

**HERITAGE**

- REDROW -

# REDROW HARTFORD

HARTFORD





# WELCOME TO REDROW HARTFORD



## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE CHARMING VILLAGE OF HARTFORD.

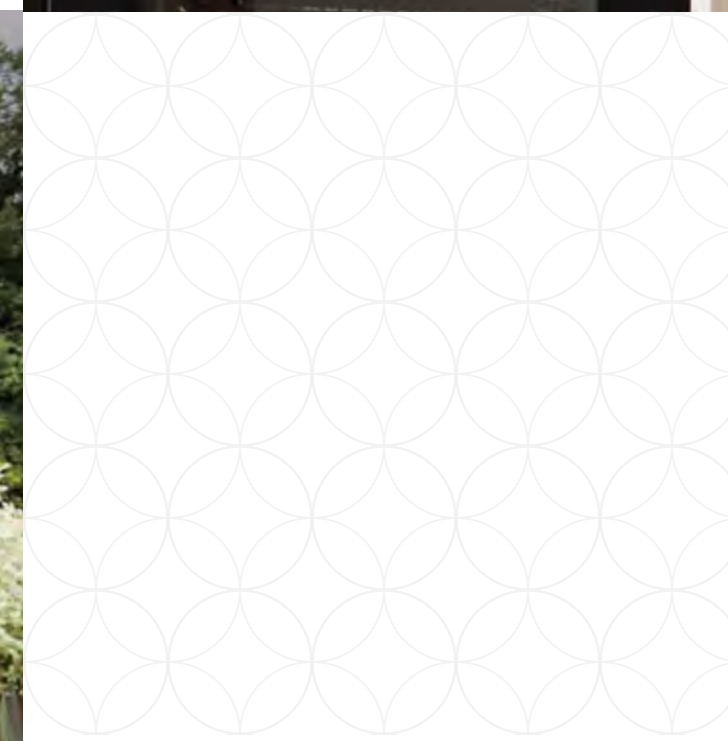
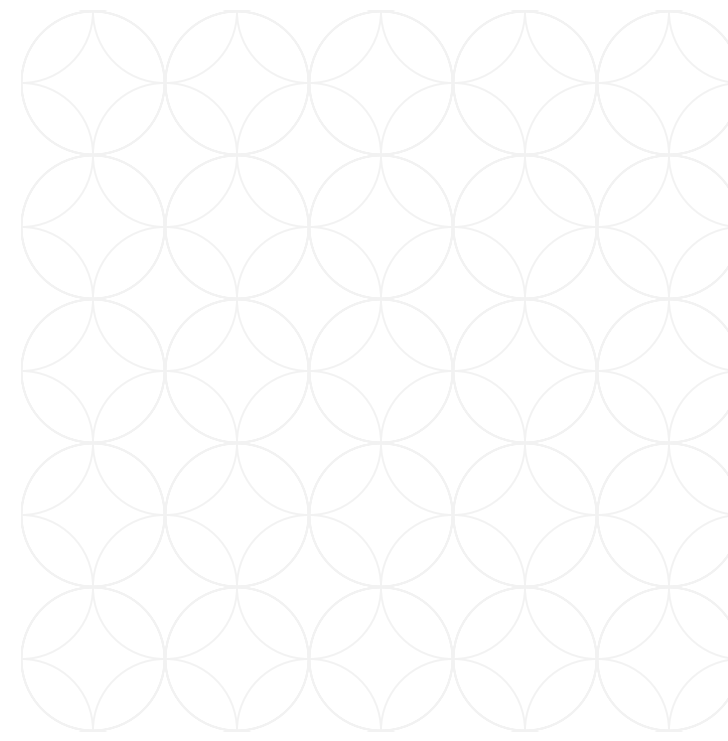
Weaver Park and Water's Reach are well placed, in the historic village of Hartford, a beautiful area of Cheshire formerly known as Vale Royal. Just outside Northwich, the village enjoys excellent local facilities, yet retains that essential Cheshire charm that makes locations like this so popular and sought after.

Redrow's two developments are as welcoming as the Heritage Collection homes being built there. These well placed developments offer enchanting, three and four bedroom homes that have been beautifully crafted and designed with modern living in mind.



# 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.

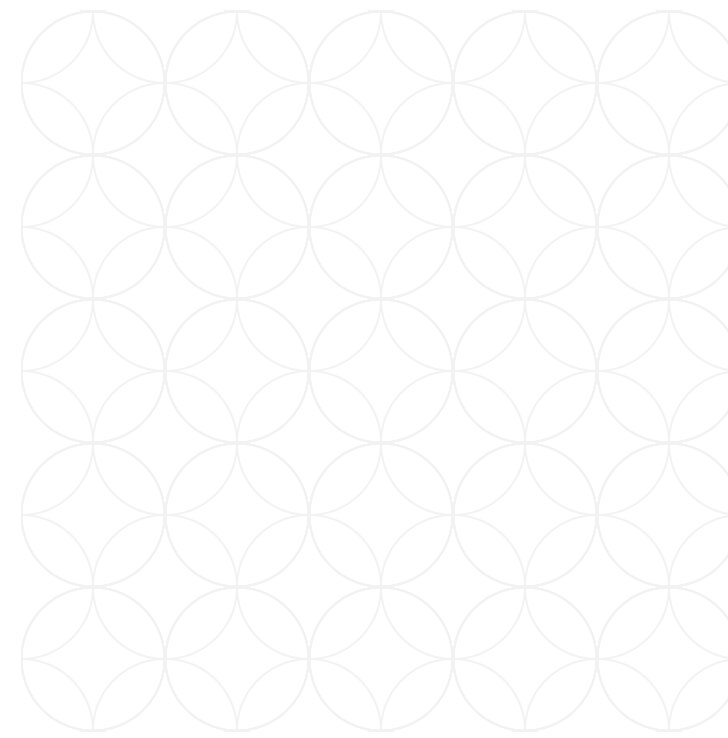


# BETTER BY DESIGN

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.

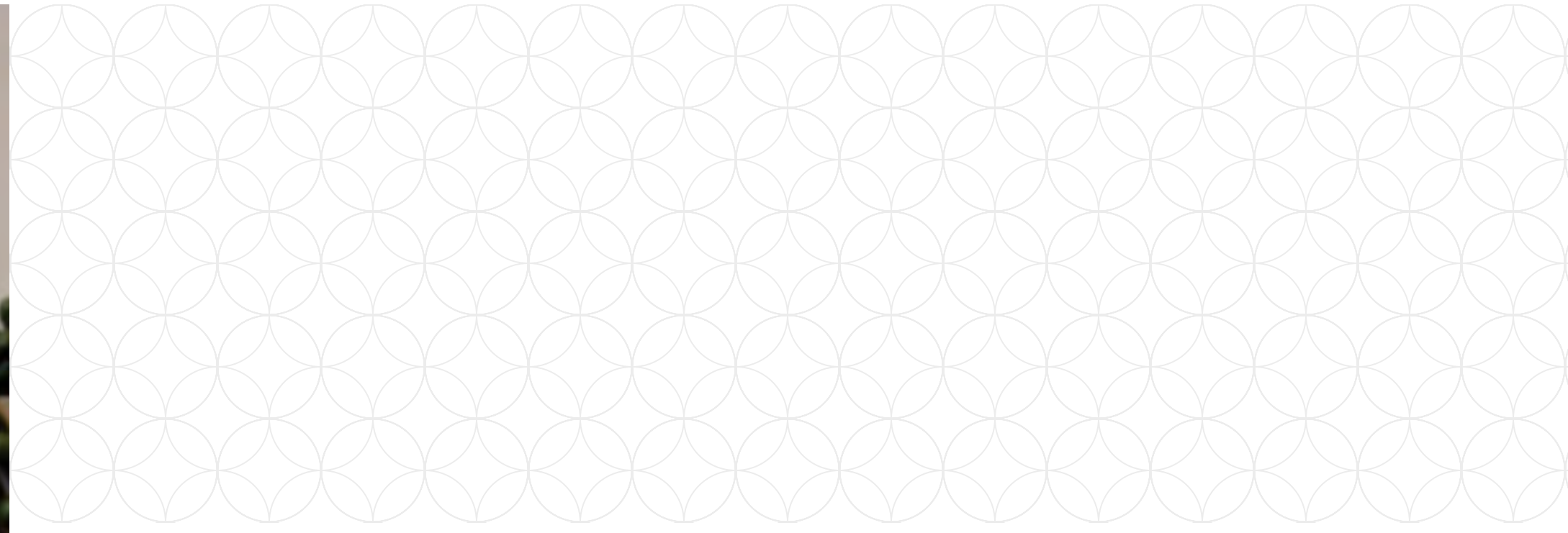
# BETTER PLACES

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

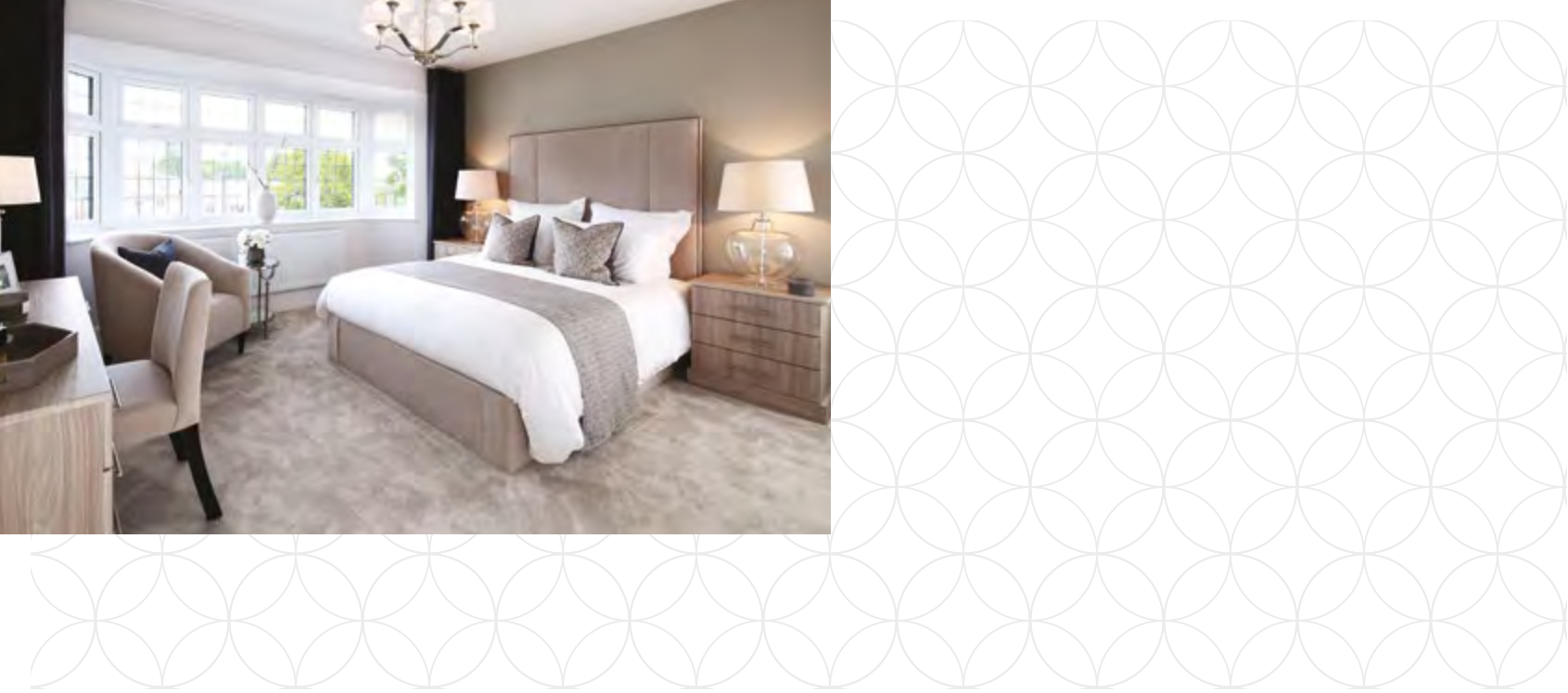
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# 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**

Whether you're shopping for everyday essentials or seeking a more all-encompassing bout of retail therapy, you'll be well catered for at Redrow Hartford. On your doorstep you'll find a Co-op supermarket, butcher's, pharmacy, café and a selection of traditional pubs. For a more comprehensive shopping experience, the nearby town of Northwich is home to Blakemere Village, a collection of boutique retail outlets in a beautiful Edwardian manor house and stables. Northwich market takes place every Tuesday, Friday and Saturday, while the town's Baron Quay shopping centre has a wide array of retailers including an ASDA store, as well as restaurants, cafés and a cinema. Northwich is also home to Waitrose, Sainsbury's, Tesco, Lidl and Aldi supermarkets.

Those who enjoy wining and dining will be pleased to find the local area's pub and restaurant scene to be as vibrant as its shopping one. Relax and enjoy a drink or a bite to eat at the Coachman, Red Lion, Hart of Hartford or Hartford Hall pubs in the village, all located within easy reach of home. Northwich also has a vibrant restaurant scene, offering cuisines from around the globe.



## ENJOY AN ACTIVE LIFESTYLE

Redrow Hartford rural setting makes it ideal for leisure and recreation, and sports fans will be especially pleased with the diversity of the local scene. Golfers can enjoy a round at Hartford and Sandiway golf clubs, while Hartford Tennis Club, Winnington Rugby Club and Northwich Cricket Club are all within two miles of home. For gyms, exercise classes and swimming, Moss Farm Leisure Complex is also just a seven minute drive away.

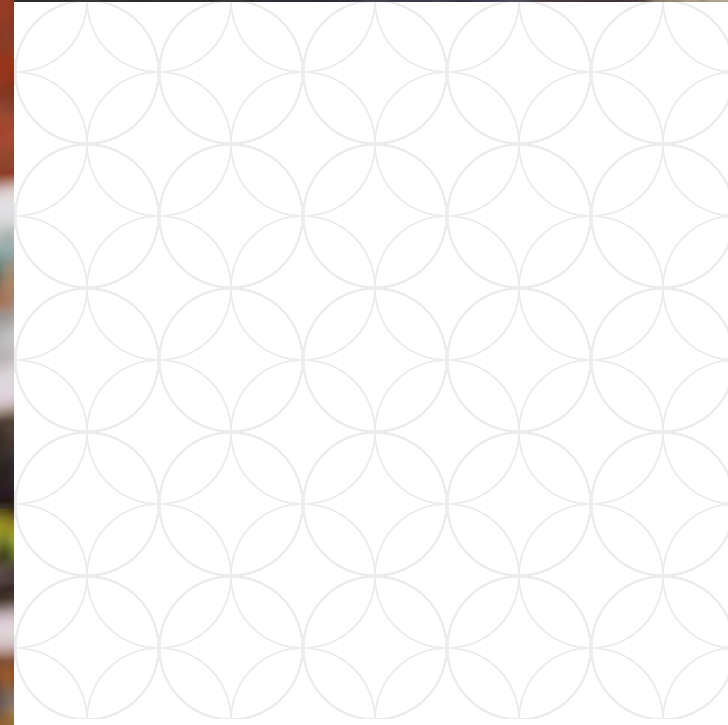
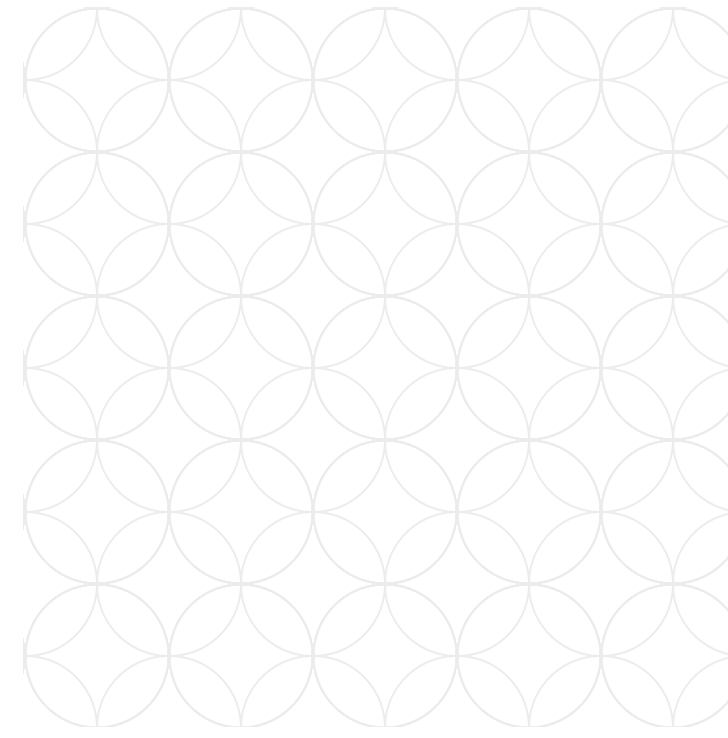
For family days out, there are plenty of options for exploring and enjoying the great outdoors. Marbury Country Park is less than four miles from Hartford and is a haven for families, horse riders, nature lovers and cyclists. Part of the 350 hectares of Northwich Woodlands, this green oasis is a beautiful place to spend weekends and free time. The fascinating Jodrell Bank Discovery Centre is also ideal for a day out, offering indoor and outdoor exhibitions, photography displays, craft activities and more.

Film fans can catch all the latest blockbusters at the Odeon in Northwich, while the Grange Theatre offers a varied programme of performing arts and shows.



# OPPORTUNITIES FOR **LEARNING**

Parents will be pleased to find a good range of schools with provision for youngsters of all ages. Kids Count and Hartford Old School Nursery form part of the pre-school education in the village, while Hartford Manor Primary School & Nursery, Hartford Primary School and St Wilfrid's Catholic Primary make up the Key Stage 1 and 2 offering. For secondary education there is Cloughwood Academy and St Nicholas Catholic High School and the independent sector is served by The Grange Junior School and The Grange School for older children.



# GETTING **AROUND**

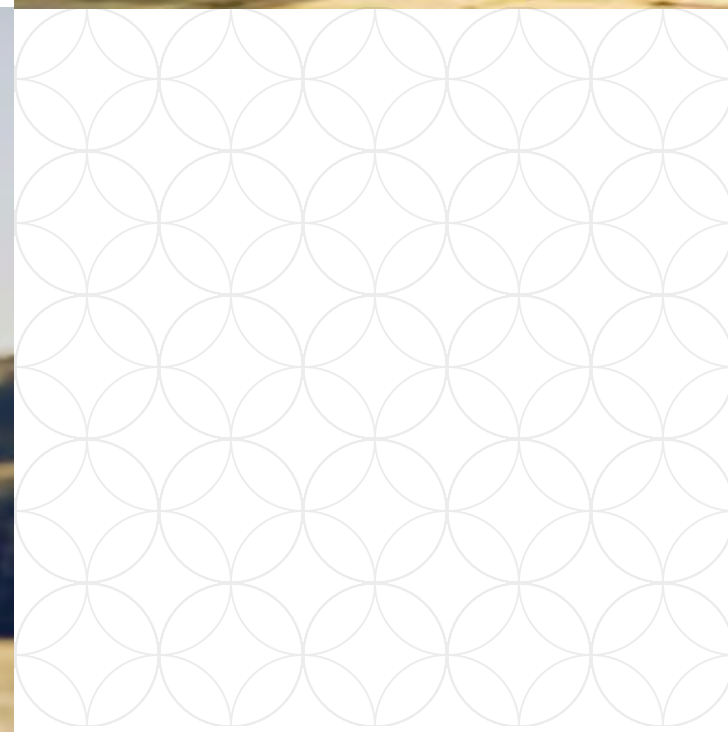
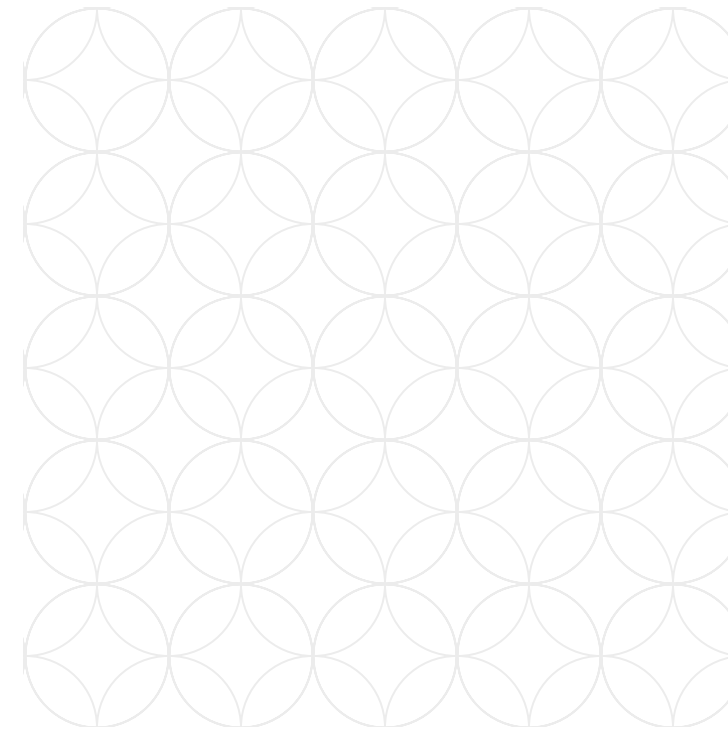
Redrow Hartford is well located for travel by both road and rail. The A49 and A533 trunk roads will take you to Liverpool in just over an hour, while Manchester is around 50 minutes away via the A556. Junction 18 of the M6 motorway is also less than 20 minutes away for travel to Birmingham (1 hour and 30 minutes).

Hartford Railway Station, around a mile from Weaver Park, will take you directly to Liverpool in 30 minutes and Crewe in 10 minutes, from where you can catch connections to Manchester in 45 minutes, Chester in 21 minutes and Warrington in 17 minutes. Hartford to Birmingham New Street is also a direct connection, taking just 1 hour and 12 minutes.

For international travel, Liverpool John Lennon Airport is just 35 minutes away and Manchester Airport 27 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 **Redrow Hartford**.



# SO YOU GET MORE OUT

- Public Green Space
- Affordable Housing
- Cycleways & Footpaths
- Local Equipped Areas of Play
- Great Transport Links

# EXPLORE REDROW HARTFORD



## KEY

	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>SHAFTESBURY</b> 4 BEDROOM HOME
	<b>LETCWORTH</b> 3 BEDROOM HOME		<b>WELWYN</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>CANTERBURY</b> 4 BEDROOM HOME
	<b>STRATFORD</b> 4 BEDROOM HOME		<b>SUNNINGDALE</b> 4 BEDROOM HOME
	<b>OXFORD</b> 4 BEDROOM HOME		<b>HENLEY</b> 4 BEDROOM HOME
	<b>OXFORD LIFESTYLE</b> 3 BEDROOM HOME		<b>BALMORAL</b> 4 BEDROOM HOME
	<b>MARLOW</b> 4 BEDROOM HOME		<b>RICHMOND</b> 4 BEDROOM HOME
	<b>CAMBRIDGE</b> 4 BEDROOM HOME		<b>AFFORDABLE HOMES</b>
	<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM HOME		

S/S – Sub Station  
P/S – Pump Station  
C/S – Cycle Storage

- AVAILABLE
- RESERVED
- EXCHANGED
- COMPLETED
- SHOW HOMES






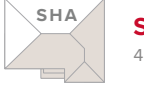








This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



# EXPLORE WEAVER PARK AT REDROW HARTFORD



## KEY

 <b>AMBERLEY</b> 3 BEDROOM HOME	 <b>LEAMINGTON Q</b> 3 BEDROOM HOME
 <b>LETCHWORTH</b> 3 BEDROOM HOME	 <b>SHAFTESBURY</b> 4 BEDROOM HOME
 <b>WARWICK</b> 3 BEDROOM HOME	 <b>CAMBRIDGE</b> 4 BEDROOM HOME
 <b>STRATFORD</b> 4 BEDROOM HOME	 <b>MARLOW</b> 4 BEDROOM HOME
 <b>OXFORD</b> 4 BEDROOM HOME	 <b>CANTERBURY</b> 4 BEDROOM HOME
 <b>OXFORD Q</b> 3 BEDROOM HOME	 <b>AFFORDABLE HOMES</b>

C/S – Cycle Store



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# EXPLORE WATER'S REACH AT REDROW HARTFORD



## KEY

<b>AMBERLEY</b> 3 BEDROOM HOME	<b>WELWYN</b> 4 BEDROOM HOME
<b>LETCHWORTH</b> 3 BEDROOM HOME	<b>CANTERBURY</b> 4 BEDROOM HOME
<b>WARWICK</b> 3 BEDROOM HOME	<b>SUNNINGDALE</b> 4 BEDROOM HOME
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<b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM HOME	<b>AFFORDABLE HOMES</b>
<b>SHAFTESBURY</b> 4 BEDROOM HOME	



POS - Public Open Space

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# 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.



# 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.







# REDROW HARTFORD



Woods Rd, Hartford, Cheshire CW8 1SF

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