



St Michael's Park,  
Weedon Road,  
Northampton,  
NN5 4UX



**MORRIS**

St Michael's Park

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# A perfect place to call home.

Bringing together the best of town and country living, St Michael's Park is our superb new development on the outskirts of Northampton. This premium collection of 2, 3, 4, & 5 bedroom homes offers something for everyone, from first time buyers to families looking for the ideal place to call home.

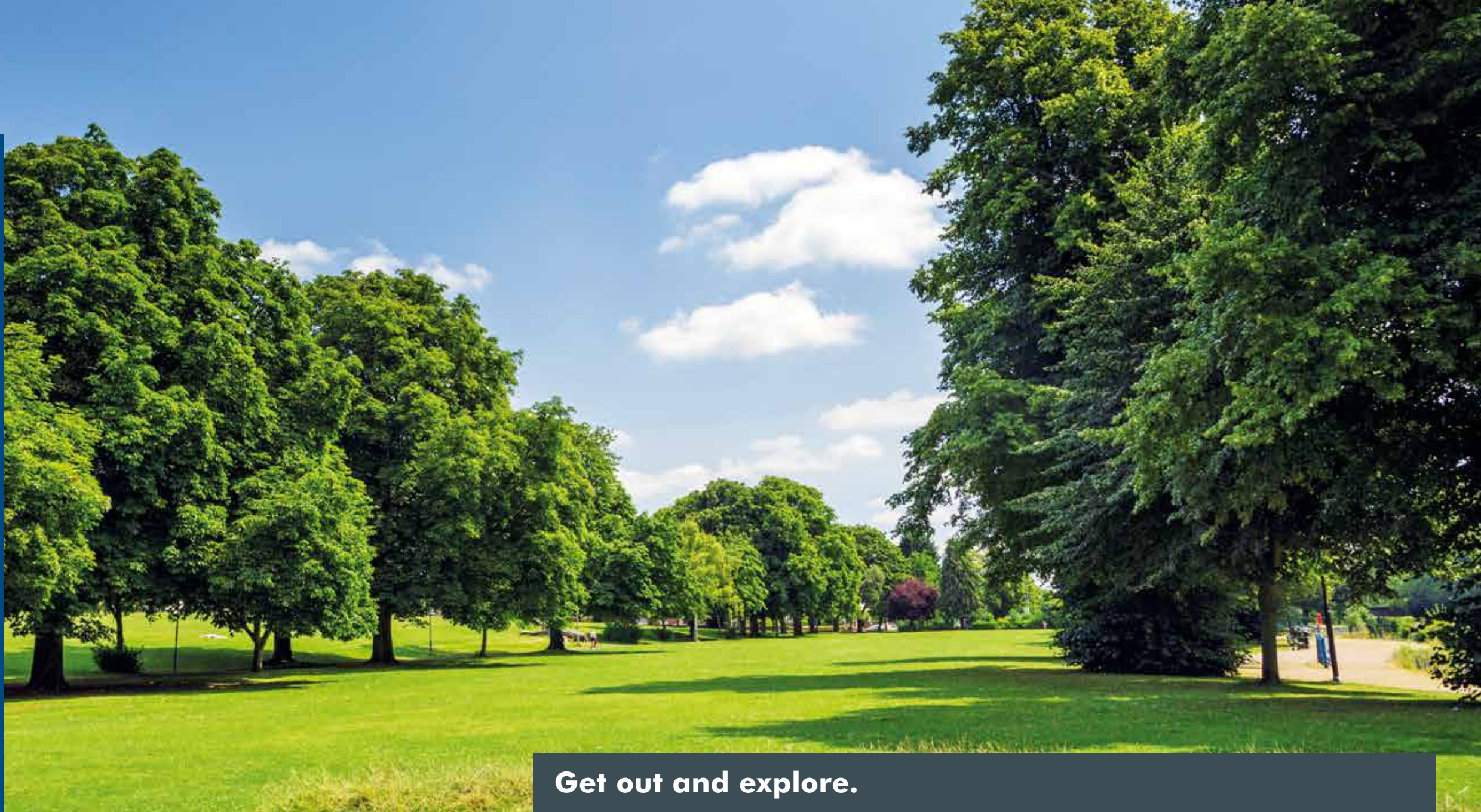
The development is located in the rolling, lush expanses of the Northamptonshire greenbelt, next to Upton Country Park and the River Nene. Stunning country walks are on your doorstep, and so too are the fantastic amenities and leisure activities of vibrant Northampton.

With a mix of detached, semi-detached and mews-style homes all finished to an exceptional standard, St Michael's Park is the ideal place to create your dream home.



# A breath of fresh air.

Its location on the edge of Northampton gives St Michael's Park a semi-rural feel, with countryside trails and beautiful scenery a short walk from your front door. But it's very well connected too, with a number of large convenience stores located within walking distance of the development. In terms of transport links, St Michael's Park is close to Junction 15 of the M1 for easy access to both the north and south of England. The centre of Northampton is just a 10-minute drive away and from there it's an easy commute by train to London, Birmingham or Milton Keynes. And if you're venturing further afield, Birmingham Airport is around an hour away by car.



## Get out and explore.

### Quality schools nearby.

There's no shortage of great schools close to St Michael's Park, covering every age range. For families with tiny tots, Ashbourne Day Nurseries is just a 10-minute walk away, and at the same site you'll also find Upton Meadows Primary School. Millway Primary School is another good option, just 5 minutes away by car, while Campion secondary

and Duston all-through school are both 10-minute drives from the development. A short walk down the road from St Michael's Park is the prestigious Quinton House independent school, which caters to all ages from 2 to 16.

### Activities galore.

There's an abundance of wonderful leisure activities right on your doorstep. The impressive Sixfields reservoir, River Nene and Grand Union canal are all a short stroll from home, offering scenic settings for walks, runs or bike rides. Community facilities are excellent too, as the nearby Elgar Centre offers yoga, dance classes and kids activity clubs.

Just around the corner you'll also find several family friendly restaurants, a cinema and a Nuffield Health gym.



Or you can keep the adrenaline pumping at Nene Whitewater Centre, only 15 minutes away by car, where activities include kayaking, rafting and canoeing.

For a more serene day out, the public gardens of Delapre Park are a 10-minute drive away, featuring a stunning Grade II listed Abbey. The Boot & Shoe Quarter Conservation Area in Northampton is another inspiring place to visit, offering a fascinating insight into the town's industrial history. With its wealth of great theatres, shops and museums, there's always so much to see and do in Northampton.



### Milton Keynes

Just 15 minutes away by train is Milton Keynes, a haven for festivals, carnivals and outdoor events. The town boasts stunning parks and woodlands, 21km of canal towpaths and more than 270km of cycle routes, plus a host of cultural treasures to explore.



### Royal Leamington Spa

With its stunning architecture, broad boulevards and natural spa springs, Royal Leamington Spa is a must-see destination. All areas of the town centre can be reached on foot. So whether you're sightseeing or shopping, everything is just a short stroll away.



### London

The bright lights of the capital are less than an hour away by train. There's always something amazing to see and do in London, with some of the world's best galleries, museums, entertainment venues, shopping and historic attractions to explore.





Think differently and the result is something spectacular.

**We know that a house doesn't make a home. A home requires love, care and that little bit of magic that you can sometimes see, and always feel.**

That's why we don't just build houses for our customers, we give them places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out. Spaces equipped for modern lifestyles; comfortable, easy to live in, and considerate of life's practical demands. But we look beyond the home too, and consider the whole environment, creating natural landscapes and wonderful surroundings that you'll savour coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual and "just feel right".

"The attention to detail on the outside and the layout of the house inside is by far the best that we have seen."

– Jenny, Oakwood View

"The streets are so very spacious and are full of attractive features such as lovely blocked paving."

– Simon, Crompton Place



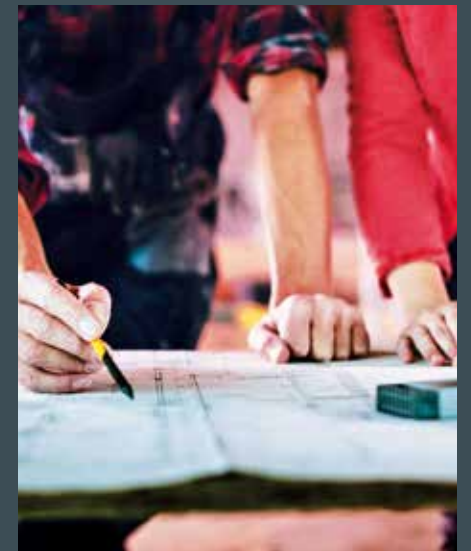
### From the architect.

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

At St Michael's Park, no two streets are the same. We really took our time to consider the little details from the brickwork to the choice of windows, making every home a modern interpretation of the local architecture.

The area is surrounded by greenery and it's something we've reflected in the landscaping on site. Using only mature plants and trees so that St Michael's Park feels an established part of the local environment.

With all Morris homes, every layout is thoughtfully considered. Our open plan designs maximise space and give a truly contemporary feel, making them places you'll love to spend time in.





## Experts in interiors.

**With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.**

Handpicking our fixtures and fittings from prestigious names such as Neff, Amtico and Villeroy and Boch, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.



## Your home, your style.

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces and granite worktops, that can really bring your style to life.

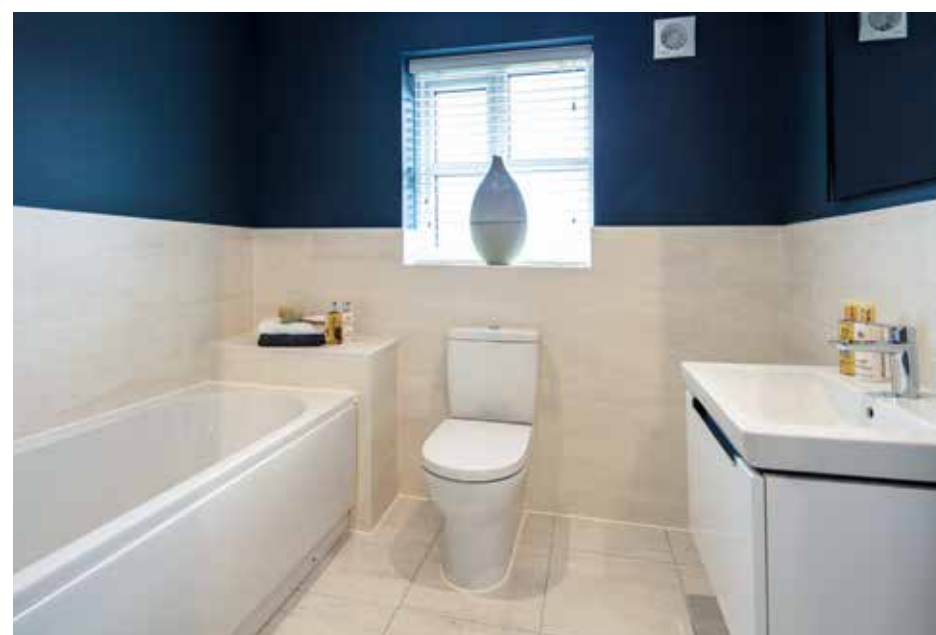
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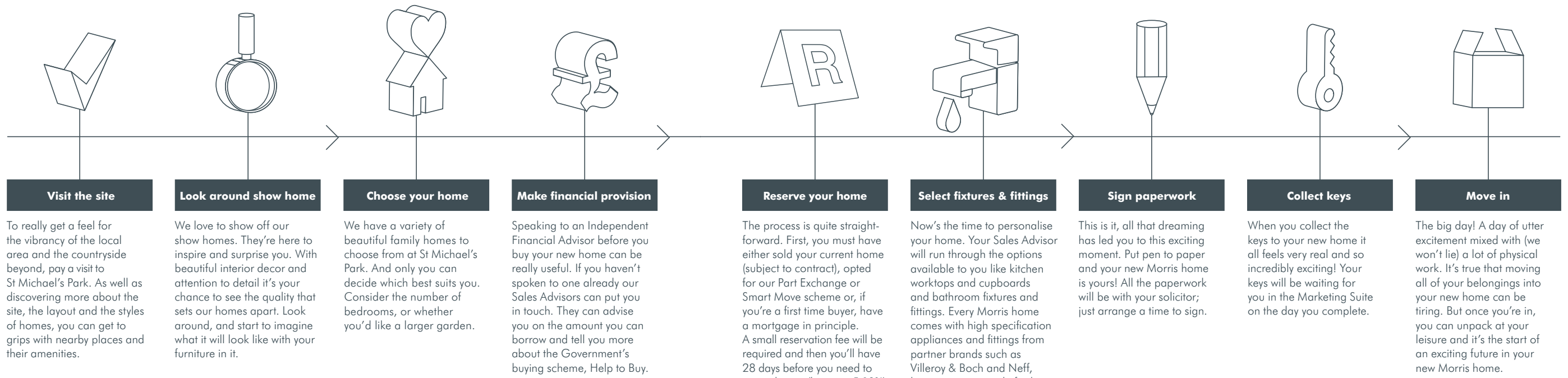
PORCELANOSA

Villeroy & Boch  
1748



# With you every step of the way.

It's not every day you buy a new home, which is why we have a friendly and expert team waiting here at Morris to help and guide you at every stage.



<sup>1</sup>Dependent on the build stage at the time of reservation. Upgrades at an additional cost and may vary by development. Please ensure that you check for specific development and plot details. Images are representative only.



## Here to support you

### Sales Advisor

Your house buying 'best friend', our Sales Advisors, are here to answer your questions. They can give you information on our house types, our site and the local area. They will talk you through the process of buying a new Morris home, what's included and all the choices you will have. They will liaise with your solicitor and Independent Financial Advisor if you use one.

### Site Manager

The Site Manager is our resident perfectionist. They look after the build of the development from start to finish, and it's their responsibility to ensure exceptional quality. They regularly inspect the work carried out by trades alongside the Building Inspector (NHBC). They will give you a full home demonstration prior to completion and when the house is handed over to you they will become your main point of contact for the following 7 days as you settle in.

### Company Directors

Our Company Directors provide a supporting role to the rest of the team throughout the life of the development. They don't just sit in boardrooms, they get their boots dirty – literally. They uphold the very highest standards so when every new home is finished, they make a personal visit to make sure it's perfect.

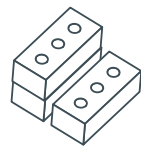
### Customer Care Team

With Morris, our relationship doesn't end the moment you move in. Our Customer Care Team is always there if you have any questions about your new home. They will be your point of contact for the next two years and will arrange any work that needs to be carried out.

# Why buy **NEW?**



Here are just a few reasons why buying new could be right for you:



## Insulated loft / walls

Is it possible to have an obsession with insulation? We know that a properly insulated house protects the environment and keeps your household bills nice and low. Walls, floors and lofts are either fully or thermally insulated, so your new Morris home stays cosy and warm, whatever the weather.



## Less time renovating more time living

Drill bits, spirit levels, paintbrushes etc. you can forget all those for a good long while when you move into a Morris home. All that doing it yourself has been done by someone else – and that someone else happened to be highly skilled Morris builders.



## LABC Warranty LABC Warranty

Every Morris home is covered by LABC warranty. This means that you're protected for ten years after legal completion.



## Reduce water usage by 30%\*

Serious about saving water? We are too. It's refreshing to know that all sanitaryware (that's your toilets and basins), as well as taps and showers are chosen because they're particularly good at reducing water usage. And that means smaller water bills.



## Less stressful move & peace of mind

Most of our new home owners tell us moving into a new build is a lot less hassle than moving into an older place. For a start, you're the first to own it, so you're not waiting for anyone to move out. Everything is brand spanking new, so there are definitely no skeletons in the closet.



## Energy efficient homes

**SAVES  
YOU  
MONEY**

When you buy a new Morris home, you'll be moving into a home that comes complete with the very latest energy-efficient systems and environmental standards. Sounds very fancy, but all you need to know is you could save on your energy bills, compared to let's say an older semi-detached house.

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# Our houses, your home.

\*Research conducted by new-homes.co.uk, 2016. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.