

# Gretton Valley

Rockingham Gate, Priors Hall Park, Weldon, Corby NN17 5EB



A new development of eco-friendly  
two to five bedroom homes - with  
solar panels fitted as standard.



This development has 1, 2, 3, 4 and 5 bed and equity share option homes - with solar PV panels fitted to all properties



winner of  
**housebuilder**  
awards  
2015

**LarkfleetHomes**

*...better, because we care*

# Gretton Valley



## Solar PV as standard

Larkfleet's properties at Gretton Valley will include solar photovoltaic (PV) panels that produce electricity from daylight, generating useable power even on cloudy days.

Homeowners at Gretton Valley will therefore enjoy reduced electricity bills as well as generating additional revenue from the government's Feed in Tariff scheme. Please ask a sales advisor for further details.



**Gretton Valley** is set within the 1,200 acres of Northamptonshire parkland which is Priors Hall Park. Just two miles outside Corby, it is part of an exciting new community providing housing for first time buyers, growing families and those looking forward to downsizing for the next chapter in their lives.

It offers all the benefits of a modern lifestyle rubbing alongside the traditional values of village life.

Gretton Valley is set within forty acres of wonderful open spaces with cycle paths, walking routes and recreational areas. For the young at heart there will be a number of play areas, woodlands and babbling brooks to discover and explore.

For families, there is a nursery, primary school and secondary school all within a one-mile radius, so the school run need never be a chore again!

Alongside the facilities planned for Priors Hall Park, the nearby villages of Weldon and Gretton offer a number of amenities including pubs, well-used and good sized village shops and places of worship. Corby itself is just a short trip away offering shopping, nightlife and a theatre that has a regularly-changing programme of live drama, dance, music, stand-up comedy and film.

Because Corby is a relatively newly-developed town, the main roads and railways into and around the area are outstanding, giving good access to nearby towns as well as to London, Luton and Bedford.

There are good transport links to the nearby city of Peterborough and the towns of Market Harborough and Kettering.

Computer generated image of Gretton Valley - plots 140 to 144



## A choice of purchase options including Help to Buy

Larkfleet Homes offers a range of schemes and options to assist you with your home purchase, including:

- Assisted Move
- Part Exchange
- Help to Buy





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Call our sales centre:

**0845 450 7872**

Every care has been taken to ensure the accuracy of these particulars but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales advisors on the plot of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer generated illustrations of the development is for illustration purposes only.



# Gretton Valley



## 1 One bedroom homes



**Knighton (16)**  
Plot numbers: 4, 5, 6, 7, 8, 9, 10, 11, 96, 97, 98, 99, 100, 101, 102, 103.

## 2 Two bedroom homes



**Hereford (9)**  
Plot numbers: 12, 13, 14, 21, 22, 23, 54, 55, 56.



**Huntingdon (2)**  
Plot numbers: 58, 88.



**Towcester (3)**  
Plot numbers: 57, 60, 86.

## 3 Three bedroom homes



**Chelmsford (12)**  
Plot numbers: 108, 109, 110, 111, 112, 113, 123, 124, 125, 126, 127, 128.



**Chester (8)**  
Plot numbers: 49, 50, 69, 70, 71, 72, 73, 74.



**Ludlow (7)**  
Plot numbers: 20, 35, 40, 42, 53, 68, 78.



**Newbury (2)**  
Plot numbers: 47, 48.



**Newmarket (11)**  
Plot numbers: 18, 19, 24, 25, 38, 39, 43, 44, 90, 93, 94.



**Nottingham (4)**  
Plot numbers: 15, 26, 89, 95.



**Windsor (B) (14)**  
Plot numbers: 16, 17, 36, 37, 45, 46, 51, 52, 91, 92, 140, 141, 142, 143.

## 4 Four bedroom homes



**Kelso (1)**  
Plot number: 77.



**Sandown (2)**  
Plot numbers: 27, 41.



**Worcester (24)**  
Plot numbers: 104, 105, 106, 107, 114, 115, 116, 117, 118, 119, 120, 121, 122, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139.

## 5 Five bedroom homes



**Cheltenham (A) (1)**  
Plot number: 144.



**Ripon (2)**  
Plot numbers: 75, 76.

## Also available...

a limited number of contemporary design two and three bedroom homes unique to this development.

## 2 Three bedroom homes



**Hexham (13)**  
Plot numbers: 28, 31, 34, 59, 62, 64, 65, 67, 79, 81, 82, 84, 87.

## 3 Three bedroom homes



**Haydock (10)**  
Plot numbers: 29, 30, 32, 33, 61, 63, 66, 80, 83, 85.



**Catterick (2)**  
Plot numbers: 1, 2.



**Newton (1)**  
Plot number: 3.



INNOVATION • QUALITY • SUSTAINABILITY



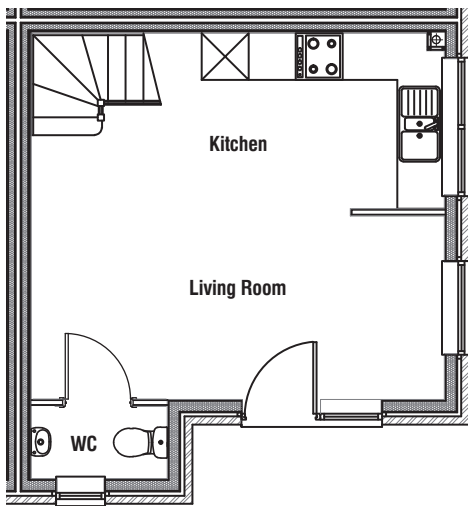
### Solar panels

Solar photovoltaic (PV) panels are fitted as standard on selected Larkfleet properties. Please ask your sales advisor to confirm if solar panels are fitted to the property on the plot number you are interested in.

### Plot numbers

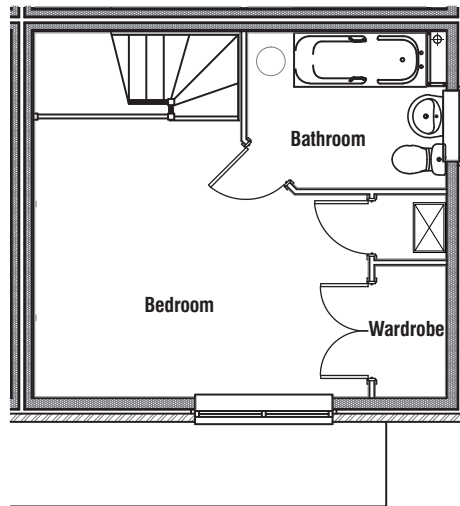
Please refer to the development brochure for confirmation of the plot numbers for this particular house type.

External wall finishes may vary from plot to plot or development to development. Please ask your sales advisor to confirm if the property you are interested in has a brick, stone or rendered external wall finish.



#### Ground floor

Kitchen/Living Room	4.68m x 5.28m	15'4" x 17'3"
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#### First floor

Bedroom	3.58m x 4.29m	11'7" x 14'1"
Bathroom	2.00m x 2.54m	6'6" x 8'3"

All measurements shown are approximate maximum room dimensions.

Depending on plot number, the floor plans for this house type may be opposite to those shown above.

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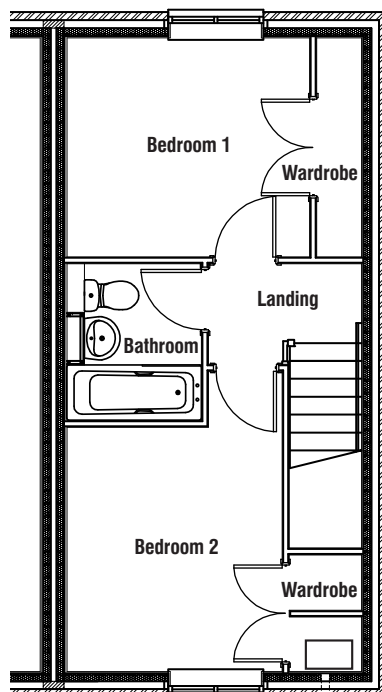
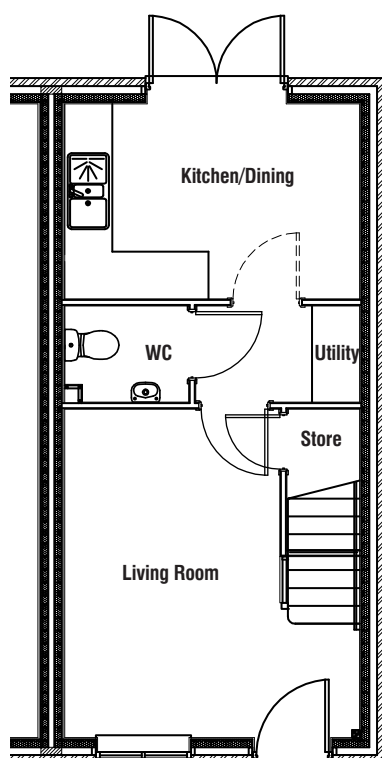
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### Ground floor

Living Room	2.67m x 4.10m	8'9" x 13'5"
Kitchen/Dining	3.68m x 2.42m	12'1" x 9'11"
WC	1.23m x 1.59m	4'0" x 5'2"

### First floor

Bedroom 1	2.67m x 3.00m	8'9" x 10'0"
Bedroom 2	3.02m x 2.72m	9'11" x 8'11"
Bathroom	1.67m x 1.92m	5'5" x 6'3"

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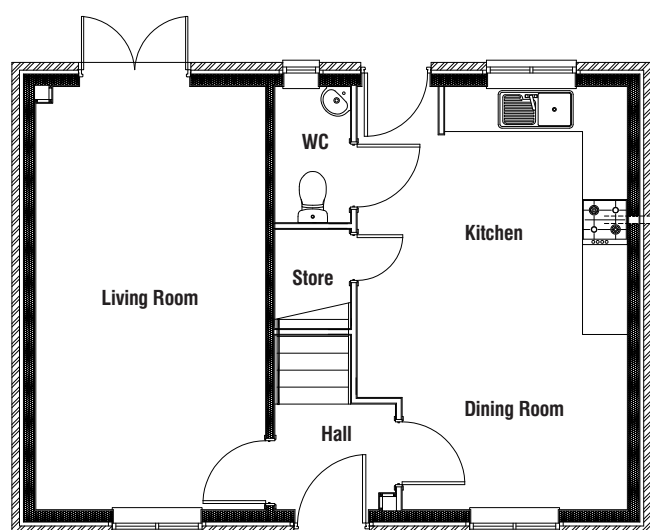
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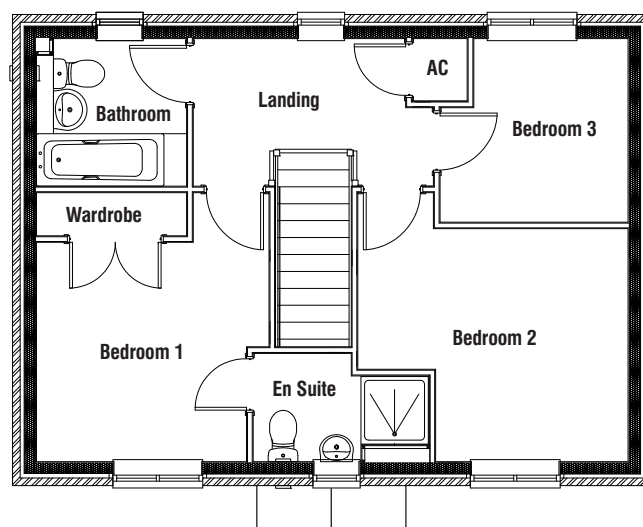
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### Ground floor

Living Room	3.07m x 5.65m	10'0" x 18'6"
Dining Room	3.01m x 2.34m	9'10" x 7'8"
Kitchen	3.61m x 3.31m	11'10" x 10'10"



### First floor

Bedroom 1	2.80m x 2.93m	9'2" x 9'7"
Bedroom 2	3.11m x 2.57m	10'2" x 8'5"
Bedroom 3	2.45m x 2.51m	8'0" x 8'2"
Bathroom	1.98m x 1.95m	6'6" x 6'4"

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# Chelmsford

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## Three bedroom house



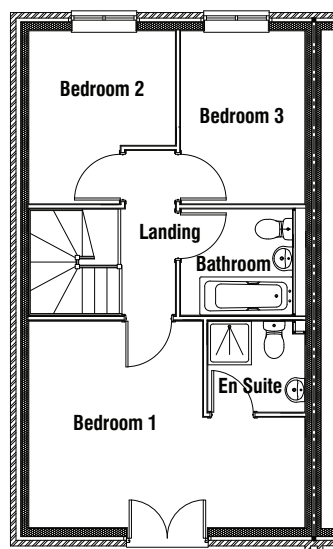
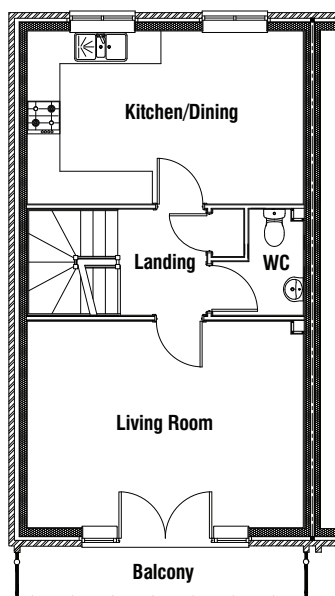
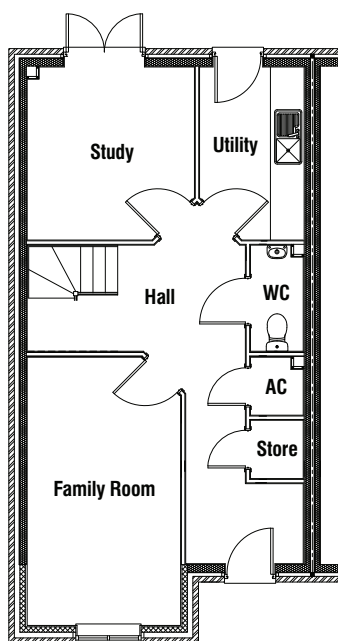
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### Ground floor

Family Room	2.84m x 4.96m 9'4" x 16'3"
Study	3.10m x 3.20m 10'2" x 10'6"
Utility Room	1.95m x 3.20m 6'5" x 10'6"

### First floor

Kitchen/Dining	5.11m x 3.20m 16'9" x 10'6"
Living Room	5.11m x 3.82m 16'9" x 12'6"

### Second floor

Bedroom 1	5.11m x 3.82m 16'9" x 12'6"
Ensuite	1.81m x 1.70m 5'11" x 5'7"
Bedroom 2	2.72m x 3.20m 8'11" x 10'6"
Bedroom 3	2.33m x 3.20m 7'8" x 10'6"
Bathroom	2.08m x 1.98m 6'10" x 6'6"

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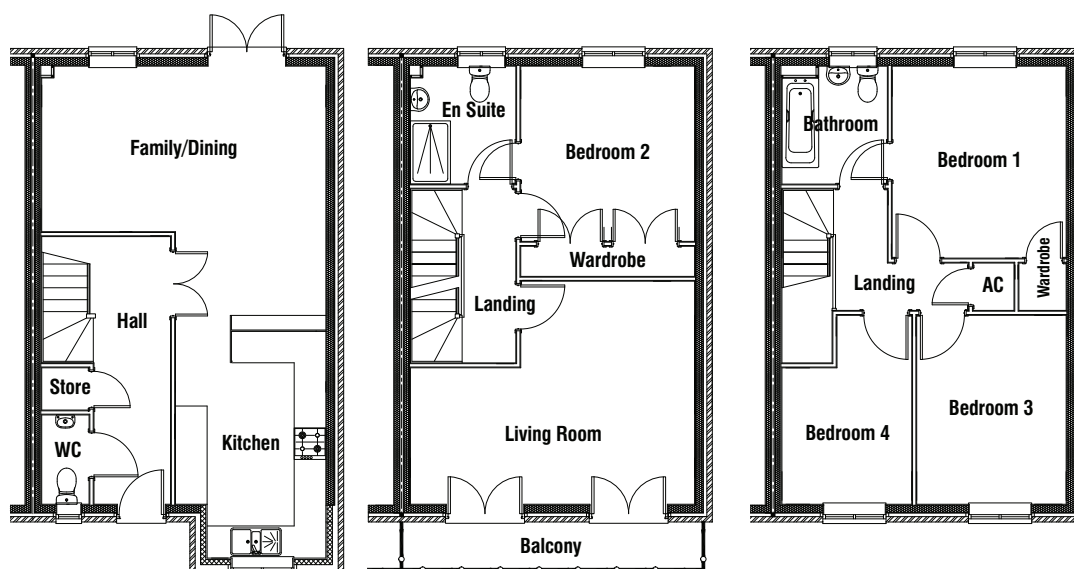
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### Ground floor

Family/Dining	5.39m x 4.76m 17'8" x 15'7"
Kitchen	2.88m x 4.60m 9'5" x 15'1"

### First floor

Living Room	5.45m x 4.26m 17'11" x 14'0"
Bedroom 2 (excluding wardrobe)	3.36m x 3.33m 11'0" x 10'11"
En Suite	2.05m x 2.27m 6'9" x 7'5"

### Second floor

Bedroom 1 (excluding wardrobe)	3.67m x 3.33m 12'0" x 10'11"
Bedroom 3	3.62m x 2.83m 11'11" x 9'3"
Bedroom 4	3.62m x 2.46m 11'11" x 8'1"
Bathroom	2.05m x 2.27m 6'9" x 7'5"

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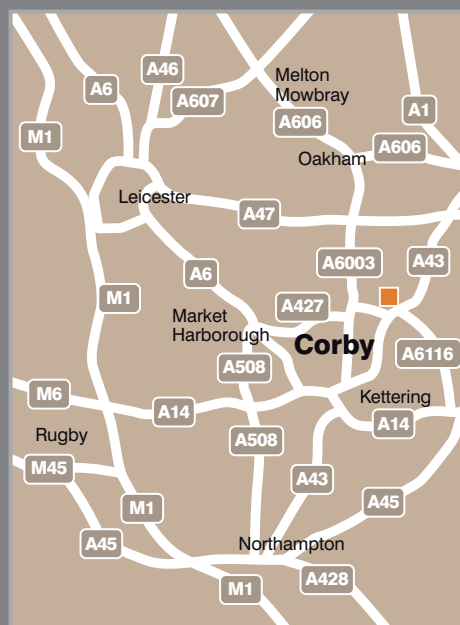
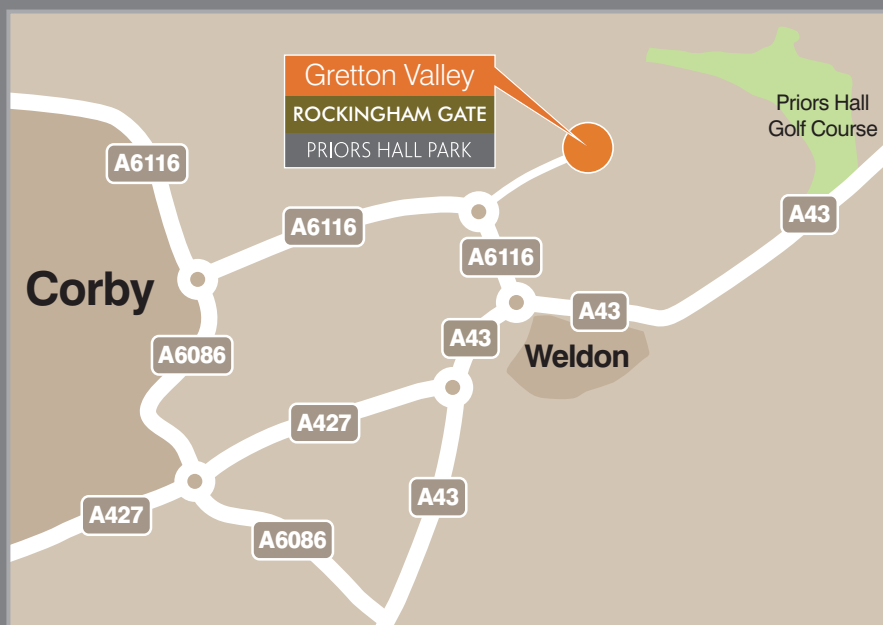
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Priors Hall Park is a new mixed community within an extensive parkland setting. As part of the Northamptonshire Green Infrastructure Corridor, the parkland will make an important contribution to the surrounding area, providing an area of open countryside within easy reach of many homes.



For more information about this development and our home purchasing options, call the sales office on:

**0845 450 7872**

or email: [enquiries@larkfleethomes.co.uk](mailto:enquiries@larkfleethomes.co.uk)

**[www.larkfleethomes.co.uk](http://www.larkfleethomes.co.uk)**



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