

TAILORED

- REDROW -

CHANTRY MEWS

NEW LUBBESTHORPE





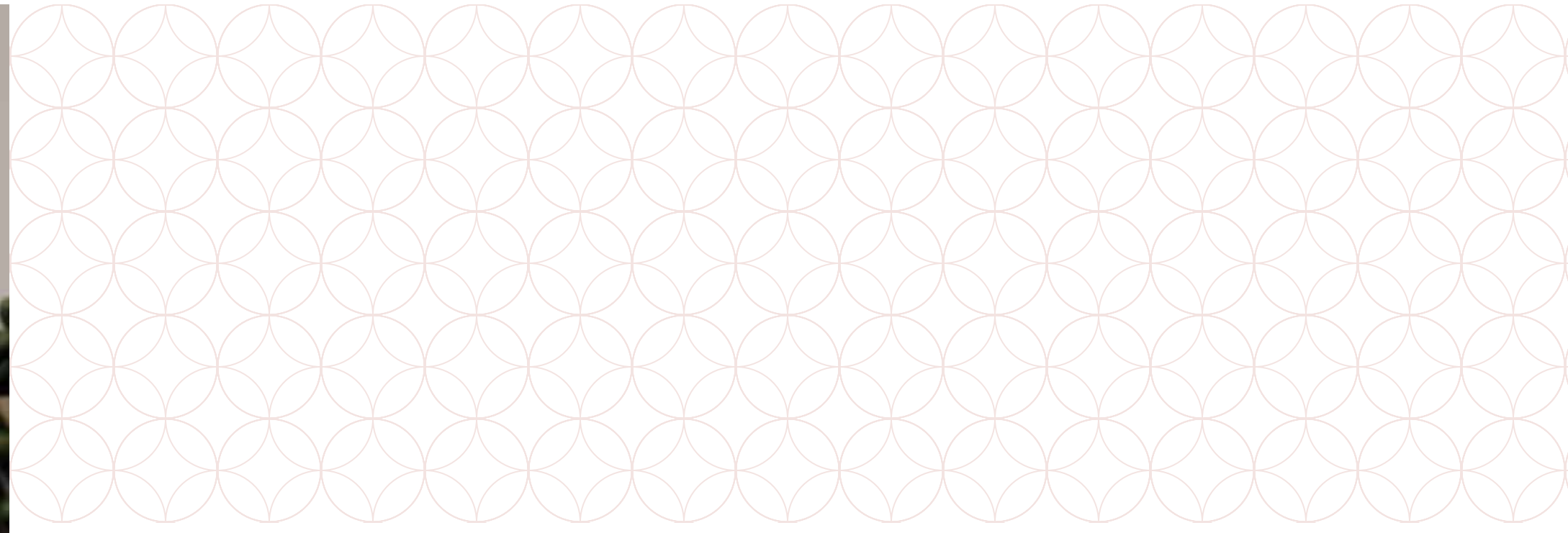
WELCOME TO CHANTRY MEWS



A COLLECTION OF 1, 2, 3 AND 4 BEDROOM HOMES IN THE COMMUNITY OF NEW LUBBESTHORPE

Imagine an exciting new development, set in a luscious, stunning green landscape but on the edges of one of the East Midlands' most vibrant cities. New Lubbethorpe, close to picturesque park and woodlands but with the thriving city of Leicester on your doorstep, is a new community buyers of all kinds will be proud to call home. And with plentiful amenities, enviable transport links and Redrow's elegant Heritage Collection and bespoke homes in the equation too, this is a development modern homebuyers will aspire to be a part of.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

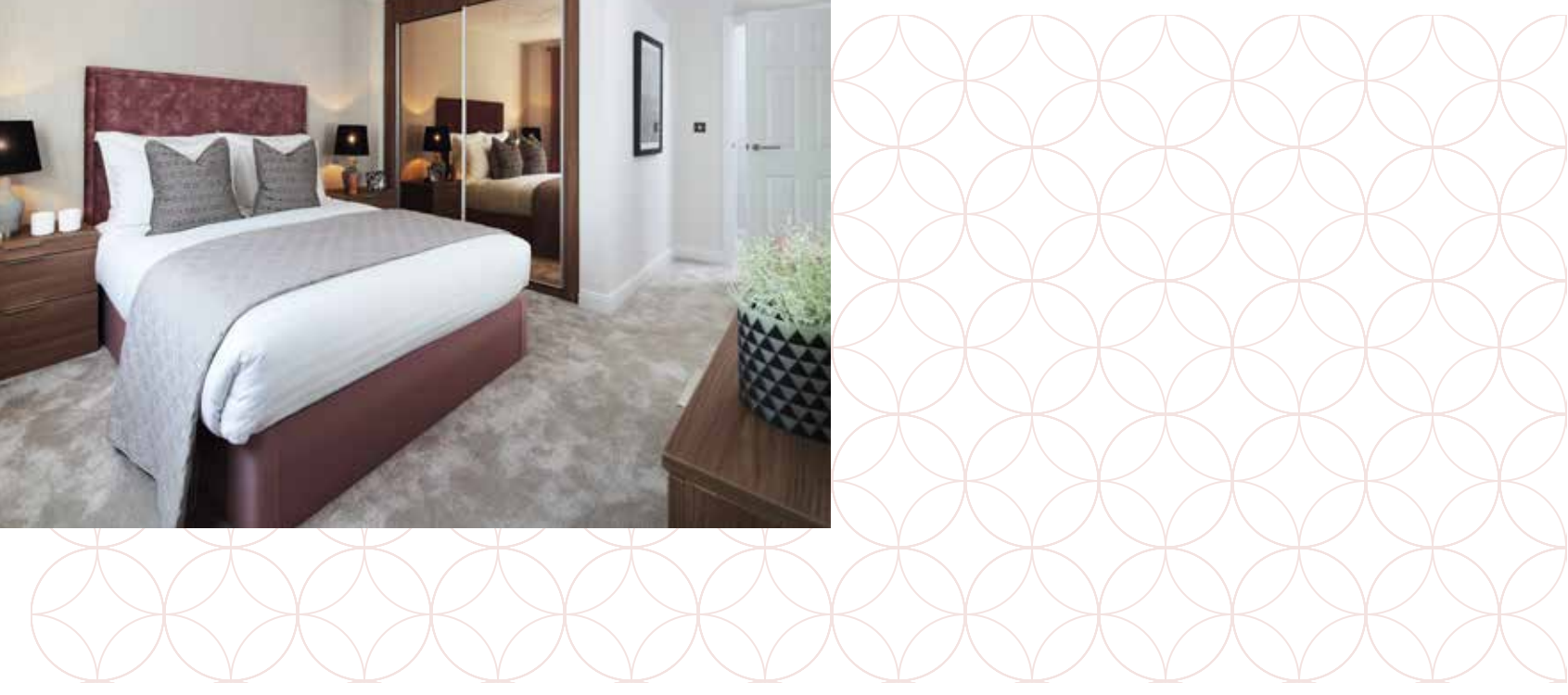
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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

Shopping will be a pleasure in New Lubbesthorpe, and a convenient one too. You'll find Sainsbury's, Asda, Tesco, Waitrose and Aldi supermarkets all within five miles of home, and, for everyday essentials, there are Tesco Express and Sainsbury's local convenience stores less than five minutes away by road, along with a post office and pharmacy. For a more comprehensive retail experience, a huge range of household name stores and some independent boutiques are to be found in Leicester city centre, at the Highcross shopping centre and at the Fosse Shopping Park.

For pubs, restaurants and nightlife you'll be spoilt for choice, with a wide selection including the cosy, atmospheric Bull at Broughton Astley, and the chic, contemporary Knight and Garter brasserie and bar in the city centre. For eating out, there are a number of popular chain restaurants, along with some choice independents, including the Michelin-starred John's House in nearby Loughborough, the elegant Case restaurant and Champagne bar in the heart of the city and Herb, also quite central and serving exclusively vegan and vegetarian menus inspired by India's Kerala state and its cuisine. There are also a range of dining options available at the nearby Meridian Leisure Park.



ENJOY AN ACTIVE LIFESTYLE

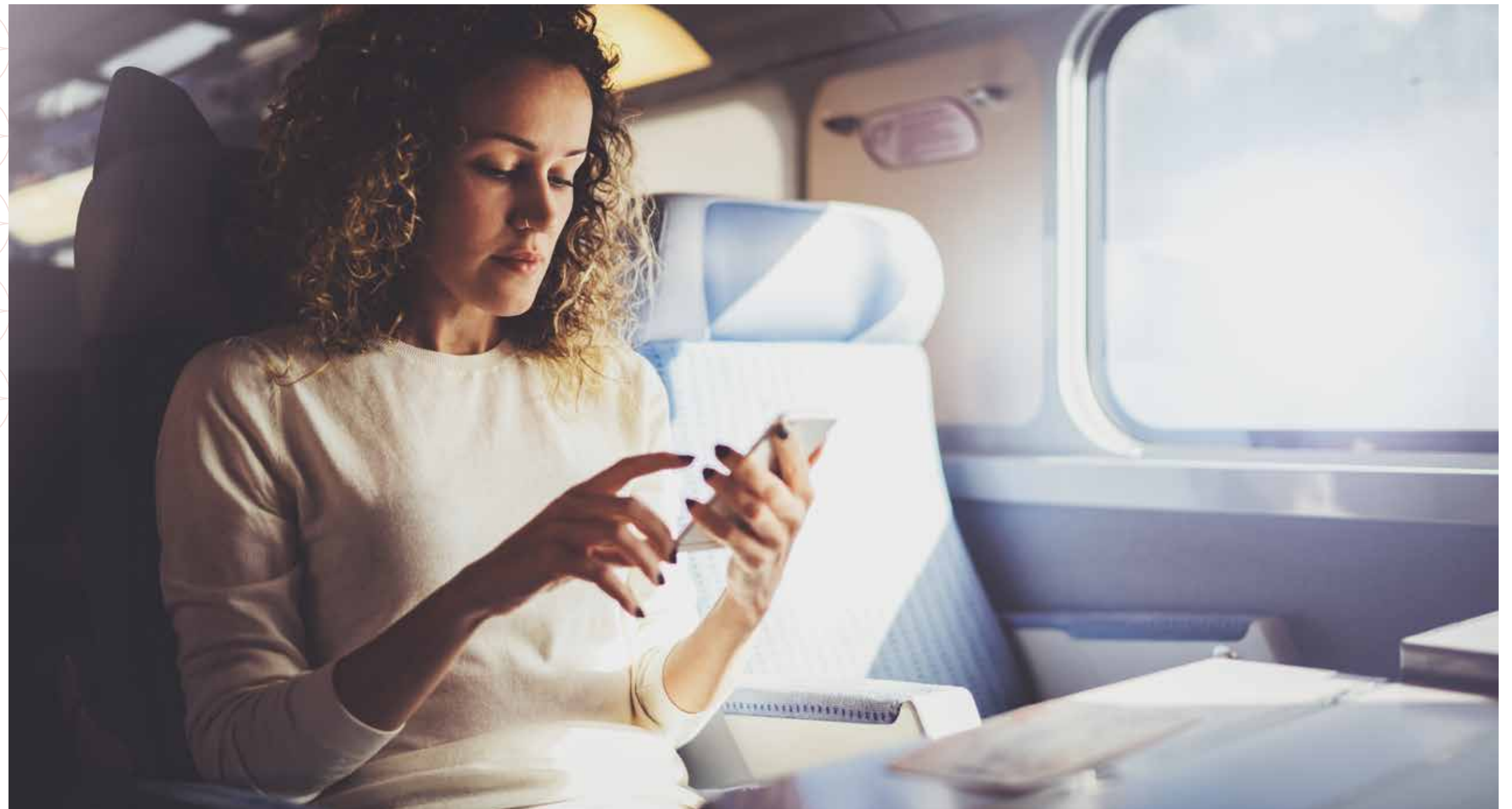
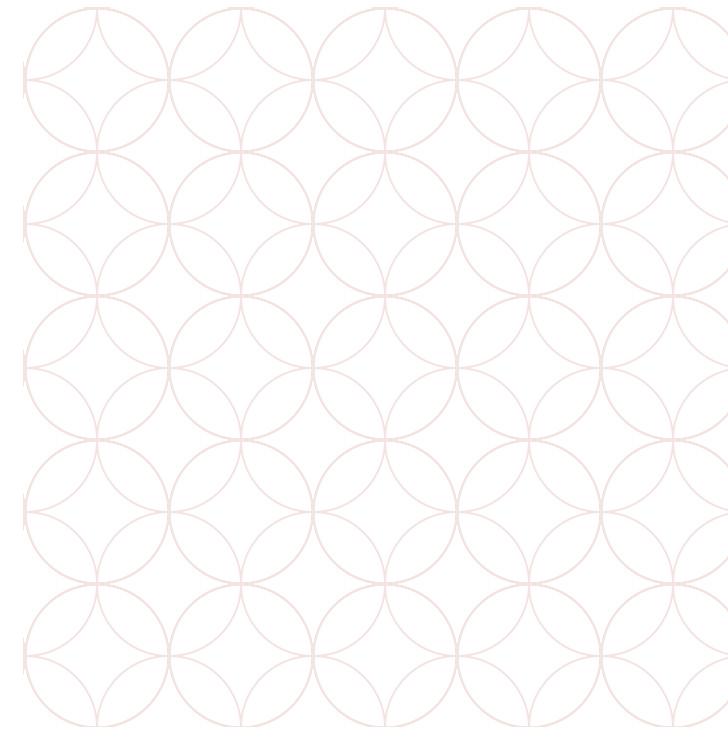
For sport, activity, leisure and pleasure, options are plentiful. The world-famous Leicester City and Leicester Tigers football and rugby clubs offer fans of these respective sports much to enjoy, while golfers can choose from a variety of courses in the area, including the picturesque Whetstone Golf Club, around a 13 minute drive away. Fitness fanatics can also enjoy the gym, sports hall, badminton courts and swimming pool at Braunstone Leisure Centre, around nine minutes away in the car. For films, plays and music, the Meridian Leisure Park's Vue cinema shows all the latest blockbusters, while Leicester's Curve Theatre and Morningside Arena offer a diverse programme of live entertainment.

For days out, Bradgate House and Park, Leicester Castle, Leicester Cathedral and National Trust property Calke Abbey offer history, culture and a fascinating visitor experience for all, with the city centre is home to the similarly inspiring King Richard III Visitor Centre and Leicester Museum & Art Gallery. The city's National Space Centre is also within easy reach. For traditional thrills and spills, the world-famous Alton Towers, and Drayton Manor Theme Park are both within an hour's drive of home.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find schools rated highly by Ofsted for youngsters at all stages. Lilliput Montessori Day Nursery, rated 'Good' by Ofsted, is less than a mile away, while Braunstone Community Primary School is rated 'Good' and is around a nine minute drive. Alternatively there is the brand new New Lubbethorpe Primary School.

For older students, New College Leicester has the same rating and is around nine minutes by road. Those seeking higher education should look no further than the universities of Leicester, Loughborough and De Montfort.



GETTING AROUND

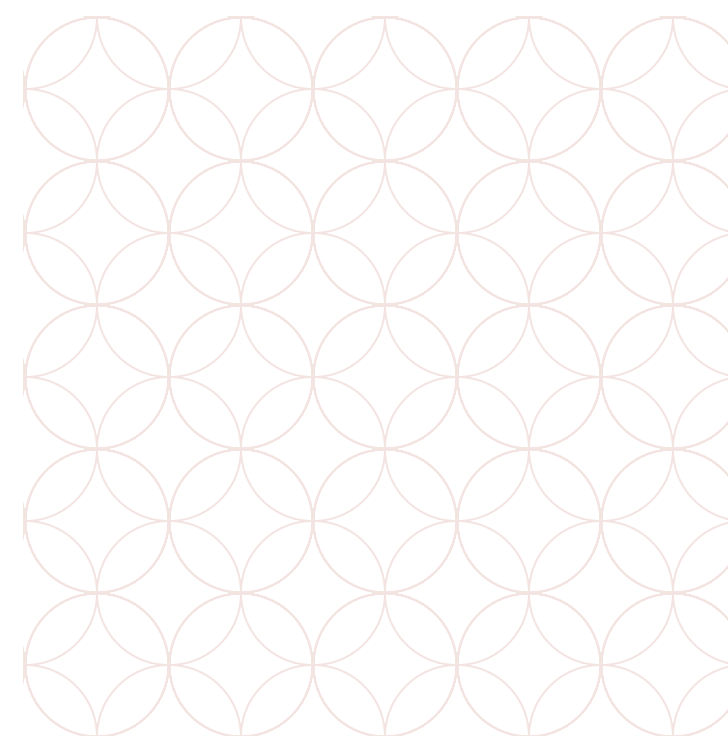
Transport and travel connections are excellent. Loughborough and Leicester are 26 minutes and 22 minutes' drive respectively, while the M1 motorway is reachable in around five minutes, for travel to Nottingham (46 minutes), Sheffield (1 hour and 23 minutes), Milton Keynes (1 hour and 12 minutes) and Central London (2 hours and 31 minutes).

Residents living in New Lubbethorpe will also have access to the ArrivaClick scheme, an on-demand bus service that can be called up in minutes using an app.

For train travel, Narborough railway station is a nine minute drive, and offers services to Birmingham (47 minutes) and Leicester, with Leicester offering trains to London St Pancras direct (1 hour and 3 minutes), Nottingham (21 minutes) and Sheffield (43 minutes). For international travel, East Midlands Airport is around a 30 minute drive, and Birmingham Airport around 44 minutes.

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 **Chantry Mews**.



SO YOU GET MORE OUT

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

EXPLORE CHANTRY MEWS



KEY

 BELVOIR 1 BEDROOM HOME	 CROPSTON 3 BEDROOM HOME
 THORNTON 1 BEDROOM HOME	 WOODHOUSE 3 BEDROOM HOME
 TILTON 2 BEDROOM HOME	 WILMINGTON 4 BEDROOM HOME
 TUGBY 2 BEDROOM HOME	 OAKHAM 4 BEDROOM HOME
 BUXTON 2 BEDROOM HOME	 UPPINGHAM 4 BEDROOM HOME
 HATHERN 2 BEDROOM HOME	 RUTLAND 4 BEDROOM HOME
 HOTON 2 BEDROOM HOME	 CAMBRIDGE 4 BEDROOM HOME
 BRADGATE 2 BEDROOM HOME Bungalow	 STRATFORD 4 BEDROOM HOME
 LETCHWORTH 3 BEDROOM HOME	 HARLECH 4 BEDROOM HOME
 WARWICK 3 BEDROOM HOME	 QUORN APARTMENTS 2 BEDROOM HOMES
 WARWICK CORNER 3 BEDROOM HOME	 SWITHLAND APARTMENTS 2 BEDROOM HOMES
 AMBERLEY 3 BEDROOM HOME	 AFFORDABLE HOUSING

Affordable Housing:

Avon – 13, 14	Langton – 106
Lowesby – 21	Bourne – 118 - 121, 130 - 133, 141 - 146
Melton – 39	Beaumont – 122 - 127
Bardon – 40	Bradgate – 138, 139
Luffenham – 48, 49, 54, 55	Lutterworth – 143 - 144

BCP – Bin Collection Point



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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.



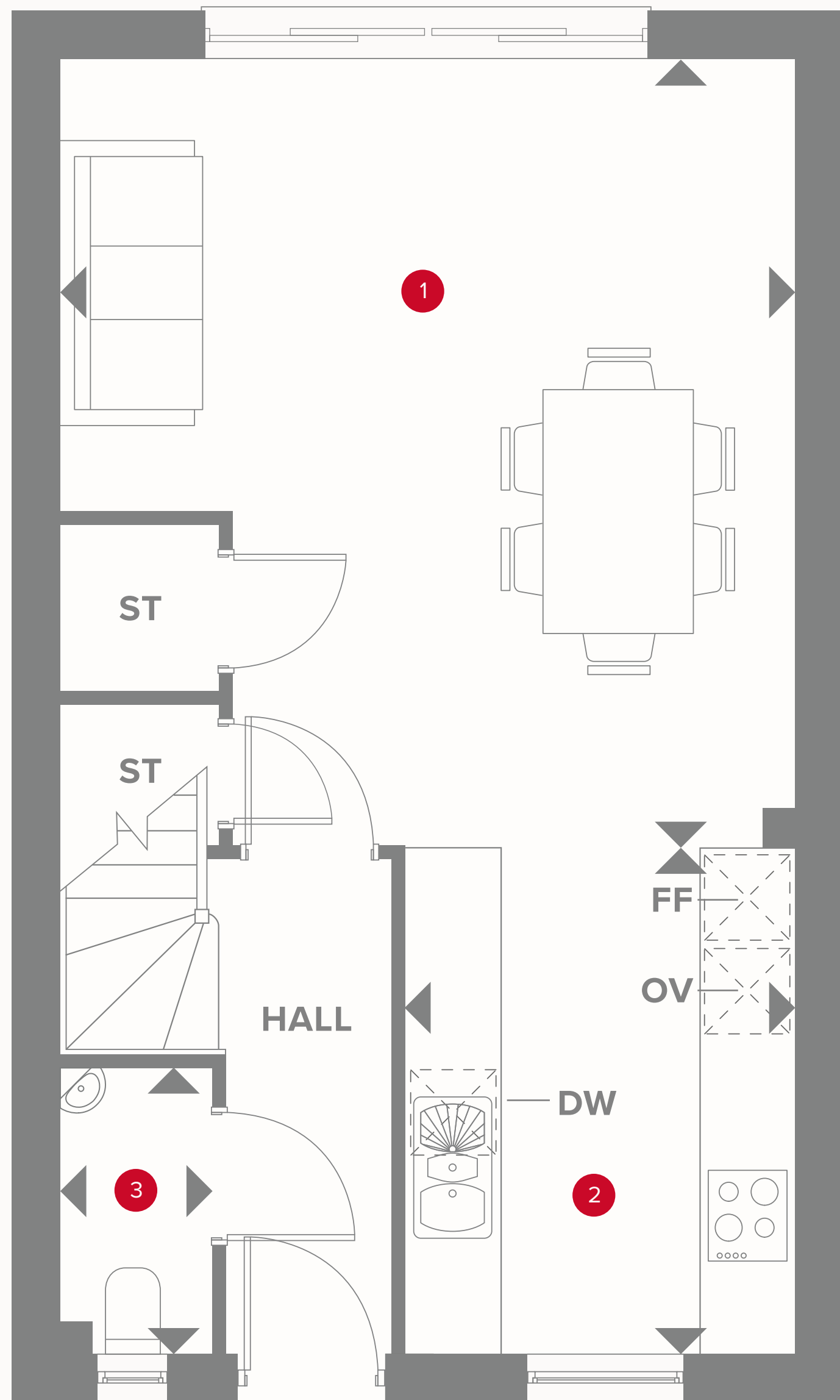
HERITAGE

- REDROW -

THE CROPSTON

THREE BEDROOM HOME

 **REDROW**





THE CROPSTON GROUND FLOOR

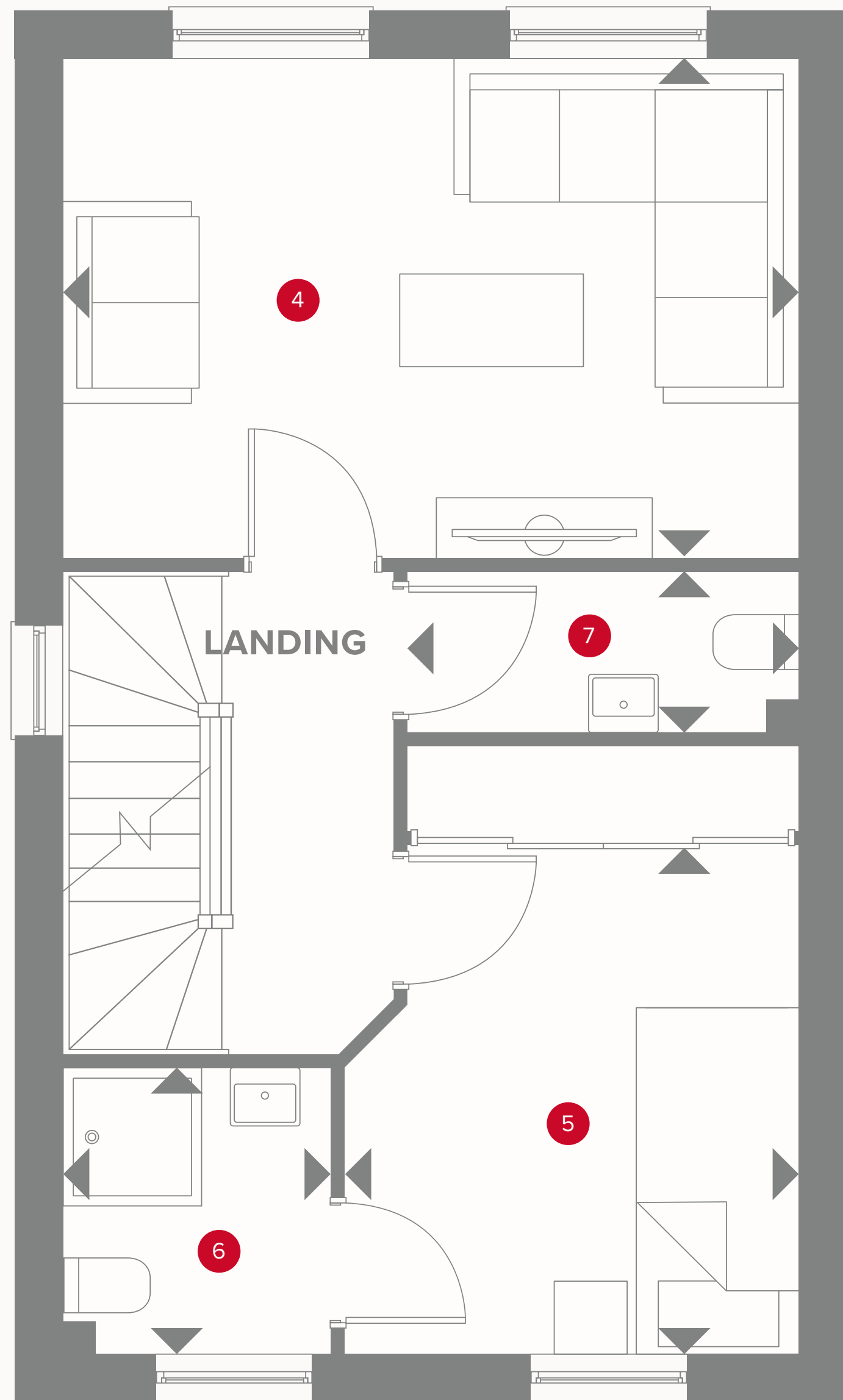
1	Family/Dining	15'3" x 15'7"	4.65 x 4.77 m
2	Kitchen	8'1" x 10'5"	2.47 x 3.20 m
3	Cloaks	3'2" x 5'9"	0.96 x 1.79 m



KEY

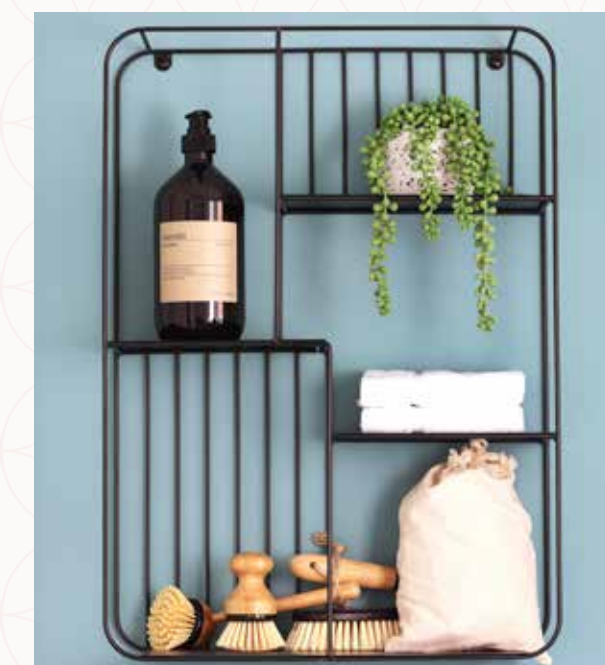
-  Hob
- OV** Oven
- FF** Fridge/freezer

-  Dimensions start
- ST** Storage cupboard
- DW** Dish washer space



THE CROPSTON FIRST FLOOR

4 Lounge	15'3" x 10'4"	4.65 x 3.16 m
5 Bedroom 2	9'5" x 12'7"	2.88 x 3.87 m
6 En-suite	5'5" x 5'9"	1.67 x 1.79 m
7 Cloaks	8'1" x 3'4"	2.47 x 1.04 m

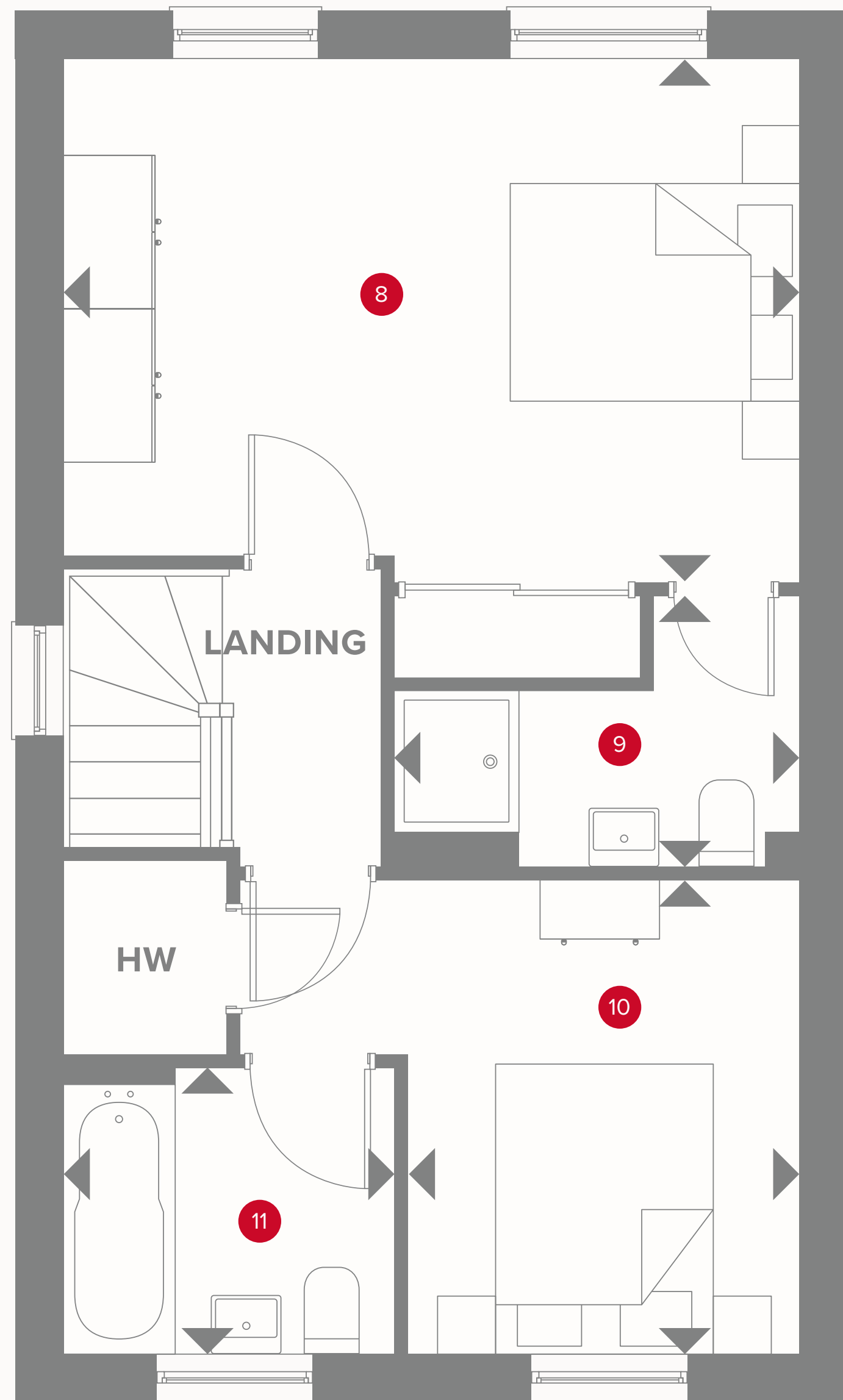


KEY

◀ Dimensions start

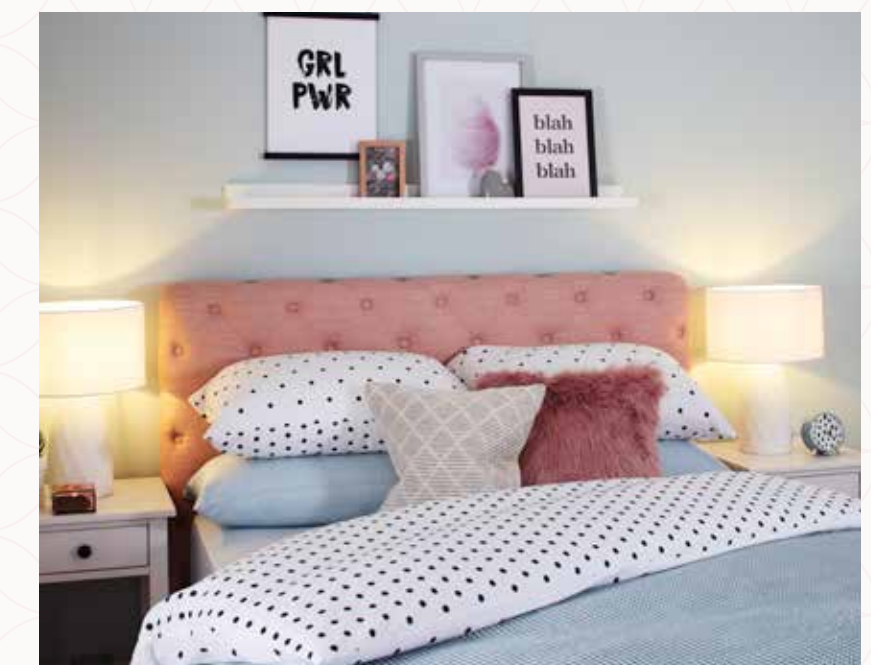
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THE CROPSTON SECOND FLOOR

8	Bedroom 1	15'3" x 12'10"	4.68 x 3.95 m
9	En-suite	8'4" x 3'7"	2.57 x 1.12 m
10	Bedroom 3	11'6" x 9'9"	3.54 x 3.00 m
11	En-suite	6'8" x 5'9"	2.08 x 1.79 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HERITAGE

- REDROW -

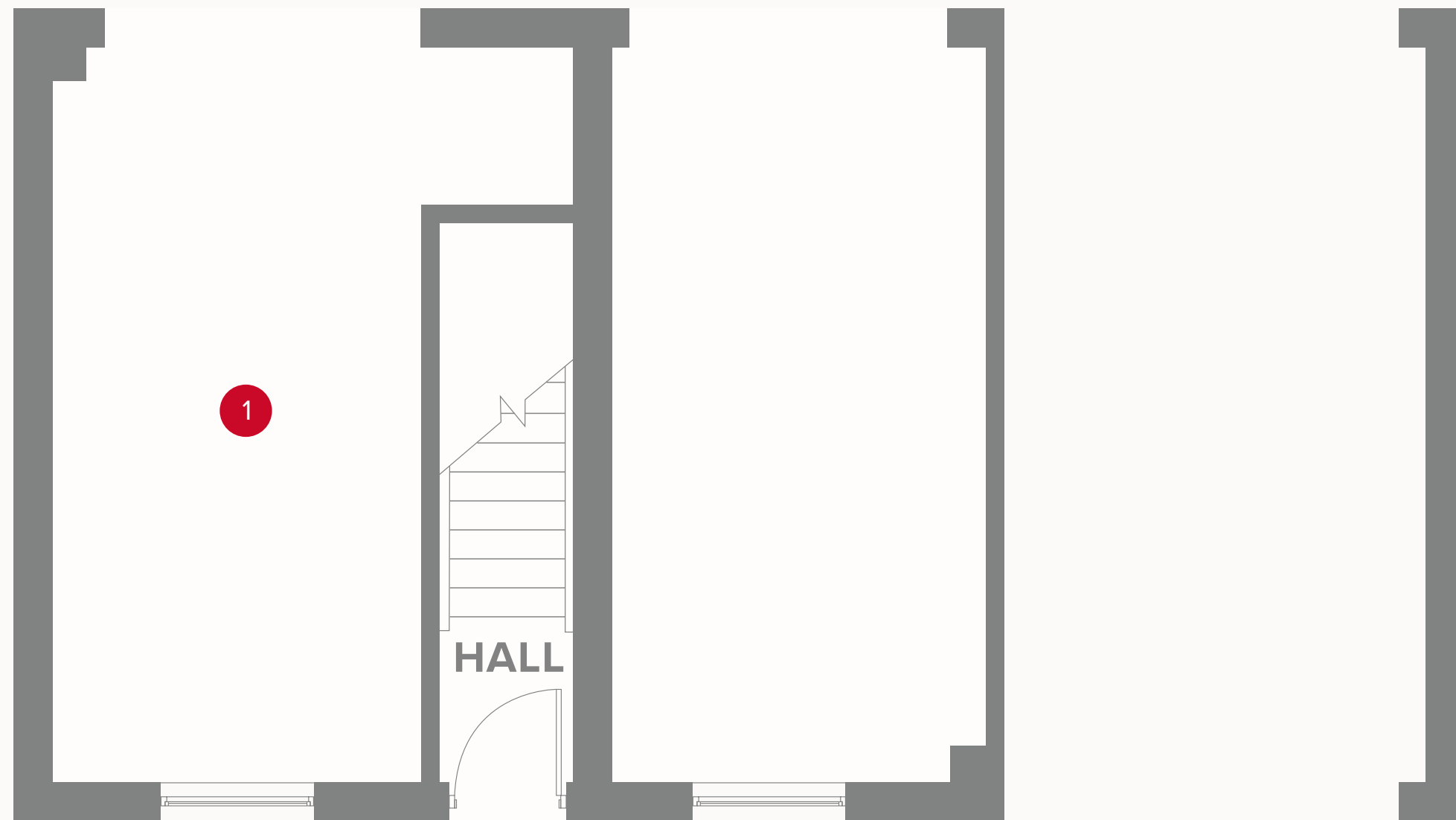
THE HATHERN

TWO BEDROOM HOME

 **REDROW**

THE HATHERN GROUND FLOOR

1 Garage



KEY

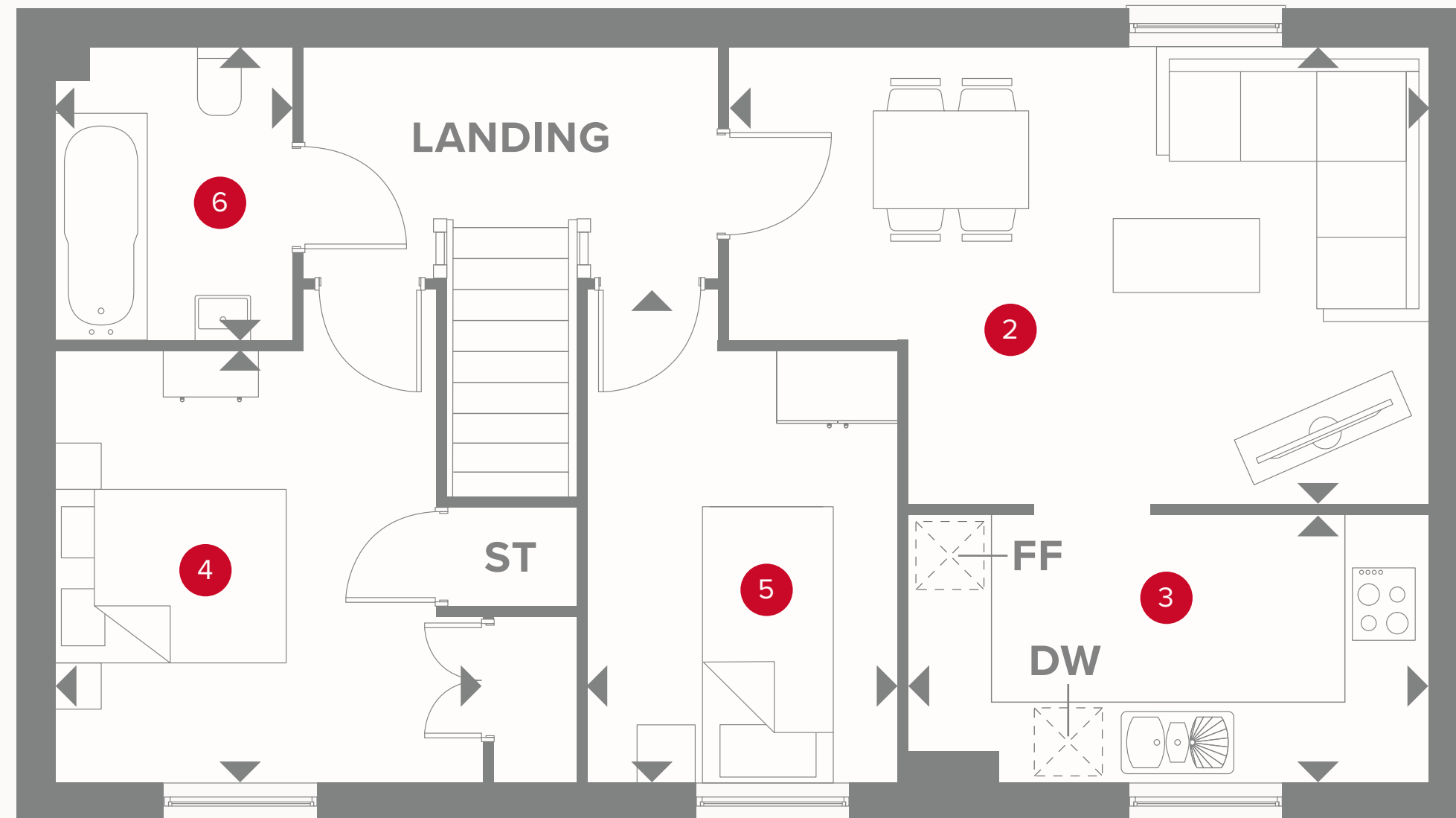
← Dimensions start

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THE HATHERN FIRST FLOOR



2	Lounge/Dining	17' x 11'2"	5.19 x 3.40 m
3	Kitchen	12'6" x 6'6"	3.84 x 2.00 m
4	Bedroom 1	9'4" x 12'1"	2.85 x 3.67 m
5	Bedroom 2	7'7" x 12'1"	2.35 x 3.67 m
6	Bathroom	5'8" x 7'2"	1.78 x 2.20 m



KEY

-  Hob
- FF** Fridge/freezer
-  Dimensions start

- ST** Storage cupboard
- DW** Dish washer space



HERITAGE

- REDROW -

THE OAKHAM

FOUR BEDROOM HOME


 **REDROW**


THE OAKHAM GROUND FLOOR

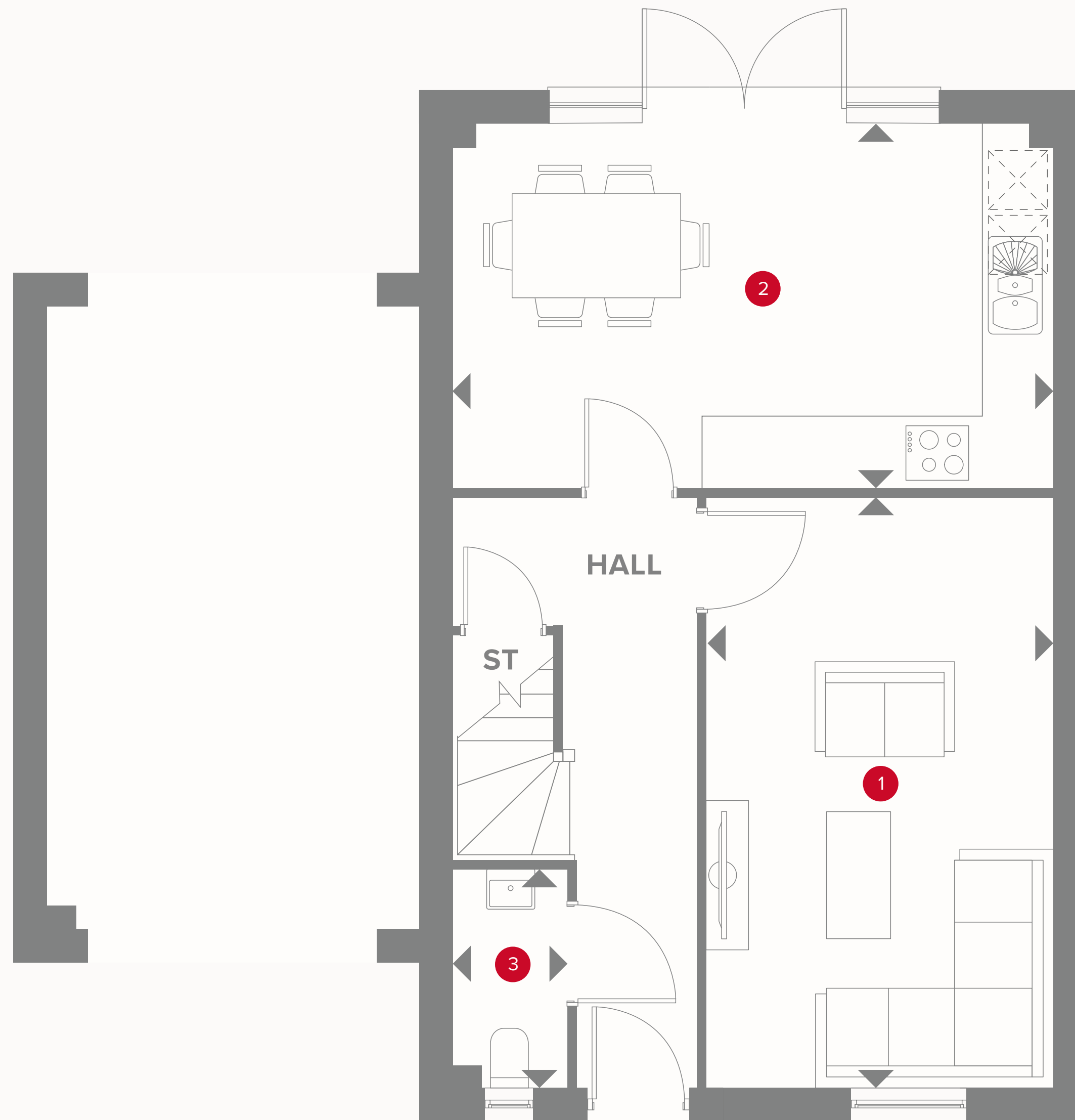
1	Lounge	9'8" x 16'6"	2.97 x 5.06 m
2	Kitchen/Dining	16'8" x 10'1"	5.13 x 3.09 m
3	Cloaks	3'1" x 6'1"	0.95 x 1.87 m



KEY

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

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



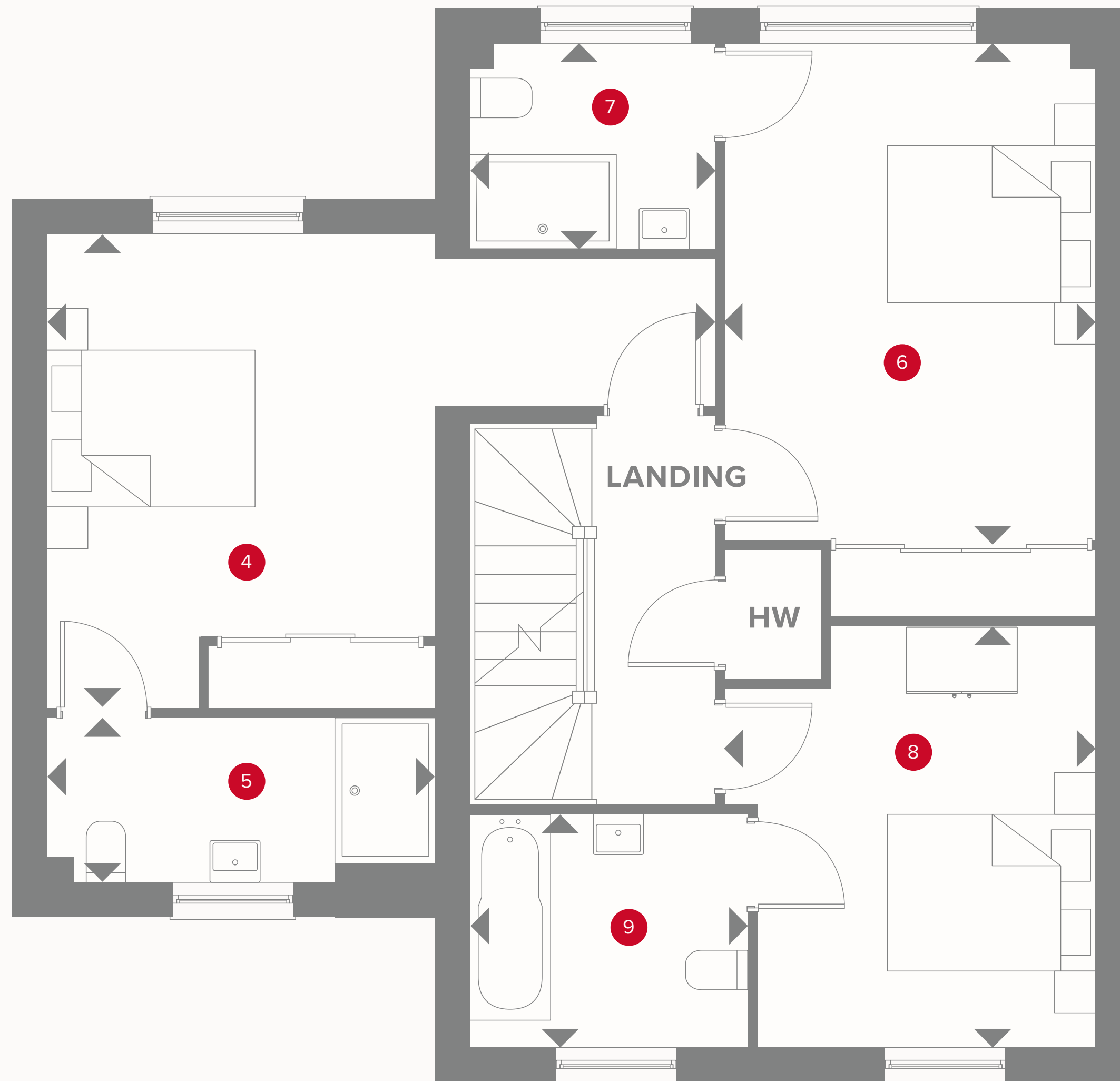
THE OAKHAM FIRST FLOOR

4	Bedroom 2	10'2" x 12'8"	3.12 x 3.89 m
5	En-suite	10'2" x 4'4"	3.12 x 1.33 m
6	Bedroom 3	9'9" x 15'4"	3.04 x 4.70 m
7	En-suite	6'6" x 5'5"	2.00 x 1.68 m
8	Bedroom 4	9'10" x 11'3"	3.04 x 3.45 m
9	En-suite	7'5" x 6'2"	2.27 x 1.90 m



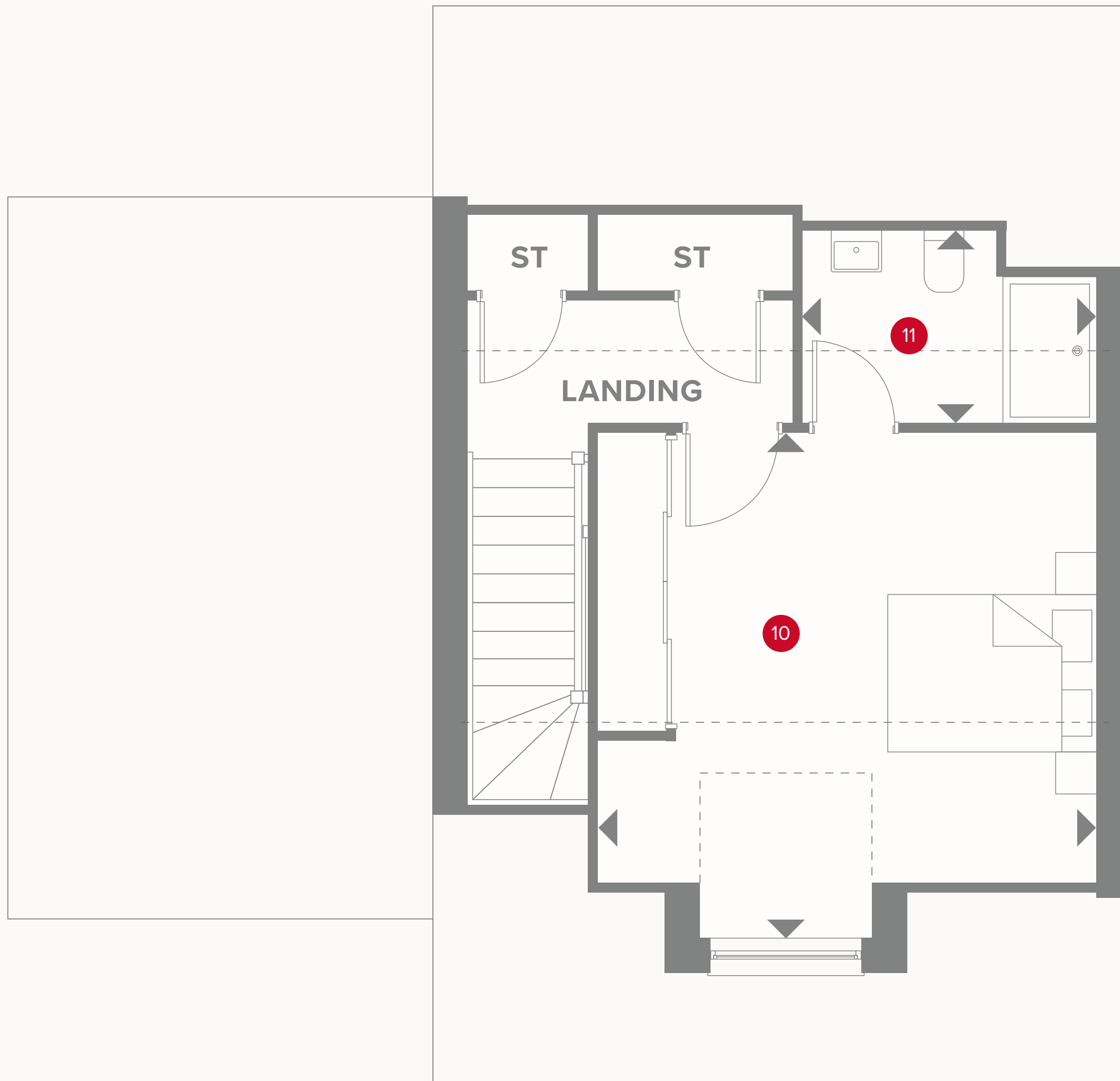
KEY

- ◀ Dimensions start
- HW** Hot water storage



THE OAKHAM SECOND FLOOR

10	Bedroom 1	13'3" x 12'2"	4.07 x 3.72 m
11	En-Suite	7'9" x 5'2"	2.41 x 1.59 m



KEY

- ◀ Dimensions start
- ST Storage cupboard

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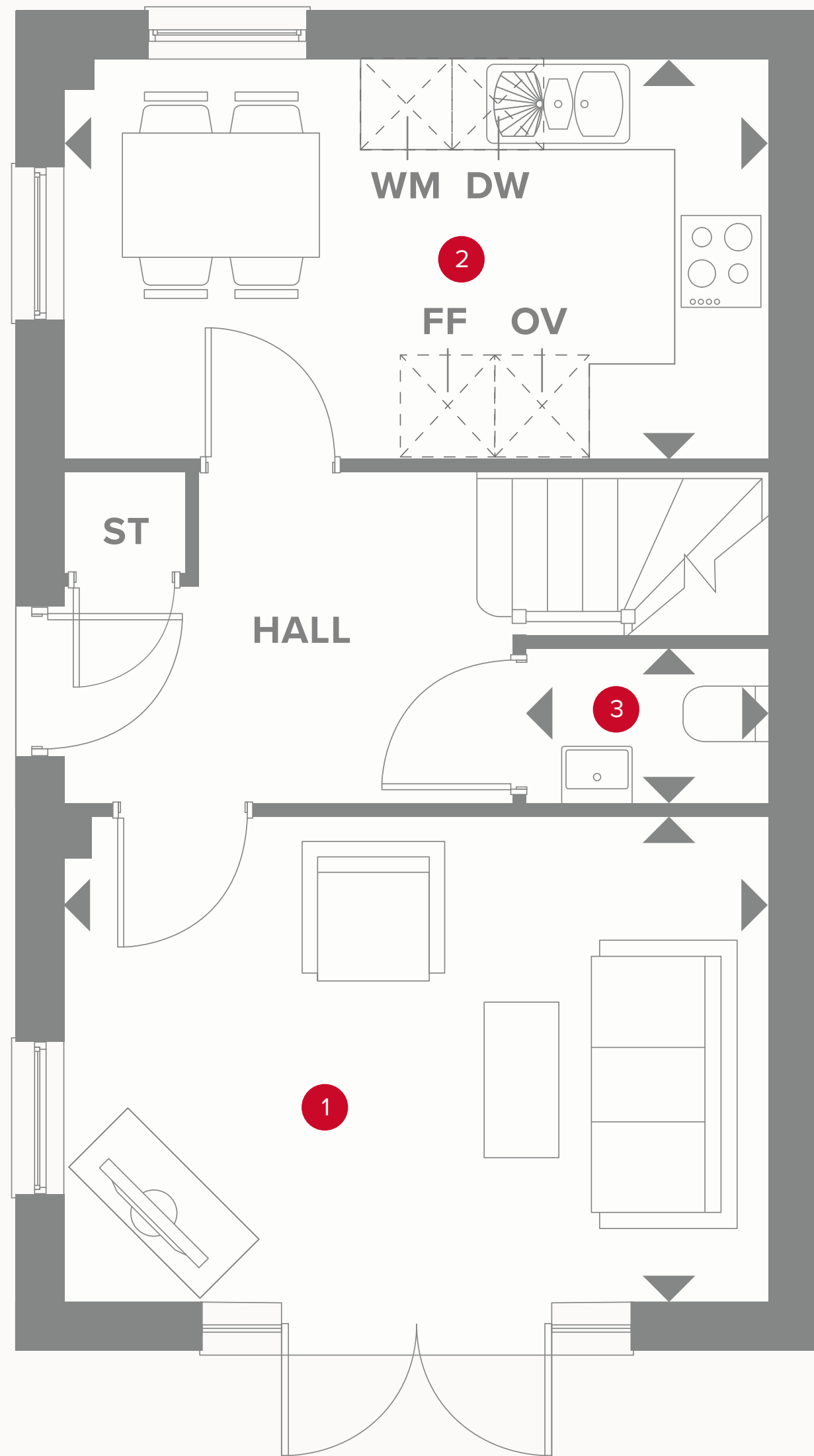
HERITAGE

- REDROW -

THE RUTLAND

FOUR BEDROOM HOME

 **REDROW**





THE RUTLAND GROUND FLOOR

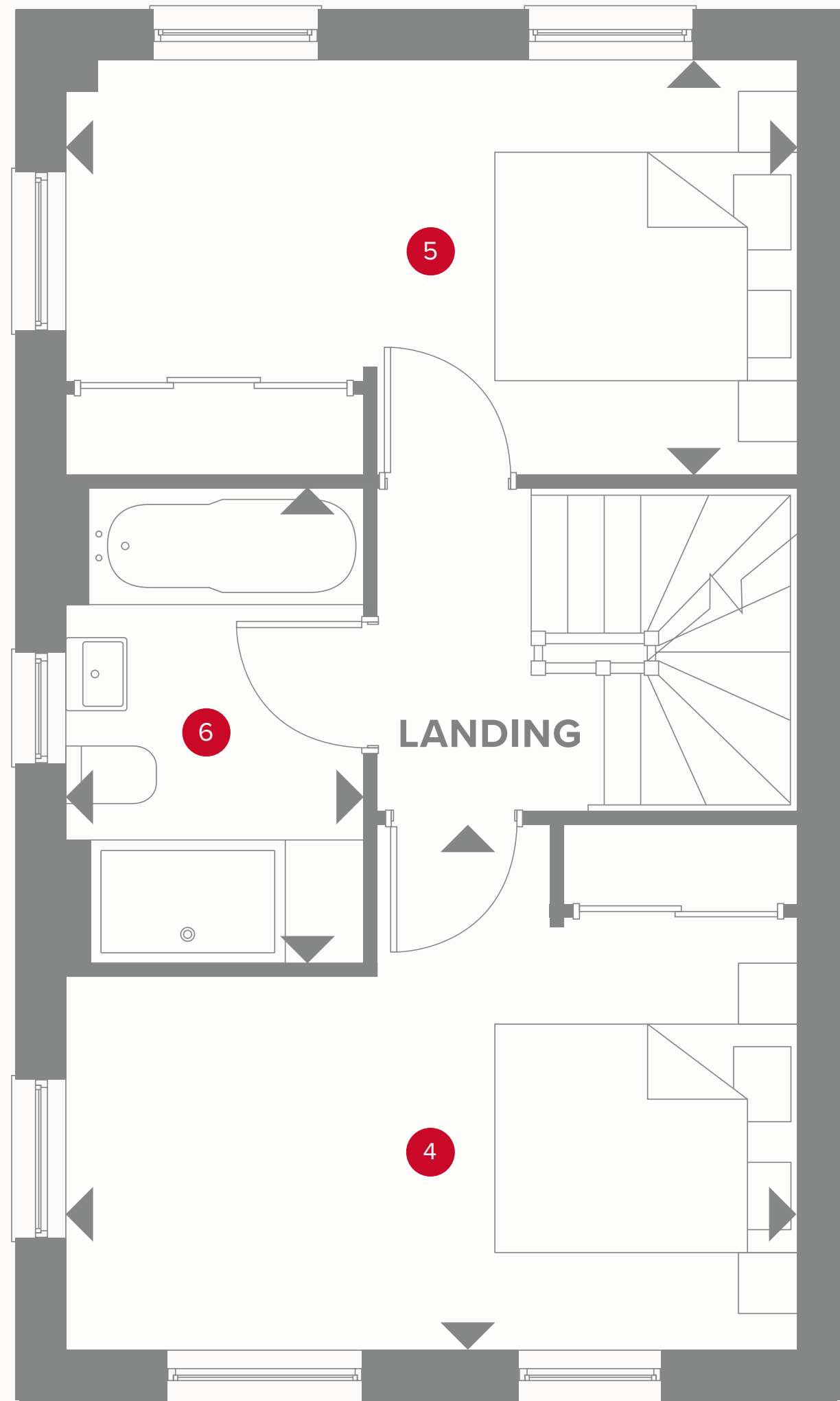
1	Family	15'3" x 10'4"	4.65 x 3.19 m
2	Kitchen/Dining	15'3" x 8'6"	4.65 x 2.62 m
3	Cloaks	5'3" x 3'4"	1.60 x 1.05 m



KEY

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

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



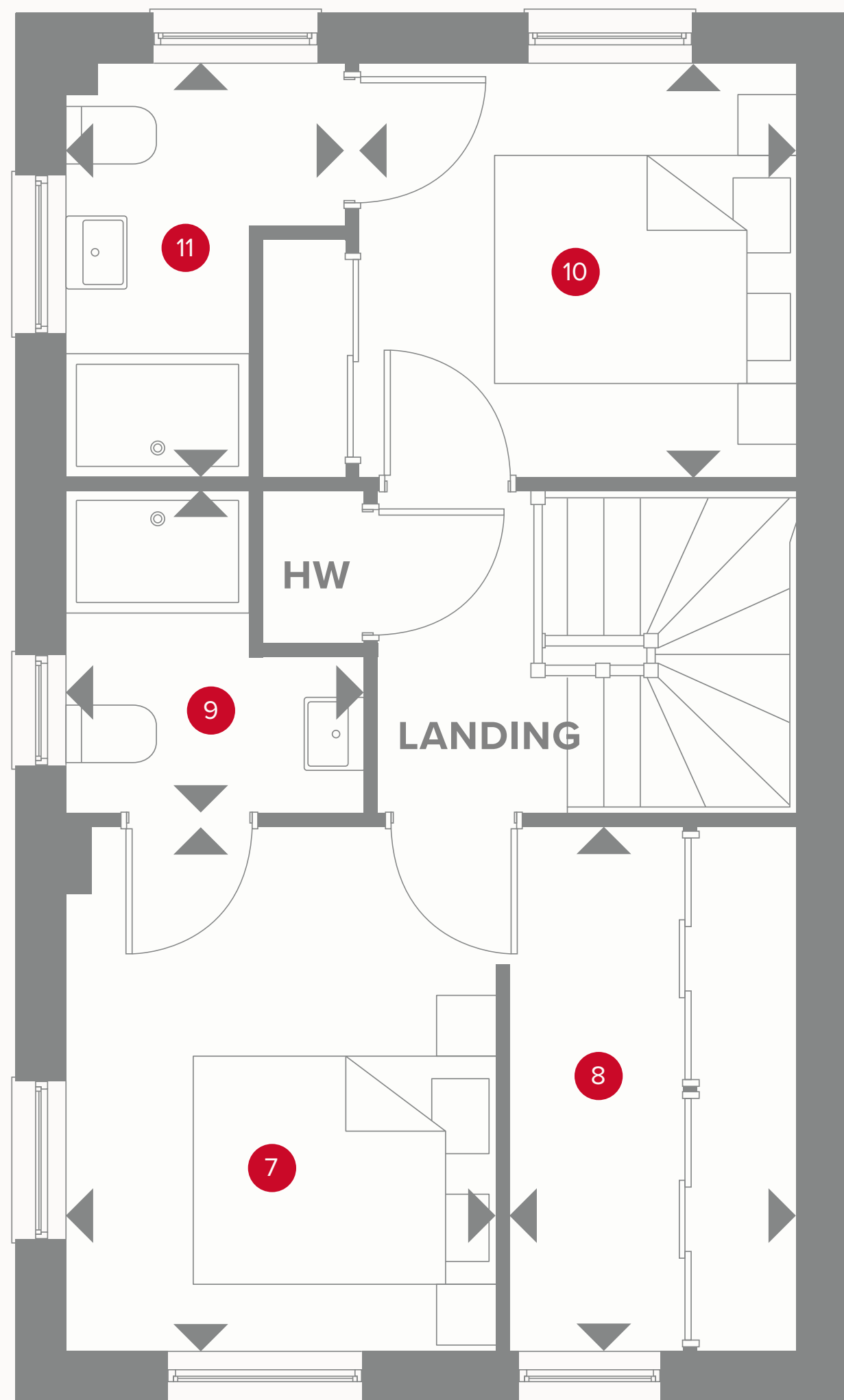
THE RUTLAND FIRST FLOOR

4	Bedroom 3	15'3" x 10'6"	4.65 x 3.24 m
5	Bedroom 4	15'3" x 8'7"	4.65 x 2.66 m
6	Bathroom	6'2" x 9'7"	1.90 x 2.96 m



KEY

◀ Dimensions start



THE RUTLAND SECOND FLOOR

7	Bedroom 1	9'1" x 11'	2.76 x 3.37 m
8	Dressing Area	5'9" x 10'6"	1.80 x 3.24 m
9	En-suite	6'3" x 6'6"	1.91 x 2.01 m
10	Bedroom 2	11'1" x 8'7"	3.37 x 2.66 m
11	En-suite	5'9" x 8'7"	1.80 x 2.66 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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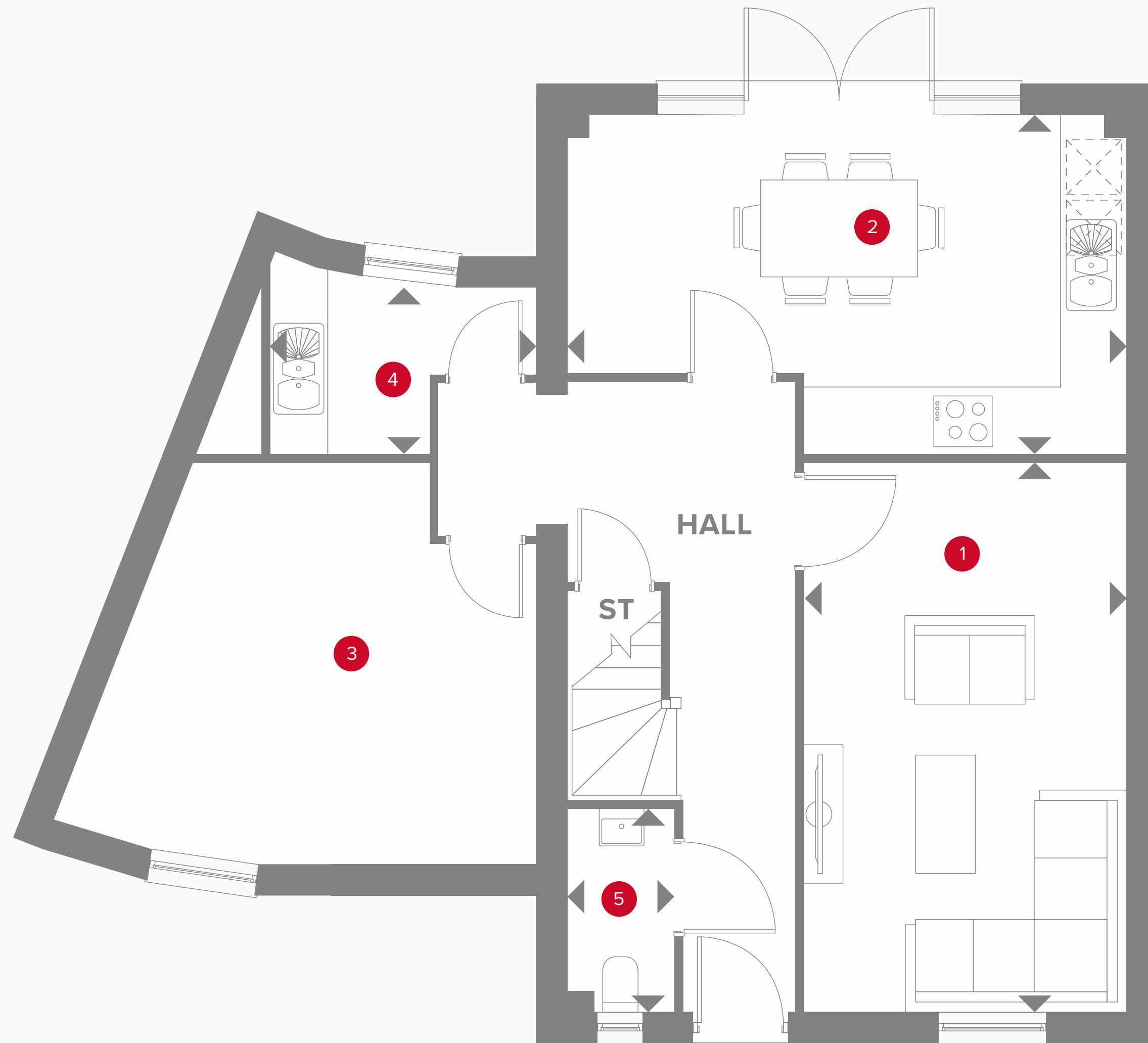
- REDROW -

THE UPPINGHAM

FOUR BEDROOM HOME




THE UPPINGHAM GROUND FLOOR




1	Lounge	9'8" x 16'6"	2.97 x 5.06 m
2	Kitchen/Dining	16'8" x 10'1"	5.13 x 3.09 m
3	Family/Study	14'4" x 12'2"	4.40 x 3.71 m
4	Utility	7'9" x 4'10"	2.41 x 1.51 m
5	Cloaks	3'2" x 6'1"	0.96 x 1.87 m

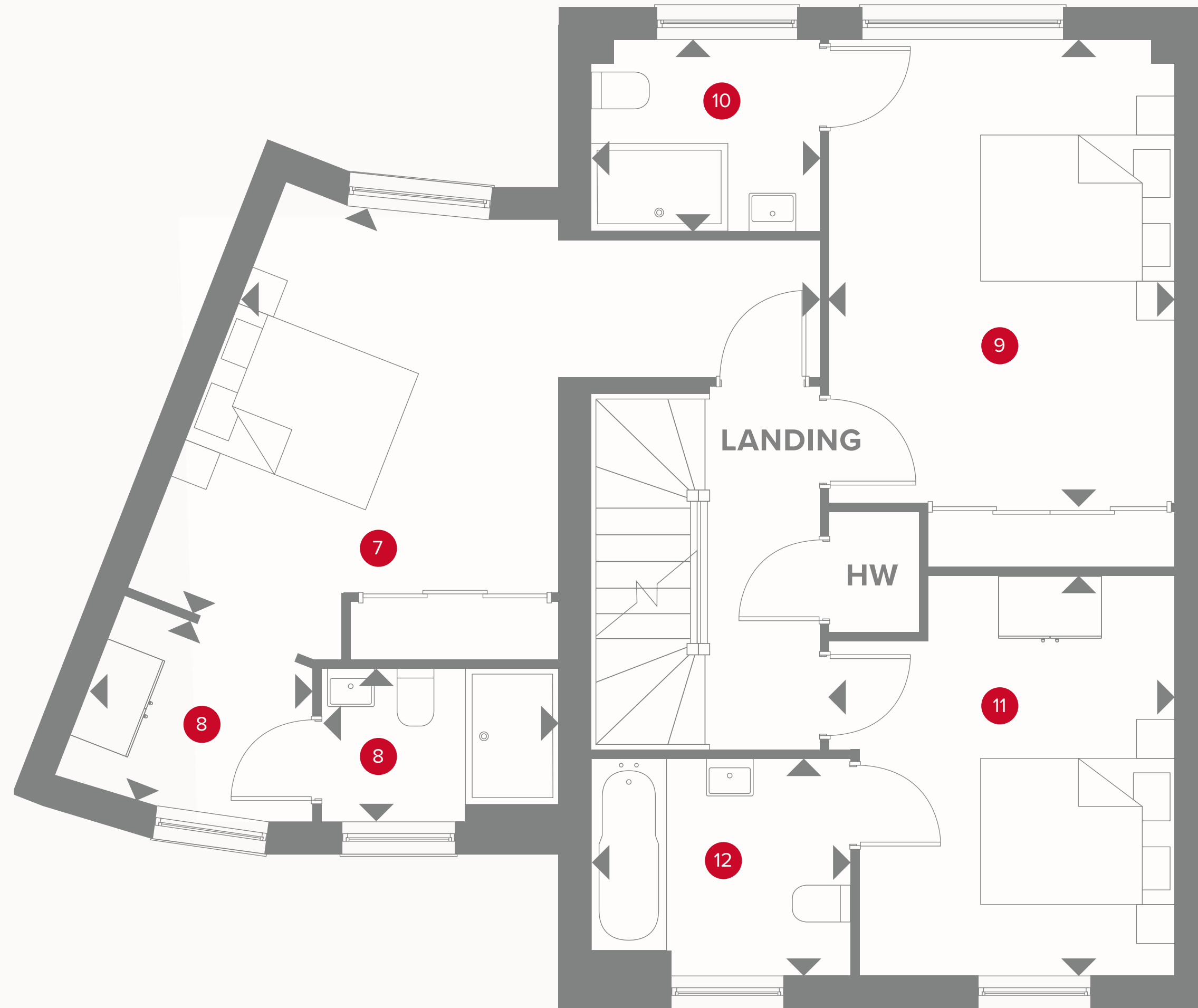


KEY

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

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

THE UPPINGHAM FIRST FLOOR

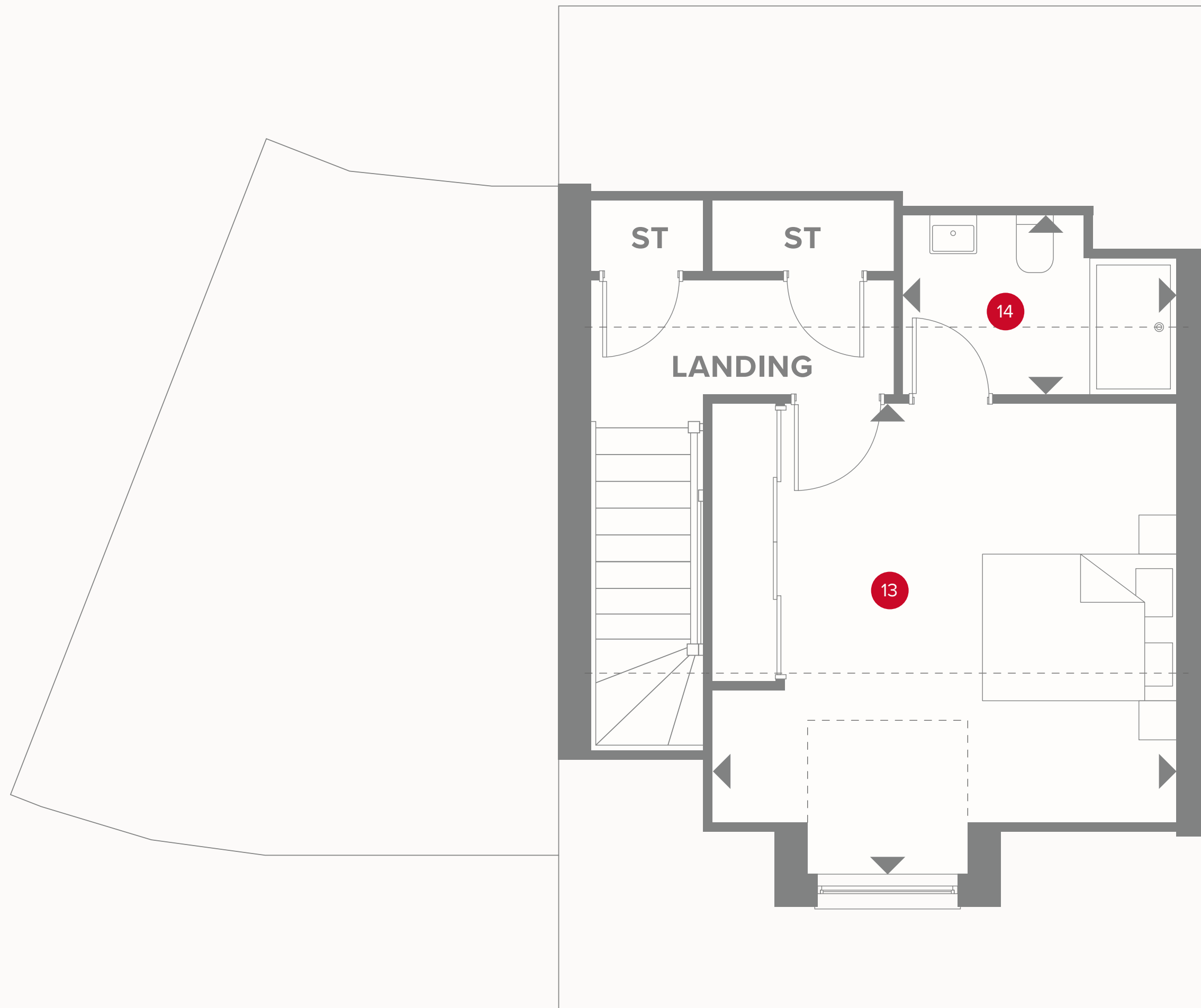


7	Bedroom 2	12'3" x 12'8"	3.76 x 3.90 m
8	Dressing Area	7'5" x 5'4"	2.29 x 1.65 m
9	En-suite	6'8" x 4'4"	2.06 x 1.33 m
10	Bedroom 3	9'10" x 15'2"	3.04 x 4.65 m
11	En-suite	6'6" x 5'5"	2.00 x 1.68 m
12	Bedroom 4	9'10" x 11'5"	3.04 x 3.51 m
13	En-suite	7'5" x 6'2"	2.27 x 1.89 m



KEY

- ◀ Dimensions start
- HW Hot water storage



THE UPPINGHAM SECOND FLOOR

13	Bedroom 1	13'3" x 13'7"	4.07 x 4.18 m
14	En-Suite	7'9" x 5'2"	2.41 x 1.58 m



KEY

- ◀ Dimensions start
- ST Storage cupboard

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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

Moore's 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

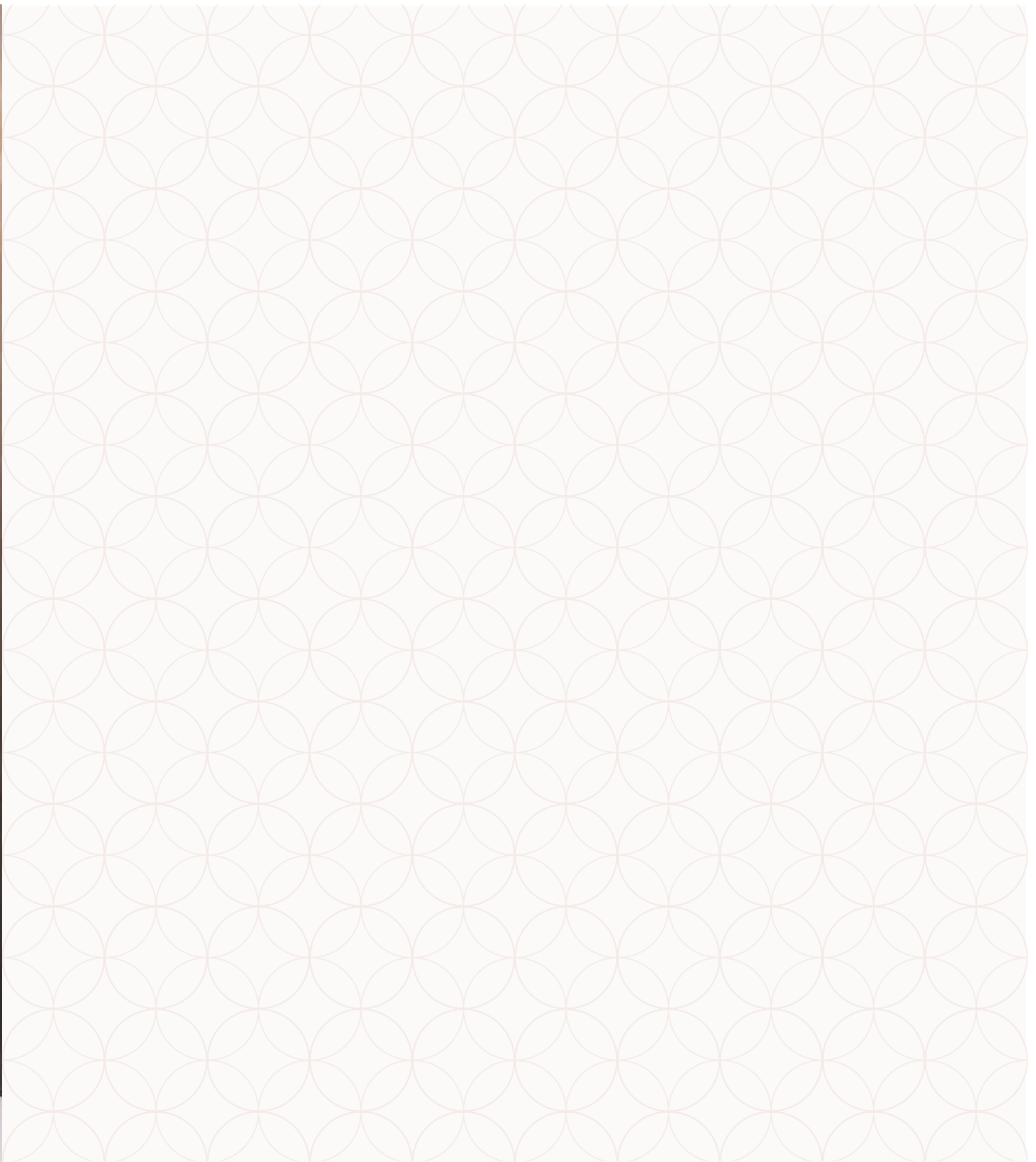
Pendant lights. Please see Sales Consultant for further details.

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 1399 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

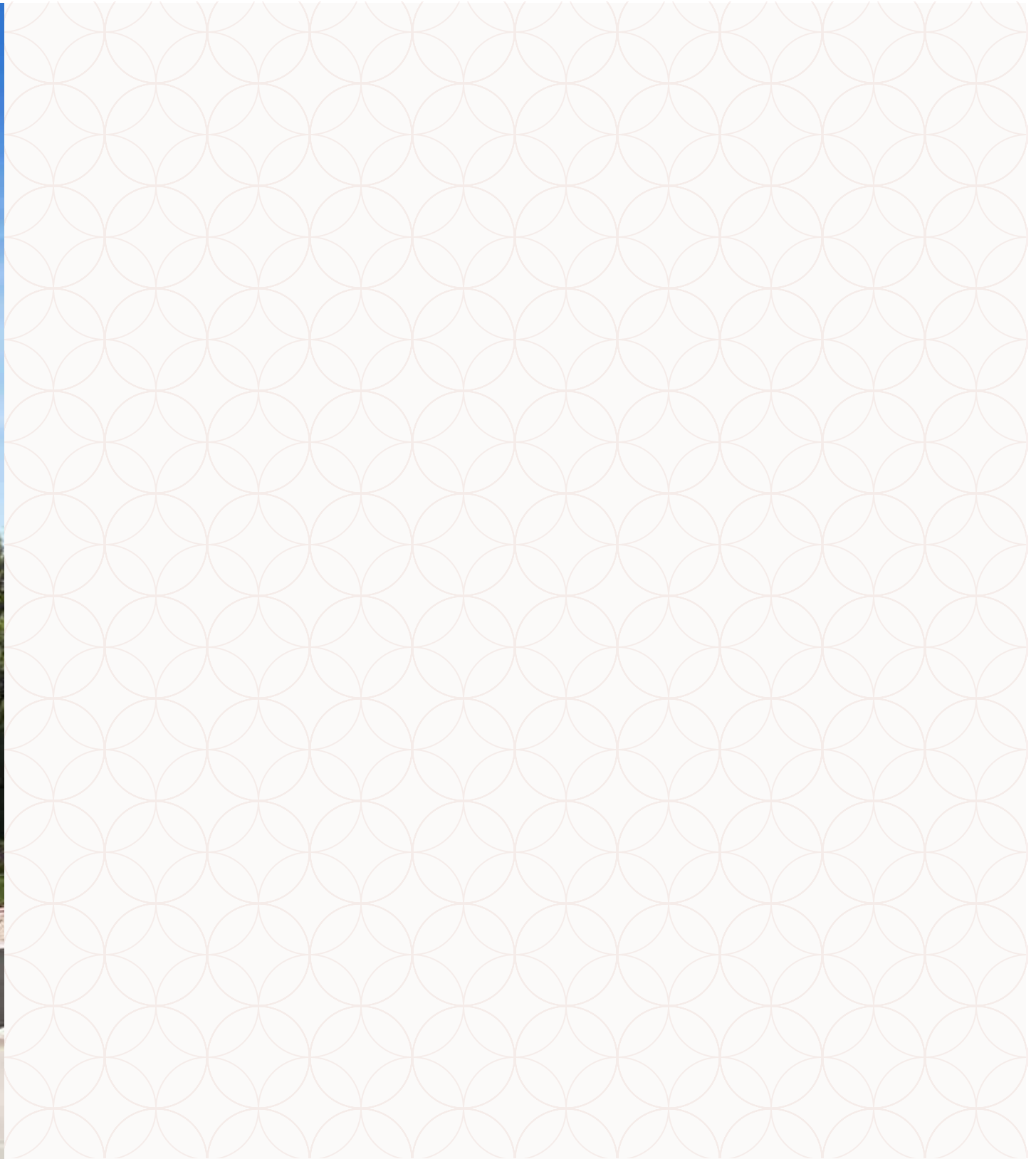
To be fitted above the bathroom and en-suite
washbasins where possible.

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.



CHANTRY MEWS



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[redrow.co.uk](https://www.redrow.co.uk)