

HERITAGE

- REDROW -

THE HOLLIES & THE CEDARS

AT GREAT MILTON PARK





WELCOME TO GREAT MILTON PARK



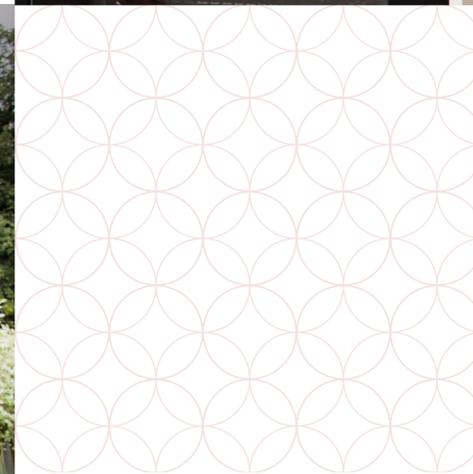
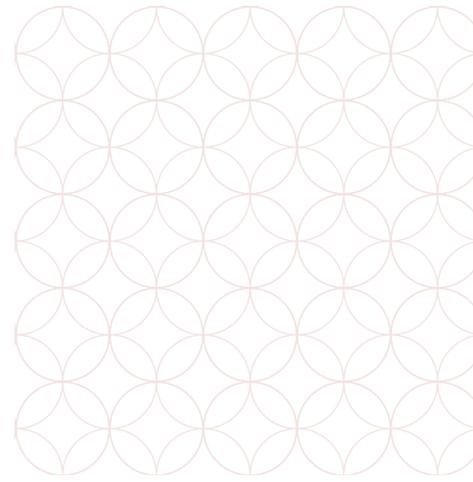
A COLLECTION OF THREE AND FOUR BEDROOM HOMES IN LLANWERN.

Located to the east of Newport and surrounded by superb South Wales countryside, yet just minutes from excellent connections of the M4 motorway, Great Milton Garden Village is an exciting new development for the area.



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.

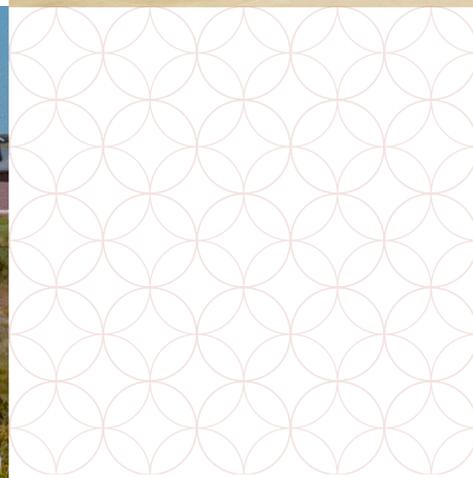
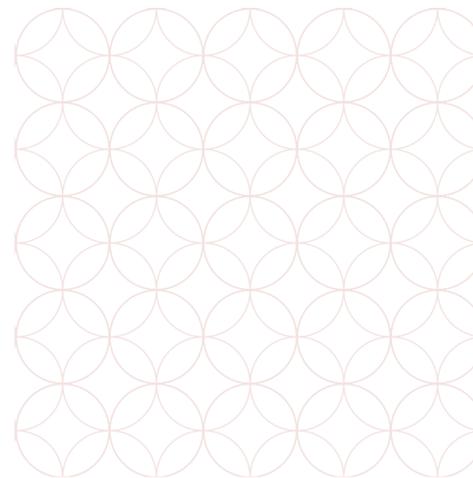


BETTER BY DESIGN

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.

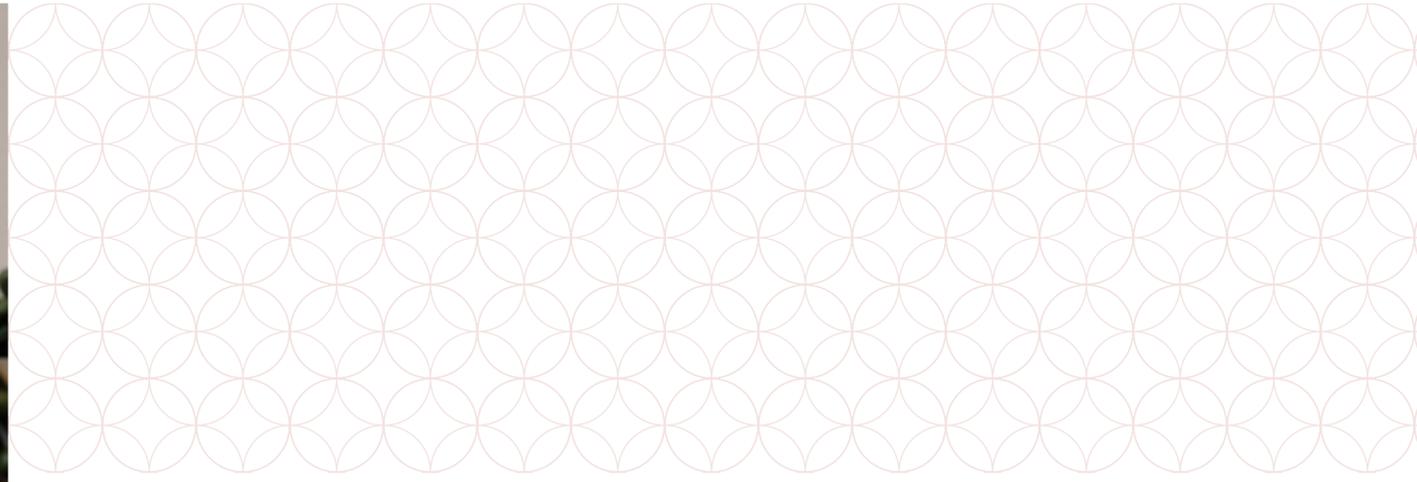
BETTER PLACES

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

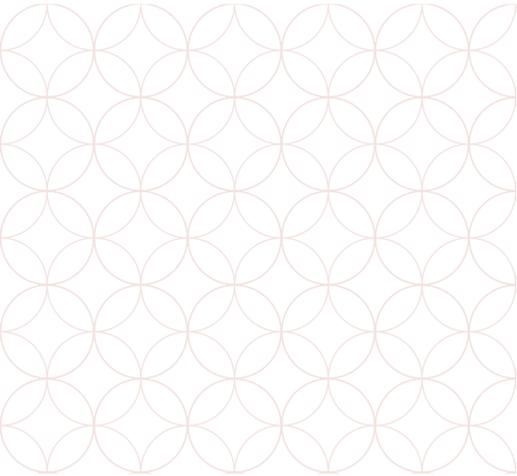
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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 the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





SPEND MORE TIME **TOGETHER**

Located to the east of Newport and surrounded by superb South Wales countryside, yet just minutes from excellent connections of the M4 motorway, Great Milton Garden Village is an exciting new development for the area. This unique project will eventually include its own primary school and village centre with shops, along with allotments and sports pitches with changing facilities, plus acres of open spaces to enjoy.

The first phase of Great Milton Garden Village will have everything you and your family needs, from excellent English and Welsh language schools close by to world class golf at Celtic Manor, from the convenience of Newport Retail park, just a few minutes drive away, to the wide open spaces of Llanwern Park.



ENJOY A HEALTHY LIFESTYLE

There is so much to do in and around Newport that you'll be spoiled for choice. Right on your doorstep you'll find Llanwern Park and Llanwern Golf Club, with the magnificent facilities of Celtic Manor Golf and Country Club just across the motorway. Sports fans can also enjoy rugby at Newport Gwent Dragons, football at Newport County FC and even racing at nearby Chepstow.

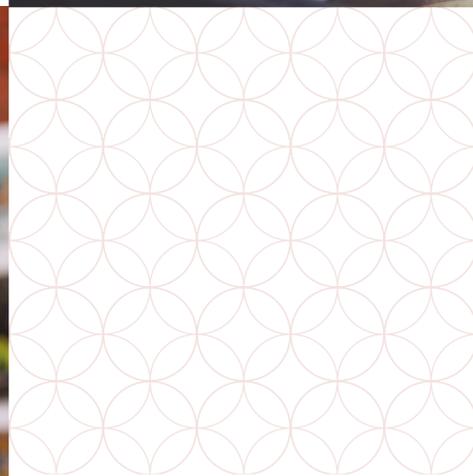
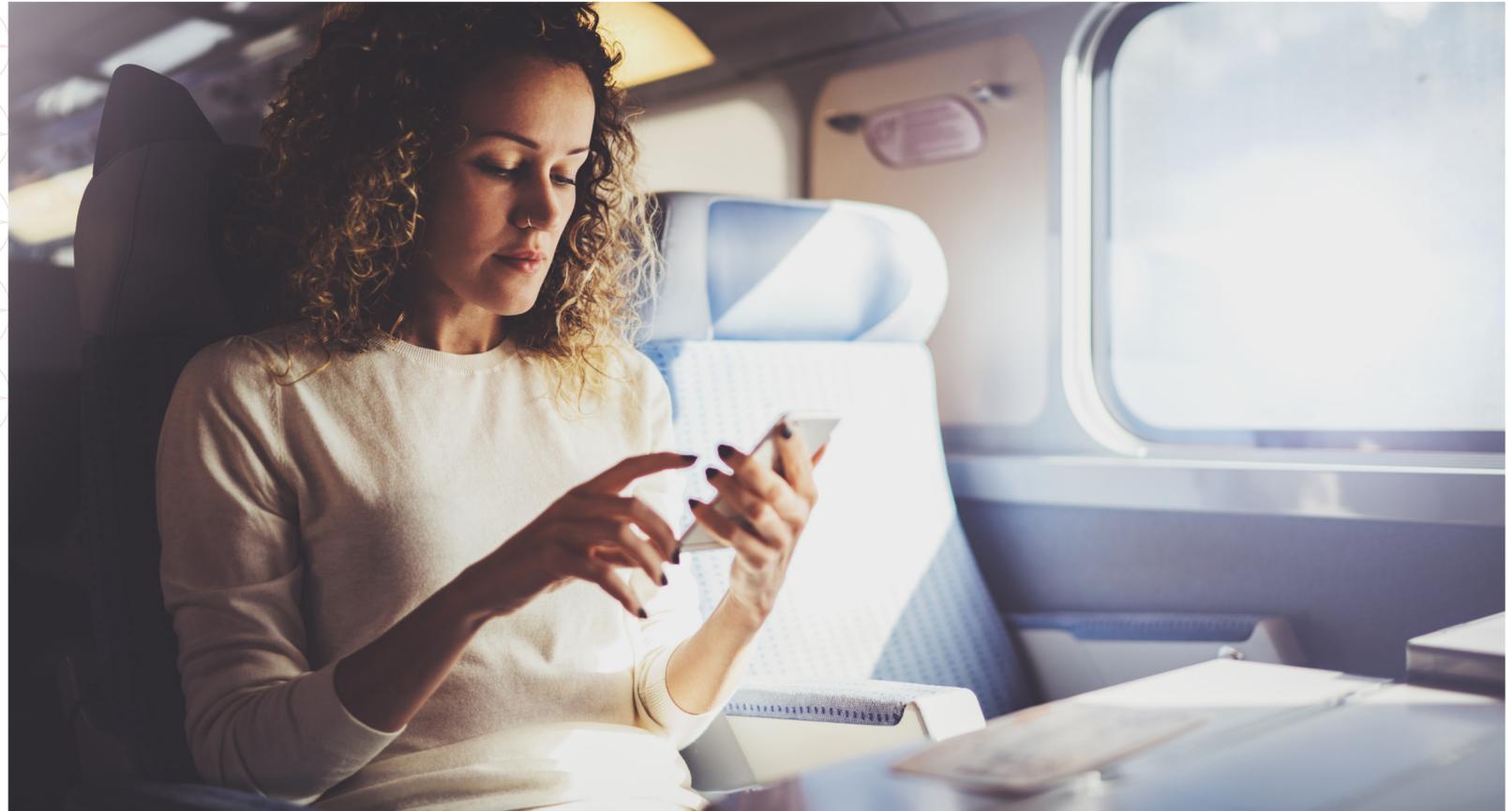
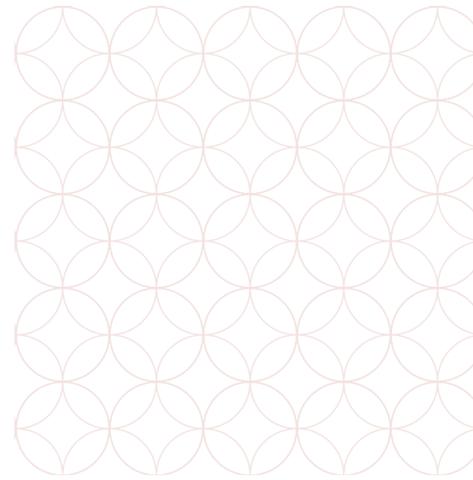
For a great day out amongst some of Britain's most beautiful scenery, head north to Pontypool, just 12 miles away, where you'll find the start of the Brecon Beacons National Park.

For evening entertainment, there is a Cineworld cinema at Newport Retail Park, saving the hassle of going into the city, while the city itself has a choice of cinemas and theatres, along with great bars and restaurants.

MORE OPPORTUNITIES

There is a choice of both English language and Welsh language schools close to the development, many of which come highly rated. Milton Primary is a recent amalgamation of Milton Infants and Juniors while for Welsh language primary education, Ysgol Gymraeg Casnewydd.

For older pupils, Llanwern High School is just a short walk away, while Lliswerry High School (Ysgol Uwchradd Llwyseri) offers lessons in both English and Welsh.



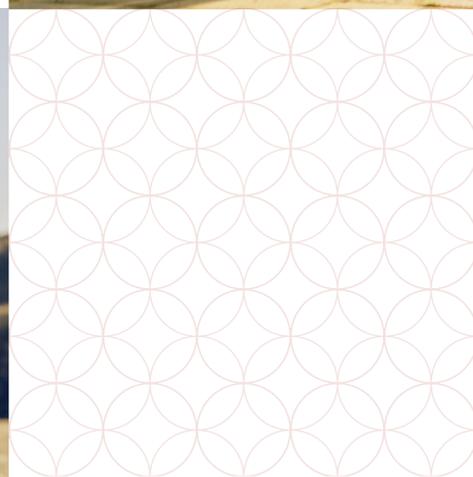
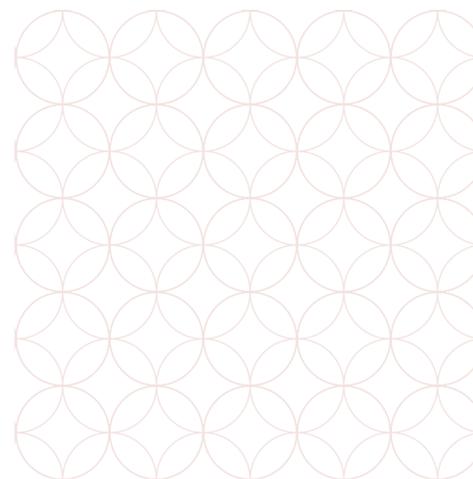
LESS TIME TRAVELLING

Junction 24 of the M4 is just minutes away from the development, while the A48 Newport ring road offers easy access to all areas of the city. Newport is 4miles, Cwmbran 8miles, Cardiff 20miles and Bristol 28miles.

There are regular busses into town, where you can connect with mainline rail services at Newport Station. Trains to Cardiff take just 13 minutes, with Chepstow 23minutes, Bristol 40minutes and direct trains to London Paddington taking under two hours.

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 Cedars and The Hollies at Great Milton Park.**



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 THE HOLLIES



KEY

 LETCWORTH 3 BEDROOM DETACHED HOME	 OXFORD 4 BEDROOM DETACHED HOME
 WARWICK 3 BEDROOM DETACHED HOME	 SHAFESBURY 4 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 WELWYN 4 BEDROOM DETACHED HOME
 SHREWSBURY 3 BEDROOM DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 STRATFORD 4 BEDROOM DETACHED HOME	 AFFORDABLE HOUSING
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	

BCP - Bin Collection Point

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

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 GREAT MILTON PARK



**CONSUMER
CODE FOR
HOME BUILDERS**
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HERITAGE

- REDROW -

THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**



HERITAGE

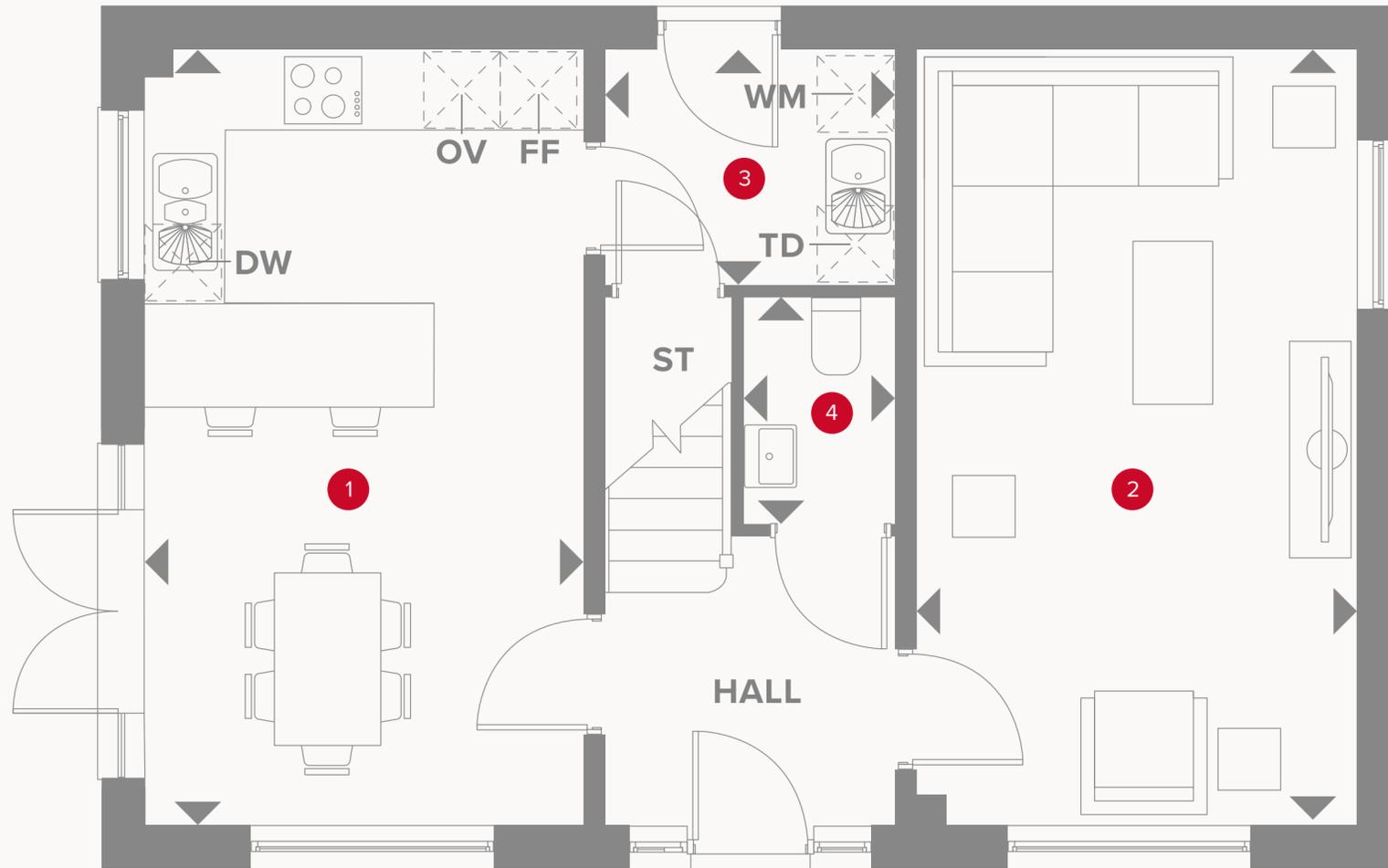
- REDROW -

THE AMBERLEY

THREE BEDROOM DETACHED HOME

 **REDROW**

THE AMBERLEY GROUND FLOOR



1	Kitchen/Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m



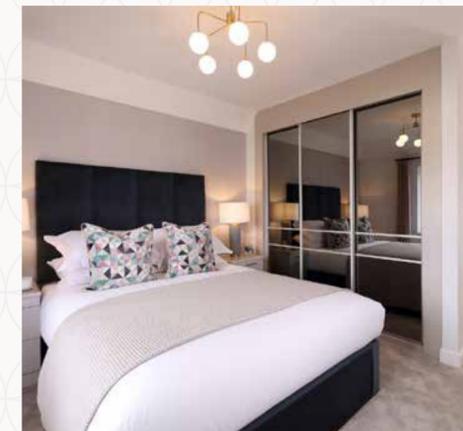
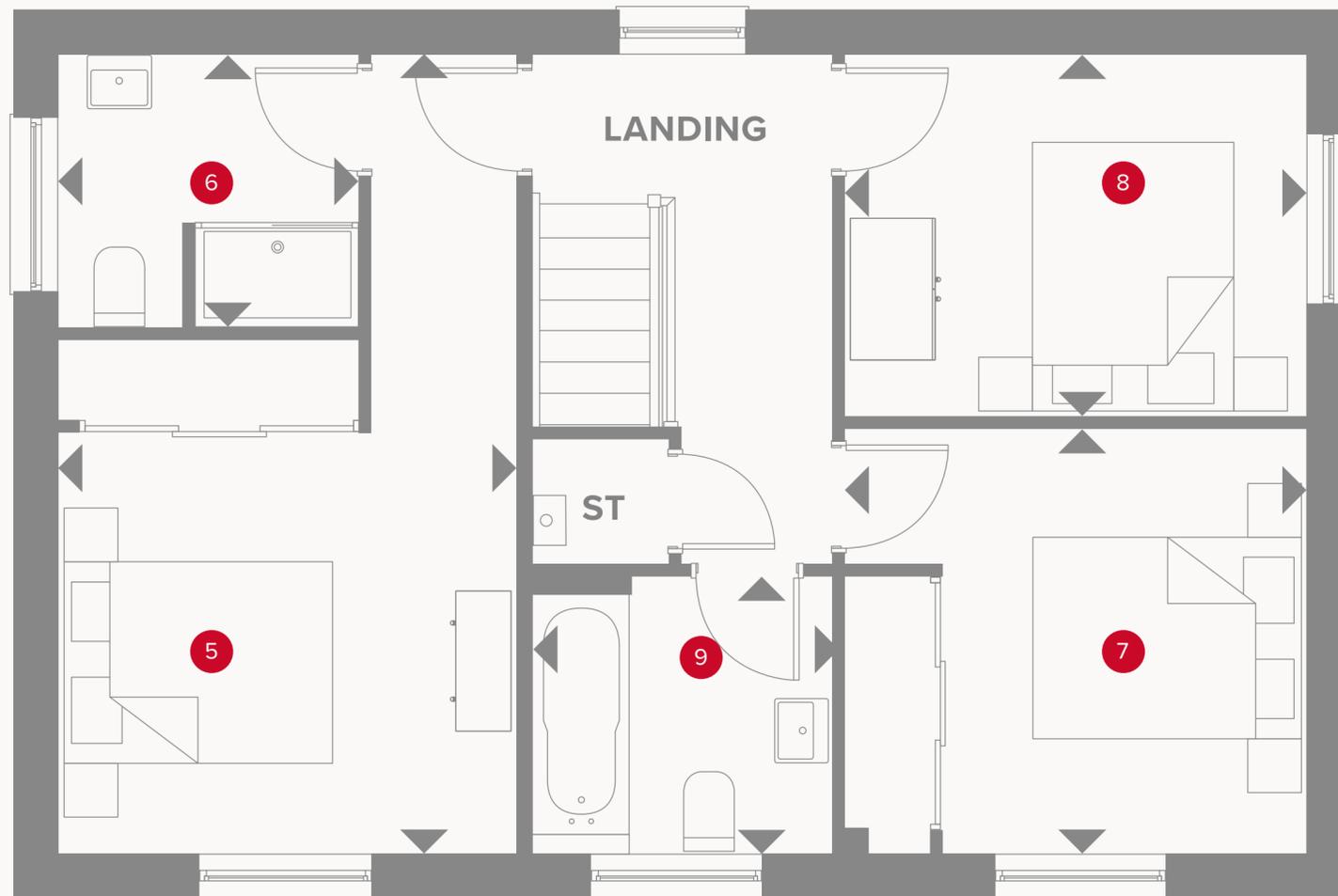
KEY

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

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

THE AMBERLEY FIRST FLOOR

5	Bedroom 1	12'0" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'11" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	10'11" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'1" x 6'6"	2.16 x 1.98 m



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.

KEY

- ◀ Dimensions start
- ST Storage cupboard



HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM DETACHED HOME

 **REDROW**



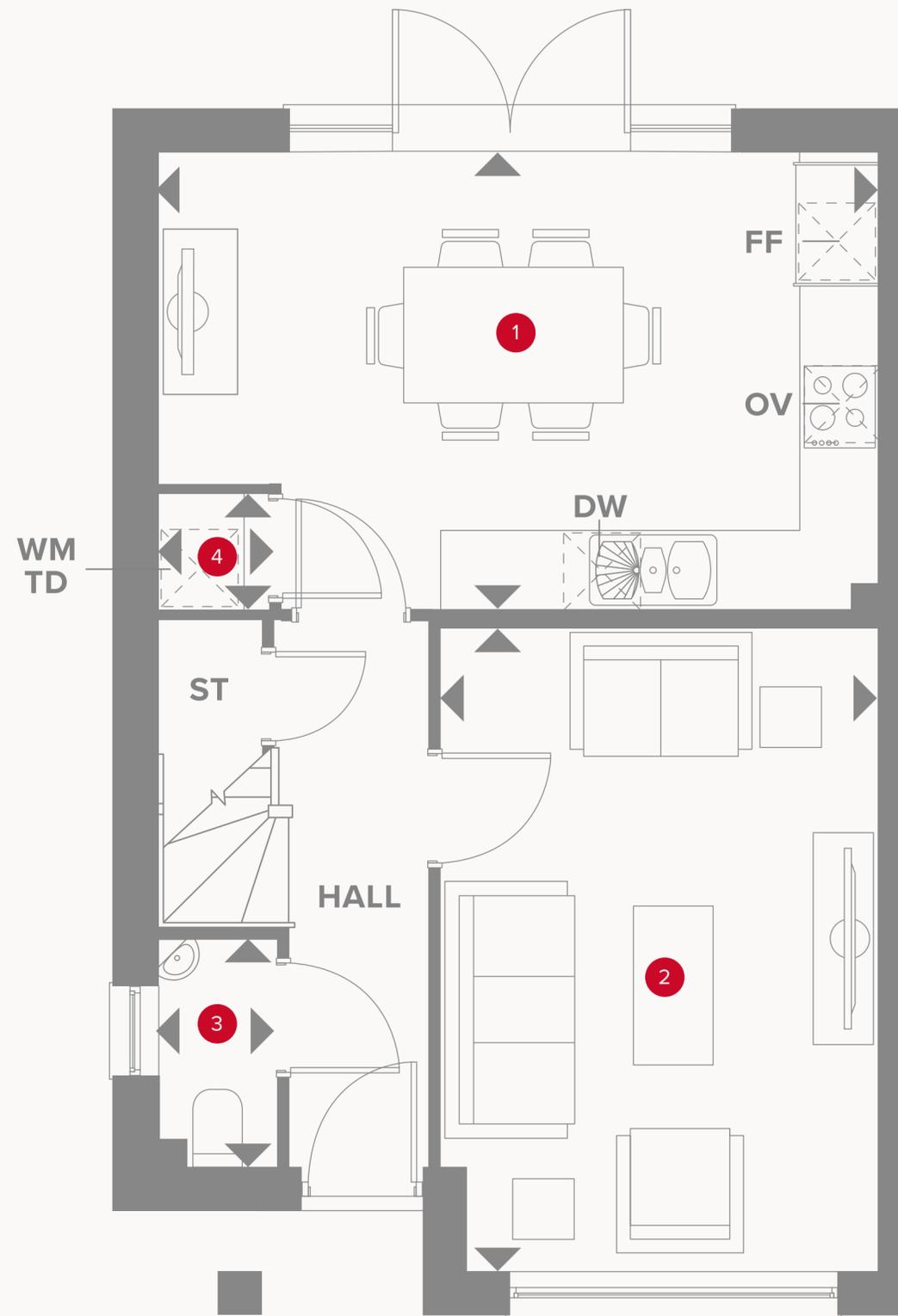
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM DETACHED HOME

 **REDROW**



THE LETCHWORTH GROUND FLOOR

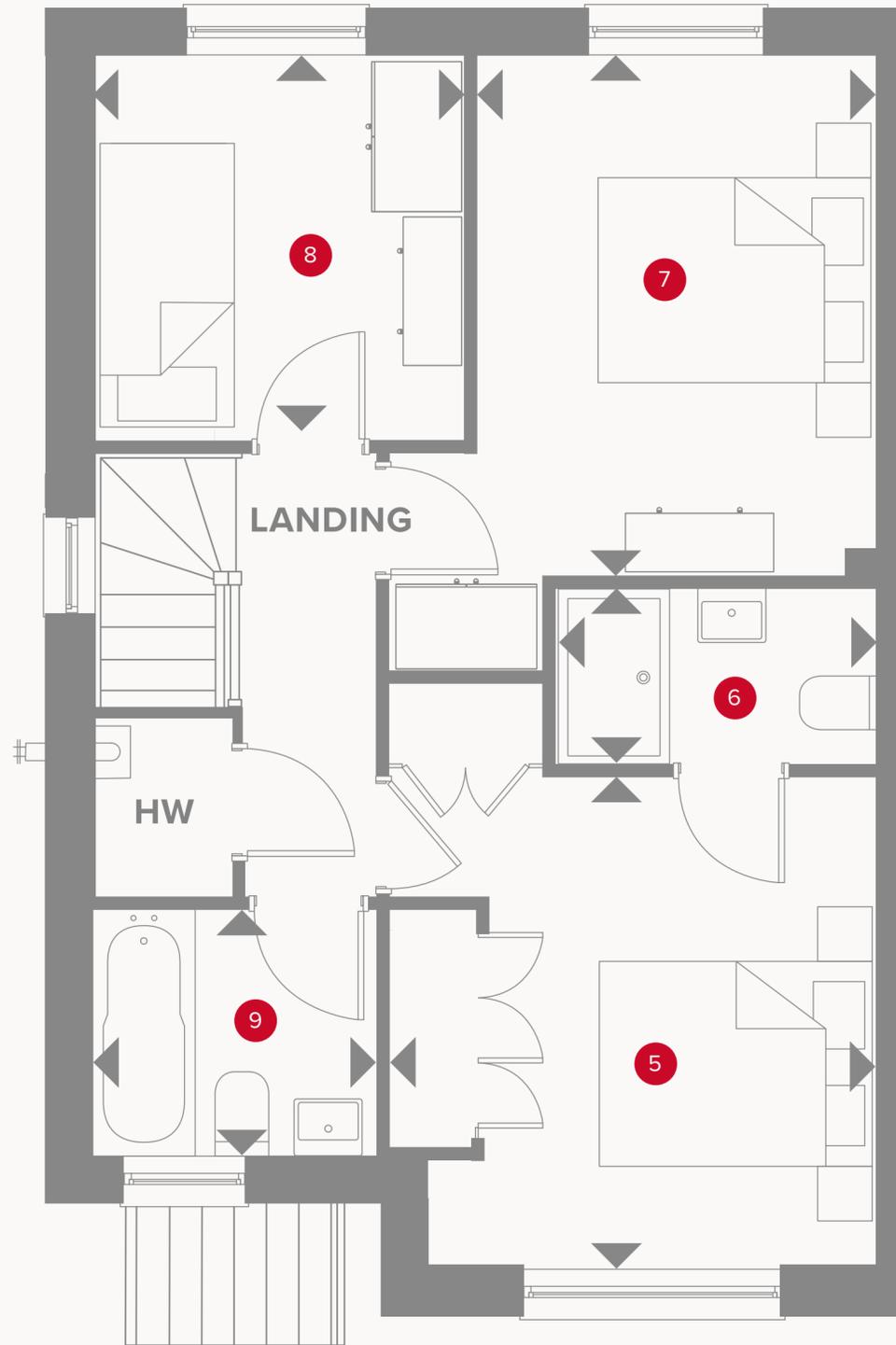
1	Kitchen/Dining	17'9" x 11'5"	5.42 x 3.48 m
2	Lounge	15'11" x 10'10"	4.84 x 3.29 m
3	Cloaks	5'9" x 2'11"	1.76 x 0.90 m
4	Laundry	2'10" x 2'9"	0.87 x 0.85 m



KEY

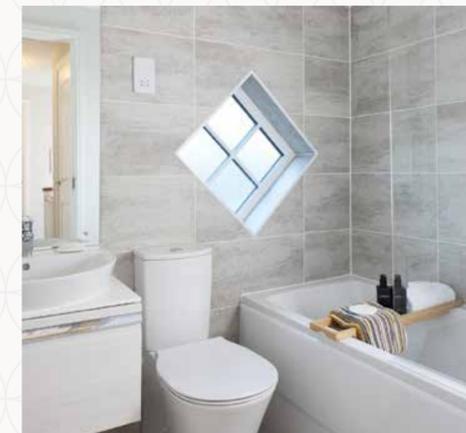
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE LETCHWORTH FIRST FLOOR

5	Bedroom 1	13'7" x 10'11"	4.13 x 3.31 m
6	En-suite	7'1" x 4'1"	2.15 x 1.25 m
7	Bedroom 2	13'11" x 10'11"	4.25 x 3.32 m
8	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
9	Bathroom	6'8" x 5'8"	2.02 x 1.73 m



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.

KEY

- ← Dimensions start
- HW Hot water cylinder



HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



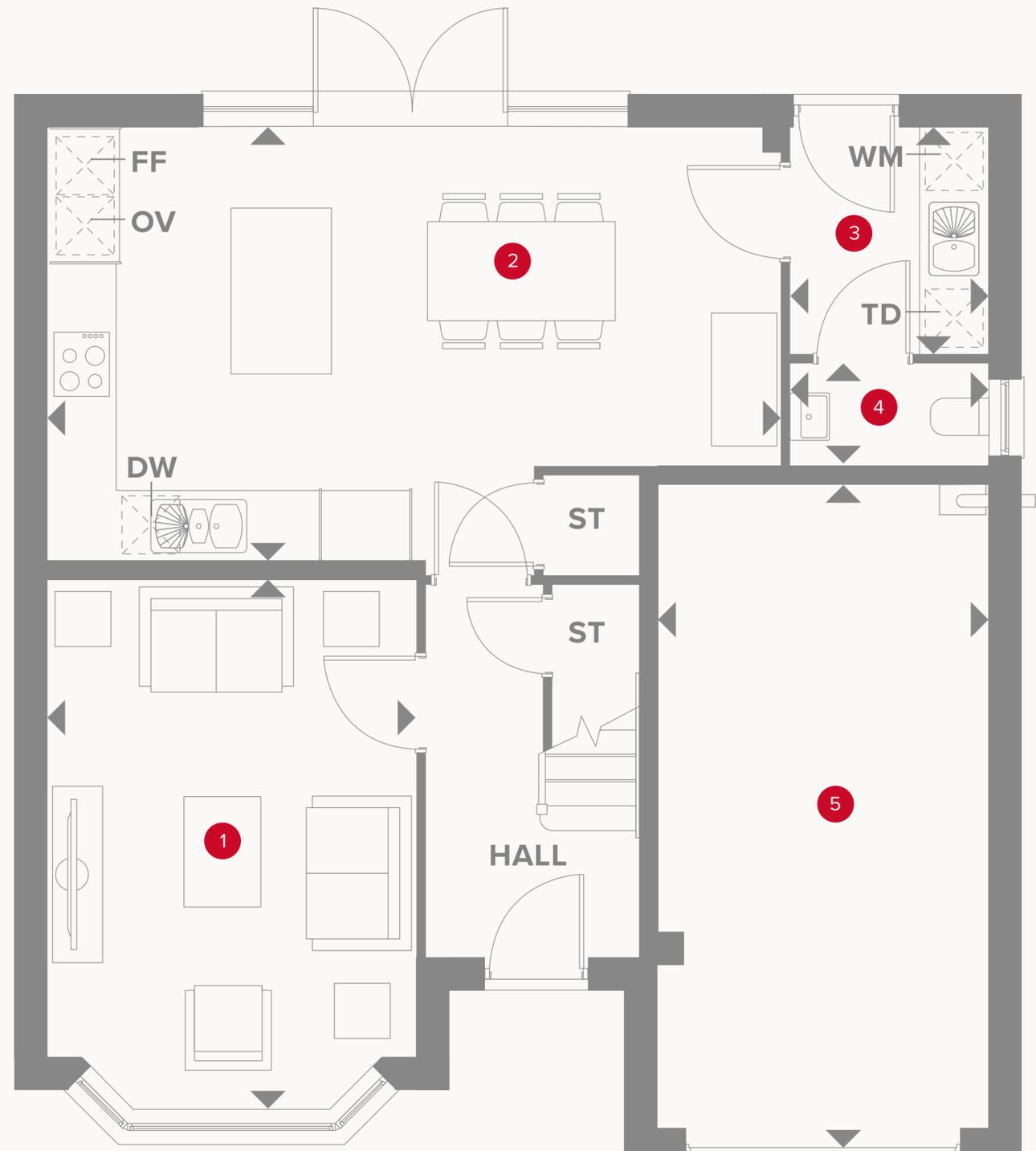
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



THE OXFORD GROUND FLOOR

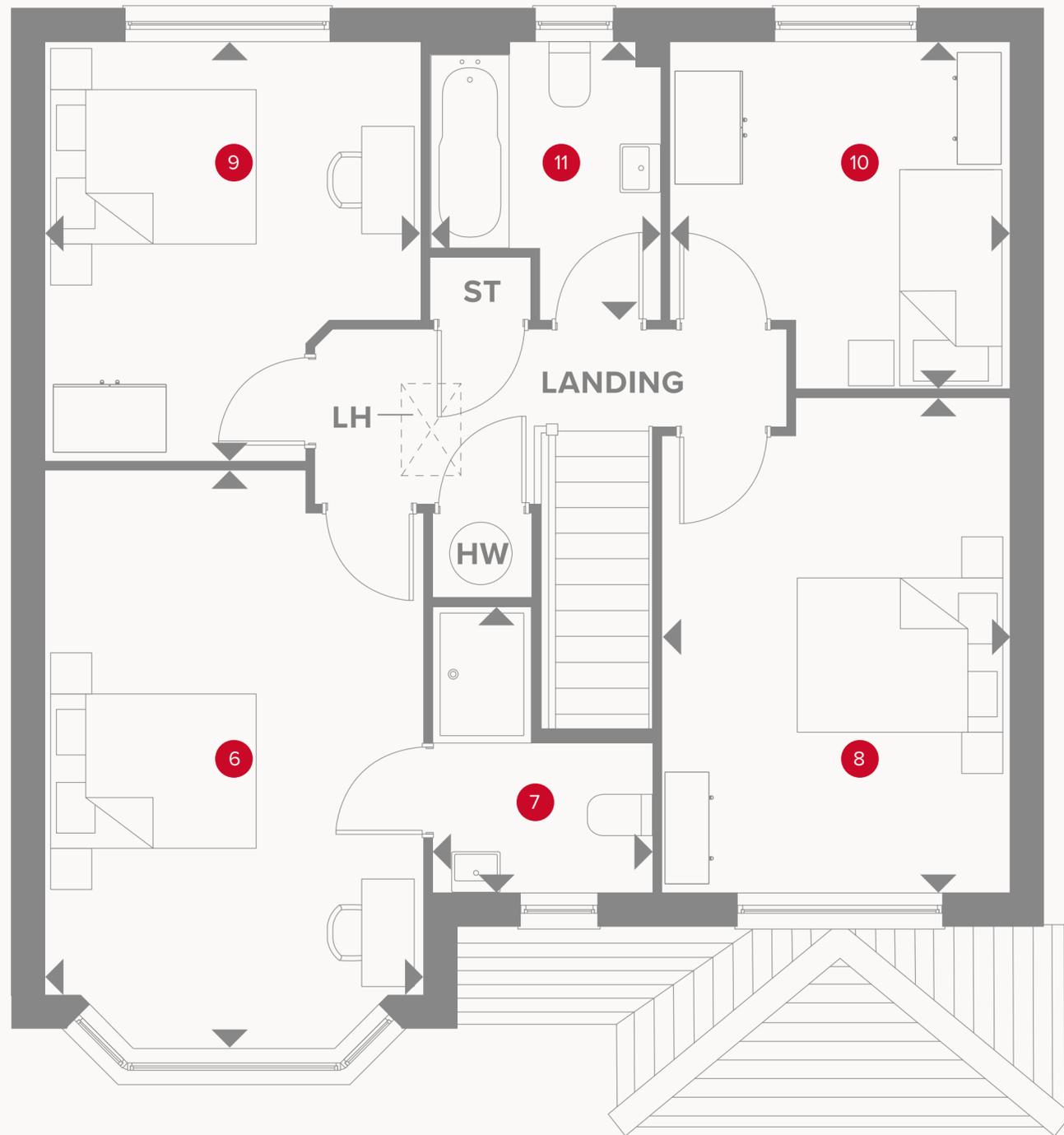
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'8" x 9'10"	6.00 x 3.00 m



KEY

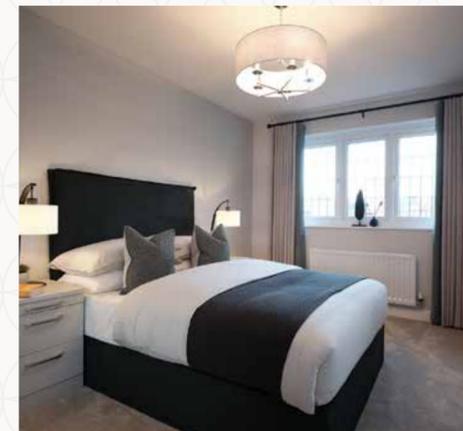
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

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



THE OXFORD FIRST FLOOR

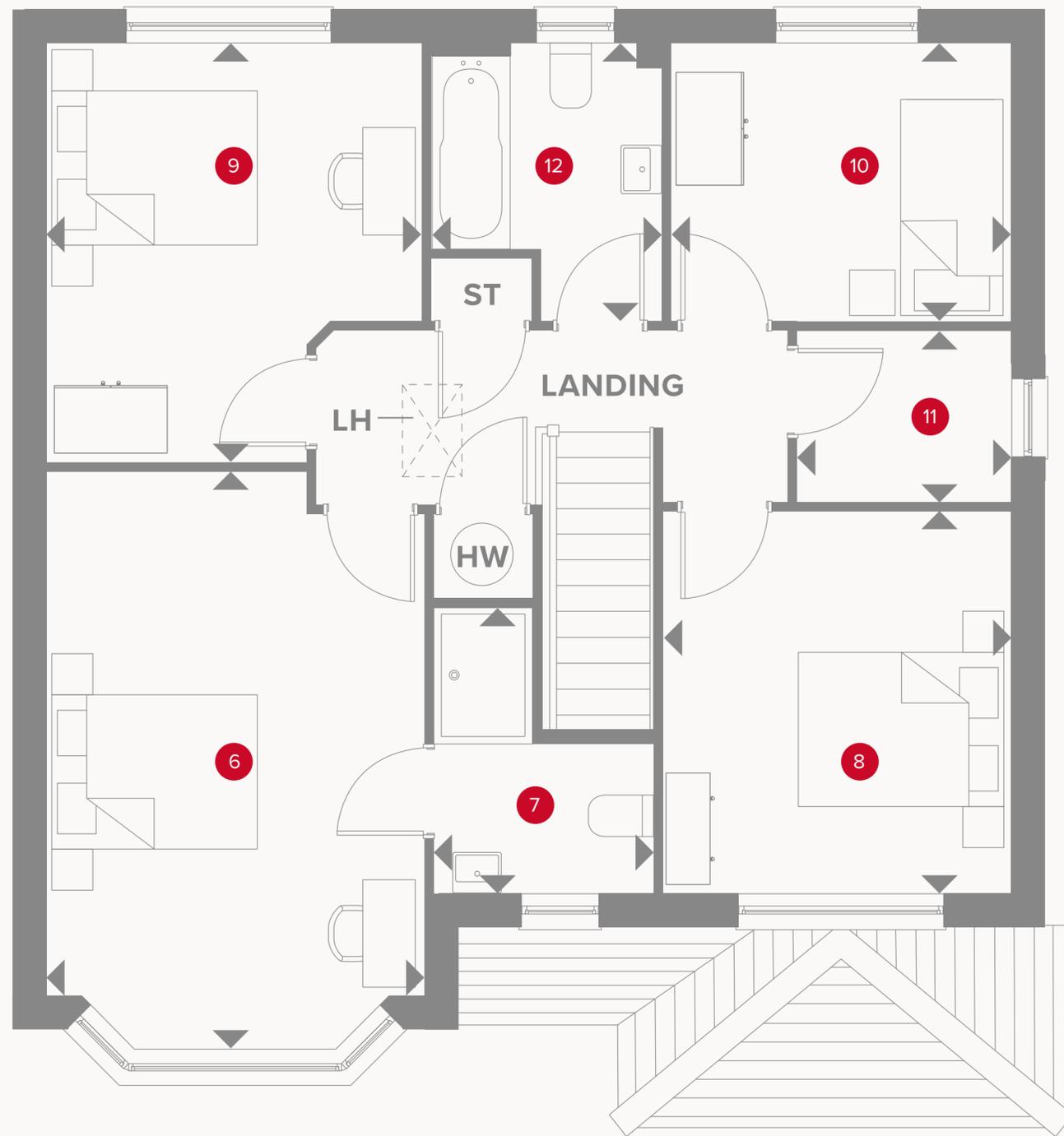
6	Bedroom 1	16'8" x 10'10"	5.10 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



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 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.

KEY

- ◀ Dimensions start
- HW** Hot water cylinder
- ST** Storage cupboard
- LH** Loft hatch



THE OXFORD FIRST FLOOR (STUDY UPGRADE)

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'9" x 7'11"	2.97 x 2.42 m
11	Study	6'1" x 4'11"	1.86 x 1.51 m
12	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



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KEY

- ◀ Dimensions start
- HW Hot water cylinder
- ST Storage cupboard
- LH Loft hatch



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**

THE OXFORD LIFESTYLE GROUND FLOOR

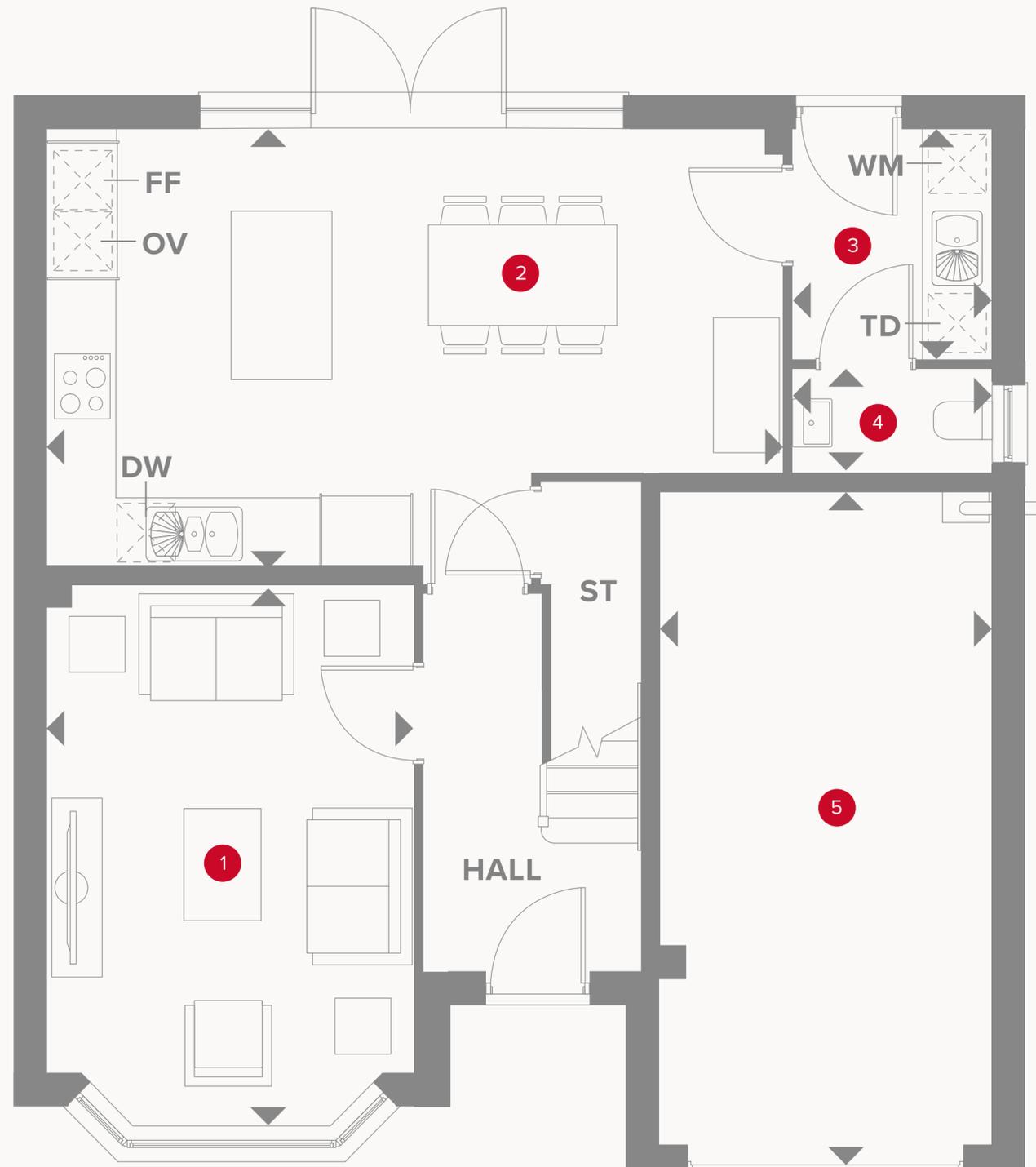
1 Lounge	15'9" x 10'10"	4.80 x 3.29 m
2 Kitchen/Dining	21'8" x 12'9"	6.60 x 3.88 m
3 Utility	6'8" x 5'10"	2.02 x 1.78 m
4 Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5 Garage	19'7" x 9'10"	5.81 x 3.00 m

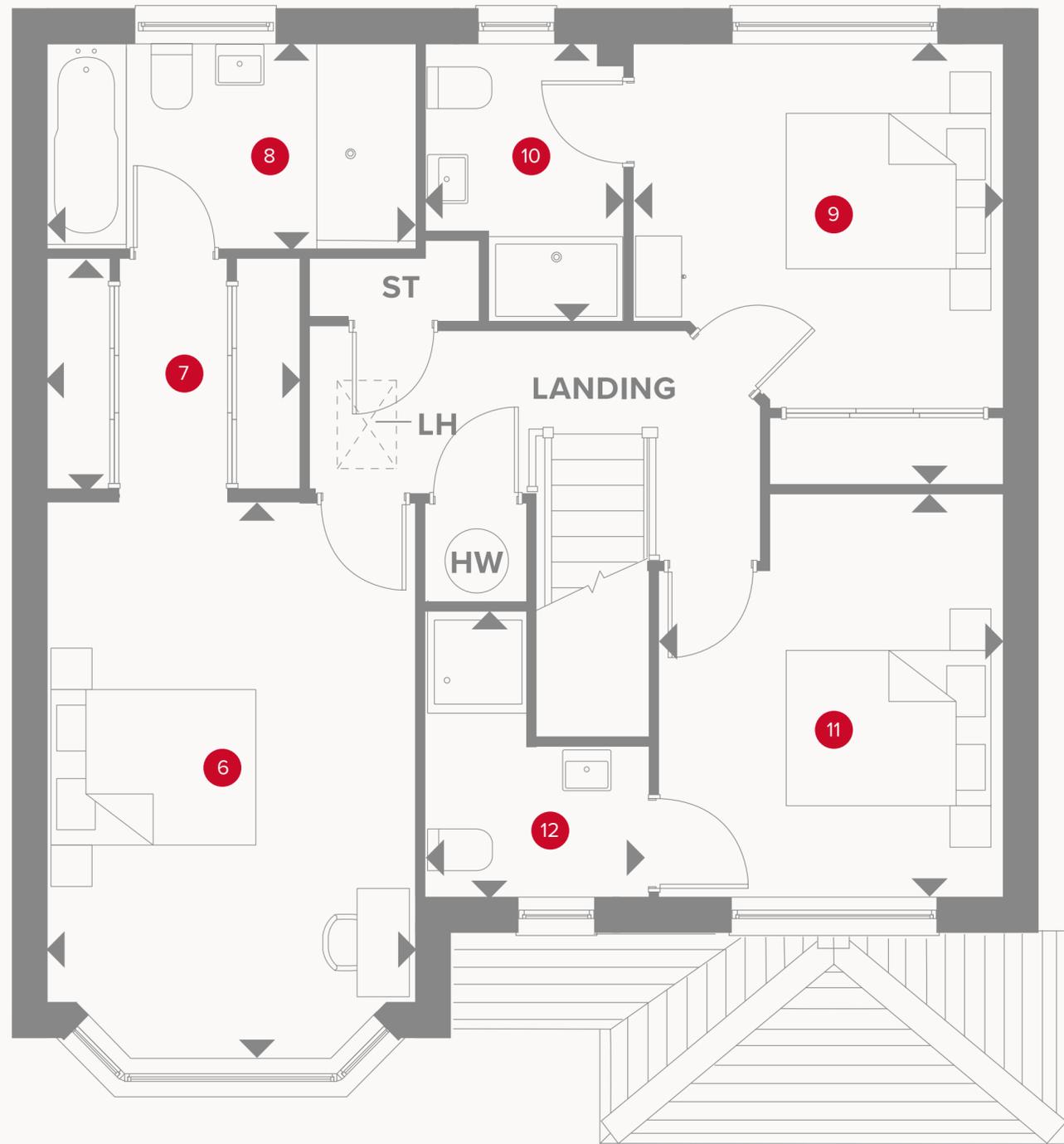


KEY

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

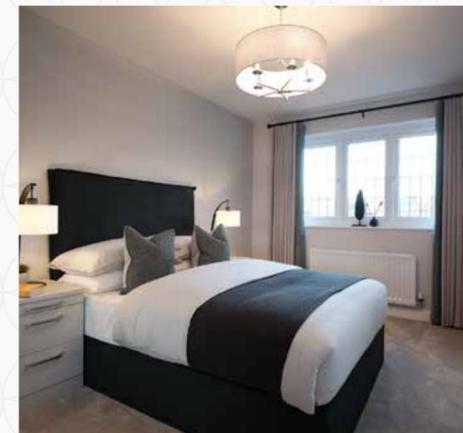
-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.85 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



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 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.

KEY

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



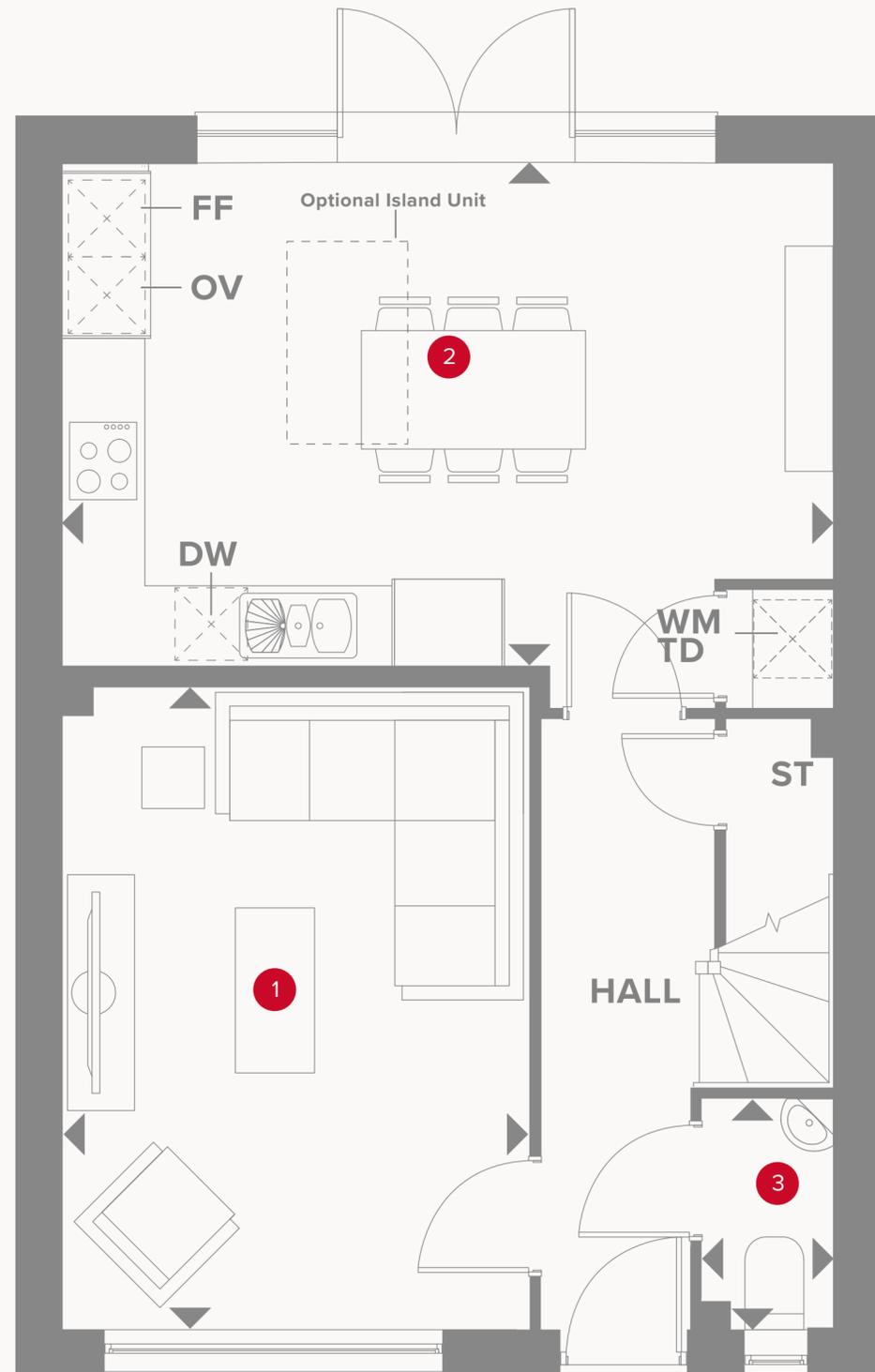
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM DETACHED HOME

 **REDROW**



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

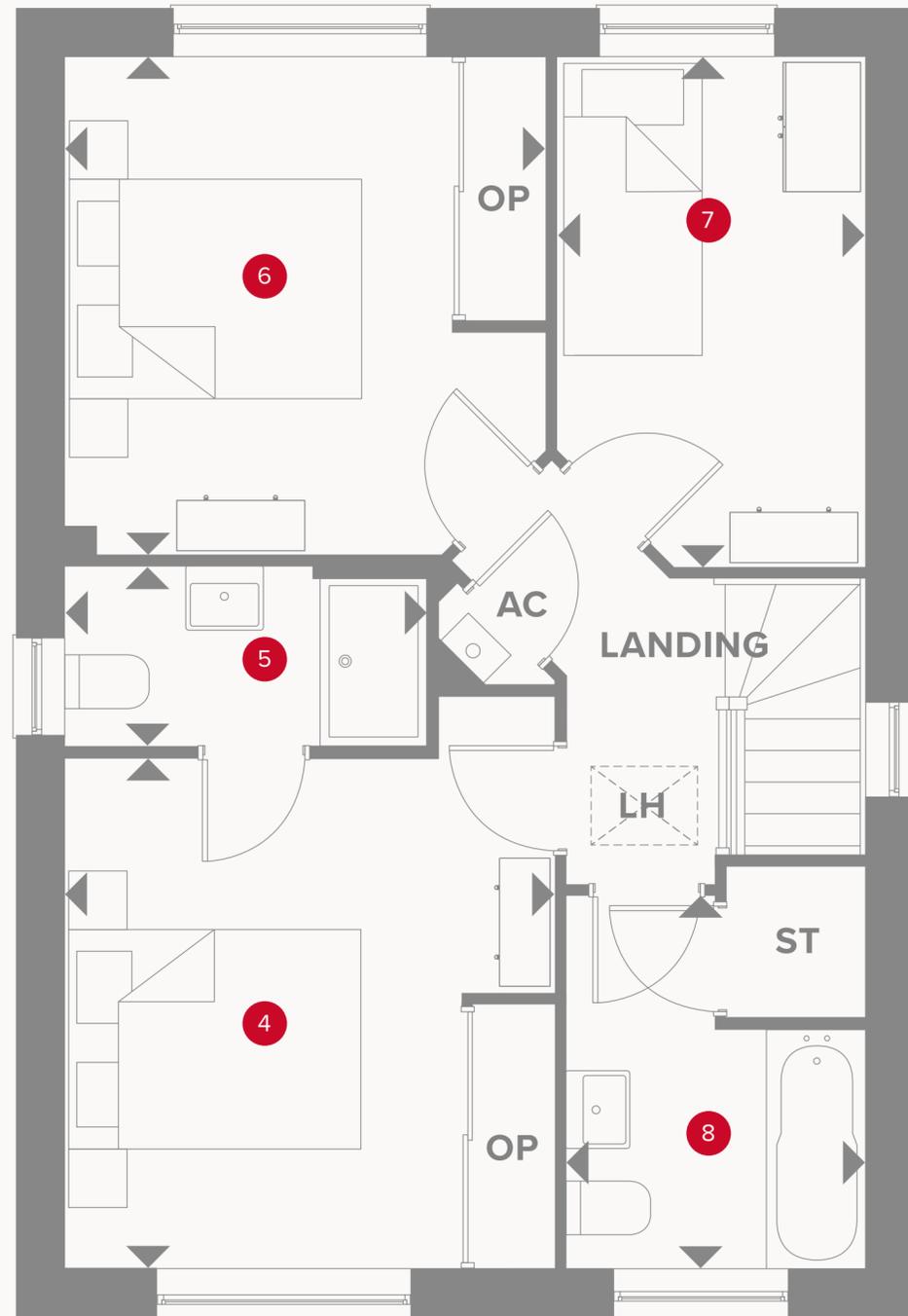


KEY

-  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	11'5" x 11'5"	3.49 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



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 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.

KEY

- ◀ Dimensions start
- OP Optional wardrobe
- ST Storage cupboard
- AC Airing cupboard
- LH Loft hatch



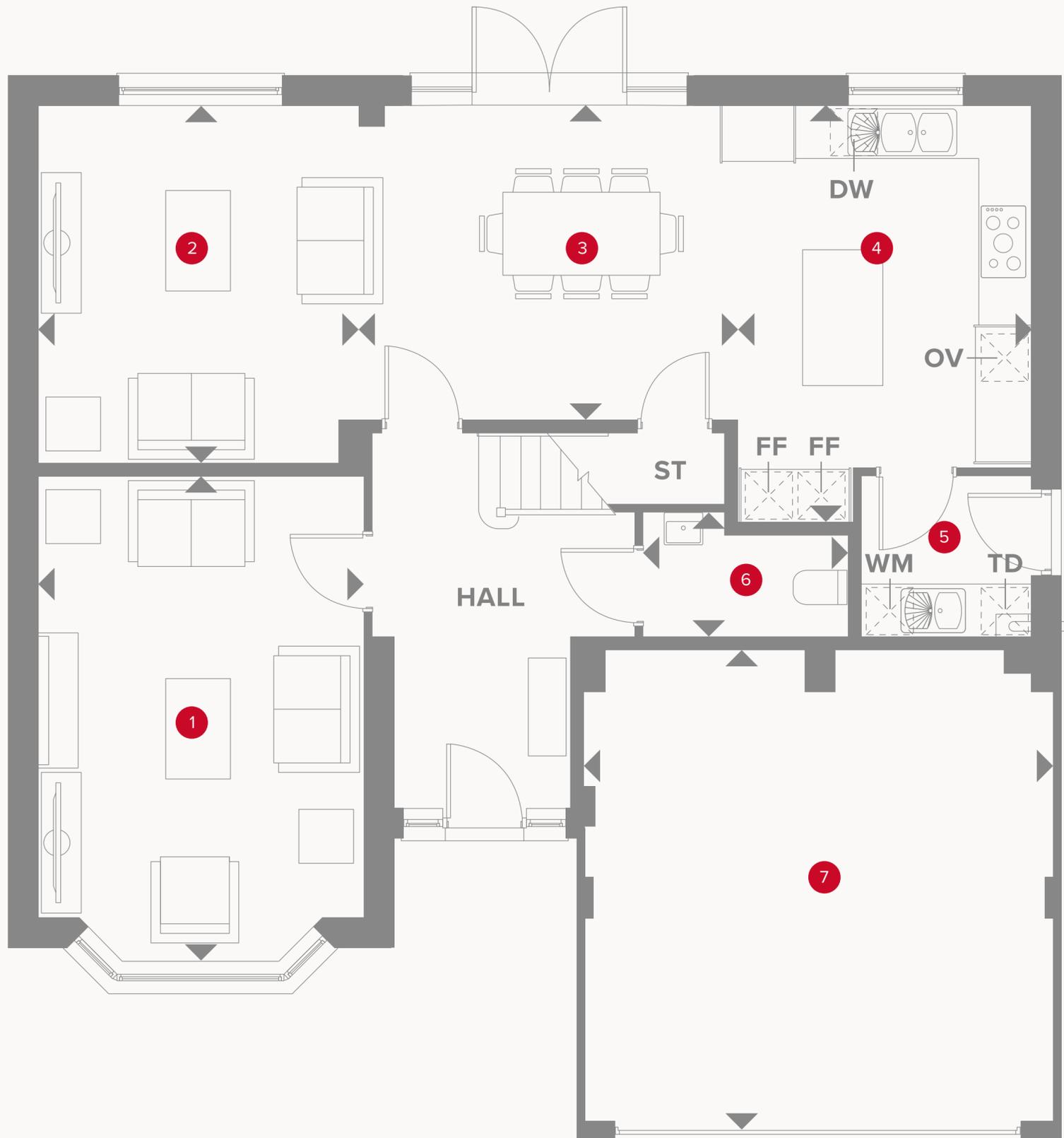
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM DETACHED HOME

 **REDROW**



THE HENLEY GROUND FLOOR

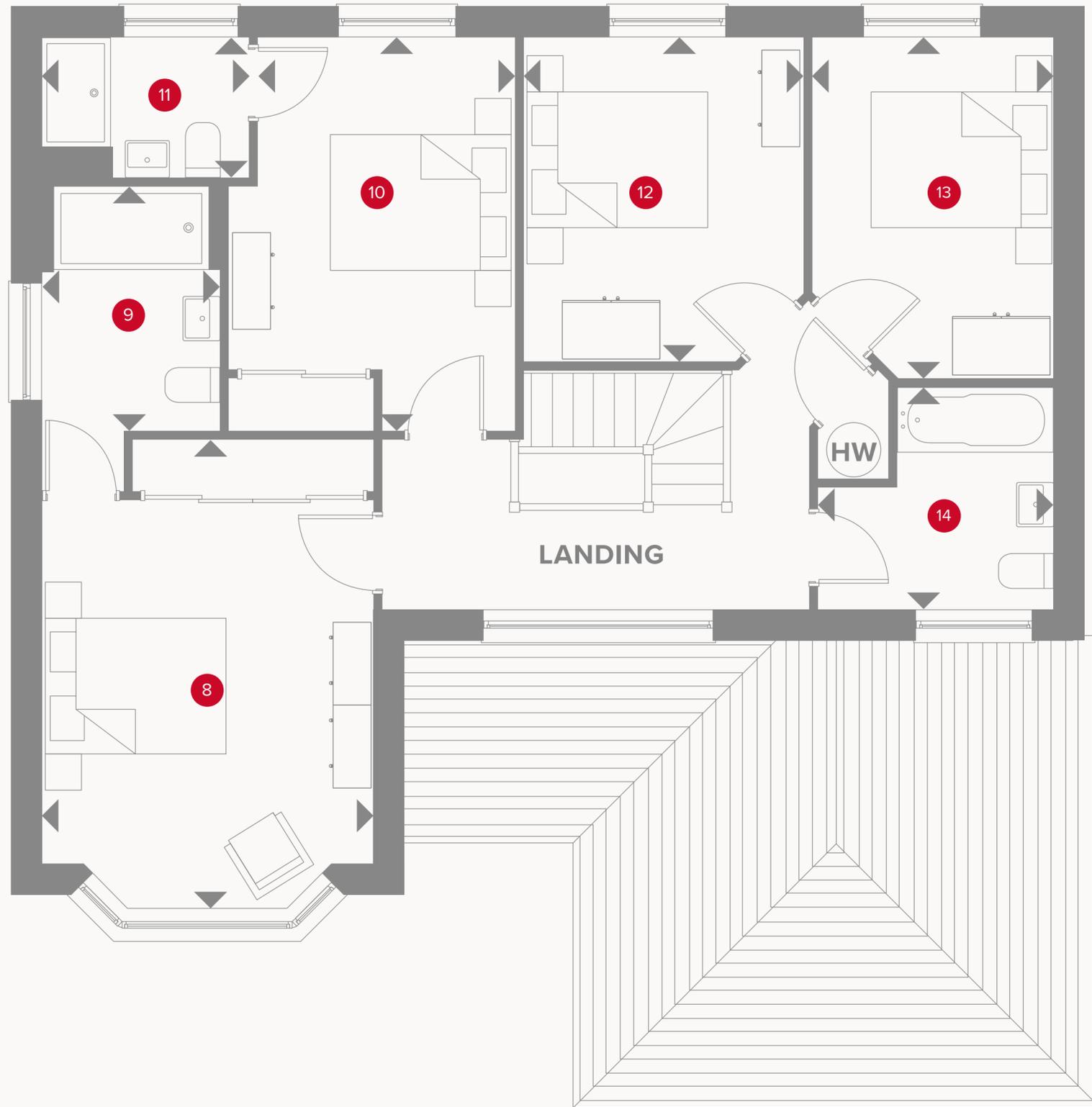
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.83 m
3	Dining	13'9" x 11'3"	3.74 x 3.49 m
4	Kitchen	15'3" x 11'3"	4.03 x 3.49 m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.21 x 5.18 m



KEY

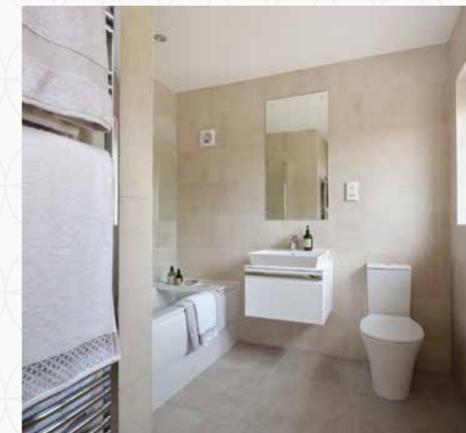
-  Hob
- OV** Oven
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- TD** Tumble dryer space

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



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'6" x 6'6"	3.29 x 1.98 m
10	Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.27 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'11"	2.57 x 2.41 m



Customers should note this illustration is an example of the Henley 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.

KEY

- ◀ Dimensions start
- HW Hot water cylinder



HERITAGE

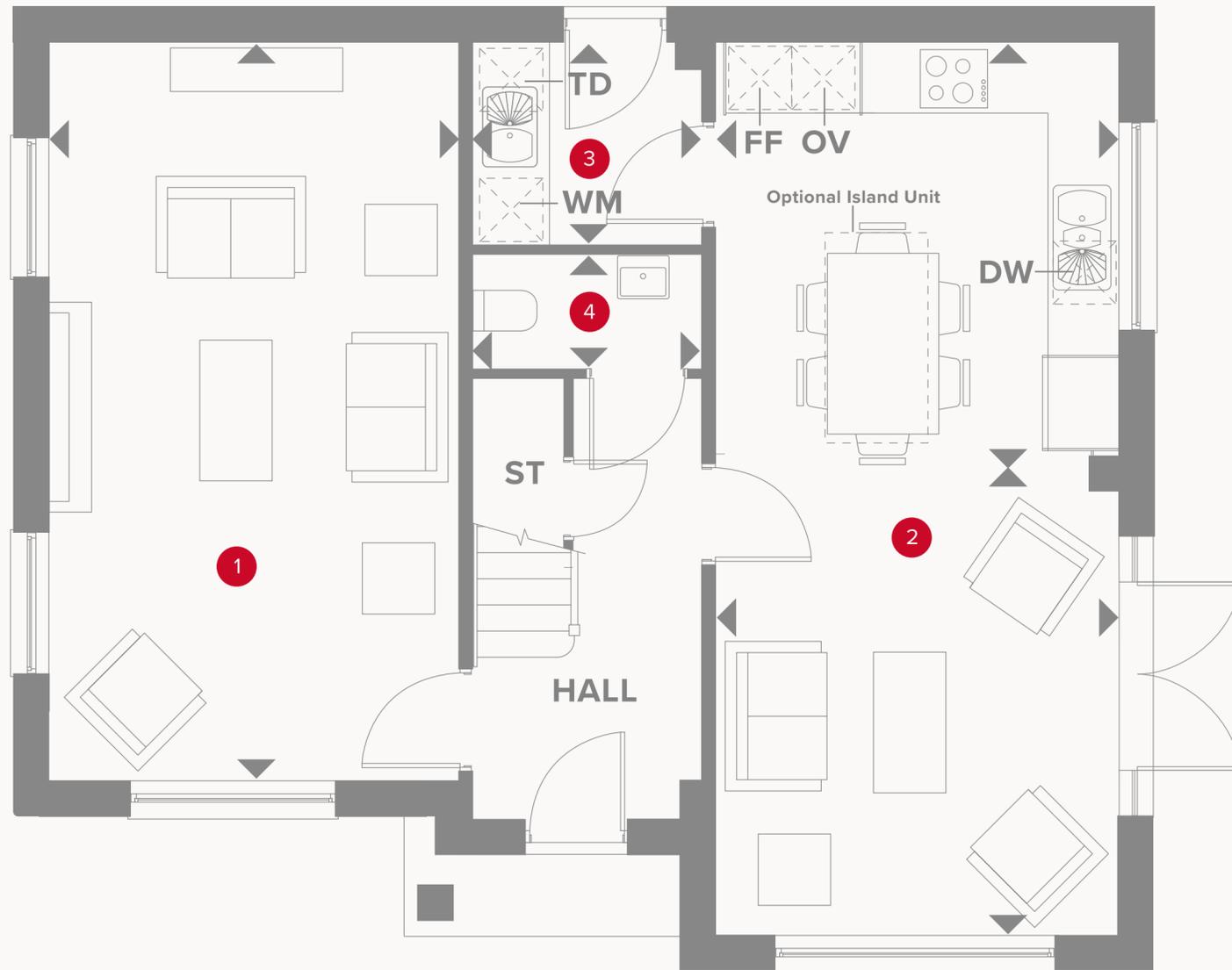
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM DETACHED HOME

 **REDROW**

THE SHAFTESBURY GROUND FLOOR



1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/Dining	25'7" x 11'7"	7.79 x 3.52 m
3	Utility	6'6" x 5'9"	1.99 x 1.75 m
4	Cloaks	6'6" x 3'4"	1.99 x 1.01 m

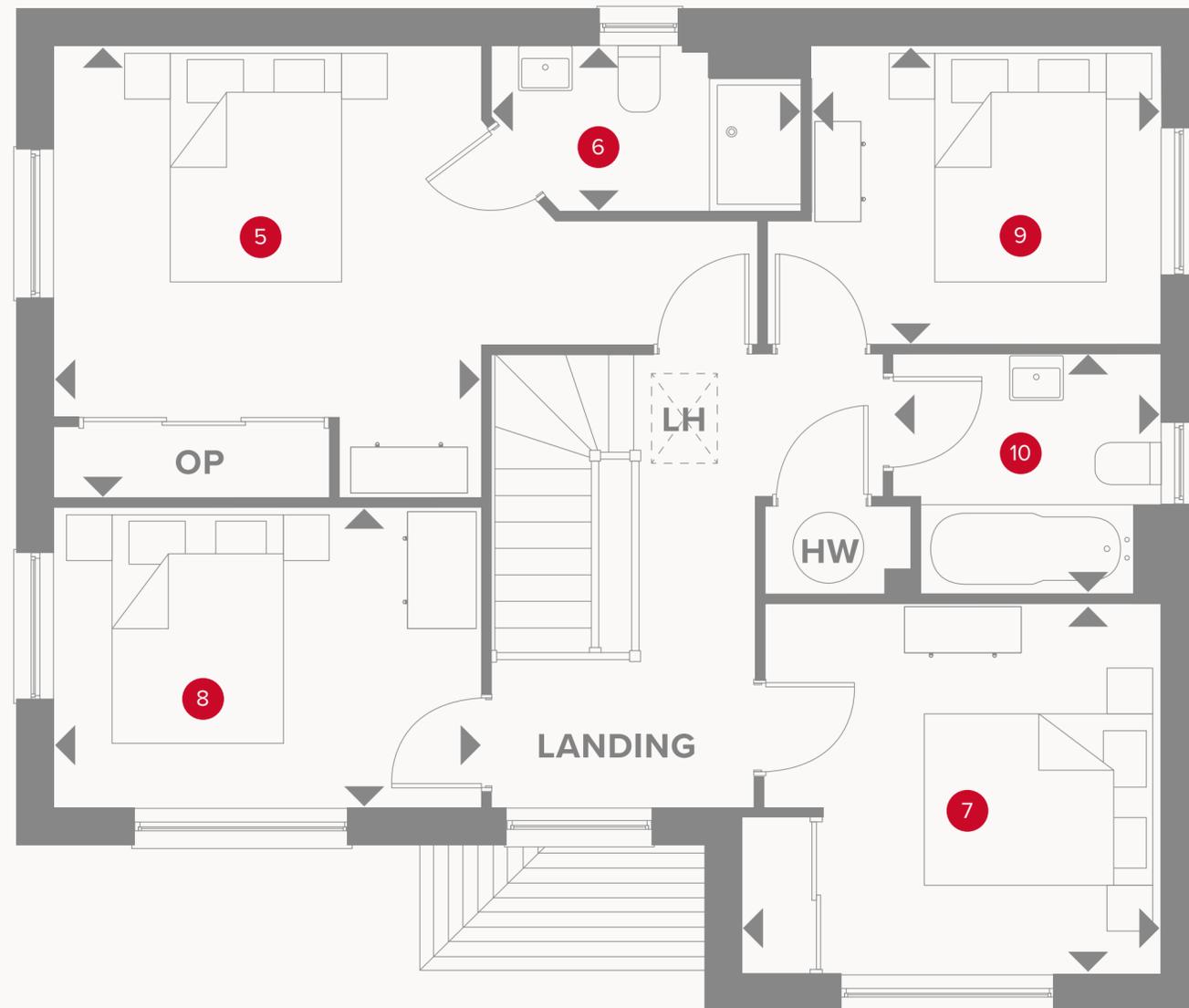


KEY

	Hob
OV	Oven
FF	Fridge/freezer
TD	Tumble dryer space

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

THE SHAFTESBURY FIRST FLOOR



5	Bedroom 1	12'5" x 11'8"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'7" x 10'3"	3.52 X 3.12m
8	Bedroom 3	11'11" x 8'4"	3.62 X 2.55m
9	Bedroom 4	10'10" x 8'2"	3.30 X 2.48m
10	Bathroom	7'3" x 6'6"	2.22 x 2.01 m



Customers should note this illustration is an example of the Shaftesbury 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.

KEY

- ◀ Dimensions start
- HW** Hot water cylinder
- ST** Storage cupboard
- LH** Loft hatch



HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM DETACHED HOME

 **REDROW**



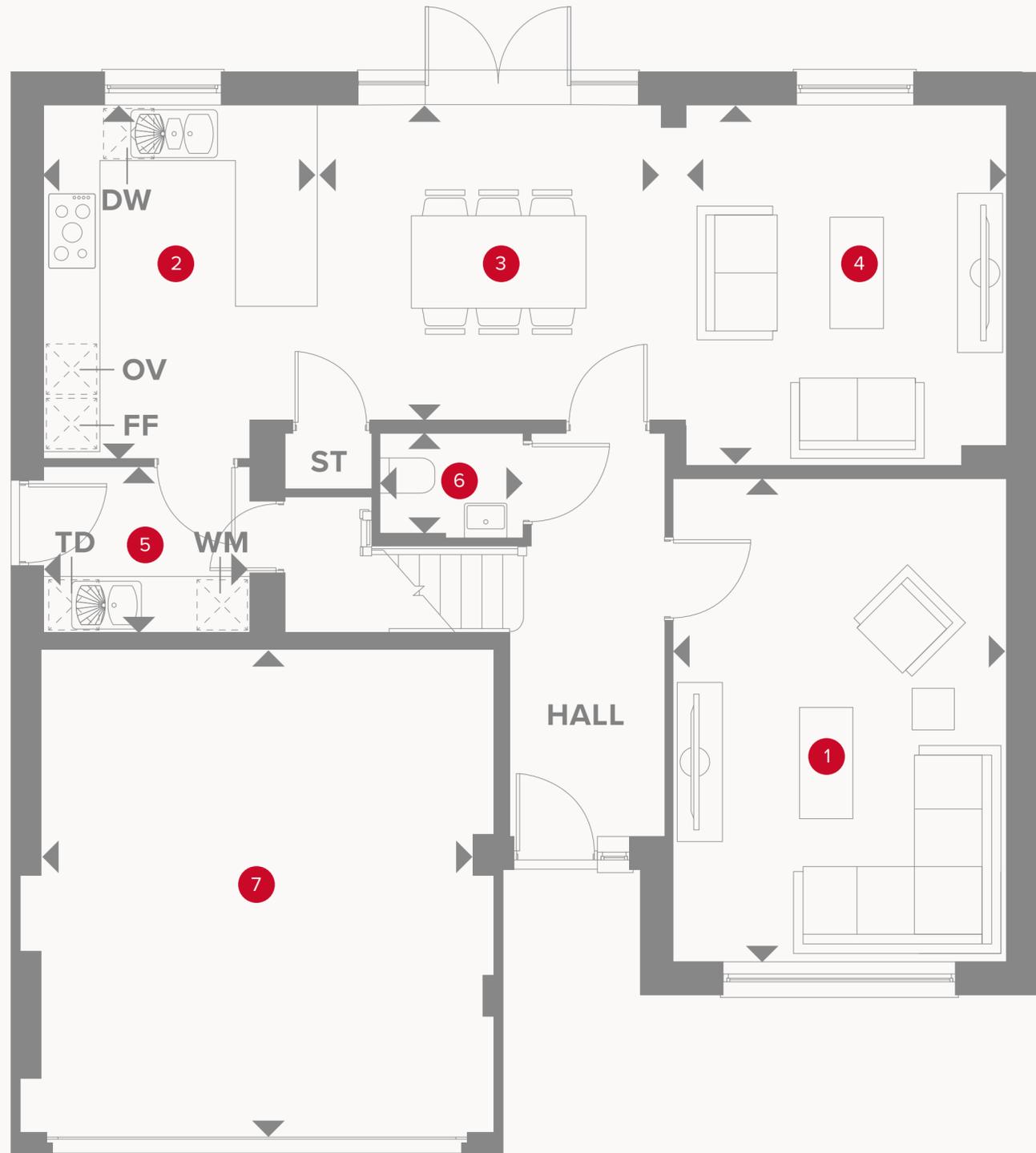
HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM DETACHED HOME

 **REDROW**



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

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

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

THE WELWYN FIRST FLOOR

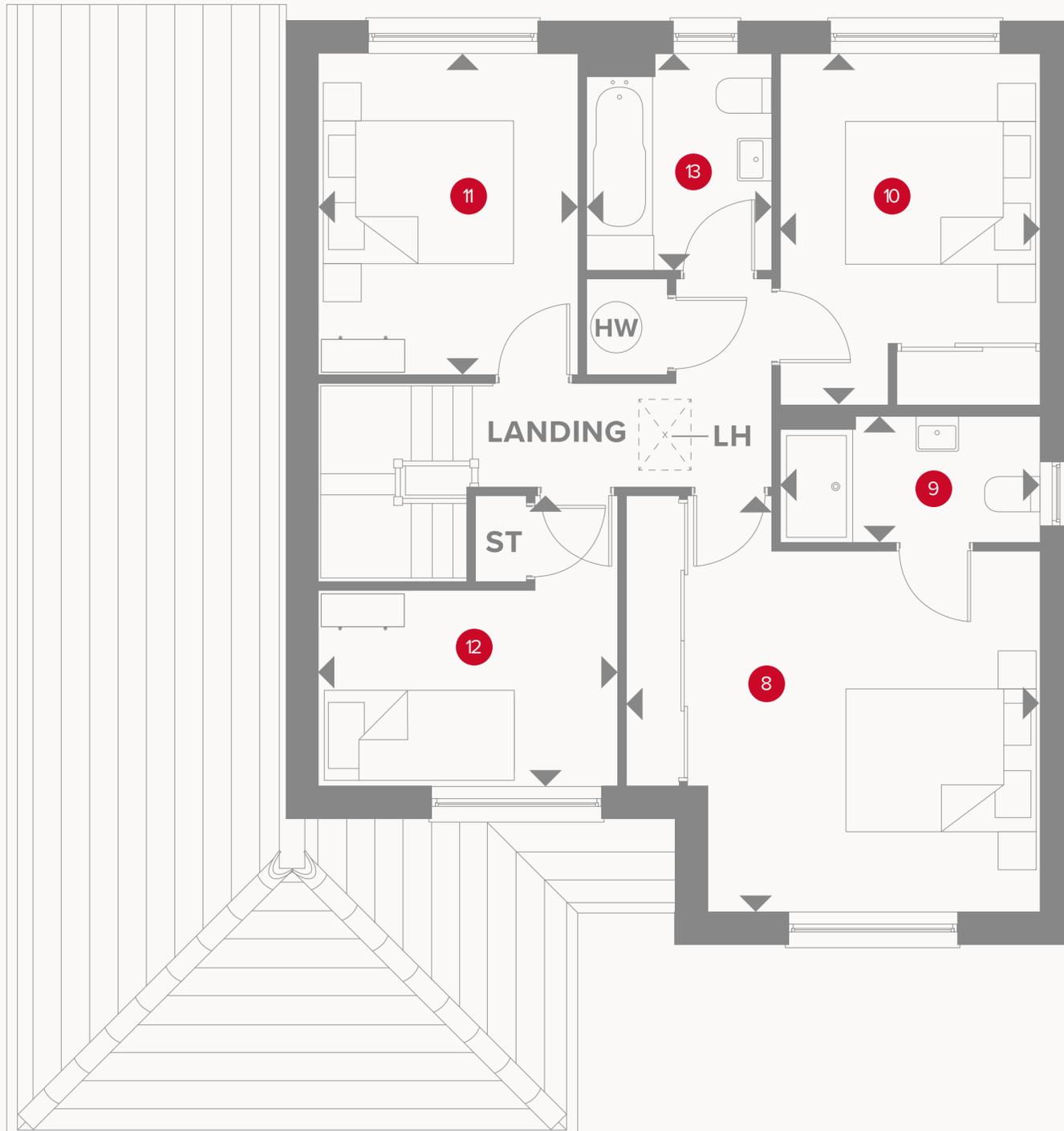
8	Bedroom 1	14'7" x 10'5"	4.47 x 3.21 m
9	En-suite	9'2" x 4'5"	2.82 x 1.38 m
10	Bedroom 2	12'1" x 9'2"	3.70 x 2.82 m
11	Bedroom 3	11'4" x 9'2"	3.47 x 2.81 m
12	Bedroom 4	10'6" x 6'9"	3.24 x 2.11 m
13	Bathroom	7'3" x 6'5"	2.24 x 1.99 m



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 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.

KEY

- ◀ Dimensions start
- HW** Hot water cylinder
- ST** Storage cupboard
- LH** Loft hatch





HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



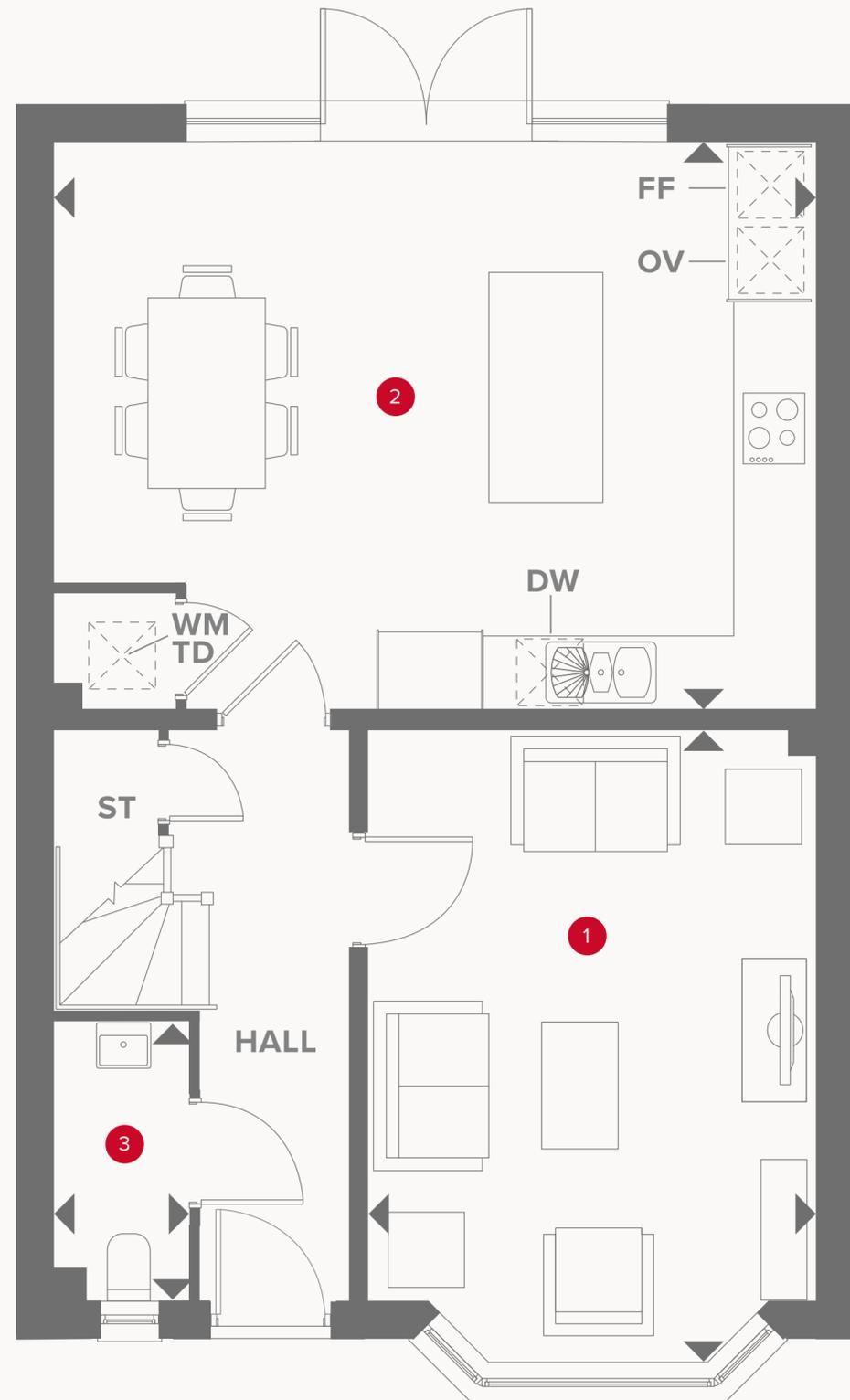
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM DETACHED HOME

 **REDROW**



THE STRATFORD GROUND FLOOR

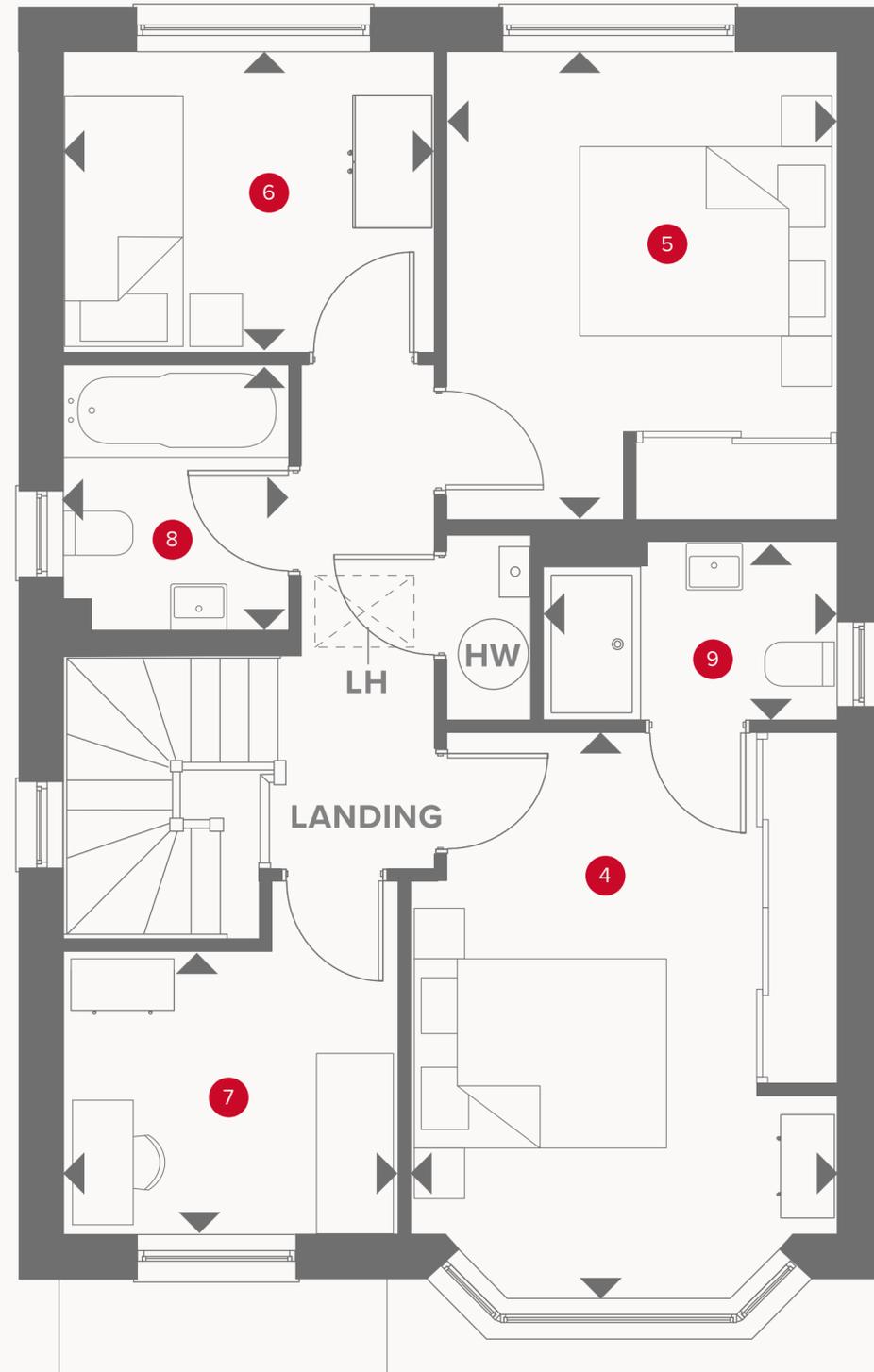
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/Kitchen/Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



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	14'2" x 10'10"	4.33 x 3.30 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.02 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Study/Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



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 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.

KEY

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



HERITAGE

- REDROW -

THE SHREWSBURY

FOUR BEDROOM HOME





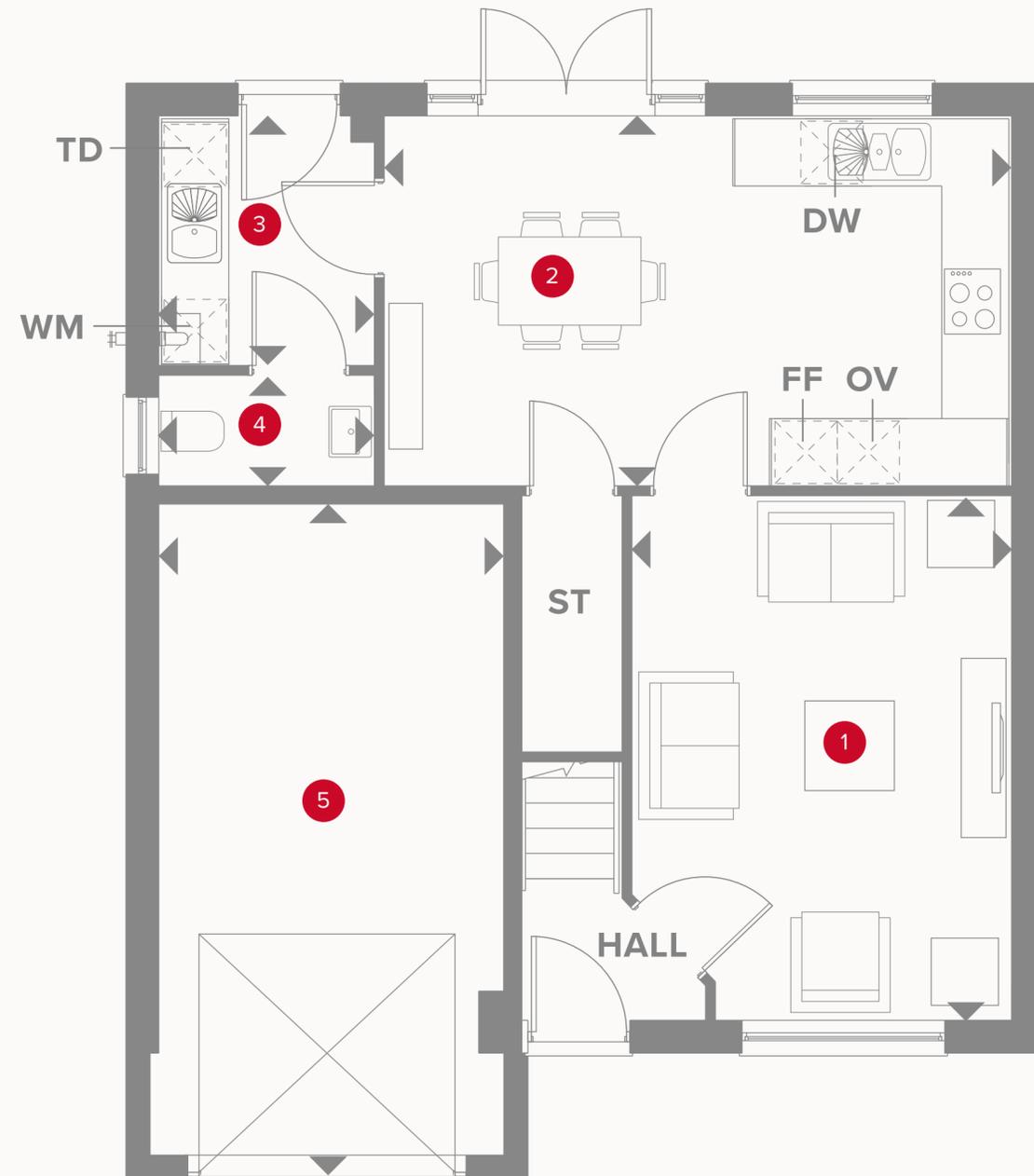
HERITAGE

- REDROW -

THE SHREWSBURY

FOUR BEDROOM HOME

 **REDROW**



THE SHREWSBURY GROUND FLOOR

1	Lounge	15'3" x 11'1"	4.65 x 3.37 m
2	Kitchen/Dining	18'4" x 10'9"	5.58 x 3.28 m
3	Utility	7'3" x 6'3"	2.20 x 1.90 m
4	Cloaks	6'3" x 3'3"	1.90 x 0.99 m
5	Garage	19'7" x 10'1"	5.97 x 3.08 m

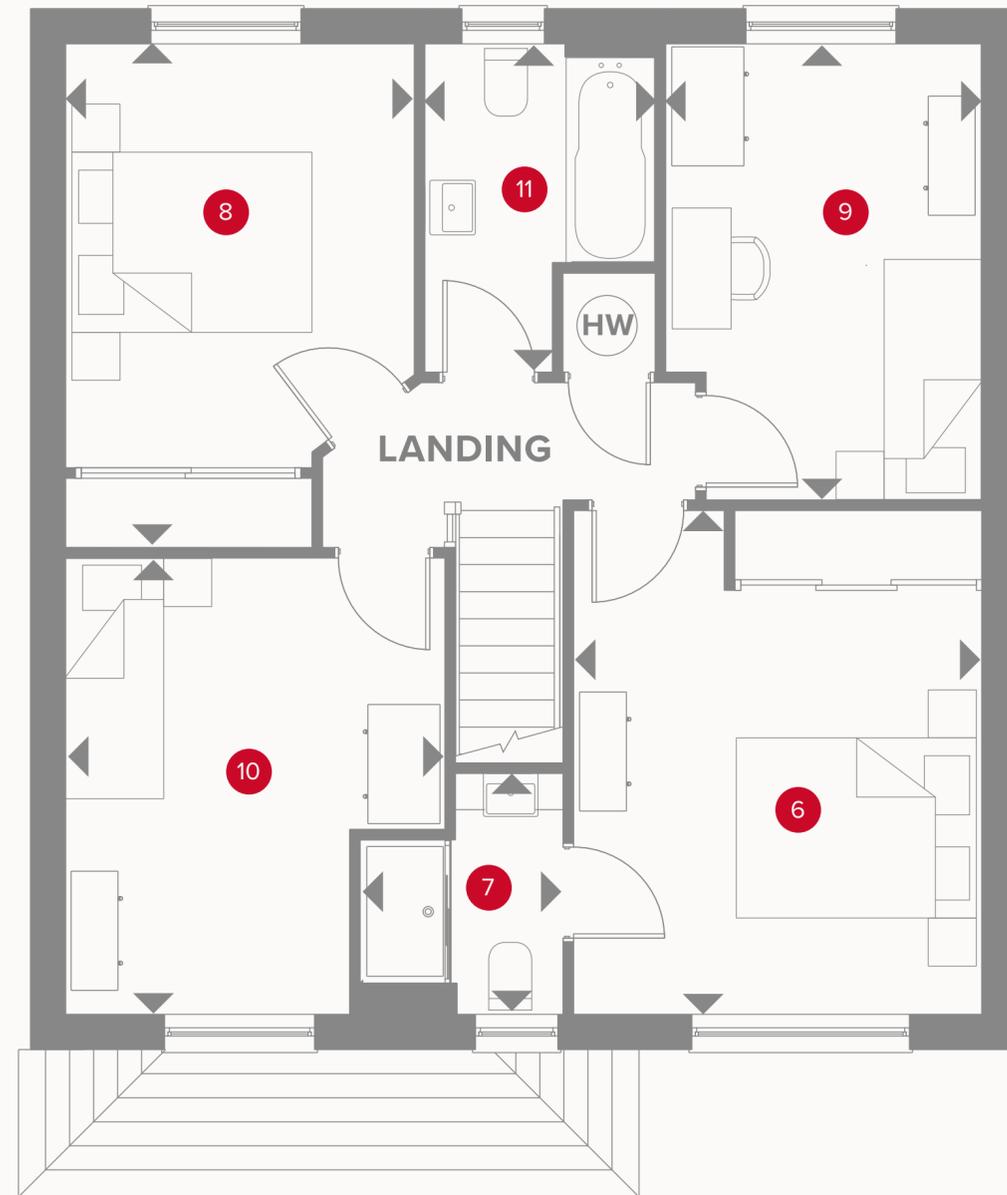


KEY

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

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

THE SHREWSBURY FIRST FLOOR



6	Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
7	En-suite	6'6" x 5'7"	1.98 x 1.69 m
8	Bedroom 2	13'8" x 9'5"	4.16 x 2.88 m
9	Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m
10	Bedroom 4	12'4" x 10'3"	3.77 x 3.13 m
11	Bathroom	8'10" x 6'4"	2.70 x 1.92 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Shrewsbury 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.

Upstand

100mm high matching upstand above work surfaces.

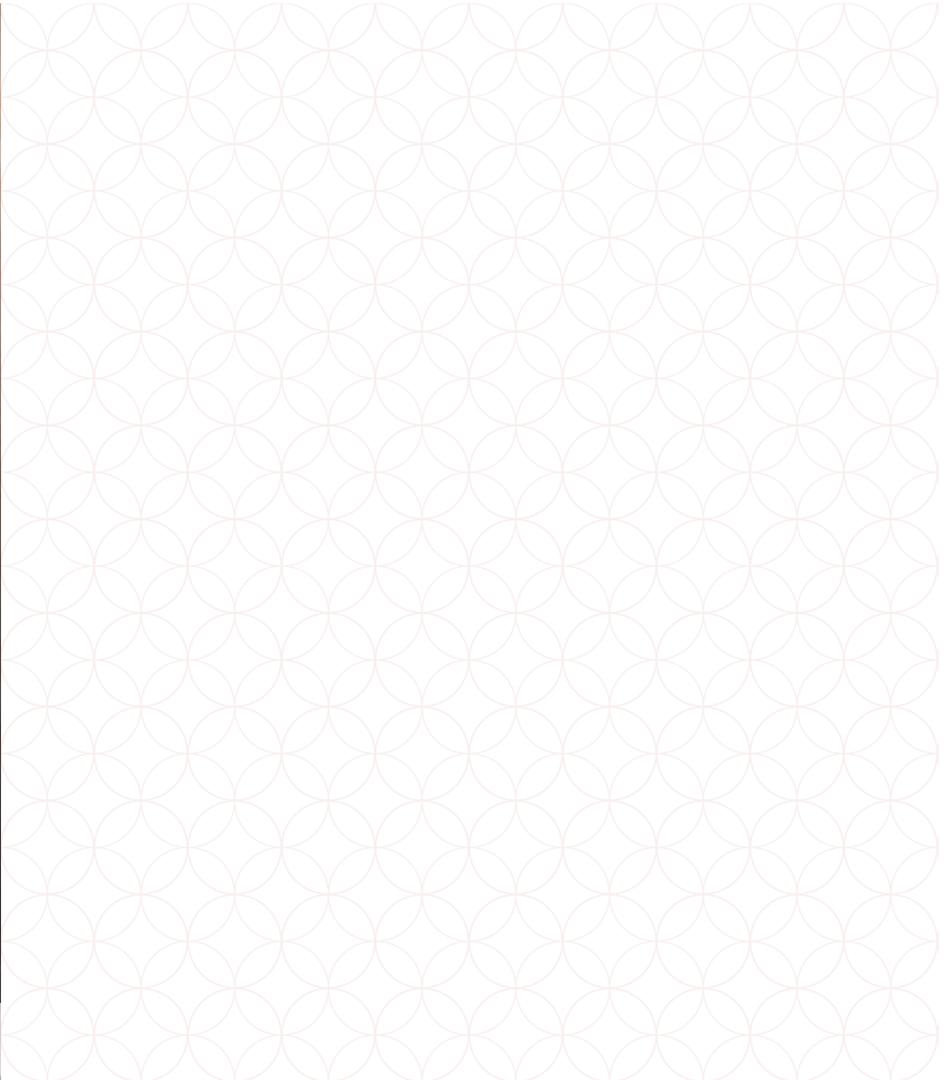
Stainless Steel Splashback

Bowl & Tap

Stainless steel 1.5 bowl sink with chrome mixer tap.

Appliances

- 60cm Ceramic Hob
- Single oven
- Cooker Hood



INTERIOR

Walls

Dulux off white emulsion paint finish.

Internal Doors

Smooth finished, six panelled style door finish in satin white.

Internal Door Furniture

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

Architrave

Lambs Tongue profile MDF, satin white paint finish.

Skirting Boards

Lambs Tongue profile MDF, satin white paint finish to match architrave.

Staircase

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

Ceilings

Dulux white emulsion paint finish.

Central Heating

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

Radiators

Myson round top radiators.

Electrical Sockets & Switch Plates

Schneider Electric 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 consumer unit or semi recessed BG 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 provision 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

Tempo by Ideal Standard.

Shower to En-suite (where applicable)

Shower Valve Scudo bar valve.

Shower Tray Acrylic capped low profile shower tray.

Shower Screen Polished chrome effect finish shower door.

Brassware

Basin Calista mixer tap with single lever control complete with click plug waste.

Bath Calista Mixer tap with single lever control complete with click plug waste.

Bath

Tempo Arc bath with Uniline panel.

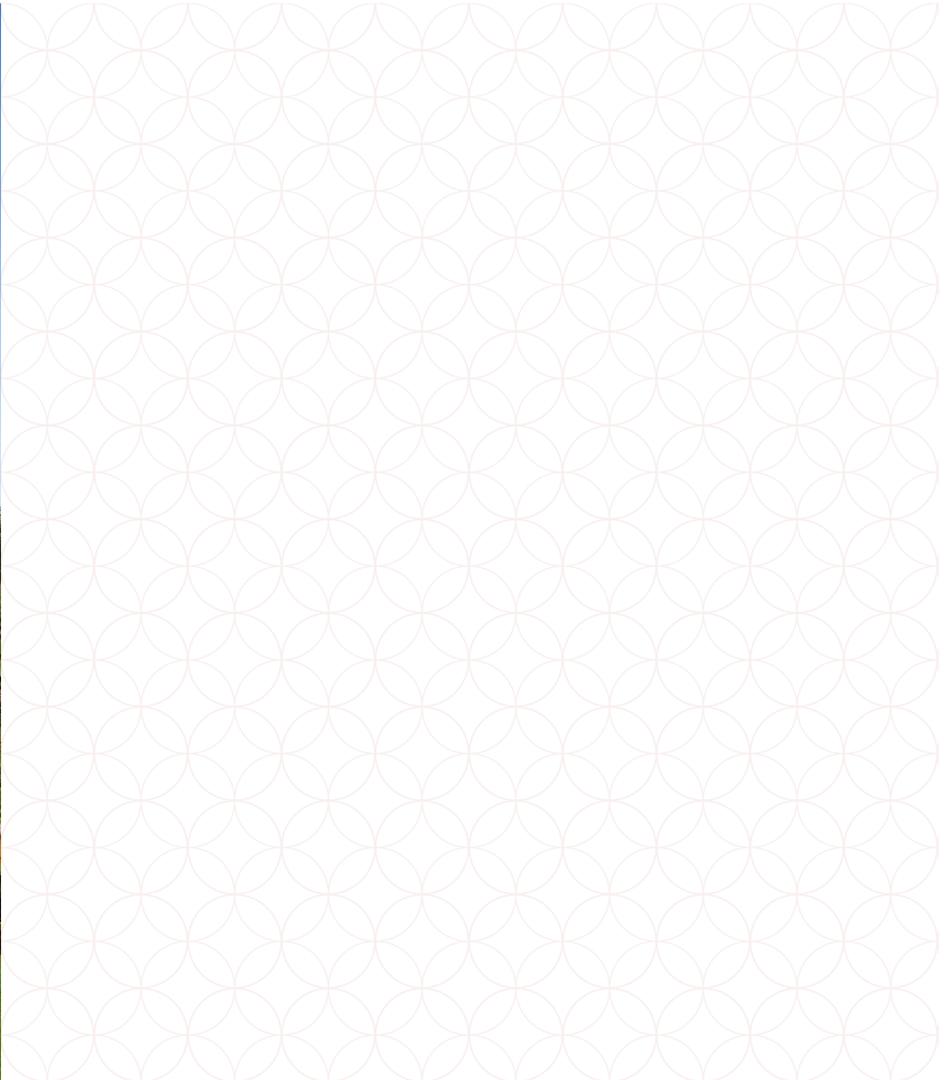
Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basins and around bath with full height to shower area, 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 and down pipes in black finish.

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 chrome door furniture internally and externally.
Rear GRP door, finished white both internally and externally with chrome lever handle.

House Numeral

Colour to match front door.

Door Bell

Chrome effect bell push with transformer.

External Lights

Modern stainless steel downlight.

Garage

Door Novoferm 'Thornby' style or Hörmann steel up and over door. Door finish to be painted to match front colour.
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).

Patio/Paving

Urbex Natural or equal approved concrete flags laid as indicated on drawing.

External Fencing

Side Rail & post.
Rear Vertical boarding 1.8m high.

Garden

Front Good standard turfing 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

- 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.



THE CEDARS & THE HOLLIES

—

Great Milton Park, Llanwern, Newport NP18 2EJ

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