

Claystone Meadows Claypole





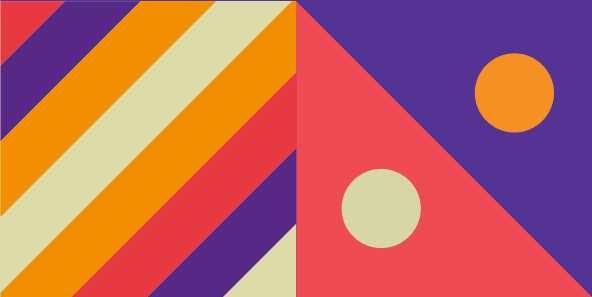
There's no place like home

Putting customers first

Building homes is what Longhurst Group 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.

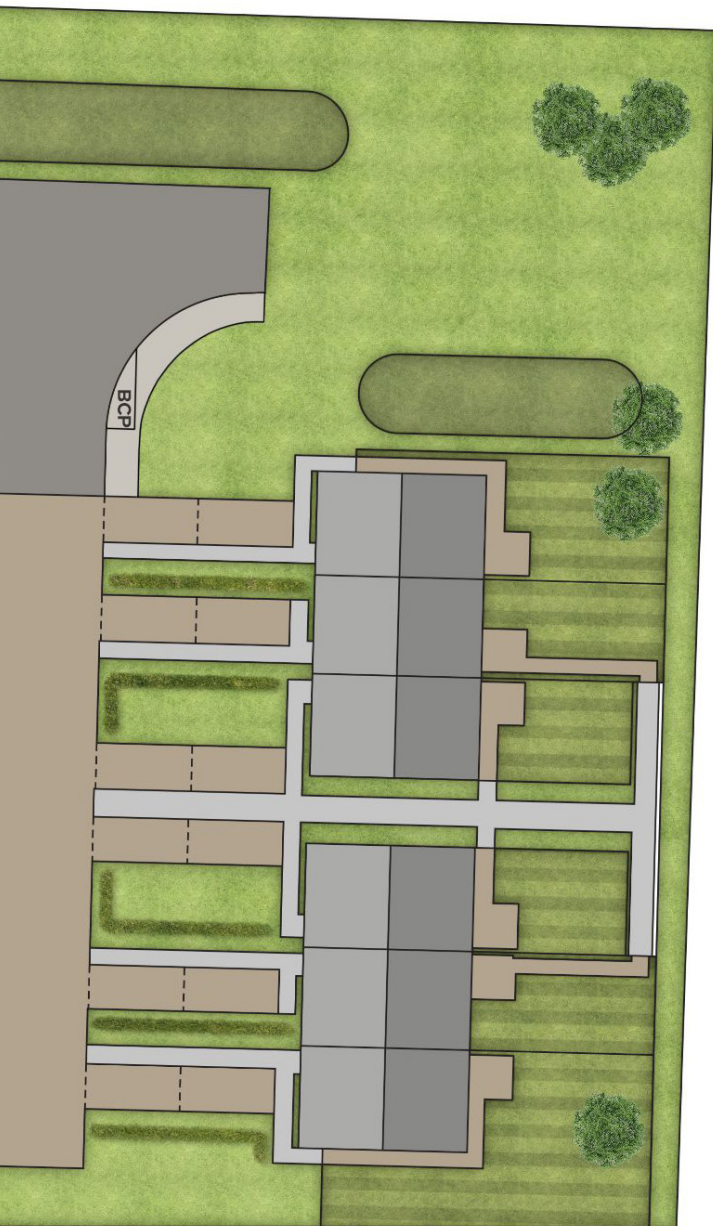
Homes built to last

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.

Claystone Meadows, Claypole

Development Plan





 **The Stubton**
2 bedroom bungalow

 **The Barnby**
2 bedroom house

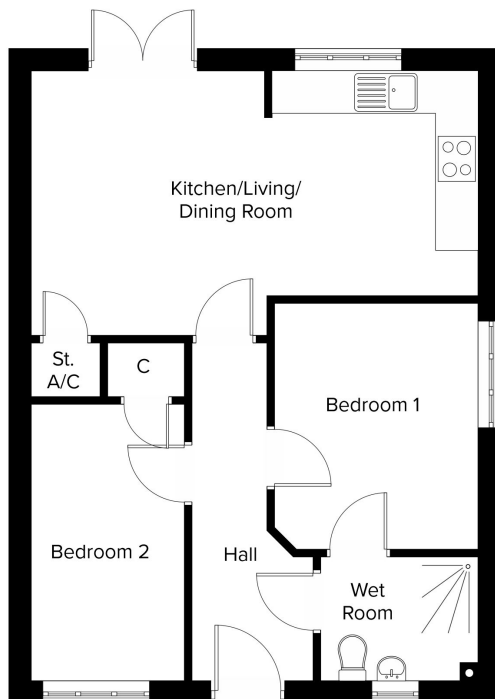
 **The Beckingham**
2 bedroom bungalow

 **The Fenton**
2 bedroom house

 **Affordable Rent**



The Beckingham



Kitchen/Dining/ Lounge

6.64m x 3.92m
21'8" x 12'9"

Bedroom 1

3.03m x 3.64m
9'10" x 11'10"

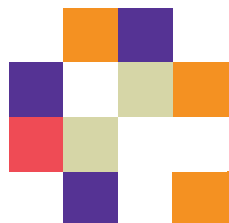
Bedroom 2

2.30m x 4.09m
7'6" x 13'4"

**All dimensions are
maximum sizes**

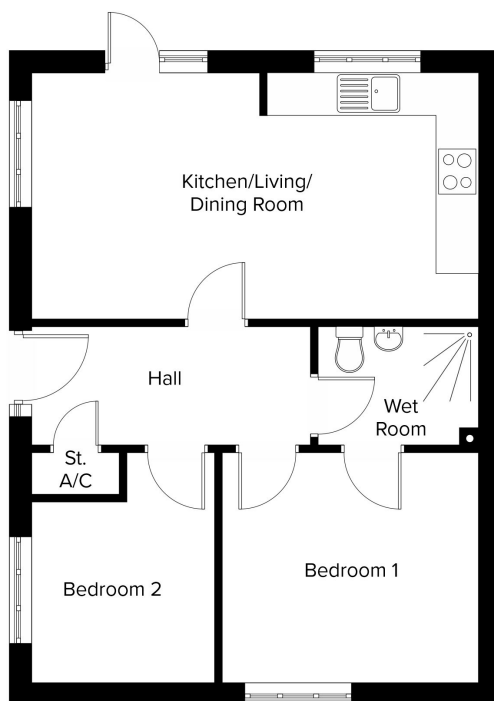
Ground Floor

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 Stubton



Kitchen/Dining/ Lounge

6.63m x 3.65m
21'8" x 11'10"

Bedroom 1

3.81m x 3.41m
12'6" x 11'2"

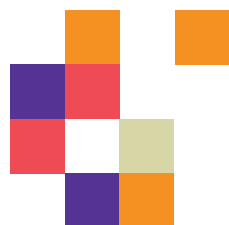
Bedroom 2

2.73m x 3.41m
8'10" x 11'2"

**All dimensions are
maximum sizes**

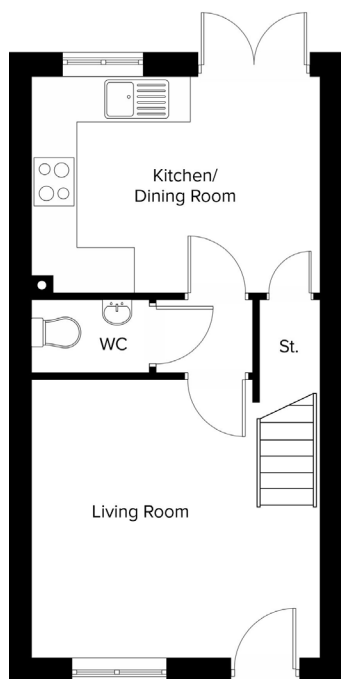
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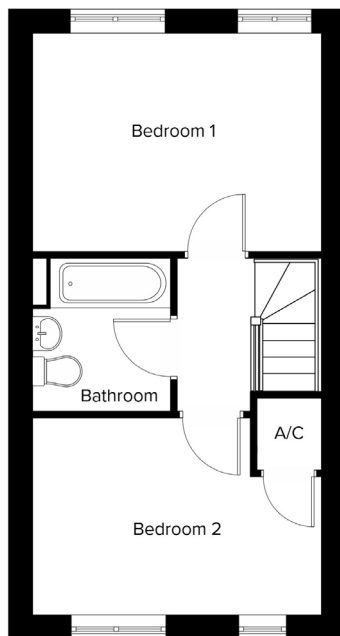




The Barnby



Ground Floor



First Floor

Kitchen/Dining

4.16m x 3.12m
13'7" x 10'2"

Lounge

4.16m x 3.94m
13'7" x 12'9"

Bedroom 1

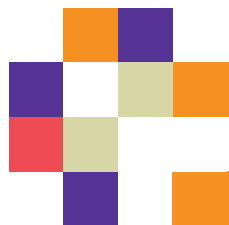
4.16m x 3.12m
13'7" x 10'2"

Bedroom 2

4.16m x 2.87m
13'7" x 9'4"

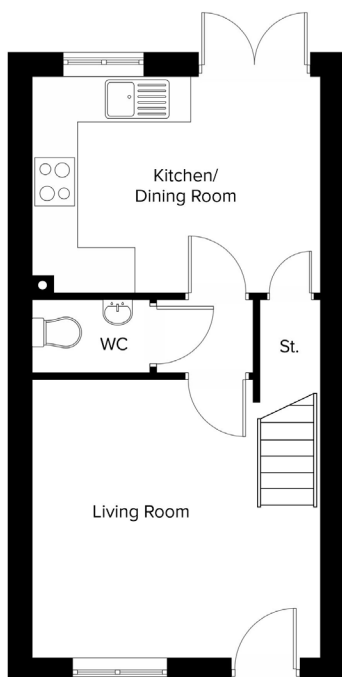
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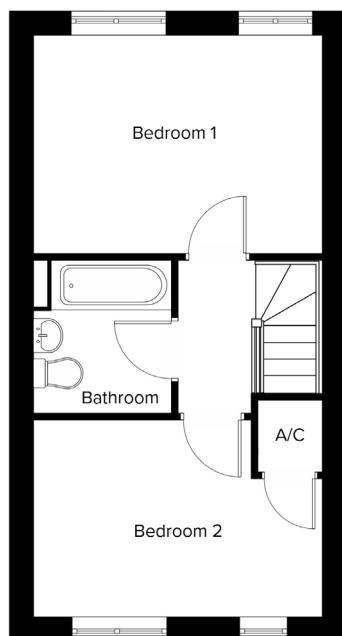




The Fenton



Ground Floor



First Floor

Kitchen/Dining

4.16m x 3.12m
13'7" x 10'2"

Lounge

4.16m x 3.94m
13'7" x 12'9"

Bedroom 1

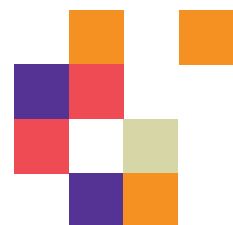
4.16m x 3.12m
13'7" x 10'2"

Bedroom 2

4.16m x 2.87m
13'7" x 9'4"

All dimensions are maximum sizes

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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.

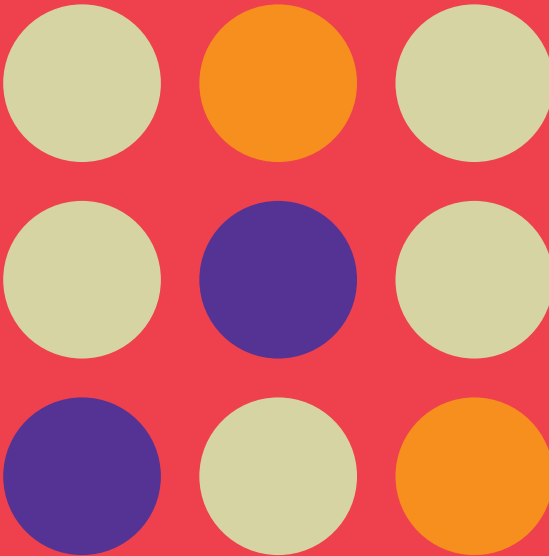
When/after you move in

- 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@longhurst-group.org.uk



Claystone Meadows Specification





Kitchen

Supplied by Howdens.

All kitchens will benefit from:

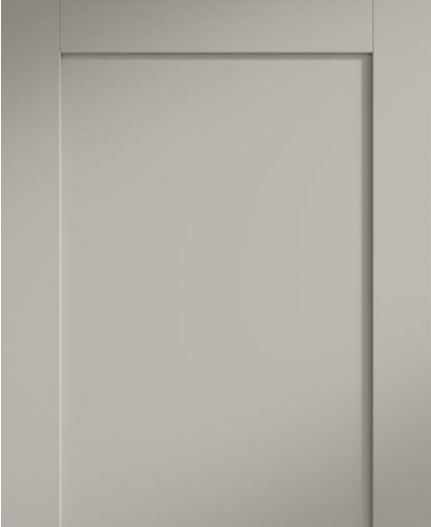
- ▶ Sleek cabinet units with matching plinths, joins and decorative panels
- ▶ Laminate worktop with matching upstand
- ▶ Single conventional oven, gas hob and extractor
- ▶ Contemporary black glass splashback to all cookers
- ▶ Stainless steel 1.5 bowl kitchen sink with mixer tap
- ▶ Space for fridge freezer
- ▶ Space for washing machine
- ▶ Sockets sufficient for all appliances
- ▶ Decorative chrome spotlight fitting
- ▶ Vinyl flooring.

N.B The above image has been used for illustration purposes only.

Combination A/D/E

Witney Pebble.

This image is for illustrative purposes only and is not a photograph representative of what has been installed at Claystone Meadows, Claypole.



Witney Pebble cupboard



Grey/White Marble effect worktop



Virtuoso Minnesota Ash vinyl flooring



Brushed Stainless Steel Effect Thin D
cupboard handle

Combination B/C/F

Witney White.

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Witney White cupboard



Luna Stone effect worktop



Virtuoso Minnesota Ash vinyl flooring



Brushed Stainless Steel Effect Thin D cupboard handle

Bathroom

Bathroom supplied by Twyfords. Tiles supplied by Porcelanosa and Bellagio.

All bathrooms will benefit from:

- ▶ Contemporary Three-piece white suite comprising of bath, wash basin and WC
- ▶ Plots 5 and 6 have a level access shower with shower curtain
- ▶ Sleek shower screen, plots 5 and 6 only have a shower curtain
- ▶ Chrome mixer tap
- ▶ Floor to ceiling tiling around bath with tile splashback to wash basin and windowsill.
- ▶ Vinyl flooring.

Tile combinations

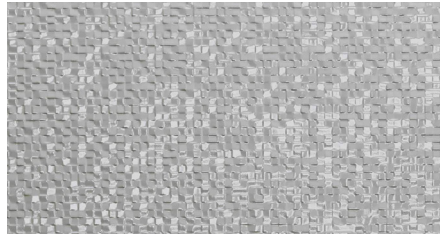
Combination A/C/E

Bellagio Perla



Combination B/D/F

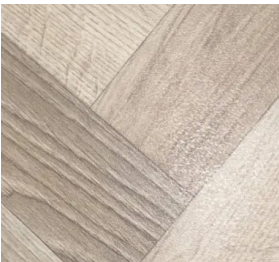
Pocelanosa Cubica Gris



Flooring combinations

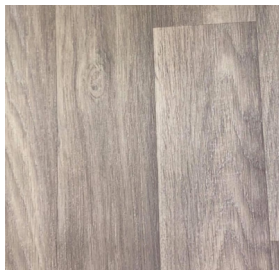
Combination A/C

Virtuoso Minnesota Ash



Combination B/D

Virtuoso Dayton Graphite



Combination E/F

Polysafe Hydro Bisque H4860



WC

Bathroom supplied by Twyfords. Tiles supplied by Porcelanosa and Bellagio.

All WCs will benefit from:

- ▶ Contemporary two-piece white suite comprising of wash basin and WC
- ▶ Chrome tap
- ▶ Vinyl flooring.

General (internal and external finishes)

All homes will benefit from:

- ▶ Composite external doors
- ▶ Contemporary external PIR lighting to the front and rear of all properties
- ▶ Mains doorbell supplied and fitted
- ▶ Smoke alarms fitted as standard
- ▶ Bulkhead lighting to under stairs storage
- ▶ Matt emulsion decoration in light grey to walls and white emulsion to ceilings, with gloss white paint to woodwork throughout
- ▶ White glossed interior doors with chrome ironmongery
- ▶ TV points in lounge
- ▶ BT phone point, wired for connection to landline, master point in lounge
- ▶ Landscaping to the front of all properties and turf to the rear
- ▶ Fully enclosed rear gardens with timber fencing.

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Finish combinations



Plot	Combination	Plot	Combination
1	C	4	B
2	D	5	E
3	A	6	F



For sales enquiries

Longhurst Group, 1 Crown Way,
Rushden NN10 6BS

 0345 601 9095

 newhomessales@longhurst-group.org.uk

 longhurst-group.org.uk

Further information relating to Longhurst Group can be accessed via our website: longhurst-group.org.uk

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