



# Great Wilsey Park

HAVERHILL



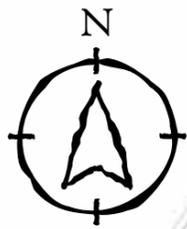


# GREAT WILSEY PARK

HAVERHILL

Your new home awaits at Great Wilsey Park, a new collection of homes nestled in the bustling Suffolk town of Haverhill. Hailing from Redrow's esteemed Heritage Collection, Great Wilsey Park offers the perfect setting for modern family life, whilst also benefitting from both Bury St Edmunds and Cambridge on the doorstep.

*Welcome to Great Wilsey Park*



Your new & improved  
**NEIGHBOURHOOD**

*Representing a new standard of living, Great Wilsey Park is a beautiful mix of 3 and 4 bedroom homes that arrives as part of our esteemed Heritage Collection.*

Taking inspiration from the 1930's Arts and Crafts era, the Heritage Collection offers a unique mix of past and present. Traditionally styled exteriors provide classic curb appeal, combined with modern interiors that meet the evolving demands of lifestyles today.

Complementing these homes is their impressive location. Residents at Great Wilsey Park will benefit from facilities answering to a wide range of needs. The addition of county parks, cycle routes and footpaths cater to active lifestyles, whilst the two new primary schools and selection of playgrounds will be of benefit to families far and wide. There are also plans for a new local centre offering a selection of retailers as well as a health centre. Every one of these elements work in tandem to create a distinct neighbourhood feel and sense of community throughout.

Haverhill offers everything from your everyday amenities to selections of well-regarded schools, renowned eateries and high-street shopping, together with seamless links to the outstanding city of Cambridge and the bustling market town of Bury St Edmunds.



**KEY**  
 REDROW DEVELOPMENT BOUNDARY

# LEISURE TIME

*Haverhill is home to an impressive range of shopping and dining opportunities, together with rural pursuits and leisure facilities catering to active lifestyles.*

Haverhill's high street offers a wealth of well-known retailers across fashion, jewellery, technology, homewares, and health and beauty. The town centre is also home to a selection of supermarkets that include Aldi, Iceland, Tesco and Sainsbury's, together with various amenities offering a number of essentials. These include a post office, medical practice, and a selection of banks.

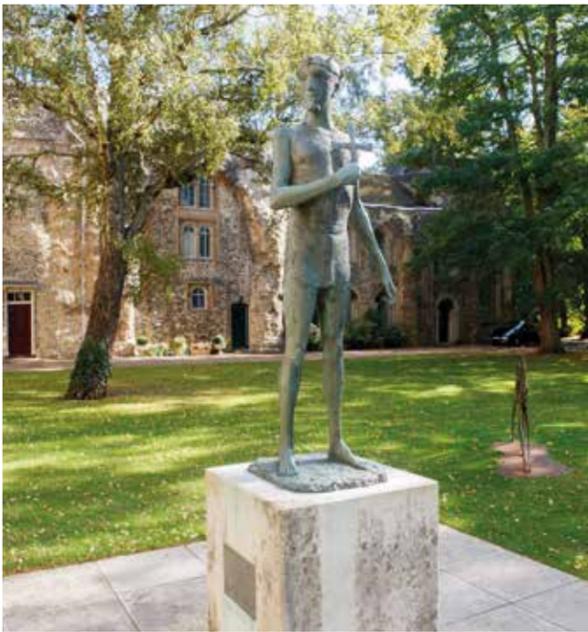
Haverhill also has its own market, which pops up in the town centre on Fridays and Saturdays. There you will find a large number of stalls offering fresh meat and produce, clothing and even flooring.

There's also an impressive selection of eateries in Haverhill, catering to a range of tastes and preferences. Doffy's Vintage Tea Room is an ideal place to catch up with friends and family or enjoy some valuable alone time, offering hot lunches, homemade cakes and sandwiches, and a charming selection of teas and coffees. Those with larger appetites will feel right at home at Route 66, a quintessential American diner offering all your favourites. If a traditional pub atmosphere is more your thing, you need look no further than the Flying Shuttle, which offers a range of cask ales and selections of gins and wines, together with a menu of hearty gastropub fare.

Haverhill Art Centre has dominated the town's high street since 1883 and offers an exciting programme of live productions across music, comedy, dance and drama. Whilst just a short walk from which is a Cineworld, a large multiplex chain showcasing all the latest blockbusters.

Haverhill also has a number of outdoor play areas that children can use on a daily basis, with further family-friendly activities on offer at Haverhill Leisure Centre, which include a badminton academy, a climbing wall and a youth club.





# DAYS OUT IN BURY ST EDMUNDS

*The idyllic market town of Bury St Edmunds is just moments away, with its beautiful architecture, brewing heritage, and wealth of shopping and dining opportunities.*

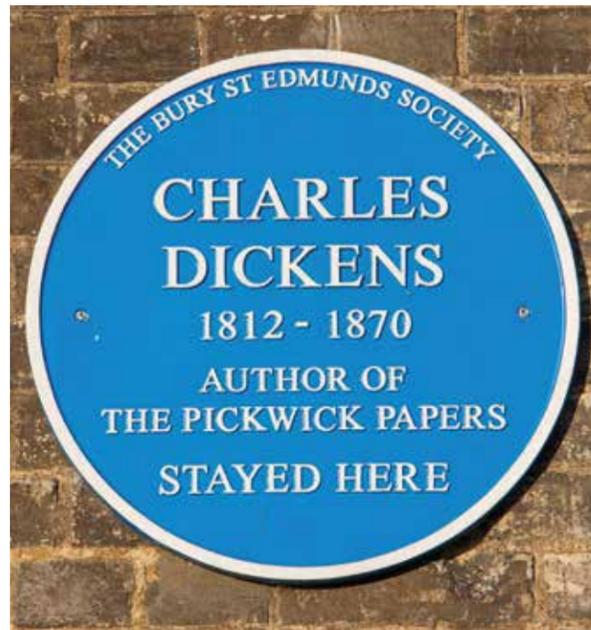
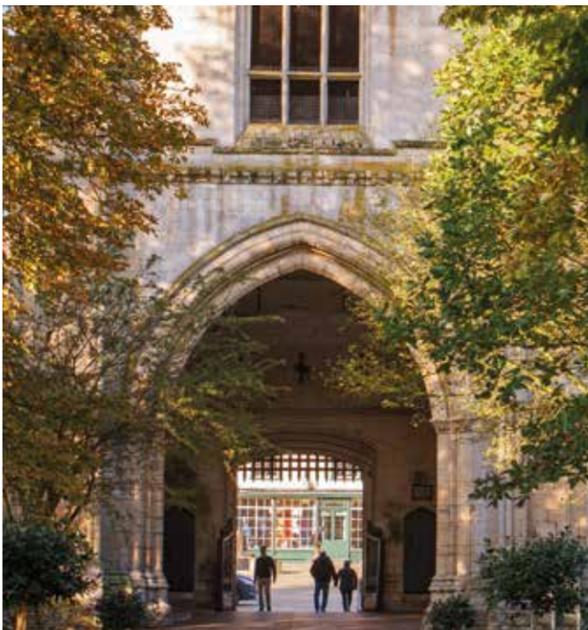
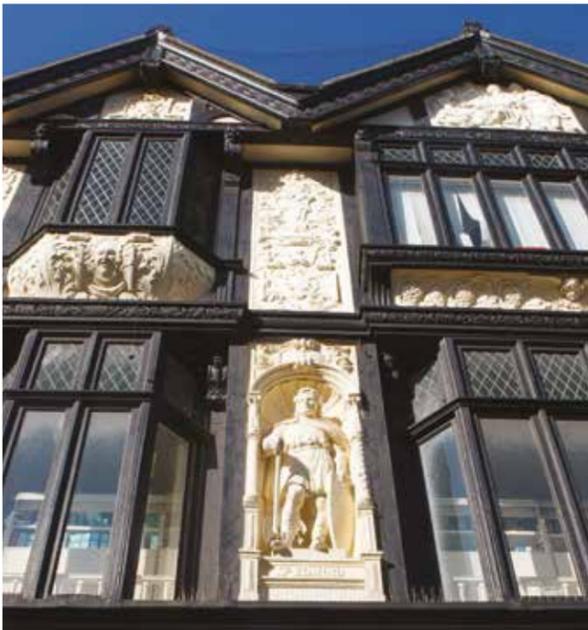
Bury St Edmunds' rich history is embodied by its number of historic houses, venues and structures. From the magnificent Abbey ruins and the 1,000-year old St Edmundsbury Cathedral overlooking the town to the elegant 19th-century Theatre Royal, recently restored to its former glory. On the outskirts of the town is West Stow Country Park, offering 125 acres of beautiful Suffolk countryside together with a striking recreation of an authentic Anglo-Saxon village.

Another of the town's historic gems is the Greene King Brewery, which dates all the way back to 1799. Take a tour of the brewery, sample its produce in the on-site café or head up to its roof and take in one of the best-known panoramic views of the town.

Bury St Edmunds' medieval streets and Georgian squares provide the perfect backdrop to a wide range of well-known stores and independent boutiques. The modern, open-air Arc Shopping Centre is where you'll find all your familiar brands in addition to a large Debenhams department store, ideal for picking up the latest fashions or a gift for a loved one.

The town also boasts an excellent dining scene, a reputation established and upheld by its wealth of vibrant restaurants, cosy pubs, quaint cafés and charming tea rooms. Offering an array of tastes from around the globe, you'll always have opportunities to develop your palette, with cuisines including Indian, Japanese, Thai, Mexican and Mediterranean. There's also a variety of fine dining establishments ideal for celebrating a special occasion, from the finely crafted French creations at Maison Bleue to the locally sourced heritage and vegan dishes at the 5-star Northgate Hotel restaurant.

There's plenty to keep you occupied year-round, with the town boasting a jam-packed schedule of festivals and events, including the annual Bury St Edmunds Food and Drink Festival falling on the August Bank Holiday weekend.





## ADVENTURE IN THE CITY

*Opportunity knocks in the renowned city of Cambridge, with its distinguished education, unrivalled heritage and culture, and exceptional shopping and dining.*

The three jewels in Cambridge's crown are its indoor shopping centres, The Grand Arcade, Lion Yard and The Grafton, each ideally positioned within walking distance of each other. With over 140 shops between them, you'll be truly spoilt for choice, whether it's a lunch date or a shopping spree.

Food choices are endless. You've got Chocolat Chocolat and Millie's Cookies to satisfy your sweet tooth, with the former offering Making and Tasting courses (for when you're feeling creative).

Those with larger appetites will feel right at home at either Bella Italia or Carluccio's, both offering authentic Italian, with Debenhams' restaurant also on hand providing hearty lunches. And when just need a quick bite on the go, Pret A Manger and YO! Sushi have got you covered.

You can round off your trip with a visit to home design specialists Laura Ashley and pick up an accessory for your new home, before booking your next luxury getaway with Kuoni. Cambridge even has its own state-of-the-art Tesla showroom, where you can test drive its cutting-edge Model S and Model X.

These adventures and opportunities are just a small part of what makes Great Wilsey Park such a special place to live.



# ALL YOU NEED FOR AN ACTIVE LIFESTYLE

*Those leading active lifestyles will have a wealth of choices just on the doorstep, from one stop shop leisure centres and modern gyms to challenging golf courses and wide-open spaces.*

Haverhill Leisure Centre is just in the town centre and caters to a variety of fitness routines. You can work up a sweat in its gym, push your limits in its two swimming pools or take part in indoor or outdoor sport. There's also a wealth of group classes that you can join, from strenuous spin sessions and challenging circuits to lighter activities like yoga and Pilates.

Feel Good Fitness is another local option, offering a fully equipped gym ideal for strength, resistance and cardio exercise, together with a sauna and a steam room for post-workout relaxation.

Avid golfers won't have to travel far for a round, with Haverhill Golf Club boasting a picturesque 18-hole course, together with a welcoming clubhouse ideal for a post-match drink or meal.

Haverhill is also home to a cricket club, tennis club and two football clubs.

Those who enjoy the great outdoors can take advantage of East Town Park Centre, offering a network of designated footpaths ideal for gentle strolls and intense jogs.





# WELL CONNECTED

*By rail or road, for work or pleasure, Great Wilsey Park is well connected to the wider world.*

The city of Cambridge, with its world-class attractions and educational establishments, is around 45 minutes away by car and 18 minutes away via rail. Newmarket and its famous horseracing heritage is around 28 minutes away by car, whilst the market town of Bury St Edmunds is just 30 minutes away by car via the A143 and 23 minutes away by rail.

Your nearest station is in the village of Dullingham, situated just under 25 minutes away by car providing services to Ipswich, Stowmarket and Needham Market.



By Road



By Rail



\*Travel times and distances are approximate only, taken from google.co.uk. August 2020.



## EDUCATION

*Children from preschool right through to sixth form and college will be well taken care of in Haverhill, with each preparing them for the next step in their educational journey.*

Raising your children away from a city doesn't always mean a long school run. They can begin their learning at Little Wonders Pre-school, Puddlebrook Daycare or Dizzy's Day Nursery School, which can all be reached in just 10 minutes by car.

Haverhill also offers a range of well-regarded primary schools, with Westfield Primary Academy just a 7-minute drive away, rated 'Good' by Ofsted. There's also Place Farm Primary Academy and Coupals Primary Academy, both just a 10-minute drive away and sharing Ofsted ratings of Good.

Children can then move on to one of the two local secondary schools, Castle Manor Academy or Samuel Ward Academy, which also boasts a sixth form. Both are within a 10-minute drive of home.

The neighbouring city of Cambridge also offers a selection of quality schools and colleges, especially at sixth form level. Hills Road Sixth Form is just one of many, offering both sixth form and adult learning. They pride themselves on delivering exceptional learning, backed up by their current Outstanding Ofsted rating.

For the independent choice, Broadlands Hall School is just under a mile from home providing education for boys aged 9-20, together with Stoke College just a 16-minute drive away for ages 3-16.



## THE PERFECT PLACE FOR AN OUTSTANDING EDUCATION

*Situated beside the River Cam, the University of Cambridge has been providing world-class higher education for over 800 years, with close links to surrounding colleges.*

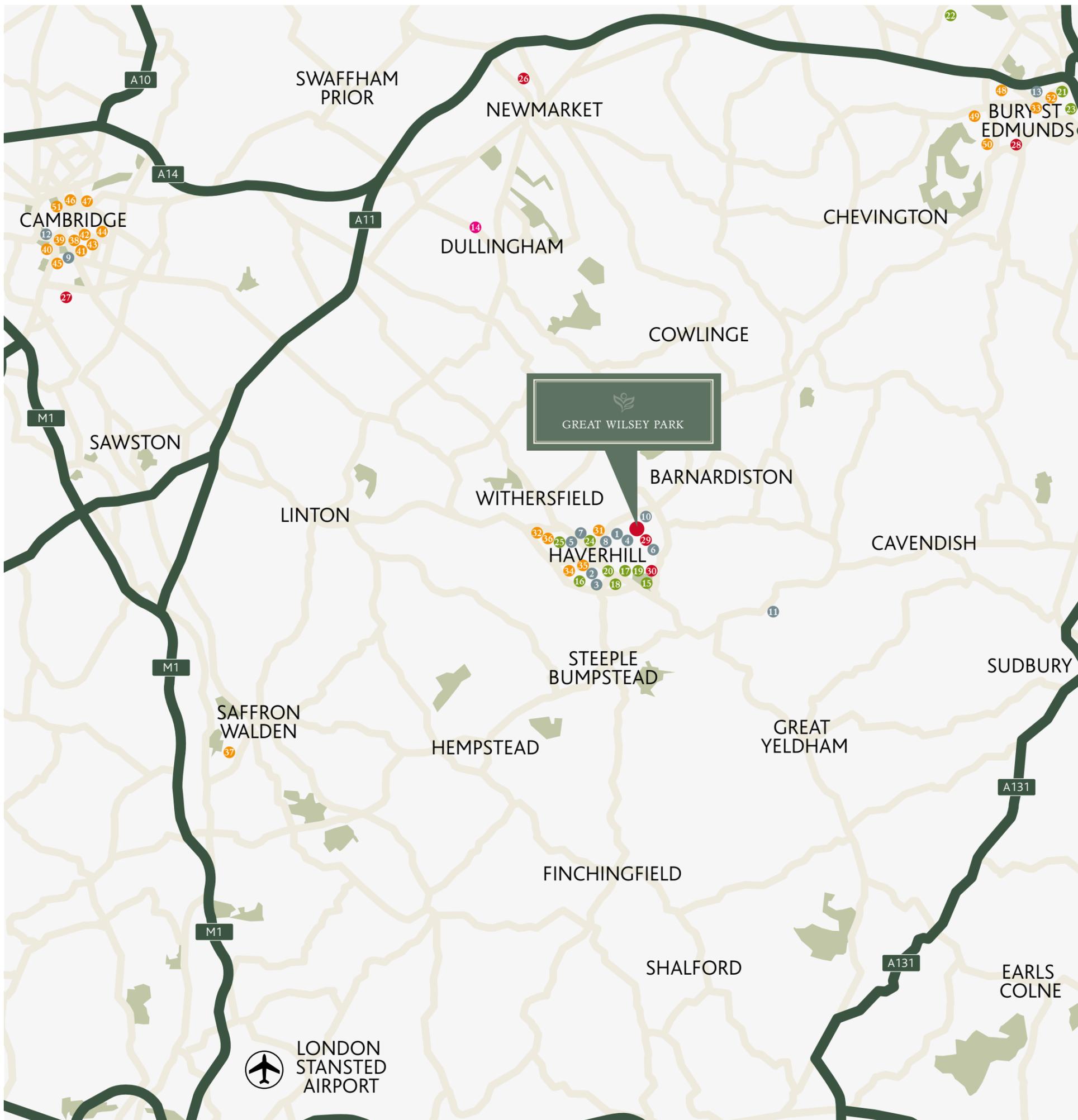
You don't have to be a student to enjoy the university, with many of its sites accessible by foot or bicycle.

King's College Chapel is perhaps the most iconic building, with its Gothic architecture of the 1400s serving as the symbol of Cambridge itself. Just a 6-minute walk away is the Cripps Building, with its distinctive Great Gate. It's a part of St John's College which in the 1200s was used as a hospital, before becoming a member of the university by 1470.

Other sites include Jesus College, with its expansive sporting grounds, open courts and Addenbrooke's Biomedical Campus. Originally a 12th-century nunnery, this college has 17 different institutes dedicated to study and healing, including the renowned Addenbrooke's Hospital.

Bury St Edmunds is where you'll find the highly regarded West Suffolk College, offering both further education and university courses. It is also a provider of apprenticeships, supporting industries that include engineering, IT, business and healthcare.





# YOUR LOCAL AREA

*You only need to go a short distance from Great Wilsey Park to find all you need.*

Whether it's a surgery, veterinarian, post office or a leisure centre you're after, Great Wilsey Park is ideally positioned for your everyday needs. And for those special occasions, a host of well-regarded eateries are on the doorstep, with beautiful countryside and charming villages within easy reach as well.

## SCHOOLS

- 1 Little Wonders Pre-school
- 2 Purplebrook Daycare
- 3 Dizzy's Day Nursery School
- 4 Westfield Primary Academy
- 5 Place Farm Primary Academy
- 6 Coupals Primary Academy
- 7 Castle Manor Academy
- 8 Samuel Ward Academy
- 9 Hills Road Sixth Form
- 10 Broadlands Hall School
- 11 Stoke College
- 12 University of Cambridge
- 13 West Suffolk College

## TRANSPORT

- 14 Dullingham Train Station

## LEISURE & ENTERTAINMENT

- 15 Haverhill Golf Club
- 16 Feel Good Fitness
- 17 Haverhill Leisure Centre
- 18 Haverhill Art Centre
- 19 East Town Park Centre
- 20 Cineworld
- 21 Abby Ruins
- 22 St Edmundsbury Cathedral
- 23 Theatre Royal
- 24 West Stow Country Park
- 25 Green King Brewery

## HEALTH

- 26 Haverhill Family Practice
- 27 Christmas Maltings Doctors Surgery
- 28 Newmarket General Hospital in Newmarket
- 29 Addenbrookes in Cambridge
- 30 West Suffolk Hospital

## SHOPPING

- 31 Aldi
- 32 Iceland
- 33 Sainsbury's
- 34 Maison Bleue
- 35 Doffy's Vintage Tea Room
- 36 Route 66
- 37 Flying Shuttle
- 38 Laura Ashley
- 39 Kuoni
- 40 Tesla
- 41 Hotel Chocolat Chocolat
- 42 Millie's Cookies
- 43 Bella Italia
- 44 Carluccio's
- 45 Pret A Manger
- 46 YO! Sushi
- 47 The Grafton
- 48 Lion Yard
- 49 Grand Arcade
- 50 Northgate Hotel
- 51 Debenhams
- 52 Arc Shopping Centre

# SPECIFICATION

*Your new home at Great Wilsey Park is excellently appointed with a fine range of appliances, and benefits from a truly beautiful finish.*



## Interior Features

### WALLS

White emulsion paint finish

### CEILINGS

Flat finish with white emulsion paint decoration

### INTERNAL DOORS

2-panel internal moulded door

### INTERNAL DOOR FURNITURE

Polished chrome effect door furniture

### CENTRAL HEATING

Full gas central heating with energy efficient wall mounted boiler in all houses

### RADIATORS

Myson radiators

### WARDROBES

Choice of fitted wardrobe to bedroom 1, see Sales Consultant for more information

### PHONE POINT

Located as follows: one adjacent TV location in lounge and one in study (where applicable). Additional points may be provided, see layouts for details

### TV POINT

Located as follows: one in lounge, one in bedroom 1 and one in family room (where applicable)

## Kitchen & Utility Features

### KITCHEN STYLES

A range of exclusive Moores kitchen designs to choose from. Please see Sales Consultant for more information

### DOWNLIGHTS

LED under cupboard downlights provided (where shown on kitchen layout)

### KITCHEN SINK

1 1/2 bowl sink

### UTILITY SINK

Single bowl sink

### APPLIANCES

4 ring burner hob

6 ring burner hob

(properties over 1600 sqft)

Double oven

60cm chimney extractor hood

90cm chimney extractor hood (properties over 1600 sqft)

50/50 fridge/freezer

2x 50/50 fridge/freezer (properties over 1600 sqft)

## Bathroom & Cloakroom Features

BATHROOM, EN-SUITE & CLOAKROOM STYLES  
Ideal Standard in white finish

### WC

Concept close coupled back-to-wall pan with dual flush cistern

### SHOWER OVER BATH

Shower valve and screen to bath where there is no separate shower enclosure within bathroom

### SHOWER VALVE

Thermostatic bar valve

### BATHROOM, CLOAKROOM & EN-SUITE WALL TILES

Johnsons wall tile choices available to areas as indicated on drawings. Mirror to be fitted above the bathroom and en-suite washbasins (where applicable) please see drawings



### TOWEL WARMER

Towel warmer in chrome effect finish to bathroom and en-suite where shown on drawing

### SHAVER SOCKET

In bathroom and en-suite/s finish to match electrical plates

## Exterior Features

### EXTERNAL DOORS

#### FRONT

GRP door with patterned glass

#### REAR

Steel door with patterned glass

### SECURITY

Multi point locking system to front and rear doors of house

### EXTERNAL LIGHTS

Black coach lantern (properties under 1400 sqft)

Grande Georgian lantern (properties over 1400 sqft)

### DOWNLIGHT

Where entrance is recessed

### GARAGE

To specific plots, see Sales Consultant for more information

### DOOR

Hormann style steel up & over with window panels to top. Door finish to be painted to match front door colour

### POWER

Double power point and lighting pendant (where garage lies within the curtilage of the property)

## Garden Features

### EXTERNAL FENCING & SIDES/REAR

Vertical boarding 1.8m high - refer to layout

### PAVING

Buff riven faced flags as indicated on drawing

### GATE

1.8m timber gate

### TURFING

Good standard turf to front and rear garden. Refer to layout for landscaping details. Topsoil and Turfing in accordance with NHBC requirements

### OUTSIDE TAP

To rear of property - refer to drawing for location

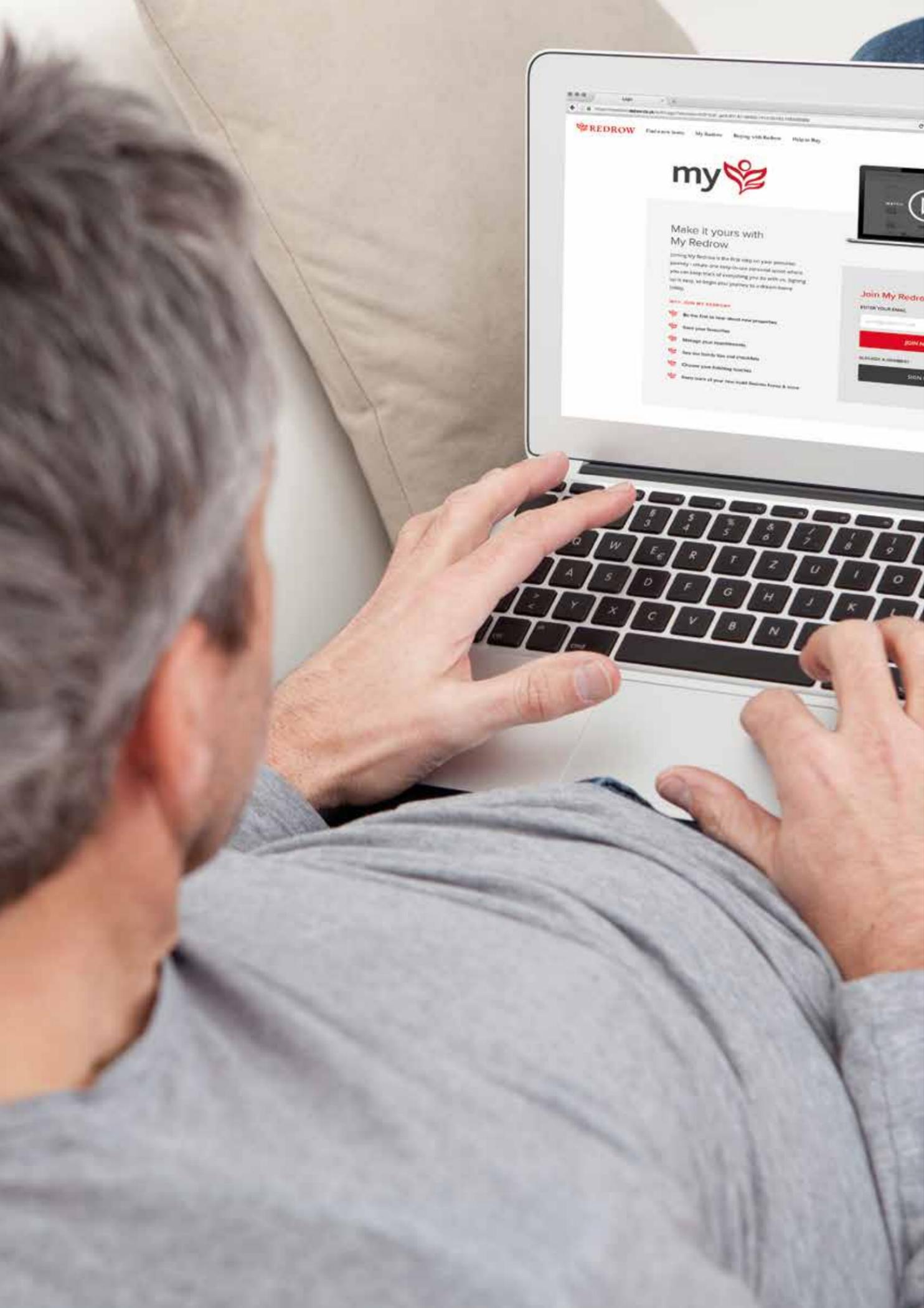
*Ideal Standard*

GOODING

MOORES

JOHNSON-TILES

Please see Sales Consultant for further details. Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



## MY REDROW, MY HOME, MY WAY

*Supporting you through your new home search and purchase.  
Do it the easy way, online with My Redrow.*

*It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select & purchase your Finishing Touches.*

#### SEARCHING FOR YOUR NEW HOME:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your showhome viewings and telephone appointments using our realtime calendar.

#### READY TO RESERVE?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

#### ONCE YOU'VE RESERVED YOUR HOME:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras\* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

\*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.

1

Our Fabric First design approach focuses on high quality insulation standards, boilers and ventilation systems, making a major contribution to reducing the CO<sub>2</sub> emissions from your home.

2

Our homes on average offer a

**54%**  
improvement

in heat loss over homes built in the 1970's.\*

3

You could more than halve your annual energy bill by living in a new, energy efficient Redrow home compared to a typical upgraded, Victorian equivalent.

VICTORIAN *with modern day improvements*  
Energy Spend<sup>i</sup>

4-bed detached	3-bed semi-detached	3-bed Mid-terrace
Total £2,460	Total £1,670	Total £1,430

NEW BUILD *Redrow Specification*  
Energy Spend<sup>ii</sup>

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,158	Total £766	Total £793

SAVINGS *(compared to Victorian)*

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,302	Total £904	Total £637

<sup>i</sup> Indicative costs calculated using Zero Carbon Hub house types modelled in NHER Plan Assessor (SAP2009)  
<sup>ii</sup> Indicative costs calculated using Redrow house types modelled in Stroma FSAP (SAP2012)

4

Our homes outperform the recommended minimum air-tightness standards. That means less heat-loss from your home and fewer draughts. We also fit **SMART** meters as standard, putting you in control of your electricity usage and your bills.

5

**We reduce noise.**

Sound proofing our homes to outperform standard construction methods.

6

Lighting contributes up to 20% of the total electricity bill for the average house<sup>†</sup> so we provide 100% low energy light fittings in our homes.\*\*

7 **We help you save water.**

Our standard specification delivers a design which outperforms the minimum standard by 16%, saving an extra 20 litres/person/day. For a family of 4 that's a **saving of over 29 cubic metres of water/year, around £86 on the annual water bill.** That's enough water for 379 baths, 408 washing machine loads, 817 showers, 963 dishwasher loads or 3,241 flushes!

8

Our care for the environment extends to the land we use and the materials we employ.

**99.9%** of the timber we use comes from legal or creditably certified sources defined by WWF.

**95%** of our waste is diverted from landfill.

**90%** of our build materials are locally sourced.



9

You can choose from a range of eco-friendly options to enhance your sustainability through our on-line customer interface 'My Redrow'. Extras include; kitchen waste segregation facilities, water butts and electronic vehicle chargers.††



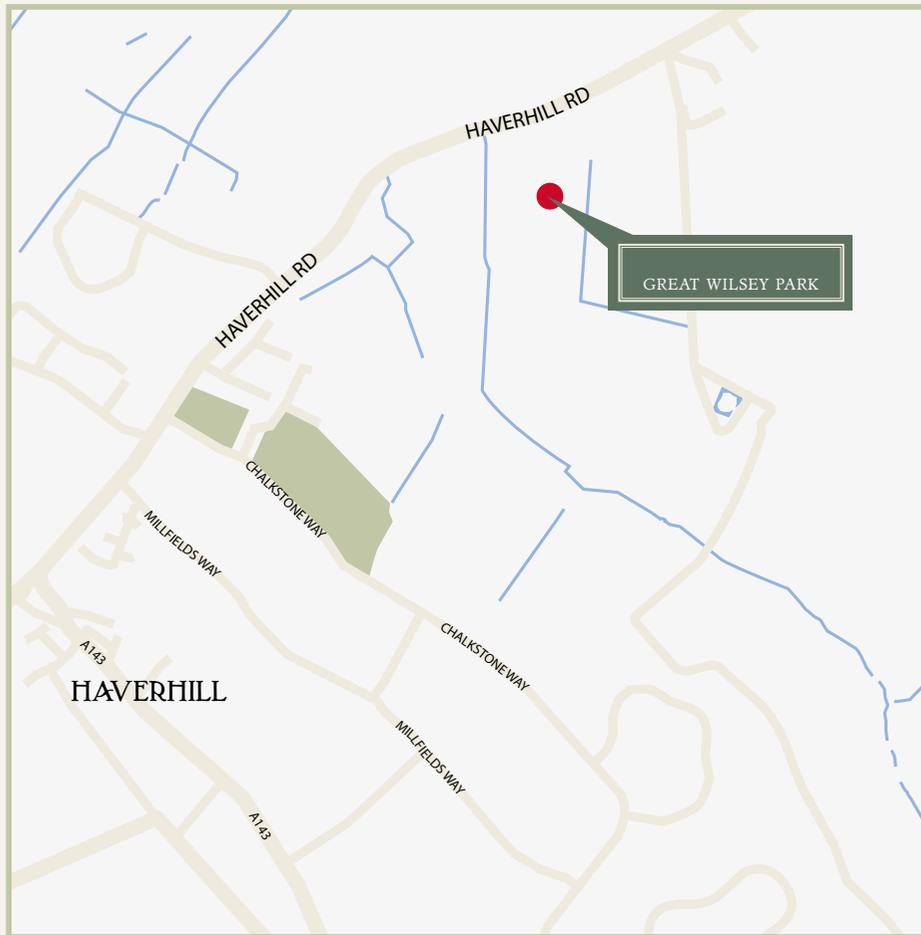
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Being environmentally conscious isn't just about the homes we build for you, it's about establishing a **core green philosophy within the whole of Redrow.**

From deciding on locations to choosing suppliers, we are committed to ethical and environmental practice.

\* Source: Research carried out by National Energy Services, commissioned by the New Homes Marketing Board. \*\* Homes built to Building Regulations Part L 2010. † Source: Energy Saving trust, 2009. Details correct at time of going to print. July'18. †† Subject to build stage and suitability of chosen plot.

# Great Wilsey Park



GREAT WILSEY PARK  
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EMS 667178

 **REDROW**  
A BETTER WAY TO LIVE