



# PRIORS HALL PARK





# PRIORS HALL PARK



- **The Archford**  
3 bedroom home
- **The Greenwood**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Exeter**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Hereford**  
4 bedroom home
- **The Hertford**  
4 bedroom home
- **The Cornell**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- SH **Show Home**
- SC **Sales Centre**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**



-  **Trees**
-  **Parkland Space**
-  **Balancing Pond**
-  **Wildflower Meadow**
-  **Gravel Path Links to POS**
- Giving nature a home on this development:**
-  **Bee Brick**  
Selected plots\*
-  **Swift Box / Sparrow Terrace**  
Selected plots\*
-  **Bat Brick / Bat Tube**
-  **Hedgehog Highway**  
Selected plots\*

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Priors Hall Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# PRIORS HALL PARK

## PRIORS HALL PARK

- Zone 1
- Zone 2
- Zone 3



### Amenities on site

- 1 Corby Business Academy
- 2 Priors Hall ALC Primary School
- 3 Holland Square District Centre
- 4 Corby Enterprise Centre
- 5 Café
- 6 Amphitheatre
- 7 Wildlife Site
- 8 Town Gardens Play Area
- 9 Woodland Valley Play Area
- 10 Quarry View Play Area
- 11 Parkletics Gym
- 12 Little Weldon Villa Heritage Site
- 13 Priors Hall Care Home
- 14 Priors Hall Community Centre

### Planned Amenities

- PS Primary School
- LC Local Centre
- AL Allotments
- AM Amphitheatre
- HS Heritage Site
- SP Sports Pitches
- CC Community Centre
- DS Doctors Surgery
- PA Play Area



\* Please note this is an illustrative masterplan and will be subject to change over the course of the development





## OUR SITE MANAGER TOM CARTER IS AN NHBC PRIDE IN THE JOB WINNER

We're\* proud that our Site Managers have won more Pride in the Job Awards than any other housebuilder for 21 consecutive years. These independently judged awards are the best accolade a Site Manager can win.

That's quality you can rely on



DAVID WILSON HOMES

# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES

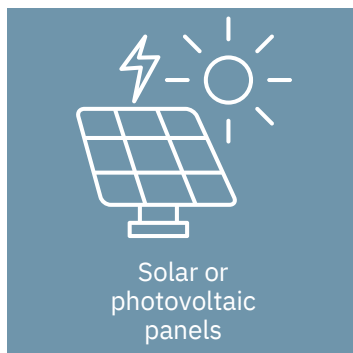


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



Features on selected plots only. \*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



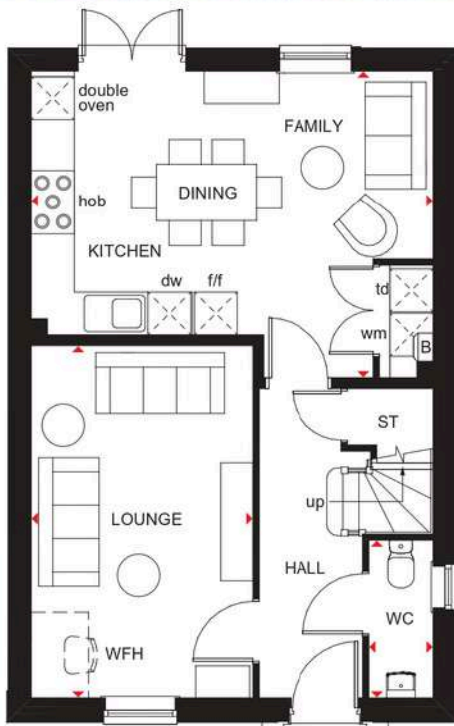
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WHERE QUALITY LIVES

PRIORS HALL PARK



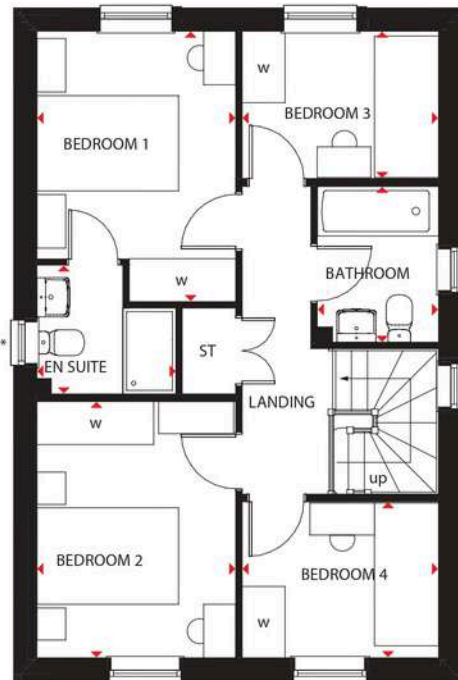
# THE INGLEBY

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

### Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space	w	Wardrobe space		

Please speak to a sales adviser for plot specific external elevations

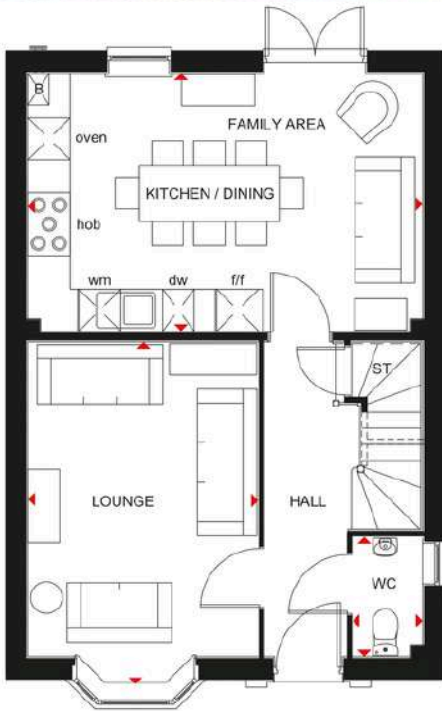


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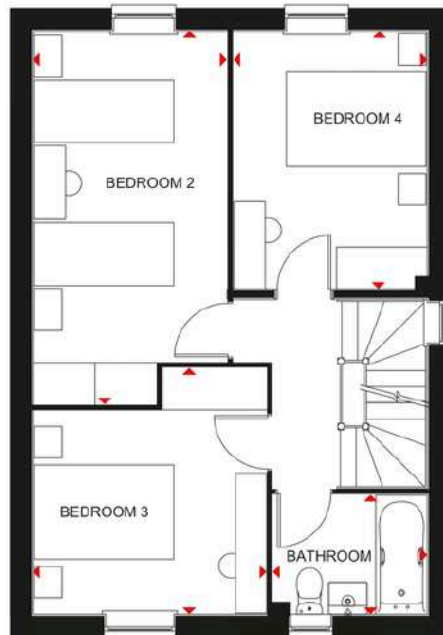
# THE BAYSWATER

## FOUR BEDROOM DETACHED HOME



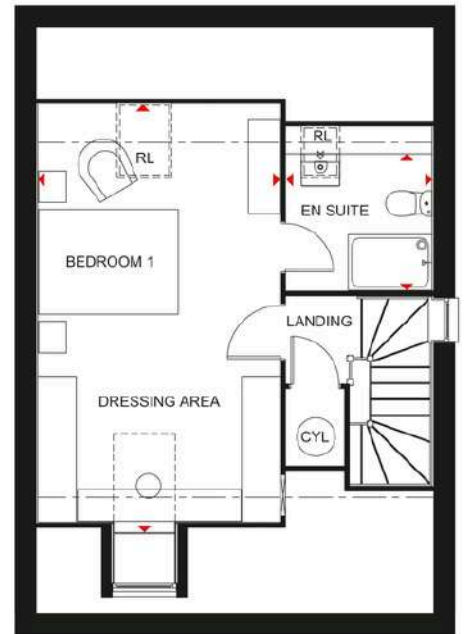
### Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



### Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1" x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"

\*Overall floor dimension includes lowered ceiling areas

### Key

B Boiler	CYL Cylinder	wm Washing machine space	RL Rooflight
ST Stair	f/f Fridge/freezer space	dw Dishwasher space	➔ Dimension location

Please speak to a sales adviser for plot specific external elevations



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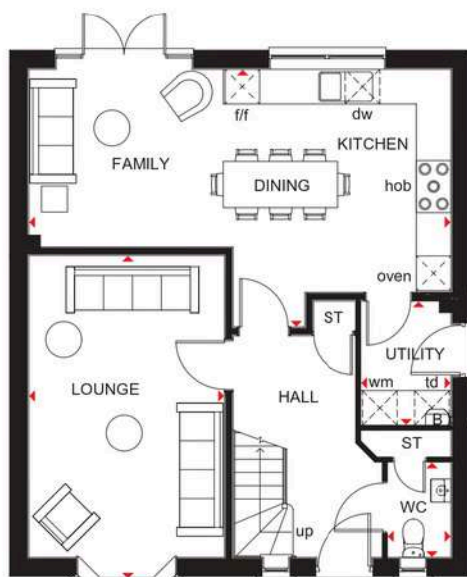


# THE KIRKDALE

## FOUR BEDROOM DETACHED HOME



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.

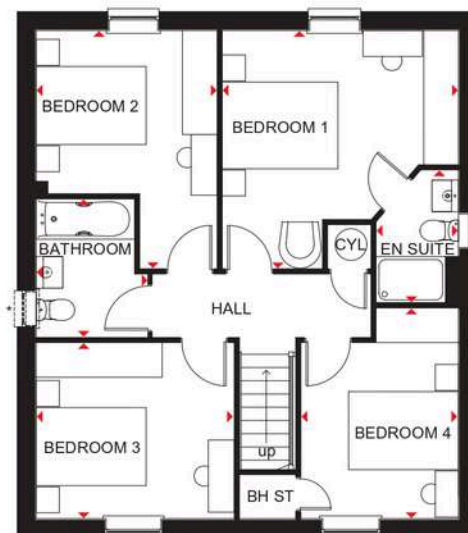


### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"

### Key

B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	dw	Dishwasher space	↗	Dimension location
ST	Store	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space		



### First Floor

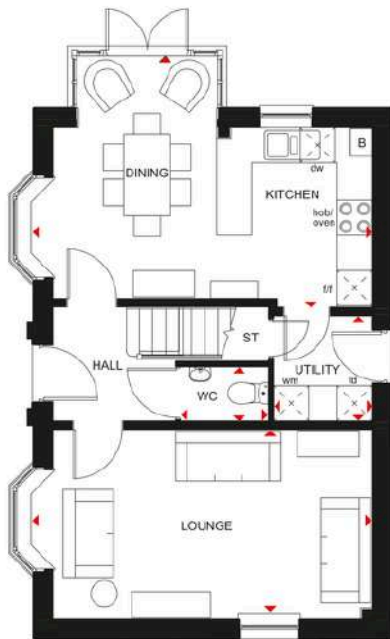
Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



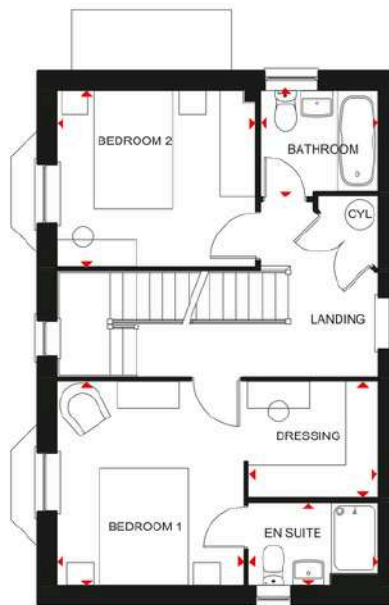
# THE HERTFORD

## FOUR BEDROOM HOME



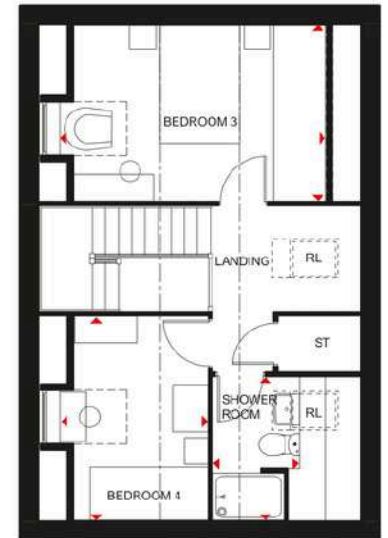
### Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"*
Shower	2432 x 1464* mm	7'11" x 4'9"*

\*Overall floor dimensions include lowered ceiling areas

### Key

B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space	•• Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	RL Roof light	

Please speak to a sales adviser for plot specific external elevations



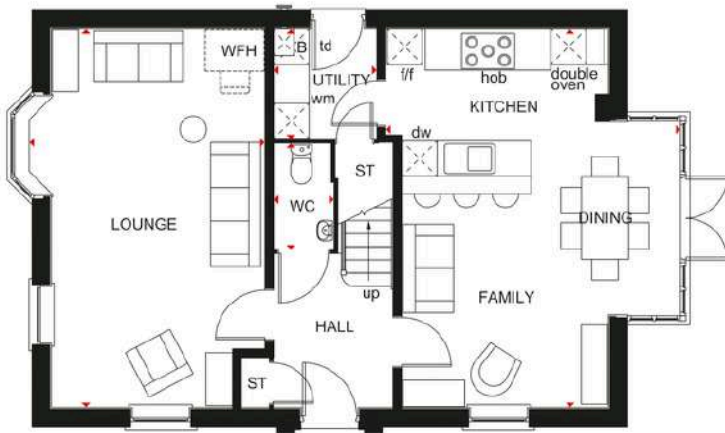
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# THE CORNELL

## 4 BEDROOM DETACHED HOME



### Ground Floor

Lounge	6427 x 4026 mm	21'11" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'11" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"

### First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En Suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3756 mm	12'11" x 12'4"
Bedroom 3	3755 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"

### Key

B	Boiler	BH ST	Bulkhead store	wm	Washing machine space	td	Tumble dryer space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	WFH	Working from home	↔	Dimension location

Please speak to a sales adviser for plot specific external elevations



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# THE MERIDEN

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

\* Window may be omitted on certain plots.  
Speak to a Sales Adviser for details on individual plots.

### Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	WFH	Working from home
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space	↔	Dimension location

Please speak to a sales adviser for plot specific external elevations



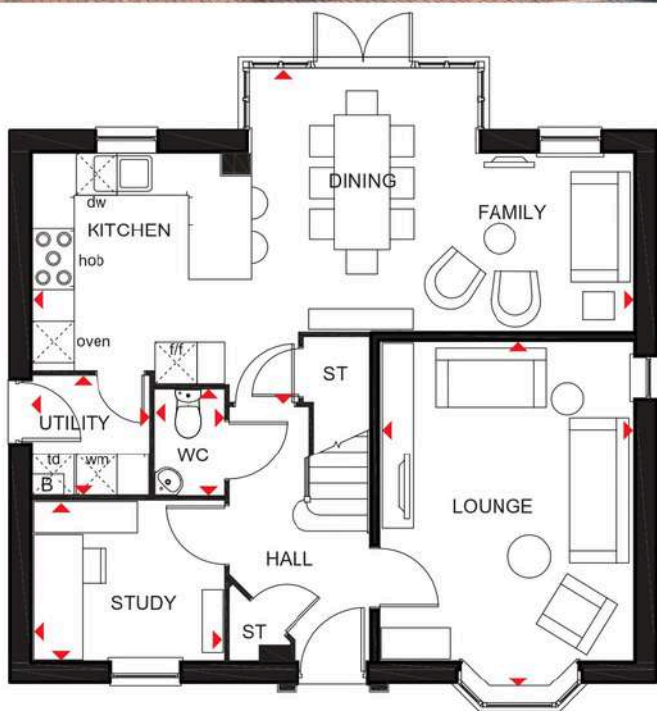
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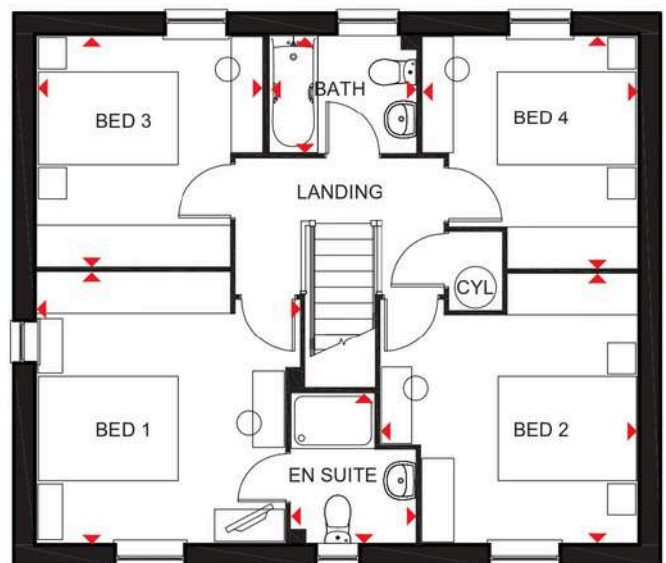
# THE BRADGATE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



### First Floor

Bed 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3720 x 3885 mm	12'2" x 12'9"
Bed 3	3329 x 3263 mm	10'11" x 10'8"
Bed 4	3353 x 3112 mm	11'0" x 10'2"
Bath	2124 x 1700 mm	6'11" x 5'7"

### Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

Please speak to a sales adviser for plot specific external elevations



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# THE EXETER

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1484 mm	5'5" x 4'10"



### First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4222 x 4088 mm	13'10" x 13'5"
Bedroom 3	4222 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2665 mm	11'10" x 8'9"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

### Key

B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
ST Store	f/f Fridge/freezer space	dw Dishwasher space	♦♦ Dimension location

Please speak to a sales adviser for plot specific external elevations



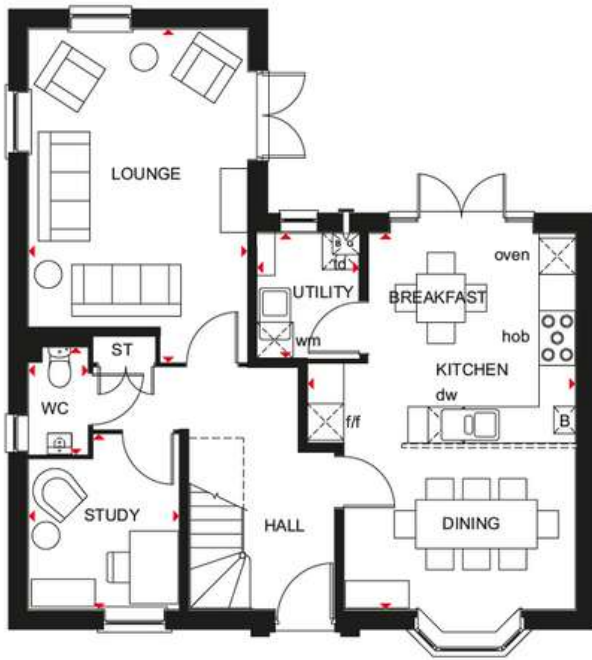
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# THE AVONDALE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Breakfast	6600 x 4418 mm	21'7" x 14'6"
Dining		
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



### First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

### Key

ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	↔	Dimension location
CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space		

Please speak to a sales adviser for plot specific external elevations



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# THE HOLDEN

## 4 BEDROOM DETACHED HOME



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

### Key

B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space	Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	

Please speak to a sales adviser for plot specific external elevations



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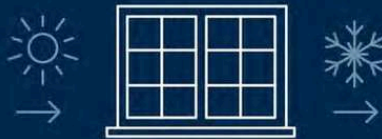




# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Clever design cuts water use by up to **27%** per day per person



Argon-filled double-glazing as standard, letting heat in and keeping cold out



Up to **65%** more energy-efficient



Save up to **£979** per year on energy bills



Highly-efficient insulation could mean lower heating costs



**Advanced systems and smart technologies** in all our homes

\*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



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# PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

## GET IN TOUCH

Discover your ideal new home at your chosen development

2

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



DAVID WILSON HOMES

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# MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

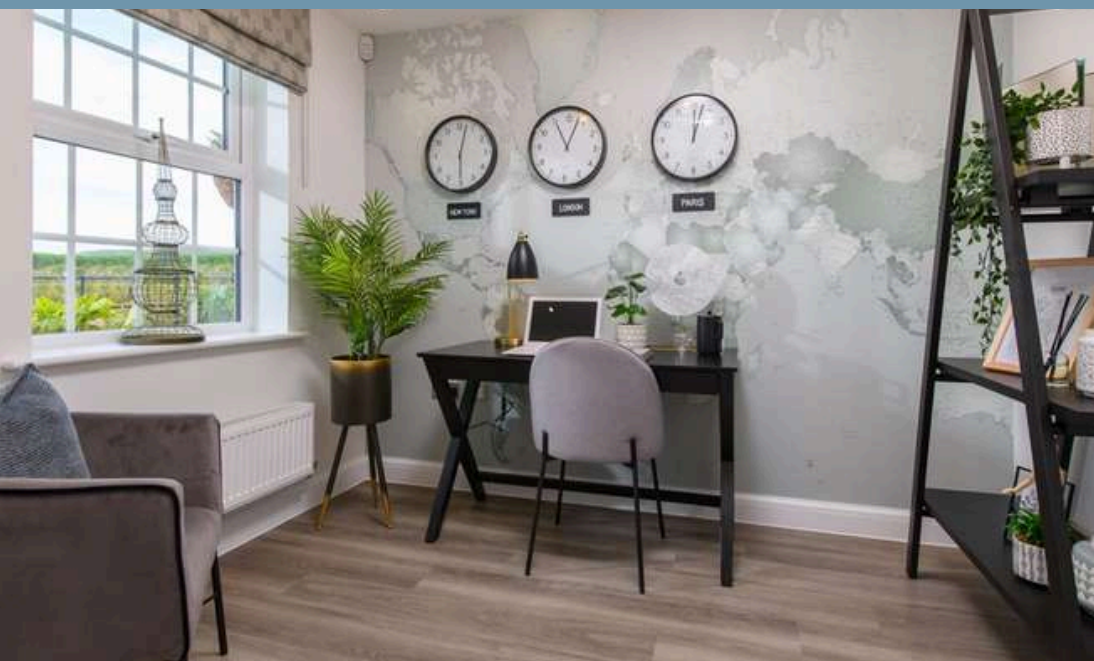
## MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.







## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.







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