



# PRIORS HALL PARK

NORTHAMPTONSHIRE



**BARRATT**  
HOMES



# A SUPERB MIX OF TRADITIONAL & CONTEMPORARY HOMES FOR YOU AND YOUR FAMILY

## YOUR DREAM HOME IN A DESIRABLE LOCATION

Priors Hall Park is set within 1,200 acres of stunning parkland and nestled within its centre you will find two of our newest developments, The Woodlands and Lake View.

Both developments offer an unparalleled choice of two, three and four bed properties, perfect for any new home buyer. The Woodlands at Rockingham Gate offers traditional homes with a selection made from natural stone, whilst Lake View at Weldon Lakes offers a more contemporary style of home with views overlooking the lake.

Whichever development you choose, you'll be sure to feel a thriving sense of community with the heart of nature on your doorstep. Once you visit, you'll see why Priors Hall Park would be the perfect place to call home.





## LOCAL AREA

### MODERN LIVING IMMERSSED IN ROLLING COUNTRYSIDE

Just three miles away from Priors Hall Park is Corby town centre boasting a wide range of state-of-the-art venues including the Corby Cube with a 455-seat theatre and the East Midlands International Swimming Pool. Corby is also home to the Willow Place shopping centre and a host of high street retailers as well as a selection of eateries and leisure activities.

For those who are looking for a more sports and thrill-seeking day out you can find Rockingham Speedway, Adrenaline Alley and Laser Force amongst others, all within close proximity.

If you're looking for a fun-filled day with the kids you'll find Cheeky Monkees Kids Play, Adventure World and Hullabaloo all located in Northamptonshire. They offer exciting indoor and outdoor play areas and activities for toddlers up to children under 5ft tall.









## OUT AND ABOUT

### SOMETHING FOR EVERYONE

For those who want to explore history, Priors Hall Park neighbors Deene Park and Kirby Hall, two stunning English country homes. Deene Park has been occupied by the Brudenell family since 1514 and has been developed from a medieval manor, and Kirby Hall is one of England's greatest Elizabethan and 17th century houses. Just two miles away you will also find Rockingham Castle, a remarkable castle steeped in history and built on the instruction of William the Conquerer.

When it comes to eating out and shopping, Corby has a fantastic selection of delis, tea shops, restaurants, bars and independently owned shops. If you're a sports fanatic, Corby offers Priors Hall Golf Club, Corby Tennis Centre and Lodge Park Sports Centre boasting a range of sporting activities including swimming and diving.





## LOCAL AMENITIES

### FIND EVERYTHING YOU NEED ON YOUR DOORSTEP

Living at Priors Hall Park you can enjoy a full range of essential amenities from a local post office and supermarket to a large superstore, as well as a variety of independent shops, pubs and restaurants. Both The Woodlands and Lake View also have access to several local dental practices and doctors' surgeries.

For parents looking for excellent schooling close by there's Beanfield Primary School and Brooke Weston Academy, both with an "Outstanding" Ofsted report. Located on Priors Hall Park is Corby Business Academy, a world-class institution designed to promote positive learning and get the very best from their students. There is also a new primary school under construction. Excellent college and university choices are also just a short distance from the development, including Northampton University.

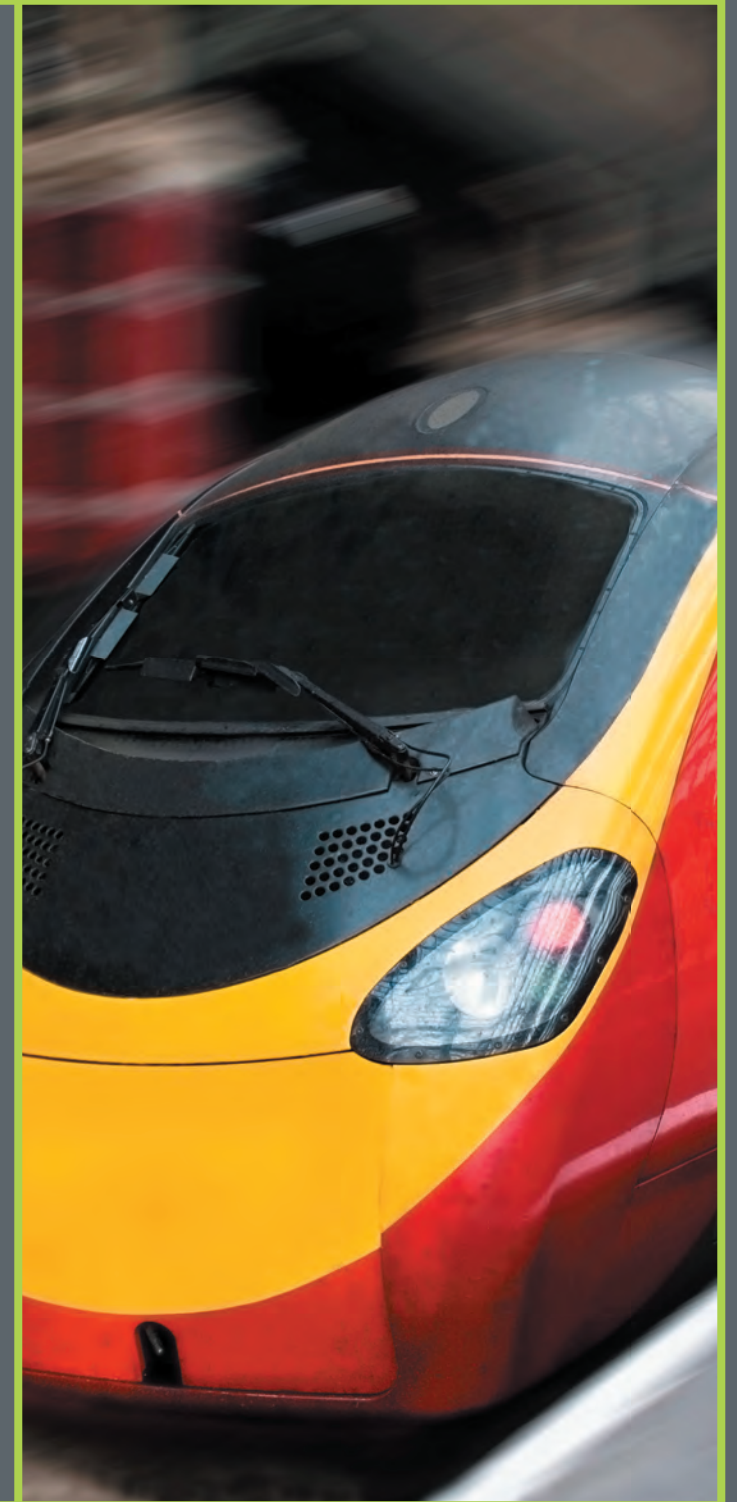


## CENTRALLY LOCATED

### FANTASTIC ROAD AND TRAIN CONNECTIONS TO LONDON

Six miles from the A14 (A1/M1 Link Road), Corby provides easy access to the main north/south roads, the M1/M6 and east coast ports. 'A' roads link the town to Leicester, Northampton, Peterborough and Cambridge. By rail from Corby's new station, London is just over an hour away with services starting early morning through into the evening, with a service directly into St Pancras International.

Priors Hall Park is just over an hour's drive away from three international airports: Birmingham, Nottingham, East Midlands and London Luton. If the bus is your preferred mode of transport then there are plenty of local bus routes connecting you to the towns and villages around Corby and a National Express coach service links the town with Leicester, Nottingham, Leeds and even Glasgow.



# LAKE VIEW



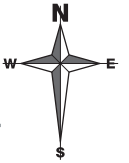
## DEVELOPMENT LAYOUT



		Ashford	2 bedroom home			Finchley	3 bedroom home			Cambridge	4 bedroom home			Oakhampton	4 bedroom home
		Drayton	2 bedroom home			Morpeth	3 bedroom home			Kennington	4 bedroom home			Woodbridge	4 bedroom home
		Faringdon	3 bedroom home			Alnwick	4 bedroom home			Lincoln	4 bedroom home				

**IMPORTANT INFORMATION:** Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any revisions to planning consents including layout plans will be available. Individual features such as windows, brick, other materials and colours may vary from those shown. Please ask our sales adviser for details of the treatments specified for individual plots. Images, site layouts, landscaping and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Lake View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. 09/14

# THE WOODLANDS



## DEVELOPMENT LAYOUT



		Cameo	2 bedroom home			Barwick	3 bedroom home			Somerton	4 bedroom home			Thornbury	4 bedroom home
		Drayton	2 bedroom home			Morpeth	3 bedroom home			Lincoln	4 bedroom home			Sales Centre	Show Homes
		Aylesbury	3 bedroom home			Alston	3 bedroom home			Cambridge	4 bedroom home	Sales Centre & Show Homes area			

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# Five Great Reasons to Buy Barratt



## 1 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

## 2 Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

## 3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row, our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

## 4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

## 5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.



**Find out more, talk to one of our Sales Advisers today.**

\*\*Refers to the Barratt Developments Plc Group brands.\*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Home Builder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.

“The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.”



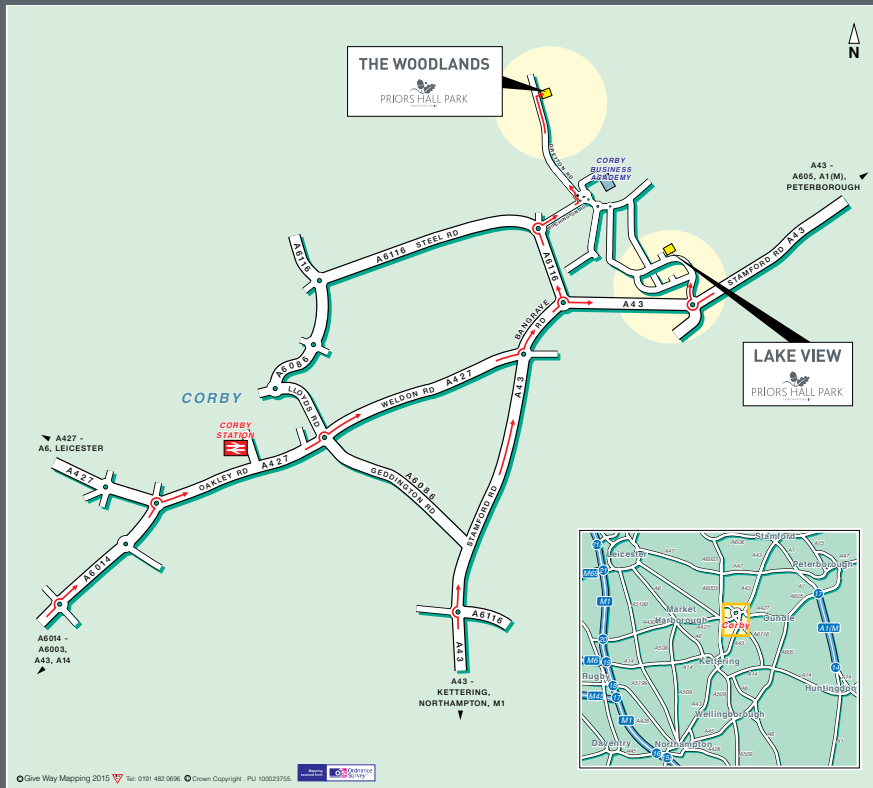
“We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.”



“The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.”



# Priors Hall Park, Weldon, Northamptonshire NN17 5EB



## IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. NB: These dimensions are accurate to within  $\pm 50$ mm. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen designs are indicative only, and are subject to change. Travel times and distances are approximate.

[barratthomes.co.uk](http://barratthomes.co.uk)  
or call 01604 419621



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