

**HERITAGE**  
- REDROW -

**PARC Y COLEG**  
CAERLEON





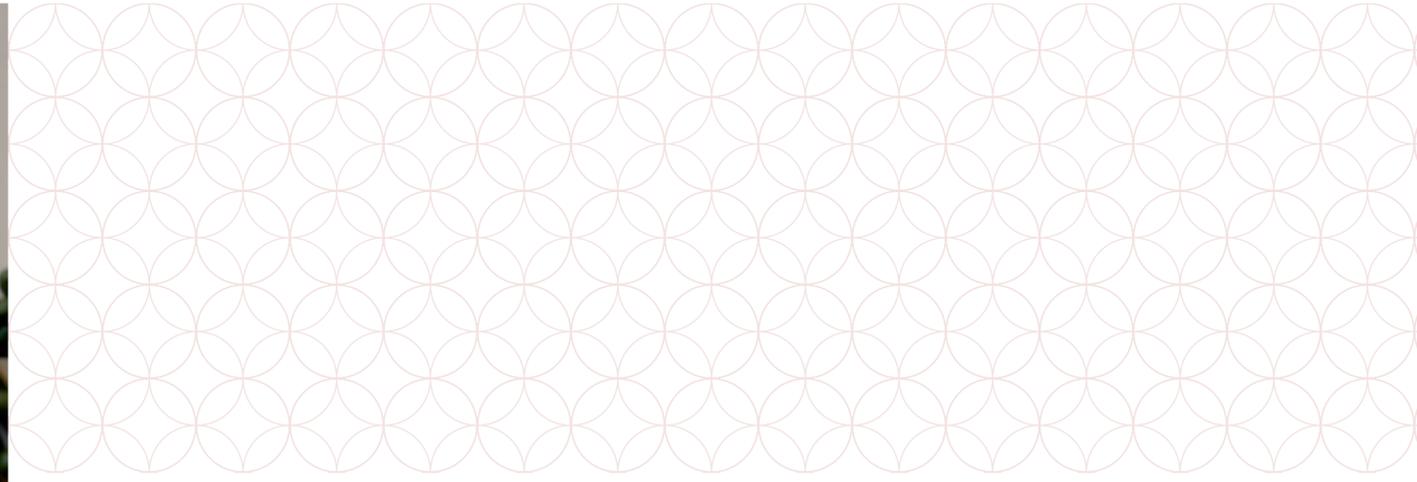
 REDROW

# WELCOME TO PARC Y COLEG

## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE VIBRANT TOWN OF CAERLEON.

Surrounded by beautiful open green spaces yet superbly located for easy connections to nearby towns and cities, Parc y Coleg, lies in the heart of South Wales, but close to everything England has to offer. Situated in historic Caerleon, a town and community that dates back to Roman times, but now just a stone's throw from the exciting cities of Newport, Cardiff and Bristol. With the serenity of the River Usk flowing nearby too, Parc y Coleg is a very special place to call home.





## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

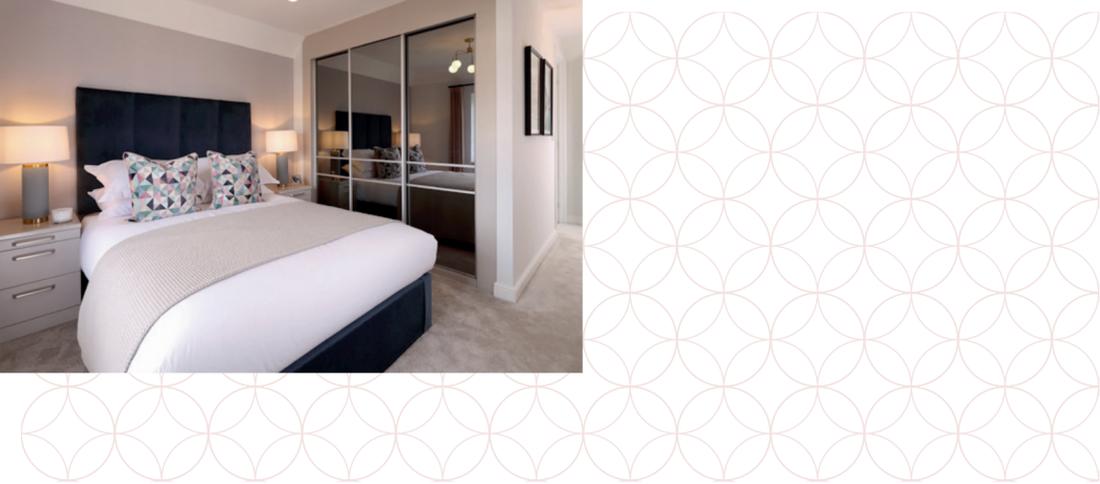
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





## Enjoy the area

Whether you're shopping for everyday essentials or planning a more elaborate bout of retail therapy, these Caerleon new builds are ideally located for amenities.

You'll find a Tesco Extra and Morrisons within a 20 minute drive of home, with a Sainsbury's Local convenience store less than 10 minutes away on foot.

Caerleon's bustling high street is also in walking distance, with a pharmacy and post office both around 15 minutes away. Enjoy a stroll along the high street and you'll also find a selection of boutiques selling clothing, homeware and gifts.

Vibrant Newport's city centre is around 15 minutes away in the car and offers a broad selection of household name retailers. At the Friars Walk and Kingsway shopping centres, and in surrounding streets you'll find an A to Z of high street outlets.



## ENJOY AN ACTIVE LIFESTYLE

For days out in the countryside or visiting local attractions, there is also much to enjoy in the area surrounding these new homes in Caerleon.

The Caerleon Roman Fortress Baths and amphitheatre, five minutes away by car, provide the ideal opportunity to learn more about the town's fascinating history and heritage. The site includes the only Roman legionary barracks still on view in Europe, and the most complete Roman amphitheatre in Britain.

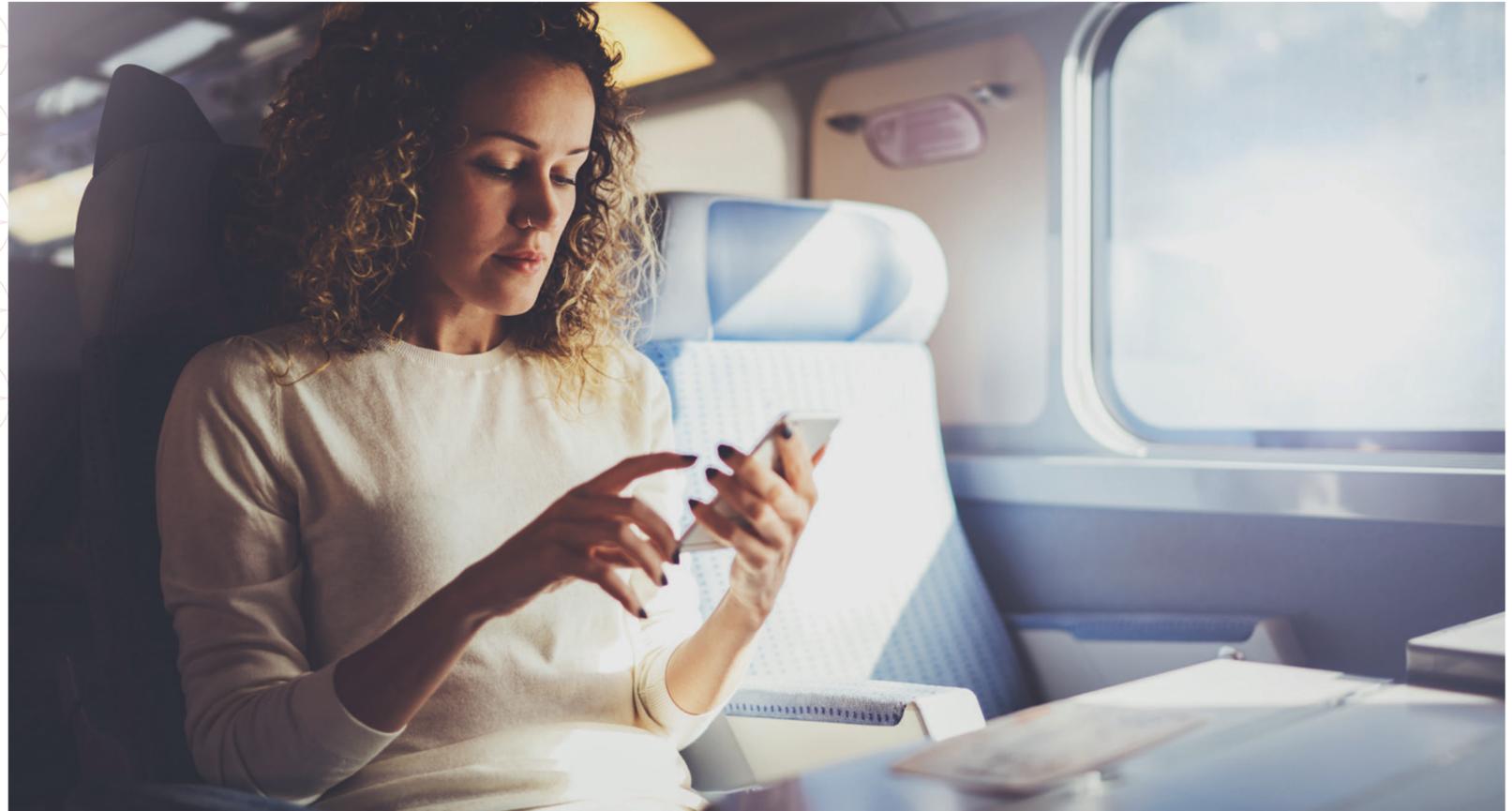
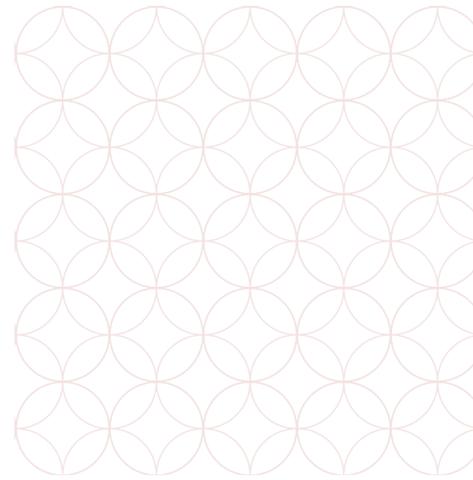
For tranquil walks by the water, the Fourteen Locks Canal Centre, a 15 minute drive, is a popular family attraction and is said to have the most spectacular flight of canal locks in South Wales. The scenic RSPB Newport Wetlands reserve is also ideal for bird spotting and exploring its nature trails.

# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools nearby for youngsters of all ages.

Caerleon Lodge Hill Primary School is a 15 minute walk from home, while Charles Williams Church in Wales Primary is 11 minutes away on foot, with both rated 'Good' by Estyn, the schools inspectorate for Wales.

For older students, Caerleon Comprehensive School is an 11 minute walk from home.



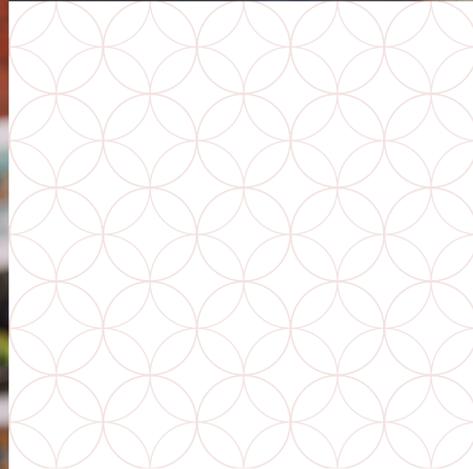
# LESS TIME TRAVELLING

While lying in a tranquil location surrounded by open green spaces, Parc y Coleg is also very well connected for travel by both road and rail.

Junction 24 of the M4 motorway is less than a 10 minute drive for onwards journeys to Swansea (1 hour and 8 minutes), Neath (1 hour and 2 minutes), Bristol (40 minutes) and London (2 hours and 42 minutes).

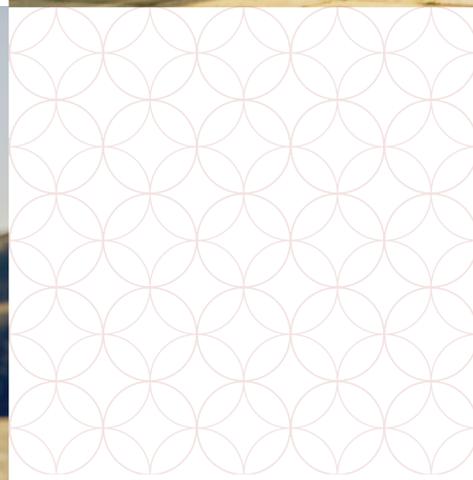
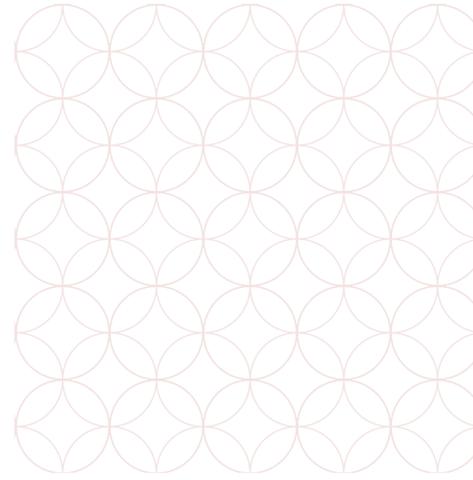
For train travel, Newport railway station has good connections to Cardiff Central (15 minutes), Birmingham (1 hour and 51 minutes), Manchester (3 hours) and London Paddington (1 hour and 39 minutes). For bus travel, there is a regular service between Caerleon and Newport City Centre that takes around 30 minutes.

Those seeking international travel can reach Cardiff Airport in around 48 minutes by car and Bristol Airport in around 47 minutes, with both offering flights around the globe.



# 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 **Parc y Coleg**.



# SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Affordable Housing
- Multi Use Games Area
- Local Equipped Areas of Play

# EXPLORE PARC Y COLEG PHASE 1



## KEY

	<b>LETCWORTH</b> 3 BEDROOM HOME		<b>HENLEY</b> 4 BEDROOM HOME
	<b>WARWICK</b> 3 BEDROOM HOME		<b>RICHMOND</b> 4 BEDROOM HOME
	<b>AMBERLEY</b> 3 BEDROOM HOME		<b>LISTED BUILDING</b>
	<b>STRATFORD</b> 4 BEDROOM HOME		<b>LISTED OUTBUILDING</b>
	<b>OXFORD LIFESTYLE</b> 3 BEDROOM HOME		<b>TY HYWELL</b>
	<b>OXFORD</b> 4 BEDROOM HOME		<b>TJ WEBLEY</b>
	<b>CAMBRIDGE</b> 4 BEDROOM HOME		<b>FELTHORPE HOUSE</b>
	<b>WELWYN</b> 4 BEDROOM HOME		<b>AFFORDABLE HOUSING</b>

S/S – Sub Station  
 B/S – Bin Storage  
 C/S – Cycle Storage  
 POS – Public Open Space  
 LEAP – Local 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.





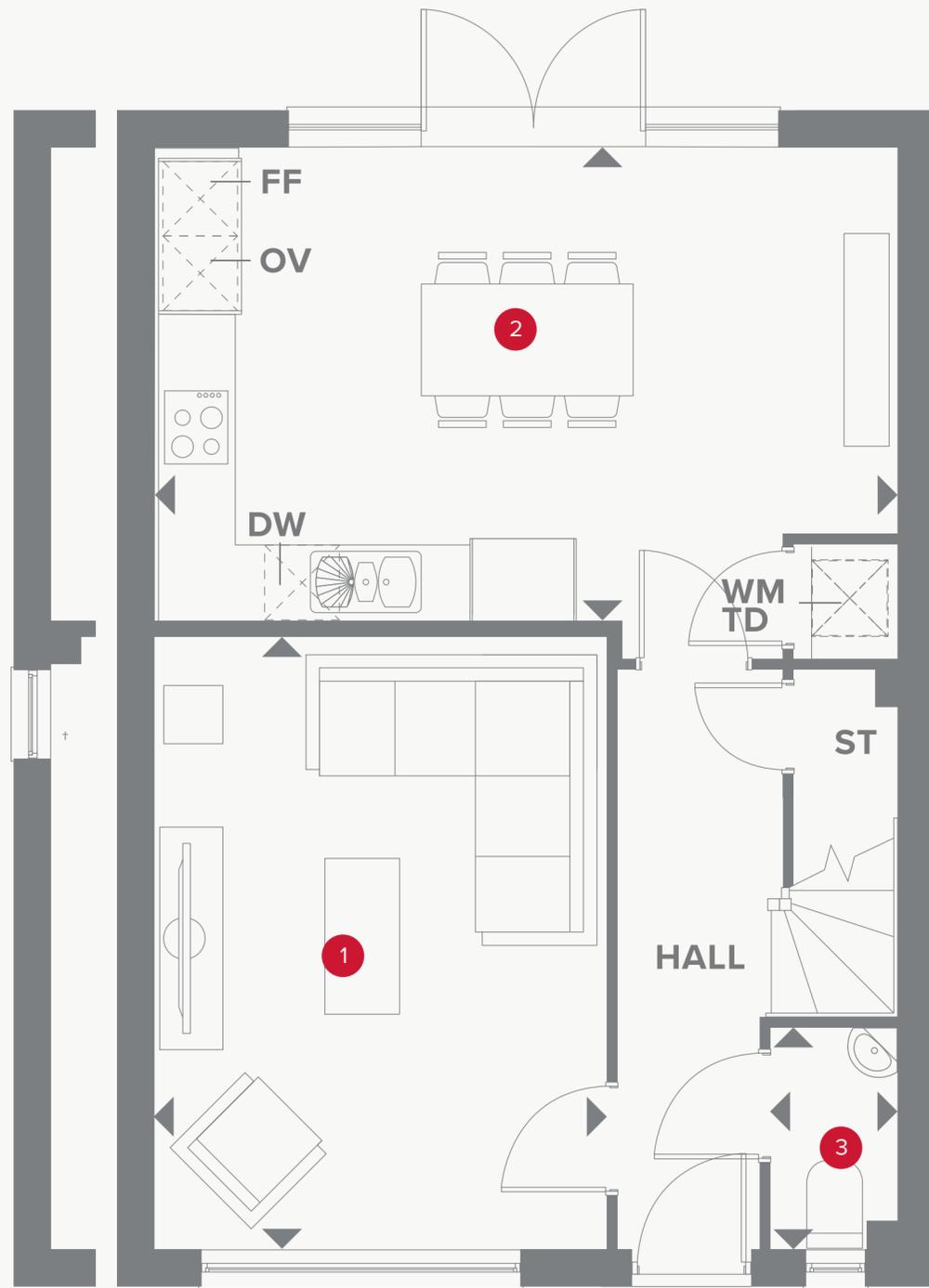
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# THE WARWICK

THREE BEDROOM HOME





†Alternative elevation for specific plots.

# THE WARWICK GROUND FLOOR

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

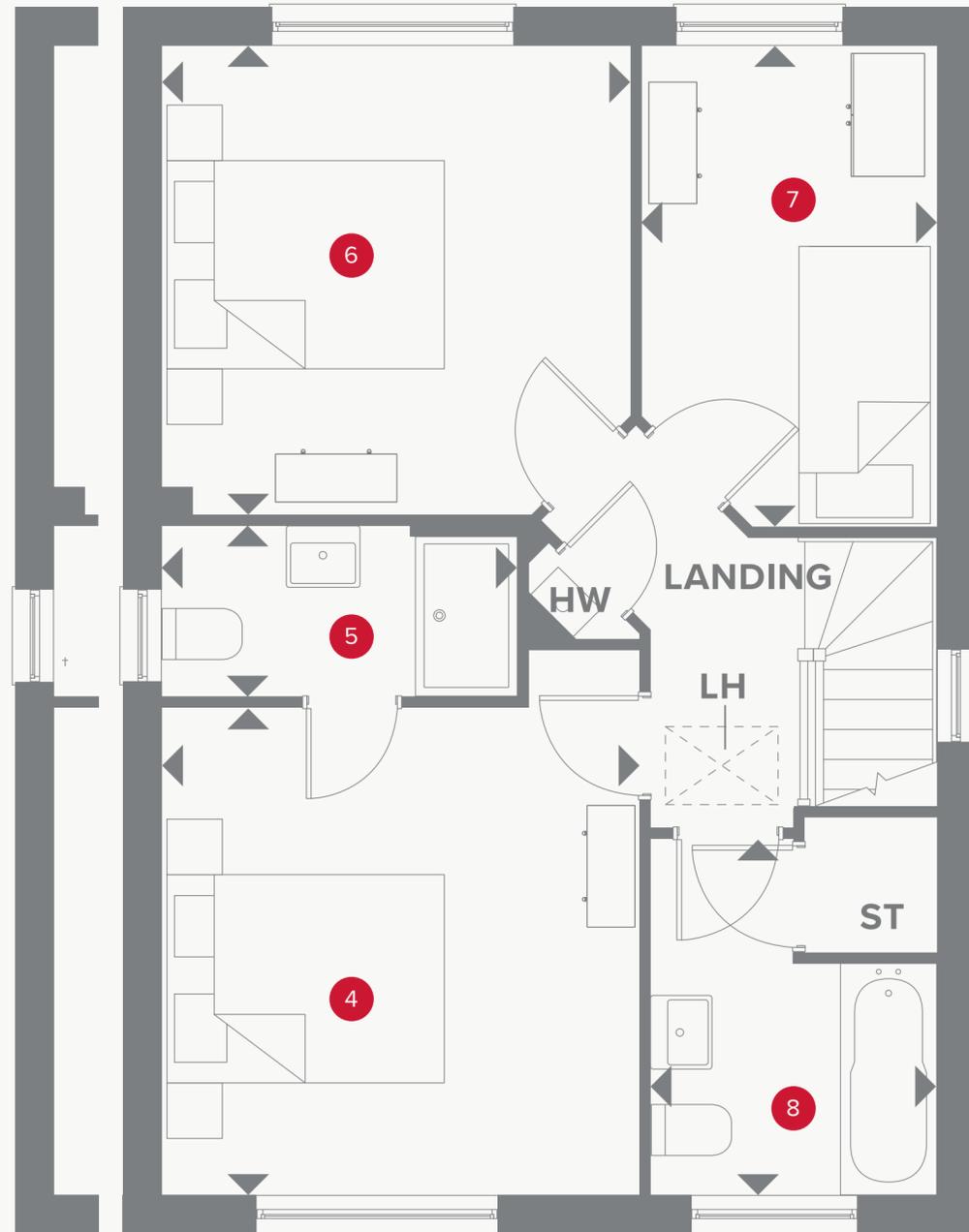


## KEY

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

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

# THE WARWICK FIRST FLOOR



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



†Alternative elevation for specific plots.

## KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch

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Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

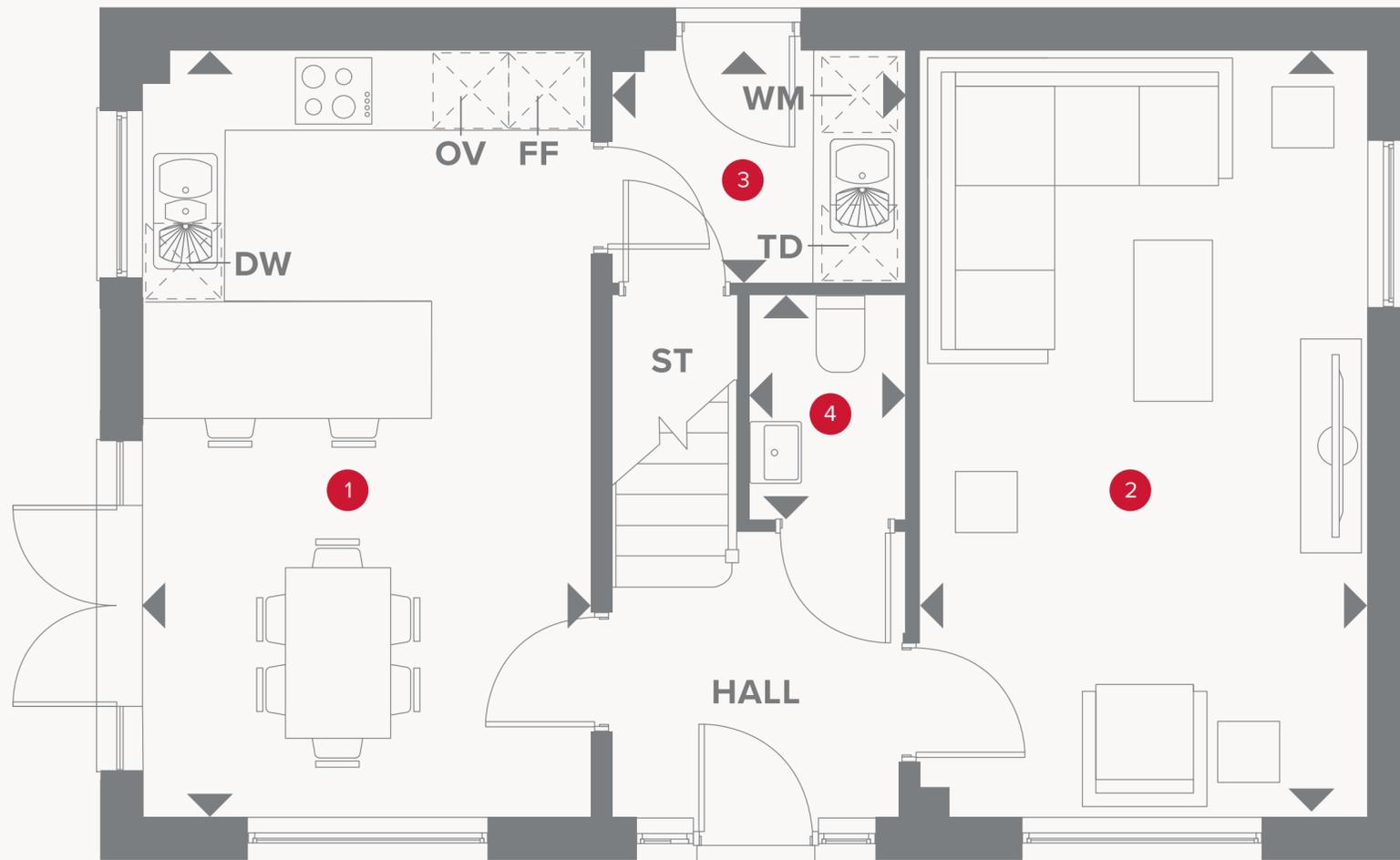
- REDROW -

# THE AMBERLEY

THREE BEDROOM HOME



# THE AMBERLEY GROUND FLOOR



1	Kitchen/ Dining	18'9" x 10'8"	5.77 x 3.28 m
2	Lounge	18'9" x 10'7"	5.77 x 3.27 m
3	Utility	7'2" x 5'7"	2.18 x 1.75 m
4	Cloaks	5'5" x 3'7"	1.70 x 1.14 m

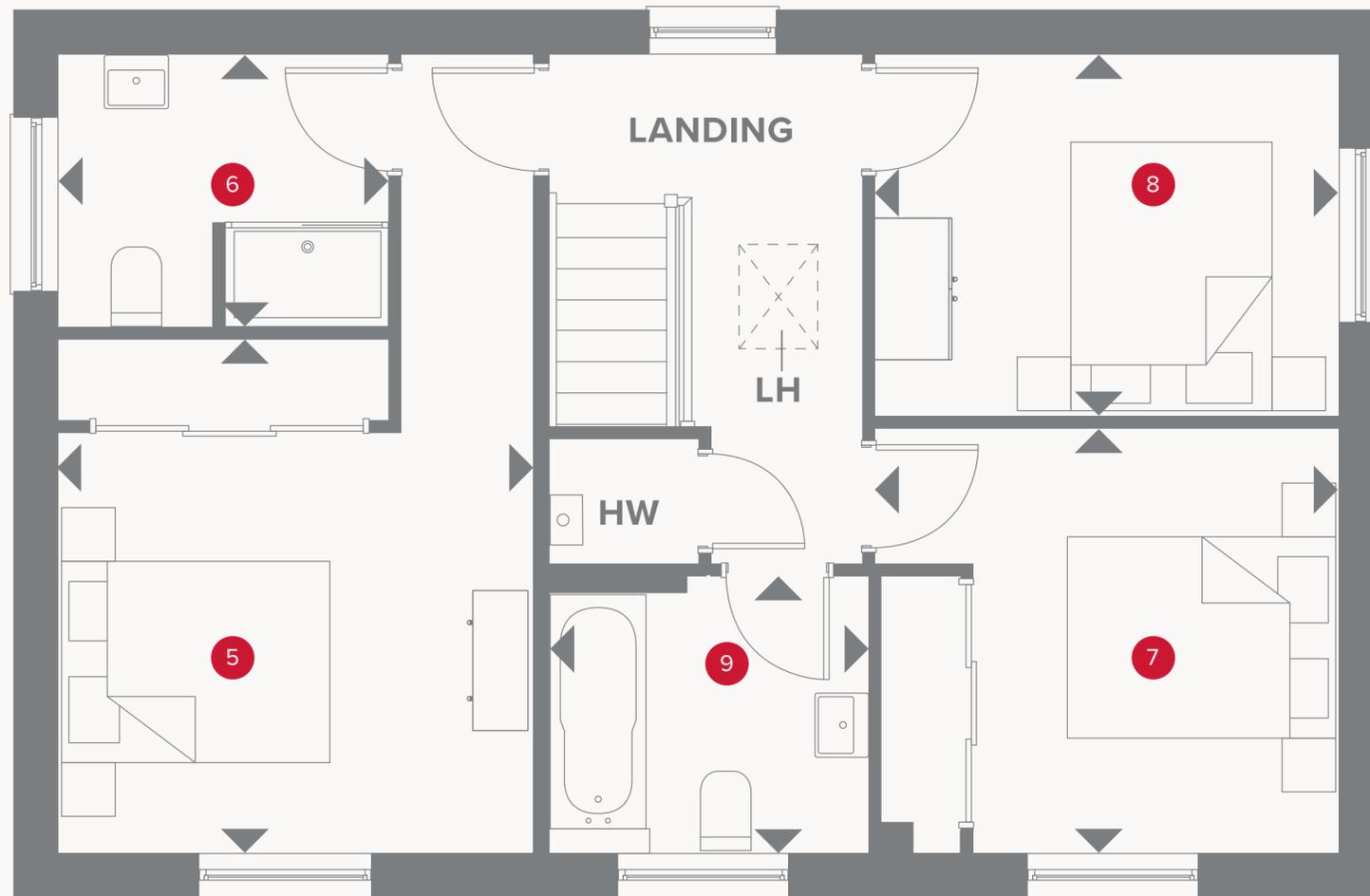


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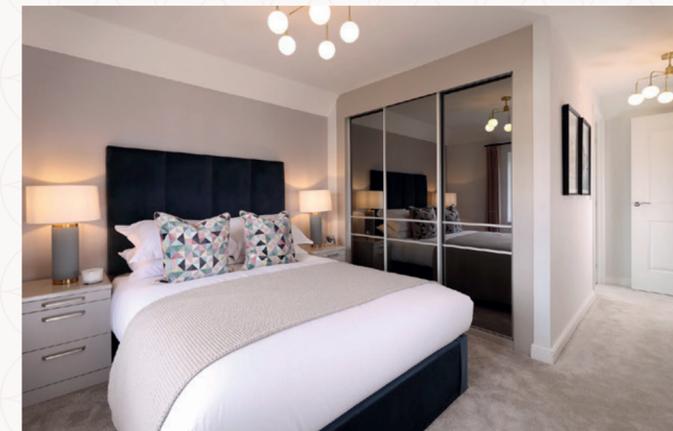
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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

# THE AMBERLEY FIRST FLOOR



5	Bedroom 1	12'1" x 10'9"	3.68 x 3.31 m
6	En-suite	7'2" x 6'6"	2.40 x 2.00 m
7	Bedroom 2	10'8" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'6"	3.35 x 2.63 m
9	Bathroom	7'6" x 6'5"	2.34 x 1.98 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft Hatch

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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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



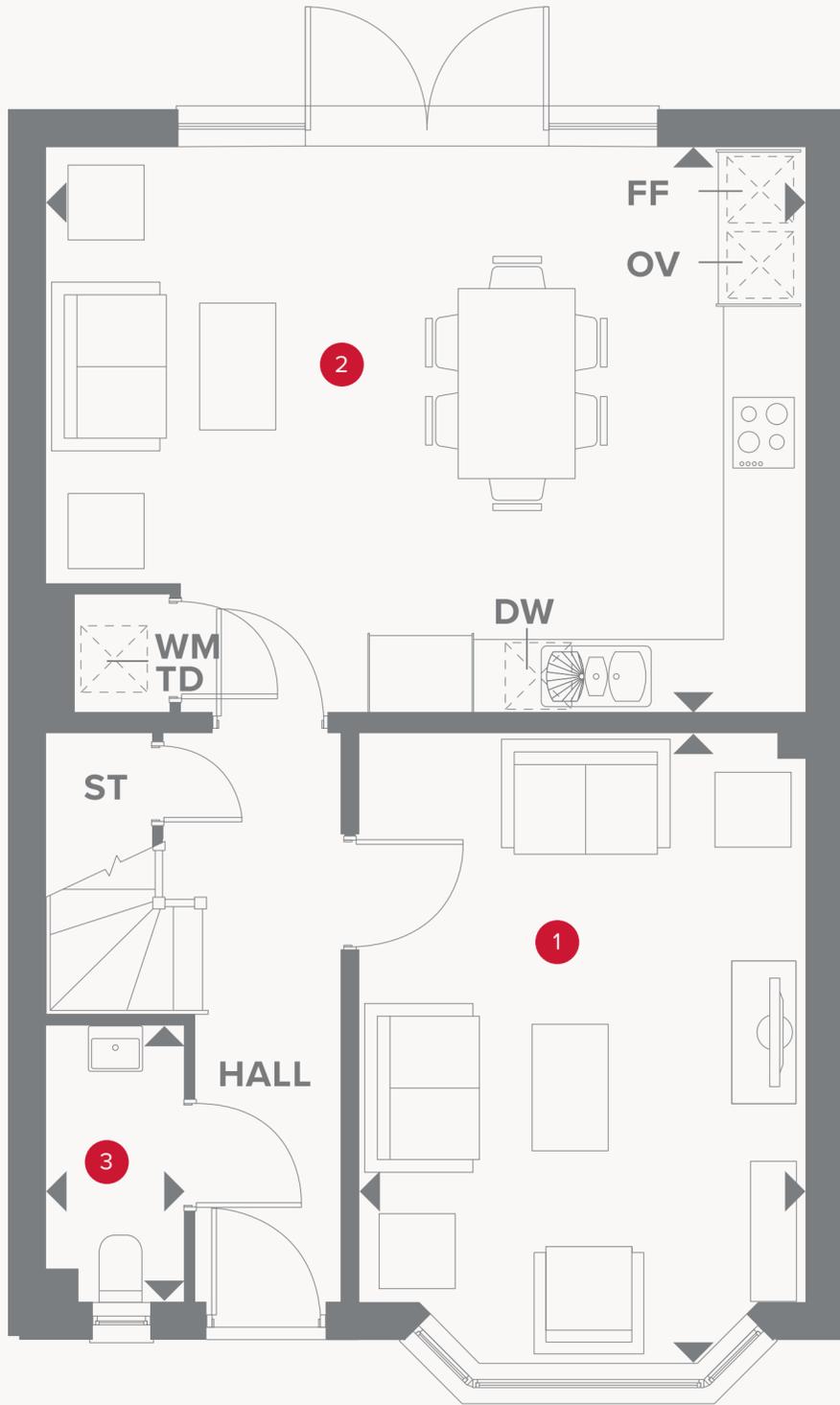
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# THE STRATFORD

FOUR BEDROOM HOME





# THE STRATFORD GROUND FLOOR

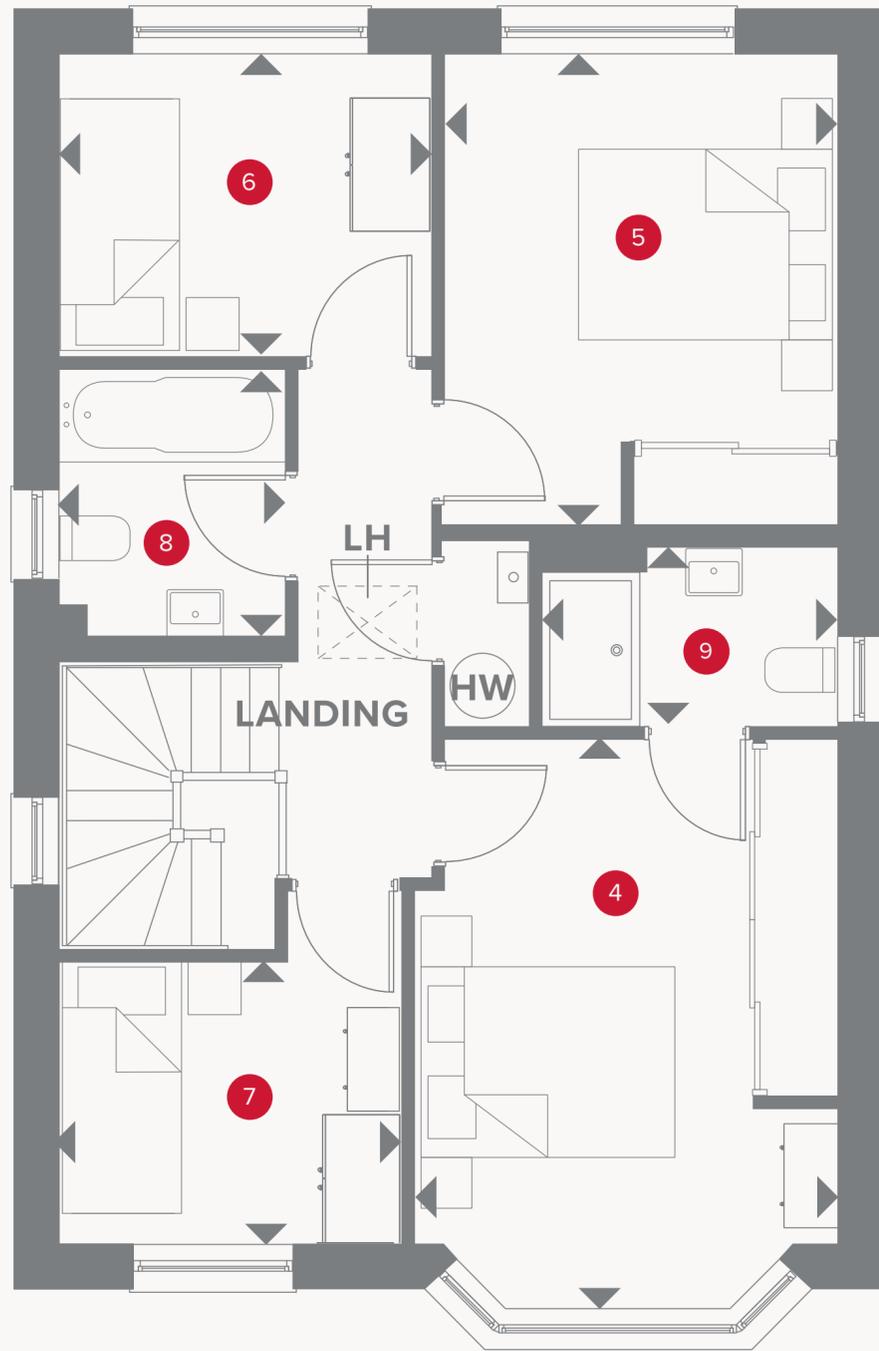
1	Lounge	16'3" x 11'5"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'6" x 14'7"	5.99 x 4.49 m
3	Cloaks	7'2" x 3'5"	2.20 x 1.07 m



## KEY

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

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



# THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'3" x 10'8"	4.36 x 3.31 m
9	En-suite	7'5" x 3'8"	2.28 x 1.19 m
5	Bedroom 2	11'9" x 9'9"	3.62 x 3.03 m
6	Bedroom 3	9'4" x 7'7"	2.88 x 2.34 m
7	Bedroom 4	8'5" x 7'2"	2.60 x 2.20 m
8	Bathroom	6'7" x 5'8"	2.05 x 1.76 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



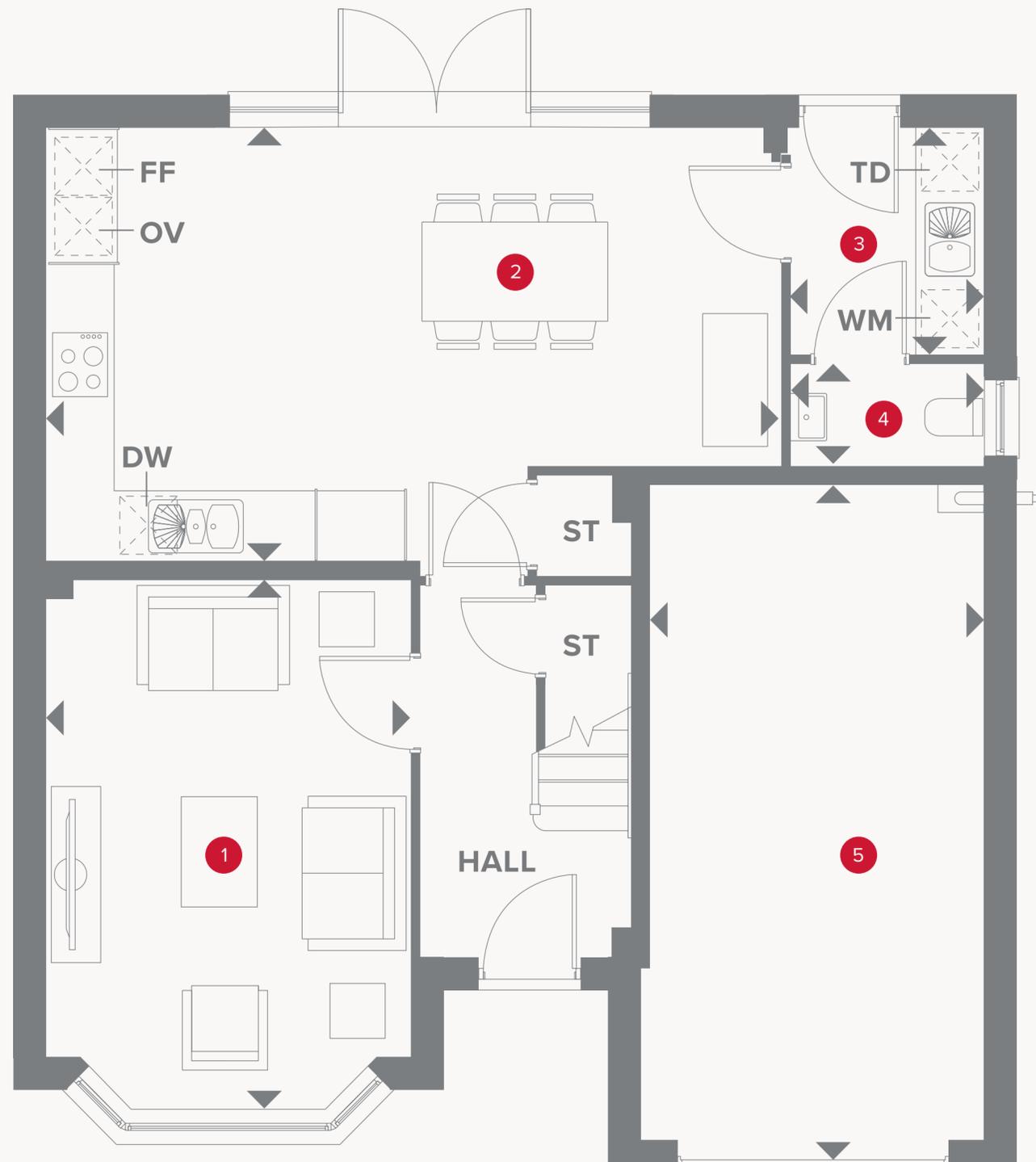
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# THE OXFORD LIFESTYLE

THREE BEDROOM HOME





# THE OXFORD LIFESTYLE GROUND FLOOR

1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m

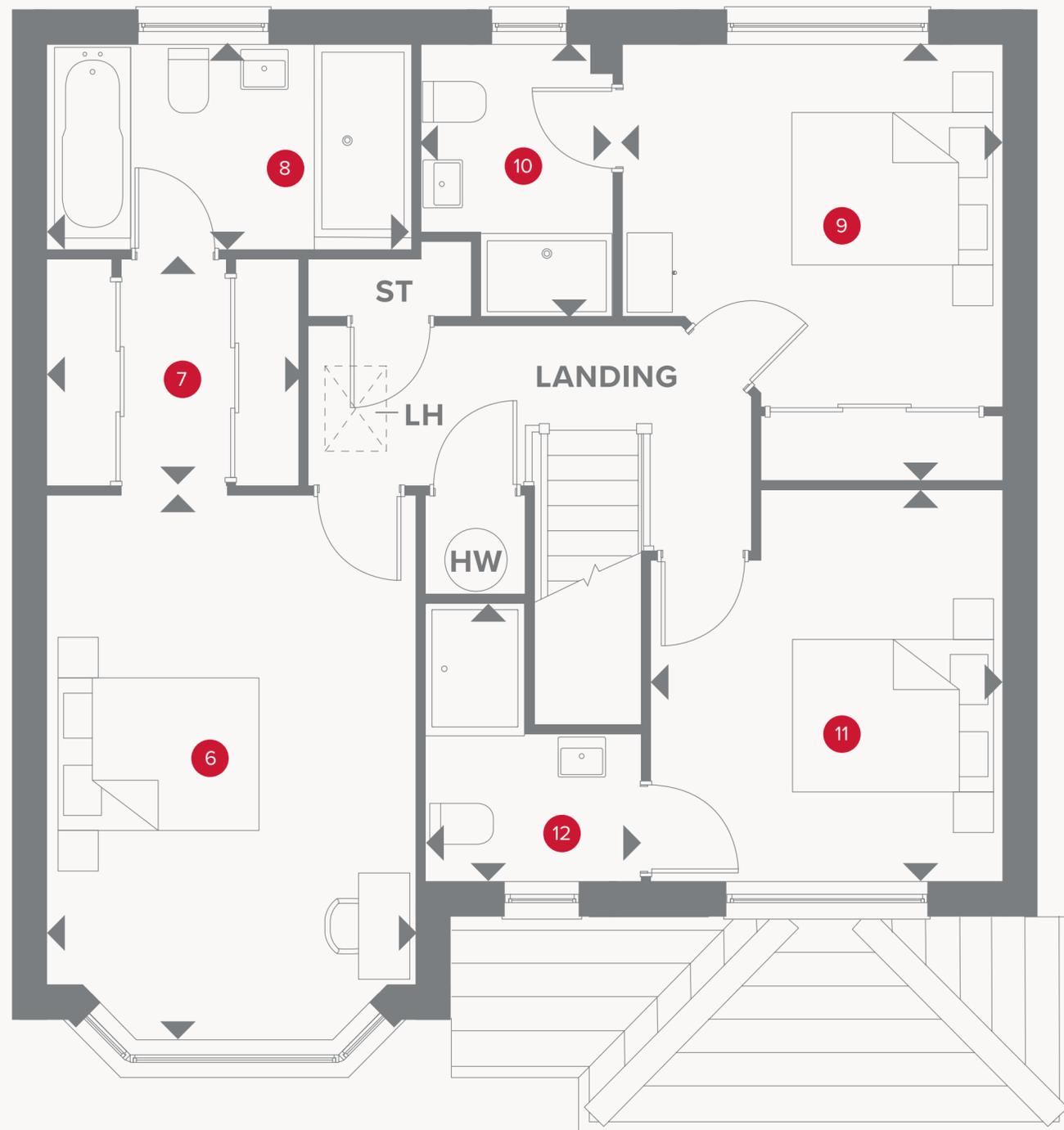


## KEY

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

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

# THE OXFORD LIFESTYLE FIRST FLOOR



6	Bedroom 1	15'8" x 10'8"	4.82 x 3.29 m
7	Dressing	7'5" x 6'7"	2.28 x 2.03 m
8	En-suite 1	10'7" x 5'9"	3.29 x 1.80 m
9	Bedroom 2	11'3" x 10'7"	3.46 x 3.27 m
10	En-suite 2	7'9" x 5'7"	2.41 x 1.73 m
11	Bedroom 3	11'5" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'2" x 6'4"	2.51 x 1.96 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Oxford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



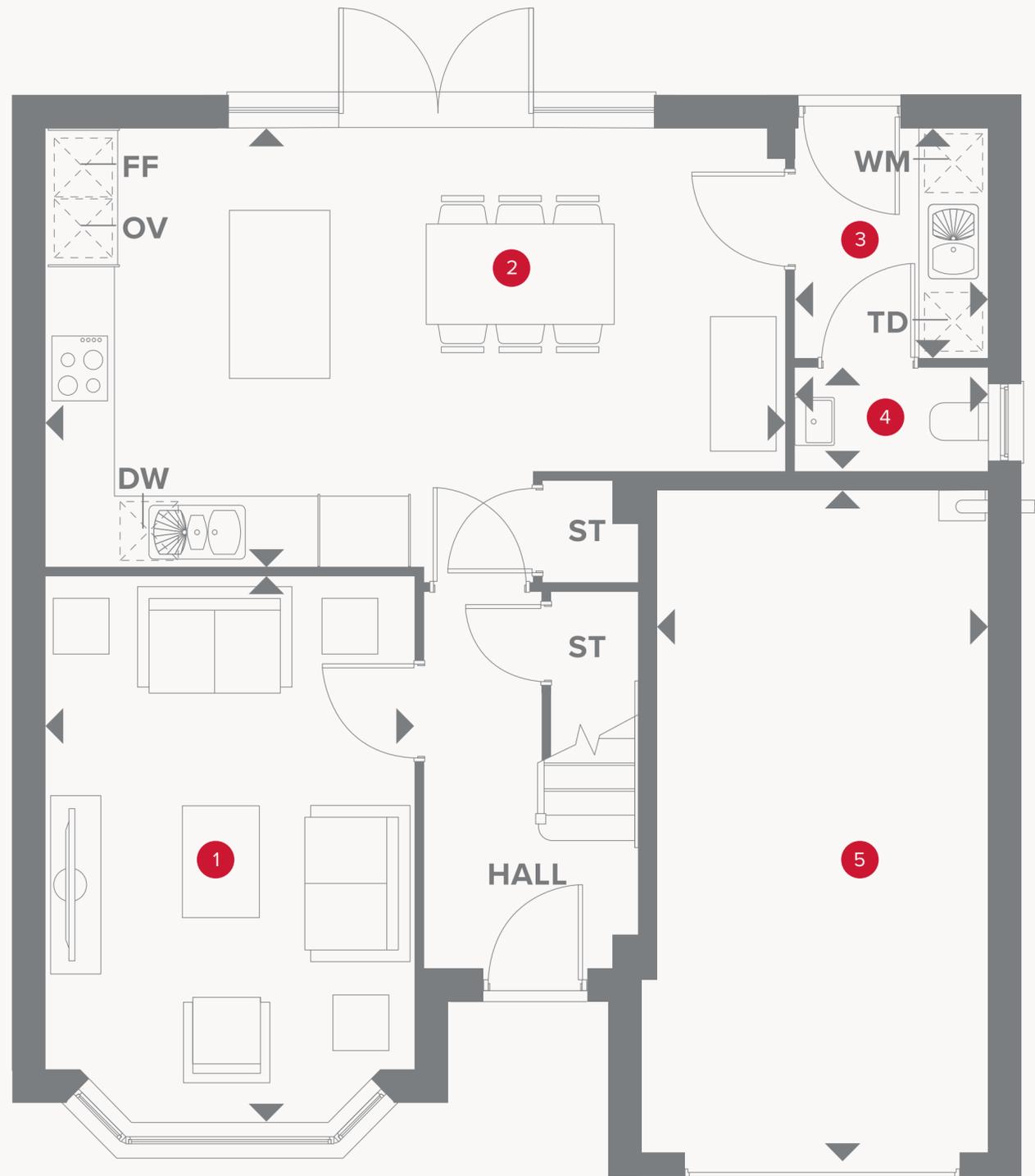
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# THE OXFORD

FOUR BEDROOM HOME

 **REDROW**



# THE OXFORD GROUND FLOOR

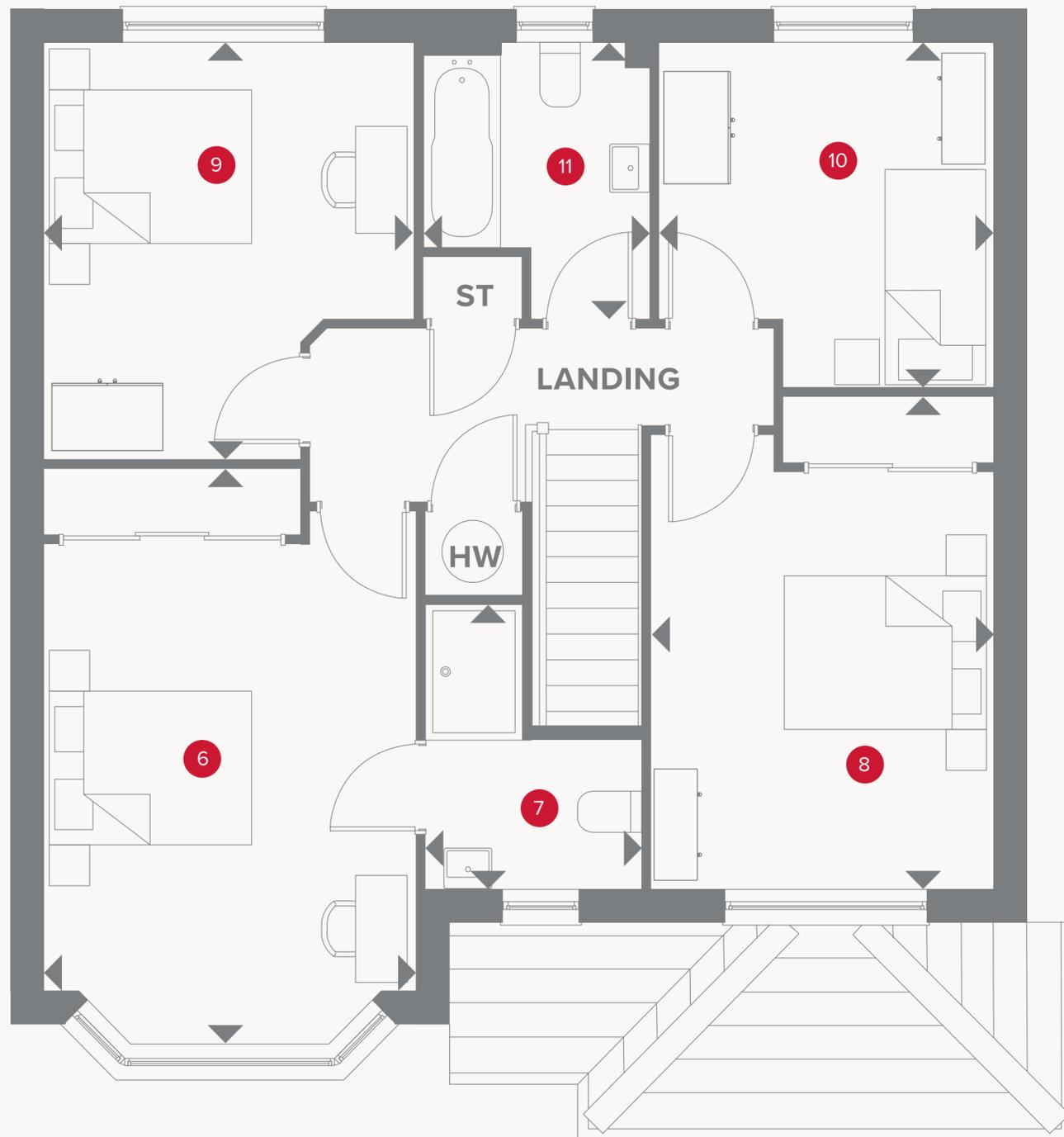
1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m



## KEY

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

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



# THE OXFORD FIRST FLOOR

6	Bedroom 1	16'7" x 10'8"	5.08 x 3.29 m
7	En-suite	8'2" x 6'4"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'5"	4.33 x 3.19 m
9	Bedroom 3	11'9" x 10'8"	3.63 x 3.29 m
10	Bedroom 4	9'9" x 9'7"	3.03 x 2.97 m
11	Bathroom	7'9" x 6'7"	2.42 x 2.04 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



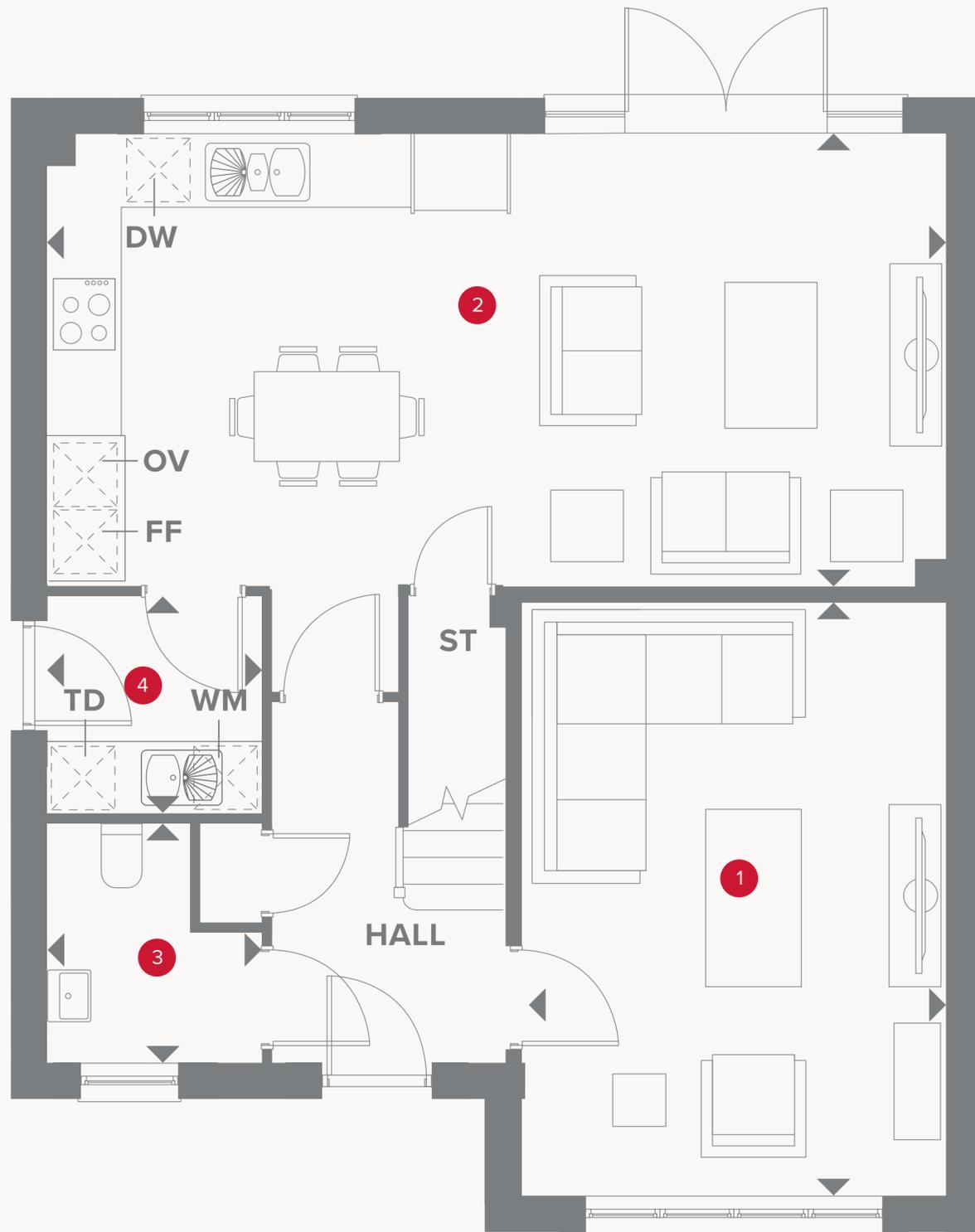
**HERITAGE**

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# THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**



# THE CAMBRIDGE GROUND FLOOR

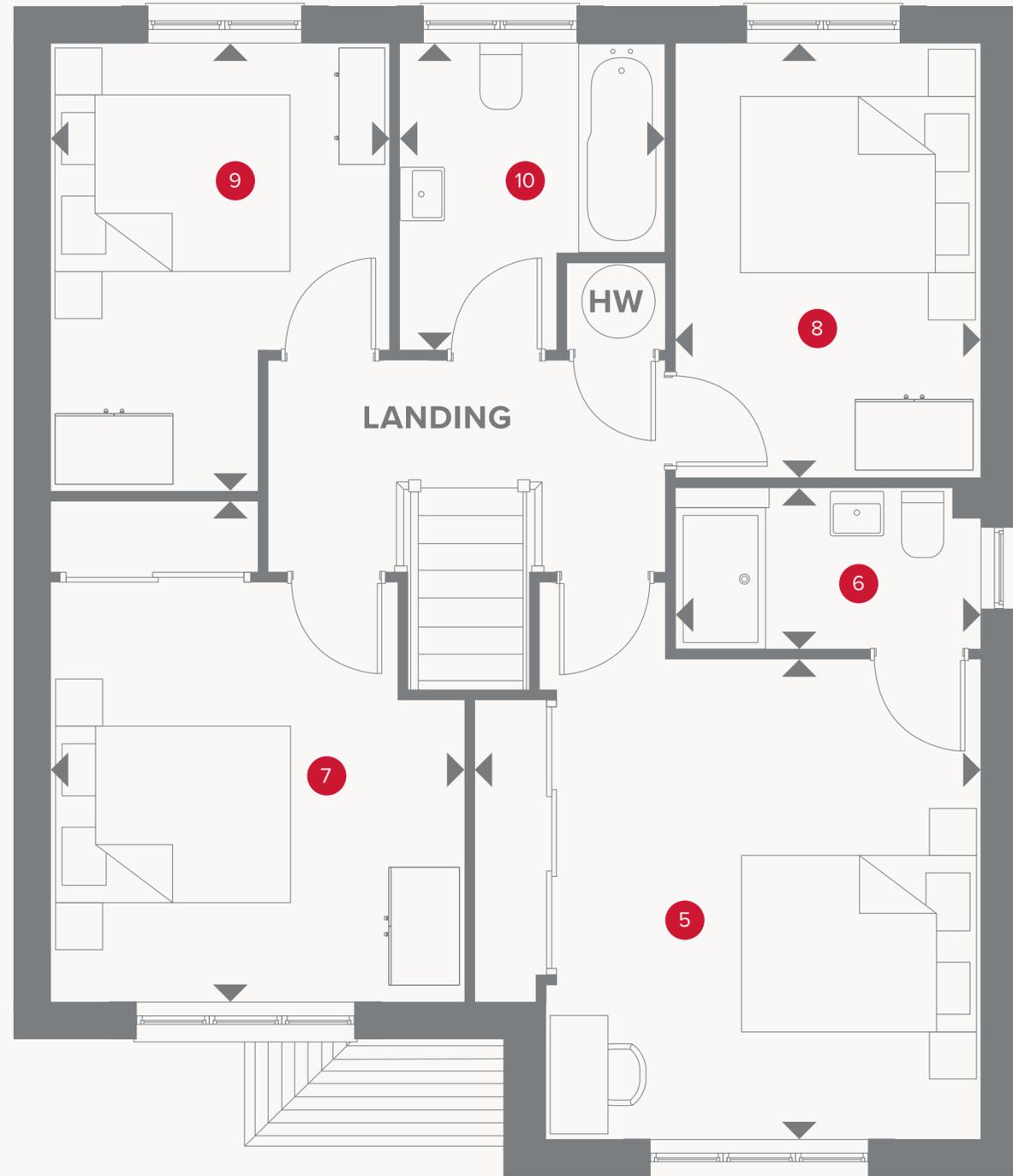
1	Lounge	16'2" x 11'9"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Cloaks	5'9" x 5'9"	1.81 x 1.80 m
4	Utility	6'5" x 5'9"	1.99 x 1.80 m



## KEY

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-  Dimensions start
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- DW** Dish washer space



# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'8" x 12'8"	4.22 x 3.89 m
6	En-suite	8'4" x 3'9"	2.45 x 1.19 m
7	Bedroom 2	13'3" x 11'0"	4.06 x 3.37 m
8	Bedroom 3	11'6" x 8'4"	3.52 x 2.56 m
9	Bedroom 4	11'9" x 9'0"	3.64 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.19 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

\*Max dimensions Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



**HERITAGE**

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# THE WELWYN

FOUR BEDROOM HOME



# THE WELWYN GROUND FLOOR

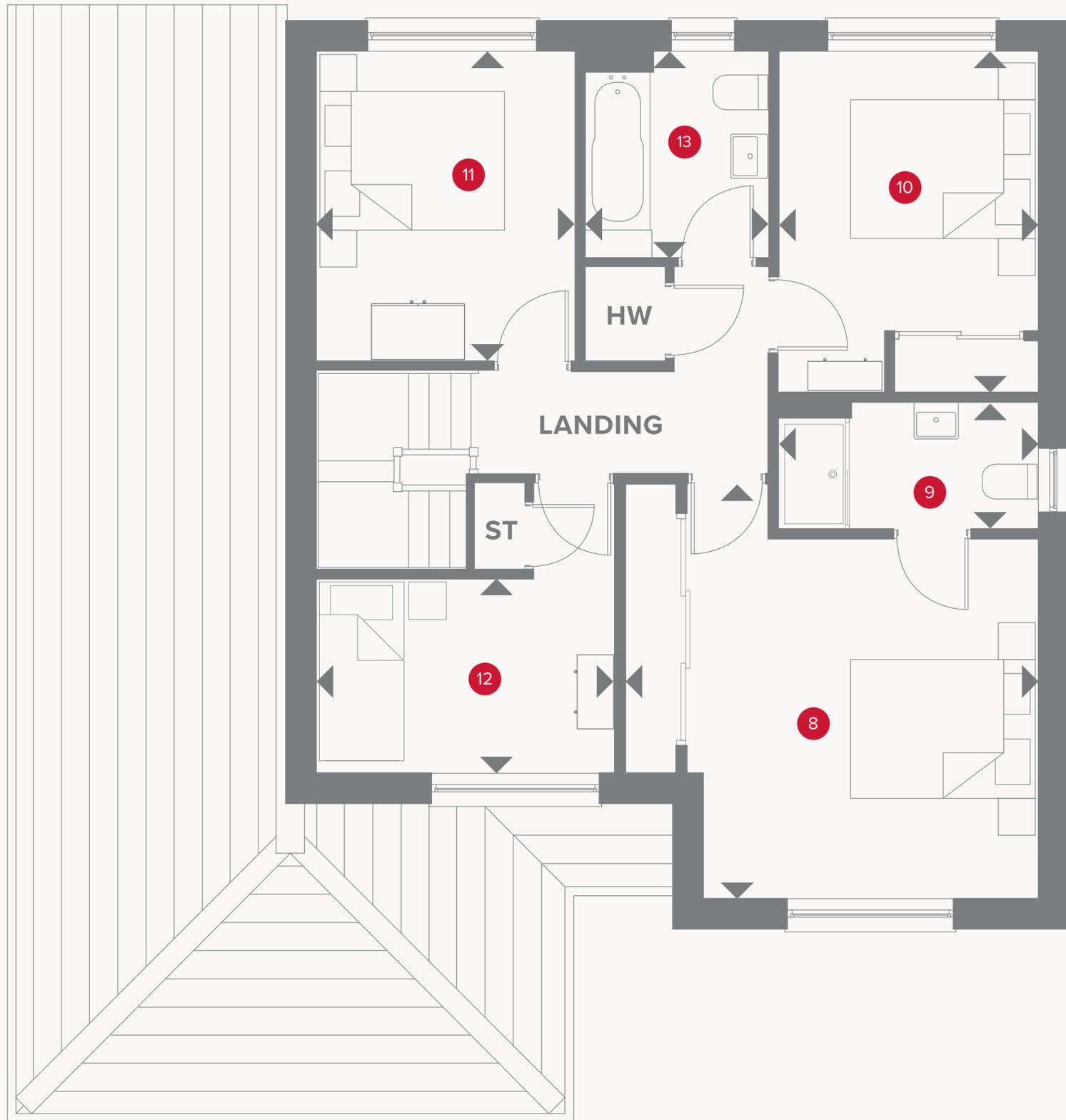
1 Lounge	17'1" x 11'9"	5.20 x 3.63 m
2 Kitchen	12'4" x 7'4"	3.79 x 2.26 m
3 Dining	12'9" x 10'8"	3.95 x 3.29 m
4 Family	12'4" x 11'3"	3.78 x 3.46 m
5 Utility	7'3" x 6'1"	2.24 x 1.86 m
6 Cloaks	5'1" x 3'7"	1.56 x 1.12 m
7 Garage	17'1" x 16'0"	5.23 x 4.88 m



## KEY

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- DW** Dishwasher space



# THE WELWYN FIRST FLOOR

8	Bedroom 1	14'7" x 10'5"	4.47 x 3.21 m
9	En-suite 1	9'2" x 4'5"	2.82 x 1.38 m
10	Bedroom 2	12'1" x 9'2"	3.70 x 2.82 m
11	Bedroom 3	11'4" x 9'2"	3.47 x 2.81 m
12	Bedroom 4	10'6" x 6'9"	3.24 x 2.11 m
13	Bathroom	7'3" x 6'5"	2.24 x 1.99 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Welwyn house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

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# THE HENLEY

FOUR BEDROOM HOME





# THE HENLEY GROUND FLOOR

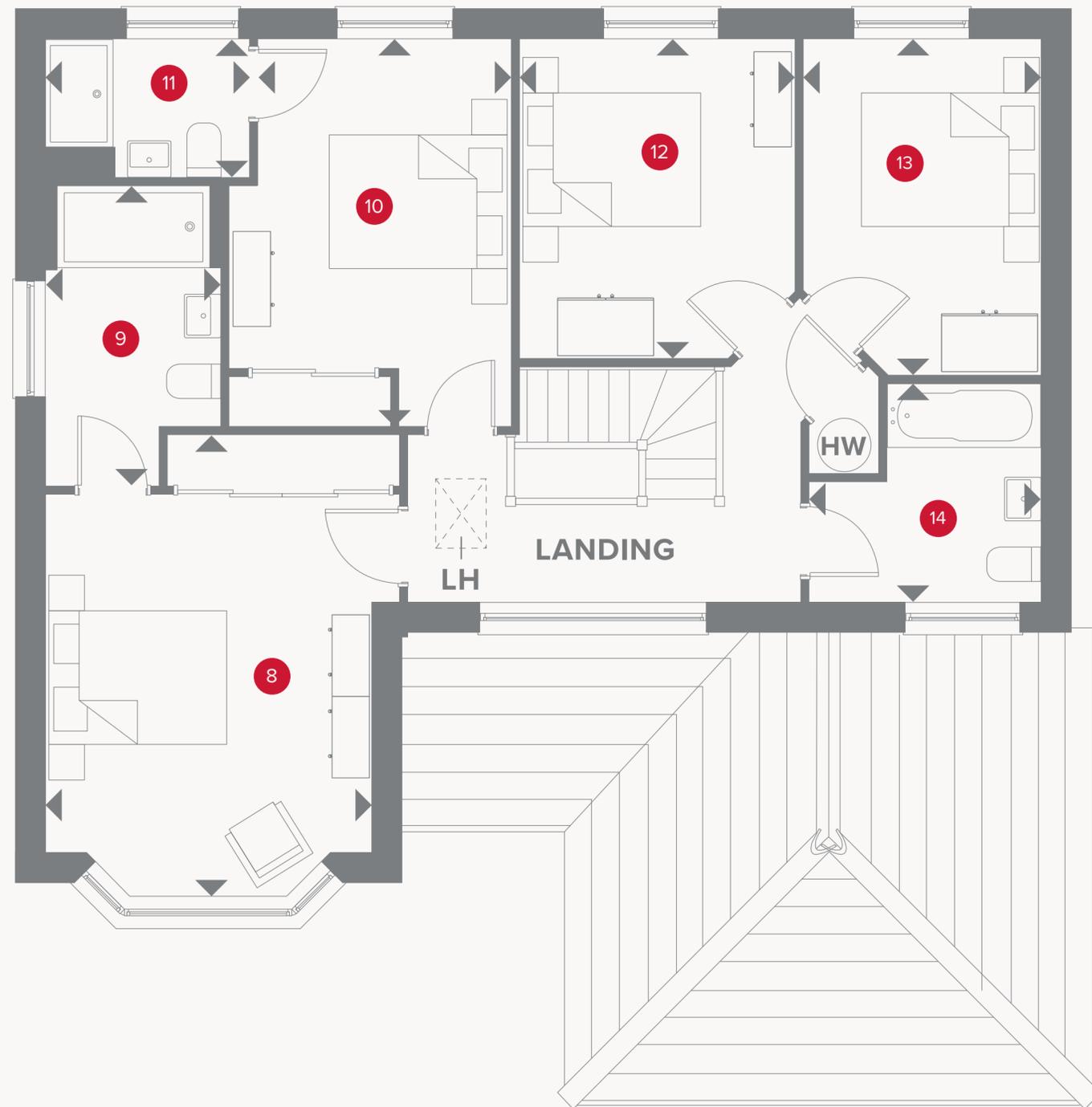
1 Lounge	17'6" x 11'9"	5.37 x 3.63 m
2 Kitchen	15'1" x 10'9"	4.76 x 3.32 m
3 Dining	14'2" x 11'8"	4.15 x 3.61 m
4 Family	13'3" x 13'0"	4.07 x 3.55 m
5 Cloaks	7'5" x 4'2"	2.28 x 1.38 m
6 Utility	6'2" x 5'9"	1.90 x 1.79 m
7 Garage	17'1" x 17'0"	5.20 x 5.19 m



## KEY

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- DW** Dish washer space



# THE HENLEY FIRST FLOOR

8	Bedroom 1	16'8" x 11'9"	5.12 x 3.63 m
9	En-suite 1	10'9" x 6'5"	3.32 x 1.98 m
10	Bedroom 2	14'4" x 10'2"	4.40 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.28 x 1.55 m
12	Bedroom 3	11'6" x 9'9"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'6"	3.72 x 2.63 m
14	Bathroom	8'4" x 7'9"	2.57 x 2.41 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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# THE RICHMOND

FOUR BEDROOM HOME



# THE RICHMOND GROUND FLOOR

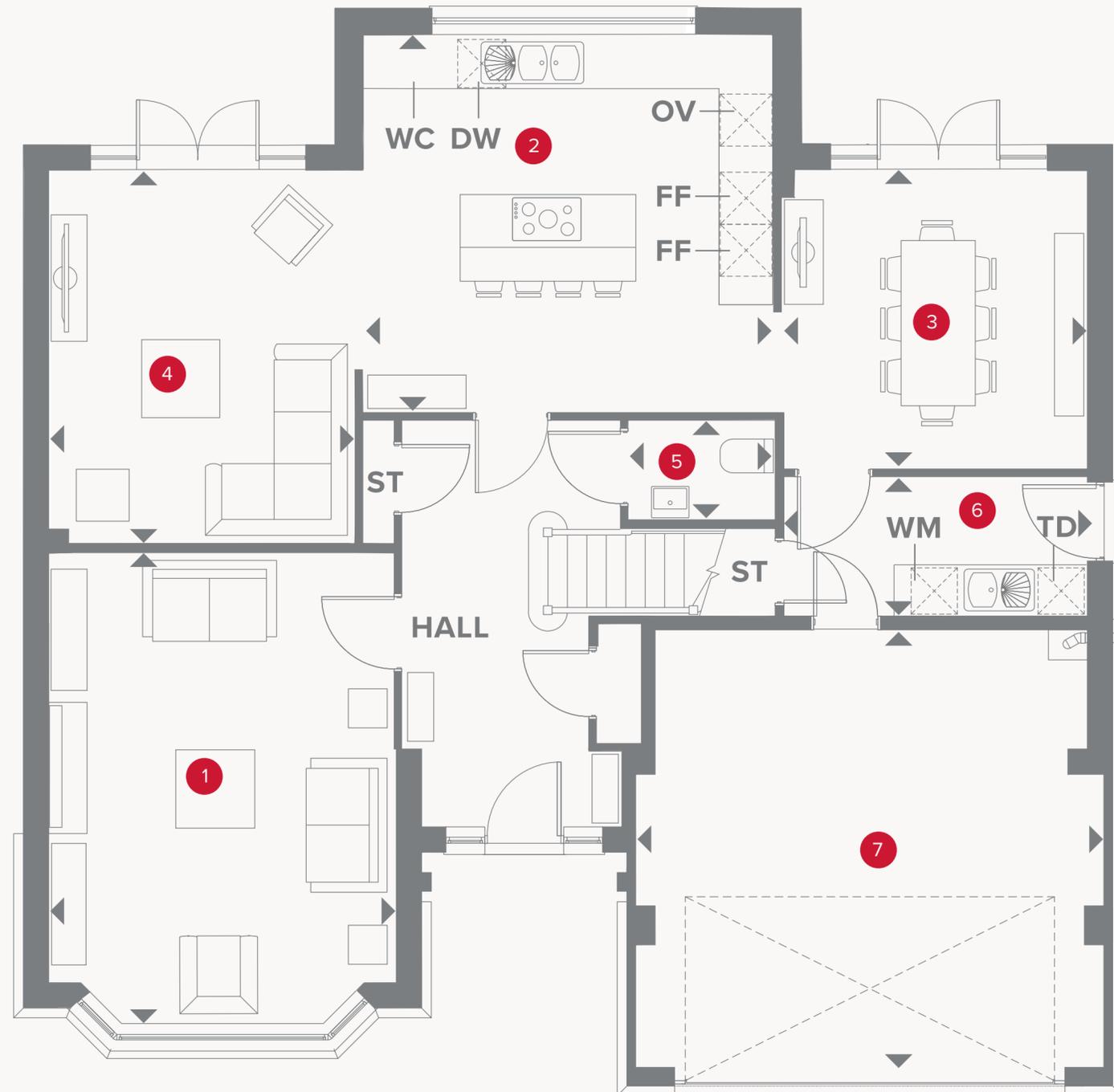
1	Lounge	17'5" x 13'0"	5.35 x 3.97 m
2	Kitchen	15'4" x 14'0"	4.69 x 4.27 m
3	Dining	11'6" x 11'3"	3.55 x 3.46 m
4	Family	13'7" x 11'3"	4.20 x 3.46 m
5	Cloaks	5'5" x 3'7"	1.69 x 1.12 m
6	Utility	11'3" x 5'3"	3.46 x 1.62 m
7	Garage	17'7" x 16'5"	5.41 x 5.04 m



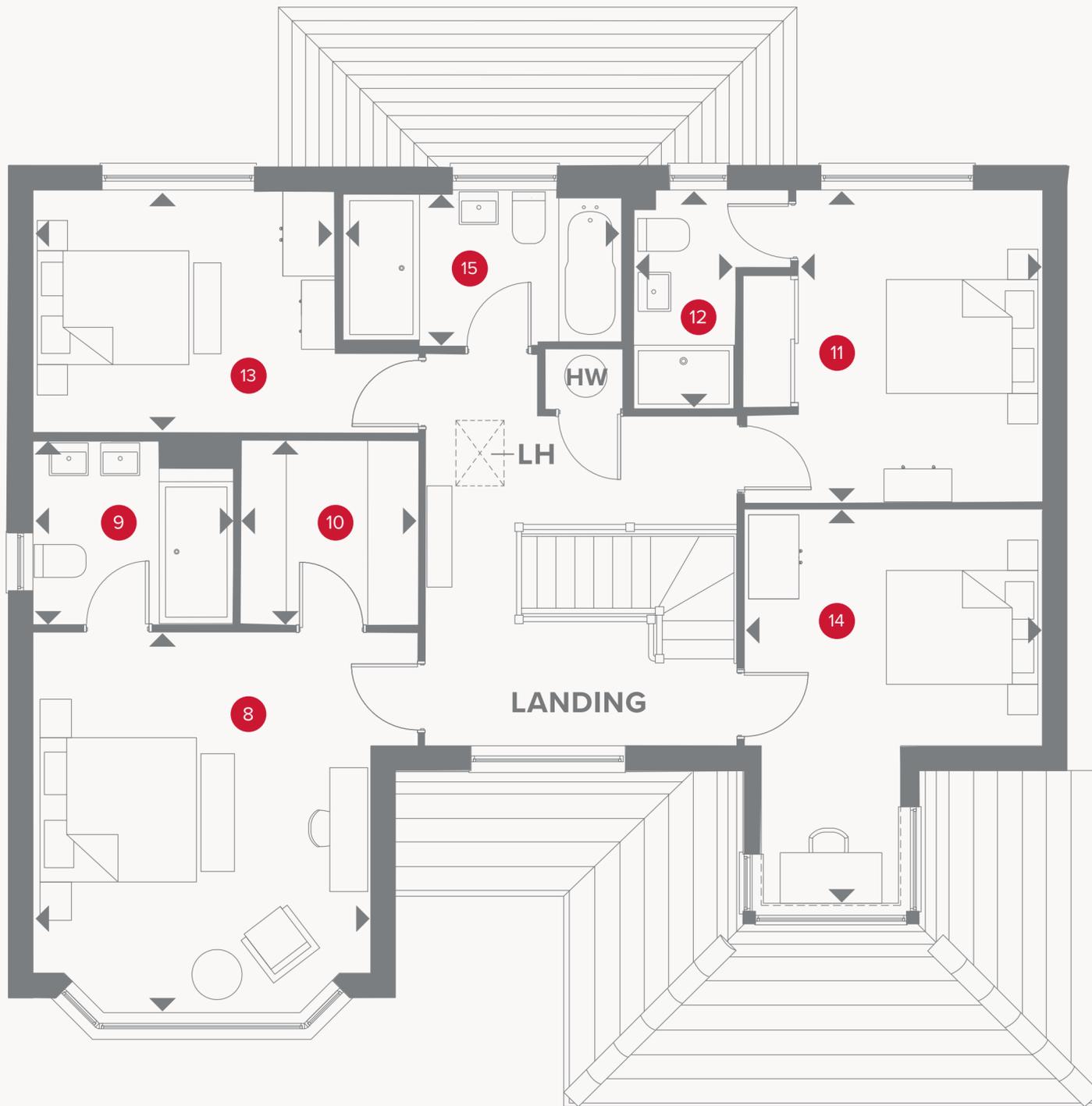
## KEY

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

- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space
- WC** Wine cooler



# THE RICHMOND FIRST FLOOR



8	Bedroom 1	14'7" x 13'0"	4.49 x 3.97 m
9	En-suite 1	7'9" x 7'1"	2.40 x 2.17 m
10	Wardrobe	7'1" x 6'8"	2.17 x 2.08 m
11	Bedroom 2	12'1" x 11'5"	3.70 x 3.52 m
12	En-suite 2	8'5" x 6'4"	2.58 x 1.94 m
13	Bedroom 3	11'7" x 9'4"	3.57 x 2.86 m
14	Bedroom 4	15'5" x 11'5"	4.73 x 3.52 m
15	Bathroom	10'8" x 5'8"	3.29 x 1.78 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

# SKILFUL EXECUTION

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



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles are available. Please see sales consultant for details.

### Work Surfaces

A range of quality work surfaces are available. Please see sales consultant for details.

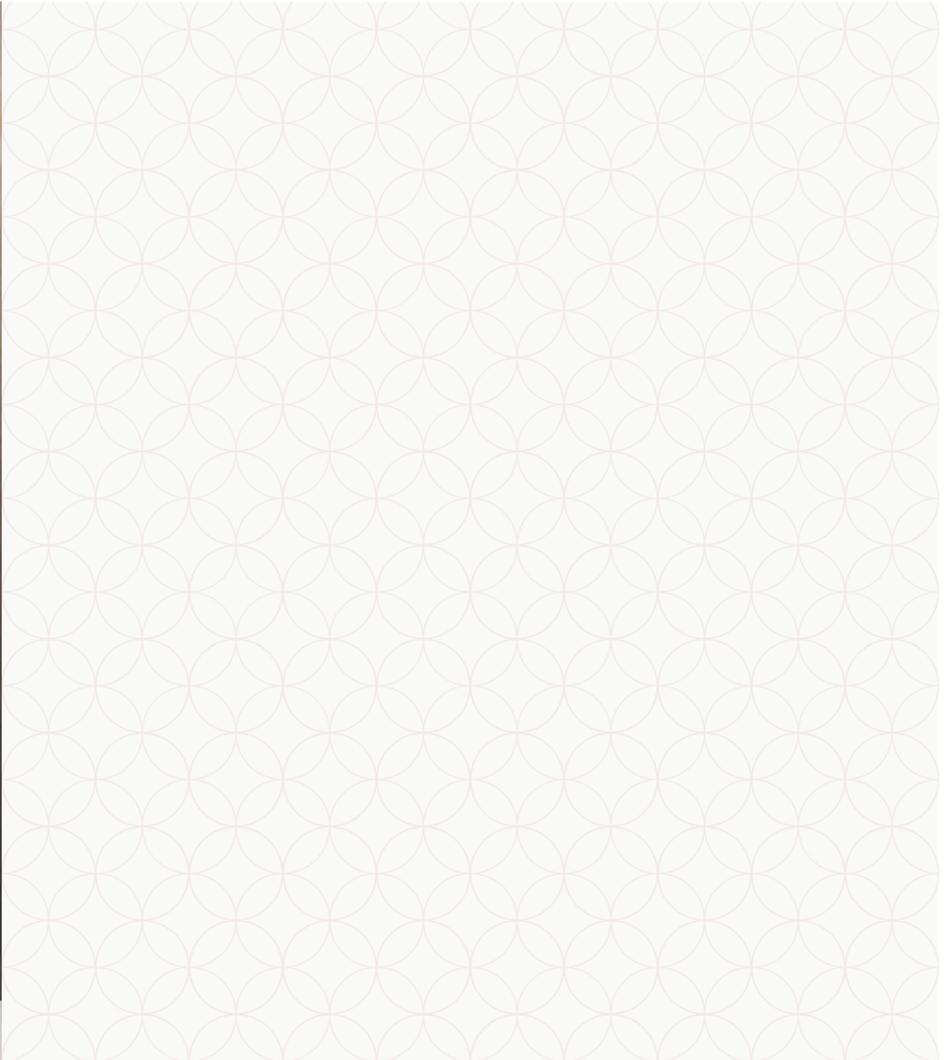
### Stainless Steel Splashback

### Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

### Appliances

- 60cm ceramic or gas hob
- Double oven
- Cooker hood
- Integrated fridge freezer



## INTERIOR

### Walls

Crown Soft White

### Internal doors

Smooth finished, Cambridge door

### Internal door furniture

Mitred Lever Handle door furniture in polished chrome or satin nickel effect

### Architrave

Lambs Tongue profile MDF, satin white finish

### Skirting Boards

Lambs Tongue profile MDF, satin white finish

### Staircase

Square plain spindles, square newels with square caps all painted in satinwood white

### Ceilings

Crown White

### Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses. Please see sales consultant for details

### Radiators

Myson round tops radiators

### Electrical Sockets & Switch Plates

BG Electrical low profile white electrical switch and socket plates. Refer to drawings for types and locations

### Lighting

Pendant and batten lighting points

### Consumer Unit

Surface mounted BG Electrical consumer unit or semi recessed BG Electrical consumer unit to be installed. Please refer to drawings for locations

### Smoke Detectors

Fitted as standard to every property. These are connected to the mains electricity supply and have provisions for battery back up in the event of a power cut.

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



## BATHROOM & CLOAKROOM

**Bathroom, en-suite & cloakroom styles**  
By Ideal Standard

**Towel warmer**  
Curved chrome towel warmer

**Shower to en-suite (where applicable)**

**Shower valve**  
By Sottini

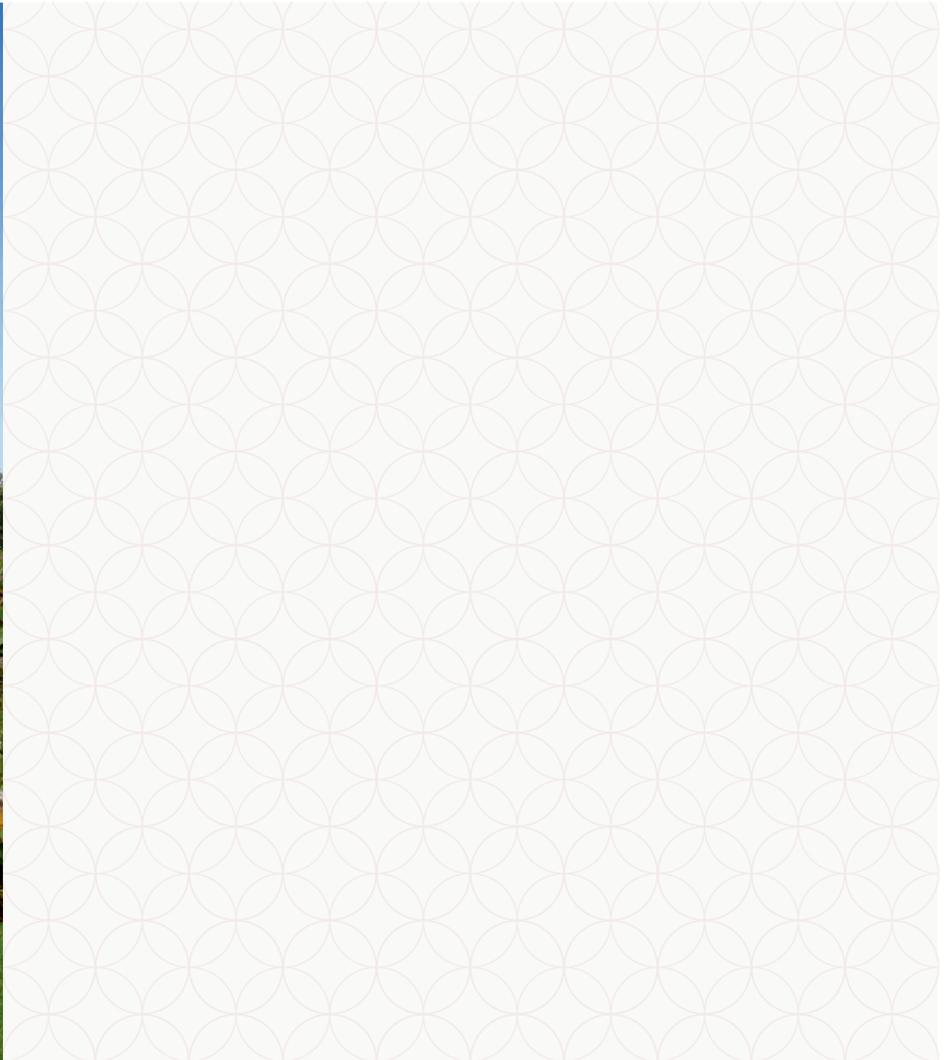
**Shower tray**  
Acrylic capped low profile shower tray

**Shower screen**  
Polished chrome effect finish shower door

**Bath**  
Tempo Arc bath with panel

**Wall Tiles to all wet rooms**  
Splash back to basins and around bath with full height to shower areas, as indicated on drawings. Please see sales consultant for further information.

**Shaver socket to en-suite (where applicable)**  
White finish to match sockets and switch plates



## EXTERIOR

### Fascia & Soffit

PVCue square fascia & vented soffit board in white profile

### Rainwater System

Rainwater gutters & downpipes

### Windows

Sealed double glazed uPVC windows in white finish

### Patio Doors

uPVC French patio doors as indicated on the drawings

### External Doors

Front

GRP front door with pre-glazed units designed with obscure pattern glass and black door furniture internally and externally. Rear GRP door finished white both internally and externally with handles

### House Numeral

Colour to match front door

### Door Bell

Black BG Electrical bell push

### External Lights

Coach lantern or downlight

### Garage

Hormann steel up and over door. Door finish to be painted to match front door

### Light & Power

(Where applicable) double socket point and pendant light fitting. Please see sales consultant for details

### Driveway

Tarmac drive (or as shown on external works layout).

### External Vehicle Charge Point

Electric vehicle charger PodPoint

### Patio/Paving

Urbex Buff Riven or equal approved concrete flags laid as indicated on drawing

### External Fencing

Close board fencing – 1.8m high with gate

### Garden

Front – good standard turf to front garden. Refer to layout for landscaping details.

Rear – Topsoil laid across the garden



# 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](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.

