

INSPIRED

- REDROW -

ROUND HILL GARDENS

CONGLETON





WELCOME TO ROUND HILL GARDENS



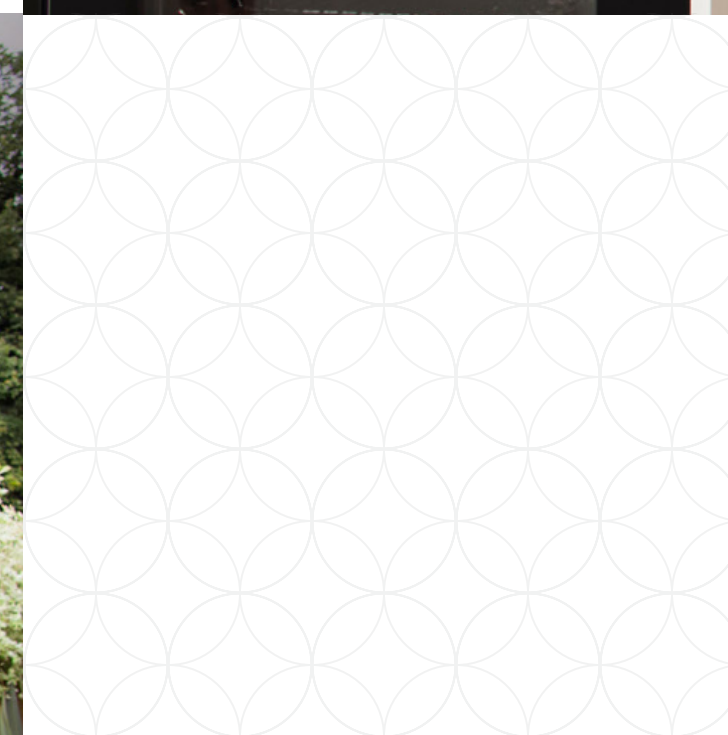
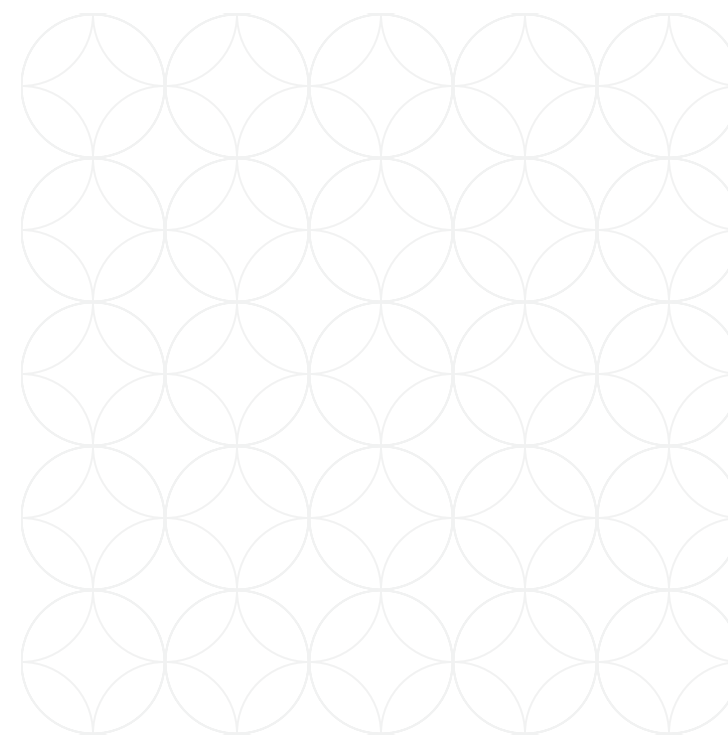
A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES SET ON THE EDGES OF THE PRETTY, HISTORIC TOWN OF CONGLETON, CLOSE TO OPEN GREEN SPACES BUT ALSO JUST AN HOUR'S DRIVE FROM MANCHESTER AND HALF AN HOUR FROM STOKE.

These stylish 2, 3, 4 & 5 bedroom homes are part of Redrow's Inspired Collection, blending the finery of the past with the sophistication of the present, and when it comes to sophistication, the area surrounding these new homes in Congleton will never disappoint. From stately homes and country gardens to antique centres, museums and musical theatre, there is so much to experience and enjoy close to these Congleton new builds.



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.

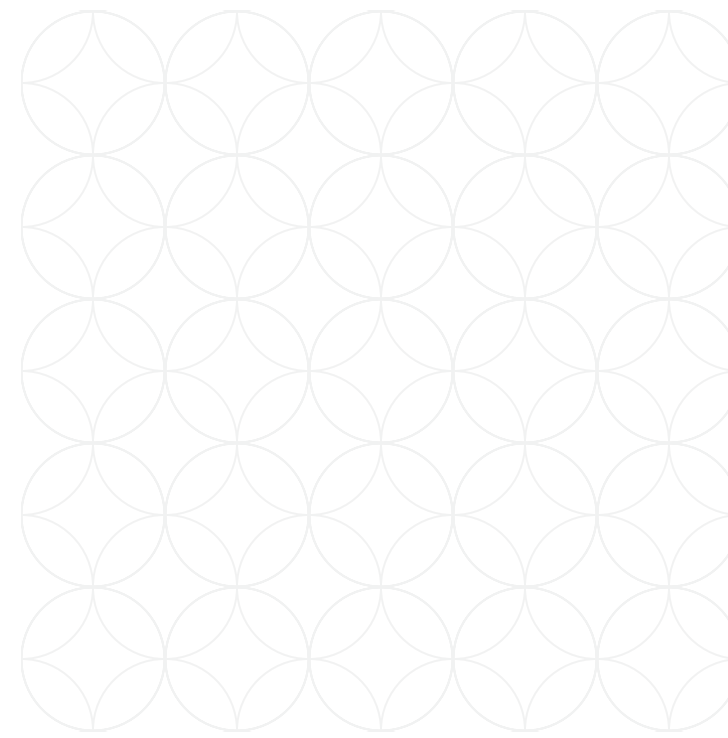


BETTER BY DESIGN

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

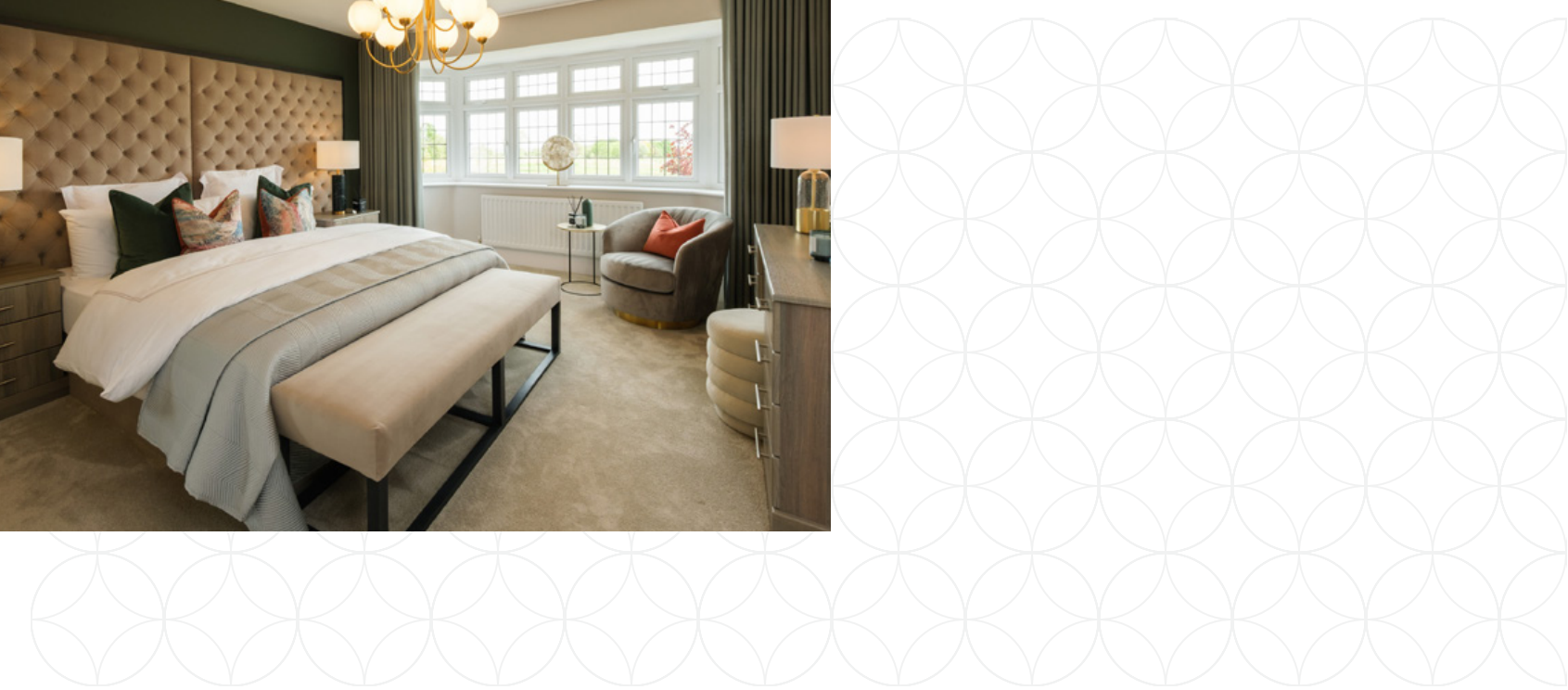
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Imagine a home that makes every day, inspiring. A modern lifestyle with more space, more light and more scope to live the way you really want to live. The Inspired Collection does all of this and more, bringing together all of Redrow's ideas for modern living in one beautiful place, from fabulous open plan

kitchens and en-suite spaces to stunning finishes and our customary build quality. Everything you look for in a new home is here, with higher ceilings, flexible living spaces and a design vision which will make life feel altogether more inspiring.





SPEND MORE TIME TOGETHER

There is a mouthwatering array of world cuisine on offer at restaurants in Congleton town centre. From the stylish Reubens, 26 Bar & DV8 and Grill to a choice of Indian, Italian, Chinese and traditional British, there are plenty of options for a night out socialising and relaxing with friends and family.

Drink in the stunning Cheshire scenery while tucking into a hearty meal one of many country pubs in the area, including The Church House Inn across the River Dane, or The Plough Inn a short drive along the A536. There is also a good selection of fine dining restaurants nearby, with Pecks Restaurant, offering high end modern British cuisine, just 3.3 miles away.

Congleton High Street, which is served by paid for parking close by and free parking on the edge of town, is a hub for pubs, bars, restaurants and streets filled with a good mix of independent retailers offering deli and café services, music, fashion and chain stores including Argos and Morrisons.



ENJOY A HEALTHY **LIFESTYLE**

Whether you enjoy getting active at the gym, going for walks and playing golf or appreciating fine art and theatre, Congleton enjoys an enviable mix of pastimes to suit most tastes. Astbury Golf Club 3.7 miles away where you can revel in the challenging course and afterwards rest in the clubhouse. Congleton Leisure Centre in the centre of town ups the ante on activity with a good range of gym facilities, exercise classes, a pool, team sport and sauna.

MORE OPPORTUNITIES

High Hopes Nursery is a short drive away, with the small, rural Marton and District C of E Primary School and Eaton Bank Academy providing education to the age of 18. For independent education, Terra Nova School in nearby Holmes Chapel takes pupils from three to 13, while The King's School in Macclesfield welcomes three to 18 year olds.



LESS TIME TRAVELLING

With the M6 junction 17 just 6 miles away and on the A34 trunk road, Congleton is ideally situated to reach Manchester 26.4 miles away, or Stoke-on-Trent 13.8 miles away, making the historic town perfect for commuters. The A534 heading west, the A54 leading to the north-west and the A536 heading north east also lead out of Congleton.

Congleton Railway Station is 1.6 miles away and sits on the Cross Country and Northern train lines. The lines take travellers to Stoke on Trent and beyond to the south and Manchester to the north, which has further links to Liverpool, Yorkshire and direct connections to Birmingham. Manchester Piccadilly is 41 mins by train while Stoke on Trent can be reached in just 16 mins.



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 **Round Hill Gardens**.

























SO YOU GET MORE OUT











- Public Green Spaces
- Affordable Housing
- Local Equipped Area of Play
- Great Transport Links
- Close to Local Amenities

EXPLORE ROUND HILL GARDENS



KEY

 ASTBURY 2 BEDROOM HOME	 HULME 4 BEDROOM HOME
 TIMERSBROOK 3 BEDROOM HOME	 BRERETON 3 BEDROOM HOME
 RODEHEATH 3 BEDROOM HOME	 BROOKHOUSE 4 BEDROOM HOME
 SOMERFORD 3 BEDROOM HOME	 SMETHWICK 4 BEDROOM HOME
 MARTON 3 BEDROOM HOME	 MOSSLEY 4 BEDROOM HOME
 BROWNLOW 4 BEDROOM HOME	 BUGLAWTON 4 BEDROOM HOME
 MARSH 4 BEDROOM HOME	 DANE 4 BEDROOM HOME
 SWETTENHAM 3 BEDROOM HOME	 WARREN 5 BEDROOM HOME
 MORETON 4 BEDROOM HOME	 SMALLWOOD 5 BEDROOM HOME
 WALFIELD 3 BEDROOM HOME	 LAWTON 4 BEDROOM HOME
 MEDHURST 4 BEDROOM HOME	 AFFORDABLE HOMES

-  Clarence Collection
-  Amner Collection
-  Gatcome Collection
-  Visitor Parking
-  Pumping Station
-  Sub Station
-  Sustainable Urban Drainage
-  Local Area for Play
-  Local Equipped Area for Play
-  Neighbourhood Equipped Area for Play
























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 WOODLANDS AT ROUND HILL GARDENS



KEY

 SMALLWOOD 5 BEDROOM HOME	 MOSSLEY 4 BEDROOM HOME
 WARREN 5 BEDROOM HOME	 SMETHWICK 4 BEDROOM HOME
 BROOKHOUSE 4 BEDROOM HOME	 RODEHEATH 3 BEDROOM HOME
 BROWNLOW 4 BEDROOM HOME	 SOMERFORD 3 BEDROOM HOME
 BUGLAWTON 4 BEDROOM HOME	 SWETTENHAM 3 BEDROOM HOME
 MARSH 4 BEDROOM HOME	 TIMERSBROOK 3 BEDROOM HOME
 MARTON 3 BEDROOM HOME	 WALFIELD 3 BEDROOM HOME
 MEDHUSRT 4 BEDROOM HOME	 BRERETON 3 BEDROOM HOME
 MORETON 4 BEDROOM HOME	 ASTBURY 2 BEDROOM HOME

-  Clarence Collection
-  Amner Collection
-  Gatcome Collection
- V** Visitor Parking
- SUD's** Sustainable Urban Drainage
- LAP** Local Area for Play










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EXPLORE BLOSSOMS AT ROUND HILL GARDENS



KEY

 MORETON 4 BEDROOM HOME	 BUGLAWTON 4 BEDROOM HOME
 MEDHURST 4 BEDROOM HOME	 DANE 4 BEDROOM HOME
 HULME 4 BEDROOM HOME	 WARREN 5 BEDROOM HOME
 BRERETON 3 BEDROOM HOME	 SMALLWOOD 5 BEDROOM HOME
 BROOKHOUSE 4 BEDROOM HOME	 LAWTON 4 BEDROOM HOME
 MOSSLEY 4 BEDROOM HOME	 AFFORDABLE HOMES

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-  Amner Collection
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SKILFUL EXECUTION

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





A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



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.



ROUND HILL GARDENS

—
Manchester Road, Congleton, Cheshire CW12 2HT

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