



LOCAL AREA

Shopping

Knights Keep is well served with everyday amenities, with a Co-op store catering for grocery needs less than half a mile away. Burton on Trent is home to a wide variety of supermarkets including Sainsbury's, Tesco, Aldi and Morrisons. Weekly markets and regular farmers markets offer a range of fresh local produce, while Lichfield Cathedral City features its own monthly farmers markets and Saturday markets.

Travel the two miles into Burton on Trent and you'll find a wealth of stores offering fashion, homewares, gifts, restaurants and bars ready to offer a fun day out. You'll be spoilt for choice at Cooper's Square, The Octagon Shopping Centre and Burton Place Shopping Centre with its host of High Street names. Getting to Burton couldn't be easier by taking advantage of the regular bus links. Zara, Mac, Debenhams and Marks and Spencers can be found at intu Derby only 10 miles away.

Sport & Leisure

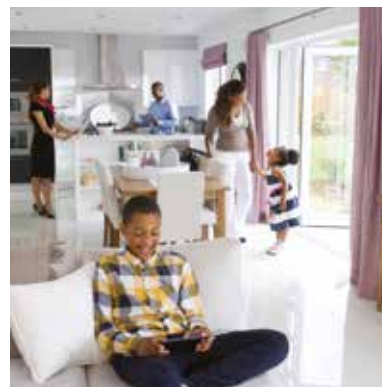
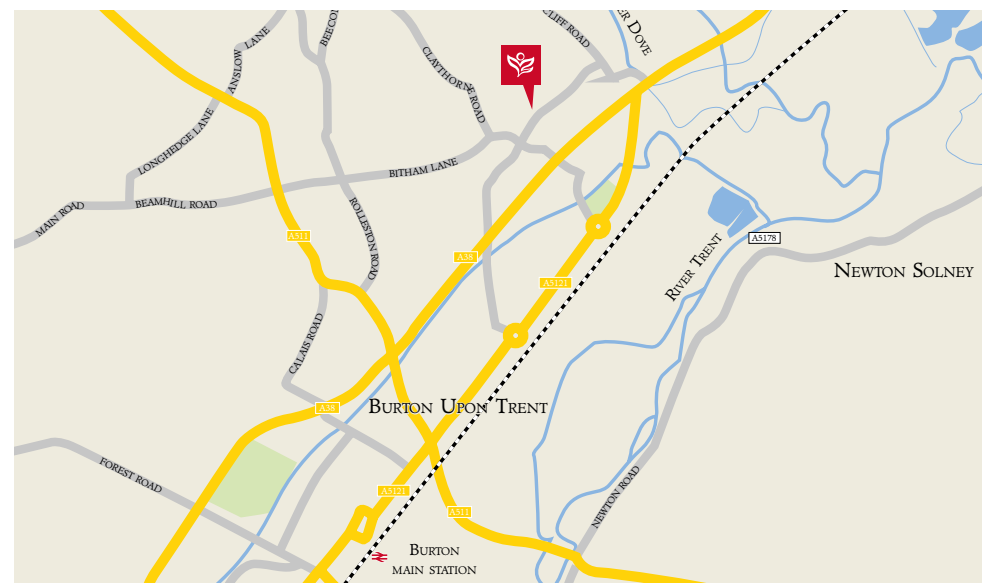
For a scenic day out travel the 23 short miles to The Peak District National Park, where breath-taking scenery and outdoor pursuits are the order of the day.

Closer to home you can catch the latest blockbusters at Cineworld Cinema in Burton on Trent, while Branston Golf and Country Club offers a range of golf and health and fitness memberships. Shobnall Leisure Complex is home to a sports club with athletics facilities and children's clubs, while Meadowside Leisure Centre is home to swimming, fitness classes, a gym, children's activities and more.

Education

Knights Keeps is well catered for with Good Ofsted rated primary schools including William Shrewsbury Primary School, St Mowden's Catholic Primary School. The De Ferrers Academy for secondary education has been praised as Outstanding by Ofsted for its teaching and pupil outcomes.

There is a good choice of nursery and pre-schools in the area, with higher education available at colleges around Burton on Trent as well.



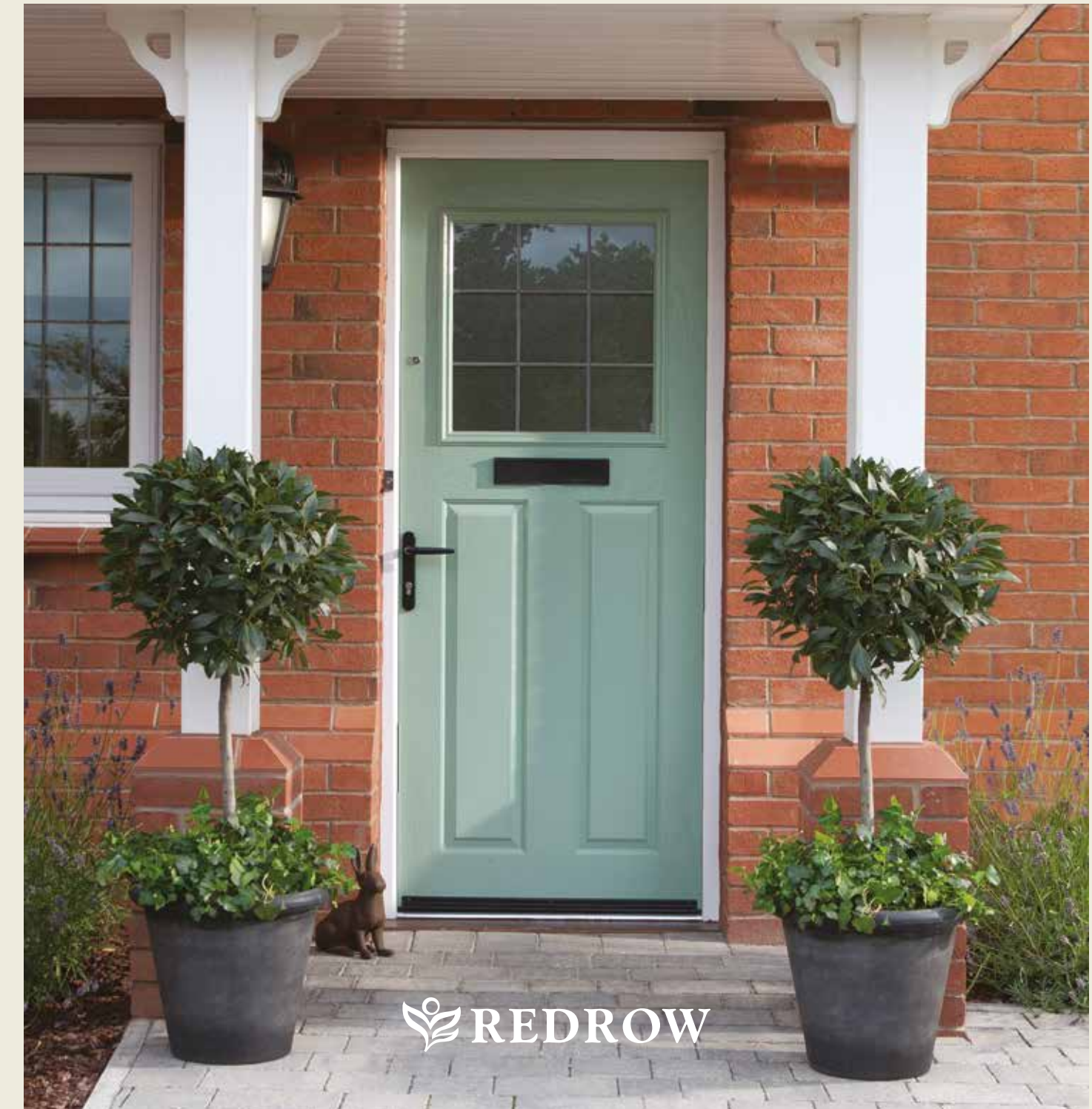
Knights Keep, Guinevere Avenue,
Stretton DE13 0FZ

01283 888 456

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REDROW

Stepping into The Heritage Collection at Knights Keep is truly like

COMING HOME



Knights Keep is a contemporary collection of 100 three and four bedroom homes enviably situated to make the most of the exciting town of Burton on Trent two miles away, the city of Derby ten miles away and the breath taking scenery of The Peak District National Park nearby. Excellent road and rail connections makes travel to Derby, Birmingham, Lichfield and Leicester easy for commuters and leisure travellers alike. Add some outstanding Ofsted rated schools, amenities close to home and plenty of opportunities to relax in your surroundings and Knights Keep becomes a community for all.



TRANSPORT LINKS

Knights Keep is ideally situated for commuters and leisure travellers with the A38 less than a mile away taking you directly to Derby 10 miles away and Lichfield 15 miles away. The A50 Derby Southern Bypass is just 3.5 miles away linking to the M1 15 miles away to the east and the M6 33 miles away to the west.

Excellent rail connections from Burton on Trent station makes travel to towns and cities further afield simple. Regular trains take passengers to Derby in 12 minutes, Birmingham in 30 minutes and Nottingham in 40 minutes. London, via Tamworth, is just 1hr 30 minutes away. For international travel Knights Keep is perfectly placed for both Birmingham International Airport 34 miles away and East Midlands Airport 19 miles away.



STAMP DUTY

Up to £125,000
 The next £125,000 (the portion from £125,001 to £250,000)
 The next £675,000 (the portion from £250,001 to £925,000)
 The next £575,000 (the portion from £925,001 to £1.5 million)
 The remaining amount (the portion above £1.5 million)

RATE

Zero
 2%
 5%
 10%
 12%

Example - If you buy a house for £275,000, the SDLT you owe is calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the next £125,000 = £2,500
- 5% on the final £25,000 = £1,250
- Total SDLT = £3,750

COUNCIL TAX – STRETTON

Most domestic properties are subject to council tax, which helps to pay for the cost of local services on an annual basis. There is one bill per property, whether it is a house, bungalow, flat, maisonette, mobile home or houseboat, and whether it is owned or rented. Every property is allocated a valuation band from 'A' to 'H'. Each band pays a different amount of council tax (A the lowest, to H the highest). Please see the table below for charges in each band.

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
£1,085.94	£1,266.93	£1,447.93	£1,628.92	£1,990.91	£2,352.89	£2,714.86	£3,257.84

KNIGHTS KEEP MANAGEMENT COMPANY

There will be an estate charge of £250 approximately per annum payable by every home towards the upkeep of all the green areas, surface water balancing facility, play areas, public open spaces and woodland planting. A management company helps bring residents together with the purpose of making a community and this ensures that Knights Keep is maintained to the highest standard set out by Redrow Homes for years to come.

The management company will also look after the financial, administrative and regulatory needs on behalf of the residents.



RESERVATION PROCESS

As one of the UK's leading housebuilders, Redrow is committed to building you a home to be proud of and making your purchase as smooth and trouble-free as possible.

The Redrow Customer Charter sets out our commitment to you throughout the whole process of buying your new home.

The Redrow Home Buyer Guide has been prepared to provide more detailed information on the process of buying your new home and the service provided by Redrow, covering all areas within our Charter commitment.

1. A reservation of £1,000 is required to secure the home of your choice (£500 Help to Buy).
2. An exchange deposit being 10% of the actual purchase price.
3. The balance of 90% of the actual purchase price is payable on legal completion.

For more information about the reservation process and our Customer Charter, please ask your Sales Consultant for a copy of the Redrow Home Buyers Guide & the Customer Charter.

RECOMMENDED SOLICITORS:

- Smith Partnership - Celtic House, Friary Street, Derby DE1 1LS - Contact Sylvia Caudwell 01332 225225
- Franklins Solicitors LLP - 8 Castilian Street, Northampton NN1 1JX - Contact Marie Bevan 0800 781 8744
- Nelsons Solicitors Limited - Sterne House, Lodge Lane, Derby DE1 3WD - Contact Trevor Scott 01332 378675

RECOMMENDED FINANCIAL ADVISORS:

- Meridian Mortgages - 0116 272 0083
- William Lowden & Associates - 01234 881111



Interior Features

Wardrobes

Hinged and sliding wardrobes to all bedrooms (where possible). Refer to Sales Consultant to confirm if both systems are available and colour choices.

Co-ordinating free standing bedroom furniture
Please refer to 'My Redrow' for selections.

Phone Point Additional points. In white, polished or brushed chrome.

TV Point Additional points. In white, polished or brushed chrome.

Electrical Sockets/Switch Plates Low profile polished or brushed chrome effect finish electrical accessories.

Fireplaces & Electric Fires

Fireplaces manufactured by the Gooding Group

Please refer to 'My Redrow' for current selections available.

Wall Mounted Styles

Floor Mounted Surrounds

Floor Mounted Surround Electric Fire Electric chrome surround finish with remote control.

Wall mounted surrounds are only available with the electric fire.

Flooring A choice of Amtico flooring and Cormar carpets are available. Please refer to 'My Redrow' for selections.

Downlights To kitchen/dining/family/utility/bathroom/en-suite and cloaks in brushed or polished chrome finish; refer to drawings for possible locations.

Additional Features

Media plate, USB sockets and fused spur.

Bathroom & Cloakroom Features

Wall Tiles

Additional tiling to bathroom, cloakroom and en-suite by Porcelanosa.

Sanitaryware

Bathroom WC Sottini Isarca WC.

Bathroom basin 55cm Sottini Santorini basin with semi pedestal and click plug waste.

En-suite basin 55cm Sottini Santorini basin with semi pedestal and click plug waste.

Cloakroom basin 40cm Santorini basin or Concept Arc 45mm corner basin. Please refer to drawings to confirm basin designs available.

Shower Ideal Standard Easybox shower valve.

Shaver socket Polished or brushed chrome.

Floor finishes

To bathroom, cloakroom & en-suite

A selection of ceramic floor tiles by Porcelanosa and Amtico flooring available.

Please speak to the Sales Consultant for further details.

Bathroom accessories

Chrome toilet roll holders

Modular bathroom furniture Basin and wall mounted cabinets.

Please refer to 'My Redrow' for ranges.

Kitchen & Utility Features

Kitchen Styles Selection of traditional and contemporary styles available, see 'My Redrow' for further details.

Work Surfaces Granite or silestone in a range of finishes.

Floor Tiles A selection of ceramic floor tiles and Amtico flooring available. Please speak to the Sales Consultant for further details.

Eco Waste Bins Fitted into suitable base unit where possible.

3 in 1 Steaming Hot Tap

Waste Disposal Unit

Appliances

Upgrade Gas hob, induction hob, fridge/freezer, single oven and microwave, integrated dishwasher and chimney extract.

Upgrade Double oven, ceramic hob, induction hob, touch control ceramic hob and integrated dishwasher.

Upgrade Freestanding tumble dryer, freestanding washing machine and integrated washer/dryer. See My Redrow for details.

Exterior Features

Patio Door Where possible bi-folding doors.

External Lights

Rear Bulk head light fitting adjacent to rear door.

External / Internal Door Personnel door (where applicable).

Garage

Remote Control Please see Sales Consultant for further details.

Personal Door Only priced for certain designs.

Burglar Alarm Wireless alarm system with PIRs, located as shown on drawings.

External Power Point Refer to drawing for location.

TV Aerial Please see Sales Consultant for further details.

Satellite Dish Please see Sales Consultant for further details.

External Electric Vehicle Charger

Garden Features

Rear

Turf Turfing.

Additional Features

Water butt.

Additional patio area.



KNIGHTS KEEP

SPECIFICATION





Interior Features

Consumer Unit

Internal Doors
Cambridge door.

Internal Door Furniture
Tortosa Lever, polished chrome. To all housetypes.

Skirting to Ground
"Torus" profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors
"Torus" profile MDF, 194 x 14.5mm, with satin white paint finish to the Shaftesbury, Harrogate, Henley, Balmoral and Richmond housetypes only.

"Torus" profile MDF, 119 x 14.5mm, with satin white paint finish to Ludlow, Worcester, Oxford and Cambridge housetypes only.

Architrave to Ground and Upper Floors
69mm x 14.5mm, satin white paint finish to the Shaftesbury, Harrogate, Henley, Balmoral and Richmond housetypes only.

Architrave to Ground
69mm x 14.5mm, satin white paint finish to the Ludlow, Worcester, Oxford and Cambridge housetypes only.

Architrave to Upper Floors
58 x 14.5mm section size, satin white paint finish to the Ludlow, Worcester, Oxford and Cambridge housetypes only.

Ceilings
Flat skim finish with Dulux white emulsion paint decoration.

Walls
Dulux Almond White emulsion paint finish.

Staircase
White painted with ash handrail.

Radiators
Myson Round top radiators.

Decorative Radiator
Adagio 70 Vertical Style in white. To the Ludlow housetype only.

Central Heating
System via a combination of vaillant boiler, thermostatic radiator valves and room thermostats.

Mains Pressure Cylinder
Therma Q.

Lighting
Pendant Lights.

Kitchen & Utility Feature

Kitchen Styles
Symphony Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see my Redrow or Sales Consultant for further details.

Work Surfaces
Range of quality work surfaces available.
Please see my Redrow or Sales Consultant for further details.
Splashback in Stainless Steel.

Kitchen & Dining Lighting
Pendant Lights.
Please see Sales Consultant for further details.

Switches & Sockets
Switches & Sockets.
Please see Sales Consultant for further details.

Appliances
Integrated Fridge/Freezer.
Single Oven.
Double Oven.
60cm Gas Hob.
90cm Gas Hob.
60cm Cooker Hood.
90cm Cooker Hood.
Combi/Microwave.
See Sales Consultant for combinations.

Bathroom & Cloakroom Features

Sanitaryware
Ideal Standard Concept with Tempo Brassware.

Bathroom Tempo Bath
Tempo Arc 170cm x 70cm, water saver. Bath in white.

Bath Panel
Unilux white panel.

Wall Tiles
To bathroom, cloakroom and en-suite.
Tiling by Porcelanosa.
Please see Sales Consultant for further details.

Shower over Bath
Connect Radius Screen.
Shower valve together with bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom.
Ideal Standard Alto Bar Valve.

Shower Valve
To bathroom and en-suite
Ideal Standard Easybox BIV & rain shower to the Richmond housetype only.

To en-suite only
Ideal Standard Easybox BIV & rain shower to Balmoral, Henley and Harrogate housetypes only.

To bathroom and en-suite
Ideal Standard Alto Bar Valve to Ludlow, Worcester, Oxford, Cambridge and Shaftesbury housetypes only.

Kubo Shower Screen

Shower Tray
Low Profile shower tray in white.

Mirror to be fitted above the bathroom and en-suite washbasins where possible.

Towel Warmer
Curved Finish.
25mm Bar Towel Warmers in polished chrome finish complete with chrome TRV valves.

Shaver Socket
White finish.

Exterior Features

Numeral Plaque
House number to Front of property on numeral plaque to match the colour of the front door except when white when numeral to be black.

Fascia & Soffit
uPVC fascia and vented soffit board in white profile.

Rainwater System
The rainwater gutters and downpipes finish to be black for brick and render elevations.

Waney lapped boarding
Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

Windows
Sealed double glazed uPVC windows, in white finish.

Door Bell
Push with transformer.

Light to Front

Vertical Tile Hanging
Vertical Tile hanging to be in a plain tile where indicated on the house type elevation.

Garage
Up and over steel Novgerm door.
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

Power
Light & double socket to all garages.

Front Garden
Good standard turf to front garden. Refer to layout for landscaping details.

Paving
Buff Riven slabs indicated on drawing.

External Fencing/Gates
Side and rear - 1.8 high Fencing.
Gate - 1.8 high timber gate.

Driveway - Tarmac drive.

Outside Tap - Outside Tap, refer to drawing for location.



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My Redrow - My Home, My Way.
Buying your new Redrow home has just become much easier with My Redrow.

From searching for your favourite properties to selecting your finishing touches,* My Redrow helps you every step of the way.

* 'Explore Finishing Touches' feature only available on selected developments and properties

• Save your favourite developments or properties and see 'What's Included'

• Be the first to hear about relevant new homes as they become available

• Book your viewing and call back appointments online with our real time calendar and much more