

HERITAGE
- REDROW -

PARC Y COLEG

CAERLEON





WELCOME TO PARC Y COLEG

THE PRIORY



A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE VIBRANT TOWN OF CAERLEON

Surrounded by beautiful open green spaces yet superbly located for easy connections to nearby towns and cities, Parc y Coleg, lies in the heart of South Wales, but close to everything England has to offer. This stylish collection of apartments, houses and bespoke cottages is situated in historic Caerleon, a town and community that dates back to Roman times, but now just a stone's throw from the exciting cities of Newport, Cardiff and Bristol. With the serenity of the River Usk flowing nearby too, Parc y Coleg is a very special place to call home.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.



BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Whether you're shopping for everyday essentials or planning a more elaborate bout of retail therapy, Parc y Coleg is ideally located. You'll find a Tesco Extra Aldi and Morrisons within a 20 minute drive, with a Sainsbury's Local less than 10 minutes away on foot. Caerleon's high street also has a pharmacy and post office, both around 15 minutes away.

Newport's city centre is around a 15 minute drive and offers a broad selection of household name retailers. Cardiff's shopping scene features shopping centres and high street names, independent stores and an indoor market. Bristol, similarly, offers high street favourites, independent shops and many markets too.

Caerleon's local wining and dining scene is as exciting and varied as its shopping one. The Priory Hotel & Restaurant is four minutes away by road and serves British dishes with Spanish influences. The Celtic Manor Resort, is a nine minute drive, and has the Rib Smokehouse and Grill, serving succulent grills, wings, ribs, burgers and seafood, while Steak on Six specialises in the finest fillet, rump and sirloin. For Mediterranean fare, Curro's restaurant is just a five minute drive, or why not sample the fine food and real ales available at the riverside Hanbury Arms pub.



ENJOY AN ACTIVE LIFESTYLE

There are many opportunities for sport, fun and fitness. The Newport International Sports Village and Newport Centre are just a 16 minute and 15 minute drive respectively and will have something for everyone. Those seeking leisure at a more relaxed pace may like to look to Caerleon Bowls Club (a four minute drive) or the Newport Indoor Bowls Centre (nine minutes). Golfers can enjoy a round at the Celtic Manor's Caerleon Golf Club, an eight minute drive, or Llanwern Golf Club, around 16 minutes away by road.

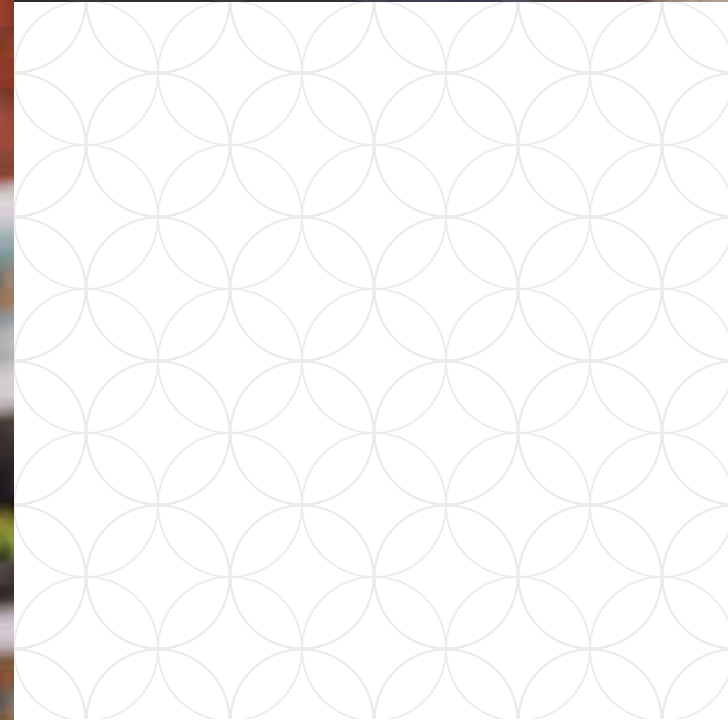
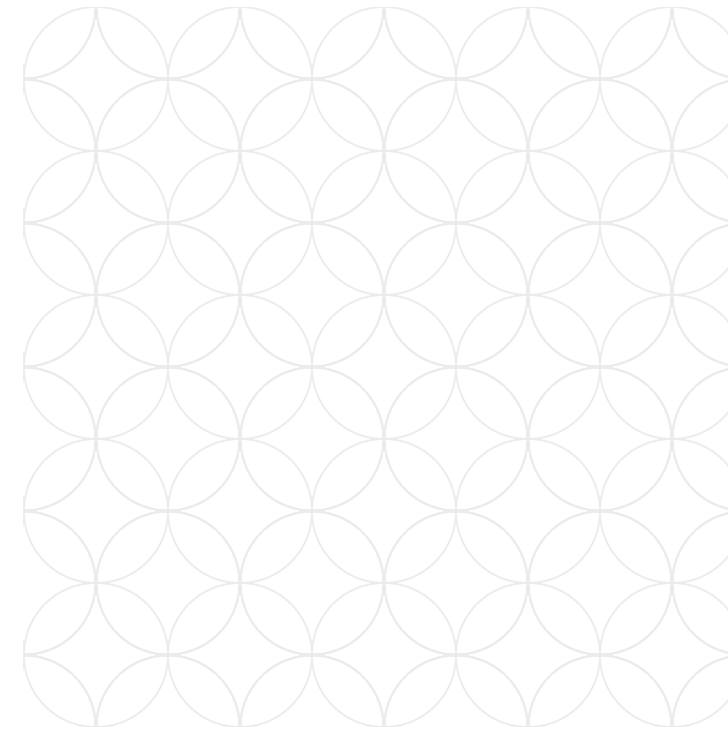
For days out there is much to enjoy. The Caerleon Roman Fortress Baths and amphitheatre, five minutes away by car, provide the ideal opportunity to learn more about the town's history. The site includes the only Roman legionary barracks still on view in Europe, and the most complete Roman amphitheatre in Britain. Historical landmarks also include Chepstow Castle, just over a 30 minute drive away. The castle is beautifully preserved and was for more than six centuries home to some of the most powerful men of the medieval and Tudor ages. Tintern Abbey, around 34 minutes away by road, is also well worth a visit. This national icon stands on the banks of the River Wye and was first founded in 1131 by Cistercian monks.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools nearby for youngsters of all ages.

Caerleon Lodge Hill Primary School is a 15 minute walk from home, while Charles Williams Church in Wales Primary is 11 minutes away on foot, with both rated 'Good' by Estyn, the schools inspectorate for Wales.

For older students, Caerleon Comprehensive School is an 11 minute walk from home.



GETTING AROUND

While lying in a tranquil location surrounded by open green spaces, Parc y Coleg is also very well connected for travel by both road and rail.

Junction 24 of the M4 motorway is less than a 10 minute drive for onwards journeys to Swansea (1 hour and 8 minutes), Neath (1 hour and 2 minutes), Bristol (40 minutes) and London (2 hours and 42 minutes).

For train travel, Newport railway has good connections to Cardiff Central (15 minutes), Birmingham (1 hour and 51 minutes), Manchester (3 hours) and London Paddington (1 hour and 39 minutes). For bus travel, there is a regular service between Caerleon and Newport City Centre that takes around 30 minutes.

Those seeking international travel can reach Cardiff Airport in around 48 minutes by car and Bristol Airport in around 47 minutes, with both offering flights around the globe.

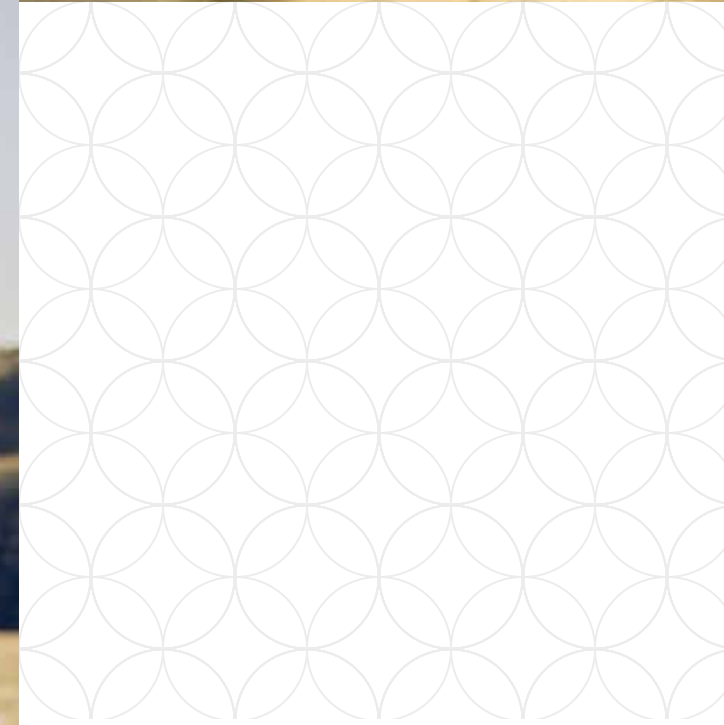
WE PUT MORE IN

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 **Parc Y Coleg**.



SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard



EXPLORE PARC Y COLEG PHASE 1

KEY

	LETCHWORTH 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	AMBERLEY 3 BEDROOM HOME		LISTED BUILDING
	STRATFORD 4 BEDROOM HOME		LISTED OUTBUILDING
	OXFORD LIFESTYLE 3 BEDROOM HOME		TY HYWELL
	OXFORD 4 BEDROOM HOME		TJ WEBLEY
	CAMBRIDGE 4 BEDROOM HOME		FELTHORPE HOUSE
	WELWYN 4 BEDROOM HOME		AFFORDABLE HOUSING

S/S – Sub Station
B/S – Bin Storage
C/S – Cycle Storage
POS – Public Open Space
LEAP – Local Equipped Area for Play

This plan 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 specific details, other than general site layout, please liaise directly with our Sales Consultant.





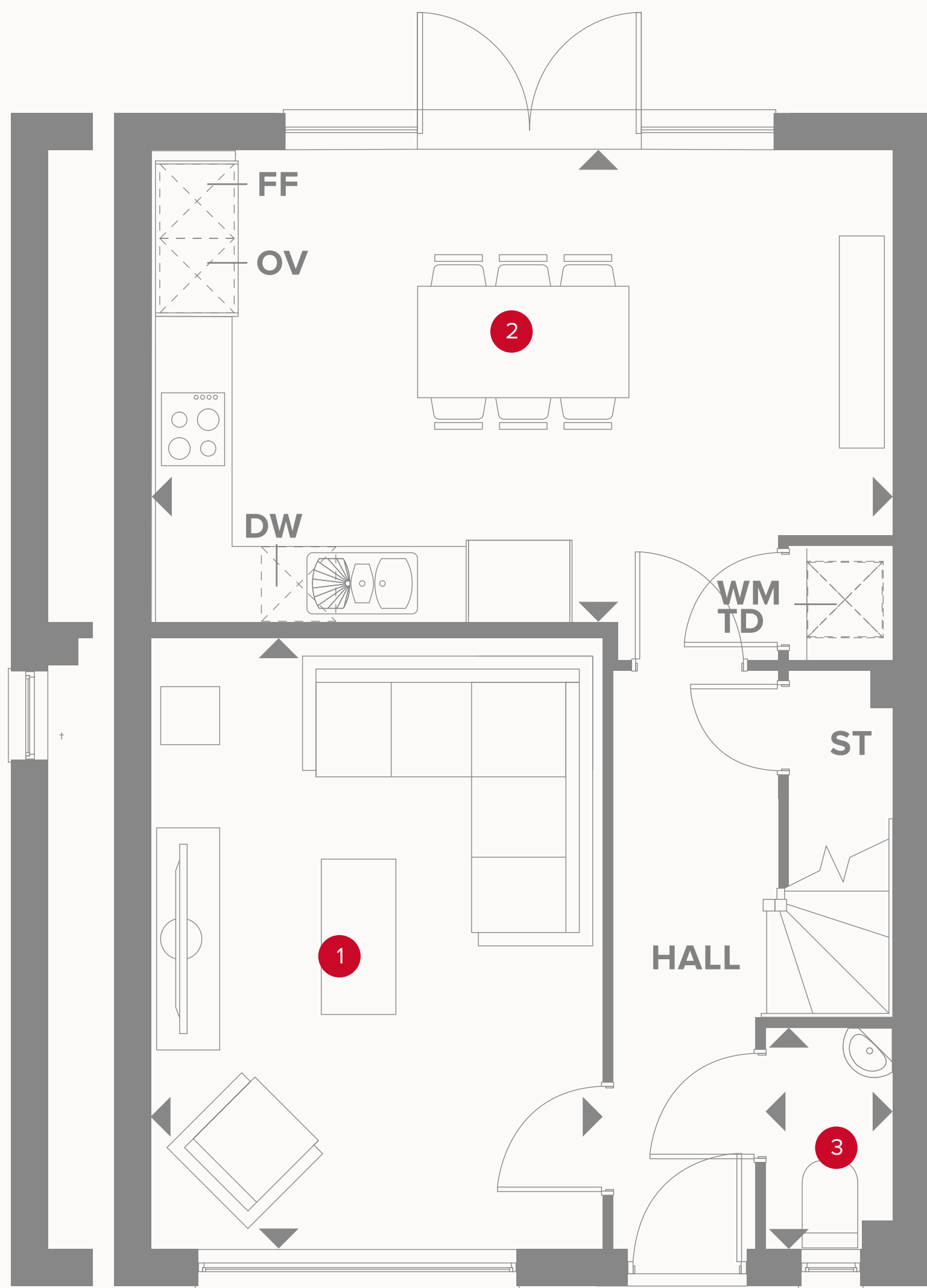
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM HOME





†Alternative elevation for specific plots.

THE WARWICK GROUND FLOOR

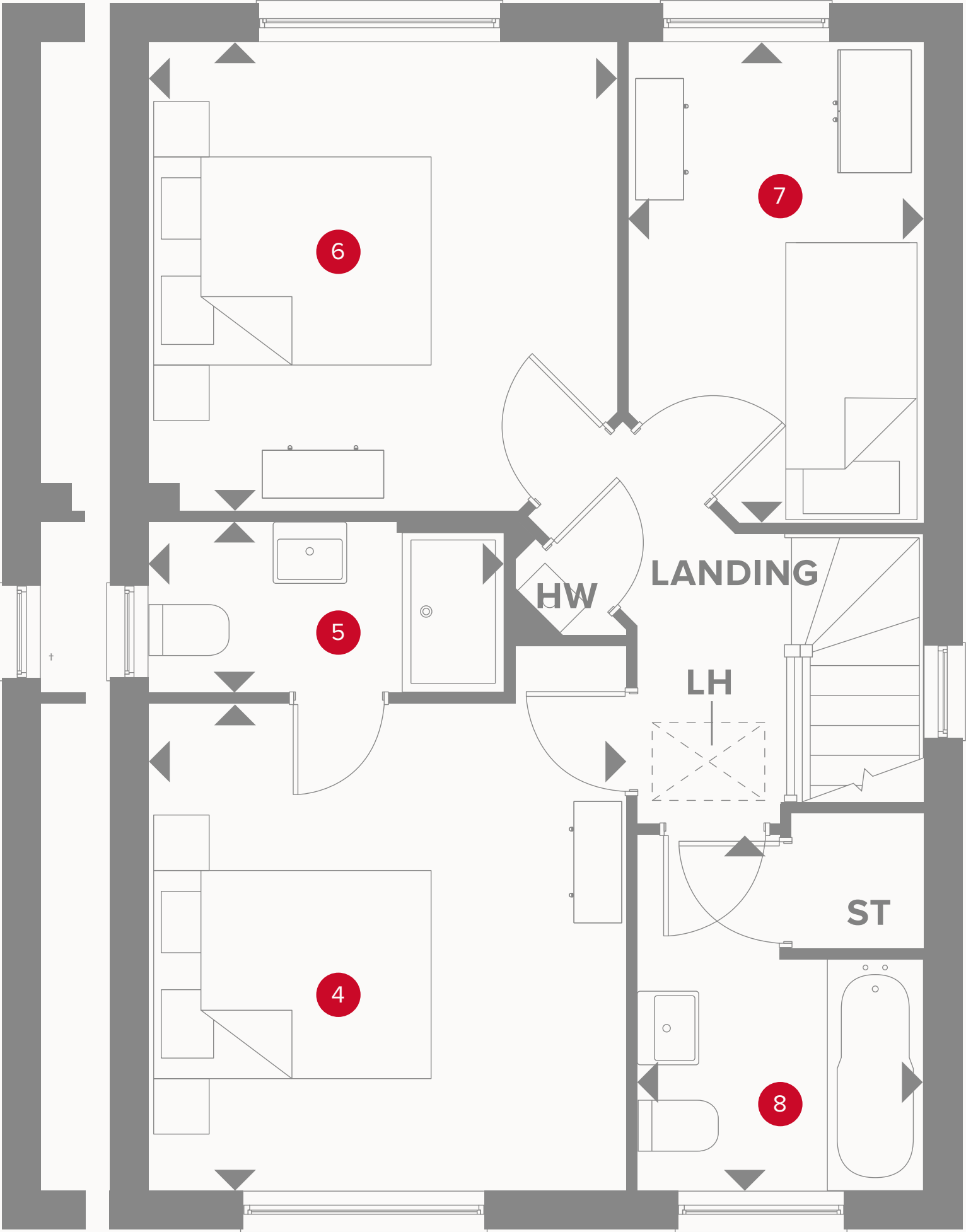
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m



KEY

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

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



†Alternative elevation for specific plots.

THE WARWICK FIRST FLOOR

4	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5	En-suite	8'8" x 4'2"	2.64 x 1.28 m
6	Bedroom 2	11'6" x 11'5"	3.50 x 3.49 m
7	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



Customers should note this illustration is an example of the Warwick 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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



HERITAGE

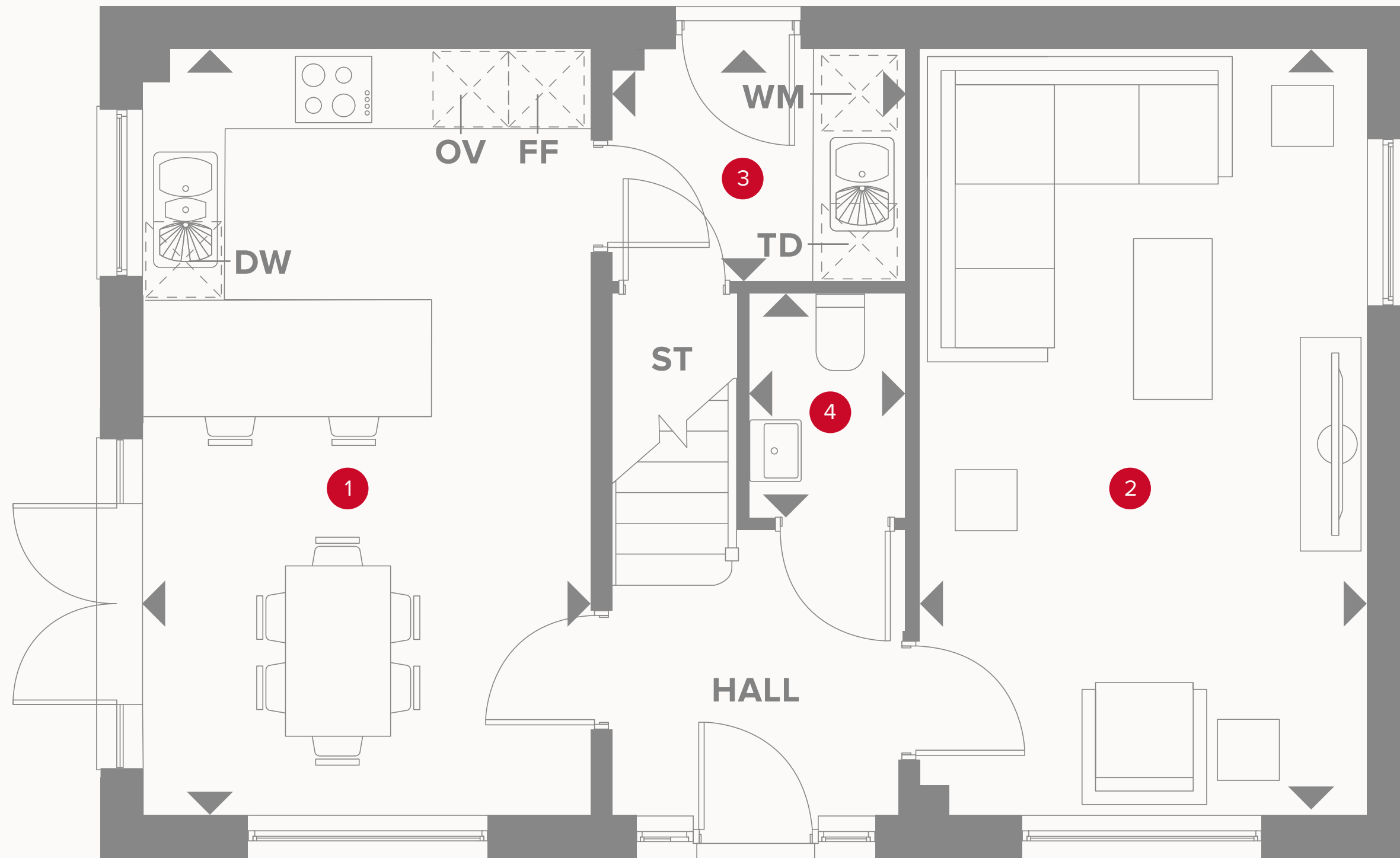
- REDROW -

THE AMBERLEY

THREE BEDROOM HOME



THE AMBERLEY GROUND FLOOR



1	Kitchen/ Dining	18'9" x 10'8"	5.77 x 3.28 m
2	Lounge	18'9" x 10'7"	5.77 x 3.27 m
3	Utility	7'2" x 5'7"	2.18 x 1.75 m
4	Cloaks	5'5" x 3'7"	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** Dishwasher space

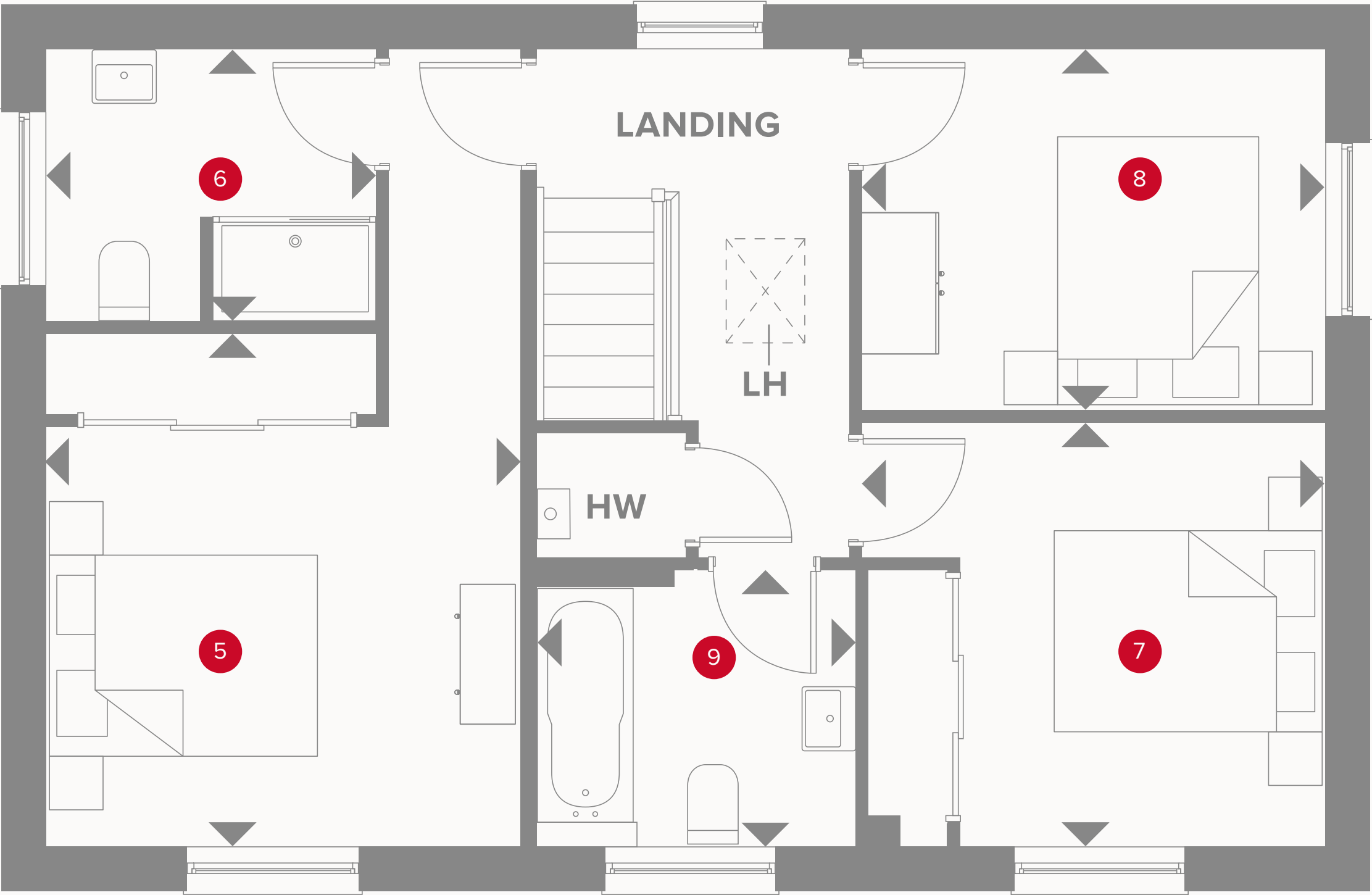
THE AMBERLEY FIRST FLOOR

5	Bedroom 1	12'1" x 10'9"	3.68 x 3.31 m
6	En-suite	7'2" x 6'6"	2.40 x 2.00 m
7	Bedroom 2	10'8" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'6"	3.35 x 2.63 m
9	Bathroom	7'6" x 6'5"	2.34 x 1.98 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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





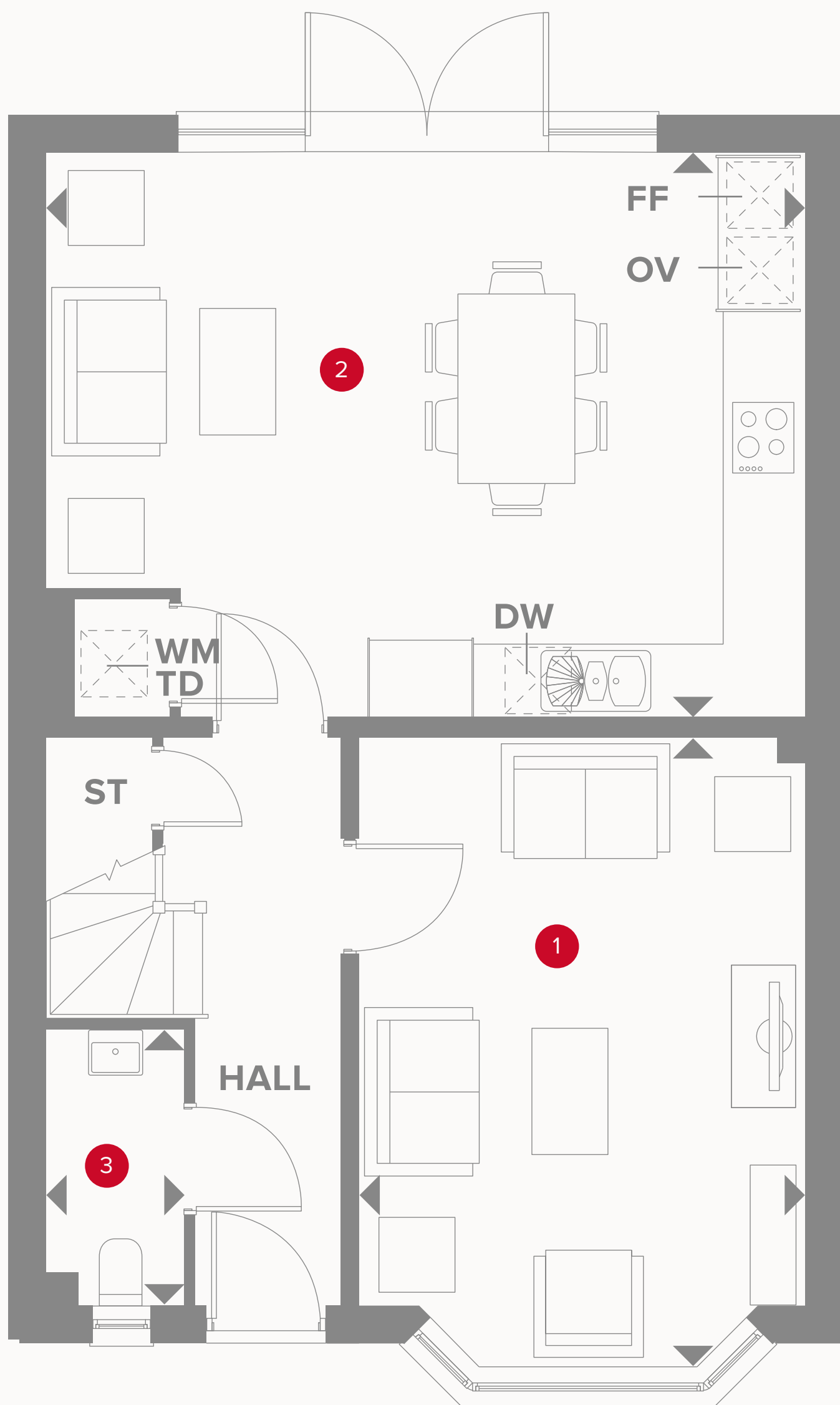
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME





THE STRATFORD GROUND FLOOR

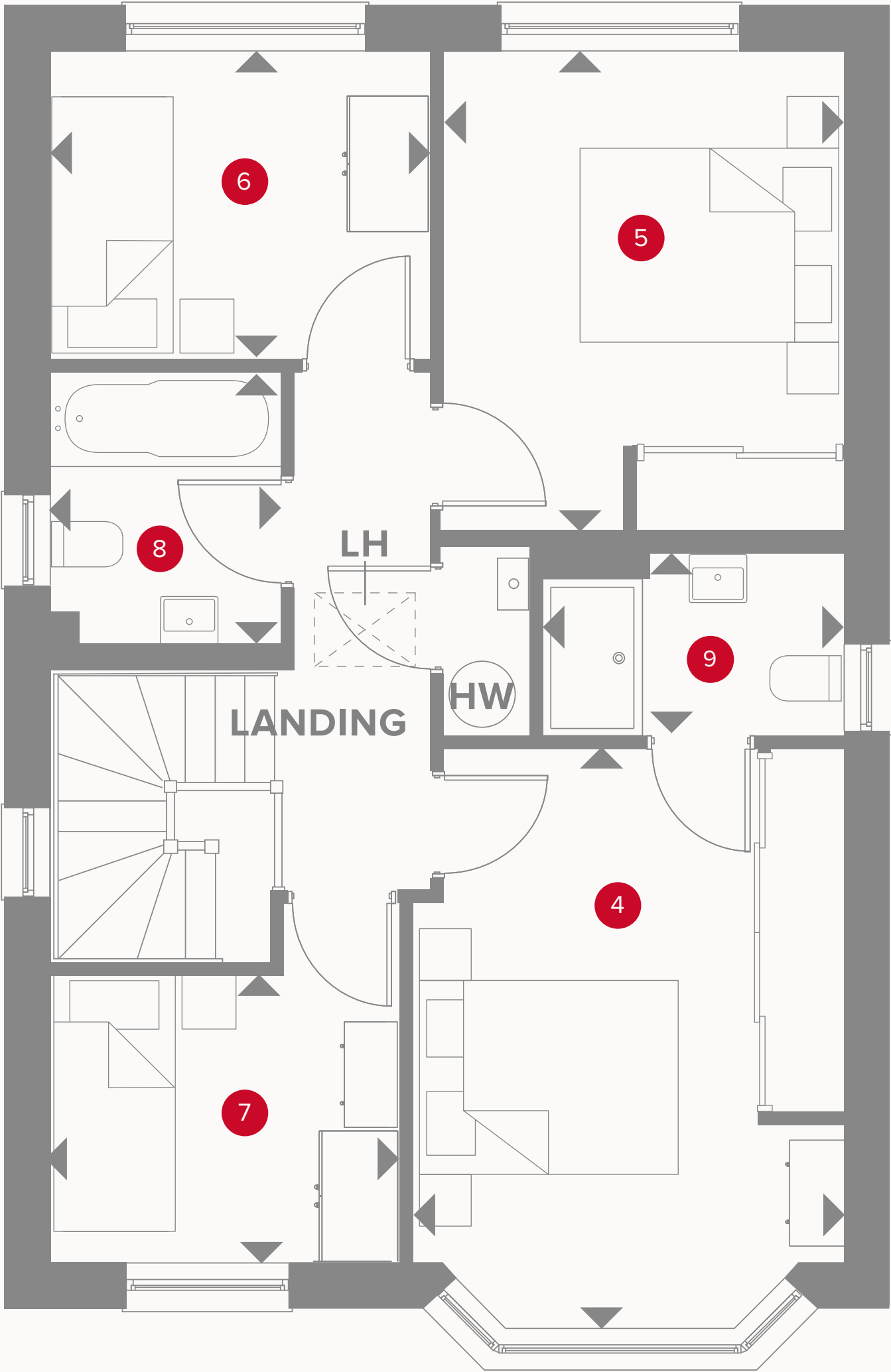
1	Lounge	16'3" x 11'5"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'6" x 14'7"	5.99 x 4.49 m
3	Cloaks	7'2" x 3'5"	2.20 x 1.07 m



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 FIRST FLOOR

4	Bedroom 1	14'3" x 10'8"	4.36 x 3.31 m
9	En-suite	7'5" x 3'8"	2.28 x 1.19 m
5	Bedroom 2	11'9" x 9'9"	3.62 x 3.03 m
6	Bedroom 3	9'4" x 7'7"	2.88 x 2.34 m
7	Bedroom 4	8'5" x 7'2"	2.60 x 2.20 m
8	Bathroom	6'7" x 5'8"	2.05 x 1.76 m



Customers should note this illustration is an example of the Stratford 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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



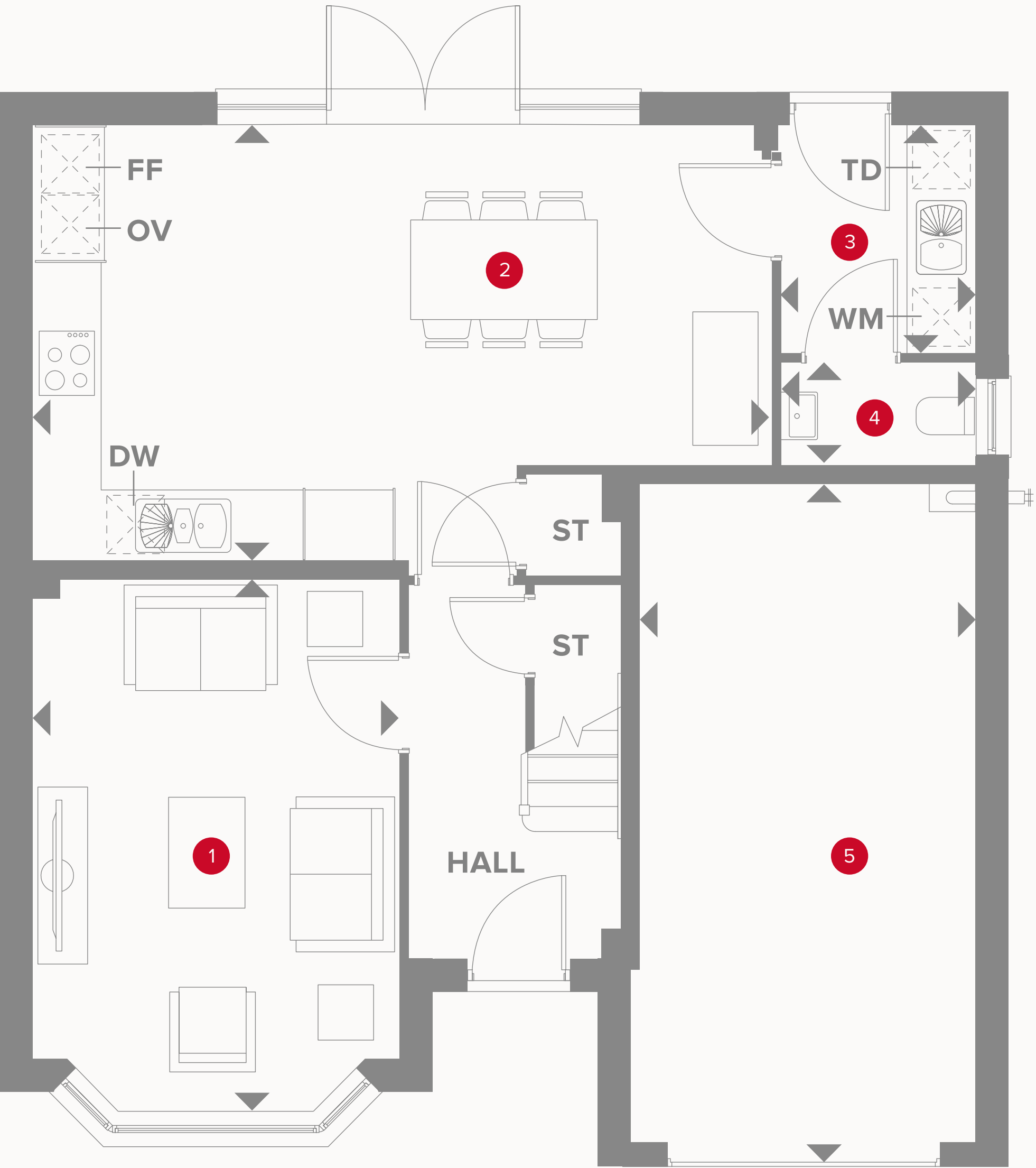
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME





THE OXFORD LIFESTYLE GROUND FLOOR

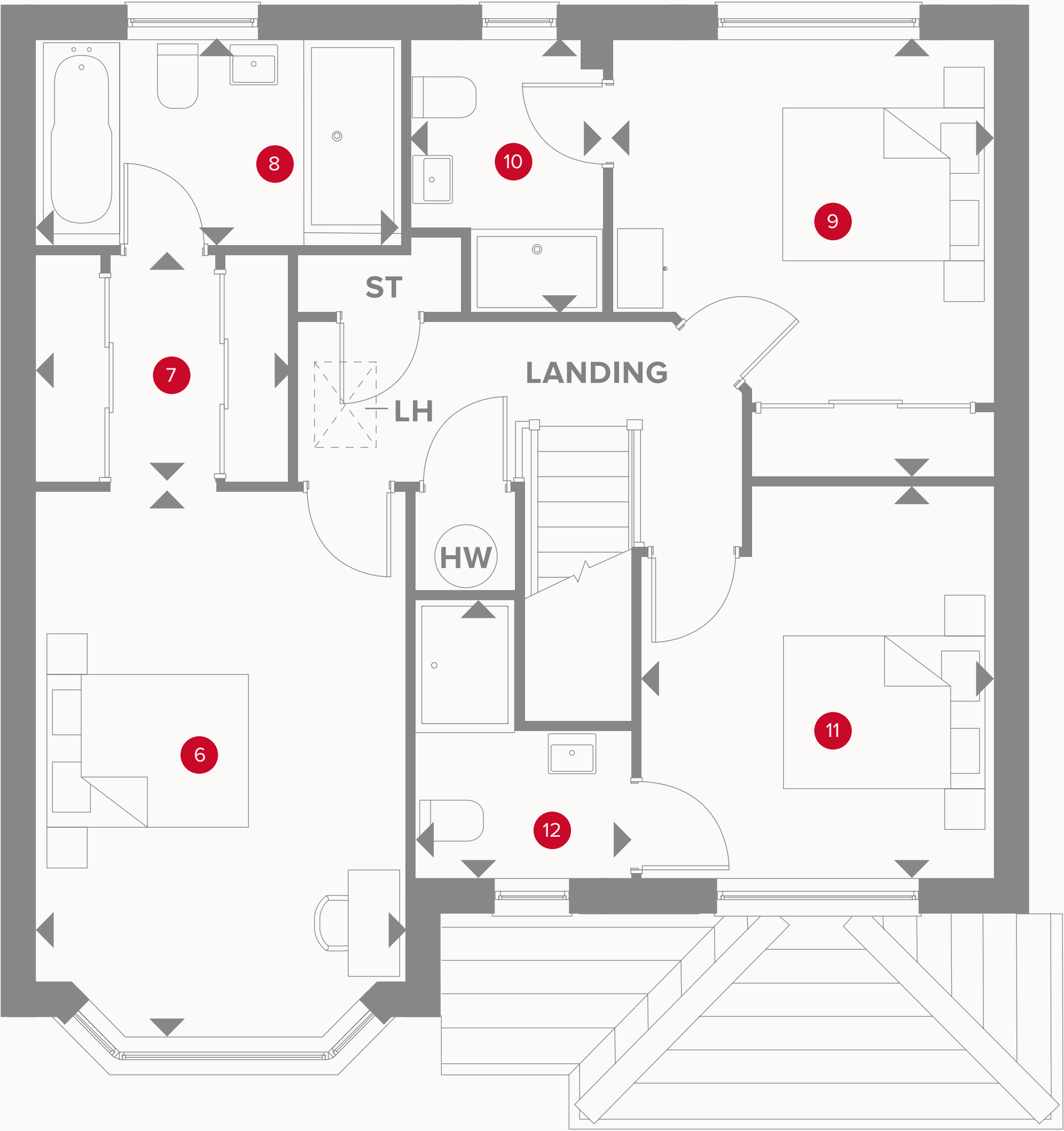
1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m



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



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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

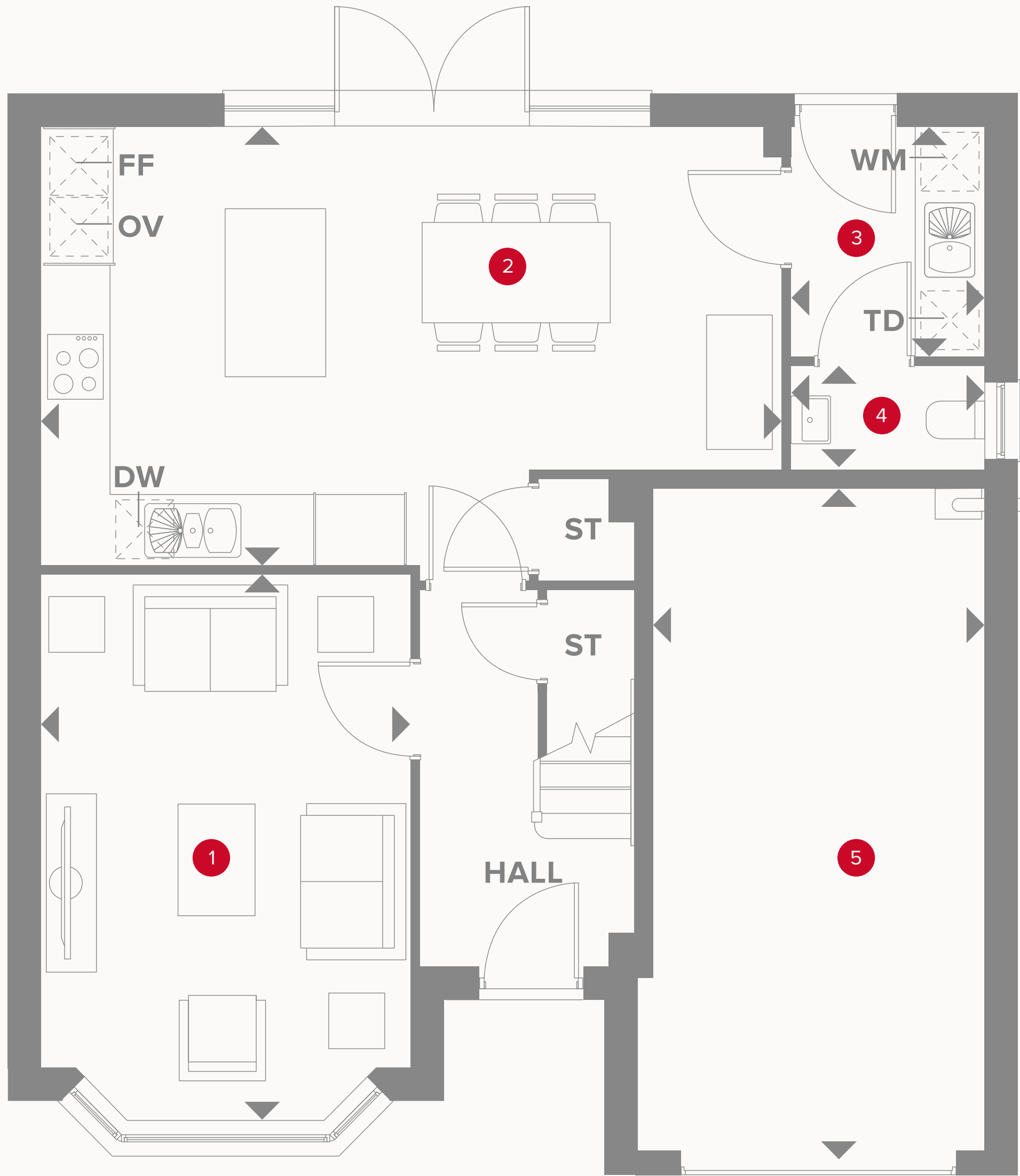


HERITAGE
- REDROW -

THE OXFORD

FOUR BEDROOM HOME





THE OXFORD GROUND FLOOR

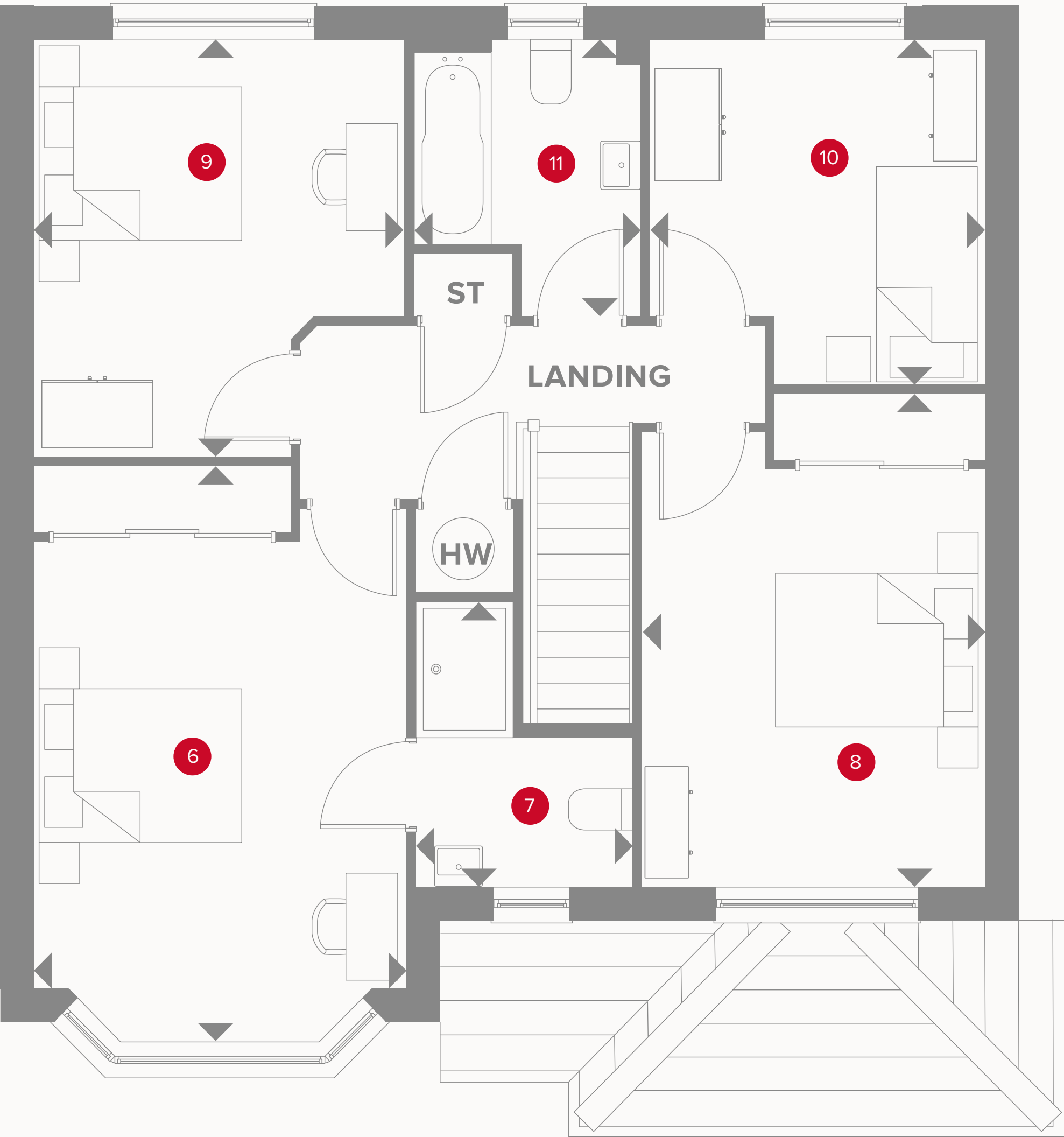
1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m



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 FIRST FLOOR

6	Bedroom 1	16'7" x 10'8"	5.08 x 3.29 m
7	En-suite	8'2" x 6'4"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'5"	4.33 x 3.19 m
9	Bedroom 3	11'9" x 10'8"	3.63 x 3.29 m
10	Bedroom 4	9'9" x 9'7"	3.03 x 2.97 m
11	Bathroom	7'9" x 6'7"	2.42 x 2.04 m



Customers should note this illustration is an example of the Oxford 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

KEY

◀

Dimensions start

HW

Hot water storage



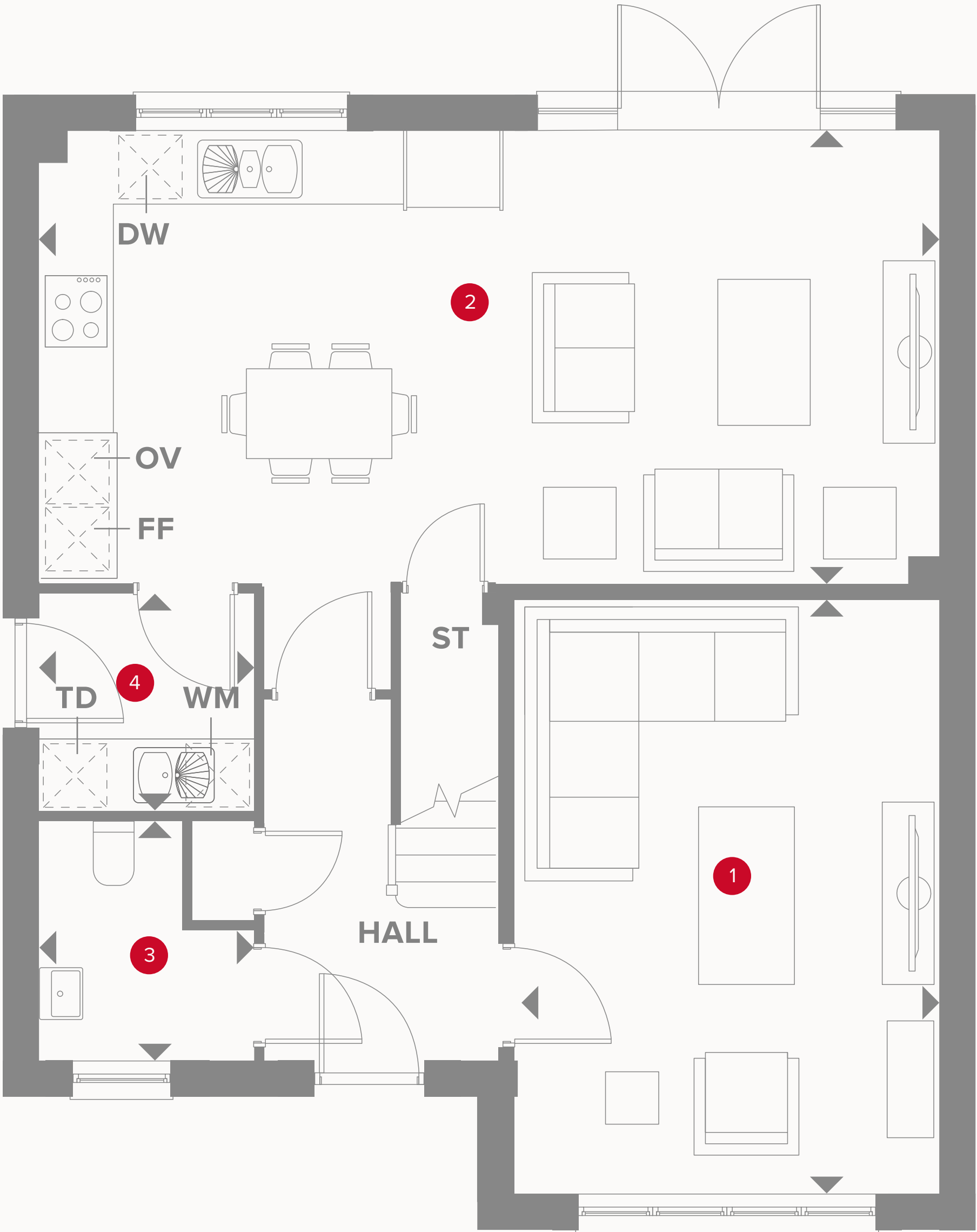
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME





THE CAMBRIDGE GROUND FLOOR

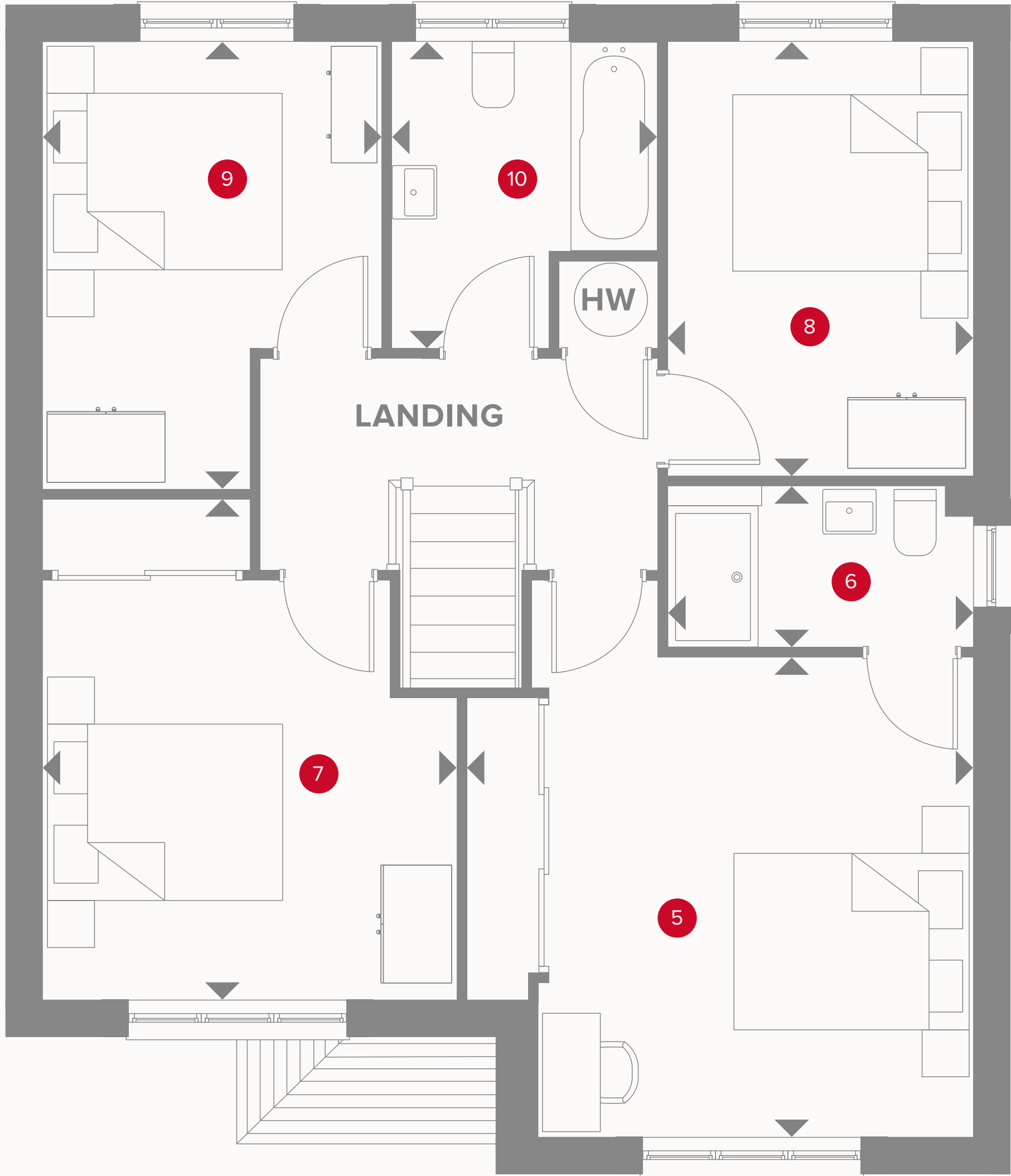
1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Cloaks	5'11" x 5'11"	1.81 x 1.80 m
4	Utility	6'6" x 5'11"	1.99 x 1.80 m



KEY

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

- ◀ Dimensions start
- ST Storage cupboard
- WM Washing machine space
- DW Dish washer space



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'0" x 4'3"	2.45 x 1.30 m
7	Bedroom 2	13'3" x 11'0"	4.06 x 3.37 m
8	Bedroom 3	11'6" x 8'4"	3.52 x 2.56 m
9	Bedroom 4	11'11" x 9'0"	3.64 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.19 m



Customers should note this illustration is an example of the Cambridge 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

*Max dimensions Note: Bedroom dimensions taken into wardrobe recess. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

KEY

◀ Dimensions start

HW Hot water storage



HERITAGE

- REDROW -

THE WELWYN

FOUR BEDROOM HOME





THE WELWYN GROUND FLOOR

1	Lounge	17'1" x 11'9"	5.20 x 3.63 m
2	Kitchen	12'4" x 7'4"	3.79 x 2.26 m
3	Dining	12'9" x 10'8"	3.95 x 3.29 m
4	Family	12'4" x 11'3"	3.78 x 3.46 m
5	Utility	7'3" x 6'1"	2.24 x 1.86 m
6	Cloaks	5'1" x 3'7"	1.56 x 1.12 m
7	Garage	17'1" x 16'0"	5.23 x 4.88 m



KEY

- Hob

OV

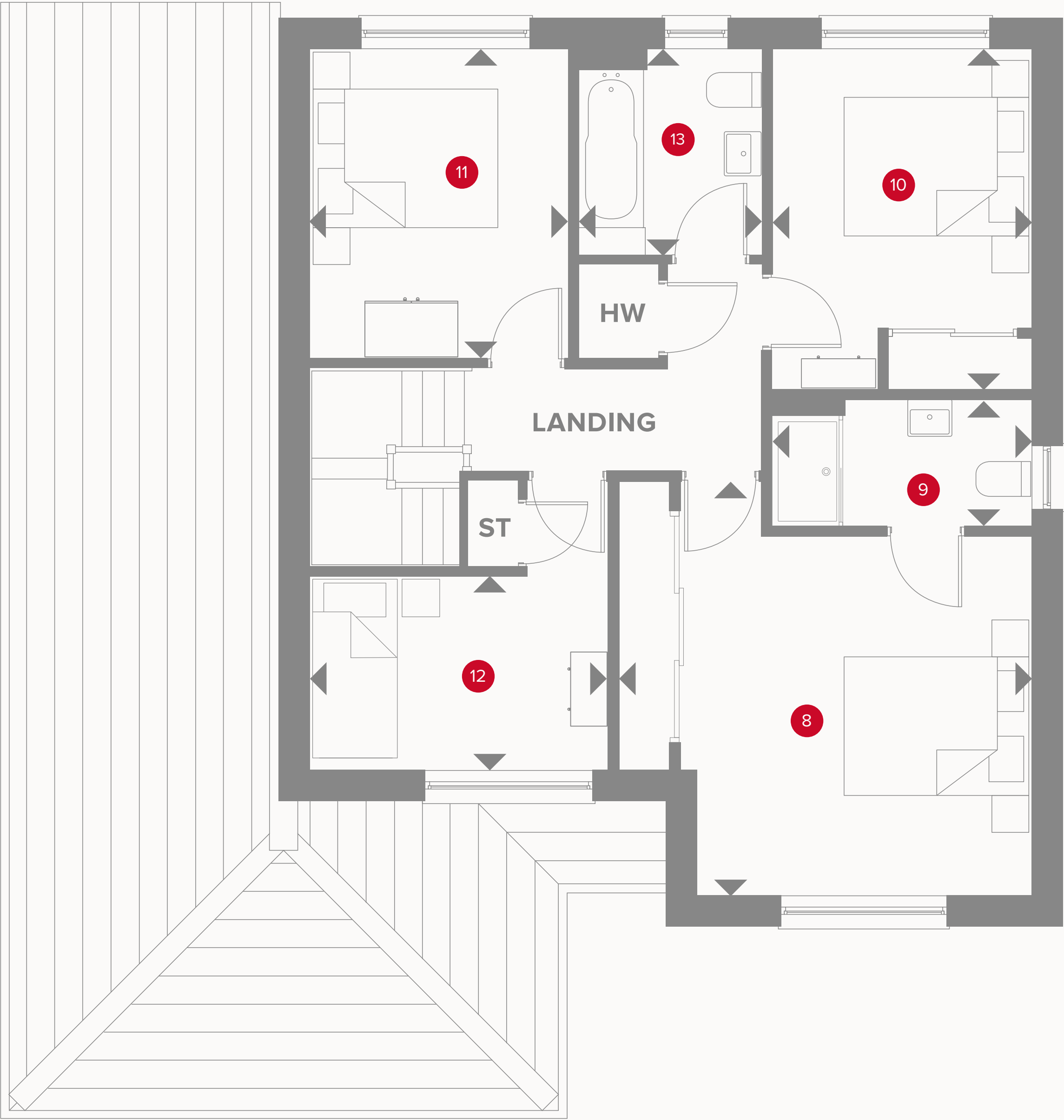
FF

TD
- Dimensions start

ST

WM

DW



THE WELWYN FIRST FLOOR

8	Bedroom 1	14'7" x 10'5"	4.47 x 3.21 m
9	En-suite 1	9'2" x 4'5"	2.82 x 1.38 m
10	Bedroom 2	12'1" x 9'2"	3.70 x 2.82 m
11	Bedroom 3	11'4" x 9'2"	3.47 x 2.81 m
12	Bedroom 4	10'6" x 6'9"	3.24 x 2.11 m
13	Bathroom	7'3" x 6'5"	2.24 x 1.99 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

KEY

- ◀ Dimensions start
- HW Hot water storage



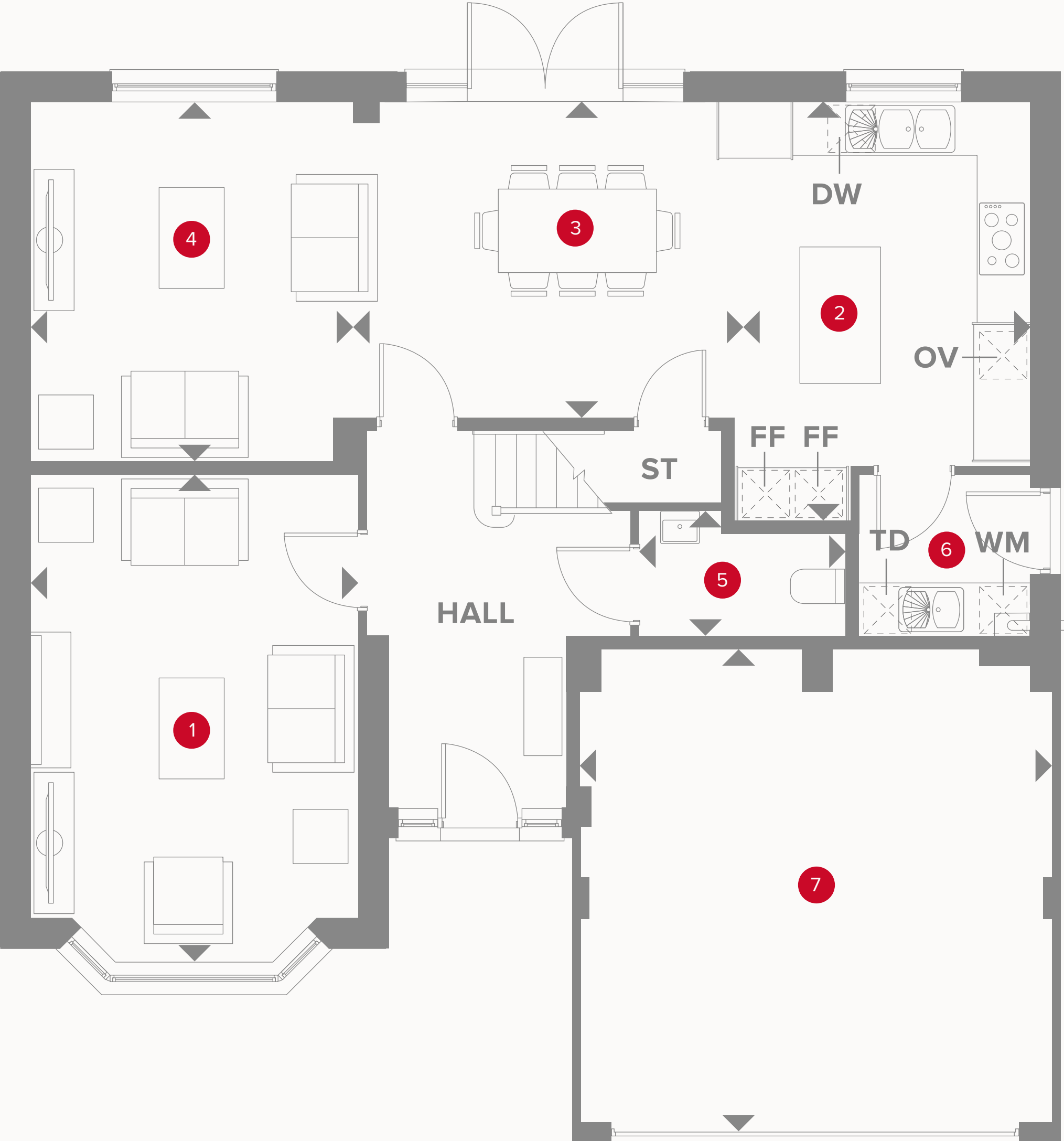
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME





THE HENLEY GROUND FLOOR

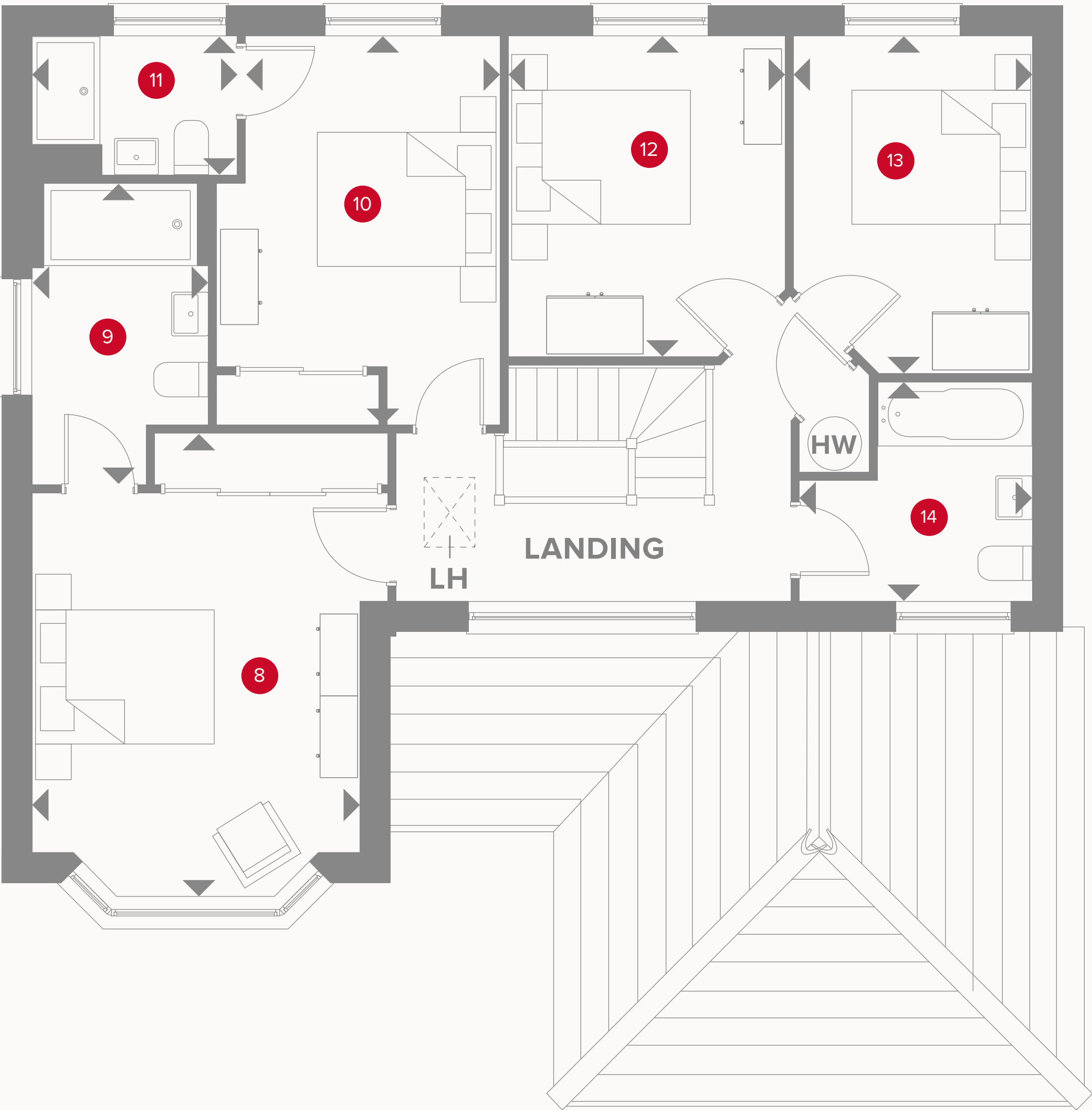
1	Lounge	17'6" x 11'9"	5.37 x 3.63 m
2	Kitchen	15'1" x 10'9"	4.76 x 3.32 m
3	Dining	14'2" x 11'8"	4.15 x 3.61 m
4	Family	13'3" x 13'0"	4.07 x 3.55 m
5	Cloaks	7'5" x 4'2"	2.28 x 1.38 m
6	Utility	6'2" x 5'9"	1.90 x 1.79 m
7	Garage	17'1" x 17'0"	5.20 x 5.19 m



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	16'8" x 11'9"	5.12 x 3.63 m
9	En-suite 1	10'9" x 6'5"	3.32 x 1.98 m
10	Bedroom 2	14'4" x 10'2"	4.40 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.28 x 1.55 m
12	Bedroom 3	11'6" x 9'9"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'6"	3.72 x 2.63 m
14	Bathroom	8'4" x 7'9"	2.57 x 2.41 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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



HERITAGE

- REDROW -

THE RICHMOND

FOUR BEDROOM HOME



THE RICHMOND GROUND FLOOR

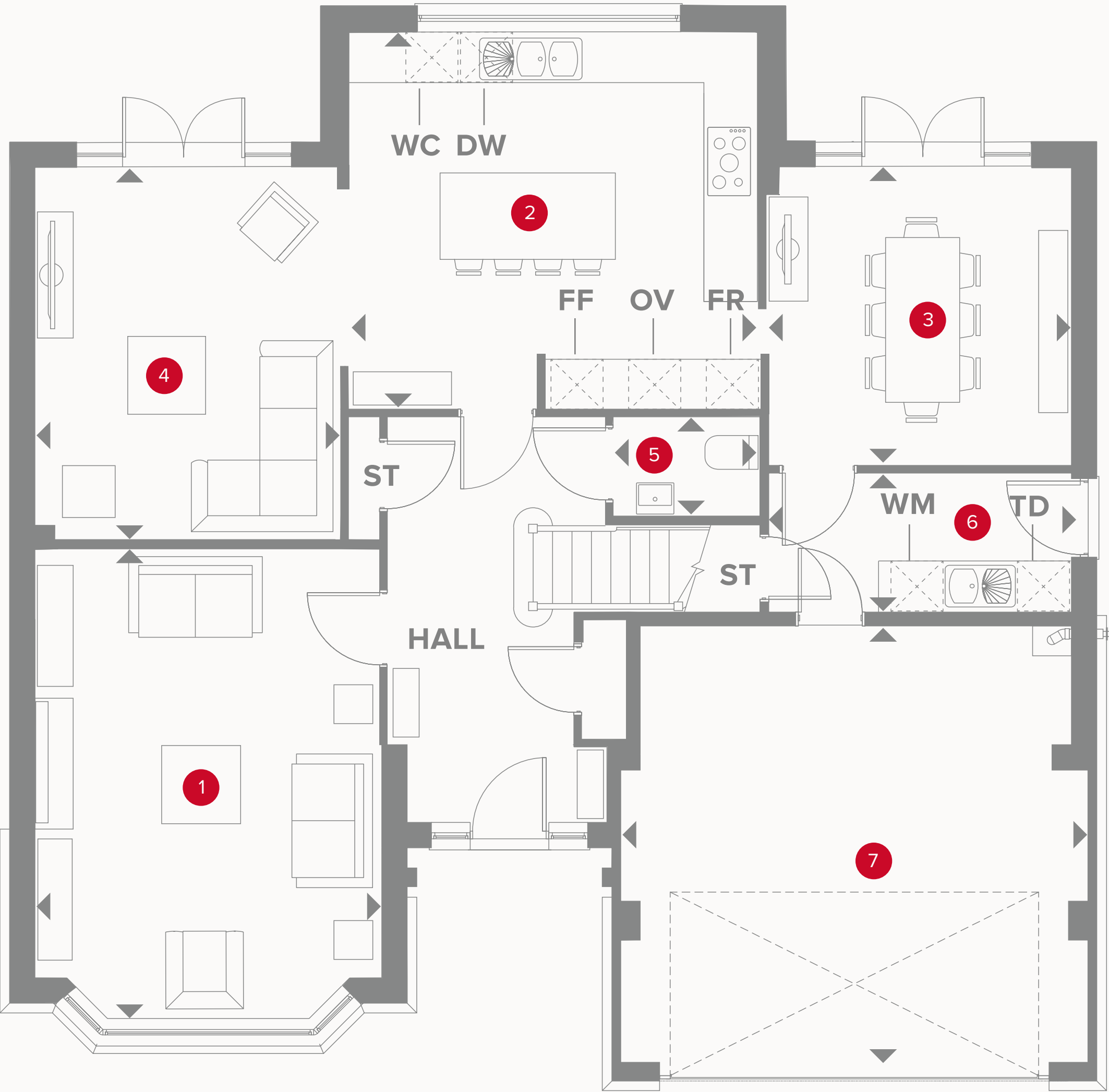
1	Lounge	17'5" x 13'0"	5.35 x 3.97 m
2	Kitchen	15'4" x 14'0"	4.69 x 4.27 m
3	Dining	11'6" x 11'3"	3.55 x 3.46 m
4	Family	13'7" x 11'3"	4.20 x 3.46 m
5	Cloaks	5'5" x 3'7"	1.69 x 1.12 m
6	Utility	11'3" x 5'3"	3.46 x 1.62 m
7	Garage	17'7" x 16'5"	5.41 x 5.04 m

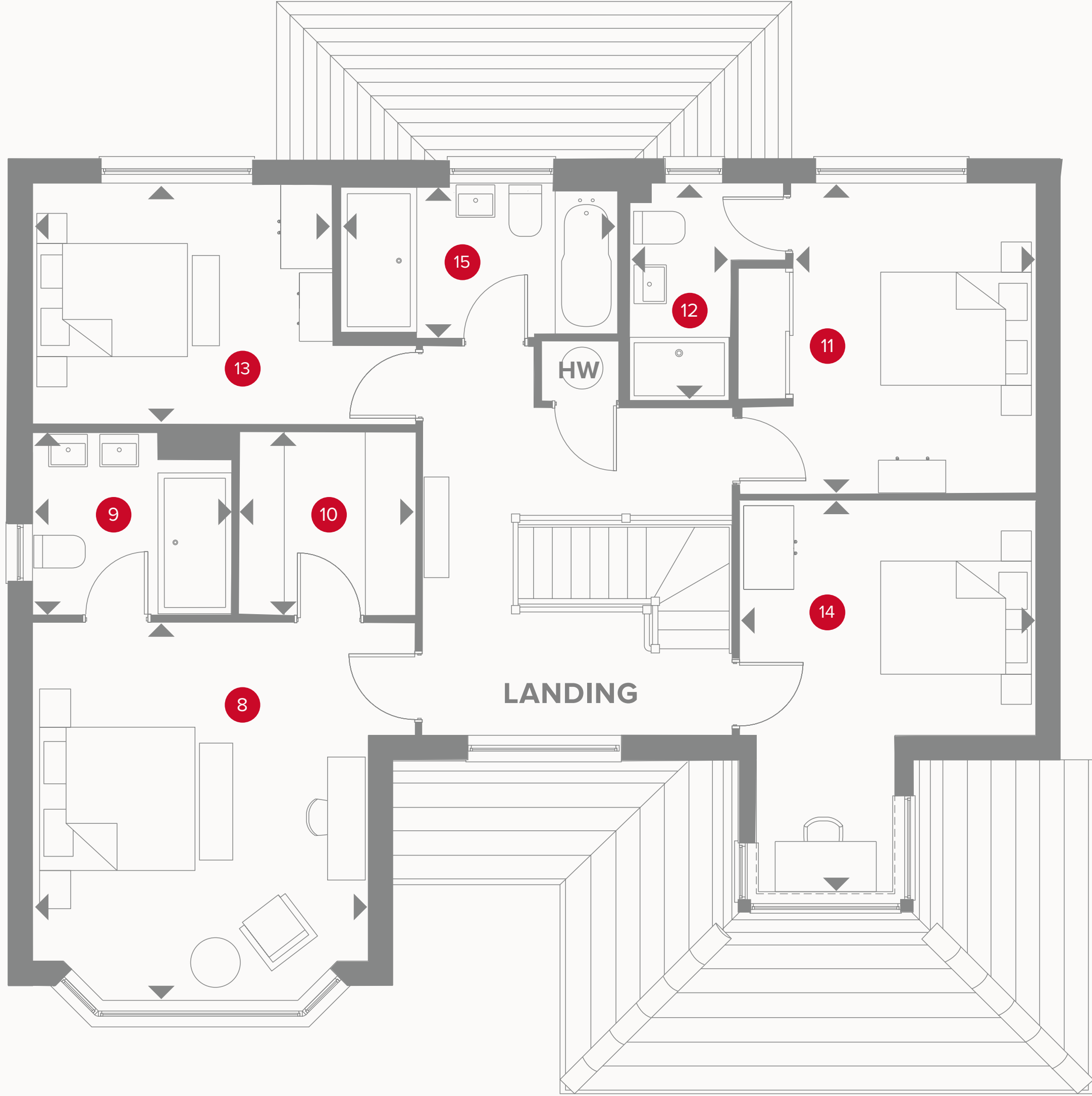


KEY

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

- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space
- WC** Wine cooler
- FR** Fridge





THE RICHMOND FIRST FLOOR

8	Bedroom 1	14'7" x 13'0"	4.49 x 3.97 m
9	En-suite 1	7'9" x 7'1"	2.40 x 2.17 m
10	Wardrobe	7'1" x 6'8"	2.17 x 2.08 m
11	Bedroom 2	12'1" x 11'5"	3.70 x 3.52 m
12	En-suite 2	8'5" x 6'4"	2.58 x 1.94 m
13	Bedroom 3	11'7" x 9'4"	3.57 x 2.86 m
14	Bedroom 4	15'5" x 11'5"	4.73 x 3.52 m
15	Bathroom	10'8" x 5'8"	3.29 x 1.78 m



Customers should note this illustration is an example of the Richmond 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

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

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

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

Work Surfaces

Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

Upstand

Matching above worktops, with stainless Steel splashback behind Hob.

Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft). Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

Appliances AEG

- AEG Gas Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50



INTERIOR

Walls
Crown Pale Cashew and White paint finish.

Internal Doors
Internal moulded door.

Internal Door Furniture
Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

Architrave
Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

Skirting Boards
Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

Staircase
41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

Ceilings
Crown Pale Cashew and White paint finish.

Central Heating
Full gas central heating with energy efficient wall mounted boiler. Please see sales consultant for details.

Radiators
Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

Wardrobes
Symphony wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

Phone Point
Phone Point finishes to match electrical accessories in rooms.

TV Point
TV Point finishes to match electrical accessories in room.

Electrical Sockets & Switch Plates
BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.
Low profile Tray Acrylic capped low profile shower tray.
Shower Screen Polished Chrome effect finish shower door.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell

Black bell push with transformer.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at redrowplc.co.uk/sustainability

Working in close partnership with



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.





PARC Y COLEG

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LODGE ROAD, CAERLEON, NEWPORT NP18 3QT

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redrow.co.uk