



VISION

THE FUTURE'S EVOLVING

Vision

The Old Market Square. The River Tamar. An impressive eco lifestyle... If you've been searching for a place to live which offers the best in contemporary living, surrounded by nature, look no further – Devonport has it all.

Vision is our very latest development, featuring more than 450 new homes, shops, offices and community facilities. This exciting mixed-use neighbourhood boasts a stylish collection of 1, 2, 3 and 4 bedroom homes, built to the highest standard. With specific attention to achieving high eco standards, this superb range of homes isn't just more cost effective to run, it will also have a less negative impact on the environment.

Set in a suburb of the marvellous maritime city of Plymouth, to the far south west of Devon, Devonport boasts a truly enviable position.



Here for you at every step

As one of the UK's leading housebuilders, one of our main aims is to make your move as enjoyable as possible. That's why we listen carefully and work with you at every step of the way. It's no wonder so many customers choose Redrow time and time again.

Meeting your needs

Whether you're reserving your new home or just about to complete, our Sales Consultant will keep you updated and offer help at each stage. They'll have all the information needed to help you make the right choice about the location and type of home that suits you best.



Welcome to your new home

As soon as your property is complete, our Sales Consultant will invite you to a demonstration of your new home. You'll be shown all the essentials, including operation of appliances, central heating and hot water systems, and you'll be able to ask any questions you may have.

You'll also be introduced to your exclusive Redrow Homefile. Inside you'll find everything you need to know about your new home including manuals, warranties for appliances, emergency contact details, NHBC documents and a handy guide to maintaining your home.

Once the day of completion arrives, you will be given your keys and become the owner of your brand new Redrow home.



We're just a phone call away

We're proud to have won many industry awards for excellence, but our most coveted reward is the recognition we receive from our many homeowners. You see, our dedication to you doesn't end when we hand over the keys to your new home. We want you to be our customer for life. At Redrow, we go further to make sure you're happy.

After the first few days our Site Manager will visit to ask if everything is going smoothly. Then two weeks later our Sales Consultant will arrange a convenient time for you to meet with the Construction Team who can review any matters of concern. You'll then receive a Customer Satisfaction call after about eight weeks asking for your opinion on everything from the service you received to the design and quality of your home. This helps us to improve our service to you both now and in the future. At other times our Customer Service Team will be there in case you should have any further issues that might require our attention.

So why not take your first step to the home of your dreams?

NATIONAL BUILDMARK WARRANTY

NHBC (the National House-Building Council) is internationally recognised as an example of best practice and specified standards of construction. Your Redrow home is protected by the NHBC, or equivalent, Buildmark 10 year warranty giving you added peace of mind.



Your new home

At Redrow, we take great pride in every detail, from carefully selecting the location of your new home to building it with high quality materials. Plus we're totally committed to creating an environment which lives up to the many demands of today's lifestyles. Even long after you've settled into your new home, we'll continue to invest in the community to create a pleasurable living environment for many years to come. And throughout the whole buying process and after completion too, our expert team of friendly customer service staff will ensure choosing a Redrow home is the most reassuring choice you can make.



Simply the best

As beautiful on the outside as the inside, all our homes are built using quality, ethically sourced materials to our high standards. With thoughtfully designed spacious and light rooms and our specially selected Signature specification including standard choices and optional upgrades, Redrow really is the best choice you can make. Plus of course, every home is awarded a full 10-year NHBC Warranty for added peace of mind.

When you're ready to buy, our friendly, knowledgeable staff will be on hand to make purchasing your new home as enjoyable and simple as possible, from reservation to completion, and thereafter.

Designed with you in mind

Whether you're a young professional, a couple or a growing family, Vision offers something for everyone. With our distinctive range of homes, you're sure to find just what you need. And because the development is beautifully situated, you can also enjoy the best of this prime position.

Community contributions

At Redrow we not only build quality new homes, we're also committed to providing investment for the benefit of the communities where we develop. Ways in which we're contributing positively to the surroundings and amenities in and around Vision, Devonport, include pledging more than £800,000 towards boosting public transport, open space and local education. In conjunction with the council, Devonport will soon be benefiting from:

- £449,000 to provide two new buses for the existing Route 34 and two new bus shelters displaying 'real time' information.
- £100,000 towards an agreed project, aimed at improving local education.
- £270,000 to improve Granby Green and other nearby public areas.

Within easy reach of almost everywhere

Vision is ideally placed for excellent road links, with Devonport centre close by. Regular train services also mean London Paddington can be reached in around 2 hours and 40 minutes, whilst for those with far flung destinations in mind, Plymouth Airport is approximately 5 miles away.

Time to call your own

Fast pace or relaxed pace, whichever route you choose, you're certain to find the perfect way to spend your time in Devonport. A gentle stroll with the family, a spot of retail therapy, or a fun-filled day on the coast, you've so much to consider. Dartmoor National Park is within easy reach, as are endless sports opportunities; skiing, rugby, football, sailing or a session at one of many leisure centres – it's up to you! For those with a passion for shopping, Drake Circus, Plymouth's biggest indoor mall, is a haven to head to.

Plymouth's nightlife is vibrant, with smart bars, restaurants and a cinema to keep you entertained, and it's set to get even better thanks to a multi-million pound regeneration.

When it comes to meeting your everyday needs, Devonport has everything you could hope for: doctors, dentists, health centres and Post Office can all be found, along with a good range of primary, secondary, grammar schools and sixth forms.

A powerful regeneration

As one of the major cities in the West Country, Plymouth has seen a number of regeneration projects in the past few years, but nothing compares to the powerful regeneration set for the South Yard Enclave, Devonport. There really is something exciting on the horizon as this community re-establishes itself.

The Ministry of Defence erected the Devonport Wall at the height of the Cold War when Plymouth was being rebuilt after the Blitz. And since that day it's been segregated. Not for much longer, though.



Gearing up

The community is readying itself ahead of this major transformation, eagerly awaiting the reclamation of this important, historic area. In July 2005, national regeneration agency English Partnerships acquired the 7.3ha site of the South Yard Enclave, with large scale regeneration in mind. And in February 2006, Redrow was chosen to develop a mixed-use neighbourhood of more than 450 new homes, shops, offices and community facilities, a place where people can afford to work, live and relax.

Built with a strong community spirit, it's now time to respect that spirit, and Devonport's heritage, by giving the land back to the people.





Your specification

Our extensive portfolio of standard choices and optional upgrades gives you the flexibility you need to create the home that's right for you.





A home that's right for you

Here at Redrow, we think your home should reflect your taste, personality and lifestyle. That's why we introduced our exclusive Signature specification to bring the finishing touches to every room.

Customer Choices

Choices form part of our standard Redrow specification within your new Redrow home. Buying a new Redrow home allows you to create your own living space. From the flooring in your kitchen to the tiles in your bathroom, our Customer Choices range allows you to choose from a range of quality products to achieve the look you want.

When you reserve your new Redrow home you will have the opportunity to upgrade certain aspects of your specification.

Customer Options

Our Options range comes as an optional upgrade* to our standard specification, allowing you to achieve a highly personalised, finished look for your home. With Options you have the chance to upgrade certain specifications in your home; from a stunning kitchen or bathroom to carpets throughout.

Our Sales Consultant will be happy to guide you through the range of Options open to you on this development and offer help and advice when needed.

*Images shown are for illustrative purposes only and may not represent what is to be included. Please refer to the Sales Consultant for the exact specification. Choices and Options are dependent on the build stage at the time of reservation. *Options upgrade available at an additional cost and vary by development.*

A new future for Devonport

A model city

The council's project and design team, in conjunction with developers, have created an all encapsulating vision: for Devonport to become a model for all others. And the way in which they've approached this is by re-engaging; re-focusing on key features of the surrounding environment. Once a thriving commercial centre, today this important space is being transformed into a visionary mixed use scheme.

The vision

Nestled in an area of outstanding natural beauty, with Dartmoor National Park to the north, Plymouth Sound Harbour to the south, and Plym and Tamar rivers on either side, Devonport is beautifully situated. Country, coast and city, you can enjoy a perfect balance of all lifestyles here.

And now, this regenerated enclave of the old town brings an altogether fresh dynamic into focus – a masterplan which aims to develop a higher quality of life for those who live there.



The masterplan: to create a model community for all others to aspire to.

Why?

In 1999, the government set up a ten-year £2 billion regeneration programme called New Deal for Communities (NDCs). Thirty nine of the most deprived neighbourhoods around the country were chosen to receive up to £50 million to tackle multiple deprivation over the ten-year period. And in 2001, Devonport was chosen as one of the 39 for many reasons, primarily because of high unemployment, poor health figures, below average qualification levels, high crime and poor physical environment. Almost £50 million was awarded to address these issues.



How?

By harnessing the best expertise around, Devonport will be redefined, transformed into a more vibrant and exciting place for people to live, work, shop and learn, with the commercial core becoming better concentrated. New and more inviting open spaces will emerge, and roads will be transformed into attractive areas for pedestrians. Public transport and education will benefit from the regeneration too.



Devonport time line

1690 – The coming of the Royal Dockyard. Soon after, the South Yard Enclave was constructed and houses were built for the naval workers.

1824 – A petition to King George IV resulted in Plymouth Dock being renamed Devonport, from January 1st 1824.

1832 – A Reform Bill allowed Devonport and Stonehouse to be combined into the parliamentary borough of Devonport.

1837 April – Devonport joined with East Stonehouse in order to elect representatives to parliament. The people of Stonehouse agreed with the decision made, and presented a draft petition to the Privy Council.

1837 October – Devonport was incorporated as a Municipal Borough by letter of Queen Victoria.

1849 – Devonport town Post Office was built.

1876 – Devonport was granted a Coat of Arms with the motto "Prorsum Semper Honeste", "Straight on always to honourable achievement."

1888 – Devonport town became a County Borough under the Local Government Act as a result of the fact that on June 1st 1888 it had a population in excess of 50,000.

1898 August – Part of the Parish of St. Budeaux was added to the County Borough by virtue of the Devonport Extension Act.

1898 November – Parts of Weston Peverell and parts of St. Budeaux became civil parishes to the County Borough.

1914 May – Devonport amalgamated with Plymouth and Stonehouse by local Government Board Provisional Order Confirmation No 18, and a Local Act.

1957 – The South Yard Enclave was bought by the Ministry of Defence and walled off from the rest of Devonport after being destroyed in the 1941 bombing raid.

1957 – MoD erected the 'Devonport Wall' at the height of the Cold War, when Plymouth was being rebuilt after the Blitz.

2000 – Devonport People's Dream, a people led consortium, formed to bid for £200,000 from the Government's New Deal for Communities programme, to investigate what was needed to revitalise Devonport.

2001 February – The Plymouth Evening Herald launched its 'Bring the Wall Down Campaign' and wrote to Prime Minister Tony Blair and Defence Secretary Geoff Hoon.

2001 March – Defence Secretary Geoff Hoon replied to the Evening Herald's campaign to bring down the Devonport Wall – and promised he was working hard on a solution.

2001 March – £48.7 million was awarded from the New Deal programme to undertake what had become the biggest social regeneration project in the city's history.

2001 April – Defence Minister Lewis Moonie pledged the wall would come down.

2001 – Devonport Regeneration Company, an official body, was formed to oversee the £49 million re-building of Devonport under a ten year framework programme.

2001 December – The Ministry of Defence started conducting a feasibility study into the development of the site.

2002 May – Defence Minister Lewis Moonie announced the whole of the South Yard would be returned to the people of Devonport by the end of 2004.

2005 June – English Partnerships submitted a planning application for the South Yard Enclave.

2005 July – English Partnerships acquired the 7.3ha Stores Enclave site for a major regeneration project.

2005 October – English Partnerships short listed five developers for the South Yard scheme: Bellway Homes, Crest Nicholson, Midas Homes, Redrow Homes and Urban Splash.

2006 January – Plans for a £70 million development at the walled former Devonport Dockyard stores enclave were given the go-ahead by councillors. The development would include 463 homes together with shops, businesses and community facilities.

2006 February – English Partnerships selected Redrow for the South Yard scheme.

2006 November – Planning Application was made by Redrow Homes Ltd, for Zone B South Yard Enclave.

2006 November – A public exhibition was held at the Devonport Regeneration Community Partnership's Offices to display the planning application for Zone B, the Granby Green area of the development.

2007 January – The first section of the wall was demolished in order to gain access to the development.



English Partnerships
The National Regeneration Agency

How to get there:

From Exeter take the A38 signposted Plymouth. Continue along the Parkway (A38) and branch left at Western Mill, signposted Devonport B3396. Turn right at the third set of traffic lights onto Saltash Road, signposted Devonport B3396. Continue along this road onto Albert Road. At the traffic lights turn right onto Park Avenue. Continue forward through two sets of traffic lights and go straight over the mini roundabout signposted city centre A374. The Vision entrance will be on the left hand side.



Vision

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One call **0845 676 0328**

One click **redrow.co.uk**

...to find the one home that's meant for you

Property Misdescriptions Act 1991

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All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. All details correct at time of going to print. May 2007.



English Partnerships
The National Regeneration Agency



REDROW

We build only one home. **Yours**