



## LOCAL AREA

### Shopping

Within half a mile of Woodlands Nook is The Village Shop, which sells everyday essentials other services including dry cleaning and the Post Office. Major supermarkets are easy to find, with Tesco Express in neighbouring Chellaston 2.7 miles by car, ASDA Superstore 5.6 miles away in Derby and Aldi 4.7 miles away. A Central England Co-op is in Castle Donnington 4.5 miles to the east of Woodlands Nook.

Derby Cathedral Quarter is home to an abundance of boutique shops, cafés, bars and restaurants and is just 13 minutes' drive away. Exhibitions and a cinema can be found in The Quad in Derby Market square, while intu Derby, 8.5 miles away, has a range of High Street and designer stores selling fashion brands including Zara and Mac Make Up. Enjoy a meal at one of the centre's top restaurants including Carluccio's or catch the latest movie at the Showcase Cinema de lux. Visit with friends and go bowling at Hollywood Bowl or try Paradise Island Adventure Golf.

### Sport & Leisure

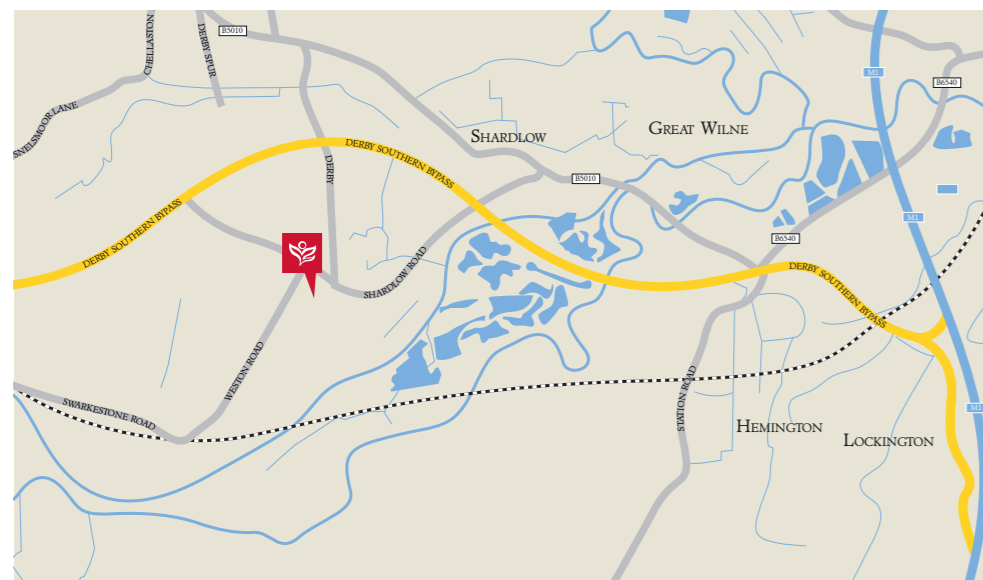
A recreational playing field is just 10 minutes' walk from Woodlands Nook while Melbourne Sports Pavilion less than 4 miles away is home to a football pitch, two rugby pitches and two cricket squares, three tennis courts and a bowling green. The annual Aston on Trent Well Dressing Festival every July brings the community together to celebrate ancient creative traditions, and includes independent stalls, children's funfairs and music.

Visit the stunning Elvaston Castle Country Park 3.3 miles away, filled with historical gardens, woodland and 321 acres of open parkland to enjoy. Within walking distance are The Malt Pub and The White Hart, which serve real ales and traditional pub food. Enjoy Sunday lunch in the countryside at The Coopers Arms in neighbouring Weston on Trent, or dine in luxury at The Priest House by the River in Castle Donnington, a fine dining country restaurant which also serves carveries and afternoon teas just six miles away on the banks of the River Trent.

### Education

There is a choice of Ofsted 'Good' rated schools near Woodlands Nook, including Aston on Trent Primary School and Chellaston Academy for older children in neighbouring Chellaston. Aston Pre-School caters for 2 to 4 year olds.

Aston Surgery is a short walk away, while dentists can be found in Chellaston and Melbourne.



Woodlands Nook, Maple Drive,  
Aston-on-Trent, Derby DE72 2DG

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REDROW



Stepping into The Heritage Collection at Woodlands Nook is truly like

# COMING HOME



Surrounded by countryside, Woodlands Nook is a stunning collection of three, four and five bedroom homes set in the thriving village of Aston on Trent. A short drive from Derby city centre and with quick and easy access to road and rail links makes this an ideal location for commuters and leisure travellers, while amenities offer shopping, entertainment and activity all within easy reach. Families will find excellent schools nearby, while surrounding towns and Derby itself are home to higher and further education choices. Woodlands Nook truly is a dream come true.



## TRANSPORT LINKS

Woodlands Nook boasts excellent transport links, making work and leisure travel seamless and easy. The A50 Derby Southern Bypass is just 1.2 miles away, reaching Junction 25 of the M1 in 4.4 miles to the east and the M6 Toll Road 28.8 miles to the south west. Derby city centre is 7.8 miles away by car and Burton-on-Trent 13.7 miles away to the west, accessible via the A38 which is 9 miles from Woodlands Nook.

Regular rail services from Derby Railway Station 7 miles away makes travel by train to the business and leisure hubs around the city and further afield quick and easy. London St Pancras Station can be reached in 1hr 29 minutes, Nottingham in 23 minutes, Sheffield in 28 minutes and Birmingham in 34 minutes. Indulge in international travel from East Midlands Airport 8 miles away, 20 minutes by car, or Birmingham International Airport 39.4 miles away.



## STAMP DUTY

Up to £125,000	Zero
The next £125,000 (the portion from £125,001 to £250,000)	2%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	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 – DERBY

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
£807.77	£942.40	£1,077.03	£1,211.66	£1,480.92	£1,750.18	£2,019.43	£2,423.32



## 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, 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, chimney extract.

**Upgrade** Double oven, combi microwave, ceramic hob, induction hob, touch control ceramic hob, integrated dishwasher.

**Upgrade** Freestanding tumble dryer, freestanding washing machine, 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.







## 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**  
69mm x 14.5mm, satin white paint finish to the Ludlow, Marlow, Oxford and Shaftesbury Housetypes only.

**Architrave to Upper Floors**  
58mm x 14.5mm section size, satin white paint finish to the Ludlow, Marlow, Oxford and Shaftesbury 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 Features

**Kitchen Styles**  
Moores 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.  
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**  
Double steel Hörmann 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.

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