

HERITAGE

- REDROW -

HUGGLESCOTE GRANGE

COALVILLE





WELCOME TO HUGGLESCOTE GRANGE



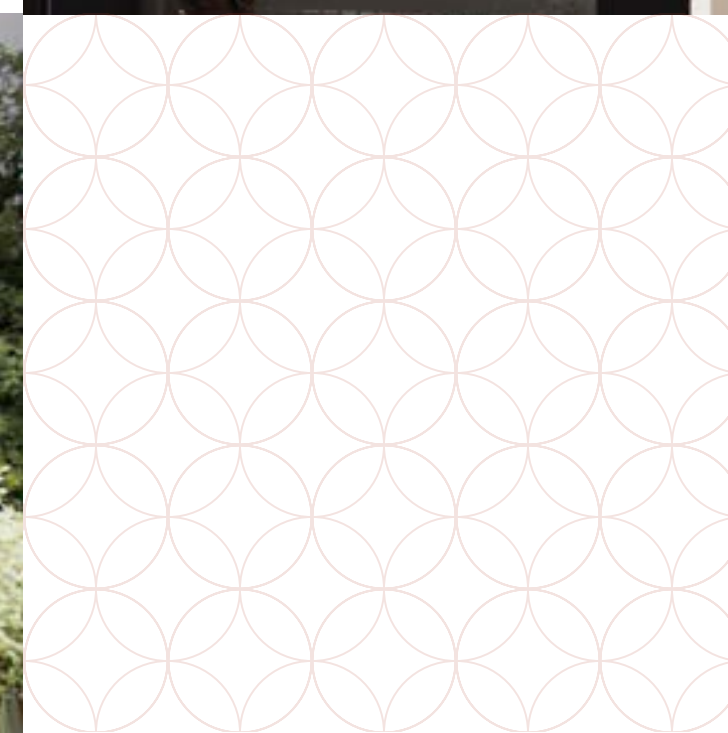
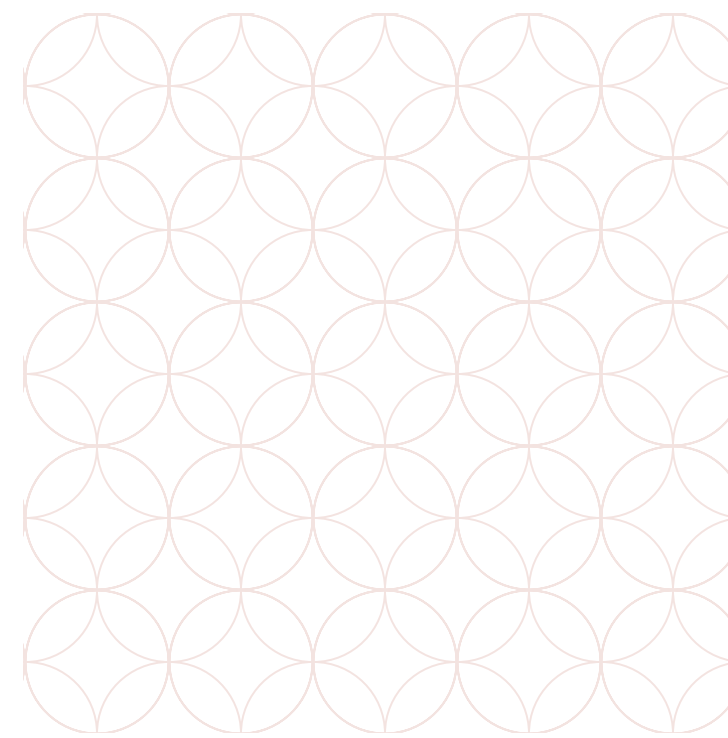
A COLLECTION OF 1, 2, 3 AND 4 BEDROOM HOMES, ON THE EDGE OF THE VIBRANT TOWN OF COALVILLE.

A thriving, up-and-coming, and rapidly developing town with amenities aplenty on your doorstep, yet with beautiful open green spaces to admire in all directions. Fantastic transport and travel connections by road and rail and a stone's throw from the exciting city of Leicester and charming, historic town of Loughborough. A collection of elegant homes that blend the best of past and present, with impressive contemporary interiors, but with an unmistakable nod to the Arts and Crafts movement of the late 18th and early 19th centuries, with its distinguished style and impeccable attention to detail. Hugglescote Grange is a development that offers a standard of living that others aspire to, and is somewhere everyone will be proud to call home.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

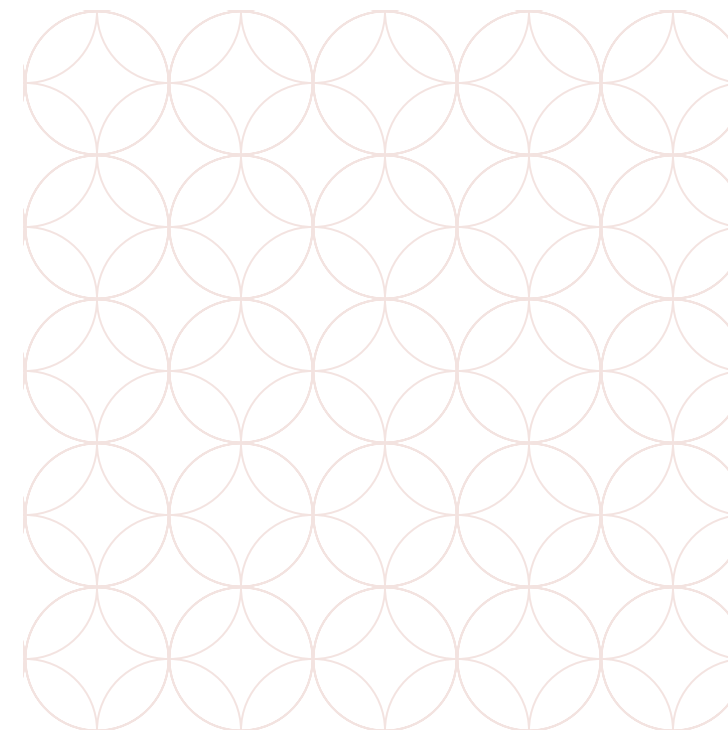


BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

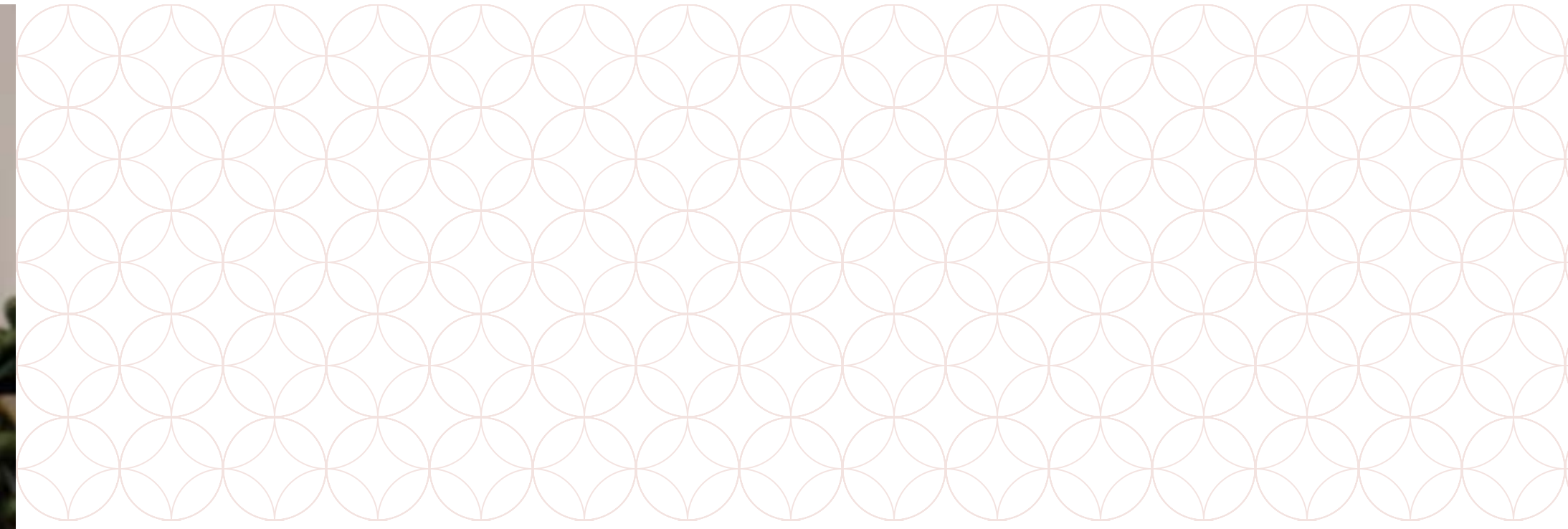
BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

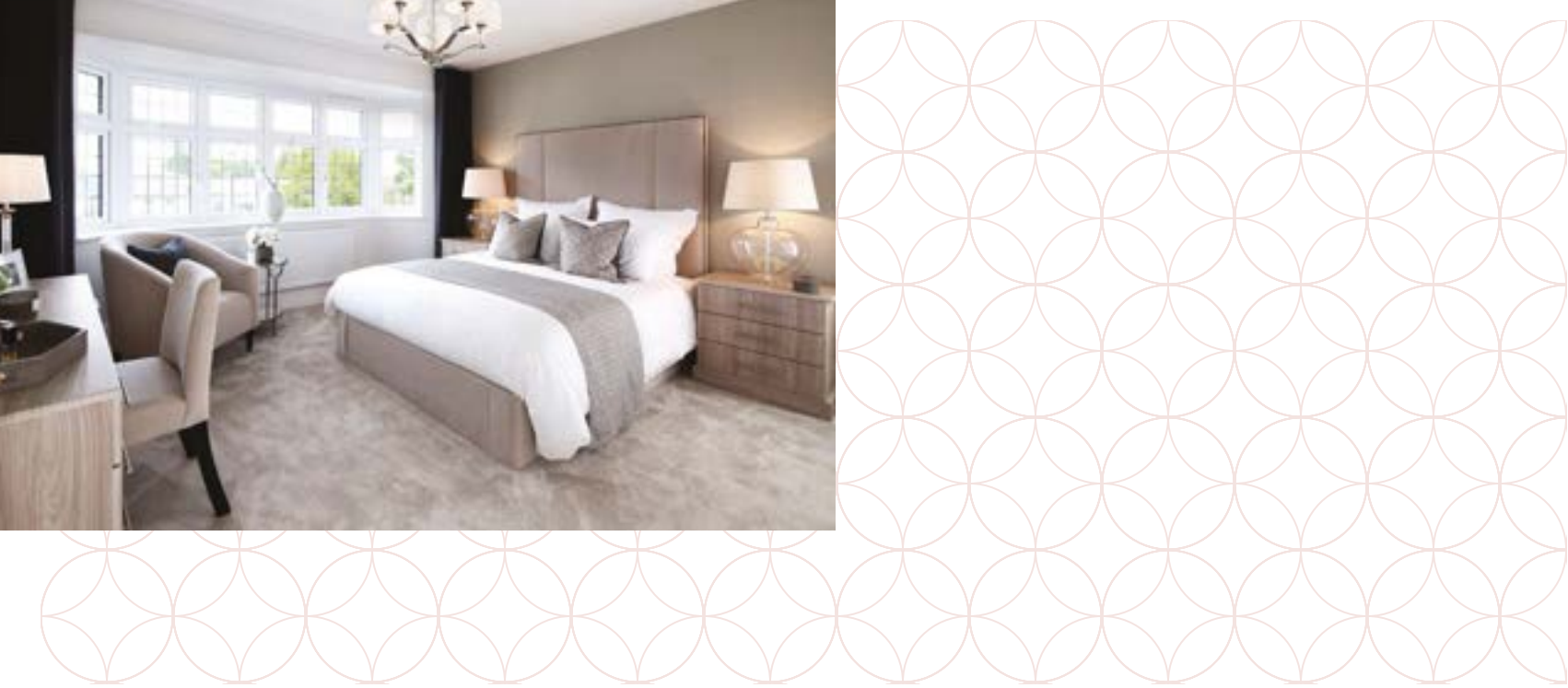
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE AREA

The plentiful amenities throughout Coalville and beyond will make shopping a pleasure, from picking up your everyday essentials to more all-encompassing bouts of retail therapy. For food shopping, you'll be spoilt for choice, with an Asda, Morrisons, Aldi, Lidl and M&S Foodhall all within a 15 minute drive of home. The Co-op convenience store is even closer, around four minutes away in the car.

You'll find the nearest doctor's surgery and pharmacy a seven minute walk away, with Coalville East Post Office just a five minute journey by car.

Coalville High Street, meanwhile, is just a seven minute drive and is home to a variety of household names, including an Argos, Wilko, Iceland and Boots the chemist.

For a more far-ranging selection of retailers, Loughborough is around 23 minutes away in the car and has plenty of high street name stores, including a Marks & Spencer, Next and Fragrance Shop, and many at its highly-regarded Rushes Shopping Centre.

Leicester city centre, meanwhile, is home to a truly comprehensive collection of stores, with its celebrated Highcross shopping centre boasting more than 100 outlets, including a John Lewis, Apple Store, Disney Store, H&M, River Island, Levi's shop and flagship Zara store.

FAR TOO
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SUPPLIED

IT SHOULD FIT
THE TEMPLATE
AS INSTRUCTED
BY GROUP
MARKETING



ENJOY AN ACTIVE LIFESTYLE

Those who enjoy a more active or sportier lifestyle will enjoy living in an area where sport and recreation are very much a way of life. Hermitage Leisure Centre is around 10 minutes away in the car and has a fully-equipped gym, 25 metre swimming pool and accompanying learner pool, full size, floodlit 3G football pitch and a group fitness studio. PureGym Loughborough, meanwhile, is in the heart of town, around 20 minutes away by road and is open 24 hours a day, seven days a week.

Golfers can enjoy a relaxing round at Charnwood Forest Golf Club, located a 13 minute drive away, or practise their swing at The Golf Centre driving range, just outside the town centre and around 10 minutes away by road.

Anyone looking to join a local sports club can also choose from a large number in Coalville, Loughborough and around the surrounding area. From football, rugby and cricket to cycling, boxing and triathlon, you're sure to find a local group that shares your interests.

For a family day out, there will be plenty of choice. The area enjoys a fascinating history, which can be enjoyed at the National Trust's Calke Abbey in nearby Ticknall, around

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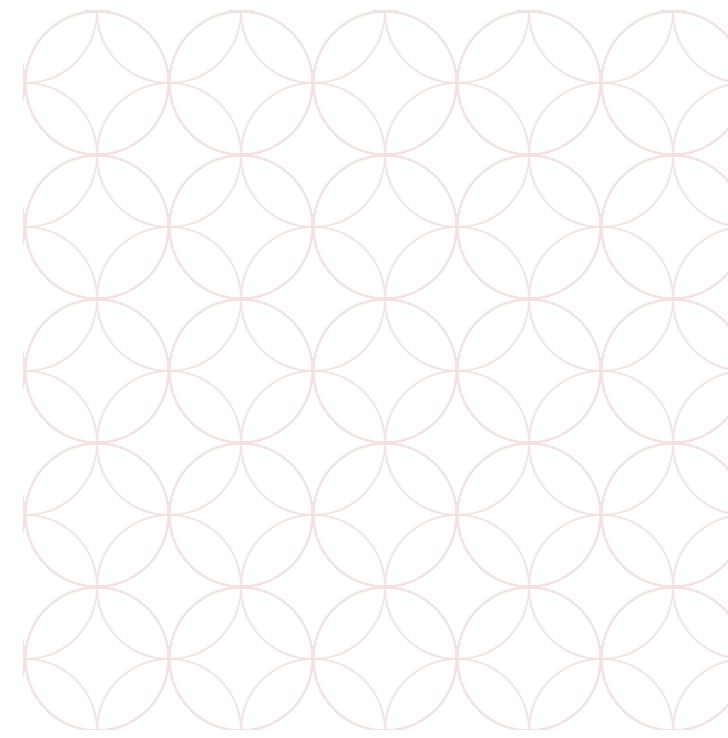
OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools with provision for youngsters of all ages. For young children, Marlborough Day Nursery and Whitwick Day Nursery and Preschool are six minutes and 10 minutes away by car respectively, and are both rated 'Good' by Ofsted.

Hugglescote Community Primary School and Belvoirdale Community Primary School, meanwhile, are both within a six minute drive and are also both rated 'Good'.

For older students the Newbridge School is a five minute drive and Stephenson College nine minutes away, with both also enjoying 'Good' ratings.

Youngsters seeking higher education can look to the Universities of Leicester, Loughborough and De Montford University, offering a huge range of undergraduate and postgraduate courses and all situated within a 30 minute drive of home.



GETTING AROUND

Hugglescote Grange truly enjoys the best of both worlds, being surrounded by green spaces and some stunning scenery, but also well located for travel by road and rail.

Junction 22 of the M1 motorway is less than 10 minutes away in the car for onward travel to Derby (33 minutes), Nottingham (37 minutes), Sheffield (1 hour and 12 minutes) and Leeds (1 hour and 35 minutes) heading north, and Northampton (55 minutes), Milton Keynes (1 hour and 8 minutes) and London (2 hours and 18 minutes) travelling south. Birmingham is also reachable in around 42 minutes via the M42, heading west.

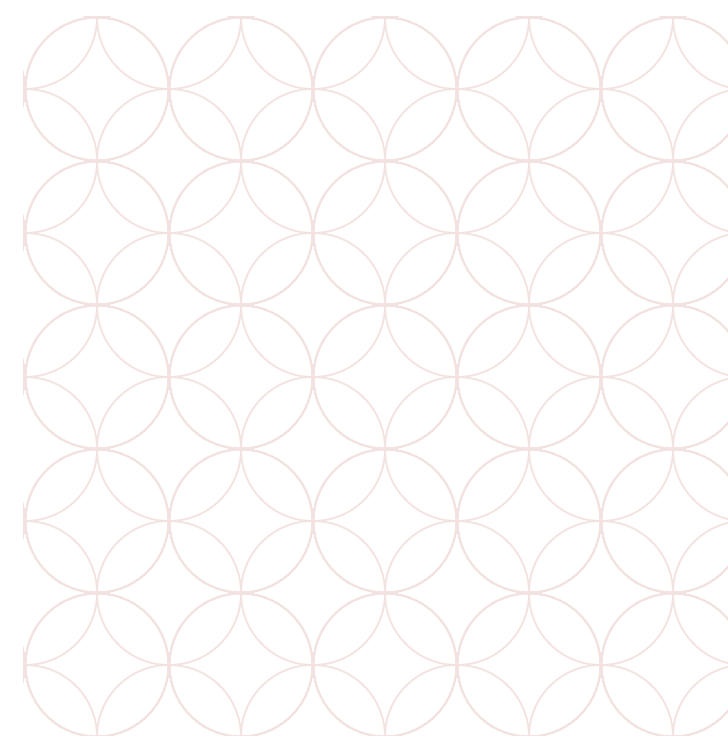
For more local travel, Loughborough and Leicester town and city centres are 22 minutes and 30 minutes away respectively.

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WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Hugglescote Grange**.



SO YOU GET MORE OUT

- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Multi Use Games Area
- Local Equipped Areas of Play

EXPLORE HUGGLESCOTE GRANGE

KEY

 BELVOIR 1 BEDROOM HOME	 MARLOW 4 BEDROOM HOME
 BUXTON 2 BEDROOM HOME	 GYLBY 4 BEDROOM HOME
 OAK 2 BEDROOM HOME	 LOUDOUN 4 BEDROOM HOME
 LETCHWORTH 3 BEDROOM HOME	 IVANHOE 4 BEDROOM HOME
 WARWICK 3 BEDROOM HOME	 ERDINGTON 4 BEDROOM HOME
 AMBERLEY 3 BEDROOM HOME	 RUTHIN 4 BEDROOM HOME
 STRATFORD Q 3 BEDROOM HOME	 HARROGATE 4 BEDROOM HOME
 LEAMINGTON Q 3 BEDROOM HOME	 HASTING 4 BEDROOM HOME
 STRATFORD 4 BEDROOM HOME	 AFFORDABLE HOUSING
 CAMBRIDGE 4 BEDROOM HOME	

Affordable Housing: Smisby – 71-73, 203
Tideswell – 125, 126, 174, 175
Tavy – 67-70
Bullen – 177, 178
Dart – 76, 79, 176, 179

BCP – Bin Collection Point

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.





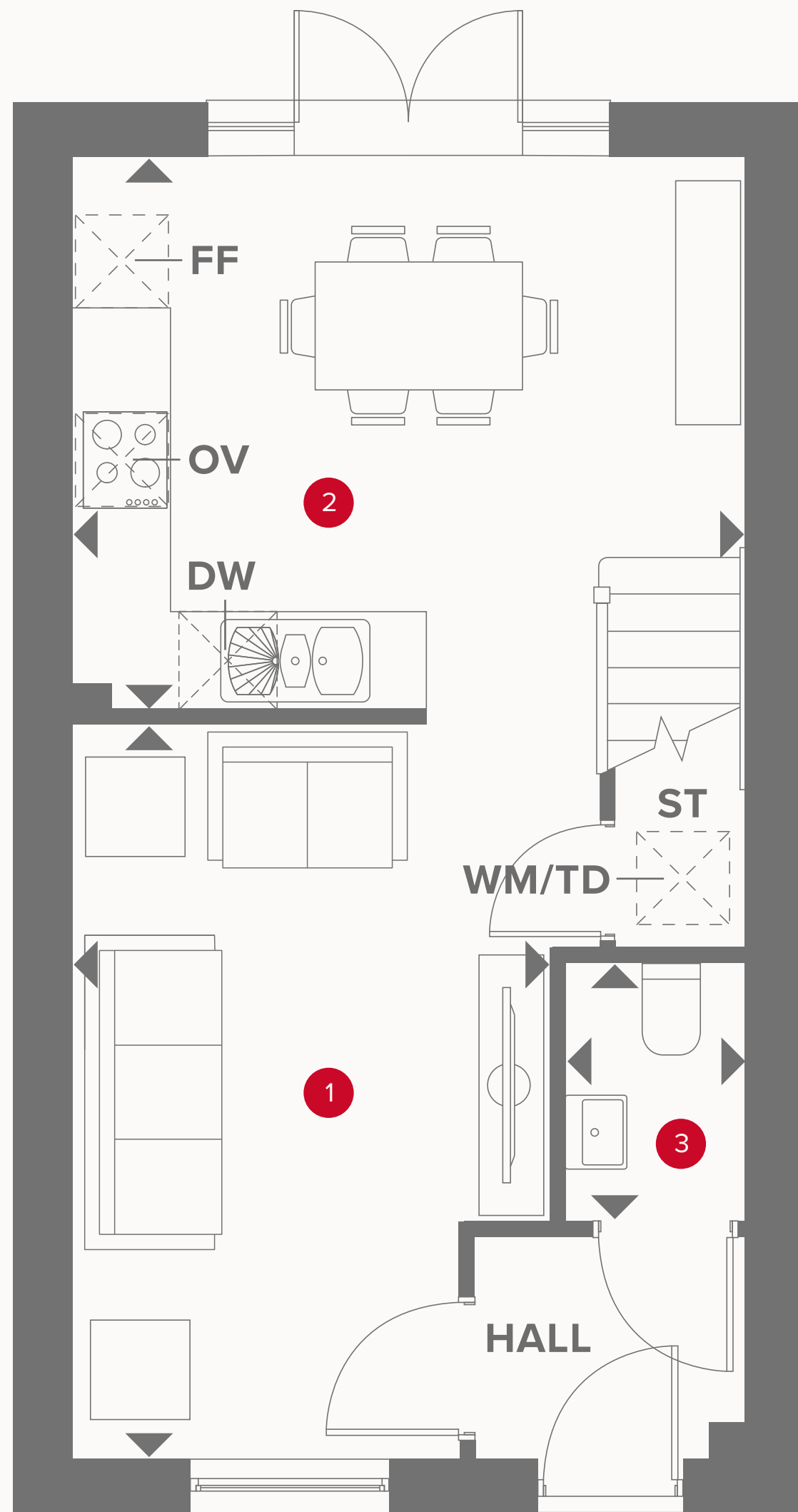
INSPIRED

- REDROW -

THE BUXTON

TWO BEDROOM HOME

 **REDROW**





THE BUXTON GROUND FLOOR

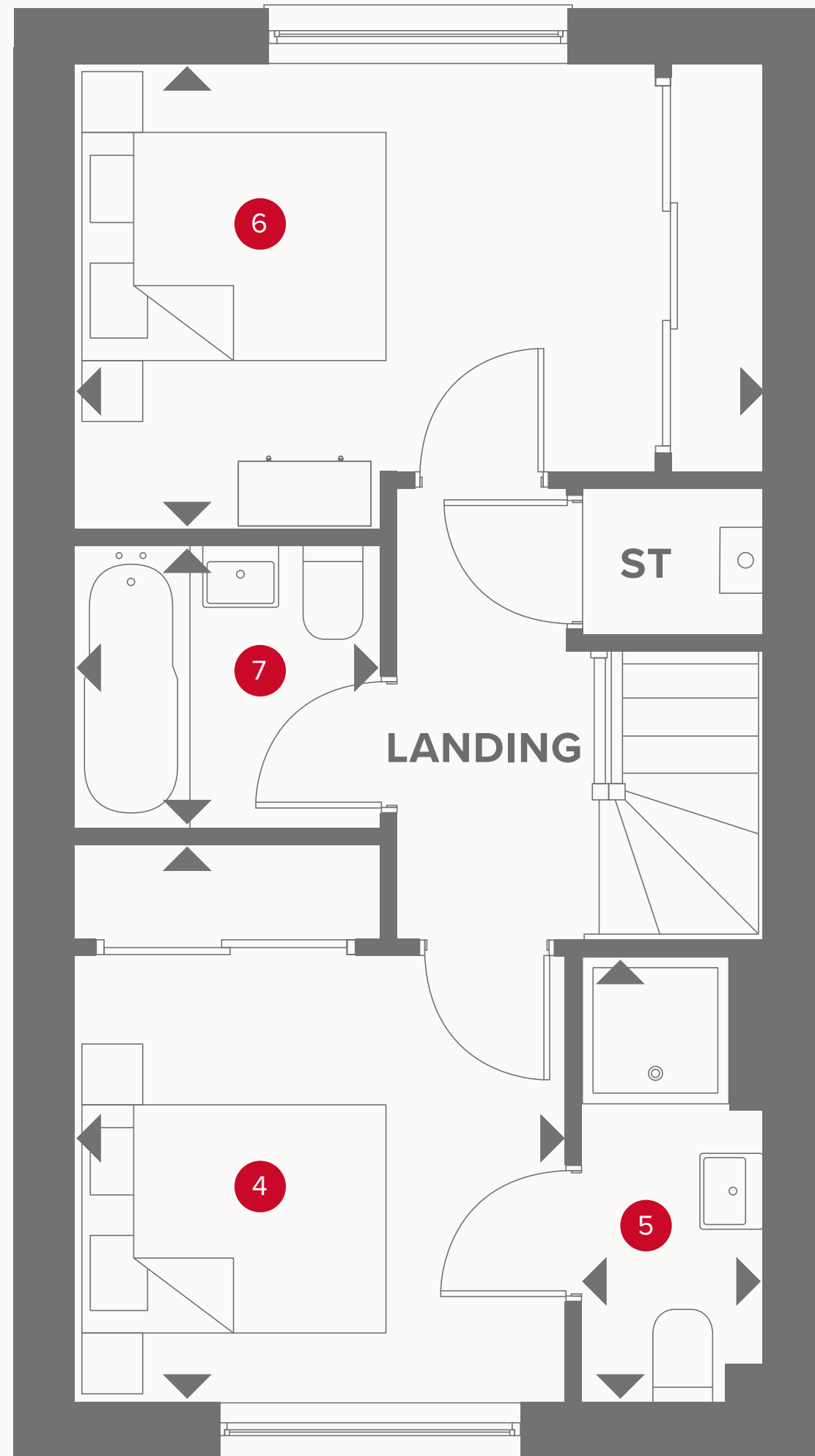
1	Lounge	14'10" x 10'8"	4.53 x 3.24 m
2	Kitchen/Dining	13'7" x 11'0"	4.14 x 3.40 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m



KEY

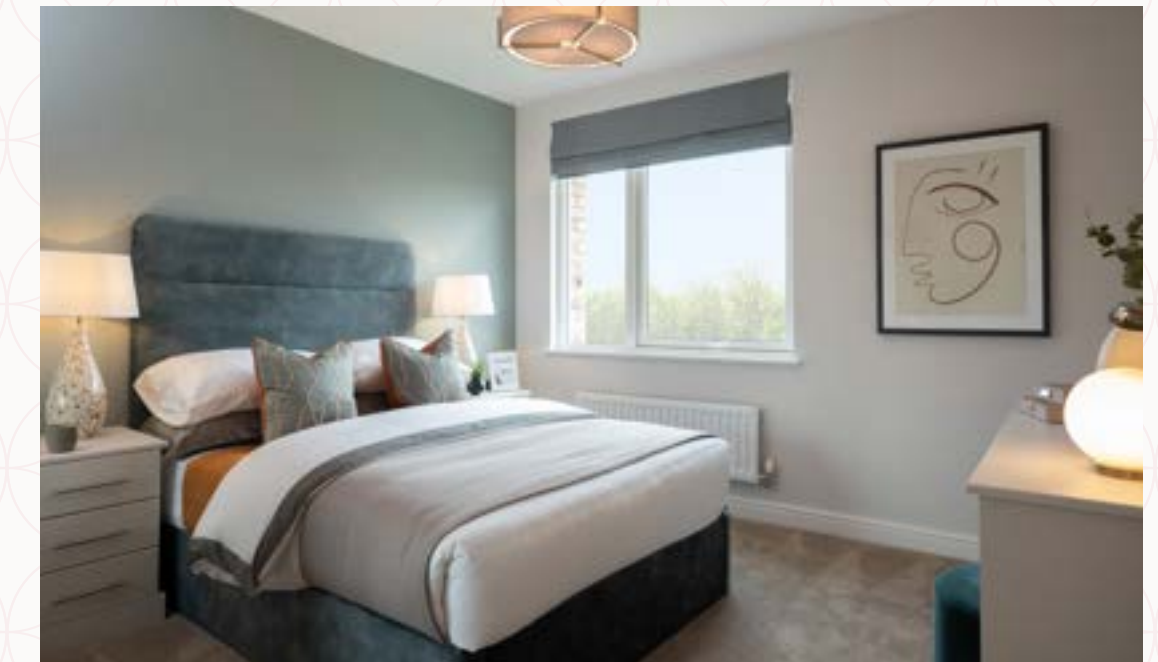
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE BUXTON FIRST FLOOR

4	Bedroom 1	10'11" x 9'8"	3.34 x 2.95 m
5	En-suite	8'10" x 3'7"	2.68 x 1.10 m
6	Bedroom 2	13'7" x 9'2"	4.14 x 2.80 m
7	Bathroom	6'0" x 5'7"	1.84 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HOME BUILDERS**
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Customers should note this illustration is an example of the Buxton house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



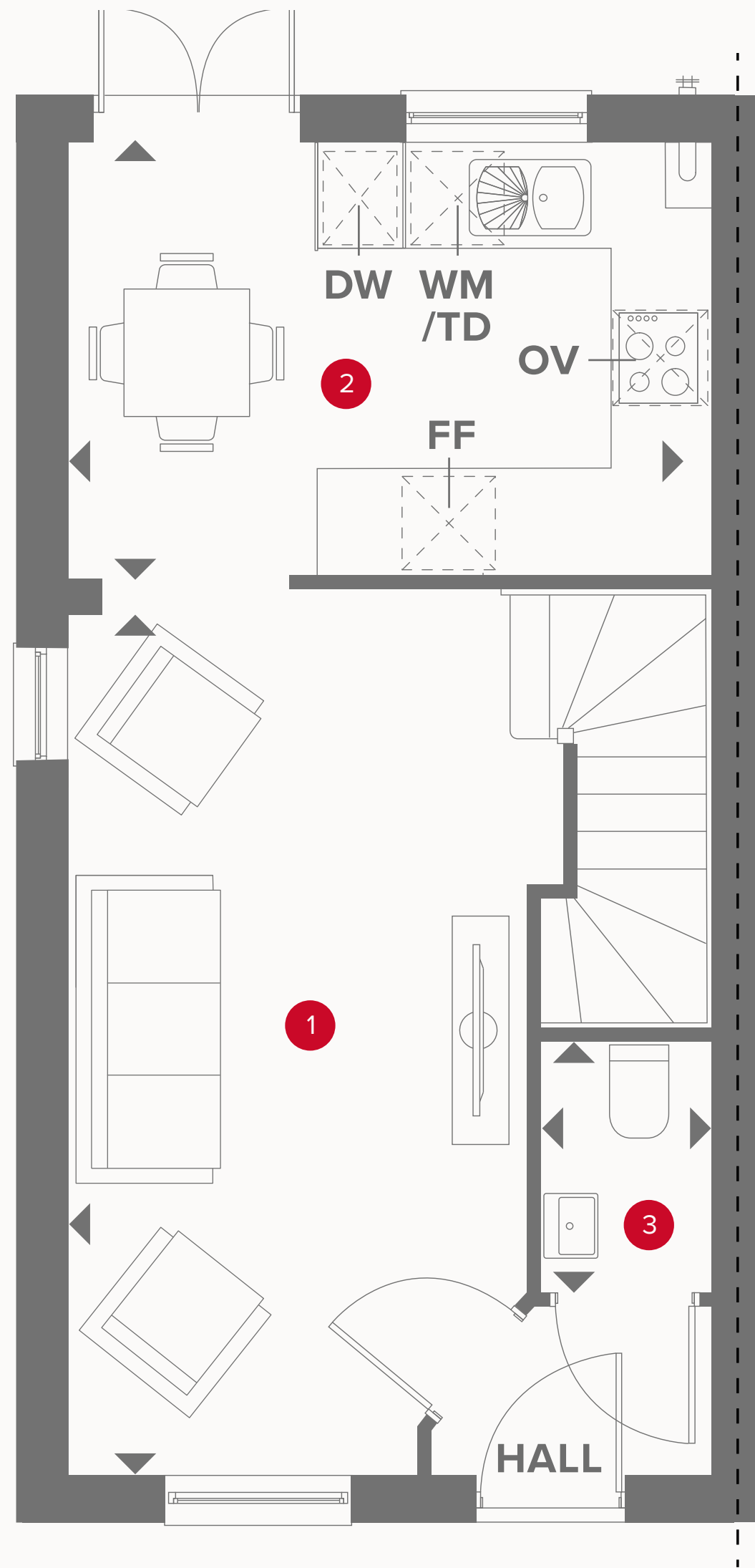
HERITAGE

- REDROW -

THE OAK

TWO BEDROOM HOME

 **REDROW**




THE OAK GROUND FLOOR

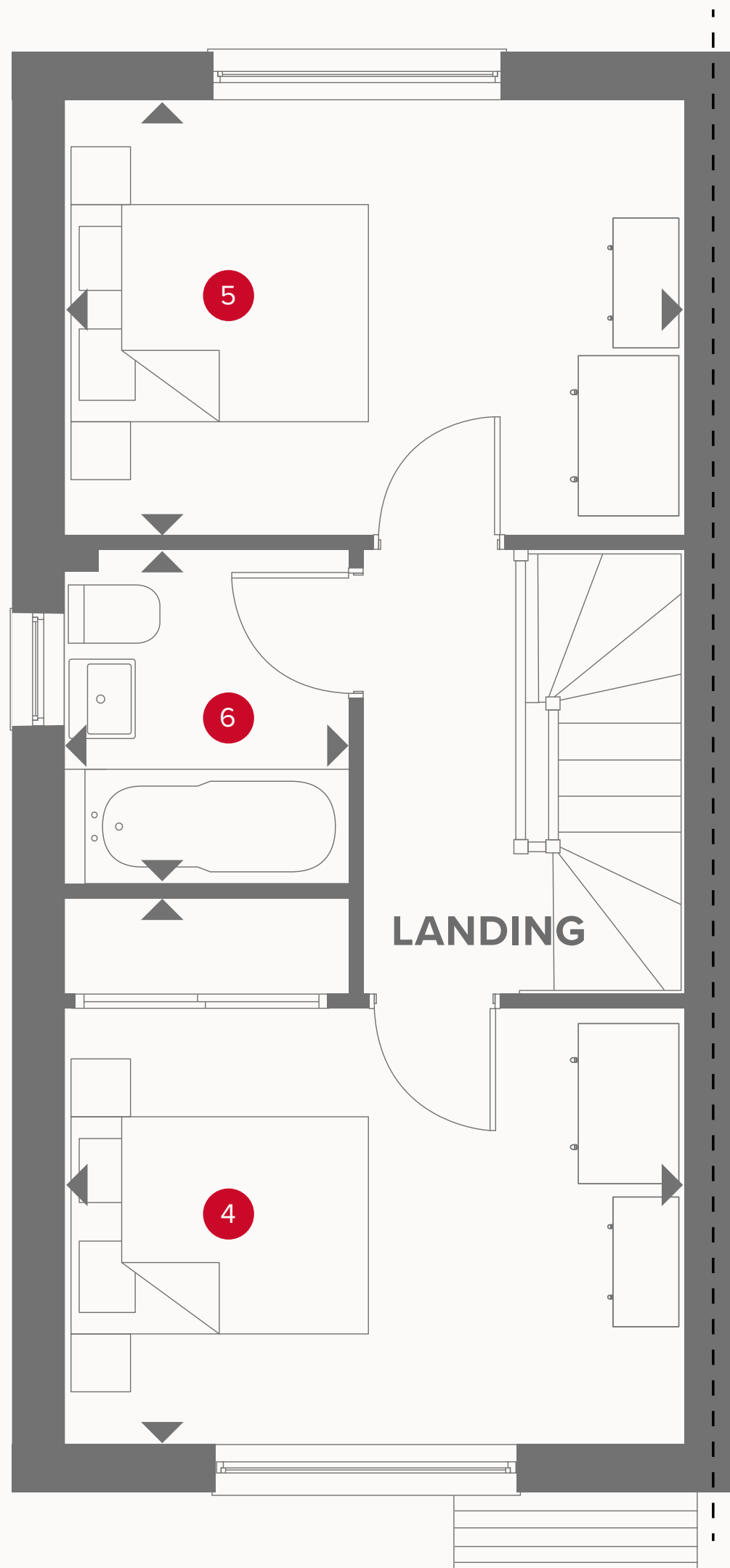
1	Lounge	17'1" x 9'1"	5.22 x 2.80 m
2	Kitchen/Dining	12'8" x 8'7"	3.91 x 2.65 m
3	Cloaks	5'0" x 3'4"	1.52 x 1.04 m



KEY

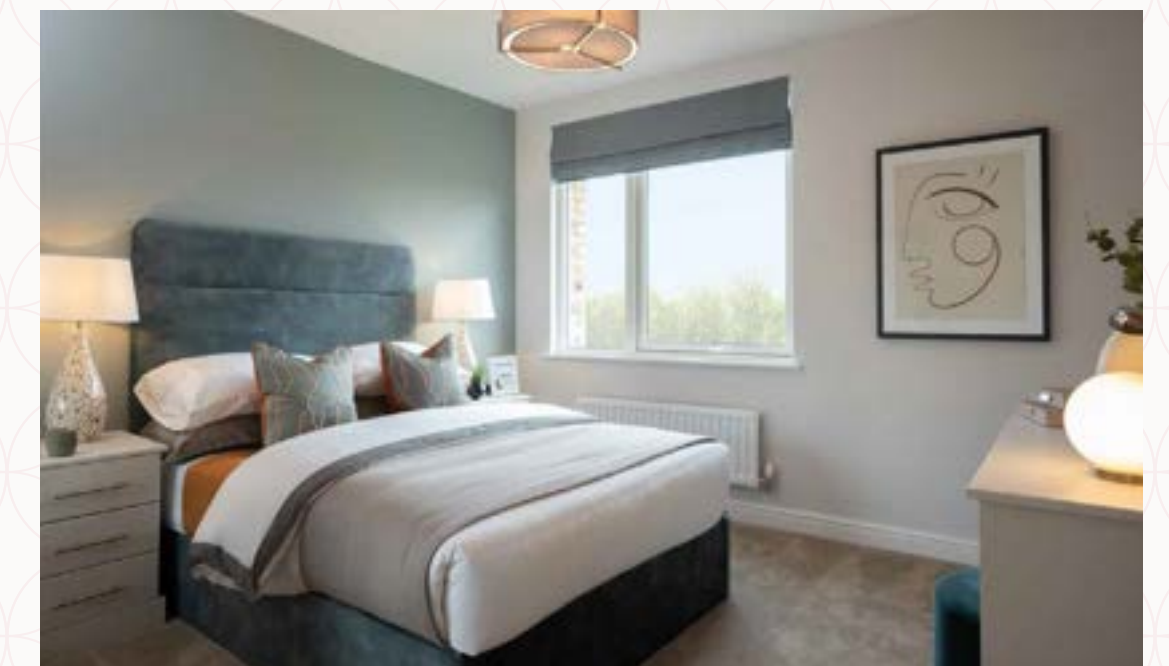
-  Hob
- OV** Oven
- FF** Fridge/freezer
- WD** Washer/dryer space

← Dimensions start



THE OAK FIRST FLOOR

4	Bedroom 1	12'8" x 10'7"	3.91 x 3.28 m
5	Bedroom 2	12'8" x 8'6"	3.91 x 2.62 m
6	Bathroom	6'6" x 5'7"	2.03 x 1.74 m



KEY

← Dimensions start



Customers should note this illustration is an example of the Oak house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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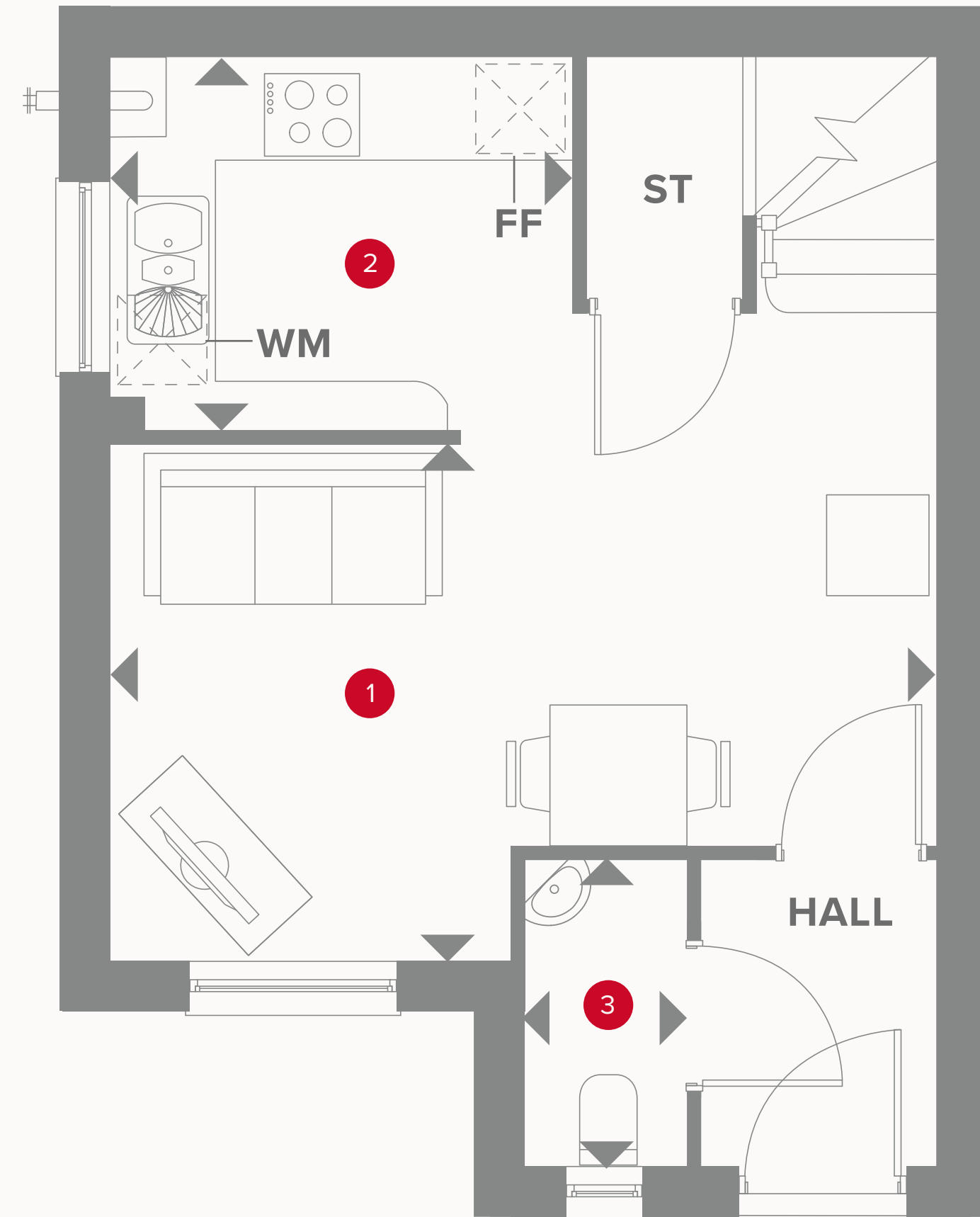
- REDROW -

THE BELVOIR

ONE BEDROOM HOME

 **REDROW**


THE BELVOIR GROUND FLOOR




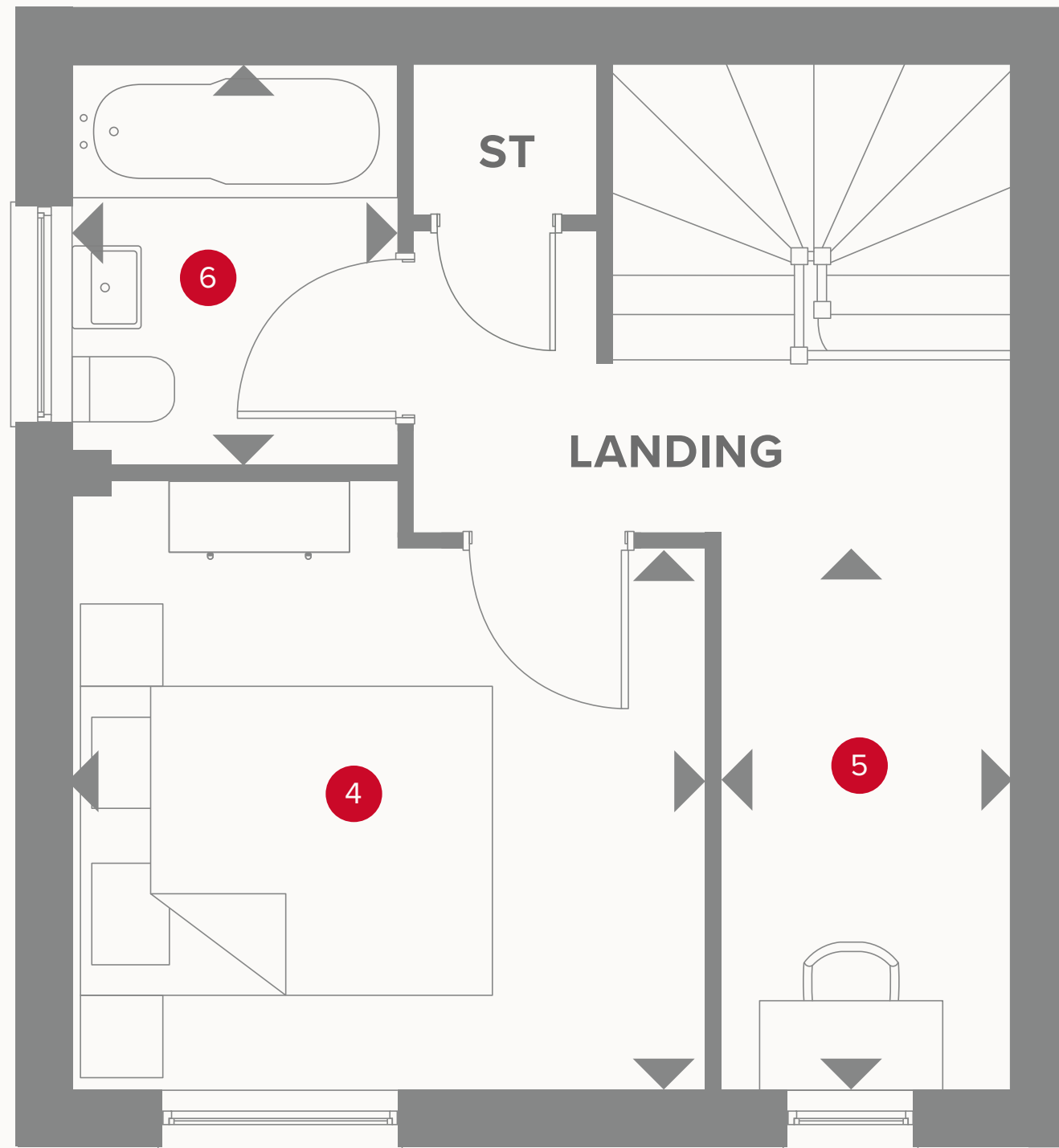
1	Lounge/Dining	16'1" x 10'0"	4.90 x 3.06 m
2	Kitchen	9'0" x 7'3"	2.74 x 2.20 m
3	Cloaks	5'11" x 3'1"	1.81 x 0.95 m



KEY

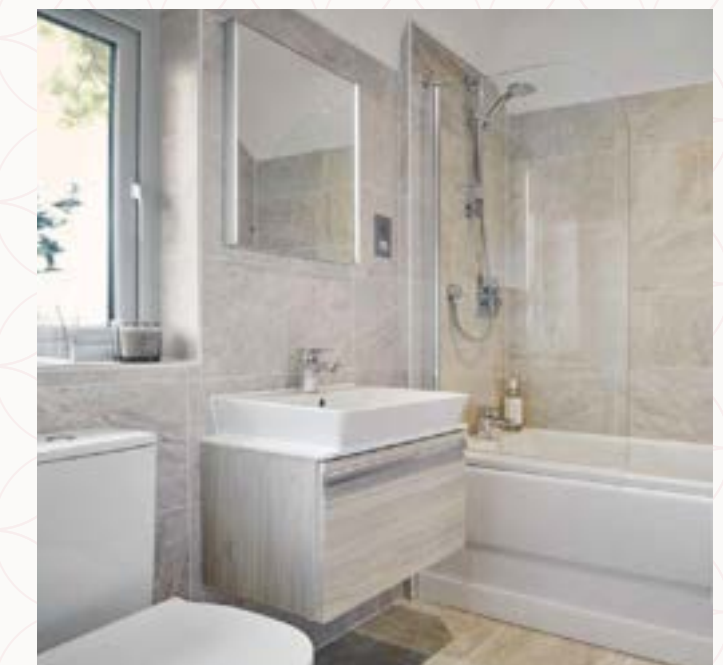
-  Hob
- FF** Fridge/freezer
- WM** Washing machine space

-  Dimensions start
- ST** Storage cupboard



THE BELVOIR FIRST FLOOR

4	Bedroom 1	10'10" x 10'6"	3.31 x 3.21 m
5	Study	9'8" x 4'11"	2.94 x 1.50 m
6	Bathroom	6'9" x 5'7"	2.05 x 1.70 m



KEY

- ◀ Dimensions start
- ST Storage cupboard

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Customers should note this illustration is an example of the Belvoir house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



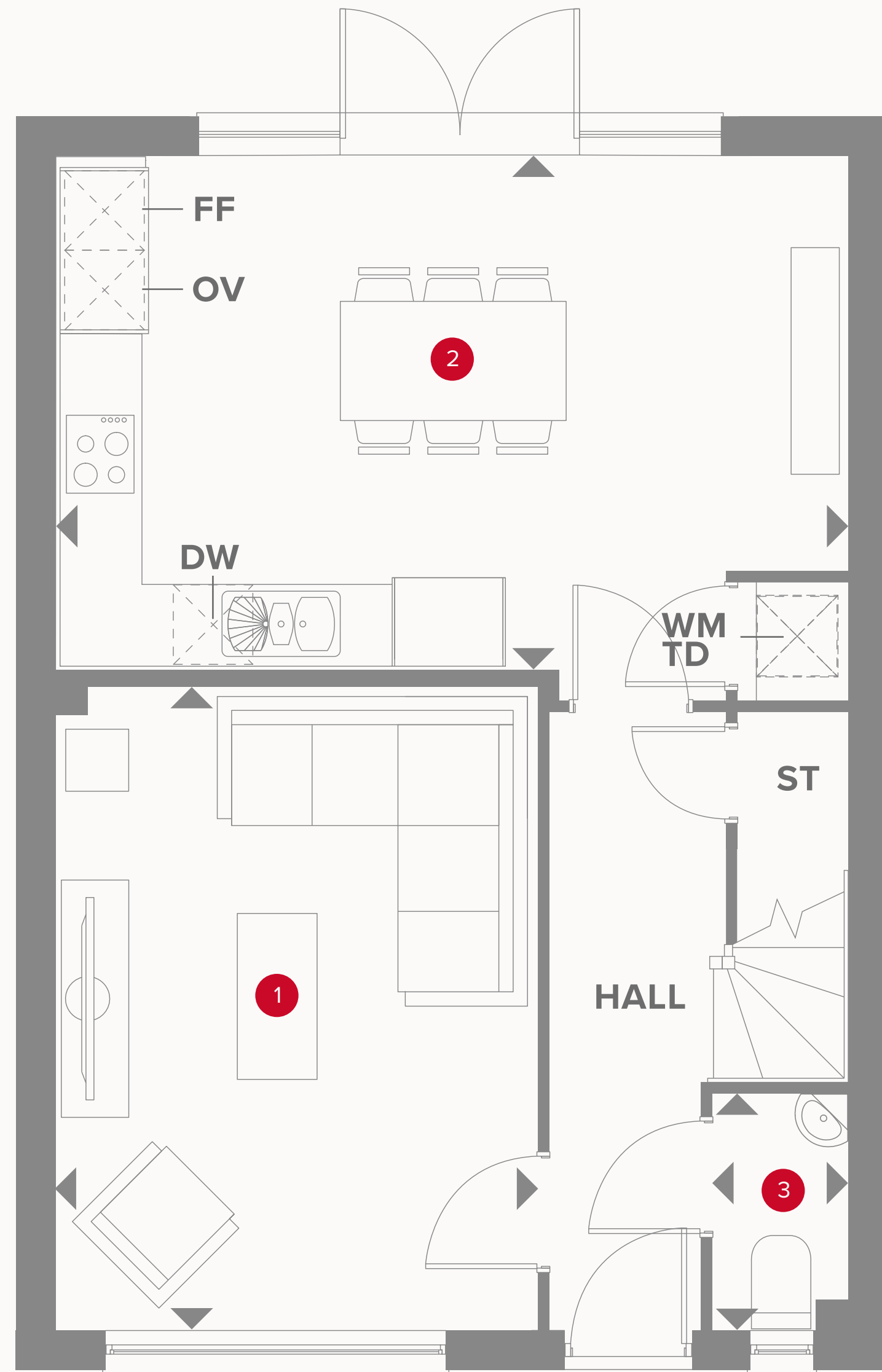
HERITAGE

- REDROW -

THE WARWICK

THREE BEDROOM HOME







THE WARWICK GROUND FLOOR

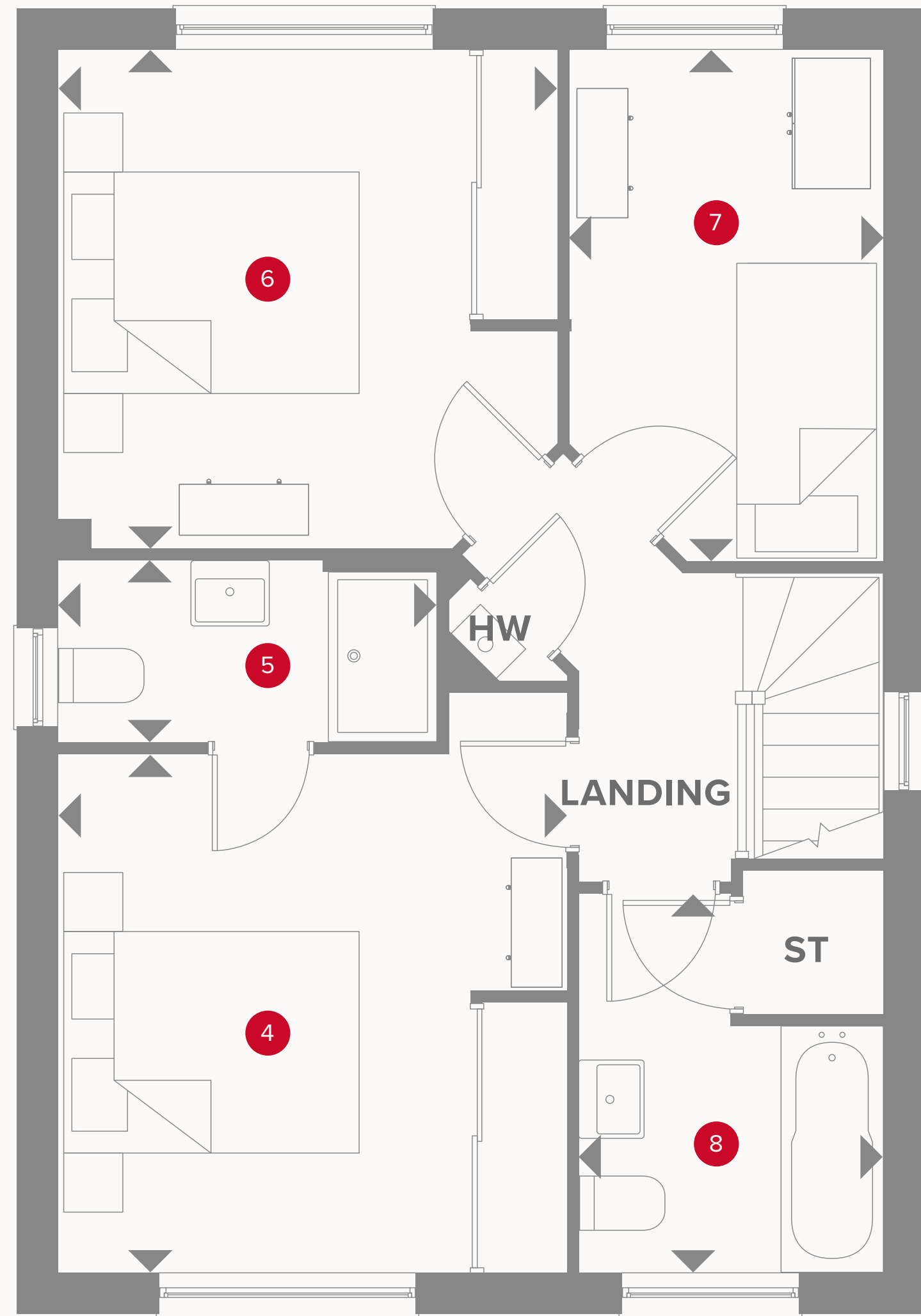
1	Lounge	15'5" x 11'7"	4.71 x 3.52 m
2	Kitchen/ Dining	18'11" x 12'3"	5.77 x 3.73 m
3	Cloaks	5'7" x 3'3"	1.71 x 0.98 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE WARWICK FIRST FLOOR

4	Bedroom 1	11'11" x 11'8"	3.63 x 3.55 m
5	En-suite	8'8" x 4'2"	2.64 x 1.28 m
6	Bedroom 2	11'5" x 11'5"	3.49 x 3.49 m
7	Bedroom 3	11'9" x 7'2"	3.58 x 2.19 m
8	Bathroom	8'8" x 7'0"	2.65 x 2.13 m



KEY

- ◀ Dimensions start
- HW** Hot water storage

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Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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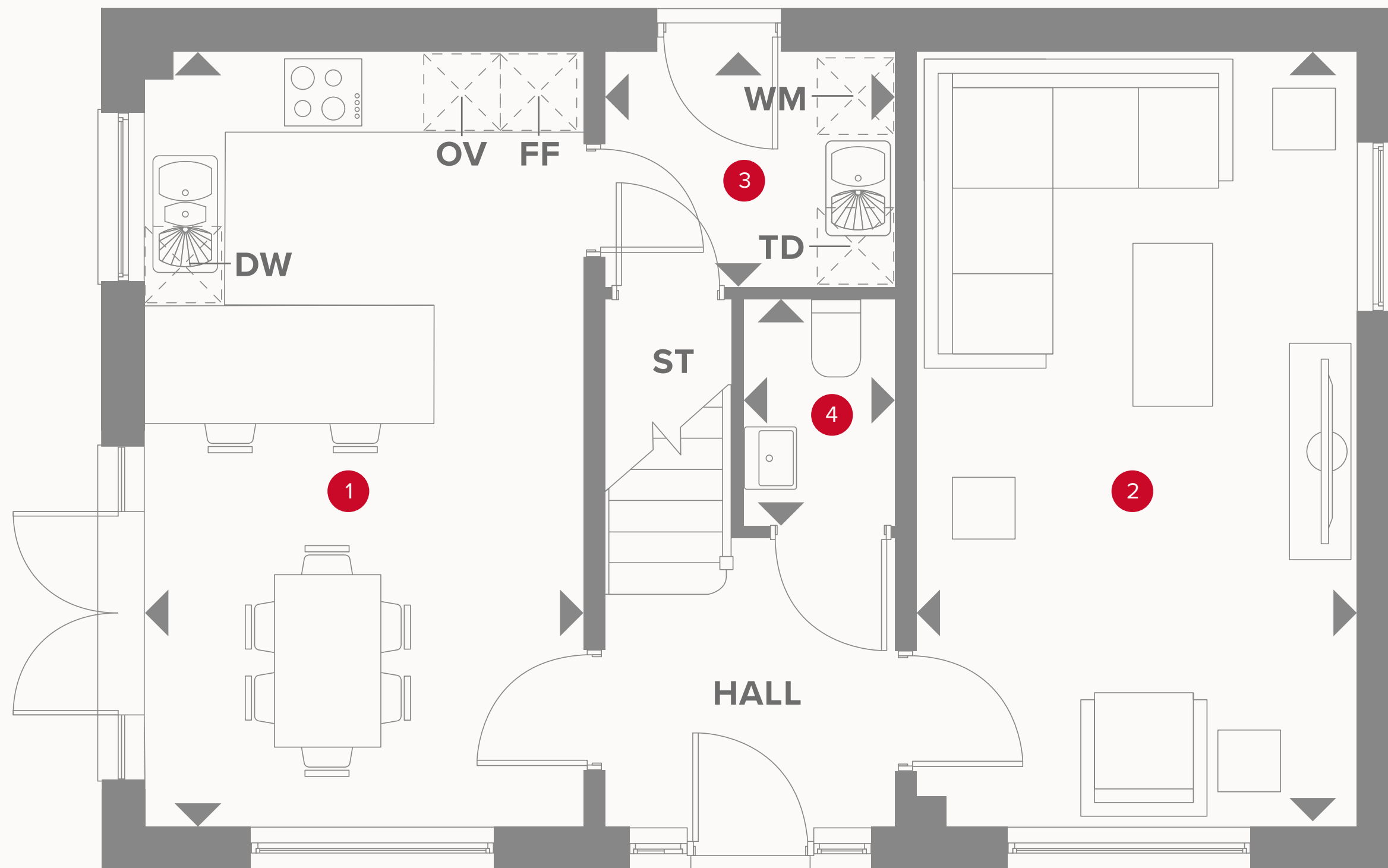
- REDROW -

THE AMBERLEY

THREE BEDROOM HOME

 **REDROW**


THE AMBERLEY GROUND FLOOR




1	Kitchen/ Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m

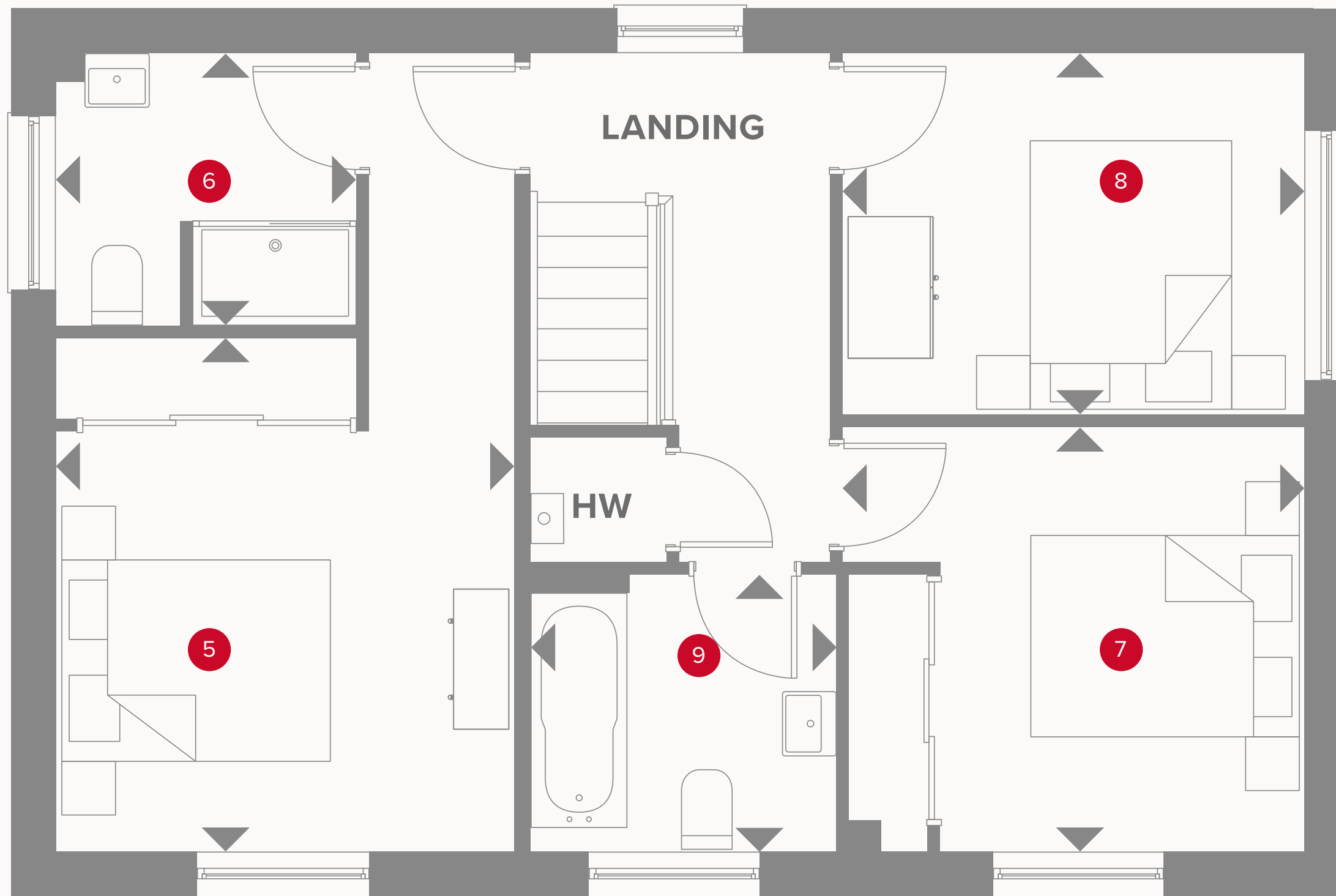


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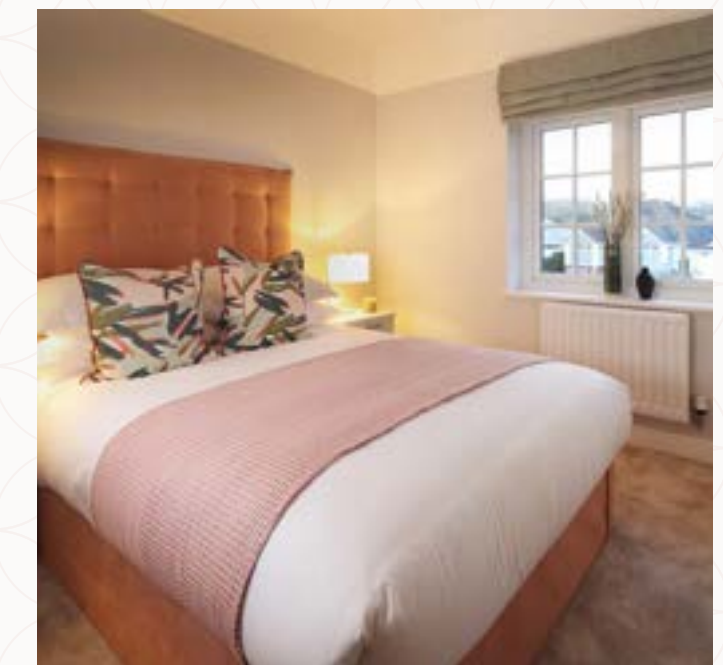
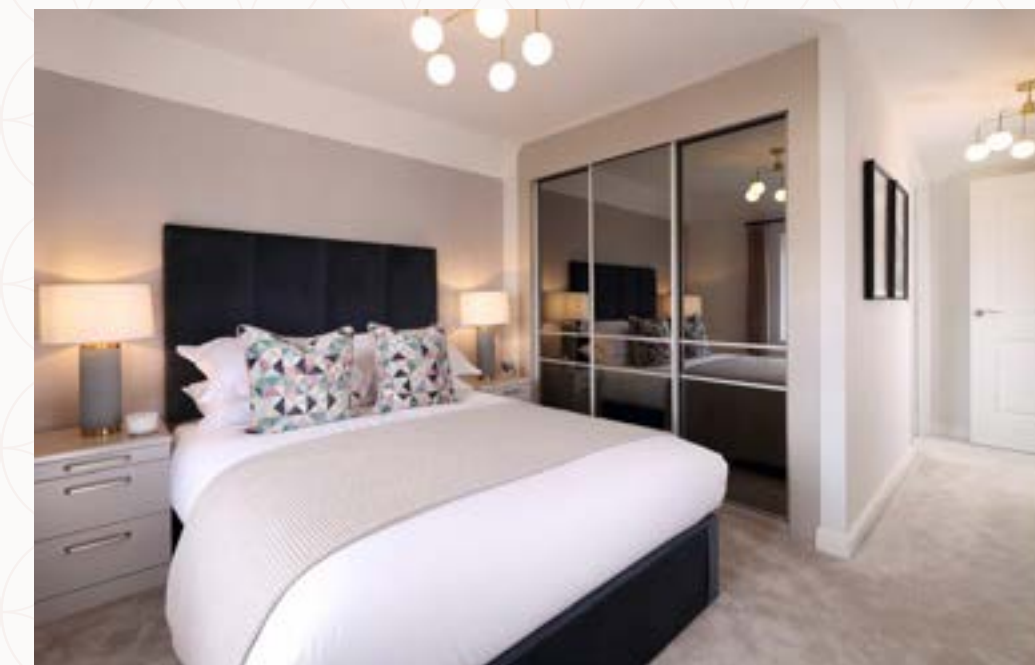
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE AMBERLEY FIRST FLOOR



5	Bedroom 1	12'1" x 10'10"	3.68 x 3.31 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'10" x 10'0"	3.30 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'3" x 6'6"	2.22 x 1.98 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



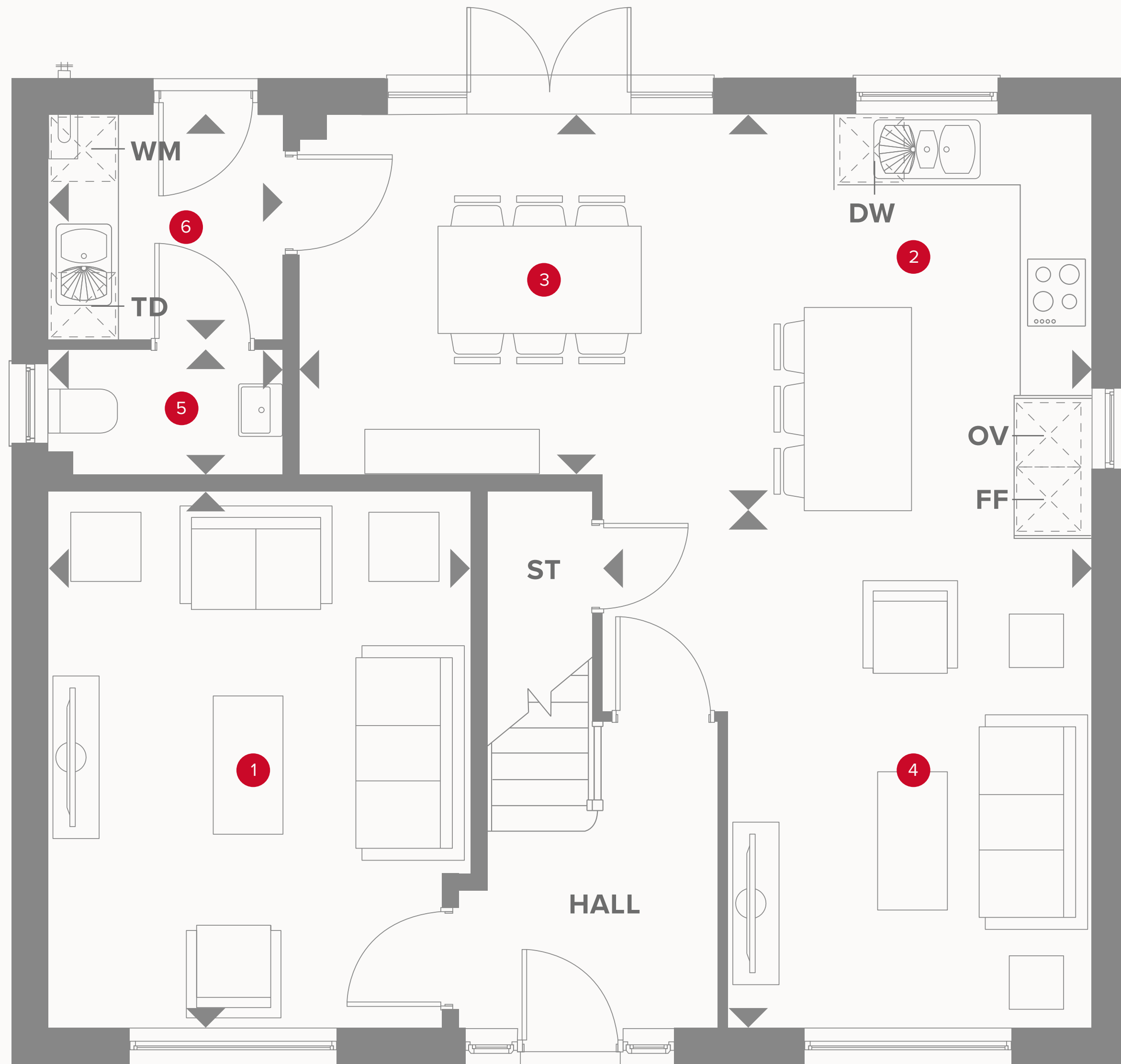
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**





THE HARROGATE GROUND FLOOR

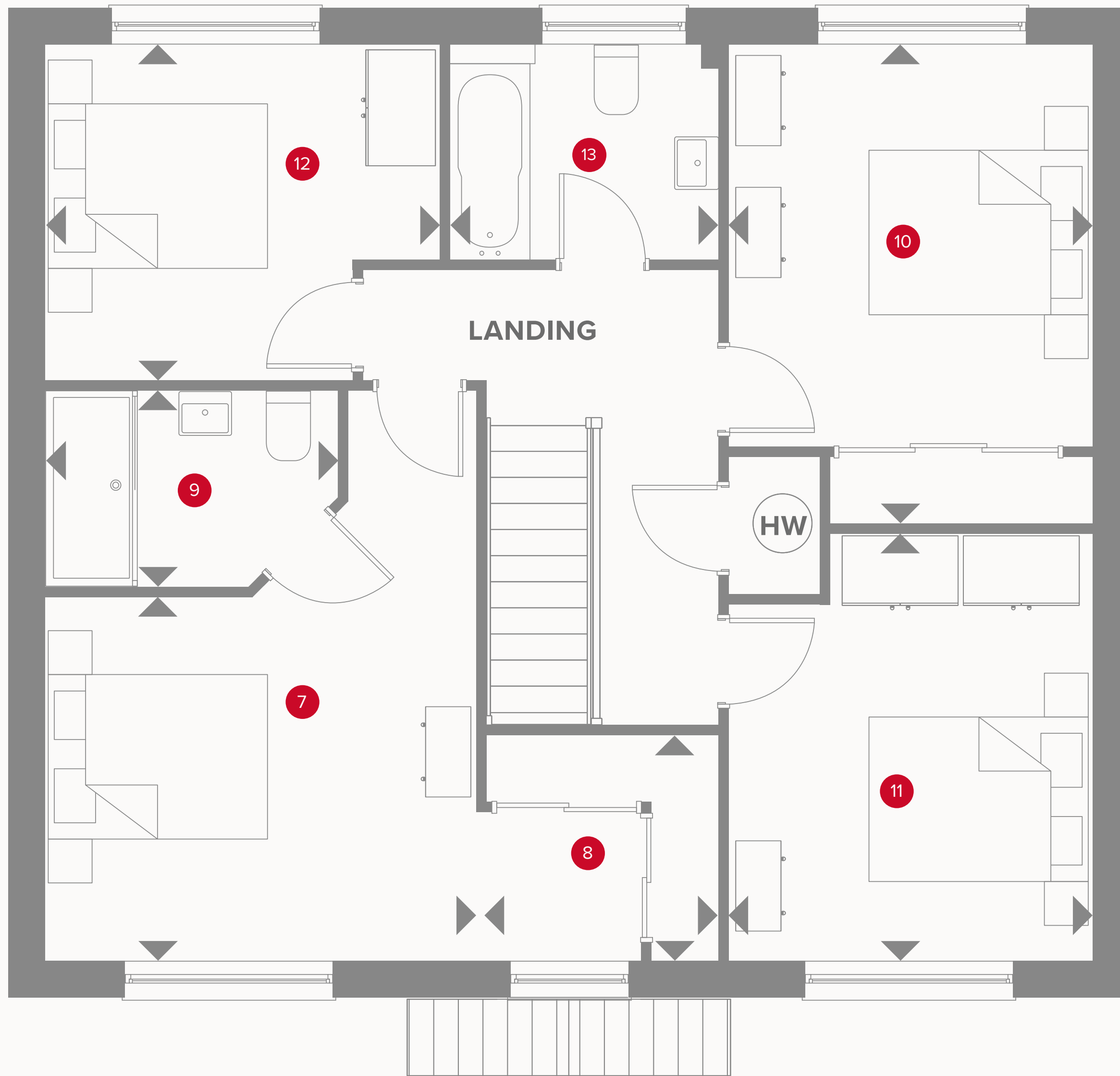
1 Lounge	15'2" x 12'0"	4.63 x 3.65 m
2 Kitchen	12'0" x 9'11"	3.67 x 3.03 m
3 Dining	12'6" x 10'3"	3.80 x 3.13 m
4 Family	13'11" x 10'4"	4.24 x 3.15 m
5 Cloaks	6'8" x 3'7"	2.04 x 1.09 m
6 Utility	6'8" x 6'5"	2.04 x 1.95 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Wardrobe	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.71 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



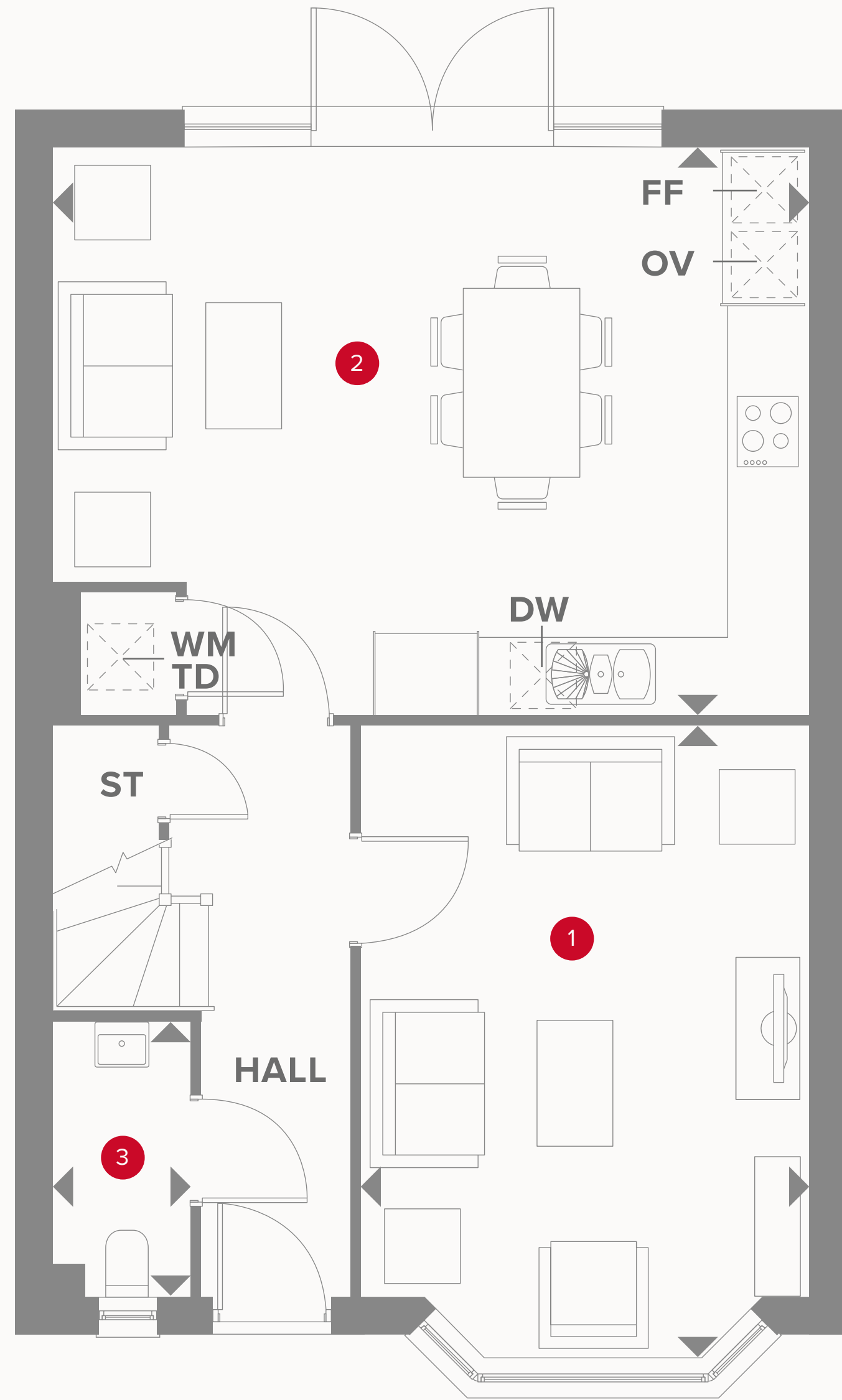
HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE STRATFORD LIFESTYLE GROUND FLOOR

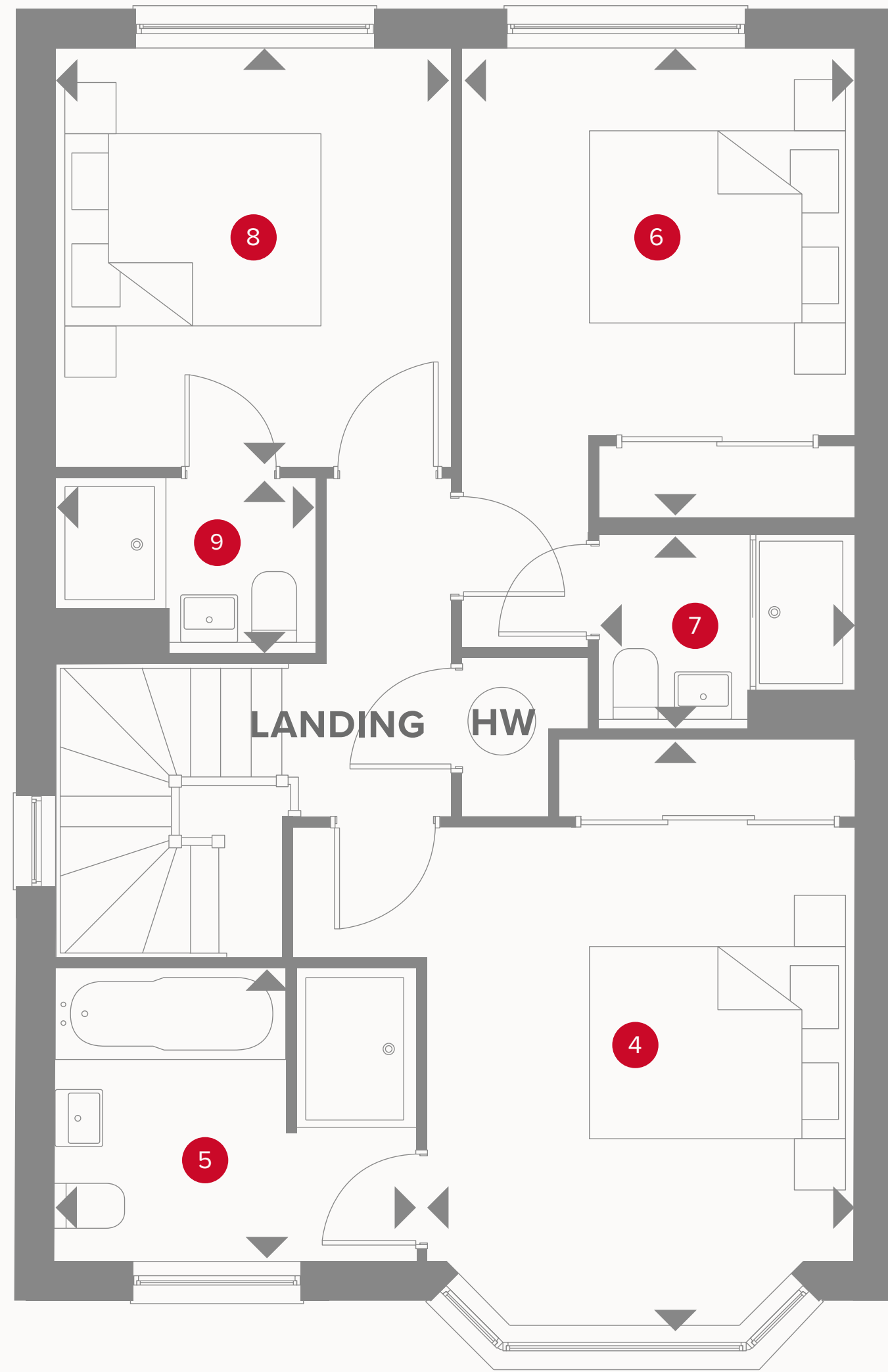
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	6'9" x 3'6"	2.05 x 1.06 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE STRATFORD LIFESTYLE FIRST FLOOR

4	Bedroom 1	14'4" x 10'6"	4.36 x 3.21 m
5	En-suite 1	8'10" x 7'3"	2.70 x 2.20 m
6	Bedroom 2	9'8" x 8'9"	2.94 x 2.66 m
7	En-suite 2	6'4" x 5'9"	1.93 x 1.76 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'3"	1.93 x 1.29 m



KEY

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- HW Hot water storage

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Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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THE STRATFORD

FOUR BEDROOM HOME





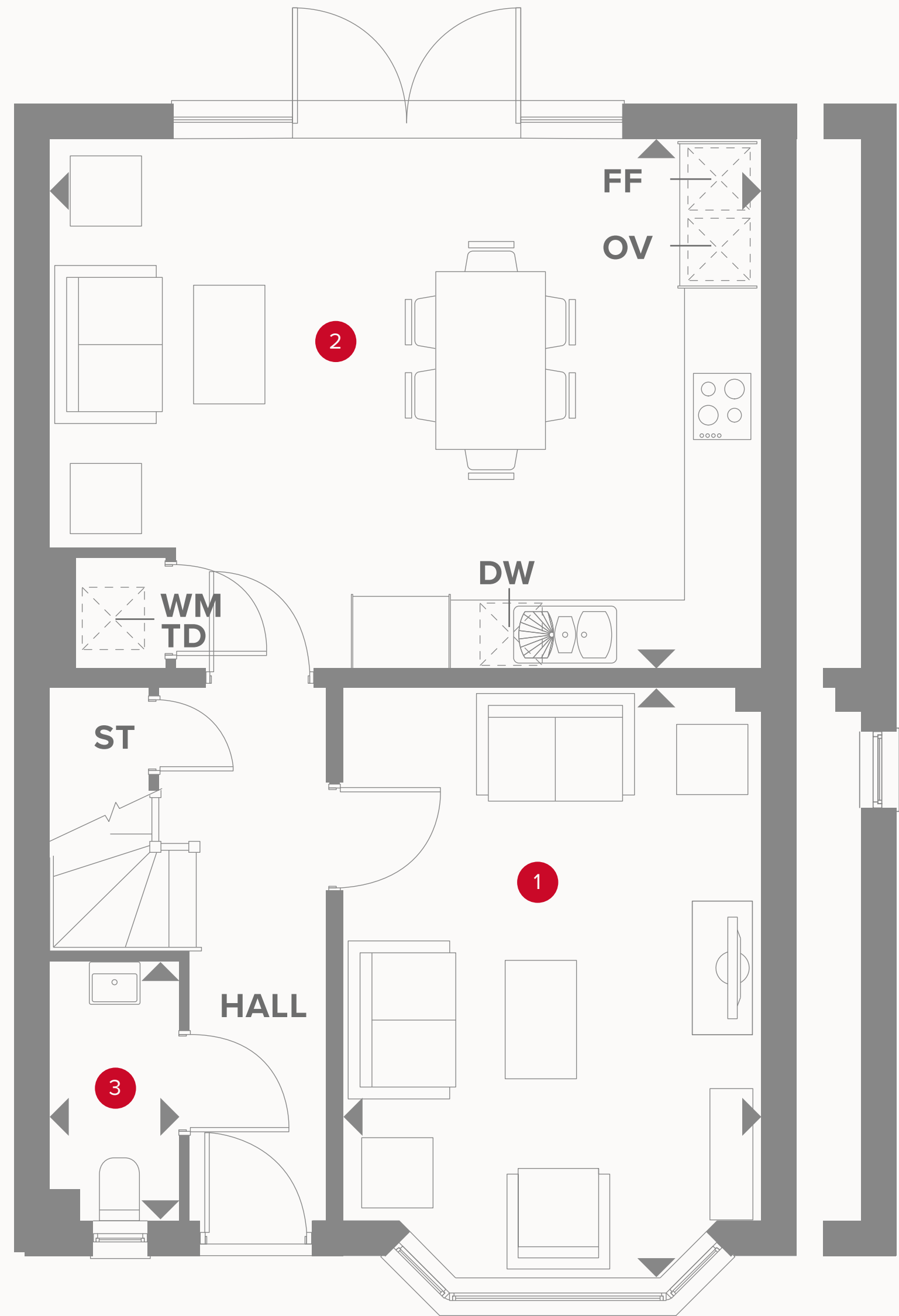
HERITAGE

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THE STRATFORD

FOUR BEDROOM HOME






*Alternative elevation for specific plots.


THE STRATFORD GROUND FLOOR

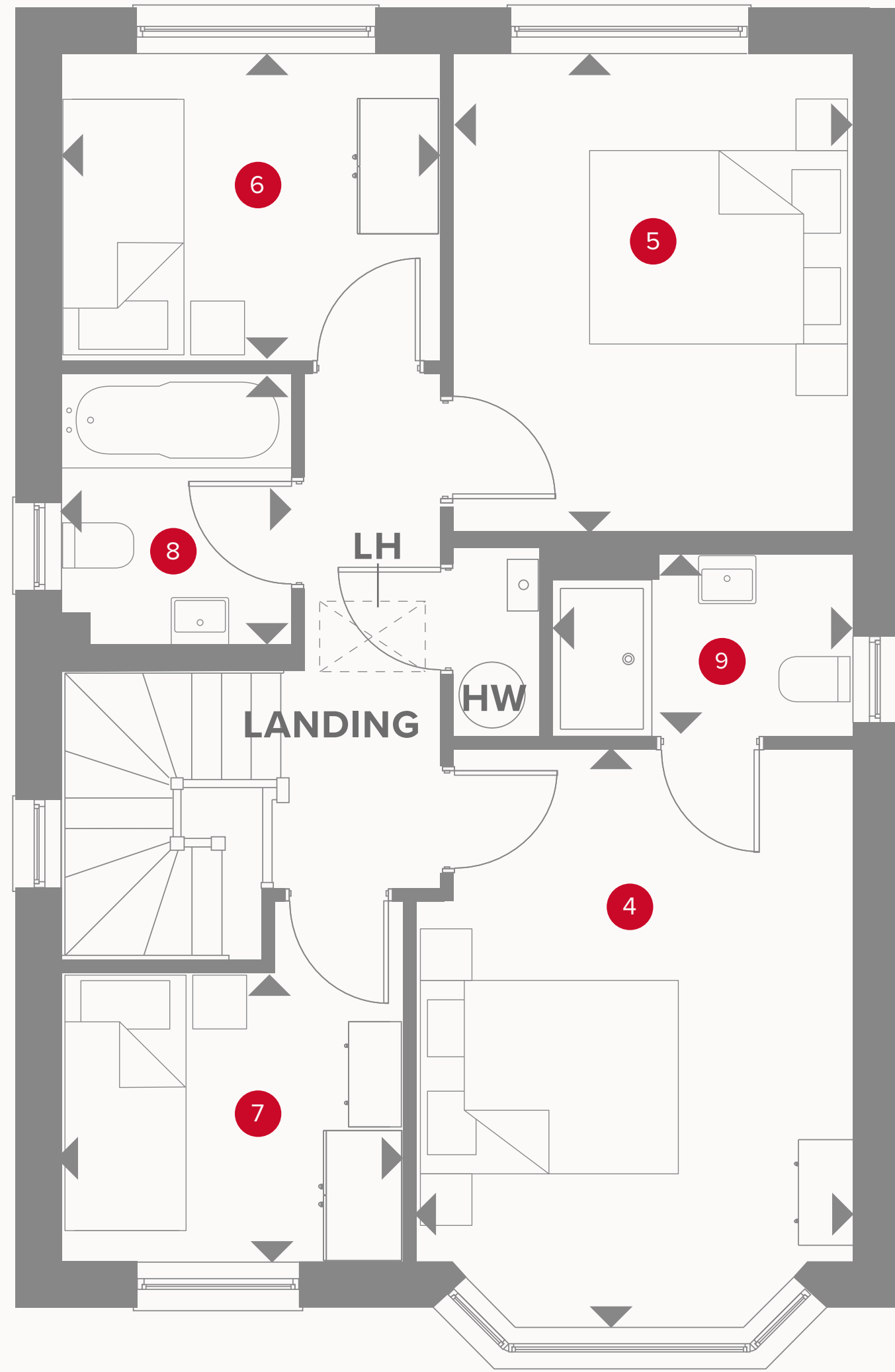
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



KEY

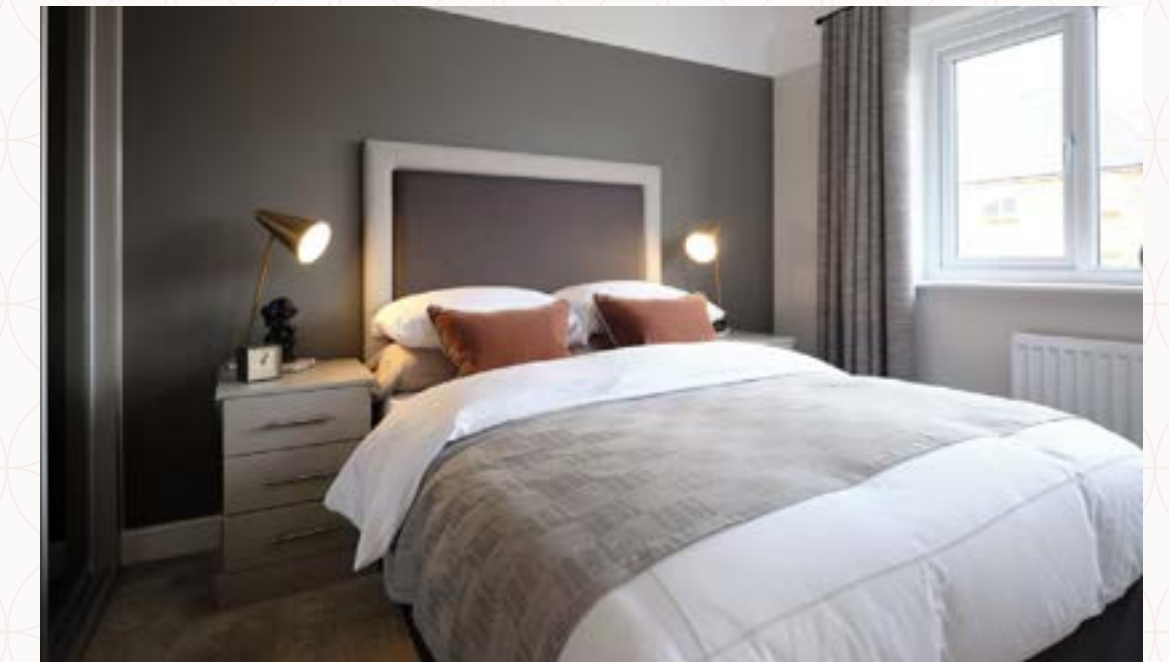
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.36 x 3.31 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch



Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



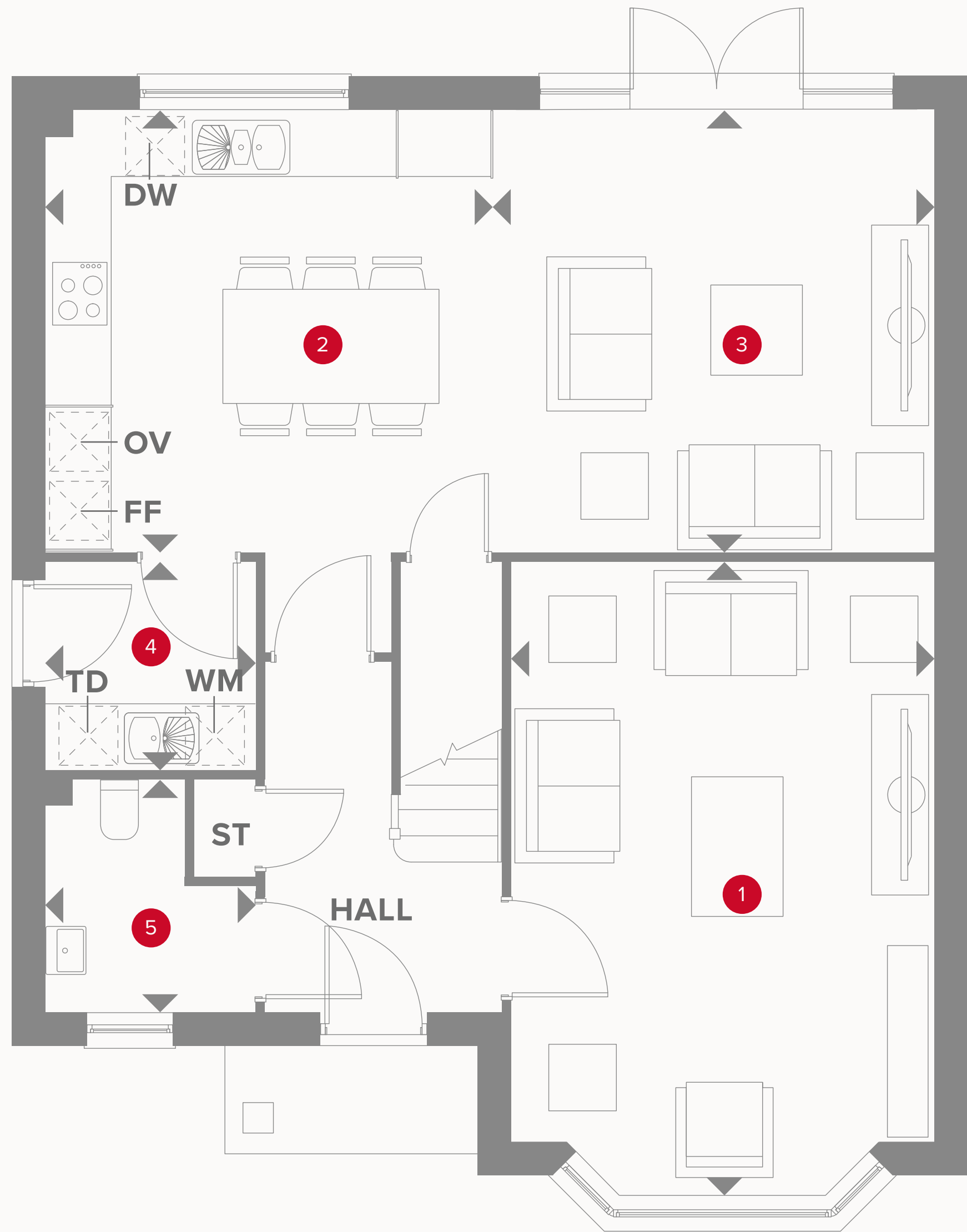
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE LEAMINGTON LIFESTYLE GROUND FLOOR

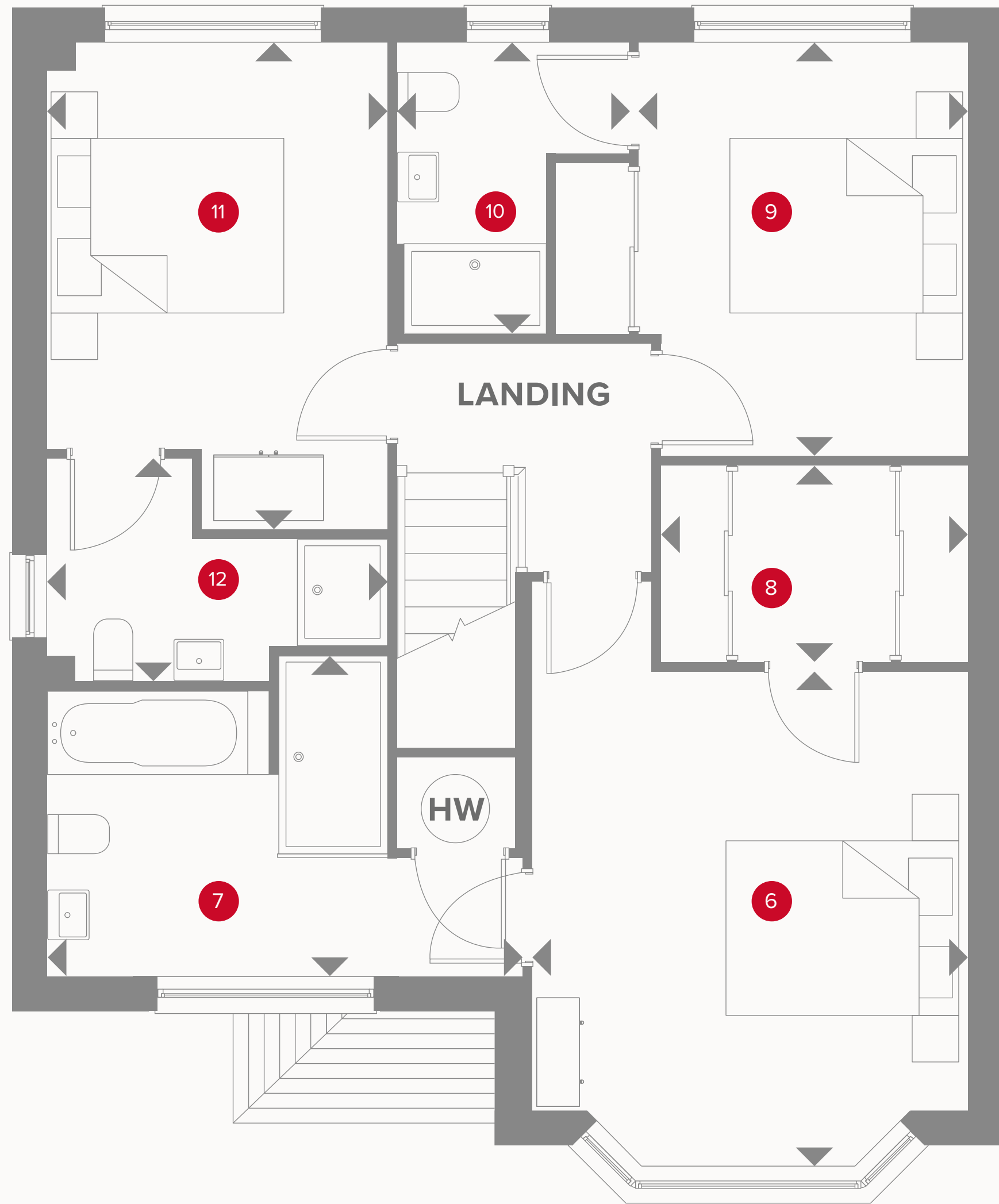
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'4" x 9'3"	4.06 x 2.83 m
12	En-suite 3	9'3" x 6'1"	2.83 x 1.85 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



HERITAGE

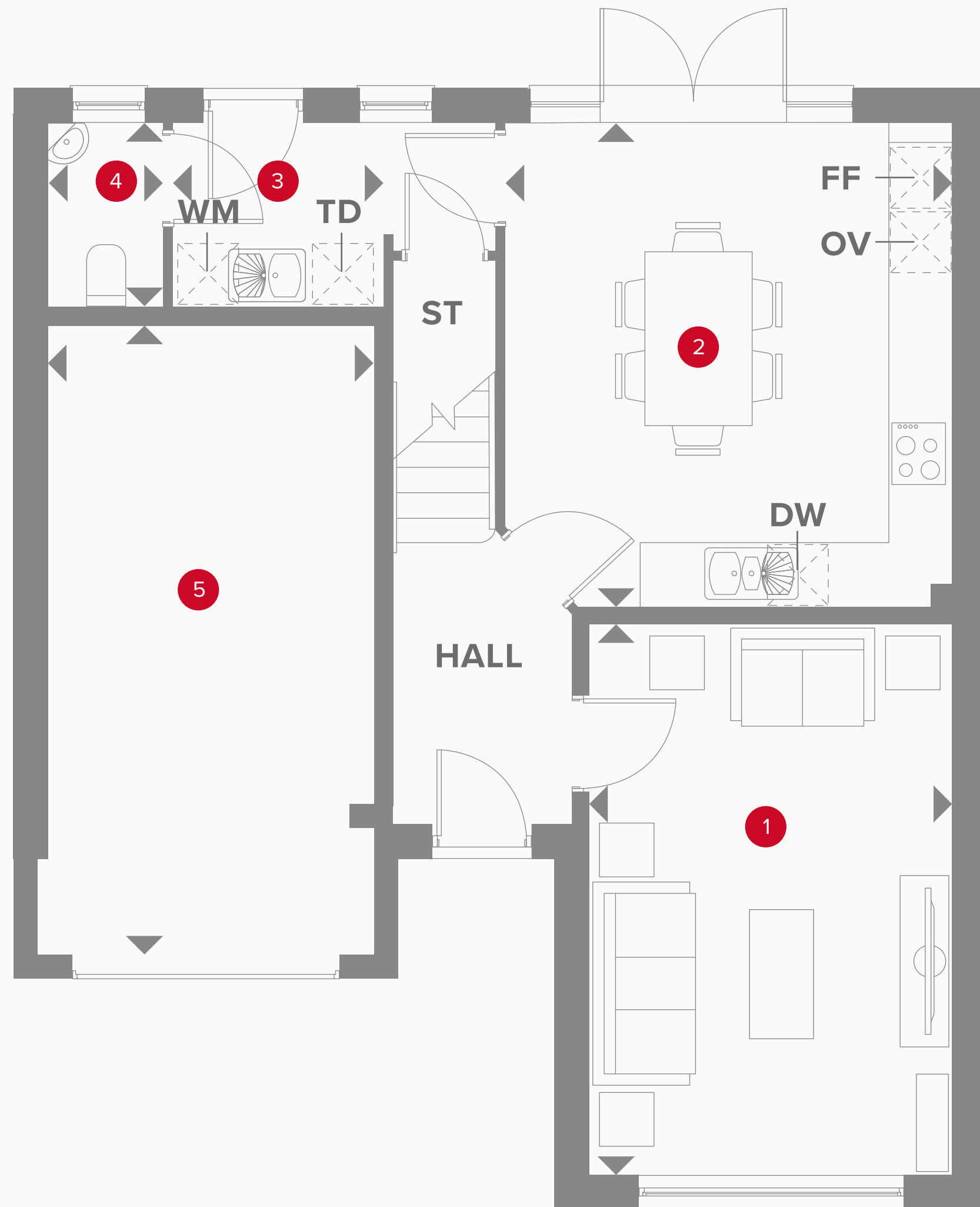
- REDROW -

THE MARLOW

FOUR BEDROOM HOME




THE MARLOW GROUND FLOOR




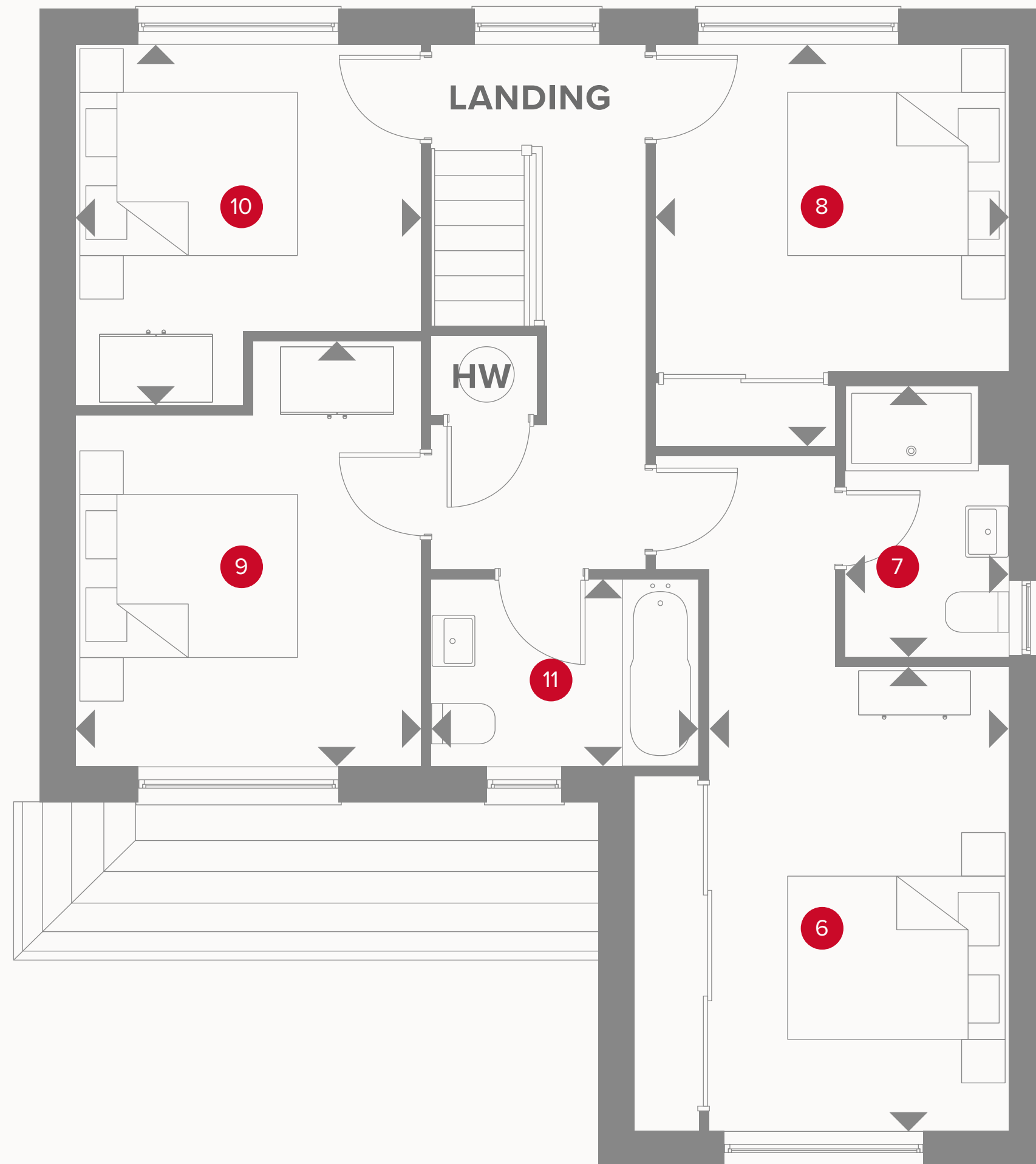
1	Lounge	16'10" x 11'1"	5.14 x 3.38 m
2	Kitchen/ Dining	13'9" x 10'7"	4.19 x 3.23 m
3	Utility	9'10" x 5'7"	3.00 x 1.71 m
4	Cloaks	5'7" x 3'6"	1.71 x 1.07 m
5	Garage	19'11" x 10'1"	6.06 x 3.08 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE MARLOW FIRST FLOOR

6	Bedroom 1	13'8" x 11'2"	4.17 x 3.41 m
7	En-suite	8'1" x 4'11"	2.46 x 1.50 m
8	Bedroom 2	11'11" x 10'6"	3.63 x 3.21 m
9	Bedroom 3	12'7" x 10'3"	3.84 x 3.13 m
10	Bedroom 4	10'9" x 10'2"	3.27 x 3.10 m
11	Bathroom	7'3" x 5'7"	2.22 x 1.71 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Marlow house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



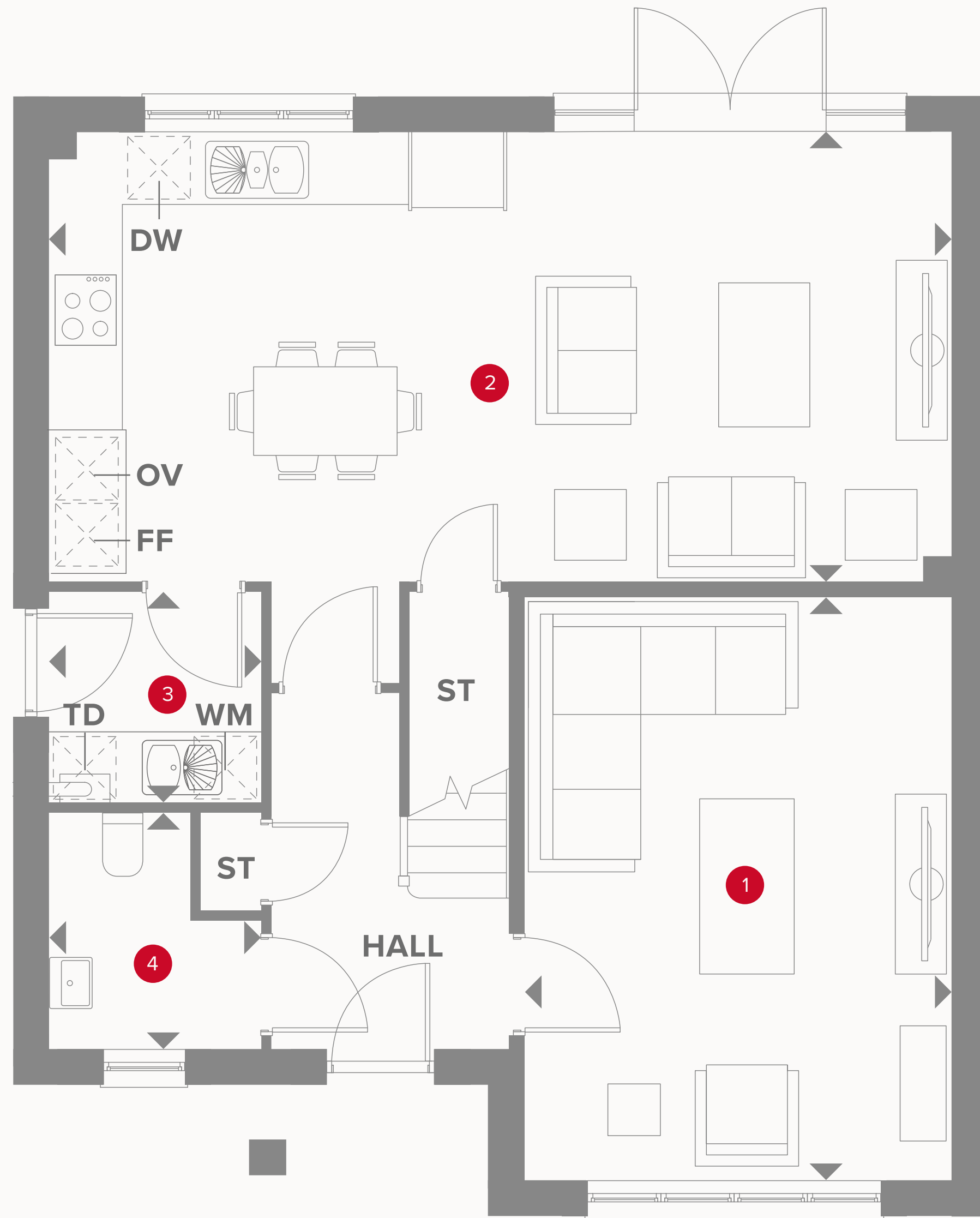
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME







THE CAMBRIDGE GROUND FLOOR

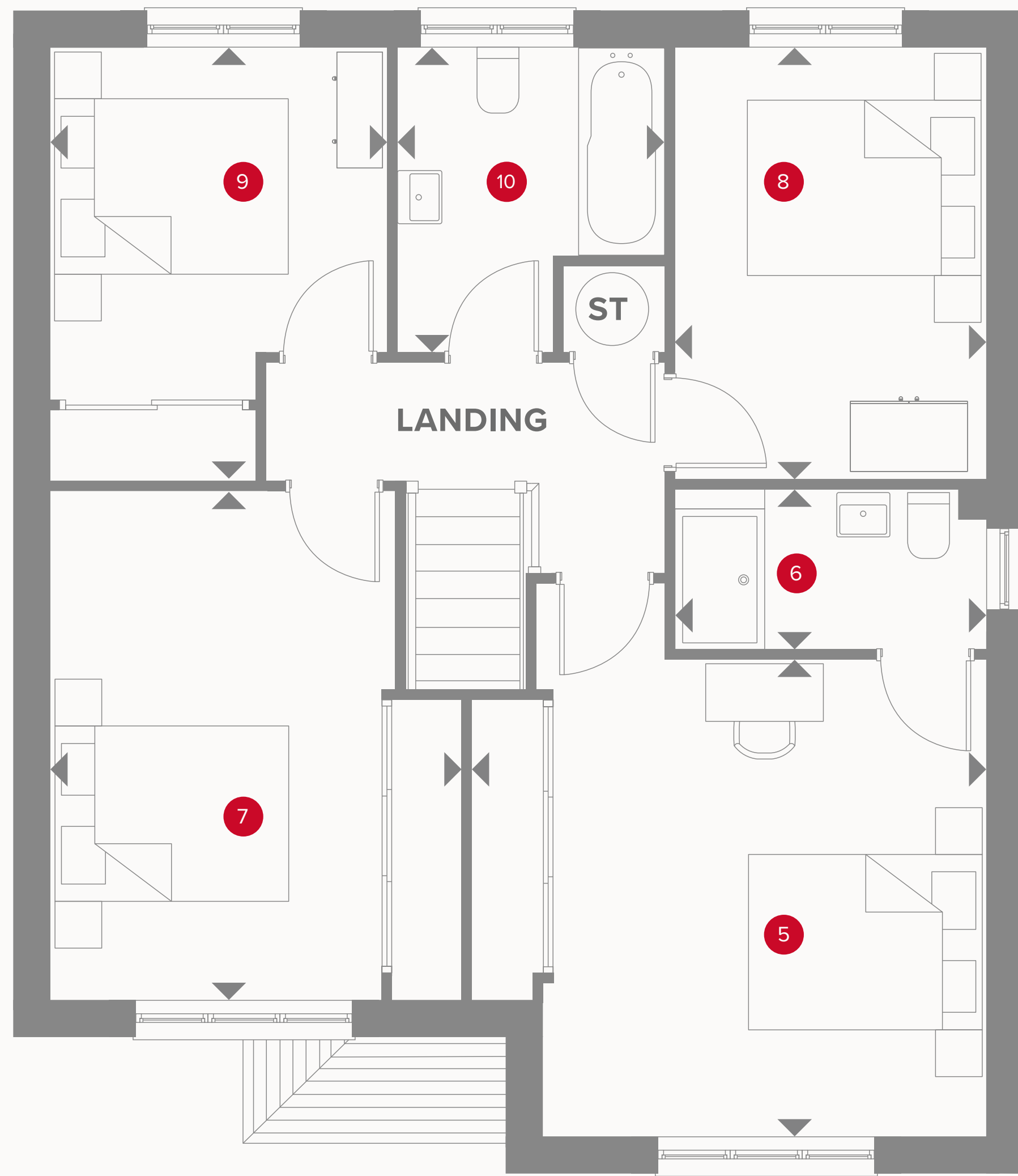
1	Lounge	16'3" x 12'0"	4.99 x 3.68 m
2	Kitchen/Dining/Family	25'3" x 12'7"	7.73 x 3.87 m
3	Utility	6'0" x 5'9"	1.83 x 1.80 m
4	Cloaks	6'6" x 5'9"	2.02 x 1.80 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'9" x 12'8"	4.25 x 3.92 m
6	En-suite	8'5" x 4'3"	2.59 x 1.33 m
7	Bedroom 2	13'8" x 9'3"	4.21 x 2.86 m
8	Bedroom 3	11'7" x 8'5"	3.57 x 2.59 m
9	Bedroom 4	11'7" x 8'9"	3.57 x 2.73 m
10	Bathroom	8'2" x 7'2"	2.52 x 2.21 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



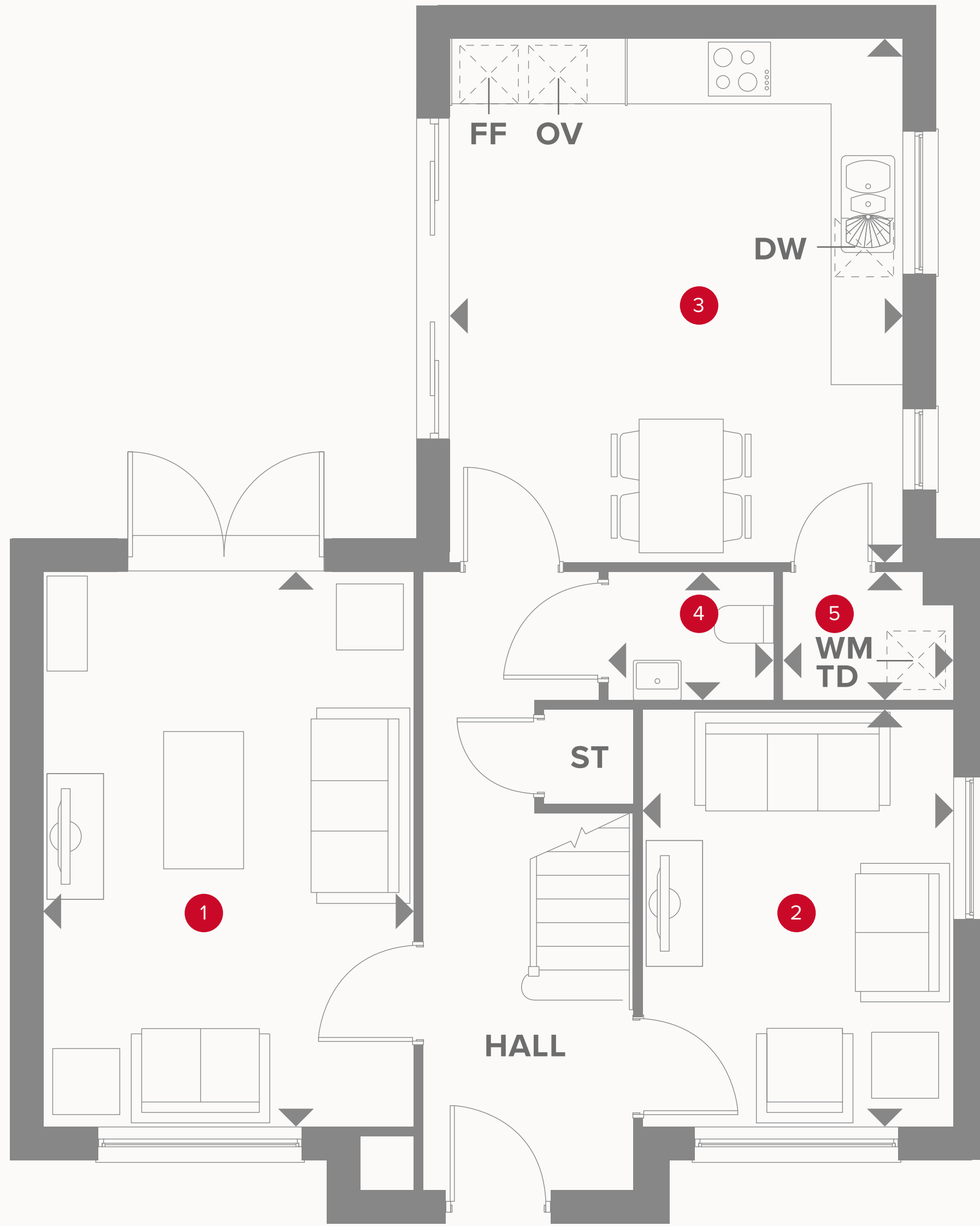
HERITAGE

- REDROW -

THE RUTHIN

FOUR BEDROOM HOME







THE RUTHIN GROUND FLOOR

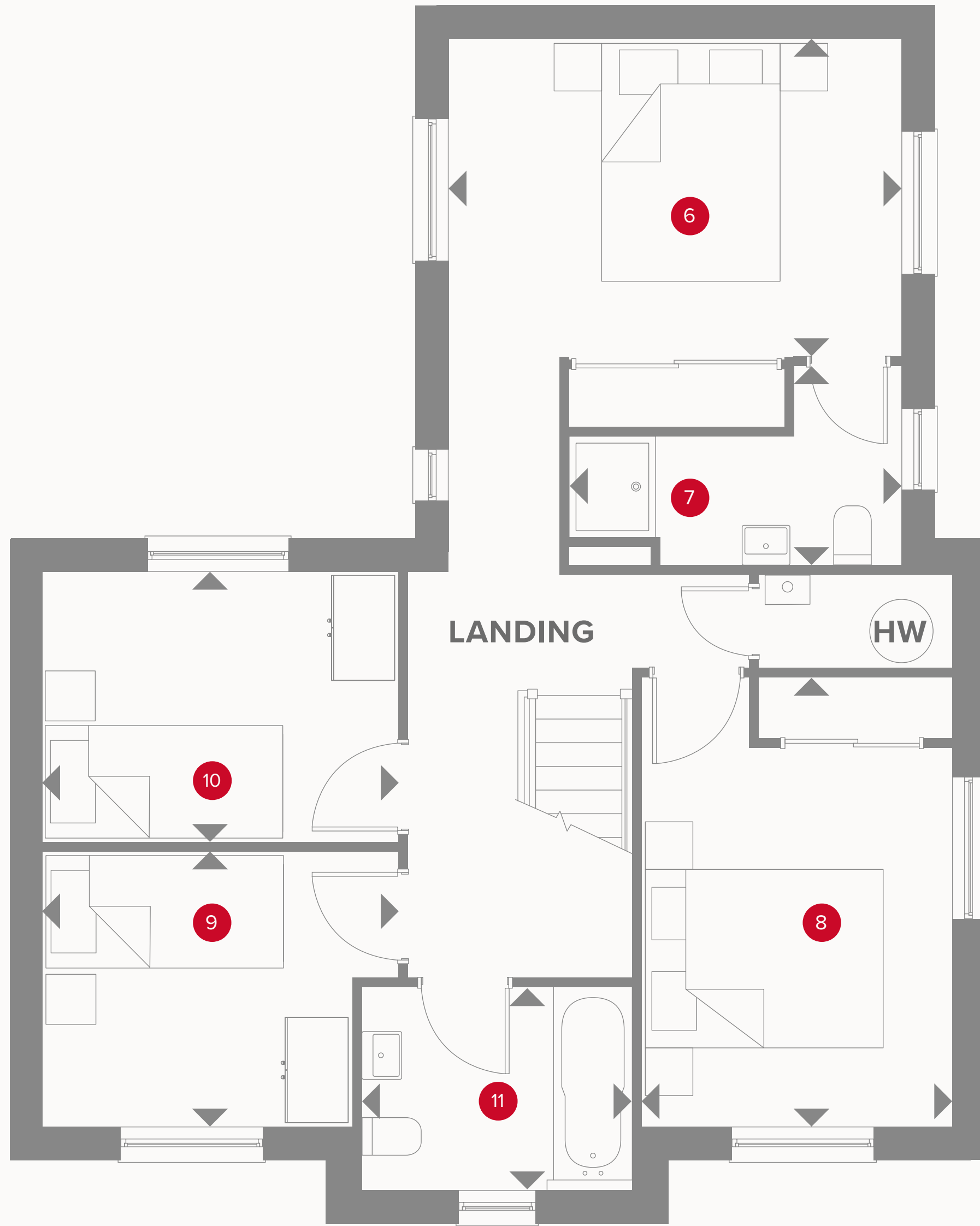
1	Lounge	15'11" x 10'8"	4.86 x 3.26 m
2	Family Room	12'1" x 8'11"	3.37 x 2.73 m
3	Kitchen/ Dining	15'1" x 12'11"	4.58 x 3.96 m
4	Cloaks	4'9" x 3'8"	1.46 x 1.11 m
5	Laundry	4'10" x 3'8"	1.49 x 3.26 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE RUTHIN FIRST FLOOR

6	Bedroom 1	12'11" x 11'3"	3.96 x 3.42 m
7	En-suite	9'6" x 3'9"	2.92 x 1.14 m
8	Bedroom 2	12'11" x 8'11"	3.96 x 2.73 m
9	Bedroom 3	10'3" x 7'9"	3.13 x 2.37 m
10	Bedroom 4	8'11" x 7'11"	2.73 x 2.41 m
11	Bathroom	7'10" x 5'10"	2.39 x 1.77 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Ruthin house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



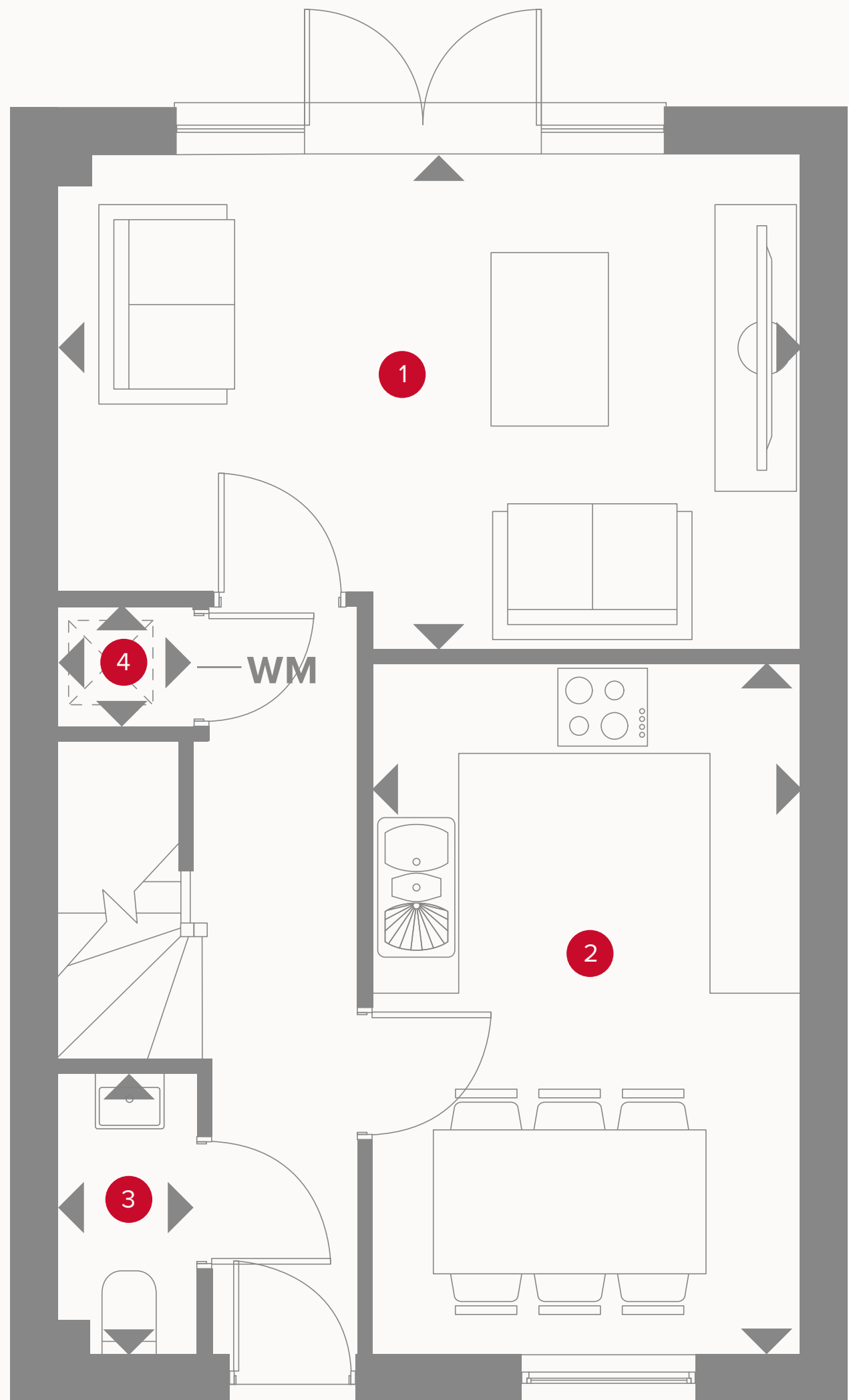
HERITAGE

- REDROW -

THE IVANHOE

FOUR BEDROOM HOME

 **REDROW**





THE IVANHOE GROUND FLOOR

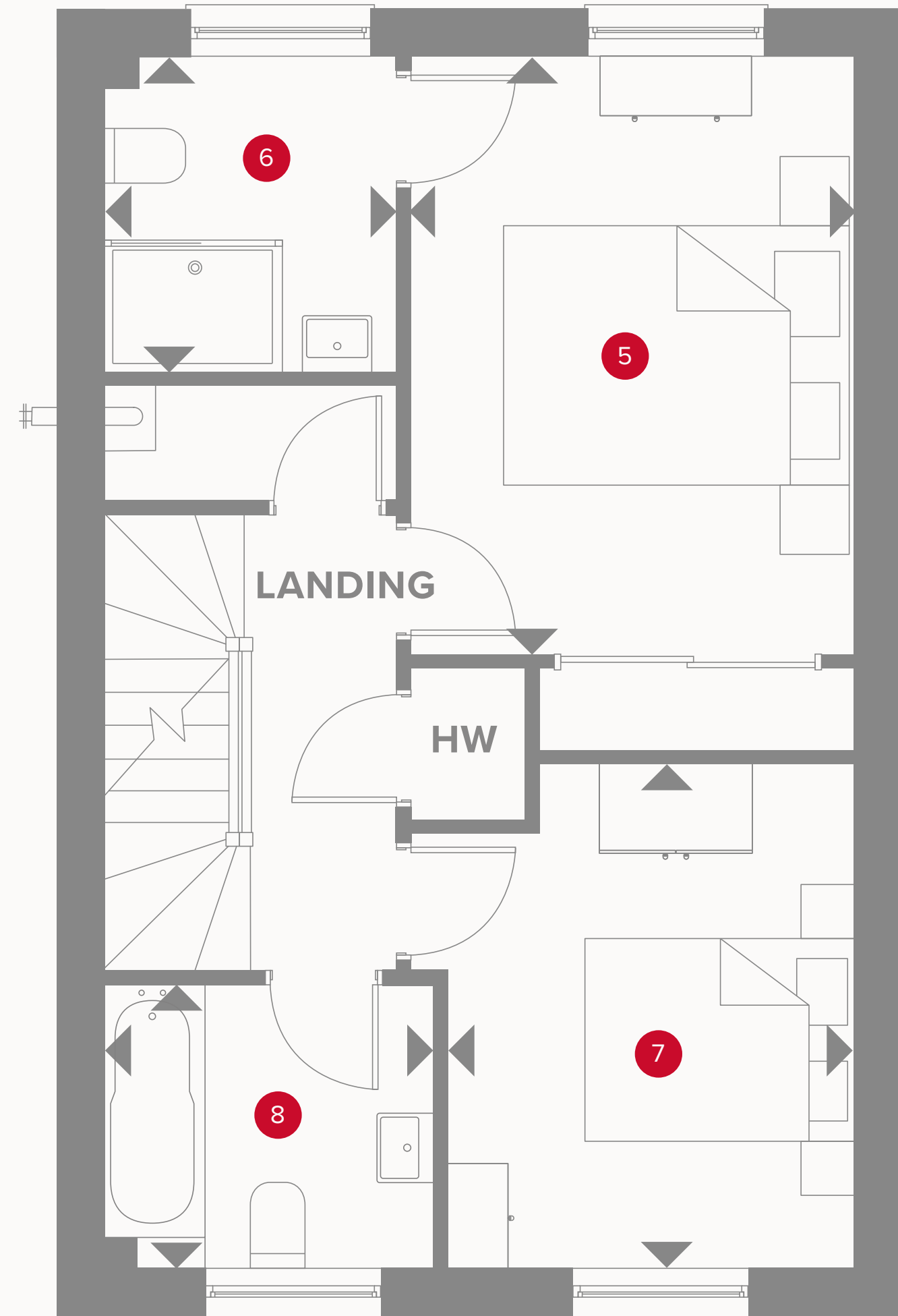
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/ Dining/	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'4" x 3'2"	1.93 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.84 m



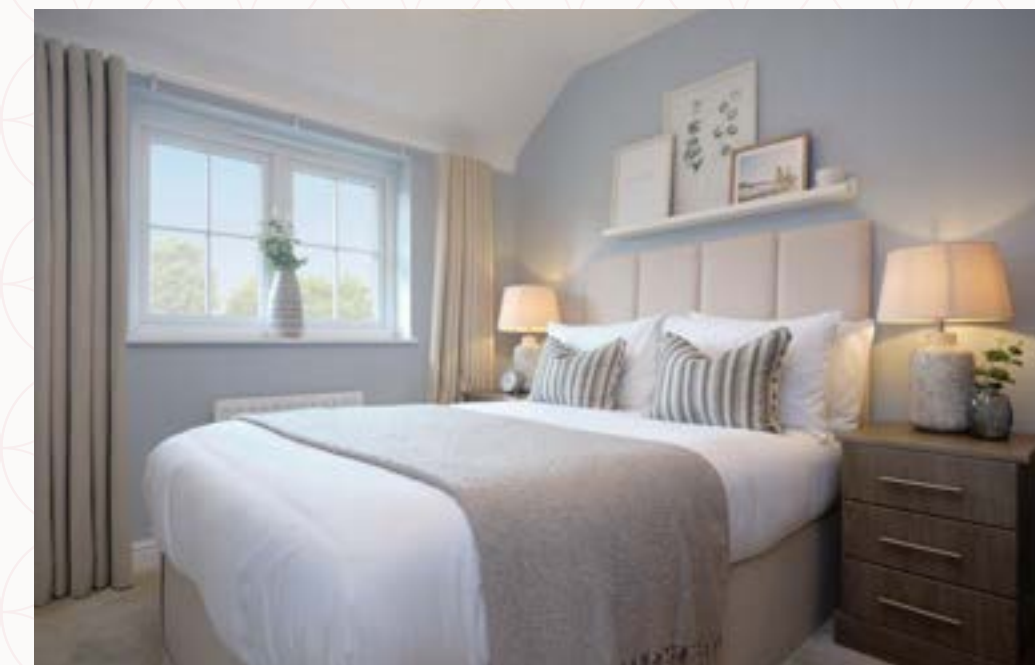
KEY

-  Hob
-  Dimensions start
- WM** Washing machine space

THE IVANHOE FIRST FLOOR

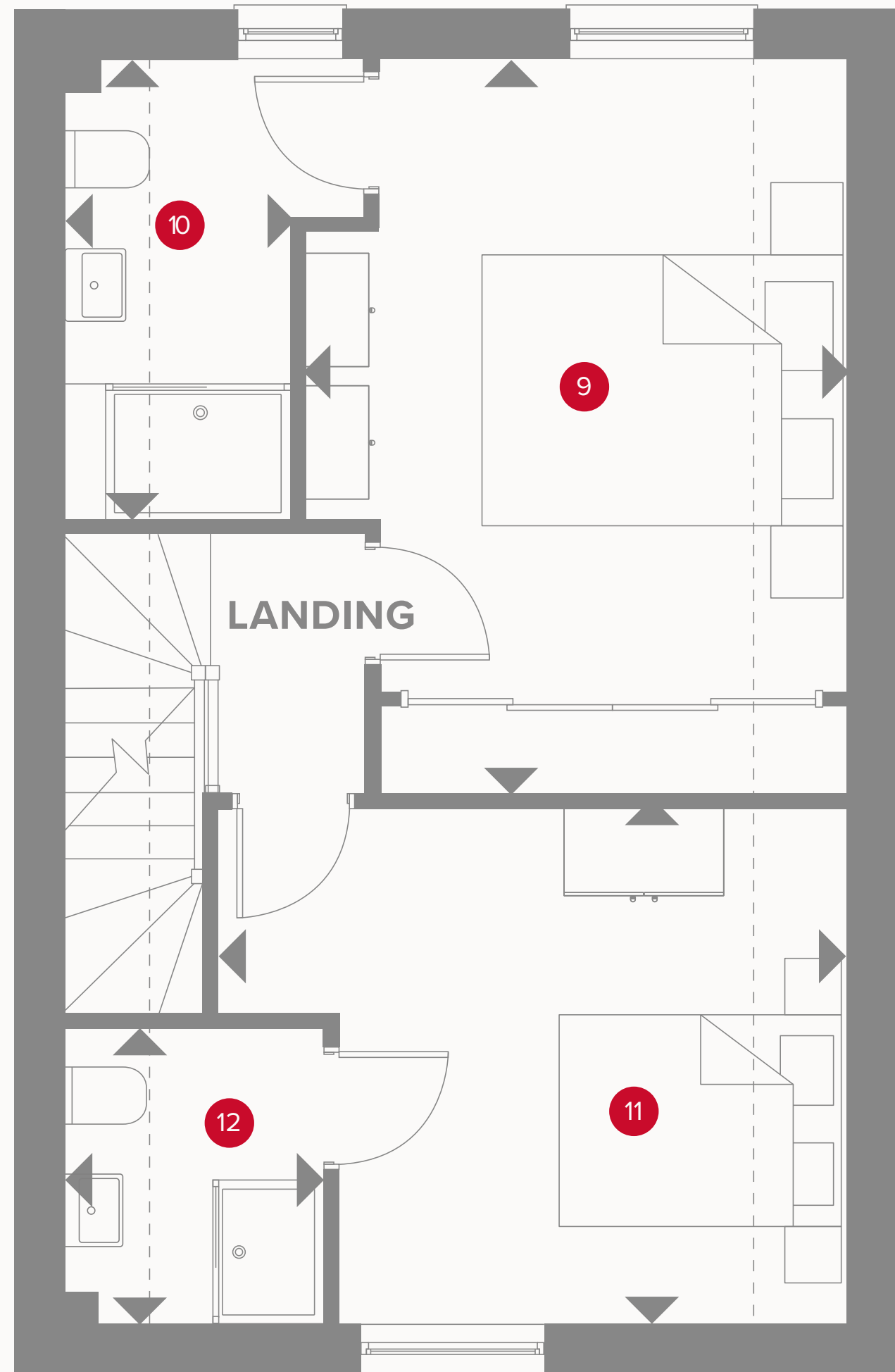


5	Bedroom 2	13'4" x 9'11"	4.07 x 3.01 m
6	En-suite 2	7'0" x 6'6"	2.14 x 1.98 m
7	Bedroom 4	11'3" x 9'0"	3.43 x 2.74 m
8	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



KEY

- ◀ Dimensions start
- HW Hot water storage



THE IVANHOE SECOND FLOOR

9	Bedroom 1	15'9" x 11'6"	4.79 x 3.51 m
10	En-suite 1	9'11" x 4'10"	3.02 x 1.48 m
11	Bedroom 3	13'4" x 11'1"	4.06 x 3.37 m
12	En-suite 3	6'4" x 5'8"	1.93 x 1.73 m



KEY

← Dimensions start

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Customers should note this illustration is an example of the Ivanhoe house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



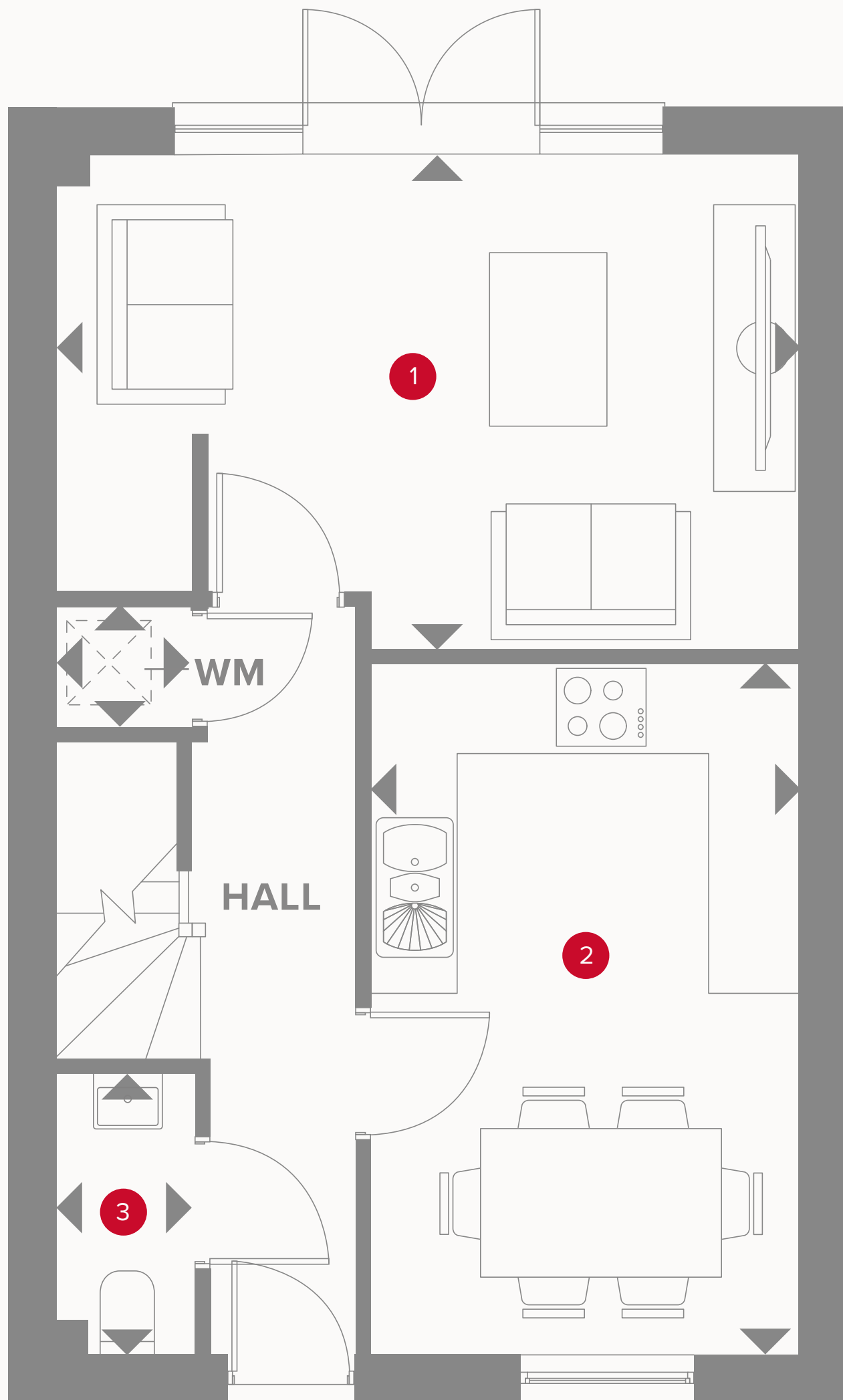
HERITAGE

- REDROW -

THE GYLBY

FOUR BEDROOM HOME







THE GYLBY GROUND FLOOR

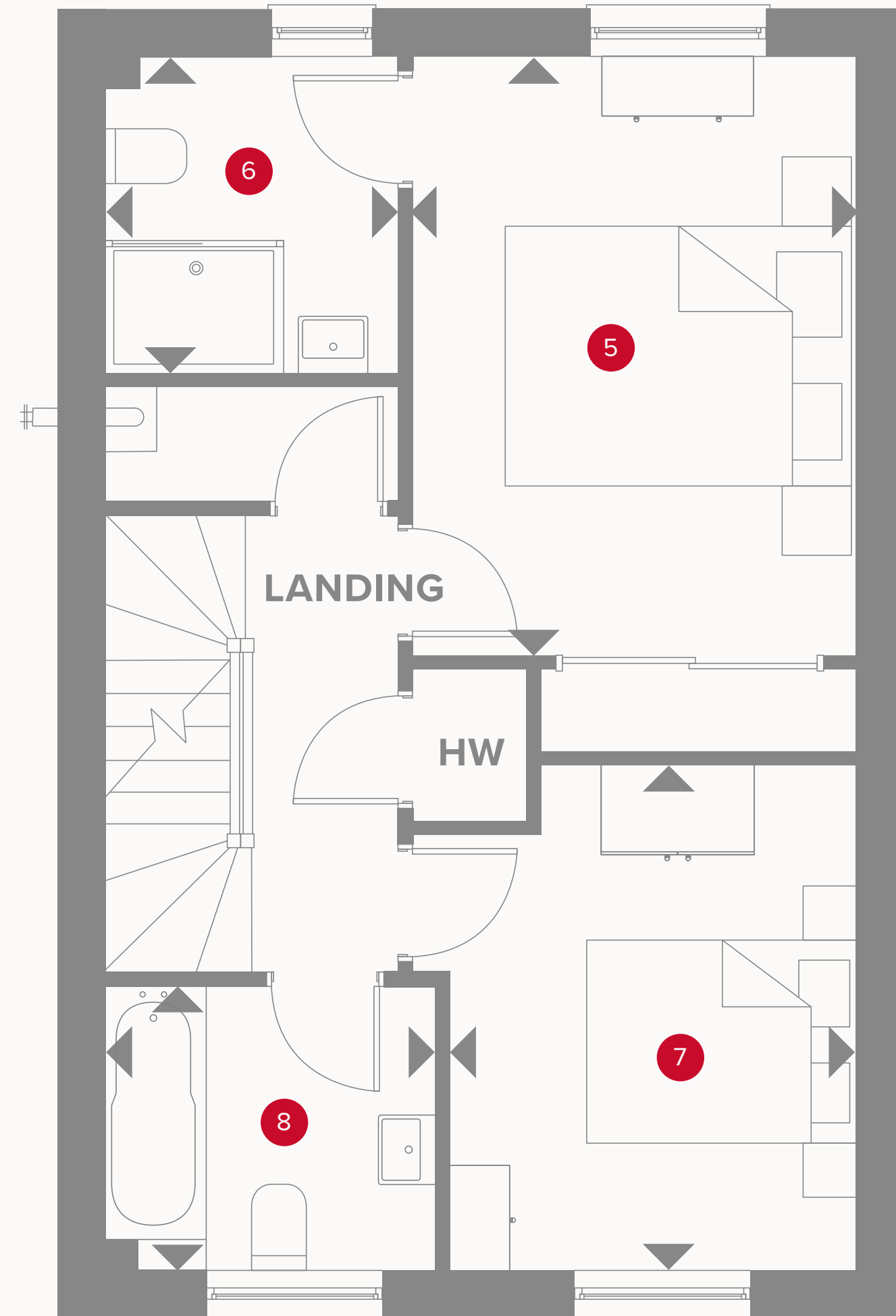
1	Lounge	16'8" x 11'3"	5.09 x 3.43 m
2	Kitchen/ Dining/	15'6" x 9'7"	4.73 x 2.93 m
3	Cloaks	6'4" x 3'2"	1.93 x 0.96 m
4	Laundry	3'1" x 2'9"	0.94 x 0.84 m



KEY

-  Hob
-  Dimensions start
- WM** Washing machine space

THE GYLBY FIRST FLOOR

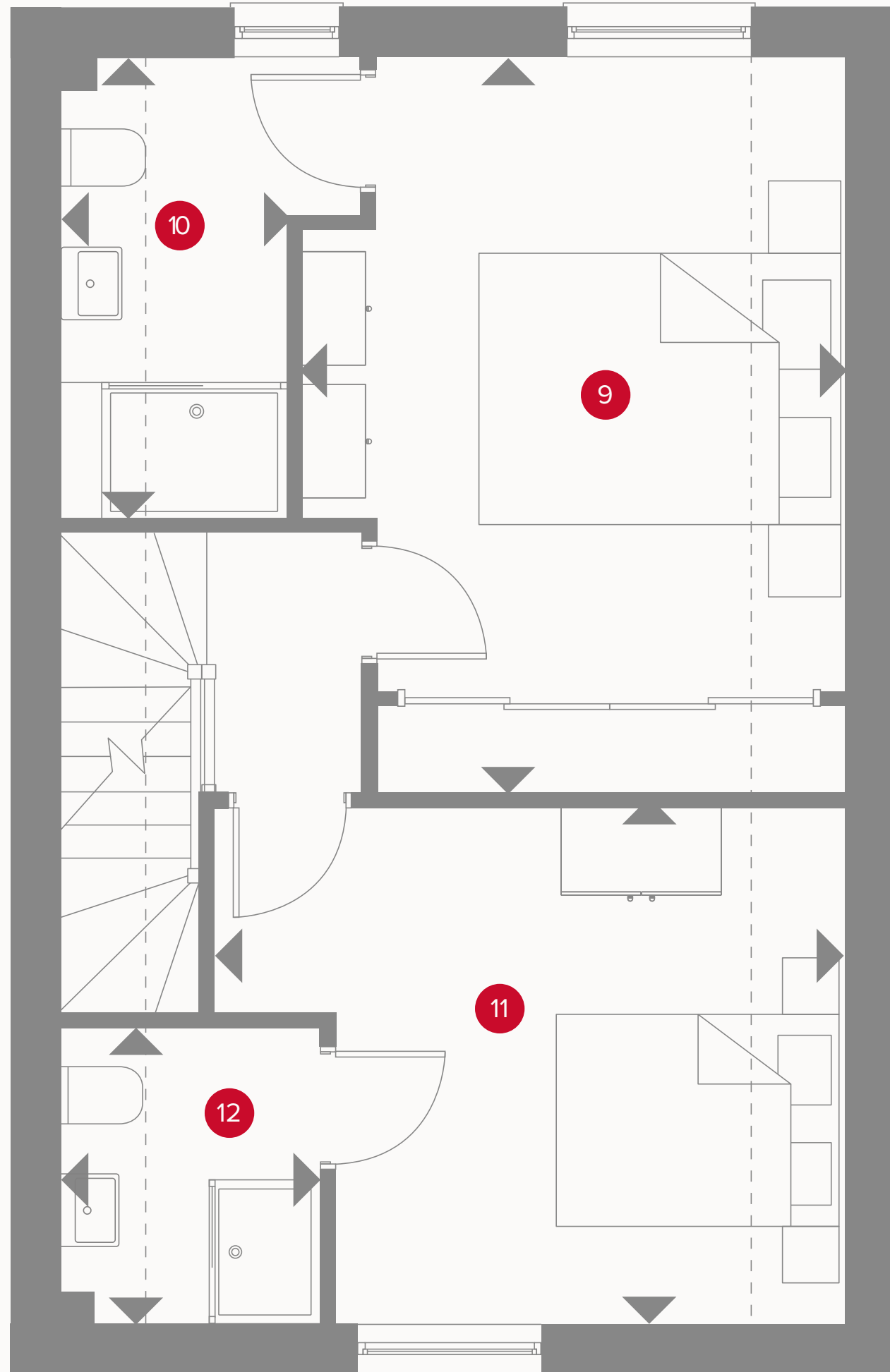


5	Bedroom 2	13'4" x 9'11"	4.07 x 3.01 m
6	En-suite 2	7'0" x 6'6"	2.14 x 1.98 m
7	Bedroom 4	11'3" x 9'0"	3.43 x 2.74 m
8	Bathroom	7'5" x 6'4"	2.26 x 1.93 m



KEY

- ◀ Dimensions start
- HW** Hot water storage



THE GYLBY SECOND FLOOR

9	Bedroom 1	15'9" x 11'6"	4.79 x 3.51 m
10	En-suite 1	9'11" x 4'10"	3.02 x 1.48 m
11	Bedroom 3	13'4" x 11'1"	4.06 x 3.37 m
12	En-suite 3	6'4" x 5'8"	1.93 x 1.73 m



KEY

← Dimensions start

**CONSUMER
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HOME BUILDERS**
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Customers should note this illustration is an example of the Gylby house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



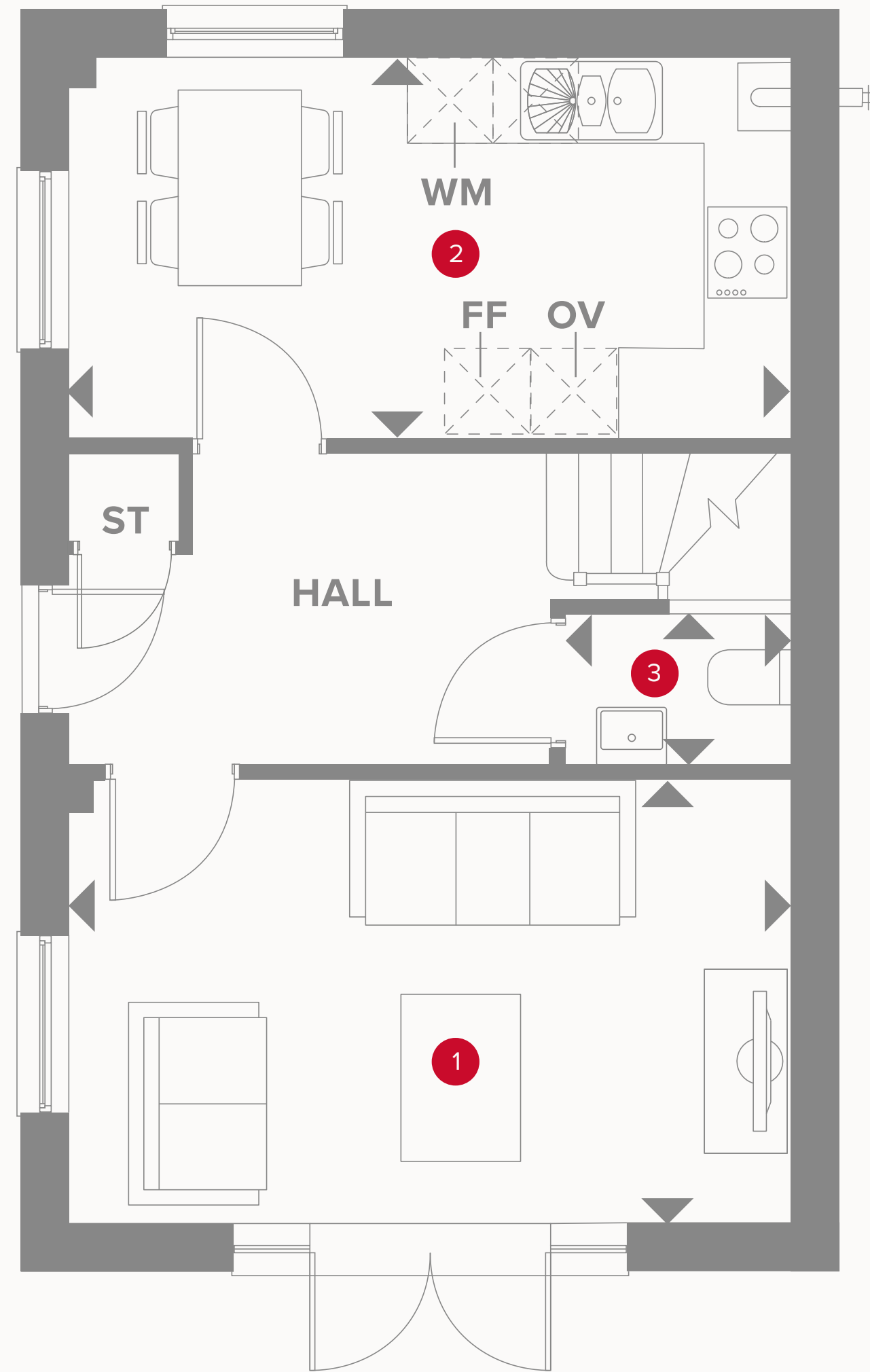
HERITAGE

- REDROW -

THE ERDINGTON

FOUR BEDROOM HOME







THE ERDINGTON GROUND FLOOR

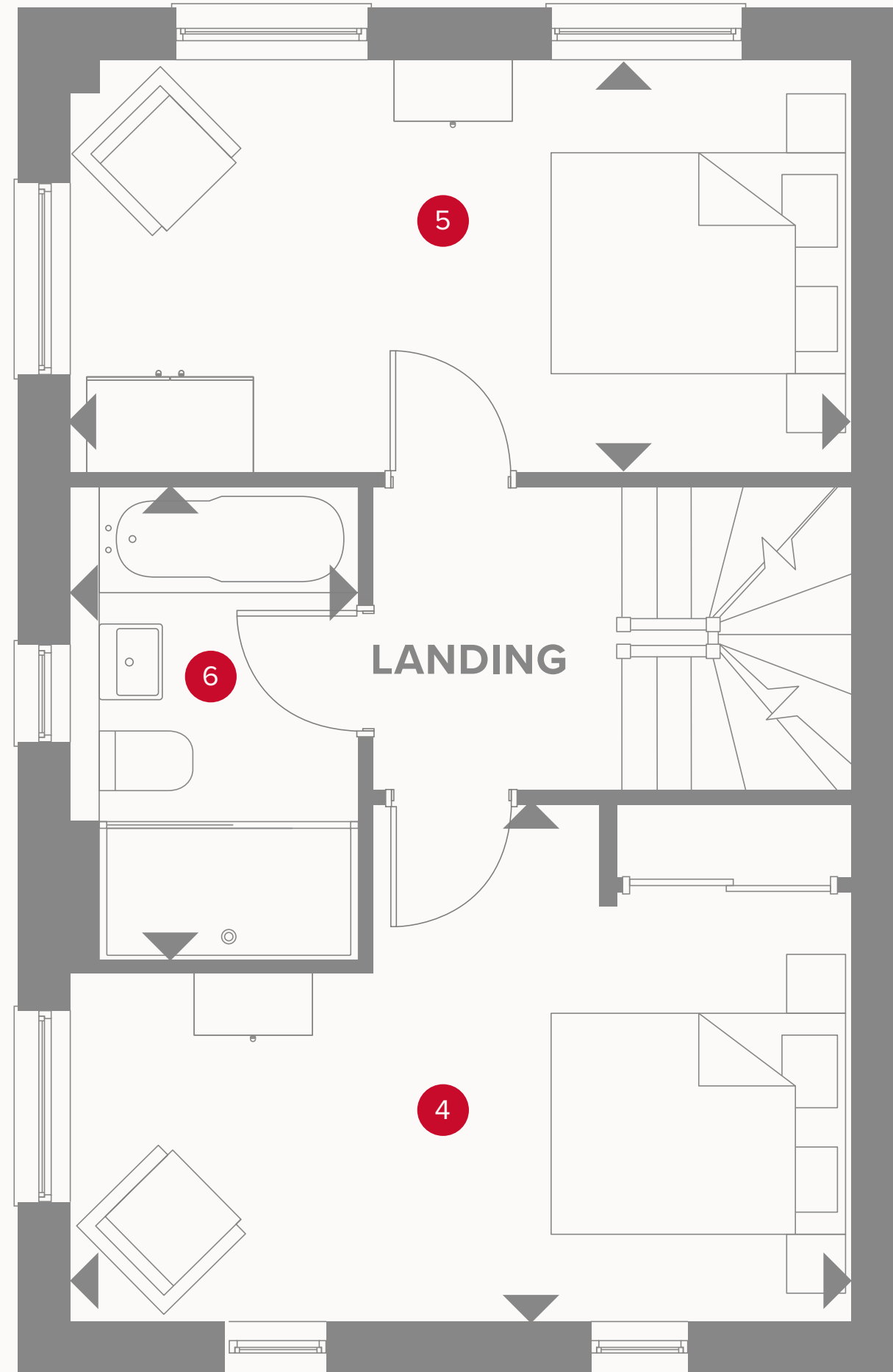
1	Lounge	16'8" x 10'5"	5.09 x 3.18 m
2	Kitchen/ Dining/	16'10" x 8'11"	5.09 x 2.69 m
3	Cloaks	5'3" x 3'6"	1.60 x 1.06 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space



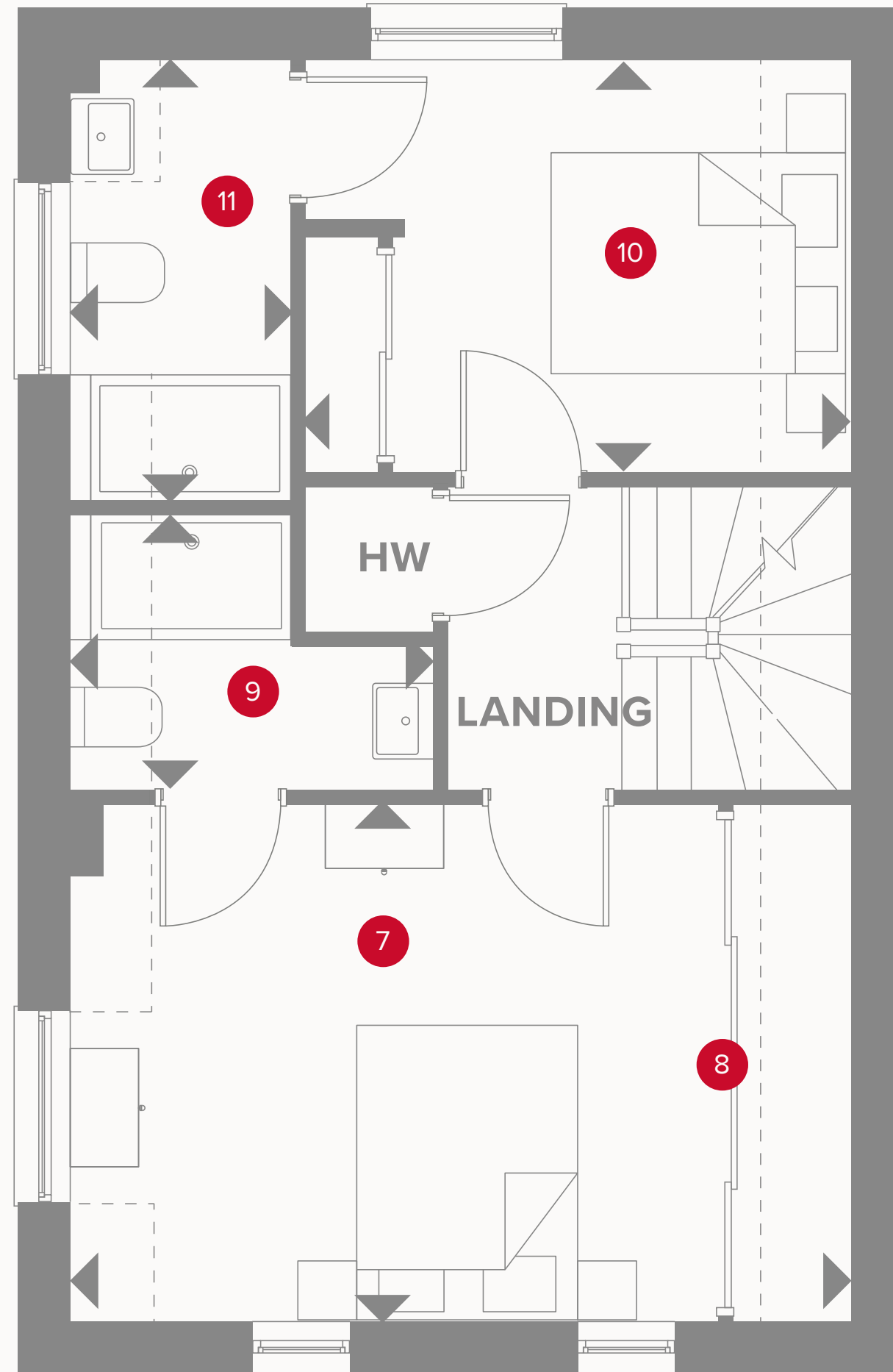
THE ERDINGTON FIRST FLOOR

4	Bedroom 3	16'8" x 11'2"	5.09 x 3.40 m
5	Bedroom 4	16'8" x 8'10"	5.09 x 2.69 m
6	Bathroom	10'2" x 6'4"	3.10 x 1.92 m



KEY

◀ Dimensions start



THE ERDINGTON SECOND FLOOR

7	Bedroom 1	16'8" x 11'2"	5.09 x 3.40 m
8	Dressing Area	11'3" x 6'2"	3.42 x 1.89m
9	En-suite 1	7'9" x 5'10"	2.37 x 1.78m
10	Bedroom 2	11'9" x 8'10"	3.58 x 2.69 m
11	En-suite 2	4'8" x 3'11"	1.43m x 1.19 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Erdington house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



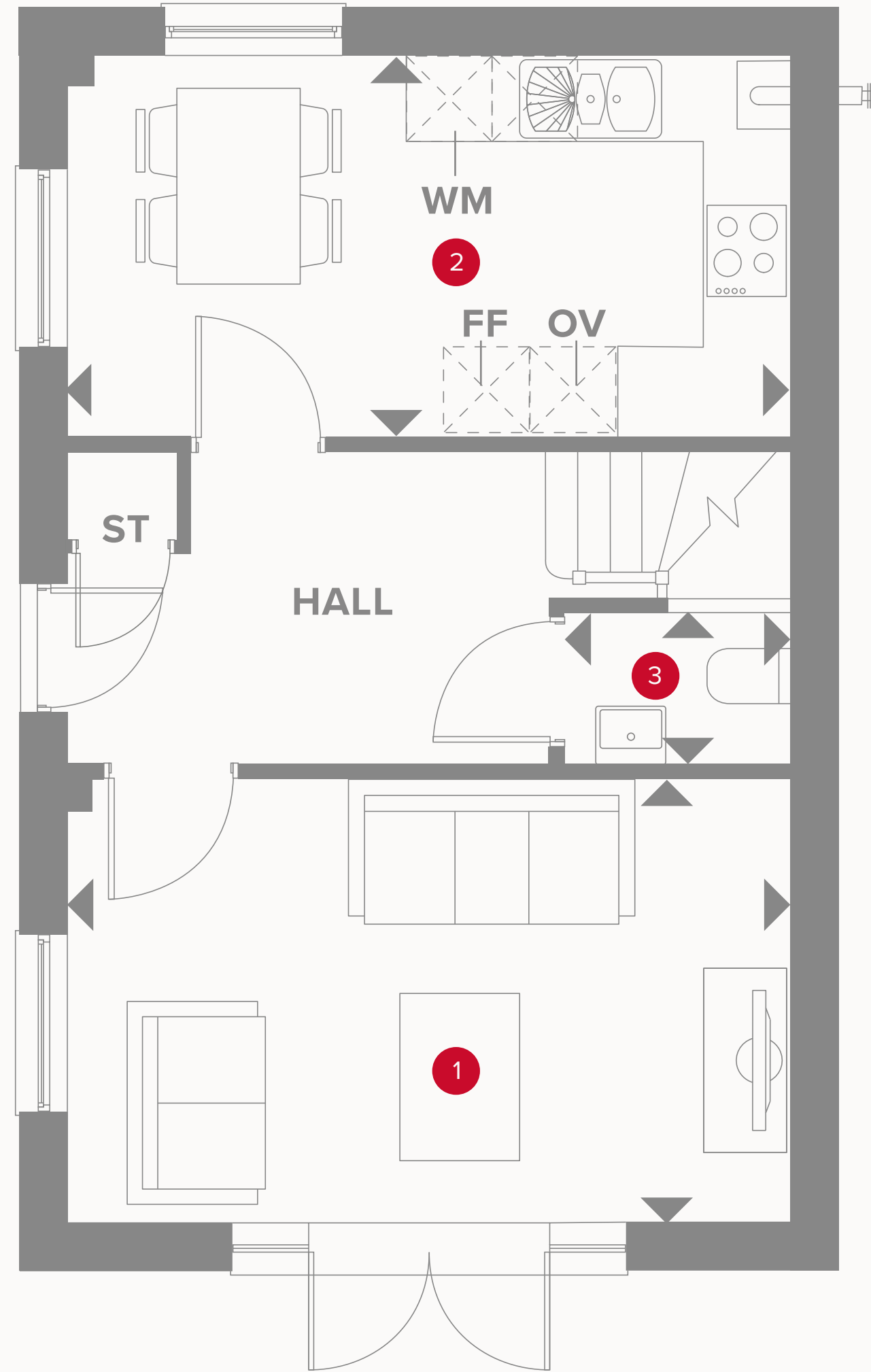
HERITAGE

- REDROW -

THE LOUDOUN

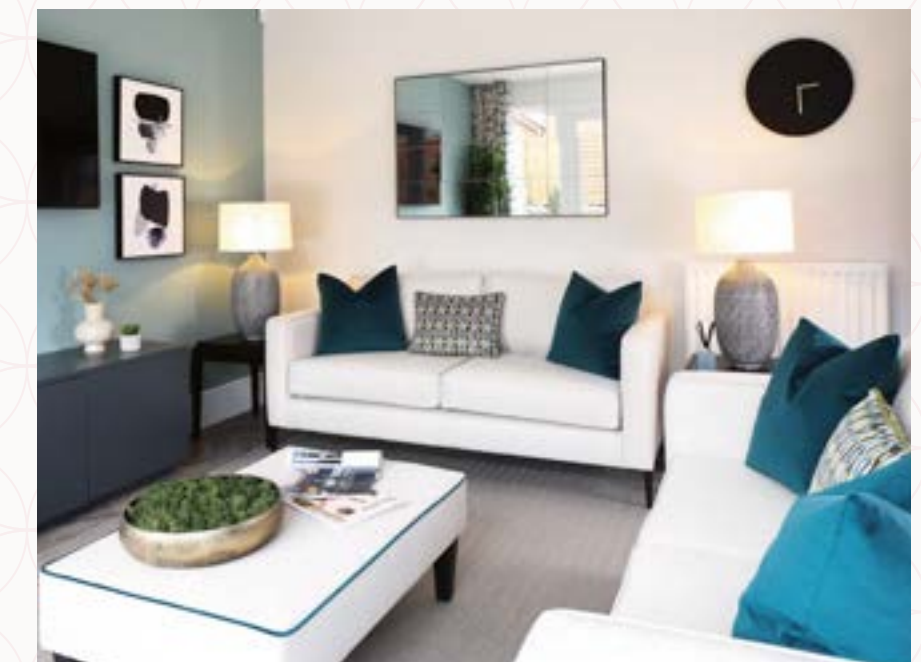
FOUR BEDROOM HOME







THE LOUDOUN GROUND FLOOR

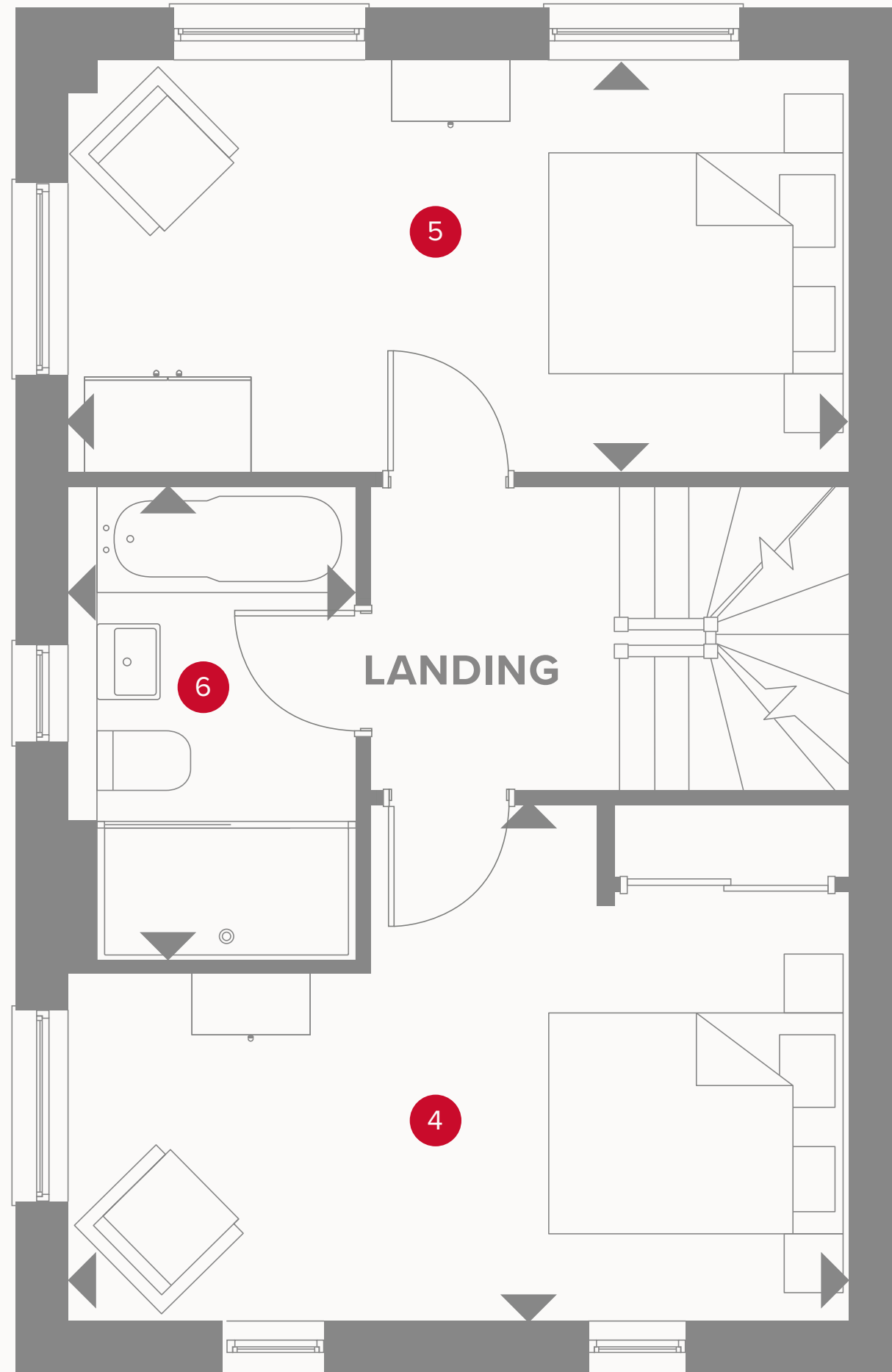
1	Lounge	16'8" x 10'5"	5.09 x 3.18 m
2	Kitchen/ Dining/ Dining/	16'8" x 8'10"	5.09 x 2.69 m
3	Cloaks	5'3" x 3'6"	1.60 x 1.06 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space



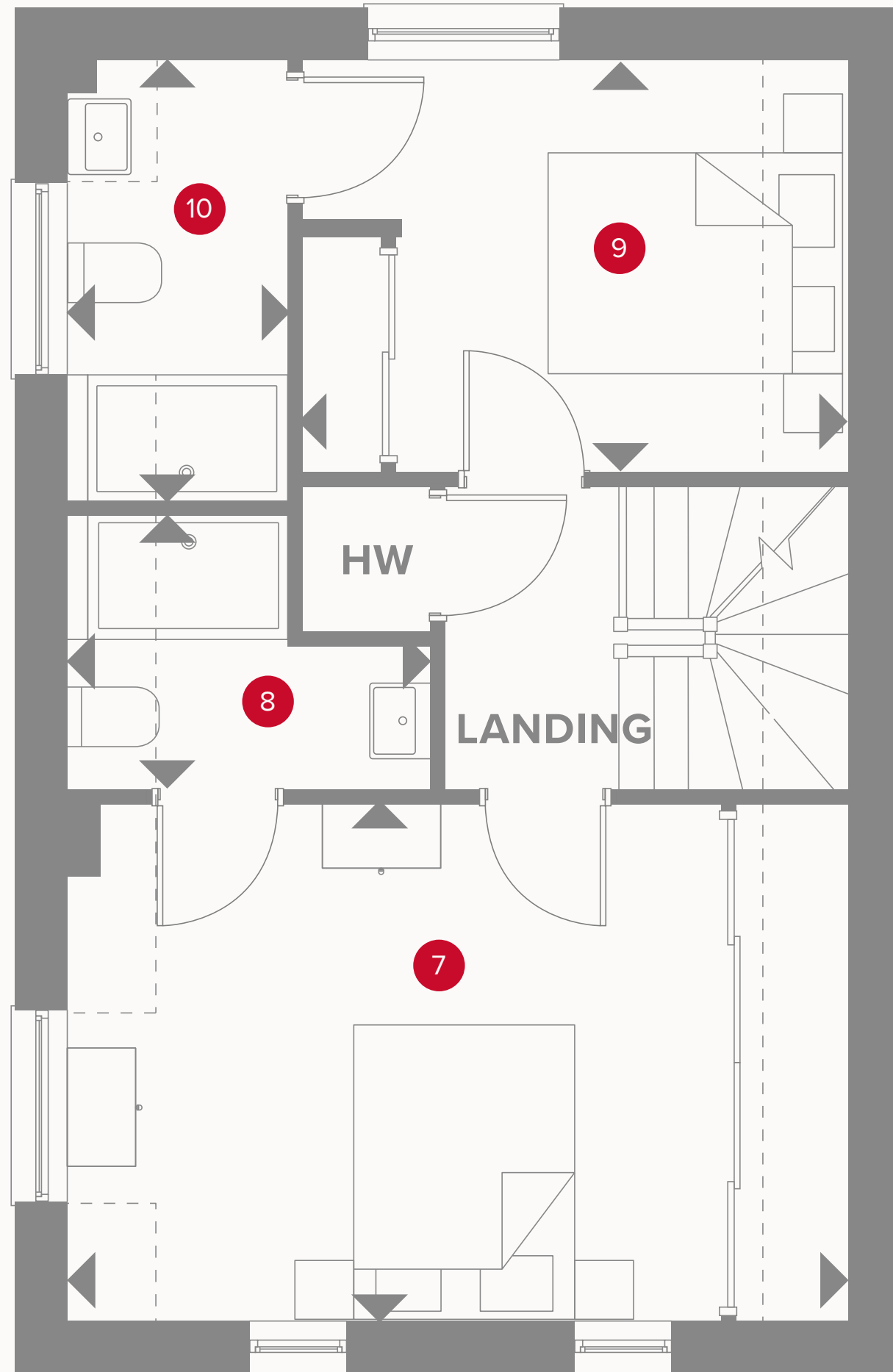
THE LOUDOUN FIRST FLOOR

4	Bedroom 3	16'8" x 11'2"	5.09 x 3.40 m
5	Bedroom 4	16'8" x 8'10"	5.09 x 2.69 m
6	Bathroom	10'2" x 6'4"	3.10 x 1.92 m



KEY

◀ Dimensions start



THE LOUDOUN SECOND FLOOR

7	Bedroom 1	16'8" x 11'2"	5.09 x 3.40 m
8	En-suite 1	7'9" x 5'10"	2.37 x 1.78 m
9	Bedroom 2	11'9" x 8'10"	3.58 x 2.69 m
10	En-suite 2	4'8" x 3'11"	1.43 x 1.19 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Loudoun house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

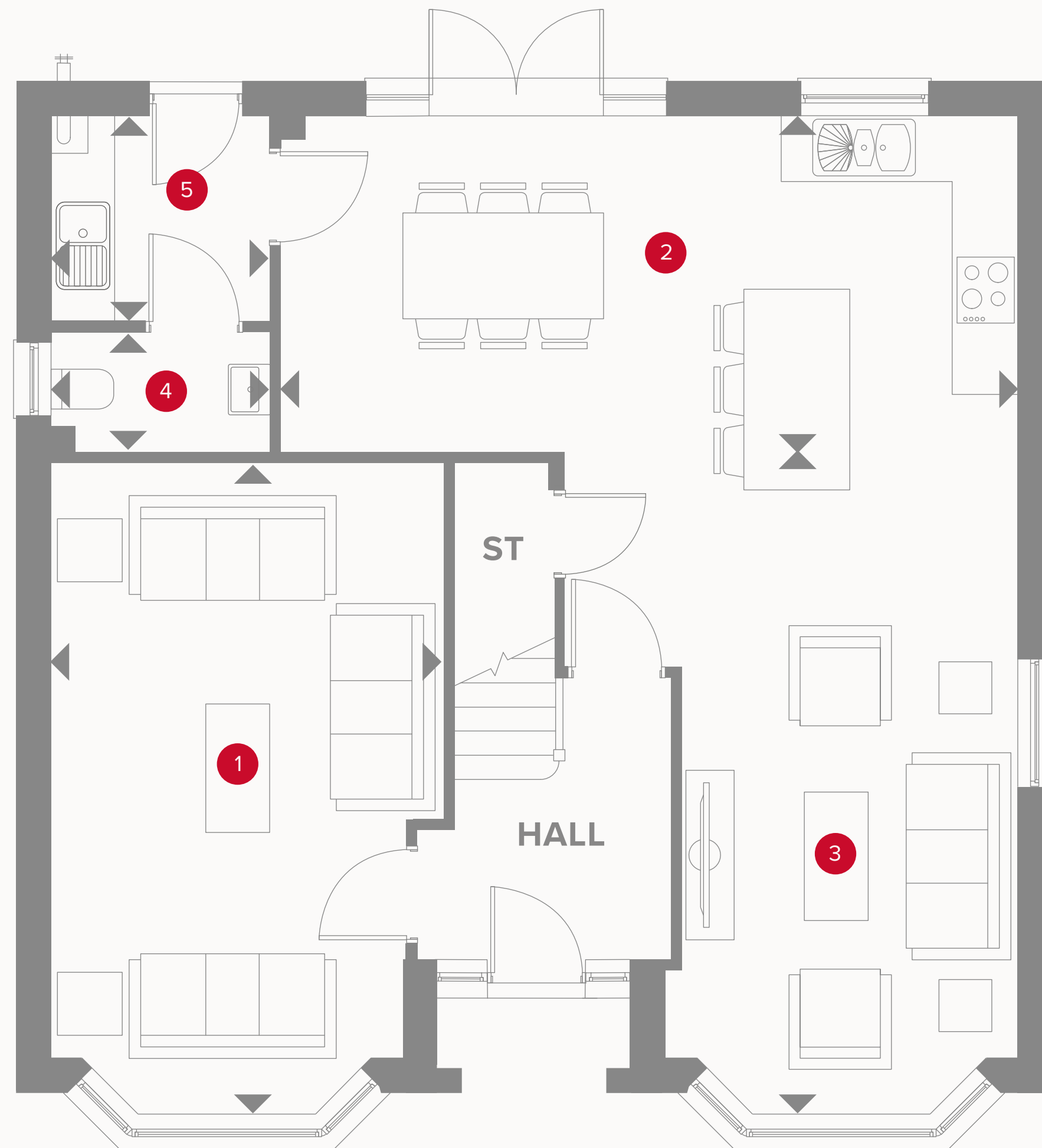
THE HASTING

FOUR BEDROOM HOME



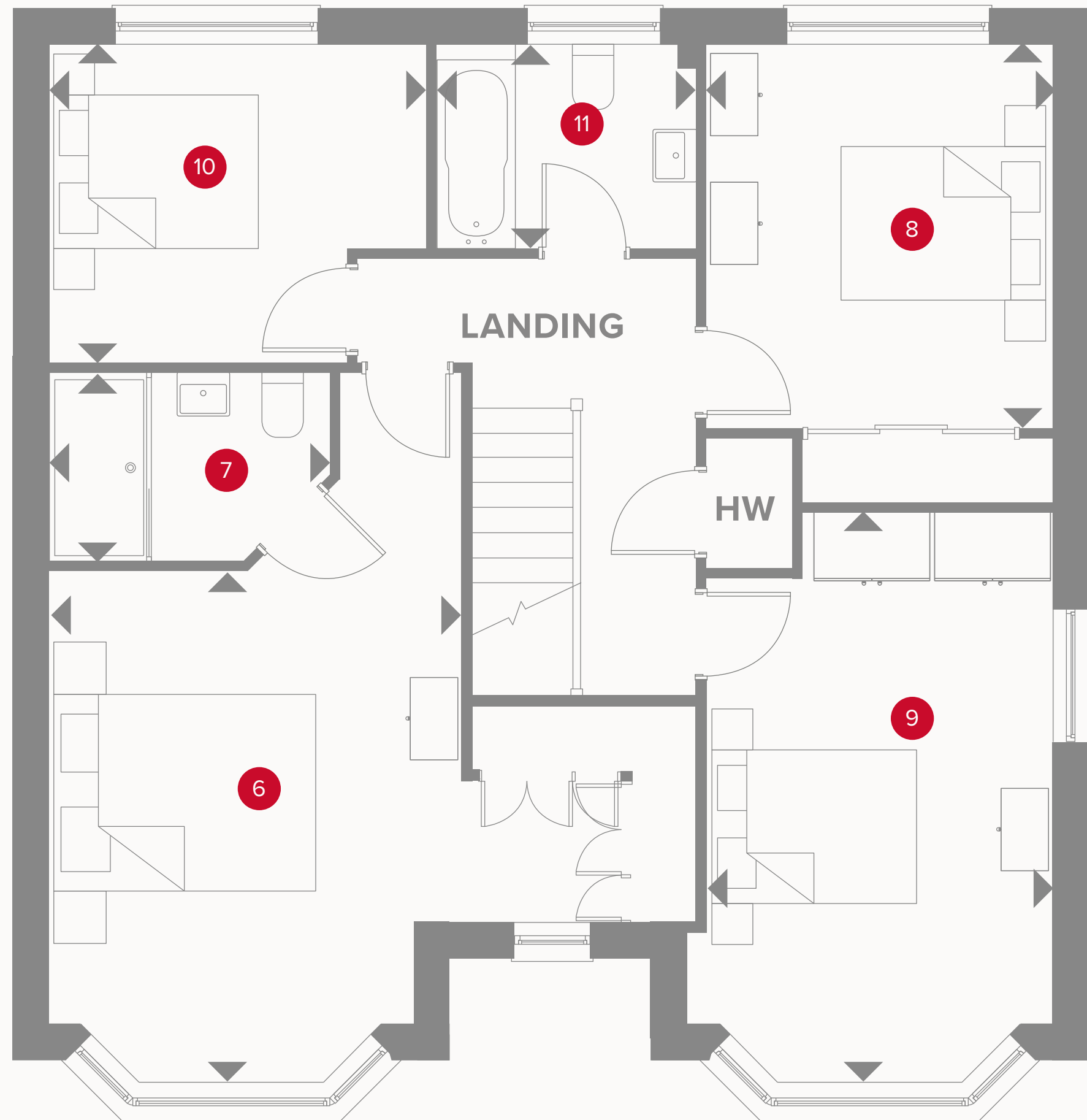
THE HASTING GROUND FLOOR

1	Lounge	19'7" x 12'0"	5.97 x 3.65 m
2	Kitchen/ Dining	12'0" x 9'11"	3.67 x 3.03 m
3	Family	13'5" x 10'4"	4.09 x 3.15 m
4	Cloaks	6'8" x 3'7"	2.04 x 1.09 m
5	Utility	6'8" x 6'5"	2.04 x 1.95 m



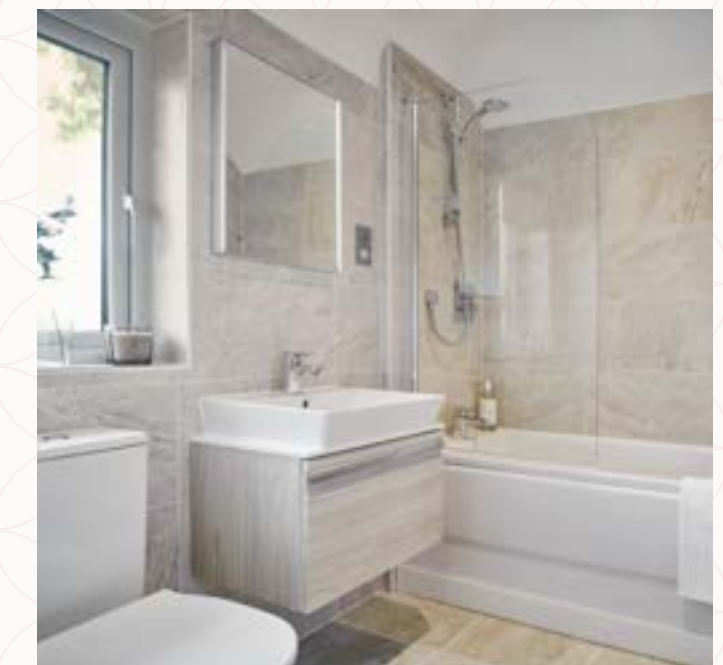
KEY

- Hob
- Dimensions start
- ST** Storage cupboard



THE HASTING FIRST FLOOR

6	Bedroom 1	13'5" x 12'4"	4.08 x 3.75 m
7	En-suite	8'4" x 5'7"	2.53 x 1.71 m
8	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
9	Bedroom 3	16'6" x 10'2"	5.04 x 3.11 m
10	Bedroom 4	10'4" x 9'6"	3.14 x 2.89 m
11	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Hasting house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.

SKILFUL EXECUTION

—
Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Symphony Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

Breakfast Bar Island

In selected house-types only.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

Kitchen & Dining Lighting

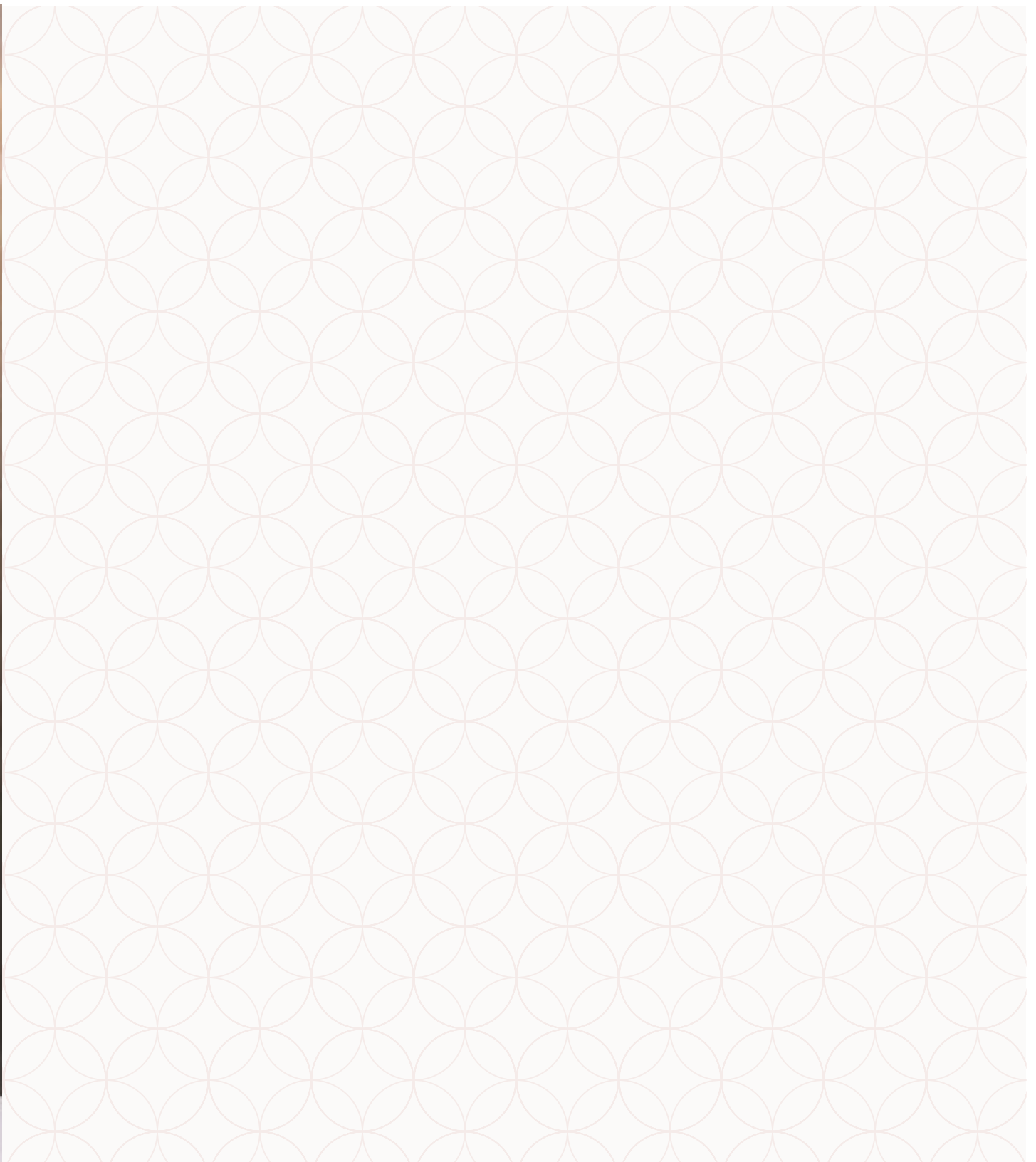
Pendant lights. Please see Sales Consultant for further details.

Switches & Sockets Switches & sockets.

Please see Sales Consultant for further details.

Appliances

Integrated Fridge Freezer.
Double Oven.
60cm Ceramic Hob.
90cm Ceramic Hob.
60cm Cooker Hood.
90cm Cooker Hood.
See Sales Consultant for combinations.



INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Tortosa or Vilanova lever. To all house-types.

Skirting to Ground

'Torus' profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

'Torus' profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.
'Torus' profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish to house-types up to 1400 sqft.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat skim finish with Crown white emulsion paint decoration.

Walls

Crown pale Cashew emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Myson Round top radiators.

Decorative Radiator

Myson Vertical Style in white. Selected house-types only, refer to drawing.

Central Heating

System via a combination of boiler, thermostatic radiator valves and room thermostats.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & CLOAKROOM

Sanitaryware

Ideal Standard Arc by Sottini.

Bathroom

Tempo Bath
Tempo Arc 170cm x 70cm, water saver.
Bath in white.

Bath Panel

Unilux white panel.

Wall Tiles

To bathroom, cloakroom and en-suite.
Tiling by Porcelanosa.
Please see Sales Consultant for further details.

Shower over Bath

Shower valve together with bath screen fitted
above bath when no shower enclosure.

Shower Valve

To bathroom and en-suite.
Aqualisa Alto Bar Valve to all housetypes.

Shower Screen

Shower Tray
Low profile shower tray in white.
Large shower tray for walk-in showers

Mirror

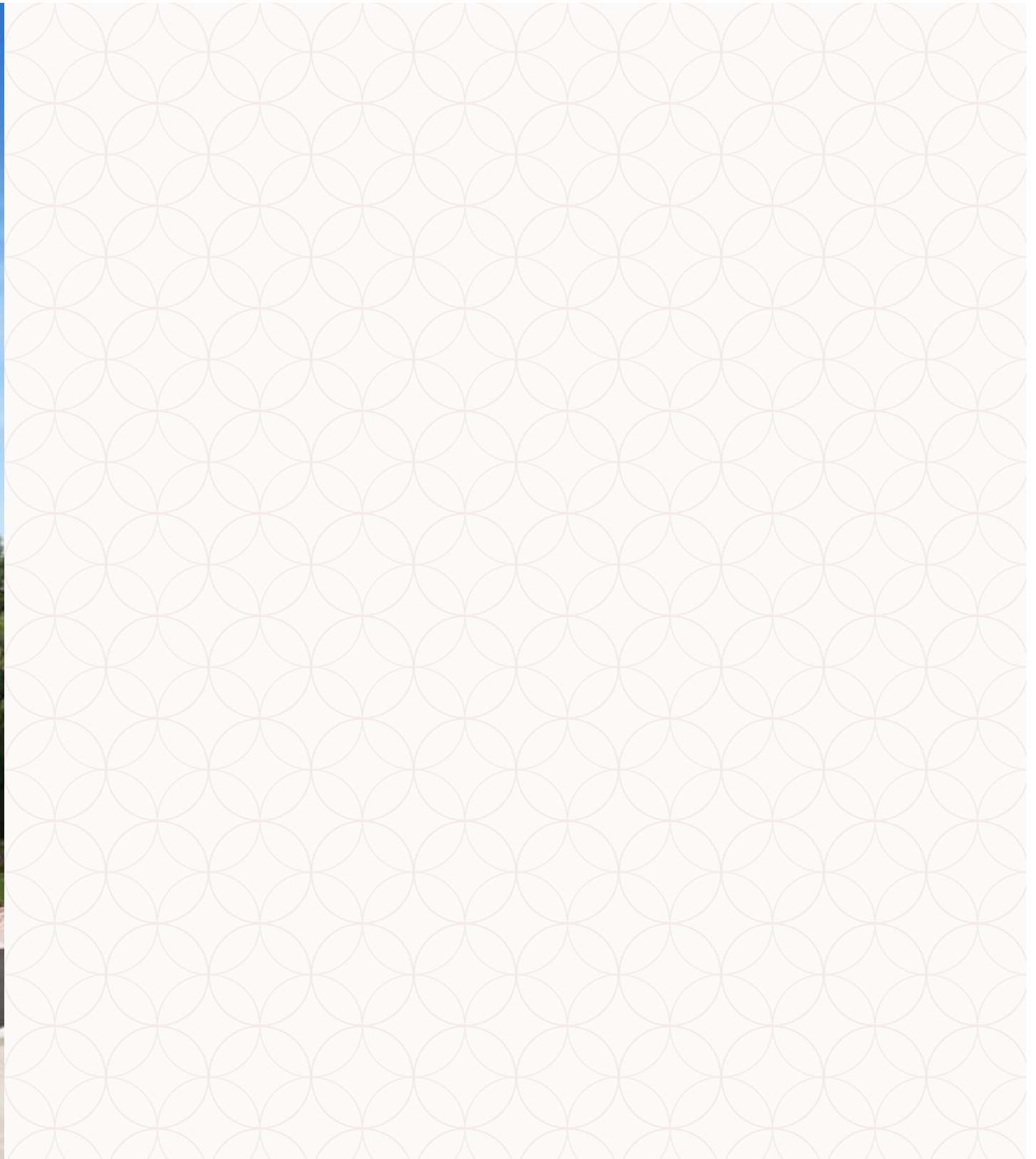
To be fitted above the bathroom and en-suite
washbasins where possible.

Towel Warmer

Curved finish.
Bar towel warmers in polished chrome finish
complete with chrome TRV valves.

Shaver Socket

White finish.



EXTERIOR

Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.

Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

Windows

Sealed double glazed uPVC windows, in white finish.

Door Bell

Push with transformer.

Light to Front

Vertical Tile Hanging
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

Garage

Steel Hörmann door.
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

Power

Light & double socket to all integral garages.

Front Garden

Turf to front and rear – 1.8 High Fencing. Refer to layout for landscaping details.

Paving

Buff Riven slabs indicated on drawing.

External Fencing/Gates

Side and rear – 1.8 High Fencing.

Gate – 1.8 High timber gate.

Driveway – Tarmac drive.

Outside Tap – Outside tap, refer to drawing for location.



A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



HUGGLESCOTE GRANGE



Grange Road, Hugglescote, Coalville LE67 2BT

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