

HERITAGE

- REDROW -

NICKER HILL

NOTTINGHAM





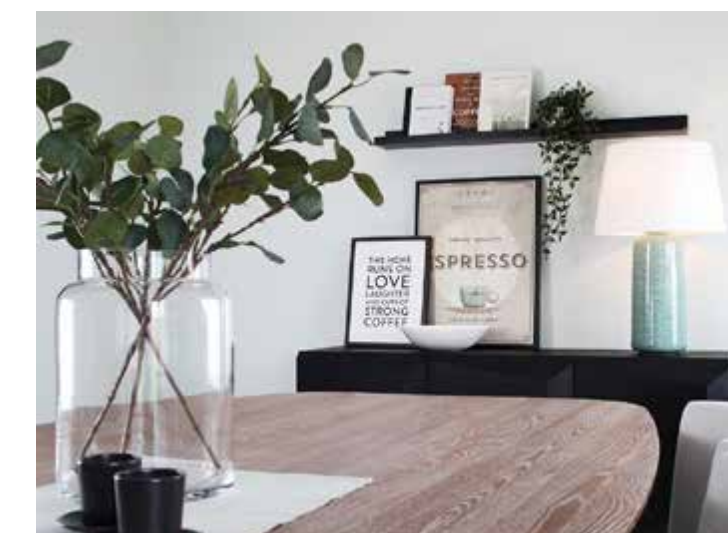
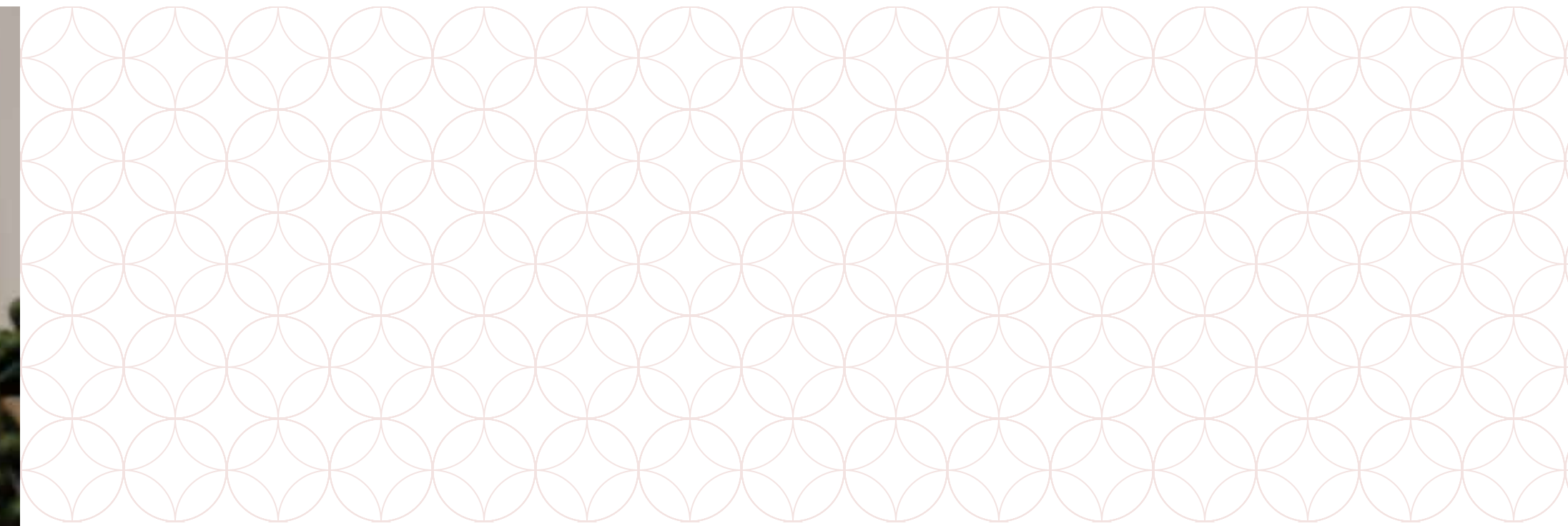
WELCOME TO REDROW AT NICKER HILL



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES, NEAR THE CHARMING TOWN OF KEYWORTH.

Imagine having the charm of an historic town on your doorstep, yet with several big cities within easy reach. That's what's on offer with Redrow at Nicker Hill, our beautiful new collection of 2, 3, 4 and 5 bedroom homes in Keyworth. A collection of elegant homes that blend the best of past and present, with impressive contemporary interiors, but with an unmistakable nod to the Arts and Crafts movement of the late 18th and early 19th centuries, with its distinguished style and impeccable attention to detail.





AN INSPIRED **NEW HOME**

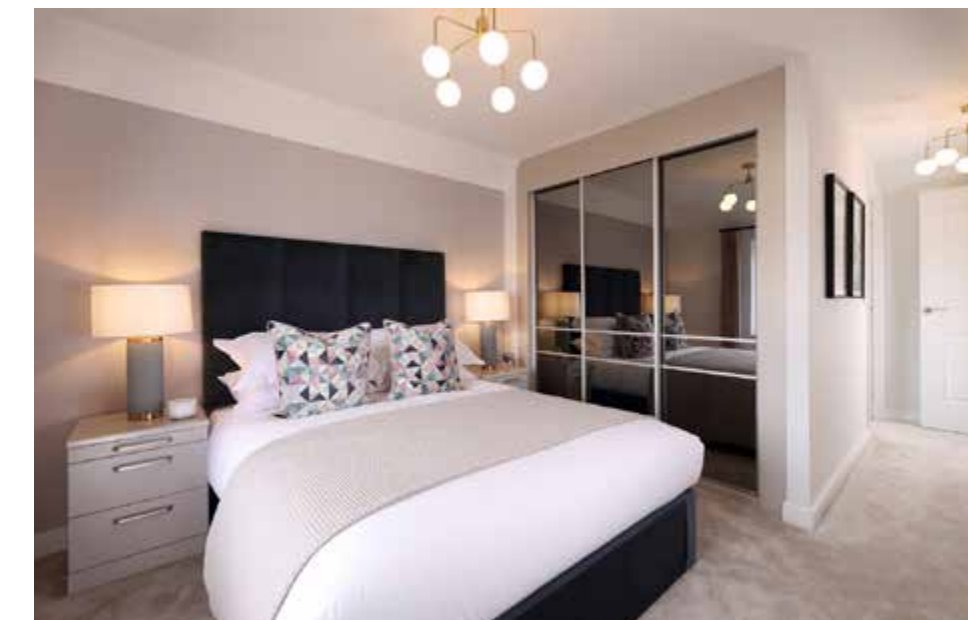
Explore what makes this
collection so unique

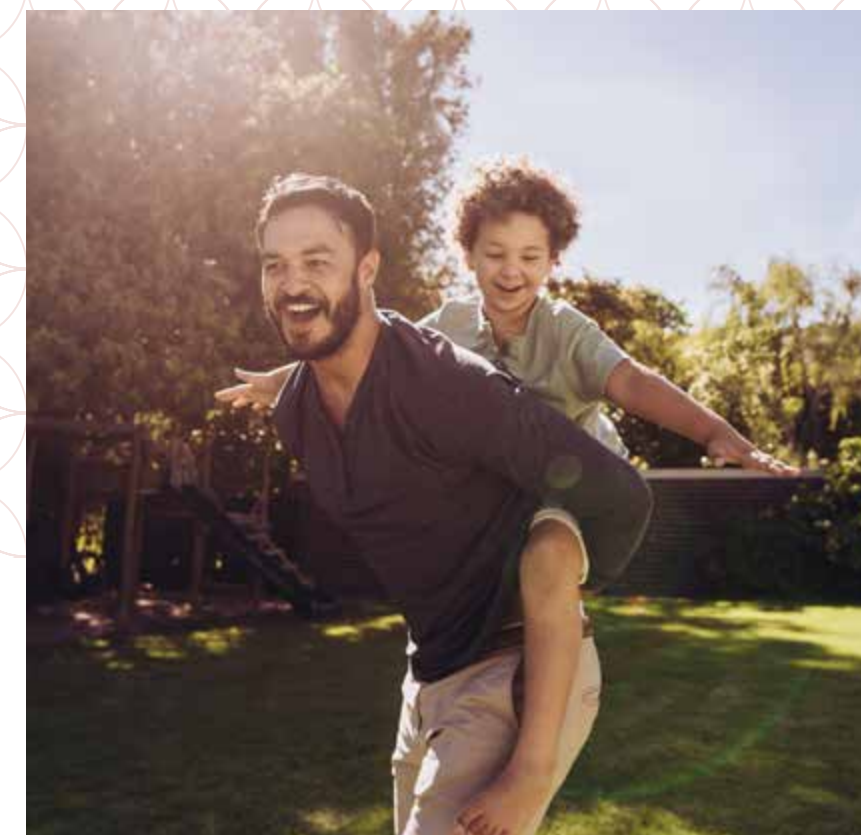
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

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.



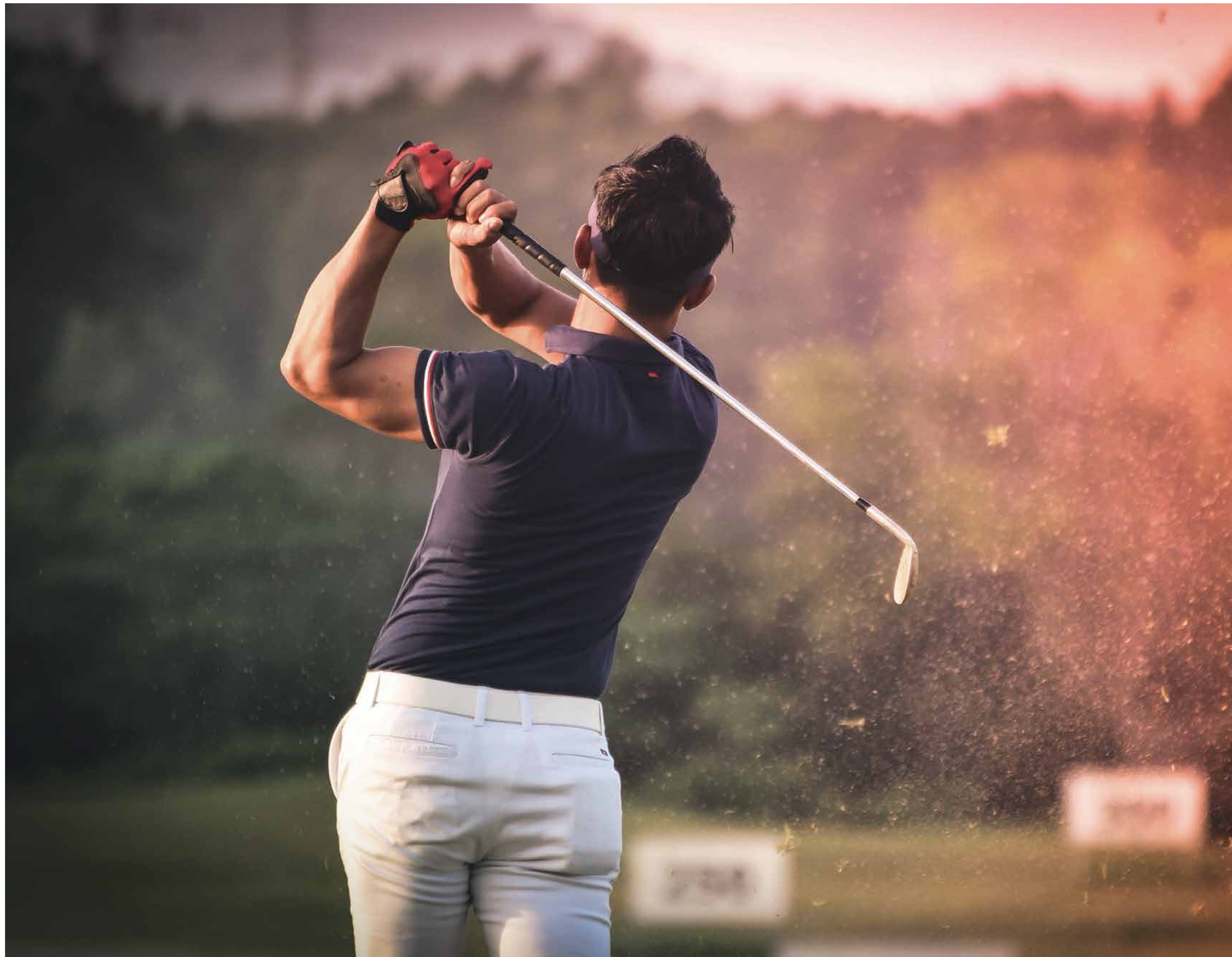


ENJOY THE AREA

The plentiful amenities will make shopping a pleasure, from picking up your everyday essentials to more all-encompassing bouts of retail therapy. For food shopping, you'll be spoilt for choice, with an Asda, Morrisons and M&S Foodhall all within a 15 minute drive. The Co-op convenience store is even closer, around four minutes away in the car. You'll find the nearest doctor's surgery and pharmacy a few minutes' walk away, with Keyworth Post Office just a five-minute journey by car.

Nottingham city centre is around 20 minutes away in the car and has plenty of high street name stores, and many at its Victoria Shopping Centre and Castle Retail Park. Leicester city centre, meanwhile, is home to a comprehensive collection of stores, with its Highcross shopping centre boasting more than 100 outlets.

Those who enjoy wining and dining will be pleased to find Keyworth's pub and restaurant scene to be as vibrant and all-encompassing as the town itself. Perkins Bar & Bistro is a two-minute drive from home and offers a warm and cosy interior with comfy sofas and a relaxed ambience. Restaurant Sat Bains, meanwhile, is around six miles away and boasts two Michelin stars.



ENJOY AN ACTIVE LIFESTYLE

For leisure and pleasure, Keyworth has something to suit all needs. Sports and fitness fanatics will be pleased to find a selection of gyms and health clubs in the area, while for a slightly easier pace, you'll find golf courses at Stanton on the Wolds Golf Club and at the Nottinghamshire Golf & Country Club.

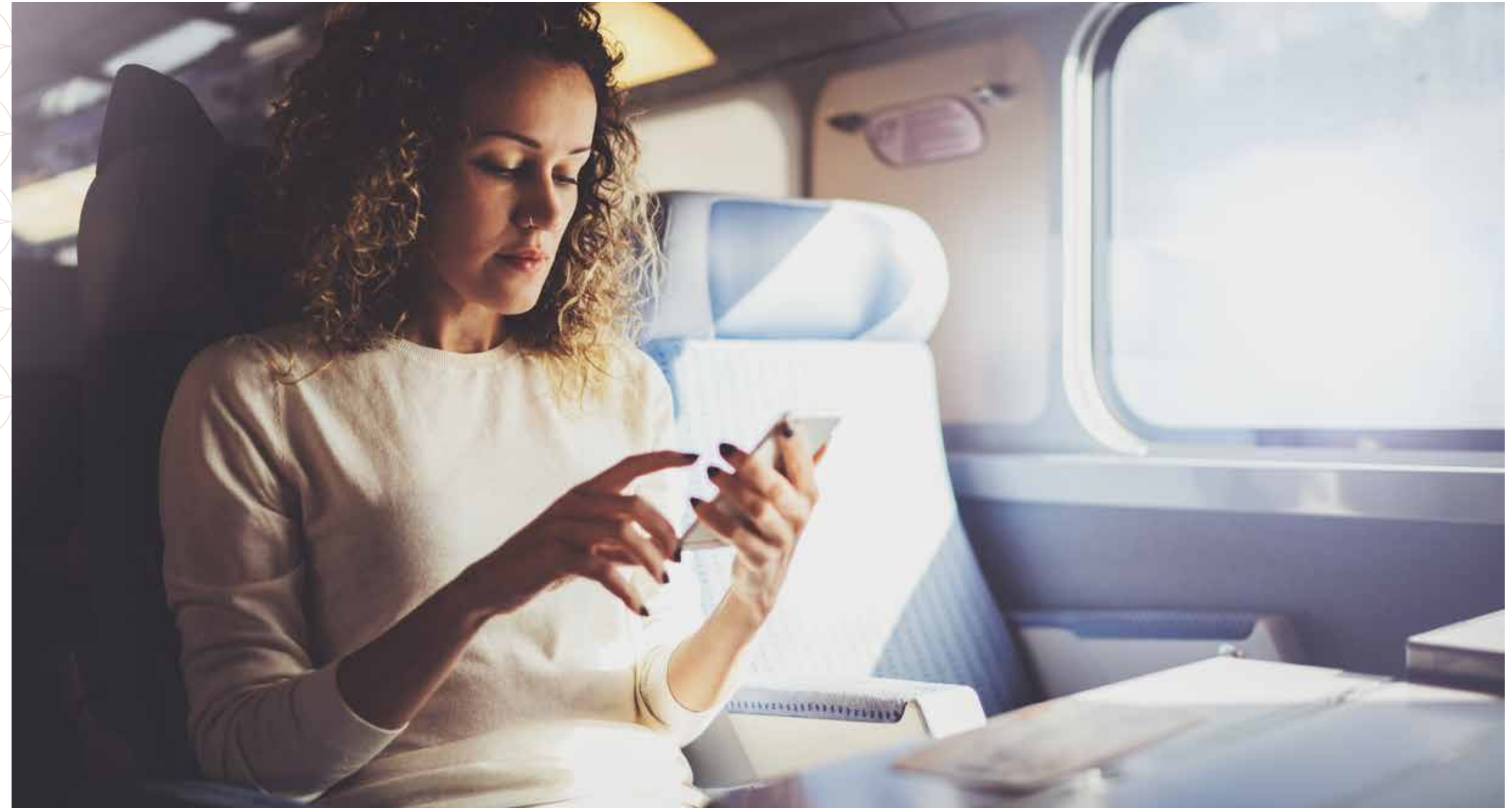
Anyone looking to join a local sports club can also choose from a large number. From football, rugby and cricket to cycling, boxing and triathlon, you're sure to find a local group that shares your interests.

For a family day out, there will be plenty of choice. The area enjoys a fascinating history, which can be enjoyed at Nottingham Castle, around 22 minutes away by road. Alternatively, the Robin Hood Statue in Nottingham has a few tales to tell, and is around the same drive time, or why not take a tour of the Medieval Leicester Cathedral? Alton Towers and Drayton Manor Theme Parks, meanwhile, are within easy reach, with journey times of around 65 minutes and 55 minutes respectively. Twycross Zoo is around a 44-minute drive and offers a wonderful insight into the animal kingdom.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools with provision for youngsters of all ages. For young children, Keyworth Primary & Nursery School is three minutes away by car, and is rated 'Good' by Ofsted.

Crossdale Drive Primary School and Willow Brook Primary School, meanwhile, are both within a six minute drive and are also both rated 'Good'. For older students, South Wolds Academy ('Good') and Rushcliffe School and The West Bridgford School (both 'Outstanding') are all minutes from home.



GETTING AROUND

Redrow at Nicker Hill truly enjoys the best of both worlds, being surrounded by stunning scenery, but also well located for travel by road and rail.

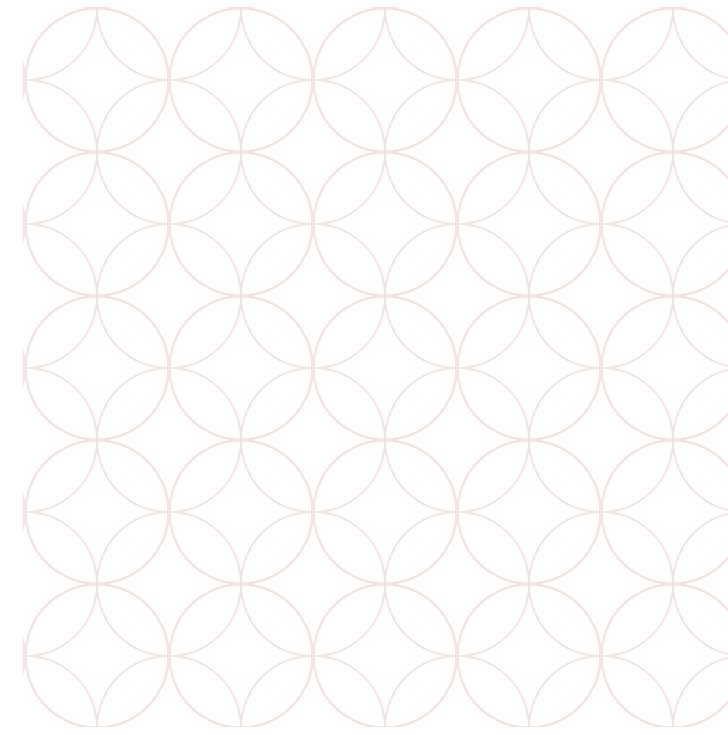
The M1 motorway is less than 25 minutes away for onward travel to Sheffield (1 hour and 20 minutes), Leeds (1 hour and 50 minutes) and Central London (2 hours and 30 minutes). For more local travel, Nottingham and Leicester city centres are 22 minutes and 36 minutes away respectively.

Those looking to travel by train can reach Beeston railway station in around 25 minutes, for services to London St Pancras (1 hour and 46 minutes), Leicester (44 minutes) and Derby (25 minutes).

For international travel, East Midlands Airport is just 27 minutes away via the M1 and Birmingham Airport 1 hour away via the M42, with both offering flights around the globe.

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 **Nicker Hill**.
















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 NICKER HILL

KEY

	HADLEIGH 2 BEDROOM BUNGALOW		SHAFTESBURY 4 BEDROOM HOME
	FAIRFORD 2 BEDROOM BUNGALOW		WELWYN 4 BEDROOM HOME
	BOURNEMOUTH 2 BEDROOM BUNGALOW		HARROGATE 4 BEDROOM HOME
	OAK 2 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	AMBERLEY 3 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	STRATFORD LIFESTYLE 3 BEDROOM HOME		LEDSHAM 4 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		BLENHEIM 5 BEDROOM HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		SANDRINGHAM 5 BEDROOM HOME
	CANTERBURY 3 BEDROOM HOME		HIGHGROVE 5 BEDROOM HOME
			AFFORDABLE HOUSING

Affordable Housing:

Avon – 33-36, 64-67
Tideswell – 102-103, 127-128, 133-134
Dart – 29-32, 41-42, 129-132
Apartments – 58-61, 62-63

P/S – Pumping Station

This plan and the location of affordable homes 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 development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.

AF – 5152404





HERITAGE

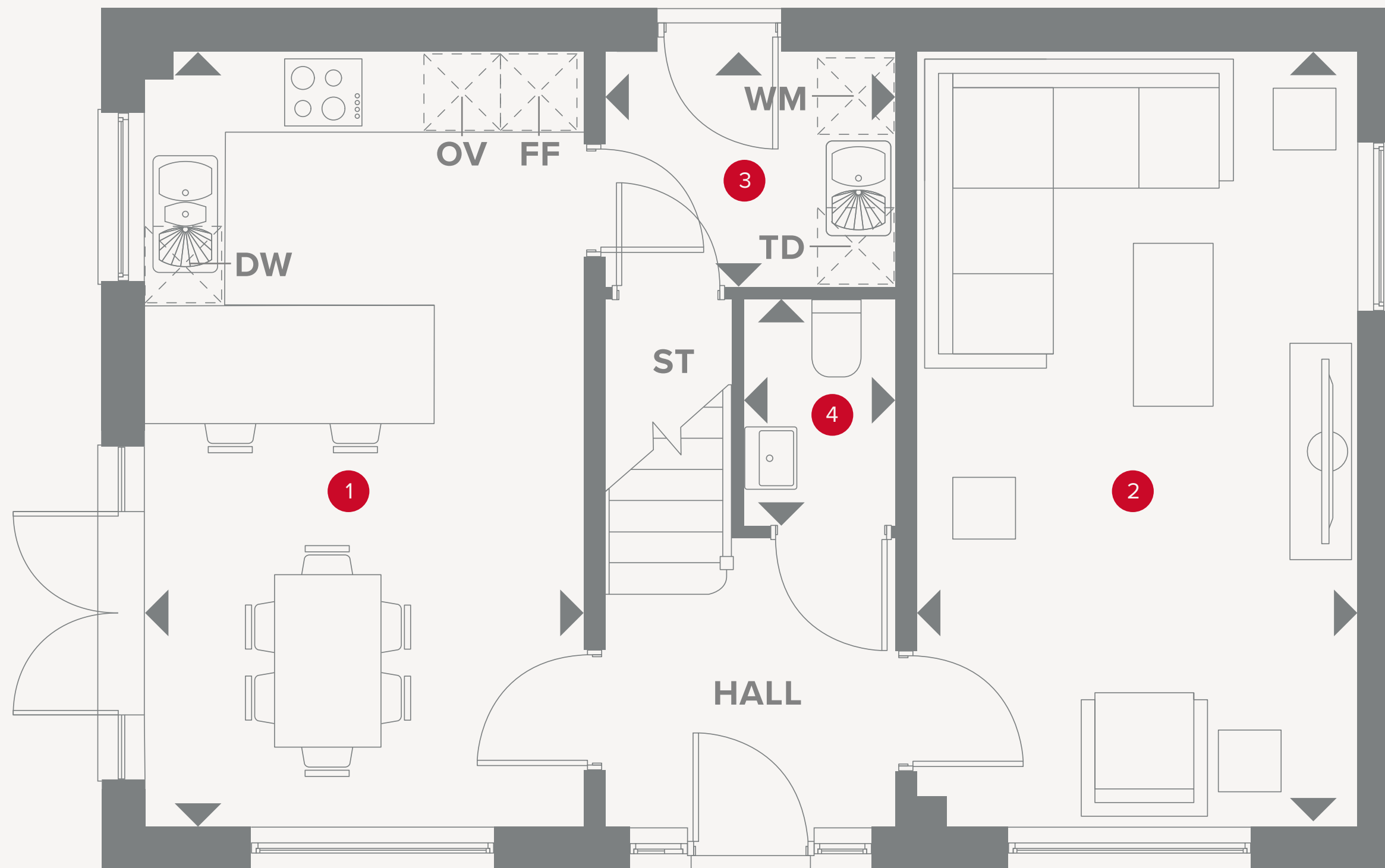
- REDROW -

THE AMBERLEY

THREE BEDROOM HOME




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

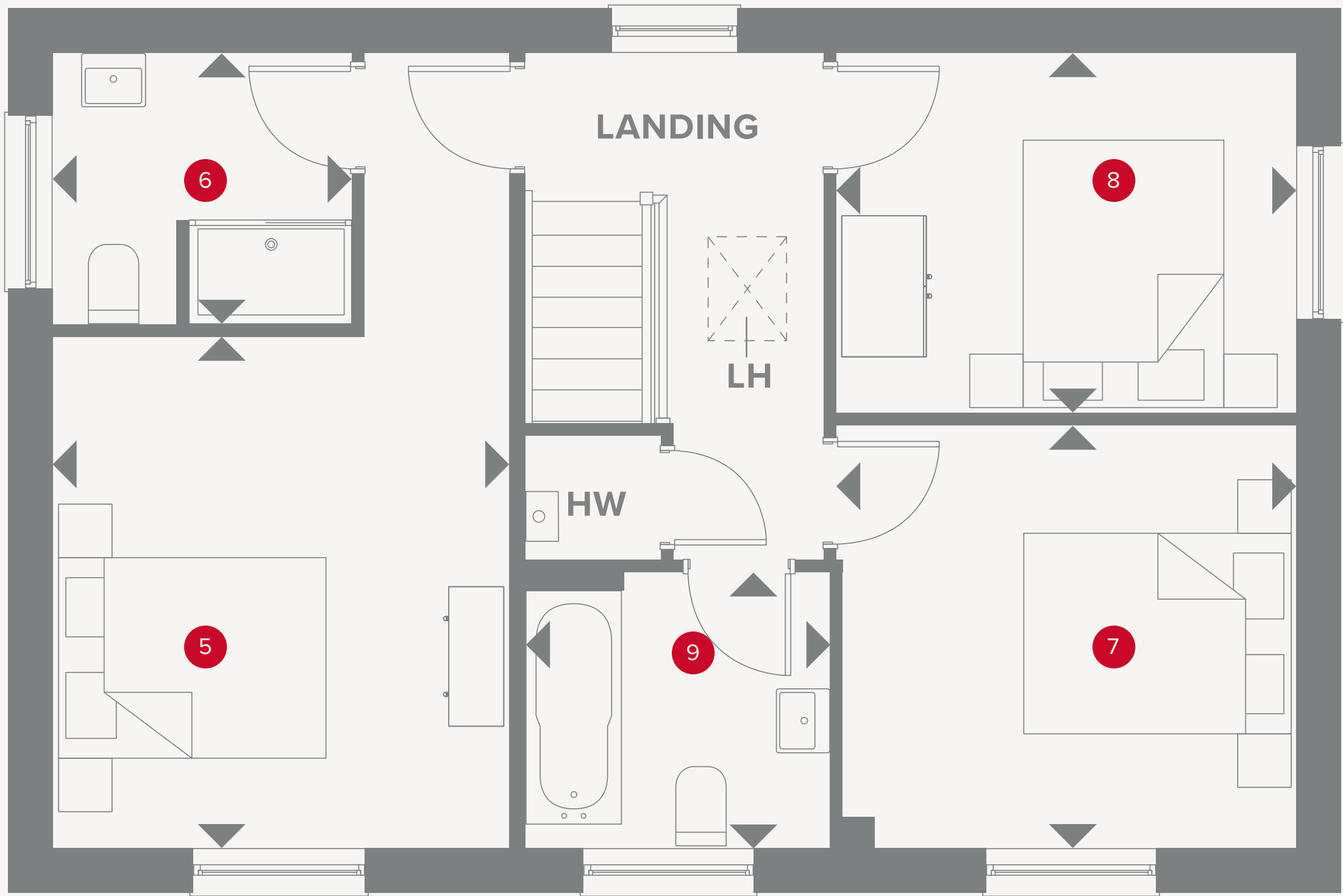


KEY

-  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	12'1" x 10'10"	3.69 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'10" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'3" x 6'6"	2.22 x 1.98 m



KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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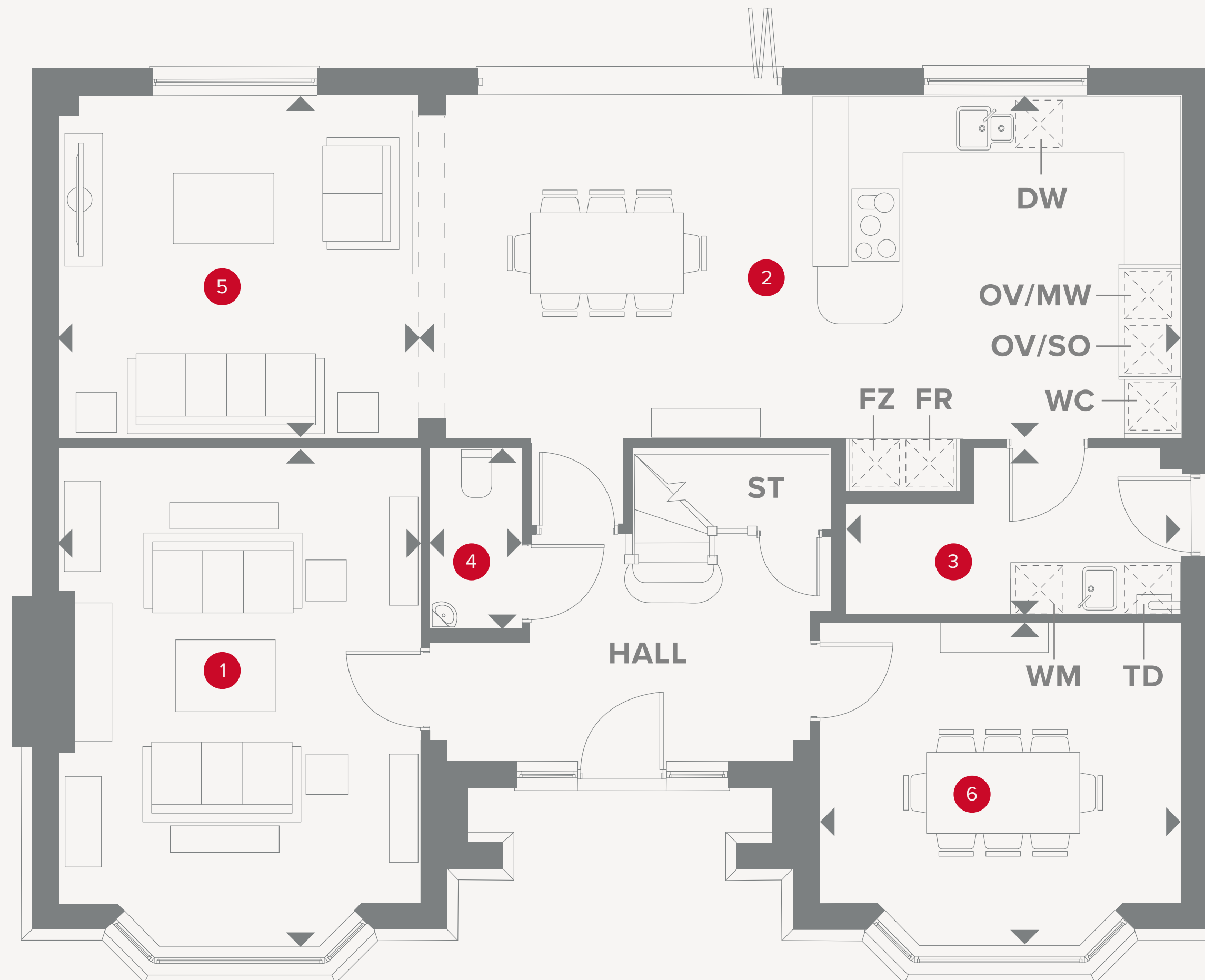
- REDROW -

THE BLENHEIM

FIVE BEDROOM HOME



THE BLENHEIM GROUND FLOOR

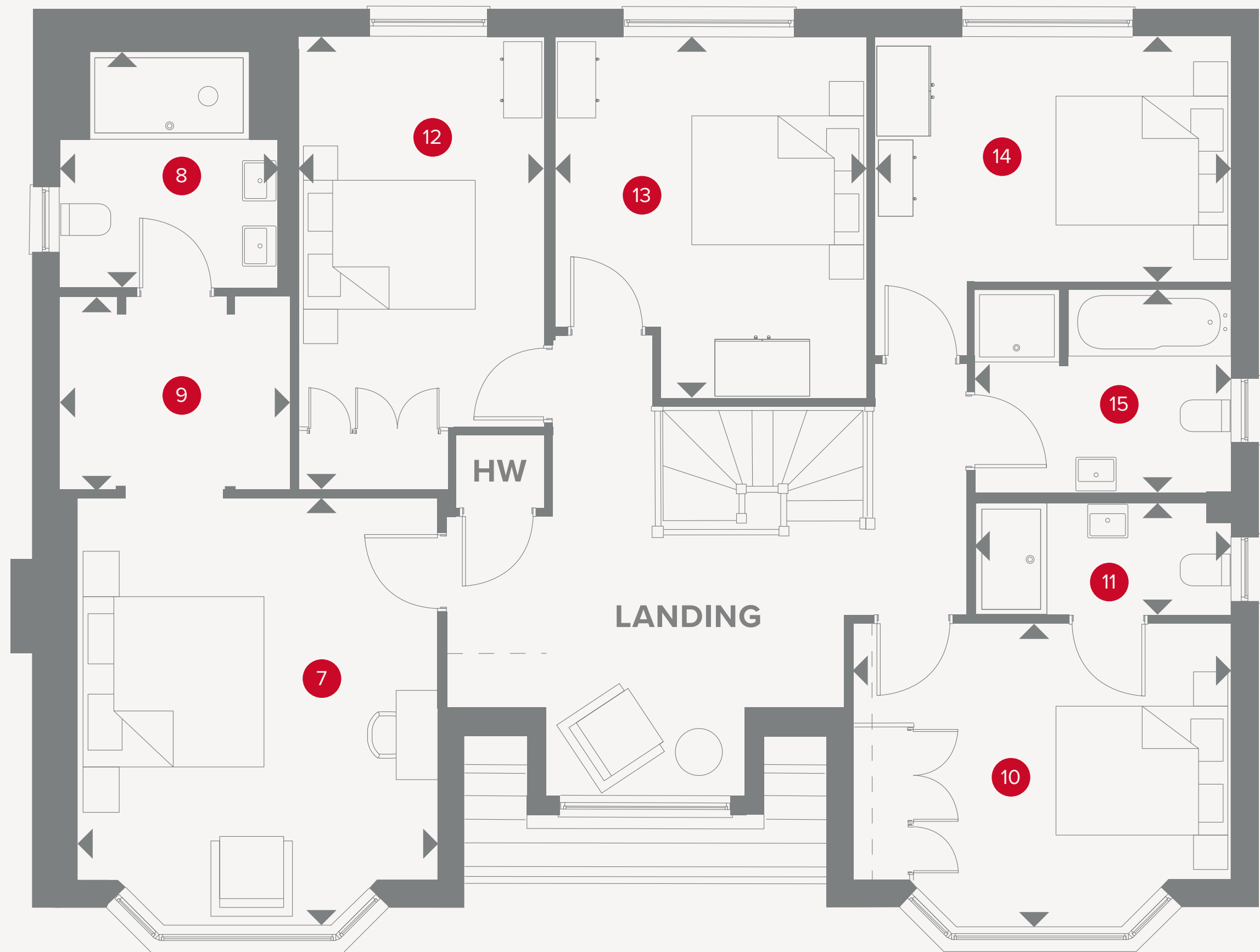


1	Lounge	17'11" x 13'0"	5.47 x 3.97 m
2	Kitchen/Breakfast	27'8" x 12'4"	8.44 x 3.76 m
3	Utility/Boot Room	12'2" x 6'0"	3.70 x 1.83 m
4	Cloaks	6'6" x 3'3"	1.98 x 1.00 m
5	Family	13'0" x 12'4"	3.97 x 3.76 m
6	Dining/Study	13'0" x 11'8"	3.97 x 3.56 m



KEY

	Hob		Dimensions start	ST	Storage cupboard
OV	Oven	TD	Tumble dryer space	WC	Wine cooler
FR	Fridge	WM	Washing machine space	MW	Microwave
FZ	Freezer	DW	Dishwasher space	SO	Steam Oven



THE BLENHEIM FIRST FLOOR

7	Bedroom 1	14'10" x 13'0"	4.51 x 3.97 m
8	En-suite	8'3" x 7'6"	2.51 x 2.29 m
9	Dressing	8'0" x 6'9"	2.43 x 2.06 m
10	Bedroom 2	13'0" x 10'5"	3.97 x 3.17 m
11	En-suite 2	8'10" x 3'11"	2.70 x 1.19 m
12	Bedroom 3	15'9" x 8'9"	4.79 x 2.67 m
13	Bedroom 4	12'7" x 10'8"	3.83 x 3.26 m
14	Bedroom 5	12'4" x 8'6"	3.76 x 2.59 m
15	Bathroom	8'10" x 7'1"	2.70 x 2.15 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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



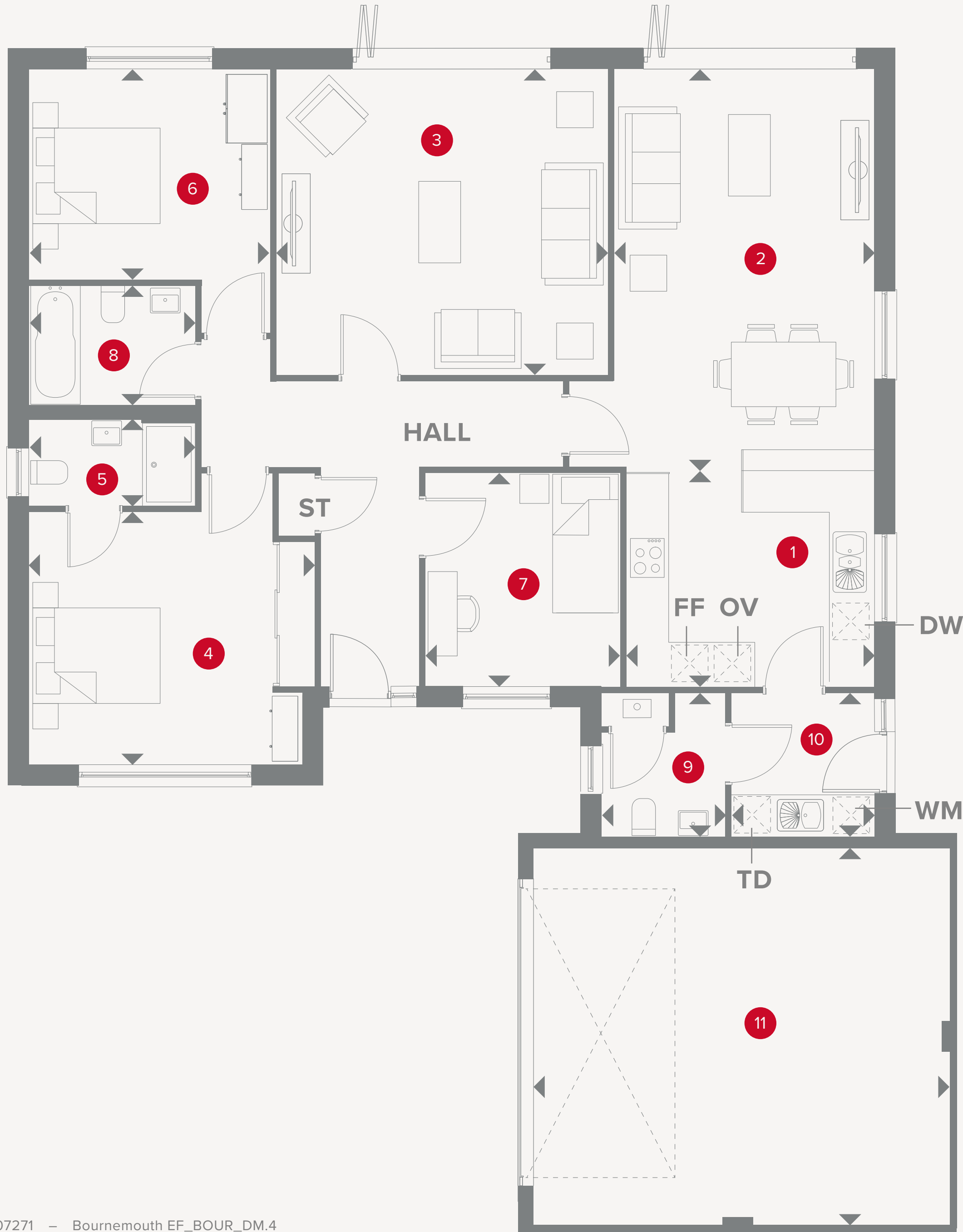
HERITAGE

- REDROW -

THE BOURNEMOUTH

THREE BEDROOM HOME





THE BOURNEMOUTH GROUND FLOOR

1	Kitchen	11'7" x 10'3"	3.52 x 3.13 m
2	Dining/Family	18'10" x 12'0"	5.73 x 3.67 m
3	Lounge	15'5" x 14'2"	4.69 x 4.33 m
4	Bedroom 1	13'4" x 11'10"	4.07 x 3.60 m
5	En-Suite	7'8" x 4'1"	2.36 x 1.24 m
6	Bedroom 2	11'2" x 9'10"	3.40 x 2.99 m
7	Bedroom 3	10'0" x 9'2"	3.04 x 2.80 m
8	Bathroom	7'9" x 5'7"	2.36 x 1.71 m
9	Cloaks	6'8" x 6'8"	2.03 x 1.75 m
10	Utility	6'8" x 6'8"	2.03 x 2.02 m
11	Garage	20'2" x 17'9"	6.14 x 5.41 m



KEY

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

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

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



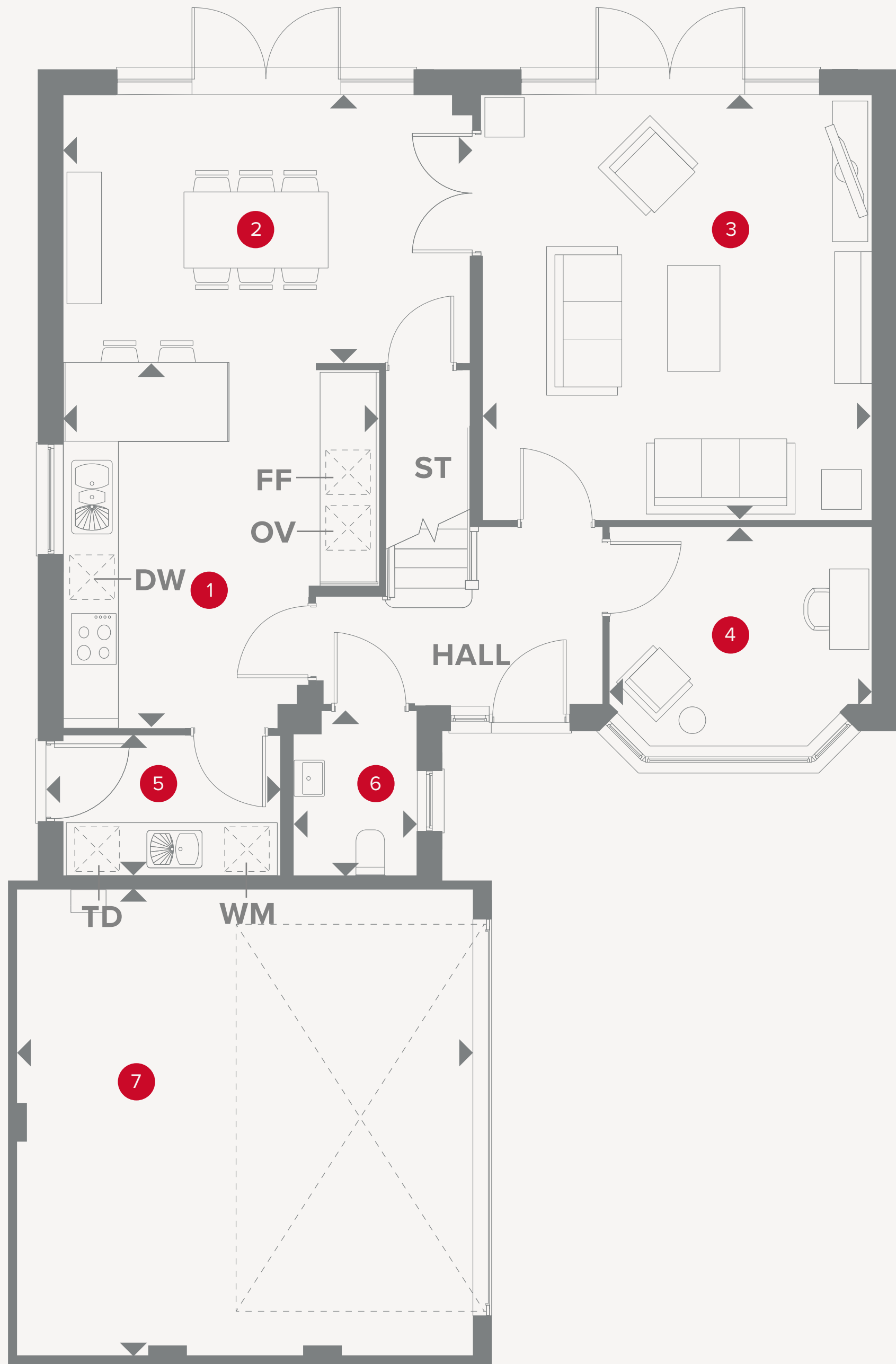
HERITAGE

- REDROW -

THE CANTERBURY LIFESTYLE

THREE BEDROOM HOME





THE CANTERBURY LIFESTYLE GROUND FLOOR

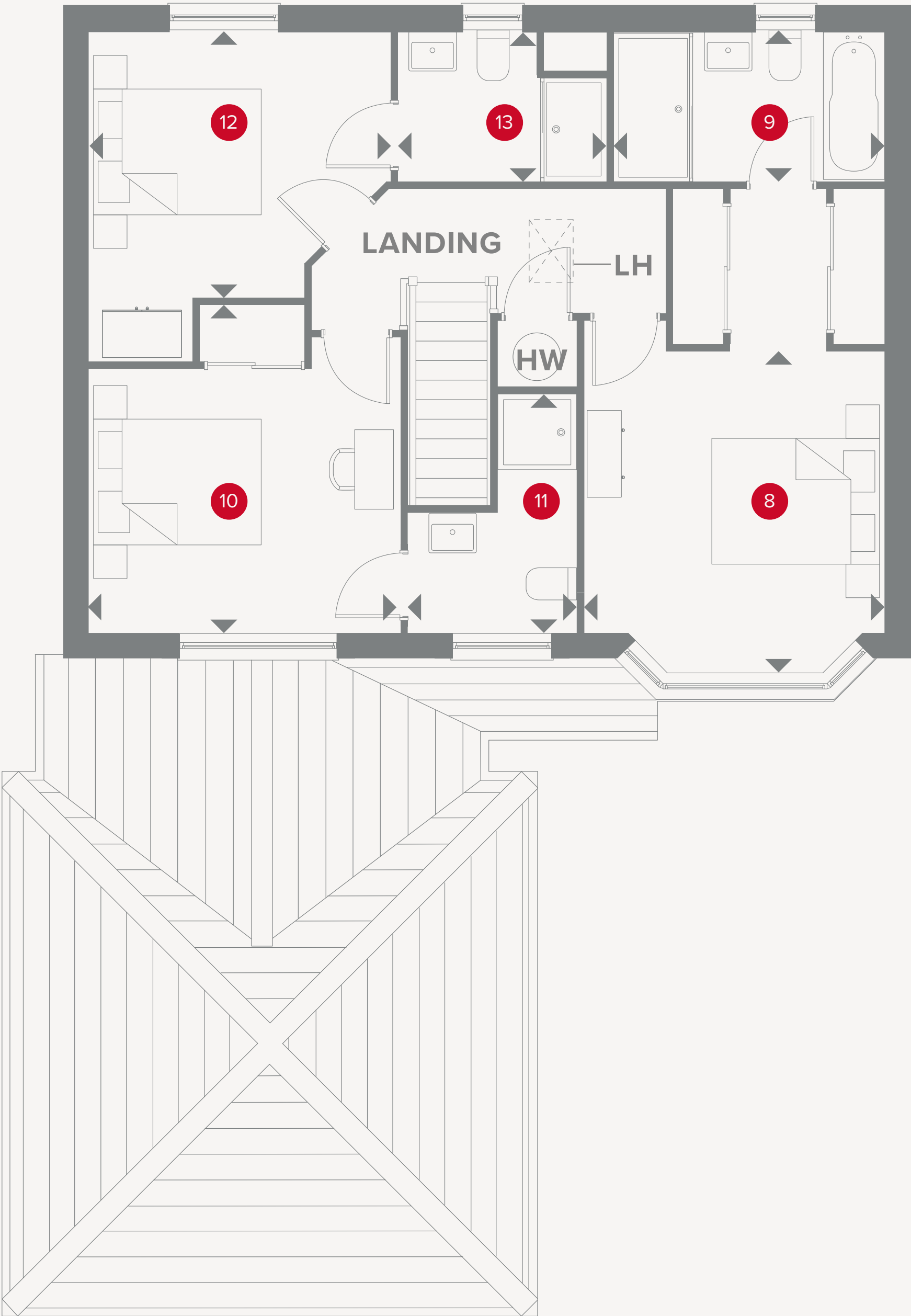
1 Kitchen	13'8" x 11'9"	4.16 x 3.59m
2 Dining	15'2" x 10'0"	4.63 x 3.04m
3 Lounge	15'10" x 14'6"	4.82 x 4.42m
4 Study	9'9" x 8'1"	2.98 x 2.47m
5 Utility	8'0" x 5'5"	2.44 x 1.65m
6 Cloaks	6'4" x 4'8"	1.93 x 1.43m
7 Garage	17'5" x 17'0"	5.30 x 5.19m



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 CANTERBURY LIFESTYLE FIRST FLOOR

8	Bedroom 1	18'4" x 11'5"	5.59 x 3.48m
9	En-suite 1	10'0" x 5'9"	3.05 x 1.74m
10	Bedroom 2	12'5" x 11'8"	3.78 x 3.56m
11	En-suite 2	9'0" x 6'5"	2.75 x 1.95m
12	Bedroom 3	12'6" x 12'2"	3.82 x 3.71m
13	En-suite 3	7'7" x 5'9"	2.31 x 1.74m



KEY

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

Customers should note this illustration is an example of the Canterbury 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



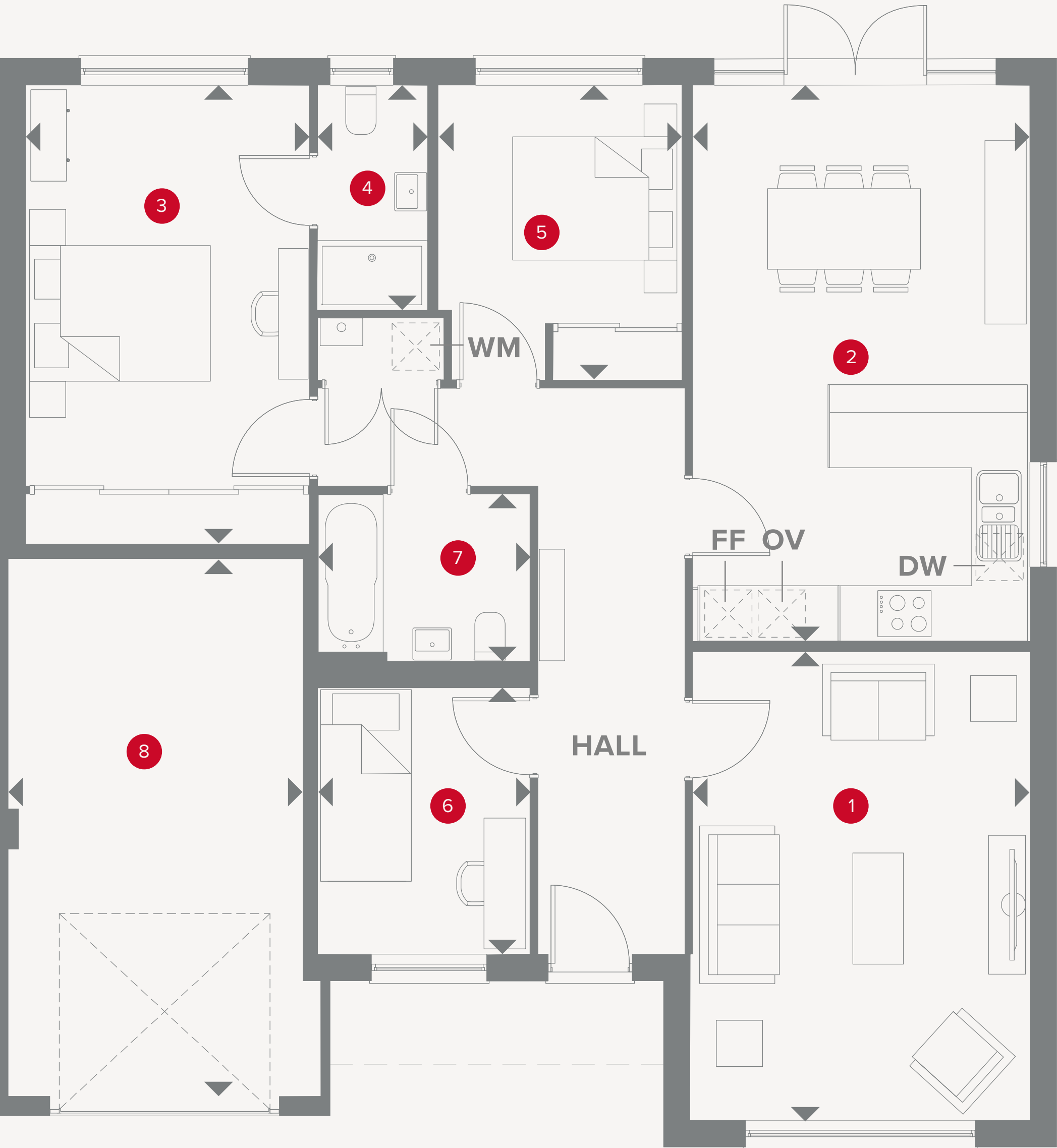
HERITAGE

- REDROW -

THE FAIRFORD

THREE BEDROOM HOME





THE FAIRFORD GROUND FLOOR

1	Lounge	16'7" x 11'11"	5.05 x 3.63 m
2	Kitchen/Dining	19'8" x 11'11"	6.00 x 3.63 m
3	Bedroom 1	16'3" x 10'0"	4.95 x 3.05 m
4	En-suite	7'11" x 3'11"	2.41 x 1.19 m
5	Bedroom 2	10'5" x 8'8"	3.17 x 2.64 m
6	Bedroom 3/Study	9'5" x 7'7"	2.86 x 2.30 m
7	Bathroom	7'7" x 5'11"	2.30 x 1.81 m
8	Garage	19'8" x 10'6"	5.99 x 3.19 m



KEY

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

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

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



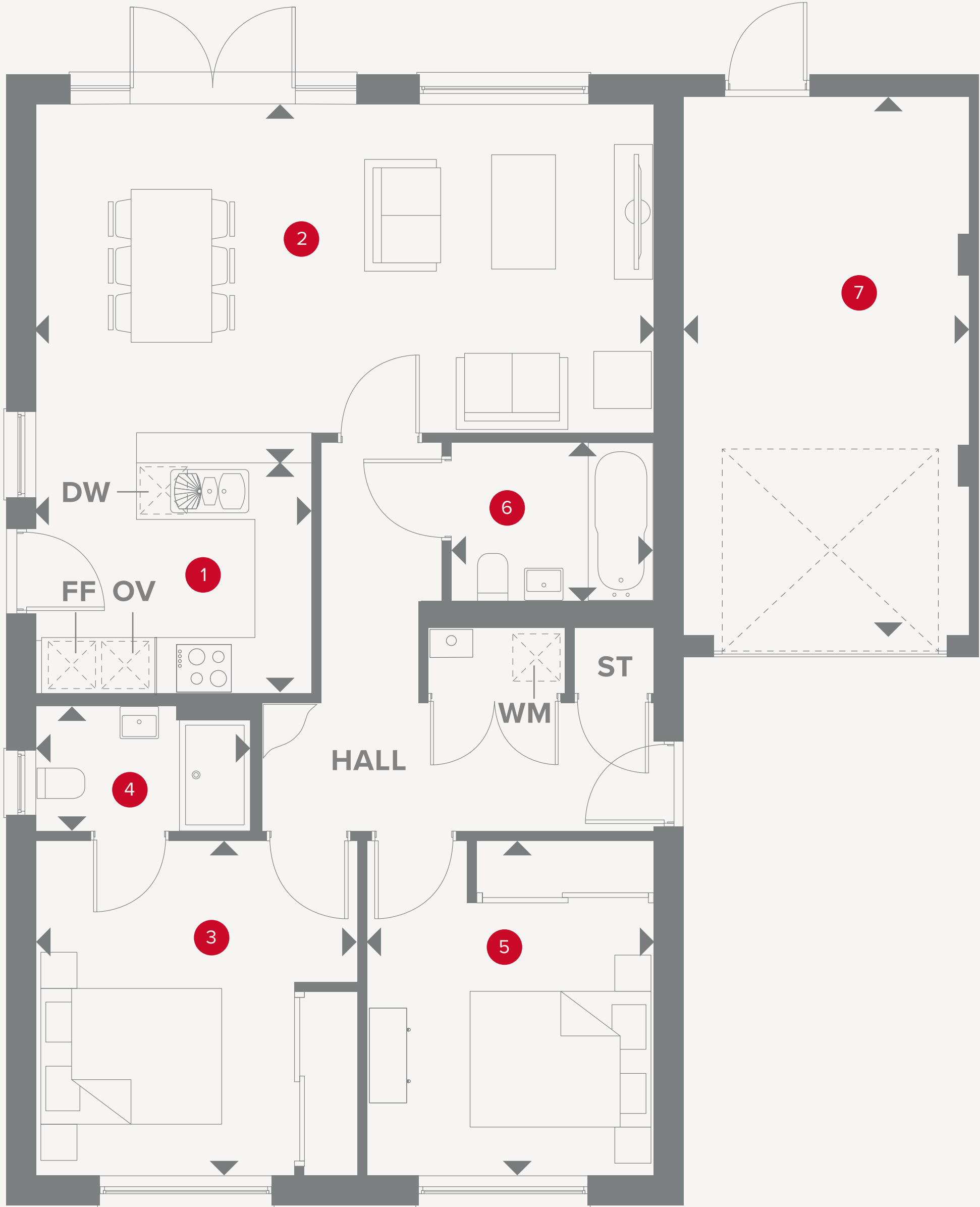
HERITAGE

- REDROW -

THE HADLEIGH

TWO BEDROOM HOME





THE HADLEIGH GROUND FLOOR

1	Kitchen	9'7" x 9'1"	2.93 x 2.78 m
2	Lounge/Dining	21'6" x 11'6"	6.55 x 3.50 m
3	Bedroom 1	11'9" x 11'2"	3.57 x 3.41 m
4	En-suite	7'6" x 4'5"	2.28 x 1.34 m
5	Bedroom 2	11'9" x 10'0"	3.57 x 3.05 m
6	Bathroom	7'1" x 5'7"	2.15 x 1.71 m
7	Garage	19'5" x 10'0"	5.92 x 3.05 m



KEY

- Hob

Oven

Fridge/freezer

Tumble dryer space
- Dimensions start

Storage cupboard

Washing machine space

Dishwasher space

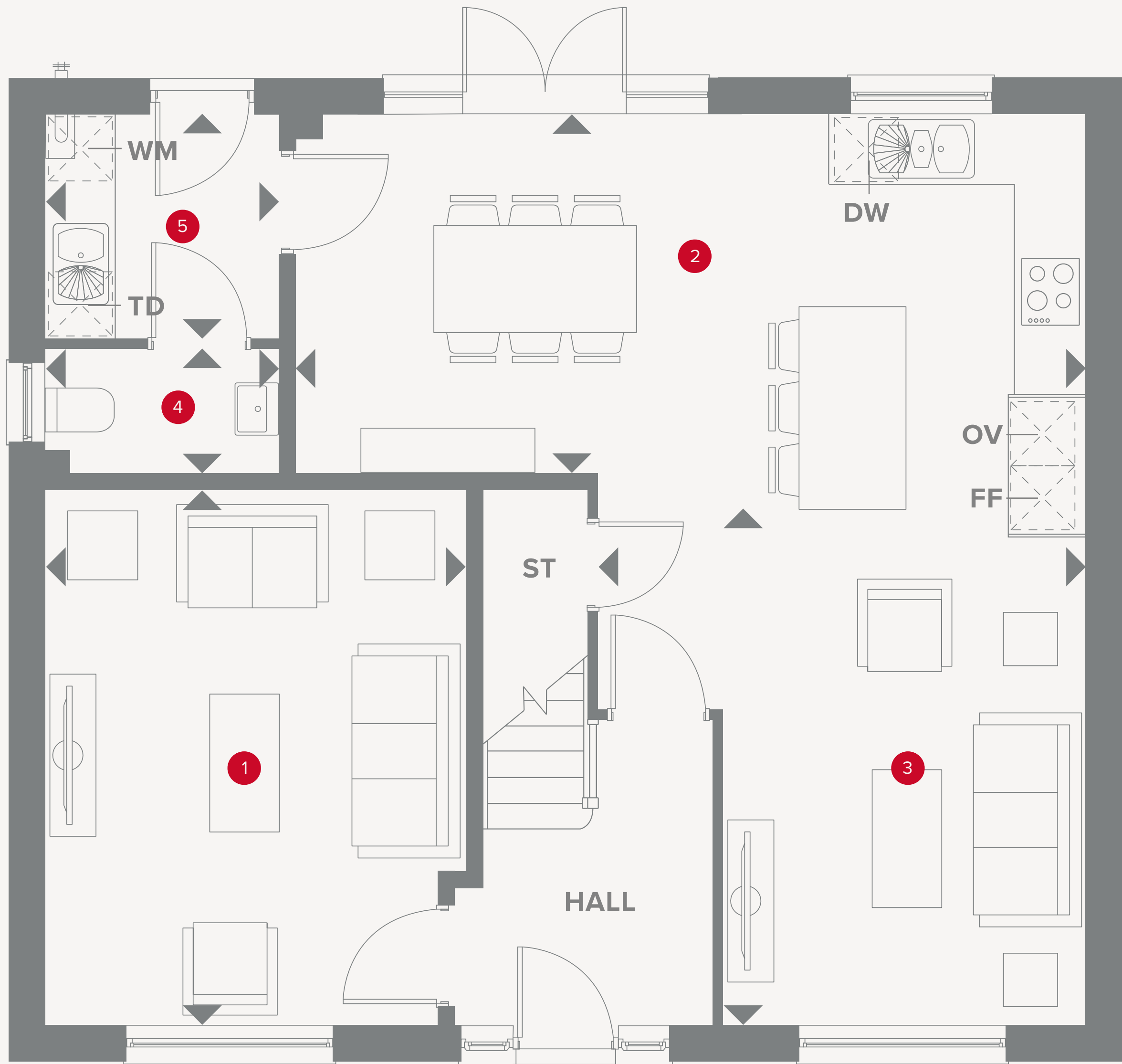
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- REDROW -

THE
HARROGATE
FOUR BEDROOM HOME





THE HARROGATE GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen/Dining	22'4" x 10'3"	6.84 x 3.15 m
3	Family	15'3" x 13'9"	4.65 x 4.23 m
4	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
5	Utility	6'8" x 6'5"	2.04 x 1.95 m



KEY

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

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



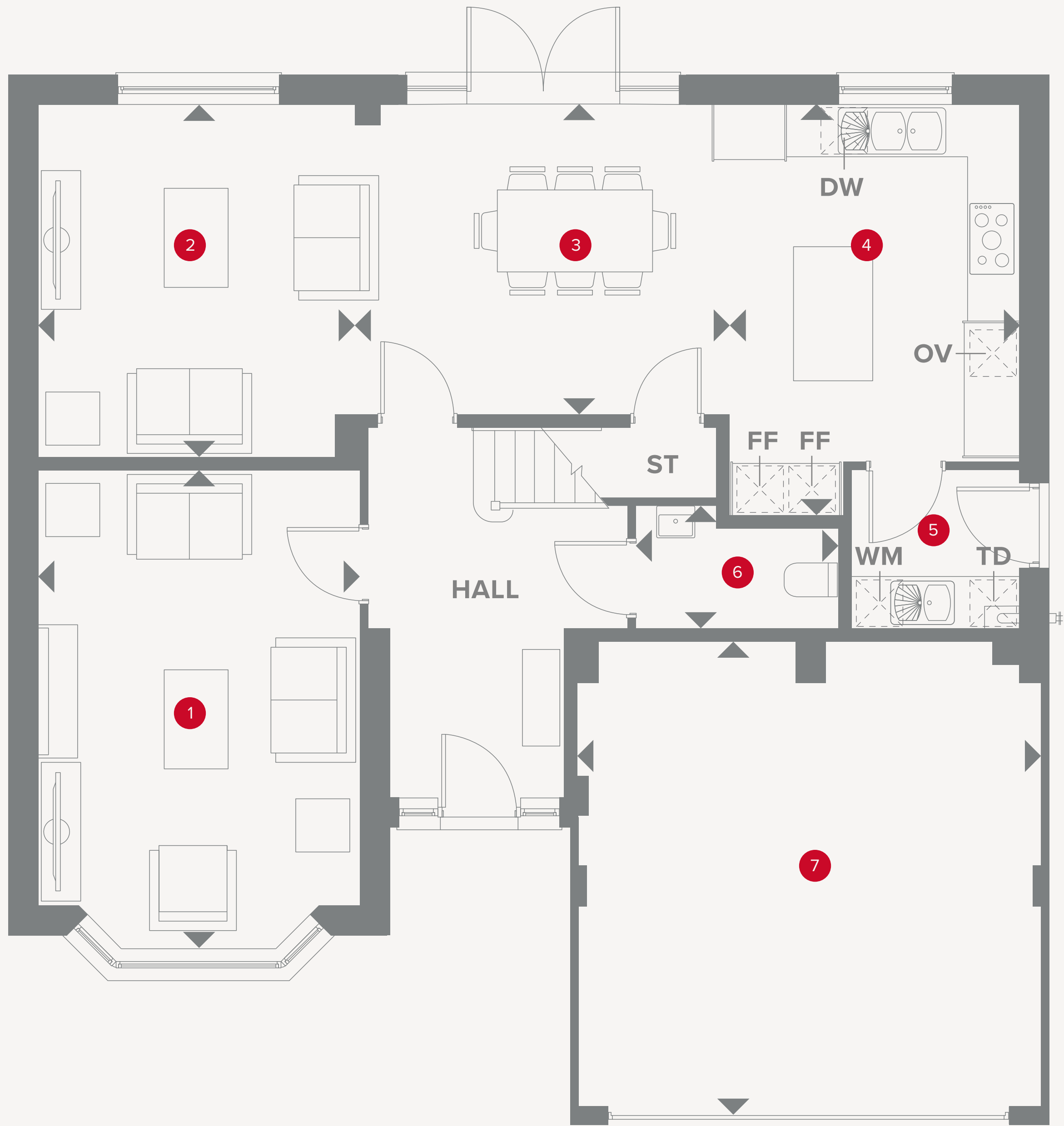
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME





THE HENLEY GROUND FLOOR

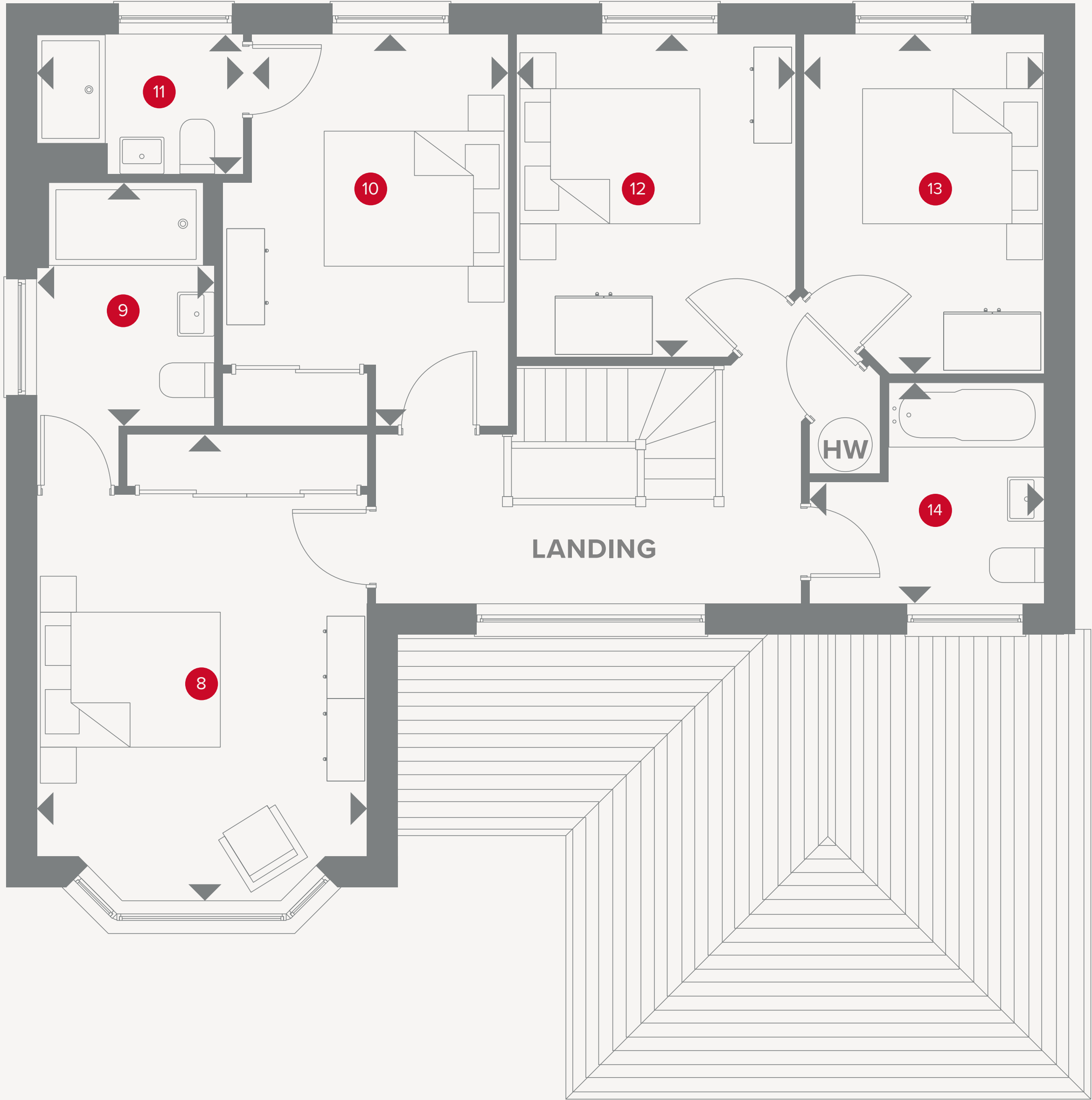
1	Lounge	17'7" x 11'11"	5.37 x 3.63 m
2	Family	13'9" x 11'9"	3.98 x 3.58 m
3	Dining	13'9" x 11'3"	4.20 x 3.49m
4	Kitchen	15'3" x 10'8"	4.68 x 3.29m
5	Utility	6'3" x 6'2"	1.90 x 1.79 m
6	Cloaks	7'6" x 4'7"	2.28 x 1.38 m
7	Garage	17'7" x 17'0"	5.35 x 5.18 m



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 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"	2.63 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



KEY

◀ Dimensions start

HW Hot water storage

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

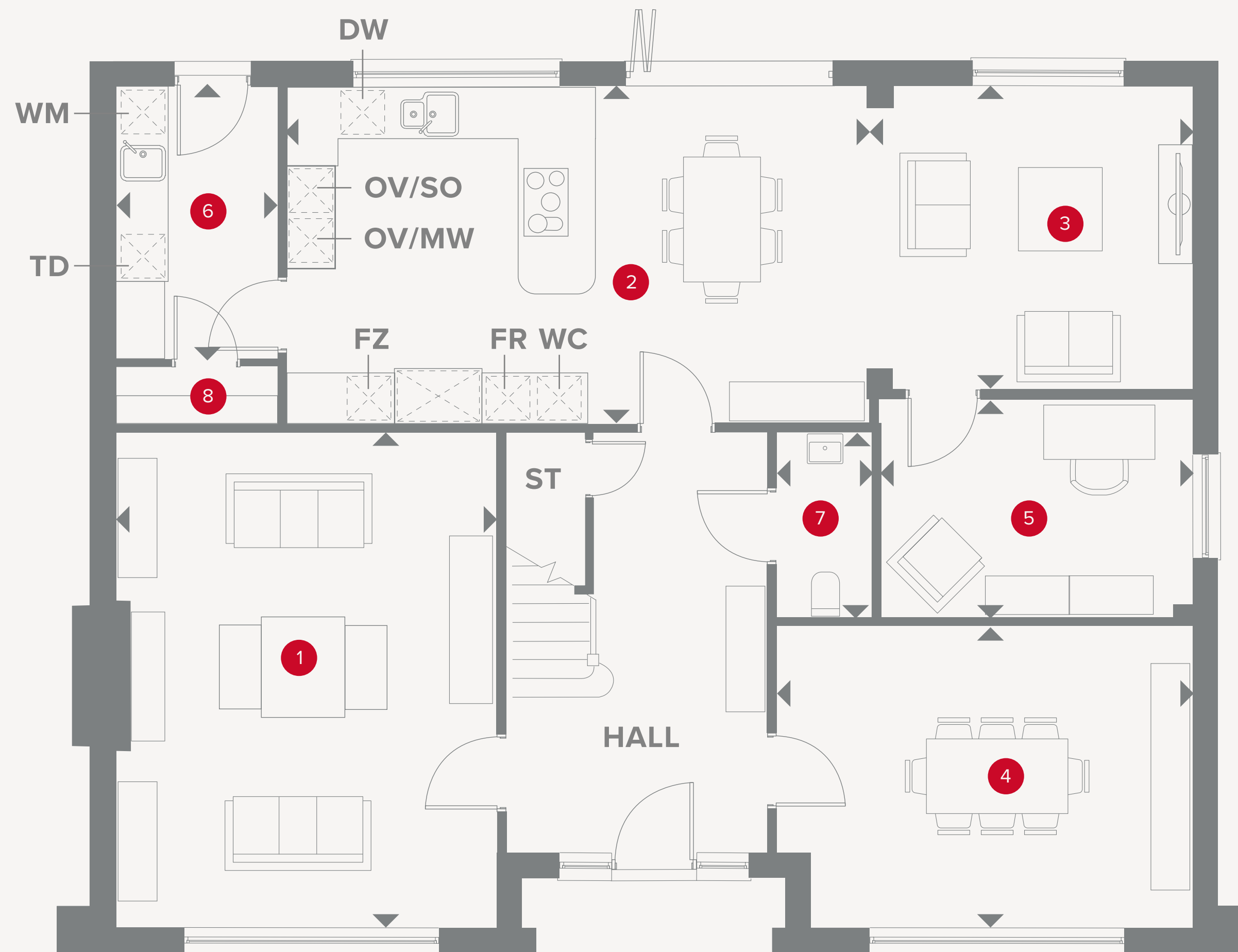


HERITAGE
- REDROW -

THE HIGHGROVE

FIVE BEDROOM HOME





THE HIGHGROVE GROUND FLOOR

1	Lounge	17'11" x 13'0"	5.47 x 3.97 m
2	Kitchen/Breakfast	27'8" x 12'4"	8.44 x 3.76 m
3	Family	11'10" x 12'7"	3.60 x 3.84 m
4	Dining	16'2" x 11'10"	4.94 x 3.60 m
5	Study	12'2" x 8'6"	3.72 x 2.60 m
6	Utility	10'8" x 6'3"	3.25 x 1.90 m
7	Cloaks	7'3" x 3'8"	2.20 x 1.13 m
8	Larder	6'3" x 2'2"	1.90 x 0.66 m



KEY

Hob	Dimensions start	ST Storage cupboard
OV Oven	TD Tumble dryer space	WC Wine cooler
FR Fridge	WM Washing machine space	MW Microwave
FZ Freezer	DW Dishwasher space	SO Steam Oven



THE HIGHGROVE FIRST FLOOR

9	Bedroom 1	15'1" x 14'10"	4.59 x 4.51 m
10	Dressing	11'7" x 7'5"	3.54 x 2.26 m
11	En-Suite 1	11'2" x 10'1"	3.41 x 3.07 m
12	Bedroom 2	13'7" x 11'8"	4.15 x 3.55 m
13	En-suite 2	8'10" x 4'1"	2.70 x 1.25 m
14	Bedroom 3	13'1" x 10'2"	3.99 x 3.10 m
15	En-suite 3	8'10" x 4'1"	2.70 x 1.25 m
16	Bedroom 4	13'4" x 11'10"	4.07 x 3.60 m
17	Bedroom 5	11'2" x 9'9"	3.41 x 2.98 m
18	Bathroom	9'9" x 6'7"	2.98 x 2.01 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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



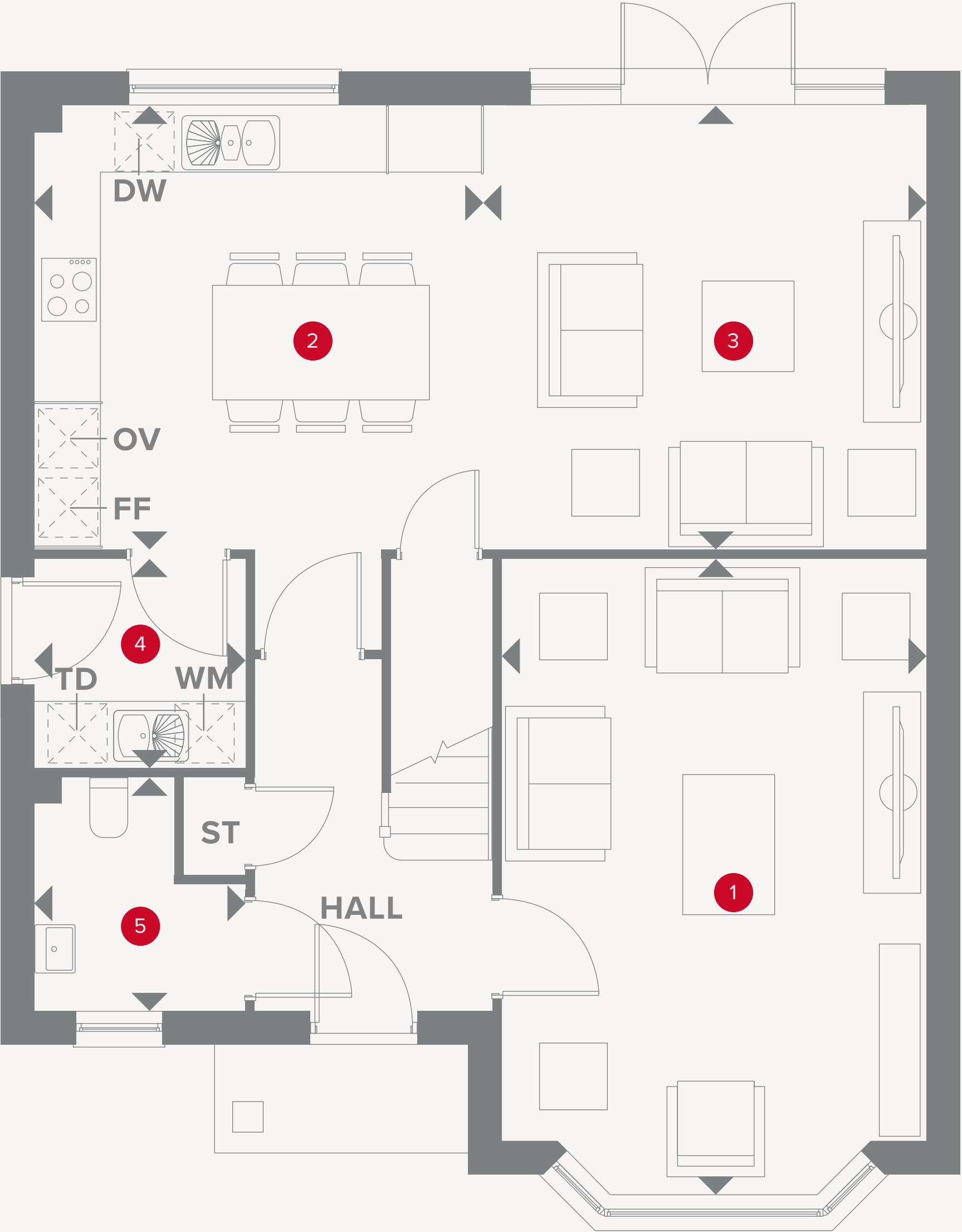
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME





THE LEAMINGTON LIFESTYLE GROUND FLOOR

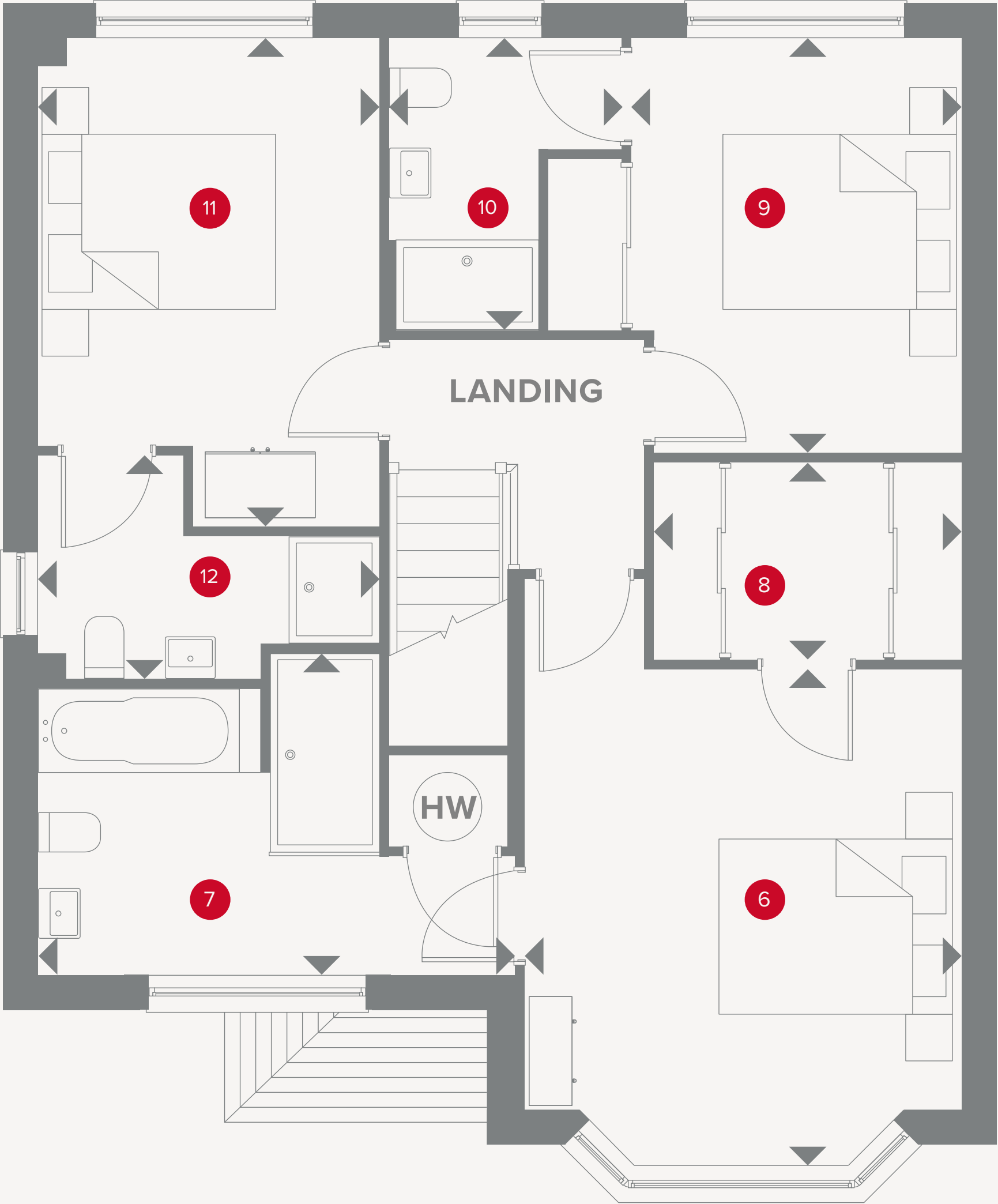
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	13'0" x 12'6"	3.95 x 3.82 m
3	Family	12'6" x 12'2"	3.82 x 3.73 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



KEY

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

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



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	13'0" x 8'7"	3.96 x 2.66 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 9'0"	3.44 x 2.75 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'3" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

Customers should note this illustration is an example of the Leamington 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



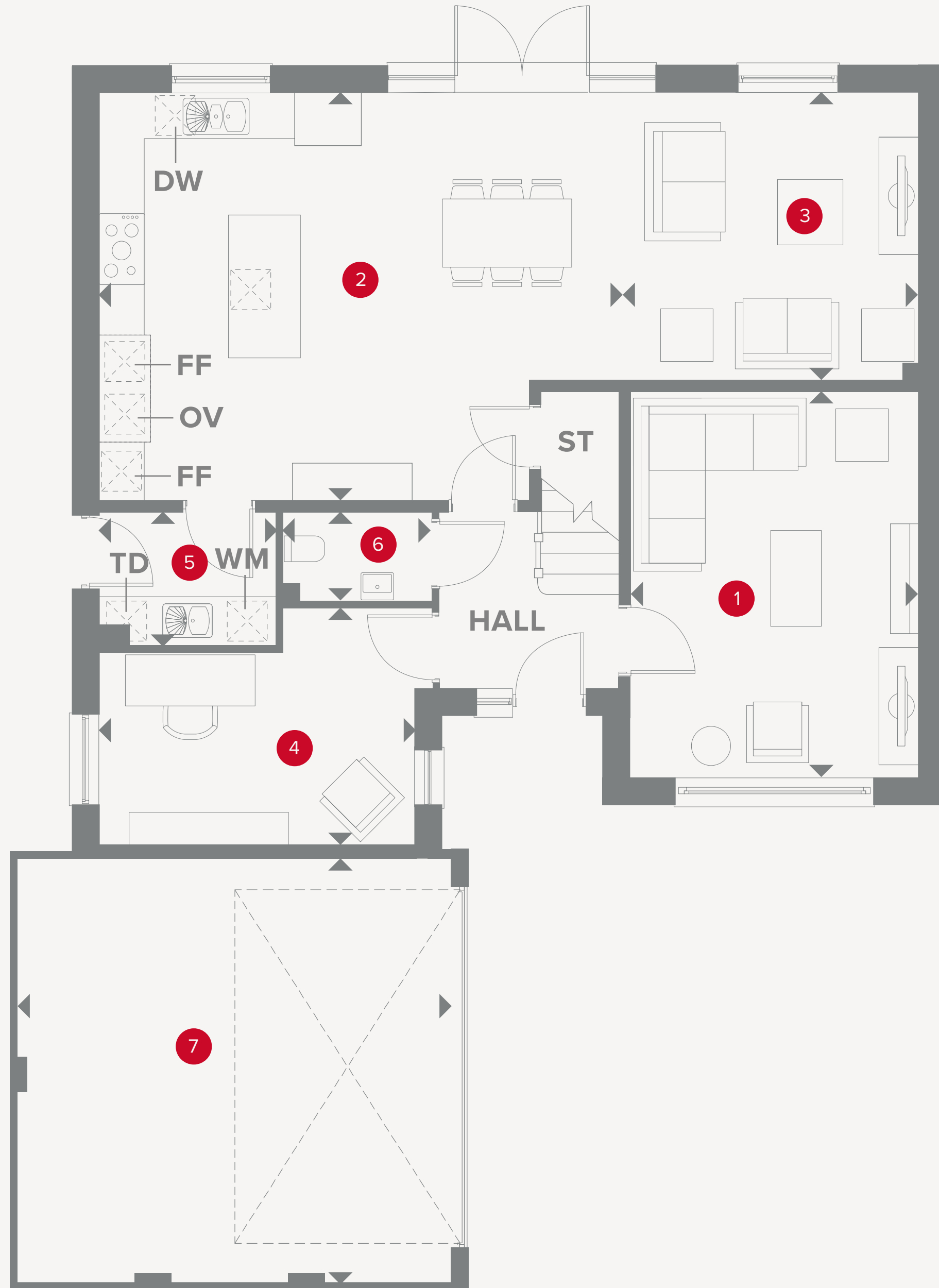
HERITAGE

- REDROW -

THE LEDHAM

FOUR BEDROOM HOME





THE LEDSHAM GROUND FLOOR

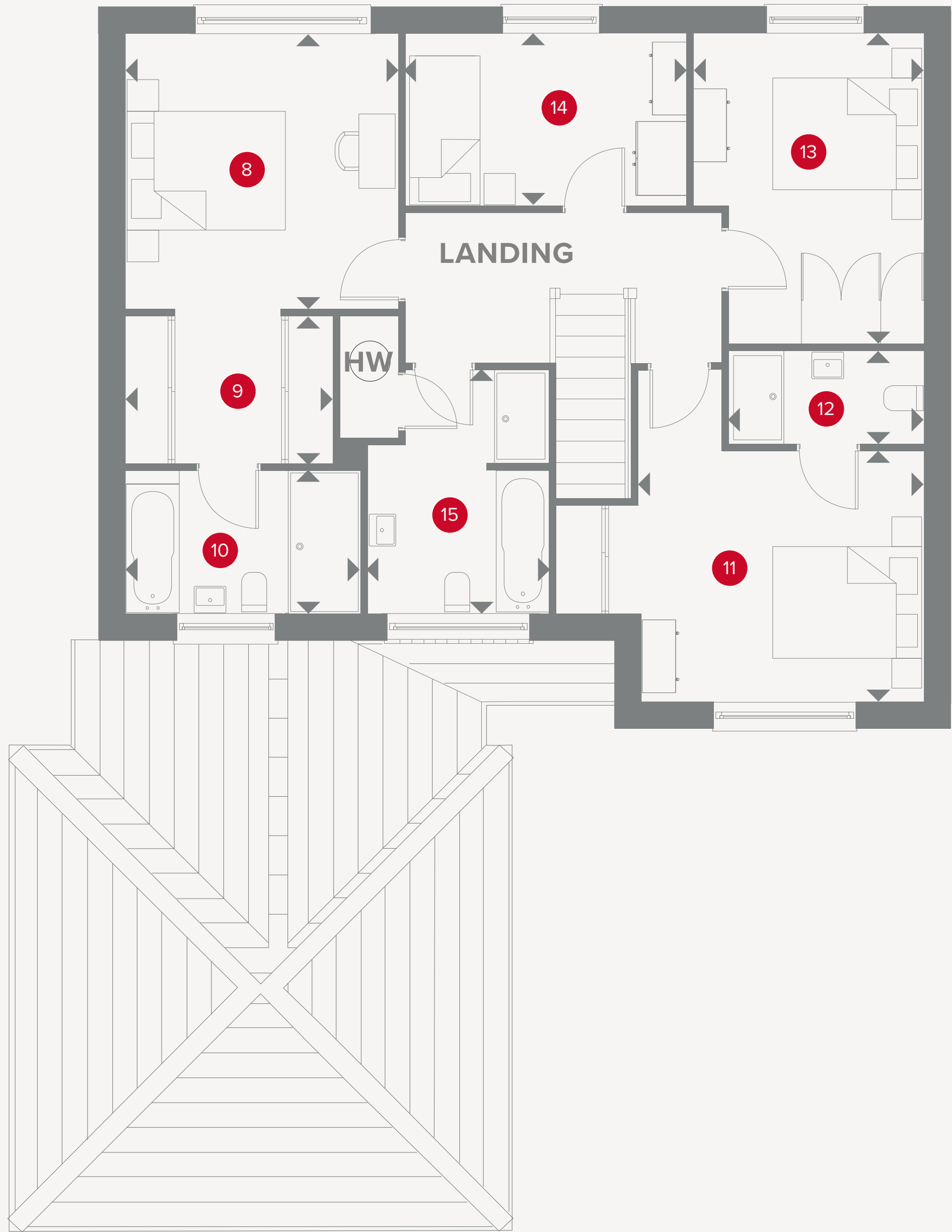
1	Lounge	15'10" x 11'10"	4.84 x 3.63 m
2	Kitchen/Dining	19'11" x 16'8"	6.08 x 5.10 m
3	Family	13'9" x 11'9"	4.19 x 3.60 m
4	Study	13'0" x 9'8"	3.97 x 2.97 m
5	Utility	7'3" x 5'5"	2.22 x 1.66 m
6	Cloaks	6'0" x 3'7"	1.85 x 1.10 m
7	Garage	17'9" x 17'4"	5.41 x 5.29 m



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 LEDSHAM FIRST FLOOR

8	Bedroom 1	11'7" x 11'6"	3.55 x 3.52 m
9	Dressing	8'10" x 6'2"	2.68 x 1.88 m
10	En-suite 1	9'11" x 6'1"	3.03 x 1.86 m
11	Bedroom 2	15'6" x 10'6"	4.73 x 3.22 m
12	En-suite 2	8'3" x 3'10"	2.53 x 1.18 m
13	Bedroom 3	13'1" x 9'8"	3.99 x 2.96 m
14	Bedroom 4	11'7" x 7'3"	3.55 x 2.23 m
15	Bathroom	10'3" x 7'7"	3.13 x 2.33 m



KEY

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

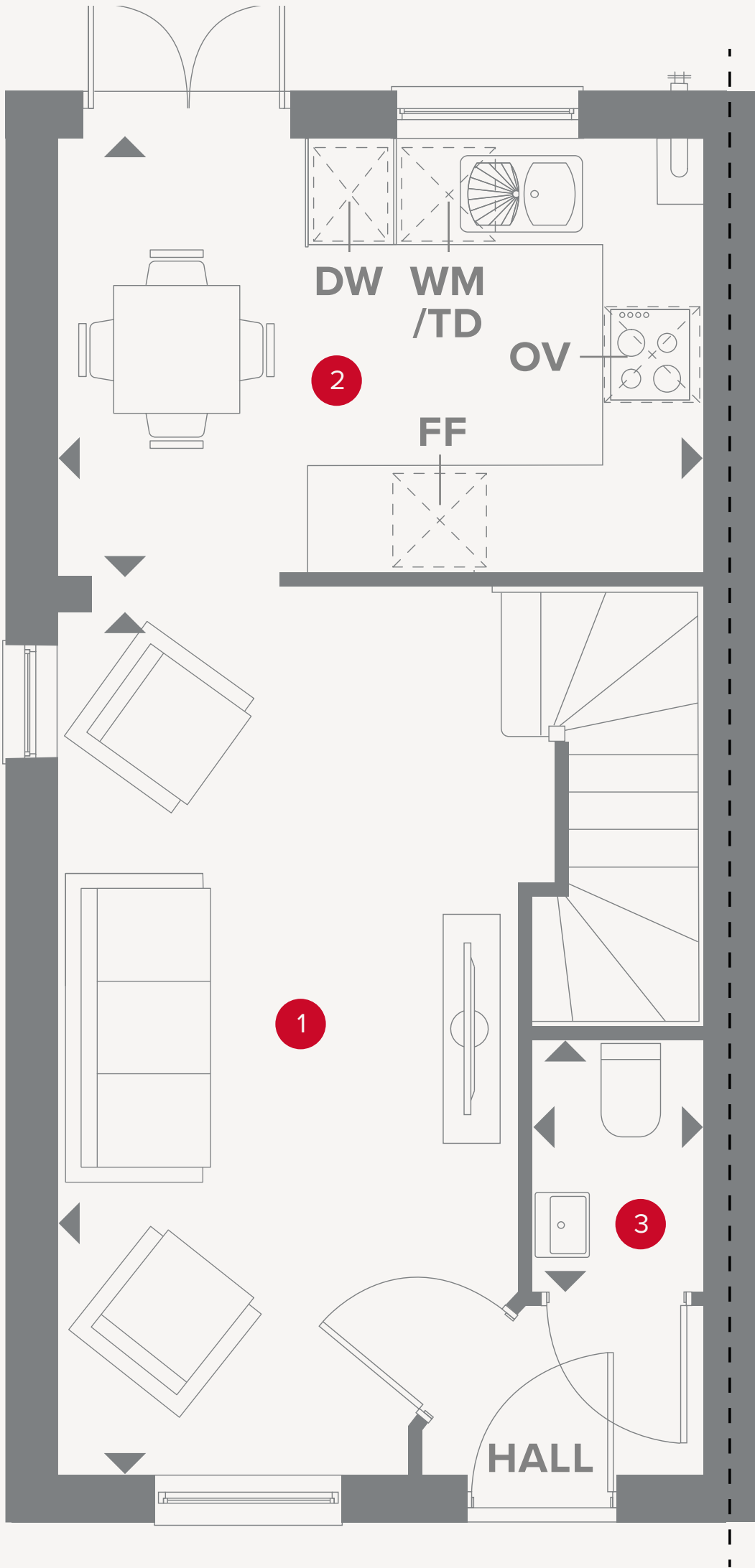
Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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.



HERITAGE
- REDROW -

THE OAK
TWO BEDROOM HOME





THE OAK GROUND FLOOR

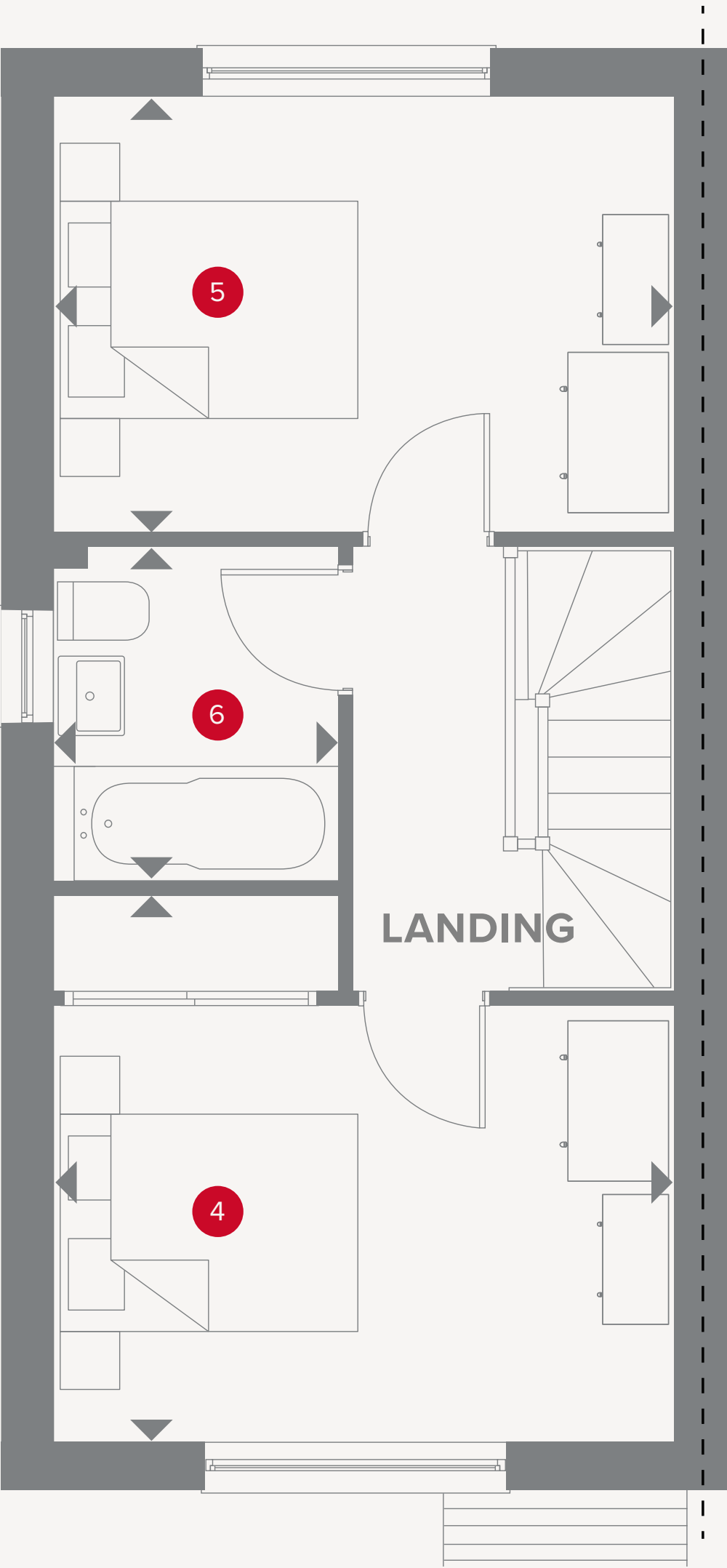
1	Lounge	17'1" x 9'1"	5.22 x 2.80 m
2	Kitchen/Dining	12'8" x 8'7"	3.91 x 2.65 m
3	Cloaks	5'0" x 3'4"	1.52 x 1.04 m



KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- WD** Washer/dryer space

◀ Dimensions start



THE OAK FIRST FLOOR

4	Bedroom 1	12'8" x 10'7"	3.91 x 3.28 m
5	Bedroom 2	12'8" x 8'6"	3.91 x 2.62 m
6	Bathroom	6'6" x 5'7"	2.03 x 1.74 m



KEY

◀ Dimensions start

Customers should note this illustration is an example of the Oak 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. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



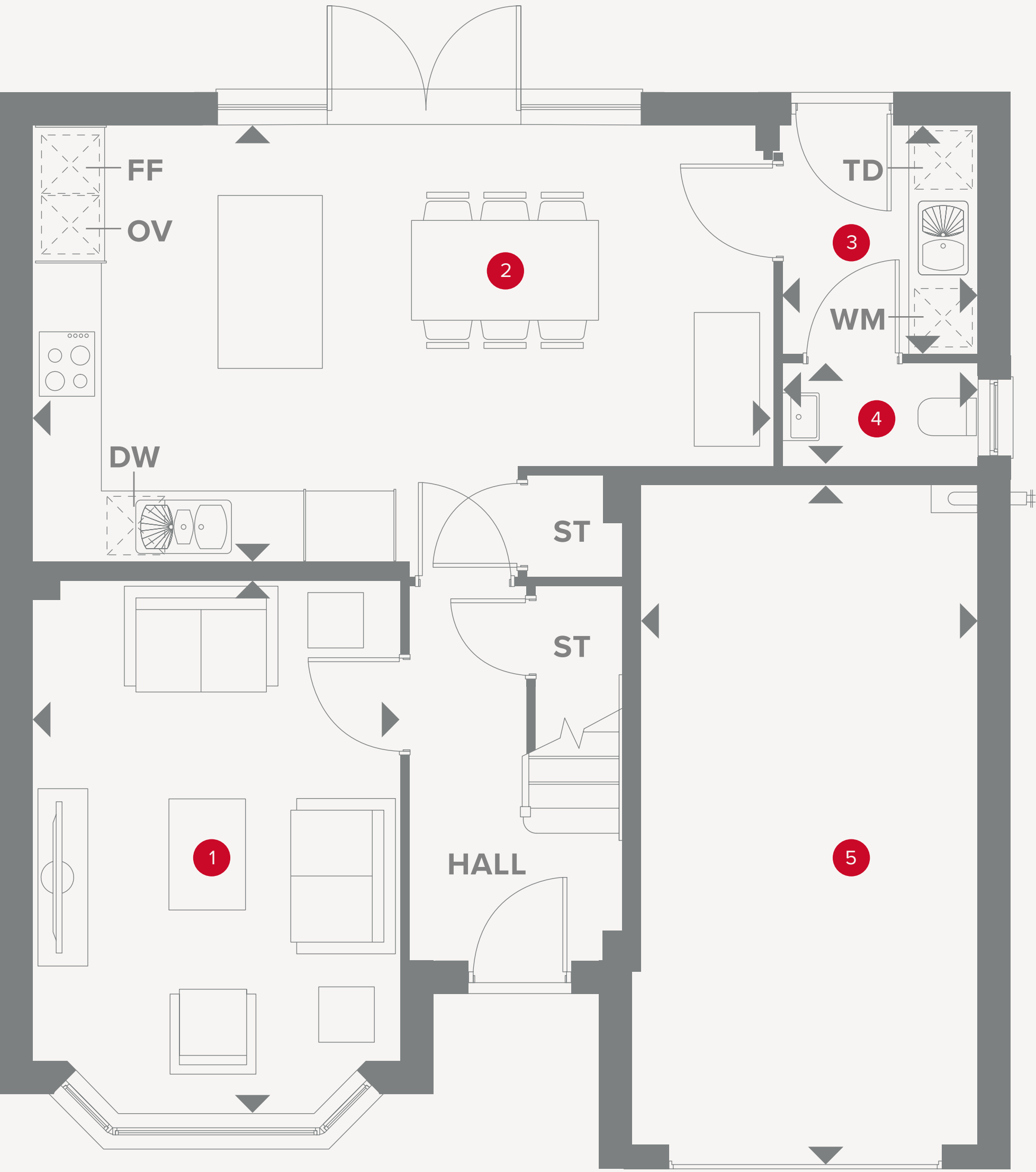
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME





THE OXFORD LIFESTYLE GROUND FLOOR

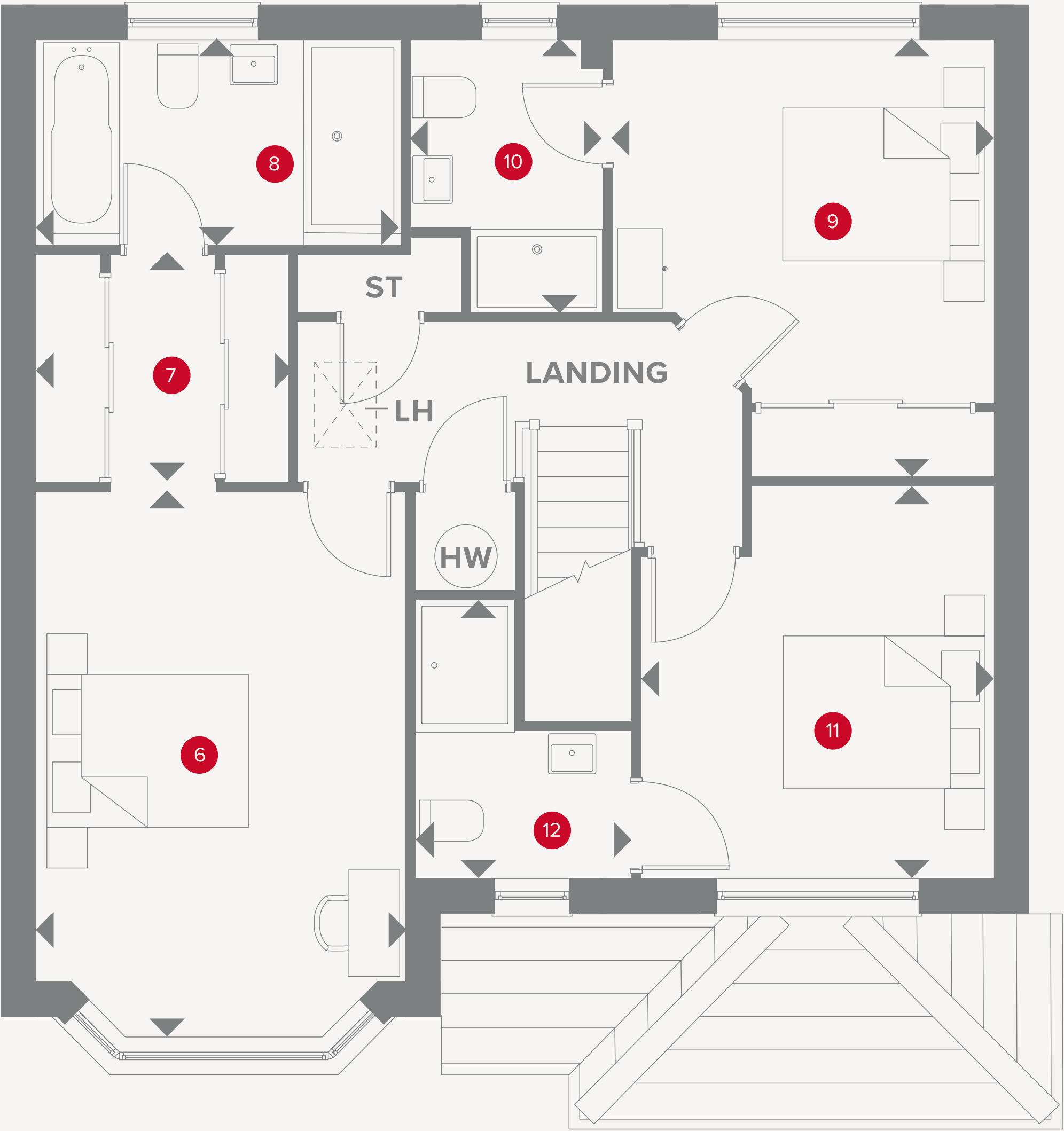
1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m



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 LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'8" x 10'8"	4.82 x 3.29 m
7	Dressing	7'5" x 6'7"	2.28 x 2.03 m
8	En-suite 1	10'7" x 5'9"	3.29 x 1.80 m
9	Bedroom 2	11'3" x 10'7"	3.46 x 3.27 m
10	En-suite 2	7'9" x 5'7"	2.41 x 1.73 m
11	Bedroom 3	11'5" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'2" x 6'4"	2.51 x 1.96 m



- KEY**
- ◀ Dimensions start
 - HW** Hot water storage
 - LH** Loft hatch

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM HOME





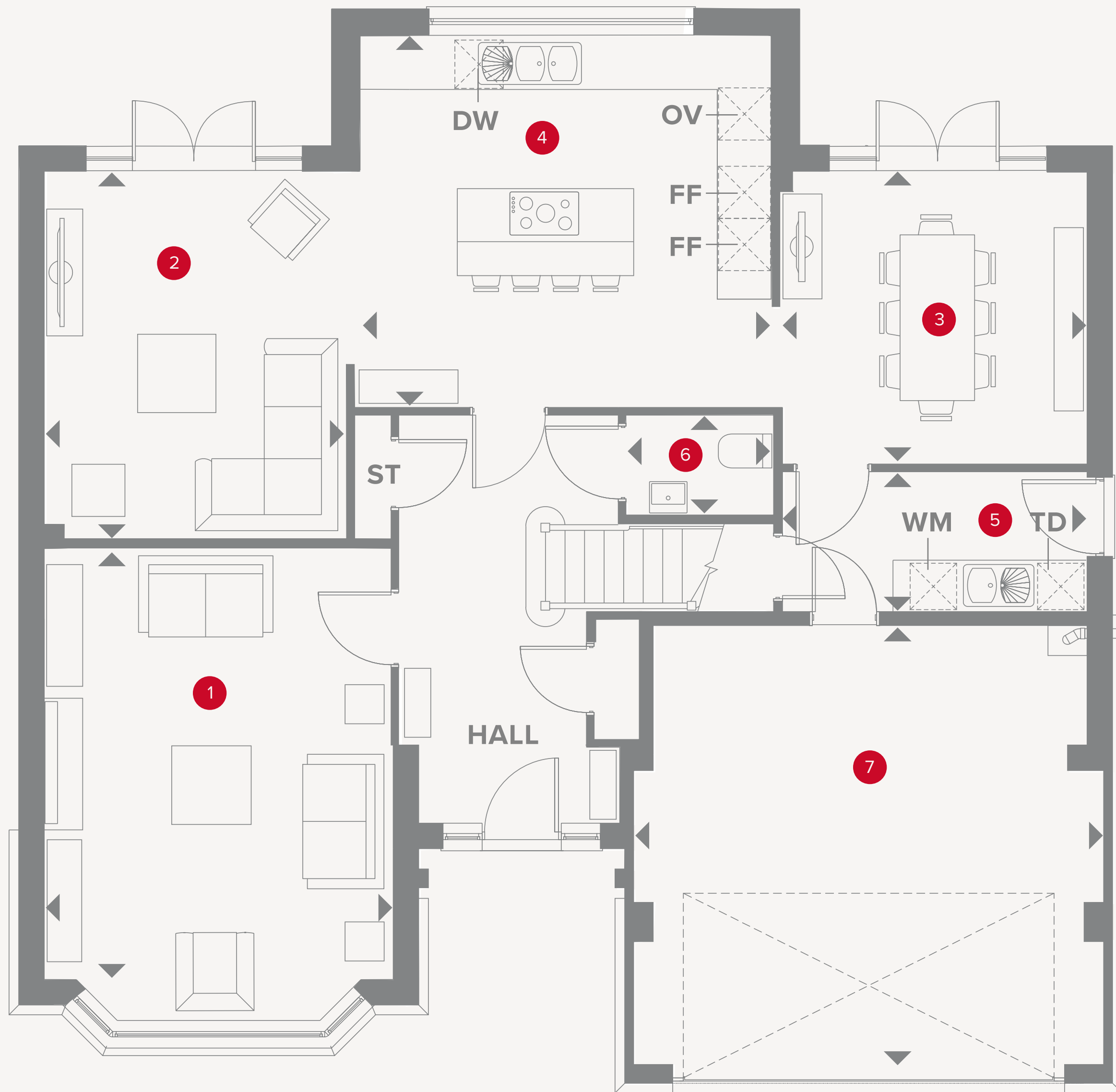
HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM HOME





THE RICHMOND GROUND FLOOR

1	Lounge	16'8" x 13'0"	4.90 x 3.96 m
2	Family	13'8" x 11'6"	4.20 x 3.54 m
3	Dining	11'5" x 11'0"	3.51 x 3.34 m
4	Kitchen	15'6" x 14'0"	4.75 x 4.27 m
5	Utility	11'3" x 5'9"	3.45 x 1.61 m
6	Cloaks	5'5" x 3'8"	1.67 x 1.12 m
7	Garage	17'7" x 16'5"	5.40 x 5.04 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



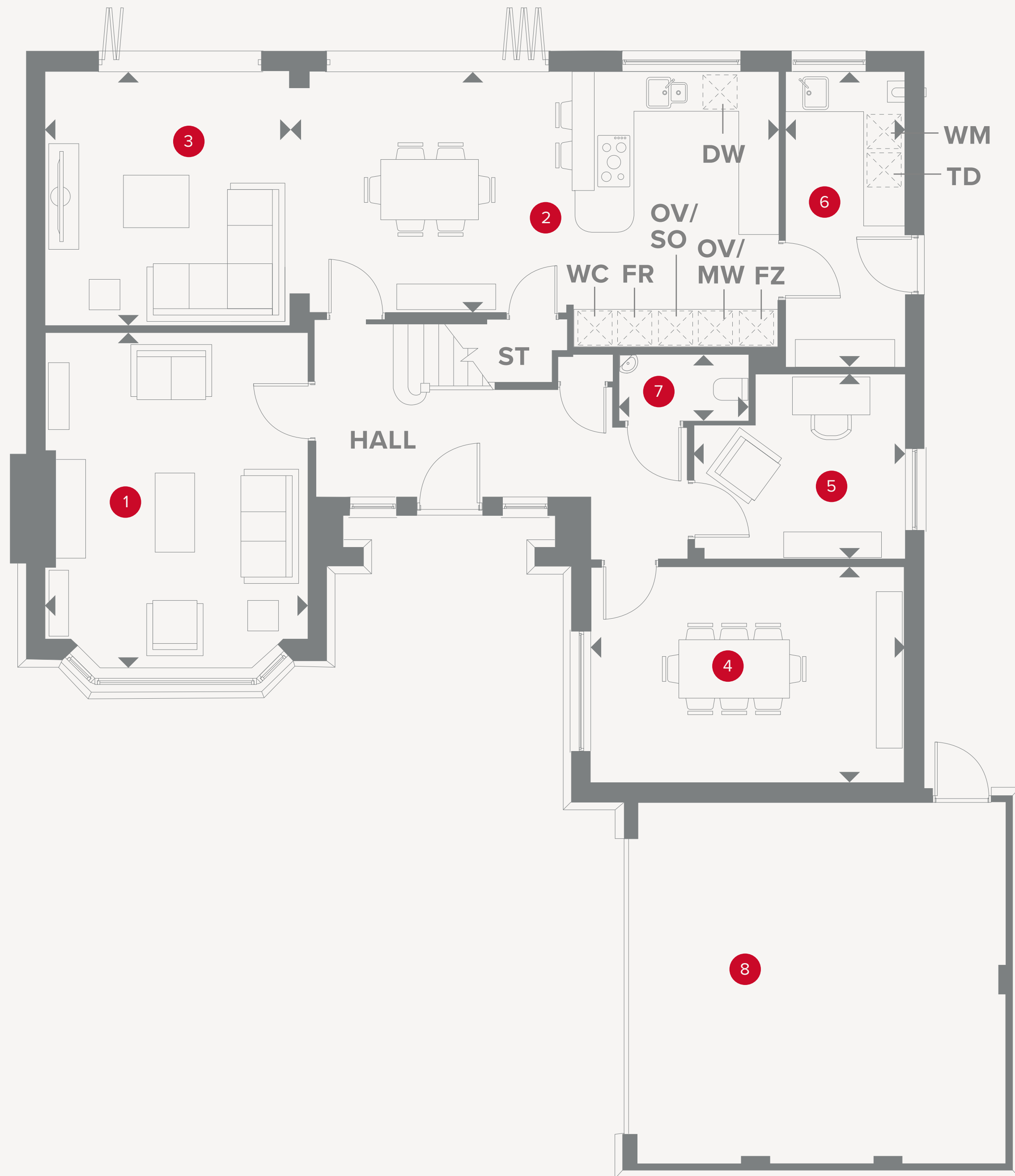
HERITAGE

- REDROW -

THE SANDRINGHAM

FIVE BEDROOM HOME





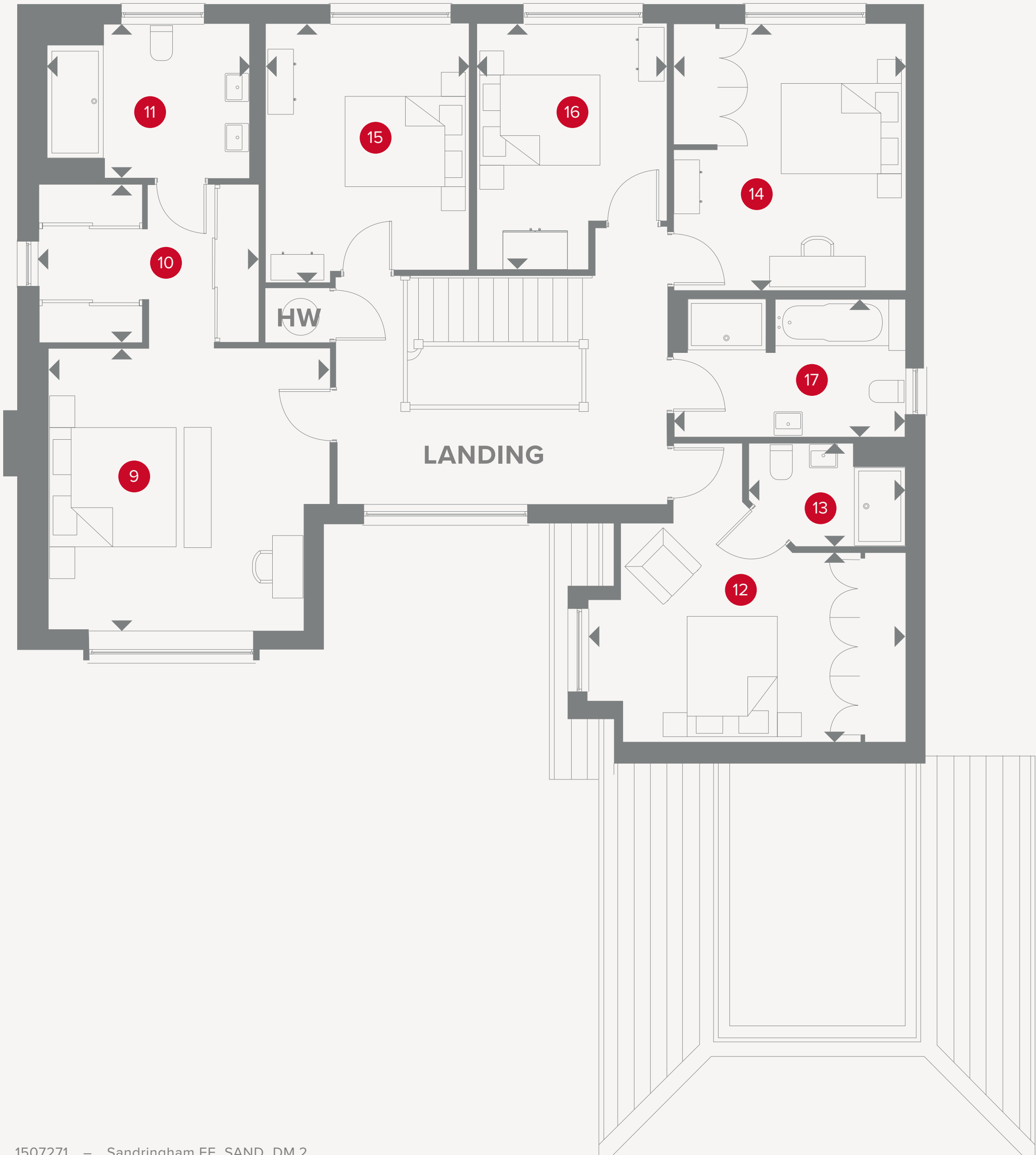
THE SANDRINGHAM GROUND FLOOR

1	Lounge	16'10" x 13'0"	5.12 x 3.97 m
2	Kitchen	23'5" x 13'9"	7.15 x 4.19 m
3	Family	12'8" x 12'2"	3.85 x 3.70 m
4	Dining	15'7" x 10'8"	4.75 x 3.26 m
5	Study	10'6" x 9'3"	3.20 x 2.83 m
6	Utility/Boot Room	14'10" x 5'10"	4.51 x 1.78 m
7	Cloaks	6'7" x 3'3"	2.00 x 0.99 m
8	Garage	18'4" x 18'1"	5.58 x 5.52 m



KEY

Hob	Dimensions start	ST Storage cupboard
OV Oven	TD Tumble dryer space	WC Wine cooler
FR Fridge	WM Washing machine space	MW Microwave
FZ Freezer	DW Dishwasher space	SO Steam Oven



THE SANDRINGHAM FIRST FLOOR

9	Bedroom 1	14'5" x 13'11"	4.39 x 4.23 m
10	Dressing	10'10" x 7'10"	3.31 x 2.39 m
11	En-suite	10'0" x 7'7"	3.06 x 2.32 m
12	Bedroom 2	15'7" x 14'9"	4.76 x 4.50 m
13	En-suite 2	7'9" x 5'1"	2.35 x 1.56 m
14	Bedroom 3	13'3" x 11'5"	4.03 x 3.48 m
15	Bedroom 4	12'9" x 10'2"	3.89 x 3.10 m
16	Bedroom 5	12'2" x 9'6"	3.71 x 2.90 m
17	Bathroom	11'5" x 6'11"	3.48 x 2.10 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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



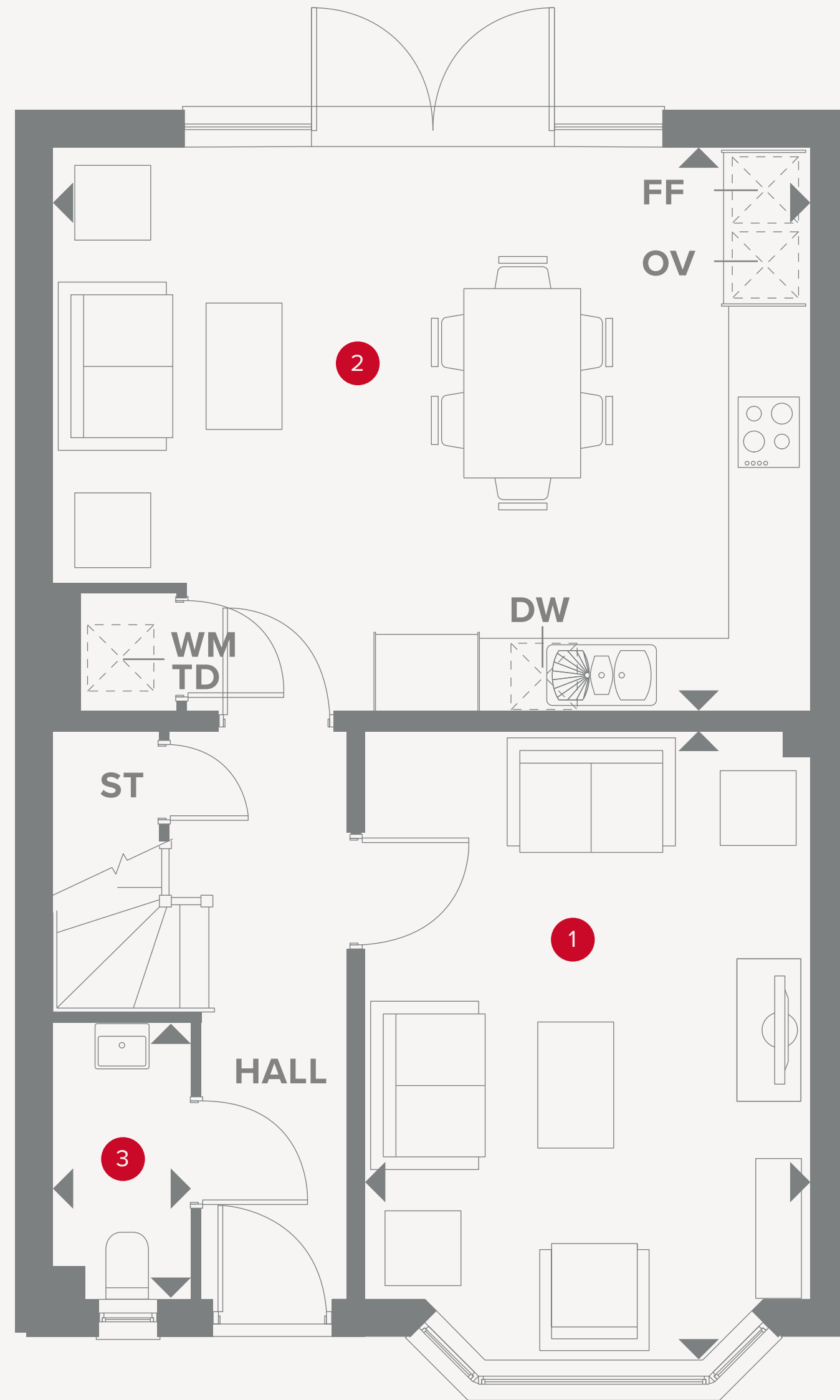
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME







THE STRATFORD LIFESTYLE GROUND FLOOR

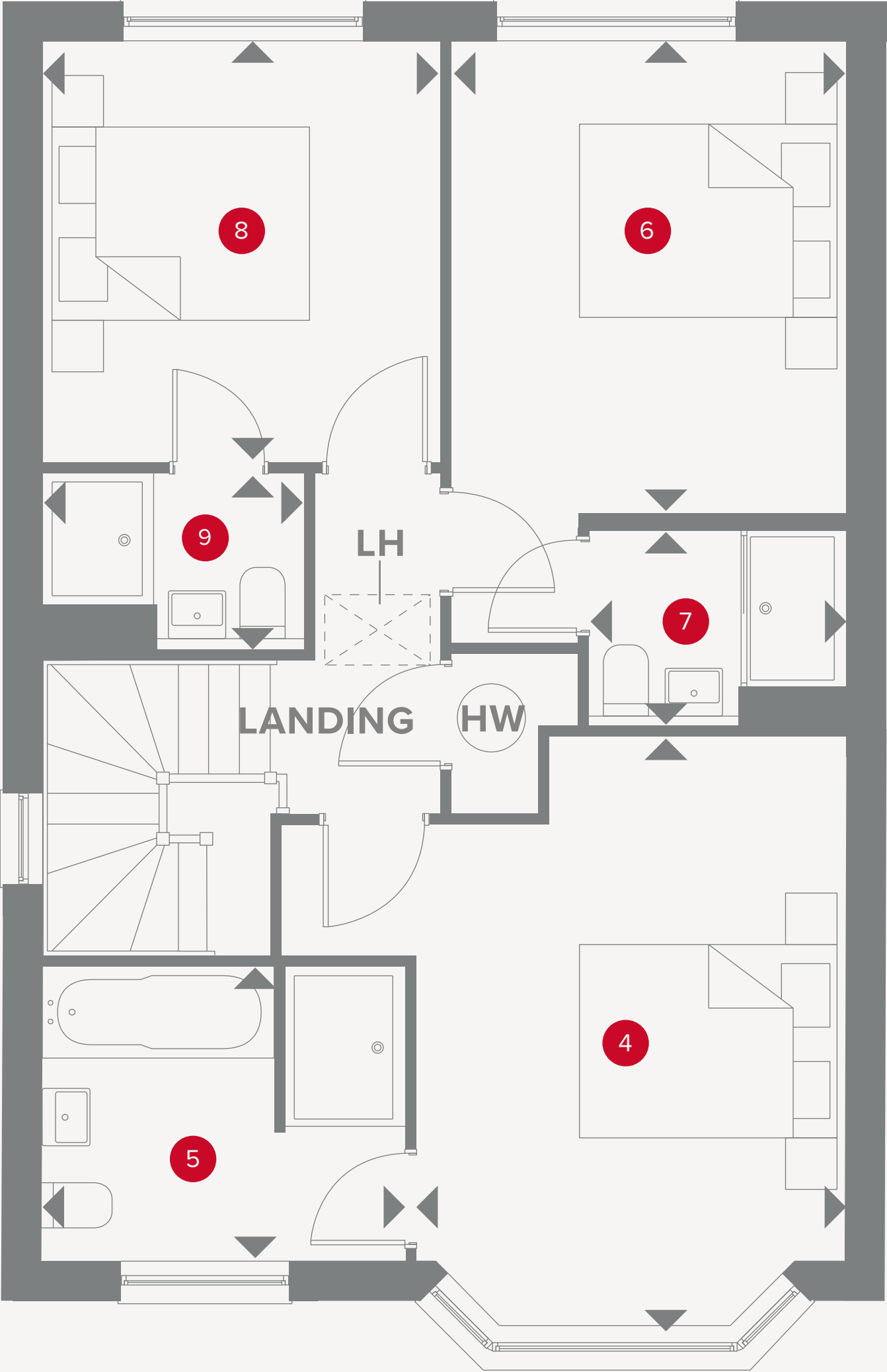
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



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 LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'5" x 10'7"	4.40 x 3.22 m
5	En-suite 1	8'10" x 7'3"	2.68 x 2.20 m
6	Bedroom 2	9'8" x 11'9"	2.94 x 3.57 m
7	En-suite 2	6'3" x 4'7"	1.90 x 1.39 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



KEY

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

Customers should note this illustration is an example of the Stratford 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



HERITAGE

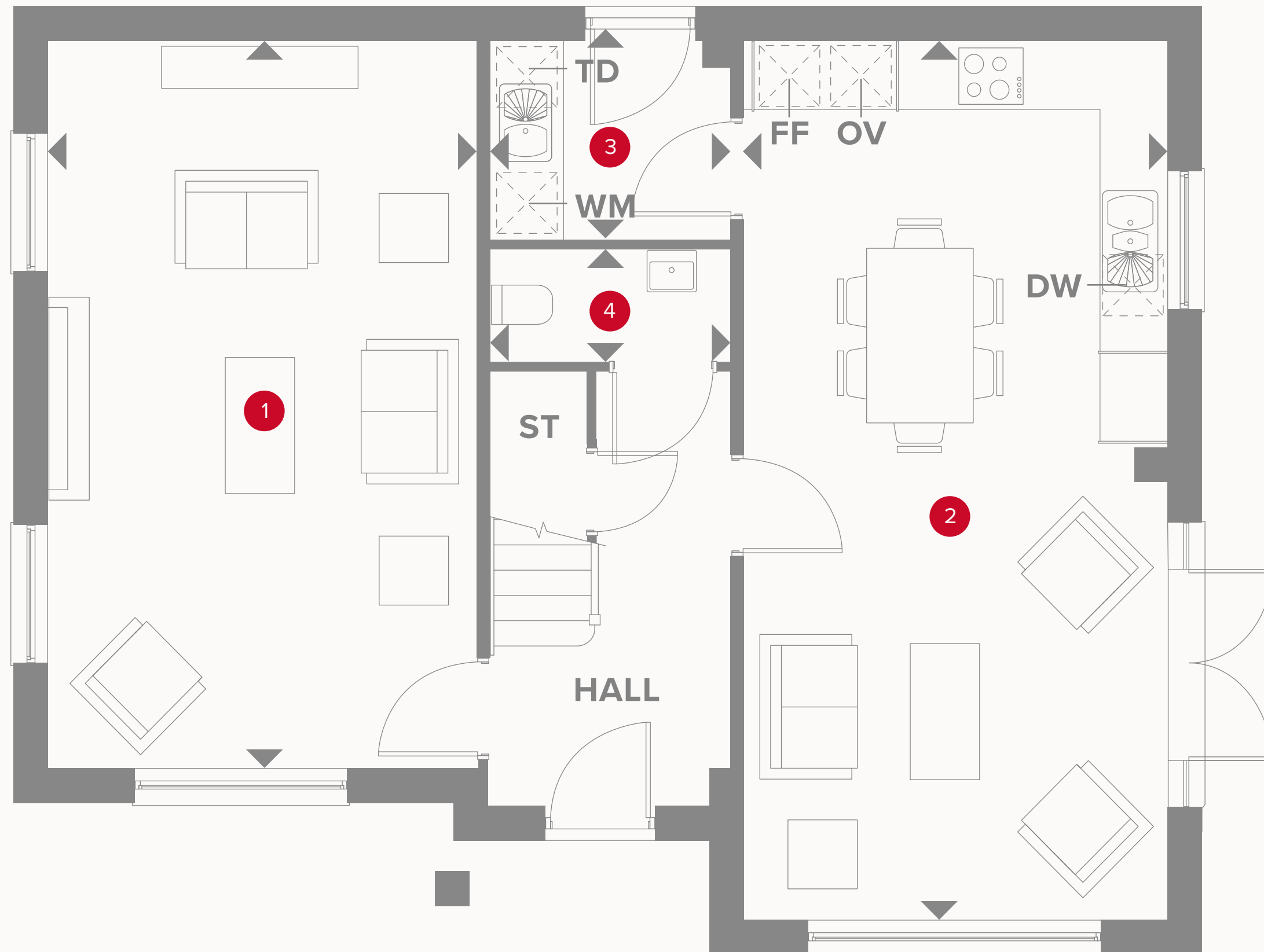
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME



THE SHAFTESBURY GROUND FLOOR



1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining/ Family	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

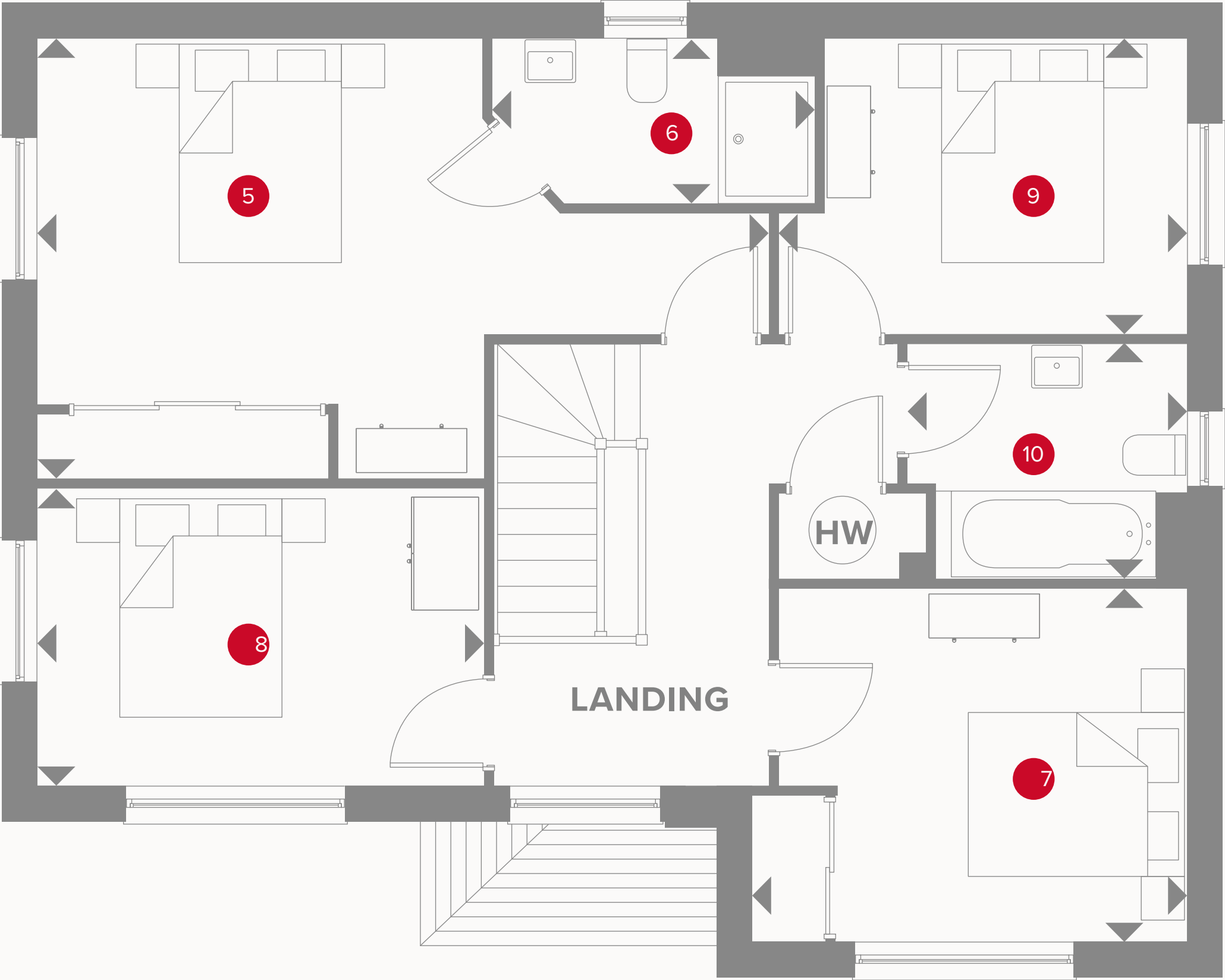


KEY

- 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 11'9"	3.80 x 3.62 m
6	En-suite	8'5" x 4'5"	2.58 x 1.38 m
7	Bedroom 2	11'5" x 10'1"	3.52 x 3.08 m
8	Bedroom 3	11'9" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'7" x 8'3"	2.96 x 2.52 m
10	Bathroom	7'5" x 6'6"	2.30 x 2.01 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



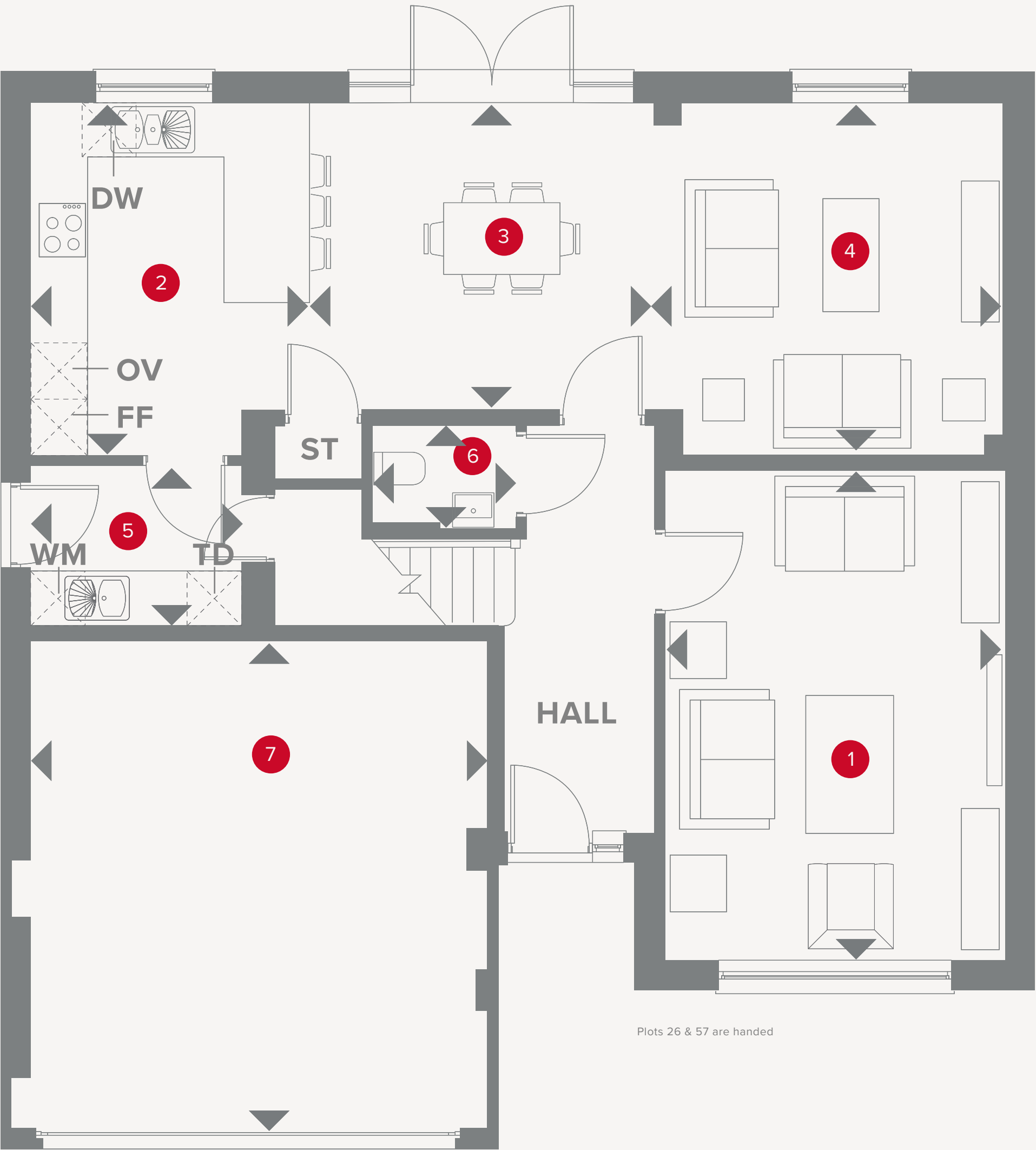
HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM HOME





THE WELWYN GROUND FLOOR

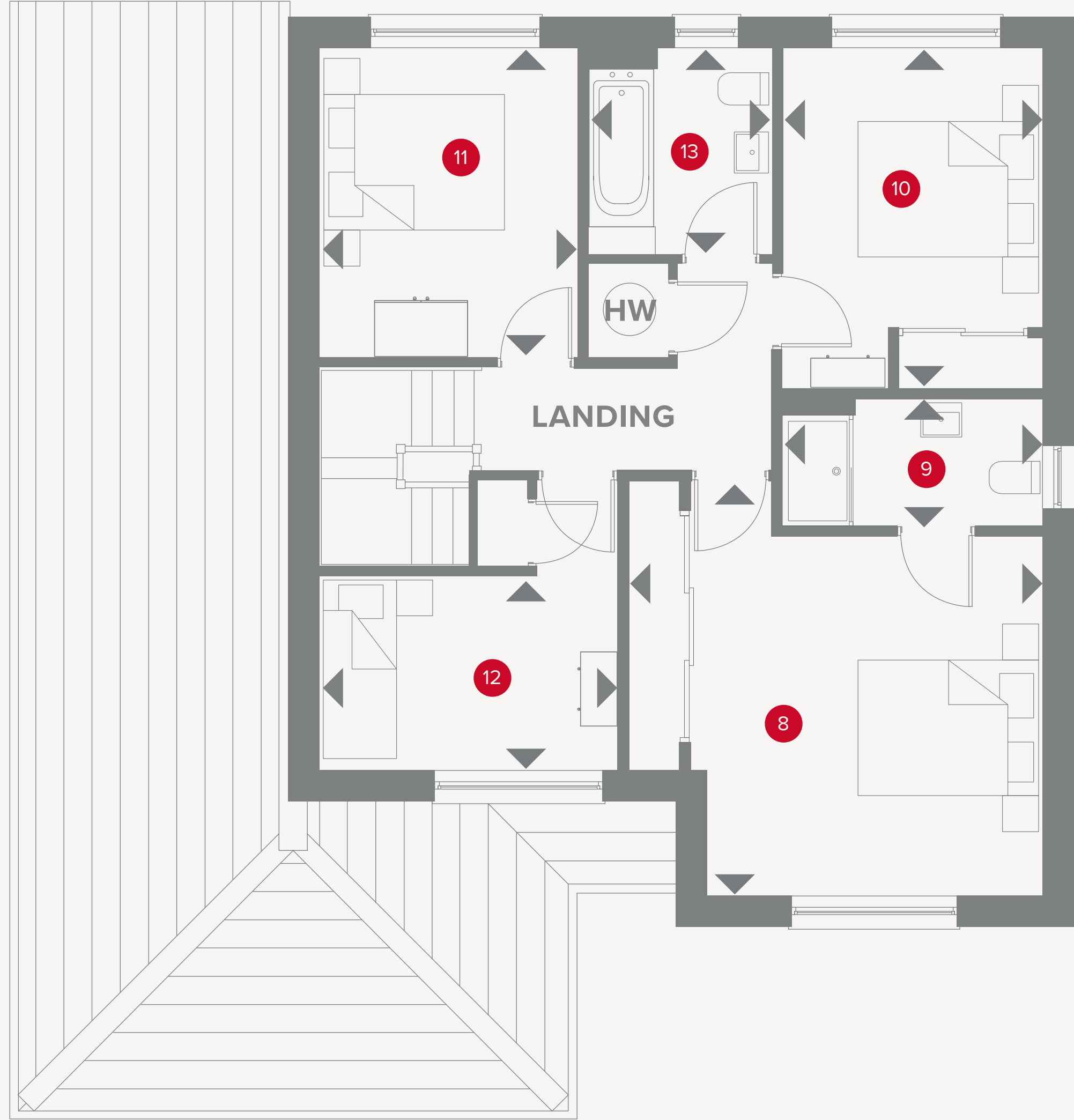
1	Lounge	17'2" x 12'0"	5.26 x 3.66 m
2	Kitchen	12'1" x 9'7"	3.70 x 2.97 m
3	Dining	11'5" x 10'7"	3.51 x 3.29 m
4	Family	12'5" x 11'4"	3.83 x 3.49 m
5	Utility	7'3" x 5'8"	2.24 x 1.79 m
6	Cloaks	5'1" x 3'7"	1.58 x 1.15 m
7	Garage	16'9" x 15'5"	5.17 x 4.73 m



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	12'8" x 12'7"	3.93 x 3.68 m
9	En-suite	9'3" x 4'5"	2.85 x 1.39 m
10	Bedroom 2	12'2" x 9'3"	3.73 x 2.85 m
11	Bedroom 3	11'1" x 9'3"	3.39 x 2.84 m
12	Bedroom 4	10'7" x 7'0"	3.27 x 2.14 m
13	Bathroom	6'6" x 6'5"	2.04 x 2.01 m



- KEY**
- ◀ Dimensions start
 - HW** Hot water storage

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 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

Symphony kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please refer to Sales Consultant for further details.

Breakfast Bar Island

In selected house-types only.

Work Surfaces

Range of quality work surfaces available. Please refer to Sales Consultant for further details.
Splashback to hob in Stainless Steel.

Kitchen & Dining Lighting

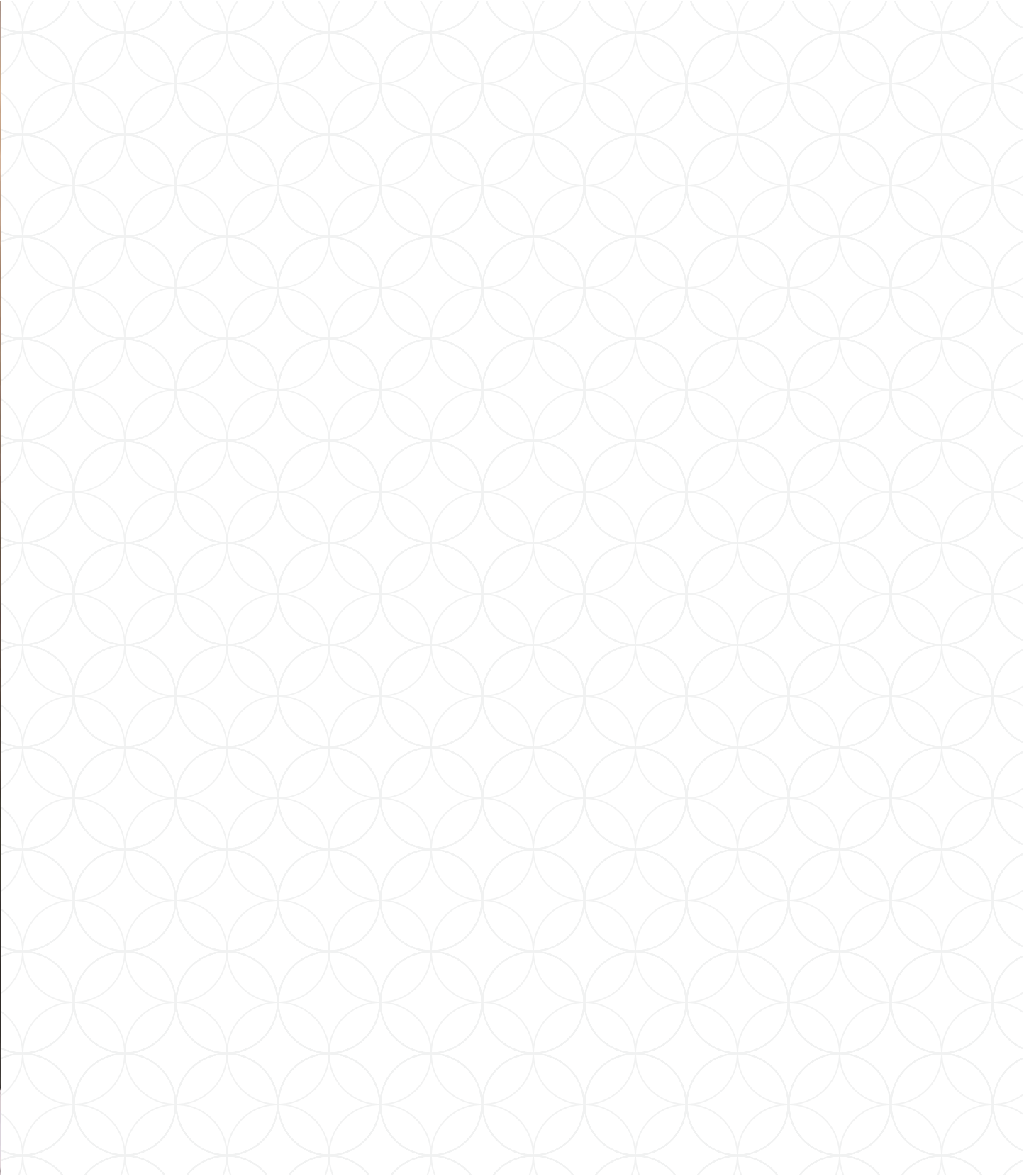
Pendant lights.
Please see Sales Consultant for further details.

Switches & Sockets

Please see Sales Consultant for further details.

Appliances

Integrated Fridge Freezer.
Double Oven
60cm Ceramic Hob.
90cm Ceramic Hob.
60cm Cooker Hood.
90cm Cooker Hood.
See Sales Consultant for combinations.



INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

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 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.
‘Torus’ profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish to house-types up to 1400 sqft.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat skim finish with Crown white emulsion paint decoration.

Walls

Crown pale Cashew emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Myson Round top radiators.

Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

Central Heating

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

Mains Pressure Cylinder

Therma Q.

Lighting

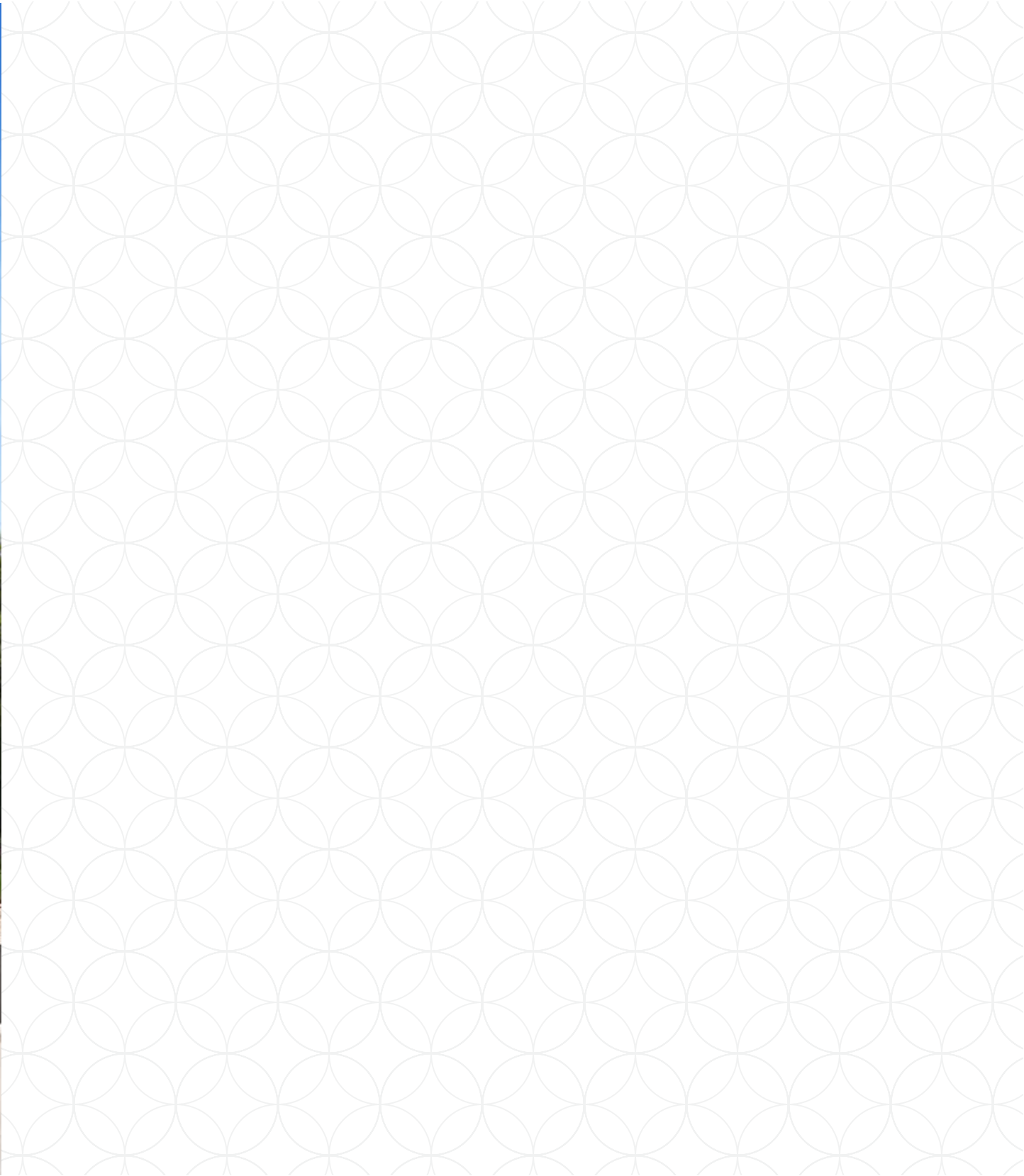
Pendant lights.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Sanitaryware Ideal Standard Arc by Sottini.	Shower over Bath Shower valve together with bath screen fitted above bath when no shower enclosure.	Mirror To be fitted above the bathroom and en-suite washbasins where possible.
Bathroom Tempo Bath Tempo Arc 170cm x 70cm, water saver. Bath in white.	Shower Valve To bathroom and en-suite. Aqualisa Alto Bar Valve to all housetypes.	Towel Warmer Curved finish. Bar towel warmers in polished chrome finish complete with chrome TRV valves.
Bath Panel Unilux white panel.	Shower Screen	Shaver Socket White finish.
Wall Tiles To bathroom, cloakroom and en-suite. Tiling by Porcelanosa. Please see Sales Consultant for further details.	Shower Tray Low profile shower tray in white. Large shower try for walk-in showers	



EXTERIOR

- Numeral Plaque**
House number to Front of property on numeral plaque to match the colour of the front door except when white, then 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.

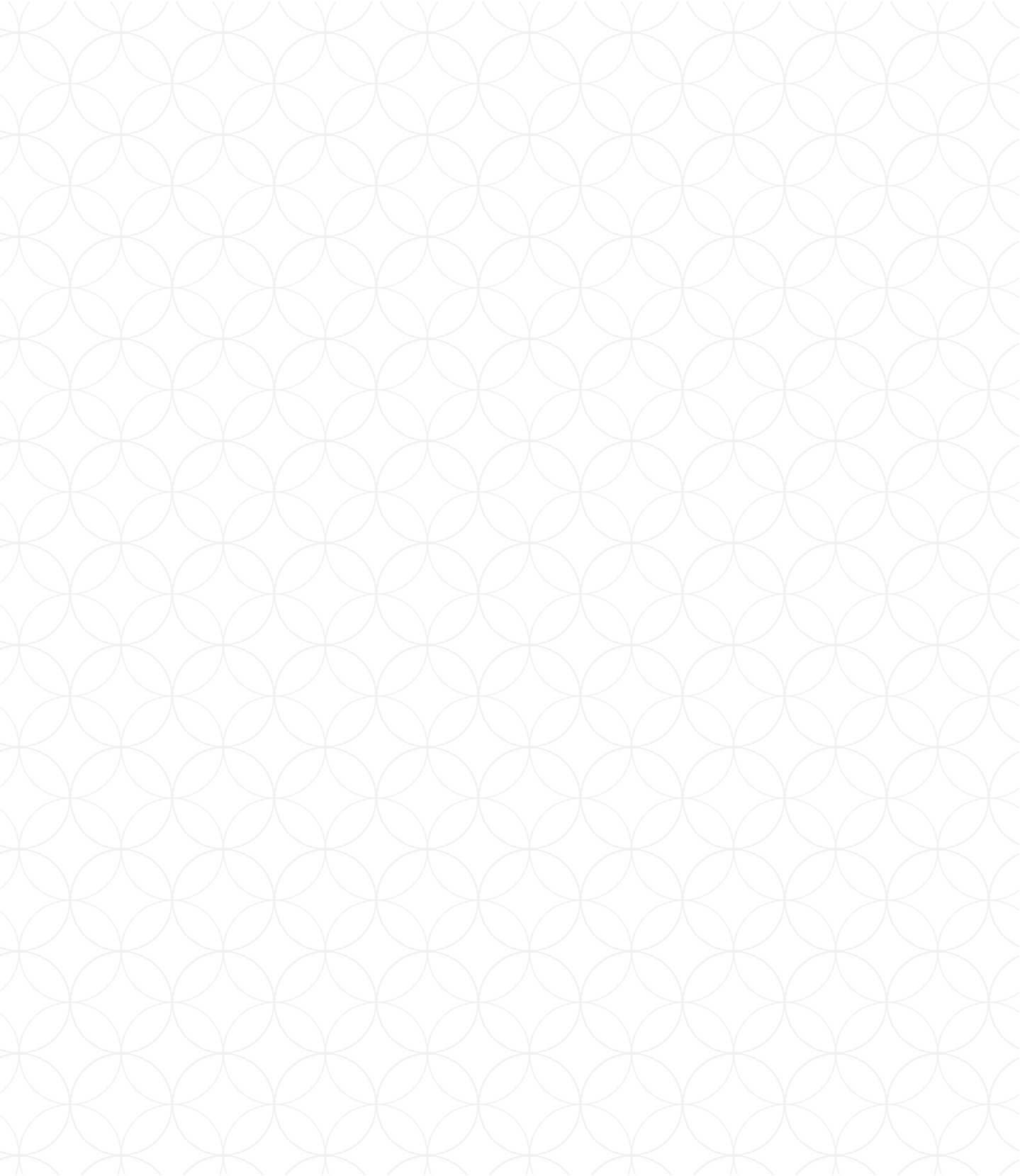
Light to Front
Vertical Tile Hanging
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

Garage
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 integral garages.
- Front Garden**
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.



PREMIUM SPECIFICATION

Applies to plots 1, 2, 3, 4, 8, 90, 99, 147, 150 & 151

Internal Doors

Newark door.

Staircase

Softwood.

Skirting

Torus profile mdf, 225mm high to all ground floors with satin white paint finish. Torus profile mdf, 225mm high to be fitted to upper floors with satin white paint finish.

Architrave

Torus profile mdf, 100mm high to be fitted to ground floors with satin white paint finish. Torus profile mdf, 100mm high to be fitted to upper floors with satin white paint finish.

Kitchen range

Symphony New England Range.

Worktops

Silestone.

Appliances

Siemens – Induction hob, Steam Oven, Microwave, Juno Hood, Wine cooler, Dishwasher, 2 x Single Oven, Integrated Fridge, Integrated Freezer.

Sink

Stainless Steel Undermounted .

Sockets / Switches

Chrome / Brushed stainless steel.

Alarm

Downlighters to kitchen area & bathrooms

Sanitaryware

Villeroy & Boch.

Taps

Vado.

Showers

Recessed valves.

Bathroom & En-Suite 1

Rainfall shower head to walk-in showers (if applicable).

Tiling to bath, cloaks & ensuite 1

Half height tiling.

Tiling to other ensuites

Splashback.

Bathroom cabinets to ensuite

En-Suite 1

2 x vanity mirrors.

Underfloor heating to GF

Floor finishes to kitchen area

Floor finishes to cloakroom

Electric Fire & Surround

Wardrobes to beds 1 & 2

Symphony range.

External

Sliding folding rear doors

Rear Turf

Driveway – Tarmac as standard

(Resin Bonded surface applicable for plots 1, 2, 3, 4, 150 & 151 only).

For details of product specification, please speak to your Sales Consultant.

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 services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. 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 will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





NICKER HILL

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[redrow.co.uk](https://www.redrow.co.uk)