

**HERITAGE**  
- REDROW -

# CHURCHLANDS

LISVANE

 **REDROW**



# WELCOME TO CHURCHLANDS



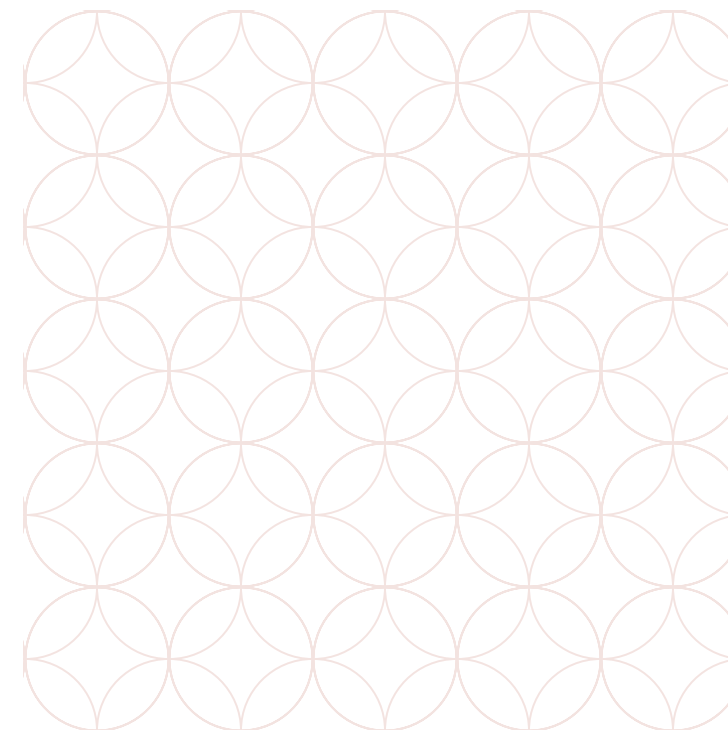
**JUST FIVE MILES FROM CARDIFF AND WITHIN EASY REACH OF THE M4, CHURCHLANDS, LISVANE IS PERFECTLY PLACED TO GIVE YOU THE VERY BEST OF BOTH WORLDS.**

Not only will you enjoy a delightful rural location, with Redrow investing in superb facilities including fully equipped playgrounds and lots of public open spaces. You will also benefit from easy access to the city with Redrow once again investing in infrastructure such as road improvements, bus lanes and cycleways to make your journey easier. Churchlands will offer a choice of three and four bedroom homes near Cardiff from our award-winning Heritage Collection, combining classic architecture with modern, family friendly interiors.



# 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.

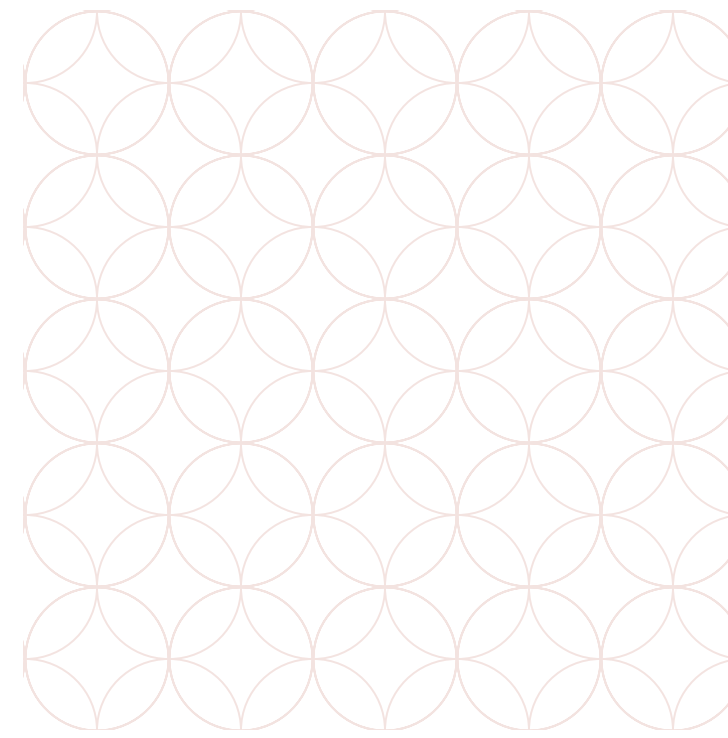


# BETTER BY DESIGN

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.

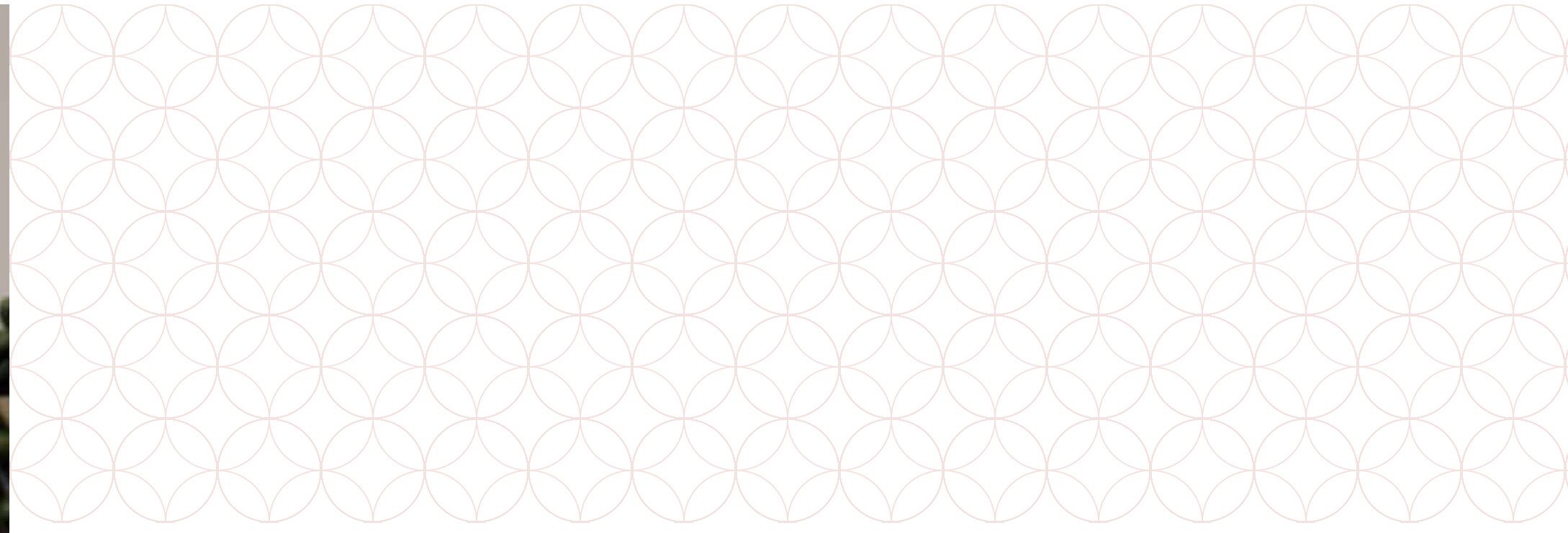
# BETTER PLACES

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

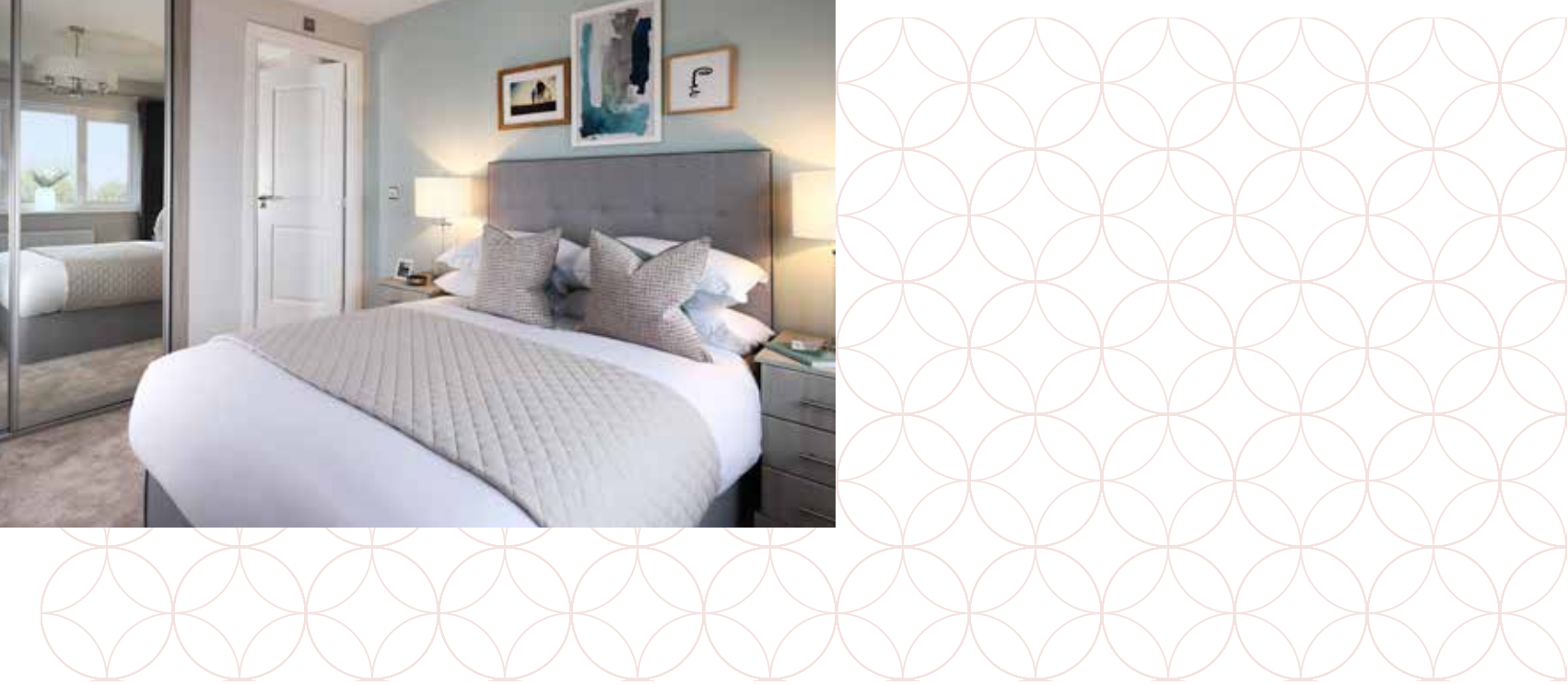
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Every home in Redrow's Tailored Collection has been designed with the unique qualities of each area in mind, carefully selecting materials and using imaginative landscaping to blend in with our surroundings. Every care has been taken to bring a more individual style to your life, with outstanding interiors and a refreshingly

modern specification designed to fit your needs perfectly. And alongside the light and freedom of spacious open plan living, each location also makes it easy to broaden your horizons, by making sure everything is close by. With easy commuting convenience right on your doorstep, our tailored approach will suit your lifestyle perfectly.





## SPEND MORE TIME **TOGETHER**

You can dine out in style close to home with The Old Cottage, Lisvane, or the The Black Griffin Inn. Naturally, Cardiff has a host of family favourites, with pizza, pasta and burgers from all the big names. The city is also home to delightful waterside dining around Cardiff Bay and there are some superb restaurants in the city centre.



## ENJOY A HEALTHY **LIFESTYLE**

South Wales is a spectacular place to set up home, with something for everyone to enjoy, from the mountains of the Brecon Beacons in the north, to the beaches of South West Wales from the glorious countryside to the cosmopolitan capital.

Cardiff has so much to offer, with international rugby, football and cricket, along with a choice of cinemas and theatres, including the New Theatre, Sherman Theatre and Wales Millennium Centre. You'll also find international artists on show with regular concerts at the Principality Stadium.

Closer to home, you can find a range of sports at Llanishen Leisure Centre, as well as a choice of challenging courses at Cardiff and Llanishen golf clubs and private Health & Fitness clubs nearby.

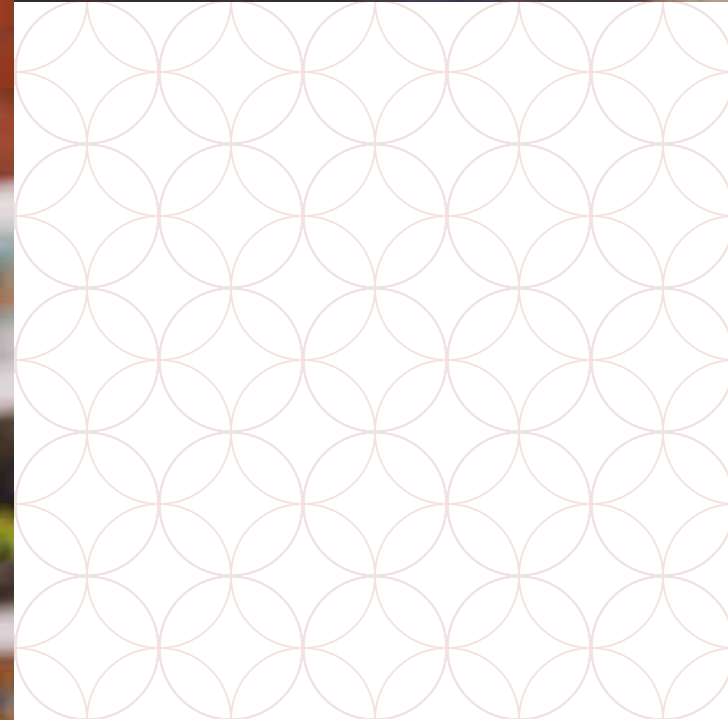
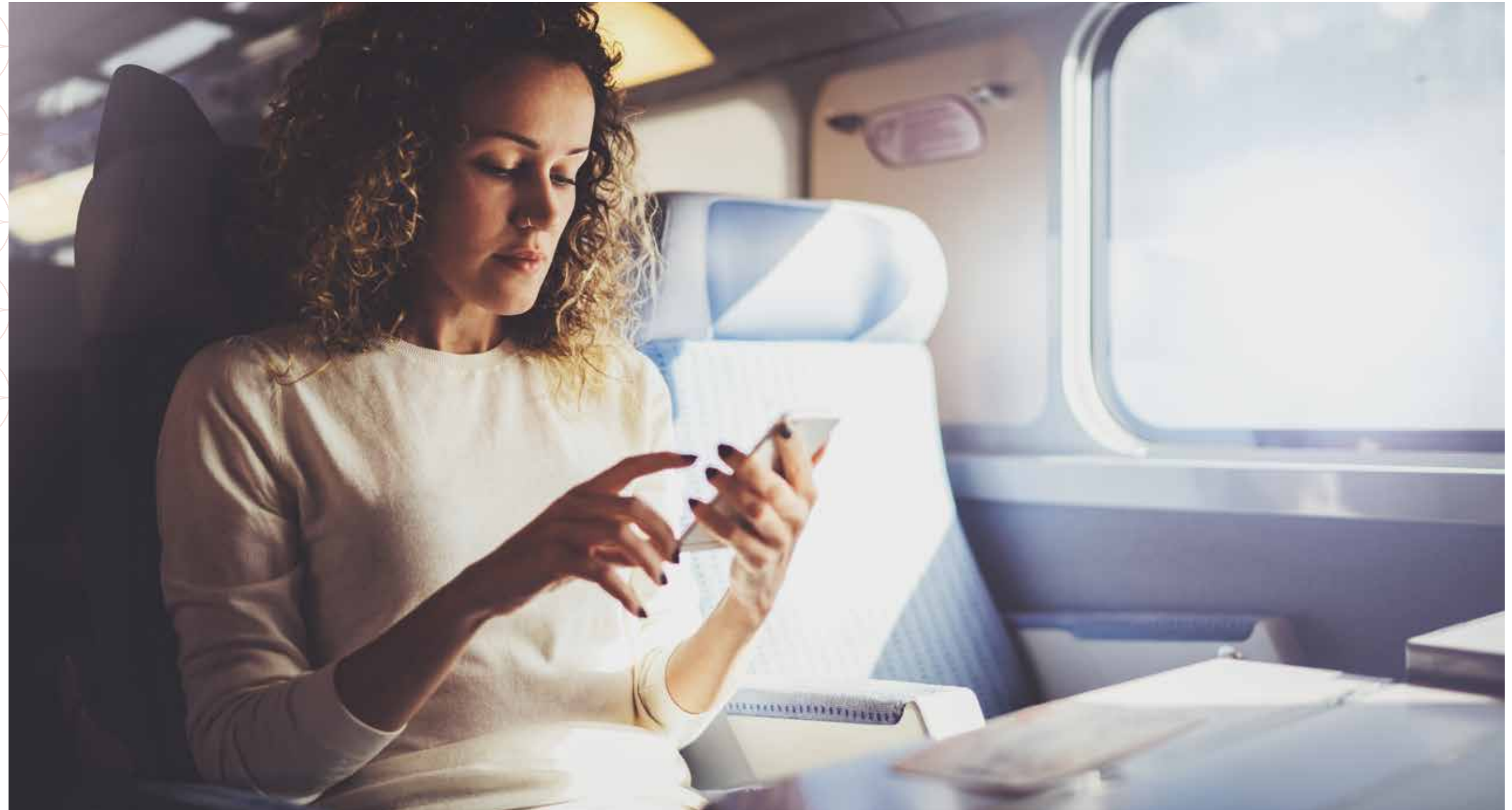
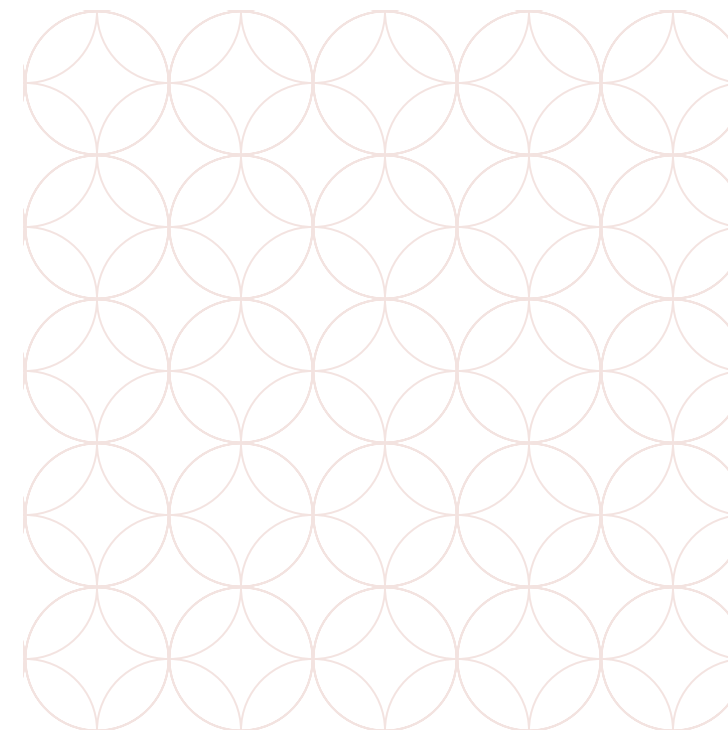


# MORE OPPORTUNITIES

When it comes to giving your children the ideal start in life, you'll be spoiled for choice at Churchlands. You'll find both Welsh and English language schools within easy reach, along with well-regarded Catholic schools for both primary and secondary pupils.

The local primary, Llysfaen Primary School, is just a short walk away and is rated 'good' by Estyn, with the Welsh language Ysgol-Y-Wern rated 'excellent'. For older pupils there is a choice of Llanishen High School, Corpus Christie Catholic High School or Ysgol Gyfun Gymraeg Bro Edern.

There are also a number of popular universities in and around the city, saving money for stay at home students.



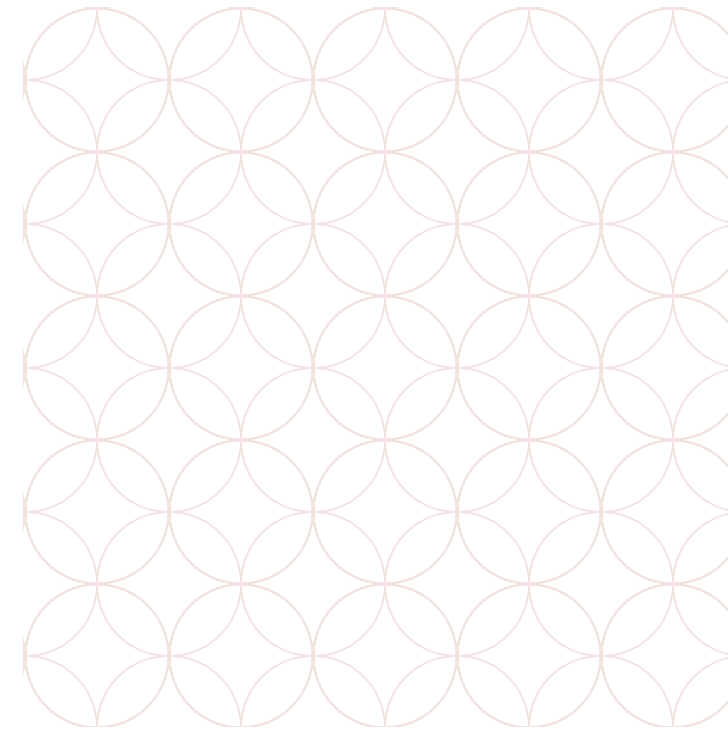
# LESS TIME TRAVELLING

Redrow will be making a significant contribution to the local commuter system to ensure that your journey into the city runs smoothly, whether it's for work or play. The development is just five miles from Cardiff City Centre, with regular busses saving the hassle of parking. Alternatively, trains from nearby Llanishen and Thornhill Station will have you in the city in a matter of minutes. Trains from Cardiff Central reach London in around two hours.

You are just as well placed for heading further afield too, with the M4, J32 for westbound and J30 for eastbound, both just a short drive away. Heading east, Newport is 10miles with Bristol beyond at around 40miles. Heading west, Swansea is also around 40miles away. For holidays, weekends away and business trips, Cardiff Airport is approximately 20miles away.

# 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 **Churchlands**.



# SO YOU GET MORE OUT

- Public Green Spaces
- Children's Play Area
- Affordable Housing
- Cycleways and Footpaths



# 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



# 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 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](http://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.



# CHURCHLANDS



Llwyn Y Pia Road, Lisvane, Cardiff CF14 0SX

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