'2"	5.12 x 4.63 m

## FIRST FLOOR

8	Bedroom 1	14'10" x 13'2"	4.51 x 4.01 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'2"	3.32 x 3.11 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	14'9" x 10'6"	4.49 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Bedroom 5/Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	9'7" x 7'3"	2.91 x 2.20 m



# SKILFUL EXECUTION

Quality is never an accident, it is always the  
result of high attention to detail, it represents  
the wise choice of many alternatives







# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

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

### Downlights

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

### Work Surfaces

Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

### Bowl & Tap

1 1/2 bowl sink  
Utility Sink  
Single bowl sink

### Upstand

Matching above worktops, with stainless Steel splashback behind Hob.

### Appliances

- 60cm Ceramic Hob with 4 zone burner to properties under 1500sq ft.
- 80cm Ceramic Hob with 4 zone burner to properties above 1500sq ft.
- Double oven.
- 60cm Chimney extract to properties under 1500sq ft.
- 90cm Chimney extract to properties above 1500sq ft.
- Integrated fridge/freezer 50/50 split.





## INTERIOR

### Walls

White emulsion paint finish.

### Internal Doors

2-panel internal moulded door.

### Internal Door Furniture

Polished chrome effect door furniture.

### Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

### Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

### Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

### Ceilings

Flat finish with white emulsion paint decoration.

### Central Heating

Air source heat pump.

### Underfloor Heating

Underfloor heating to the ground floor only.

### Radiators

Myson round top radiators to first floor only.

### Wardrobes

Choice of fitted wardrobe to bedroom 1 (to properties over 1500sqft only), see Sales Consultant for more information.

### Phone Point

Located as follows: one adjacent TV location in lounge and one in study (where applicable). Additional points may be provided, see layouts for details.

### TV Point

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

### Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.



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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

### Wall Tiles to Cloakroom, Bathroom & En-suite

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

### WC

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

### Shower over Bath

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

### Shower Valve

Thermostatic bar valve.

### Towel Warmer

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

### Shaver Socket

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





EXTERIOR

- Fascia & Soffit**

uPVC fascia and vented soffit board, in white profile.
- Rainwater System**

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.
- Windows**

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.
- External Doors**

FRONT -GRP door with patterned glass.  
REAR - Steel door with patterned glass.  
Security - Multi point locking system to front and rear doors of house.
- House Numeral**

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.

- External Lights**

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

**Downlight**

Where entrance is recessed.

**Garden**

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

**Garage**

To specific plots, see Sales Consultant for more information. Door Hormann style steel up & over with window panels to top. Door finish to be painted to match front door colour.

**Power**

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

- Door Bell**

Black bell push with transformer.

**External Fencing & Sides/Rear**

Vertical boarding 1.8m high – refer to layout.

**Gate**

1.8m timber gate.

**Paving**

Buff riven faced flags as indicated on drawing.

**Turfing**

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



# 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 services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.





# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# THE PARKLANDS AT GREAT WILSEY PARK

—  
Haverhill Road, Haverhill, Suffolk CB9 7UD

Discover a better way to live  
**redrow.co.uk**