

Oakham Pastures Oakham








There's no place like home

Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





Home is where love resides

Oakham – located in the heart of England’s smallest county, Rutland – boasts a diverse blend of urban living and scenic countryside. The area is home to the free-to-visit Oakham Castle and a High Street that comes alive with a busy calendar of exhibitions, fairs and classes. All of this makes Oakham Pastures perfectly located.

With vibrant cities, picturesque villages, and excellent transport links, the location of Oakham Pastures is perfect for the whole family and it really is a development built with you in mind.



Education

Oakham boasts several reputable primary and secondary schools, as well as a college. All are rated either Good or Outstanding by Ofsted, so education isn't a worry in the area.

Commuting

Despite its rural setting, Oakham is well-connected, just 10 miles off the A1. By rail, you can get to Leicester and Peterborough within half an hour. For those wanting to venture to the capital, London is just an hour's train journey from Peterborough. This is perfect for commuters who prefer a quieter lifestyle but with easy access to the city.

Health and wellbeing

With Rutland Water – one of Europe's largest man-made lakes - nearby, you'll have ample opportunities to enjoy the rural lifestyle, including walking, cycling, and water sports. The surrounding countryside also offers beautiful hiking trails and nature reserves to explore.



Oakham Pastures

Oakham

Development Plan



- Rented homes
- Developers homes

2 bedroom homes

- The Burley

3 bedroom homes

- The Langham
- The Barnsdale

Facilities

- Substation
- Bin Collection Point
- Play Area
- Pumping Station

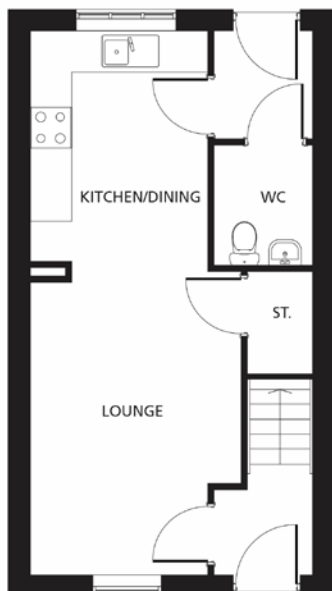
Ownership options

- SHARED OWNERSHIP
- 35
 - 36
 - 37
 - 38
 - 74
 - 75
 - 78
 - 79

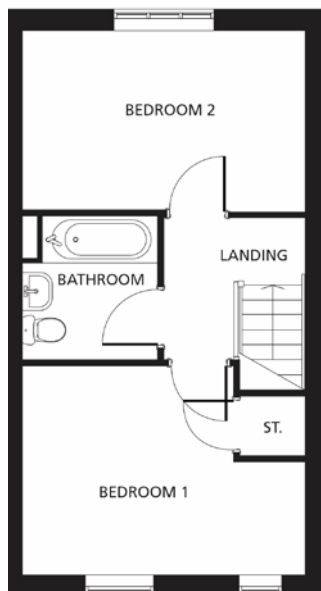
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Burley



Ground Floor



First Floor

Kitchen

2.69m x 3.50m
8'8" x 11'5"

Lounge/Dining

3.25m x 4.42m
10'7" x 14'5"

Bedroom 1

4.24 x 3.14m
13'9" x 10'3"

Bedroom 2

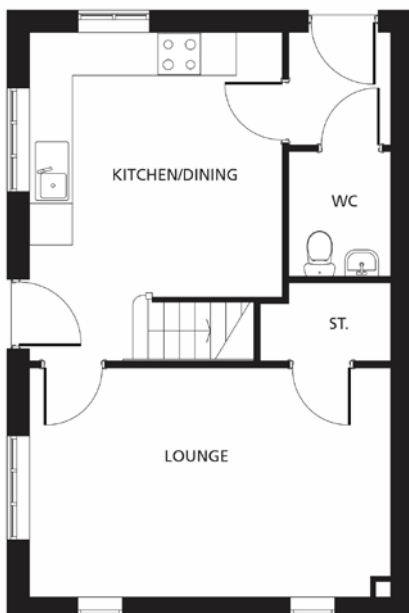
4.24m x 2.74m
13'9" x 8'10"

**All dimensions are
maximum sizes**

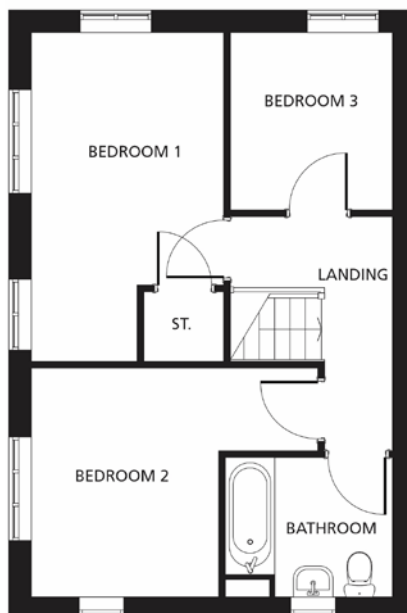
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Barnsdale



Ground Floor



First Floor

Kitchen/Dining

3.65m x 3.84m
11'10" x 12'6"

Lounge

5.20m x 3.33m
17'1" x 10'9"

Bedroom 1

2.79m x 4.77m
9'2" x 15'6"

Bedroom 2

4.14m x 3.33m
13'6" x 10'9"

Bedroom 3

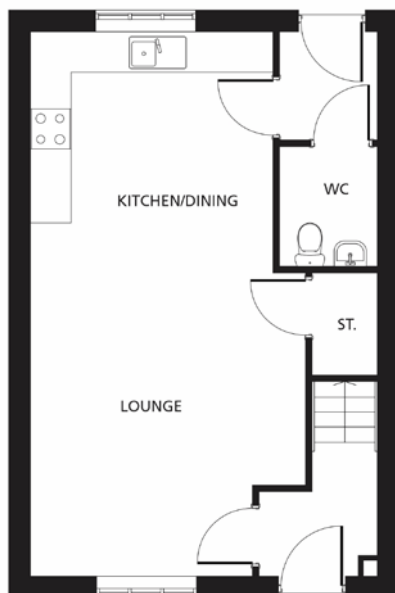
2.35m x 2.59m
7'7" x 8'5"

**All dimensions are
maximum sizes**

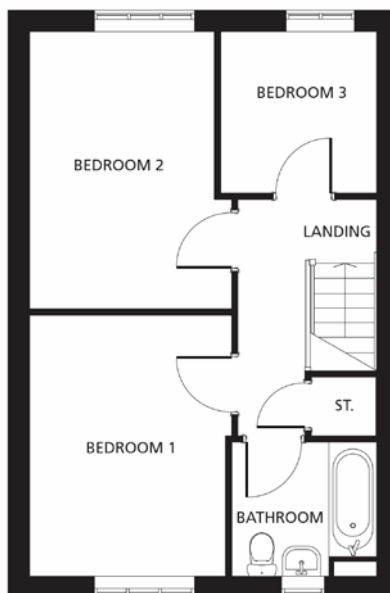
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The Langham



Ground Floor



First Floor

Kitchen/Dining

3.61m x 3.65m
11'8" x 11'10"

Lounge

3.90m x 4.56m
12'8" x 14'10"

Bedroom 1

3.04 x 3.94m
9'10" x 12'9"

Bedroom 2

3.04m x 4.16m
9'10" x 13'6"

Bedroom 3

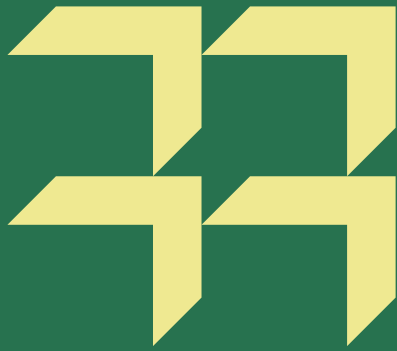
2.35m x 2.44m
7'7" x 8'0"

**All dimensions are
maximum sizes**

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Notes

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Our commitment to you

Before you move

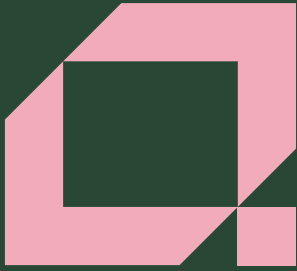
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk





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Further information relating to Amplius can be accessed via our
website: amplius.co.uk

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