

NEW LUBBESTHORPE

LAXFORD ROAD, LUBBESTHORPE, LEICESTER, LE19 4BF



1, 2, 3, 4 AND 5 BEDROOM HOMES



STUNNING HOMES IN A GREAT LOCATION

**NEW 1, 2, 3, 4 AND 5 BEDROOM HOMES
FROM BRITAIN'S LEADING HOUSEBUILDER**

Positioned to the west of Leicester, New Lubbethorpe is part of an exciting new community encompassing over 4,000 homes, 750 acres of woodland and 250 acres of open space and parkland. New Lubbethorpe will provide you with a wide range of uniquely designed homes, close to a number of schools — including a primary school on the development — local shops and great road links to surrounding areas.





LOCAL AREA

DISCOVER NEW LUBBESTHORPE

This exciting development will offer residents the chance to become part of a thriving community. Nestled in plenty of green open-space New Lubbesthorpe offers its residents the best of both worlds in this semi-rural location.

You will enjoy a countryside escape while being just a 15-minute drive from Leicester city centre, making it the ideal location for growing families and working professionals. There's also easy access to major roads, including the M1 and M69, for Nottingham, Birmingham and Coventry.

OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

On your doorstep

If you're in need of some retail therapy, there's something for everyone. Fosse Shopping Park and Highcross shopping centre are less than 15 minutes away, offering high-street retailers and supermarkets, including ASDA and M&S. If you prefer small and independent, there are a number of boutique shops on the city's cobbled streets at The Lanes.

Out with the family

There's plenty of activities for you and the family to enjoy. If you're a fan of film and the Arts, Leicester's Curve Theatre and De Montfort Hall offer a wide range of entertainment, from live concerts, pantomimes, West End shows and comedy. If you're looking for an educational day out, why not take a trip to the National Space Centre, or the King Richard III Visitor Centre. For sports fans, Leicester Tigers Rugby Club and Leicester City Football Club are on your doorstep to cheer on.

Fun with friends

Enjoy socialising with friends in the many cafés and restaurants that are just a stone's throw away from your new home. At the end of a long week, there's no better way to unwind than in the trendy pubs and bars that Leicester city centre has to offer. Further afield, you can get direct trains to sample what's on offer in Nottingham and Birmingham.



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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