

INSPIRED

- REDROW -

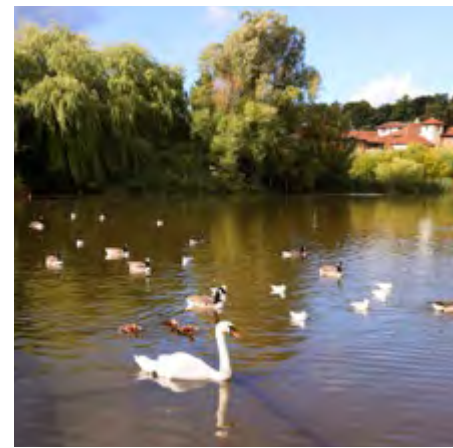
TABLEY PARK

KNUTSFORD





WELCOME TO TABLEY PARK



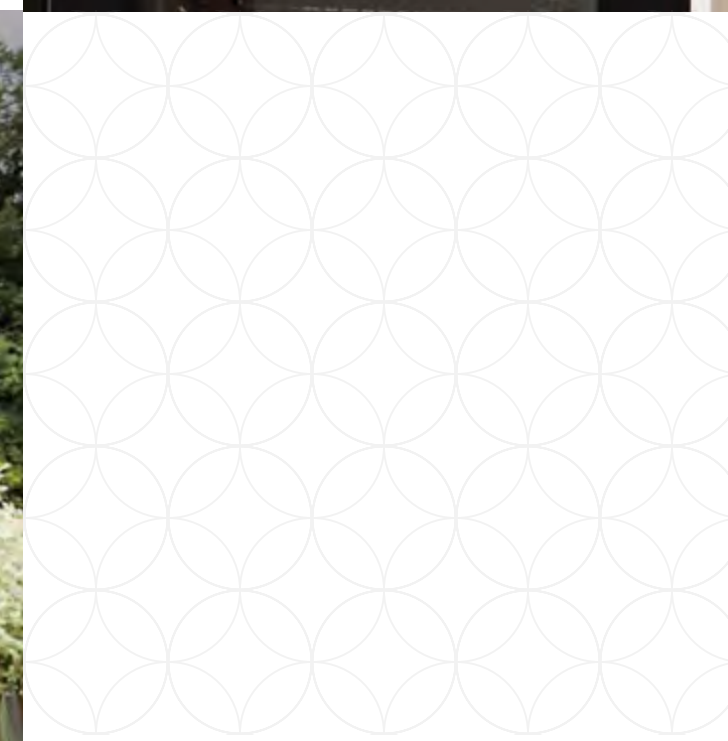
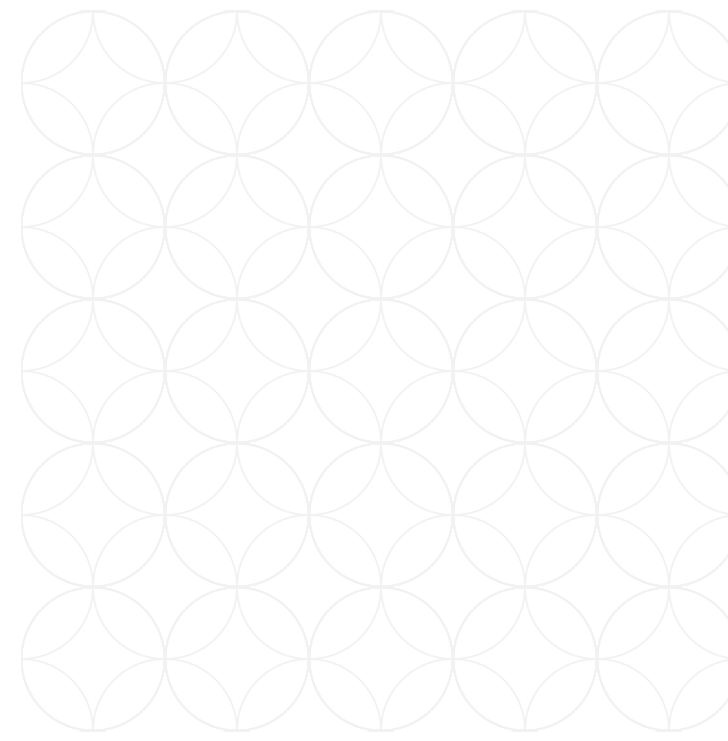
A COLLECTION OF 3, 4 AND 5 BEDROOM HOMES IN CHARMING KNUTSFORD

An elegant collection of stylish houses and bungalows in an attractive market town, pretty and tranquil but with amenities of all kinds within easy reach. Three, four and five bedroom houses and bungalows based on Redrow's award-winning Heritage Collection, with echoes of the Arts and Crafts movement of the late 19th and early 20th centuries, but with effortless contemporary touches too. Minutes from the M6 motorway for straightforward commuting, but surrounded by open green space as well. Tabley Park truly is a development that has it all.



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.

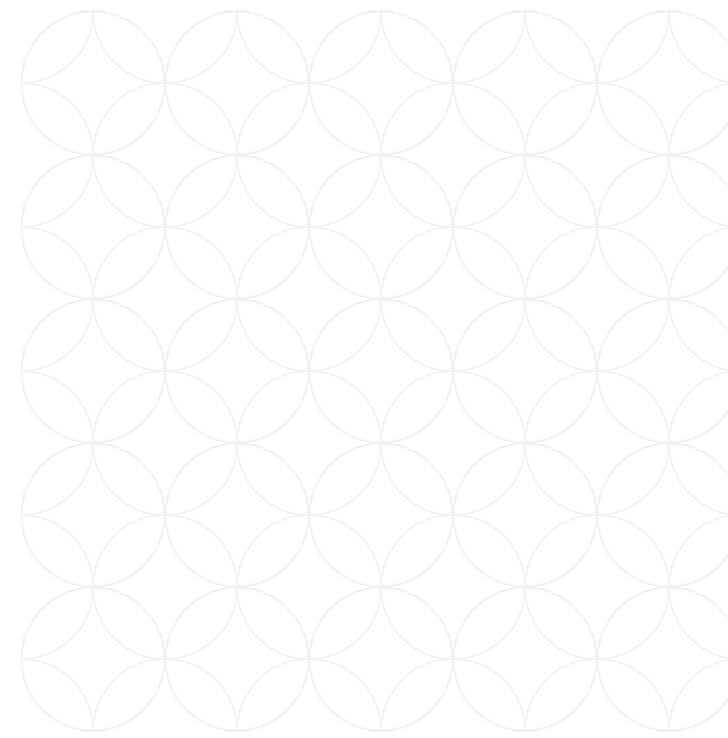


BETTER BY DESIGN

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.

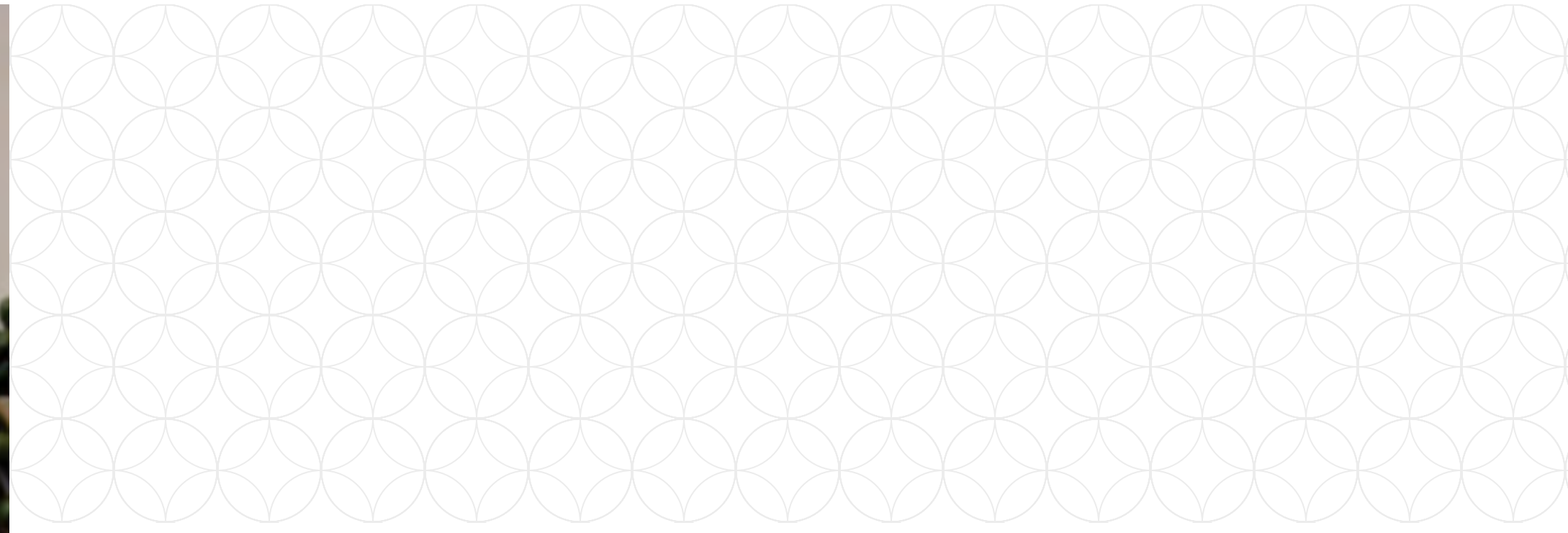
BETTER PLACES

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

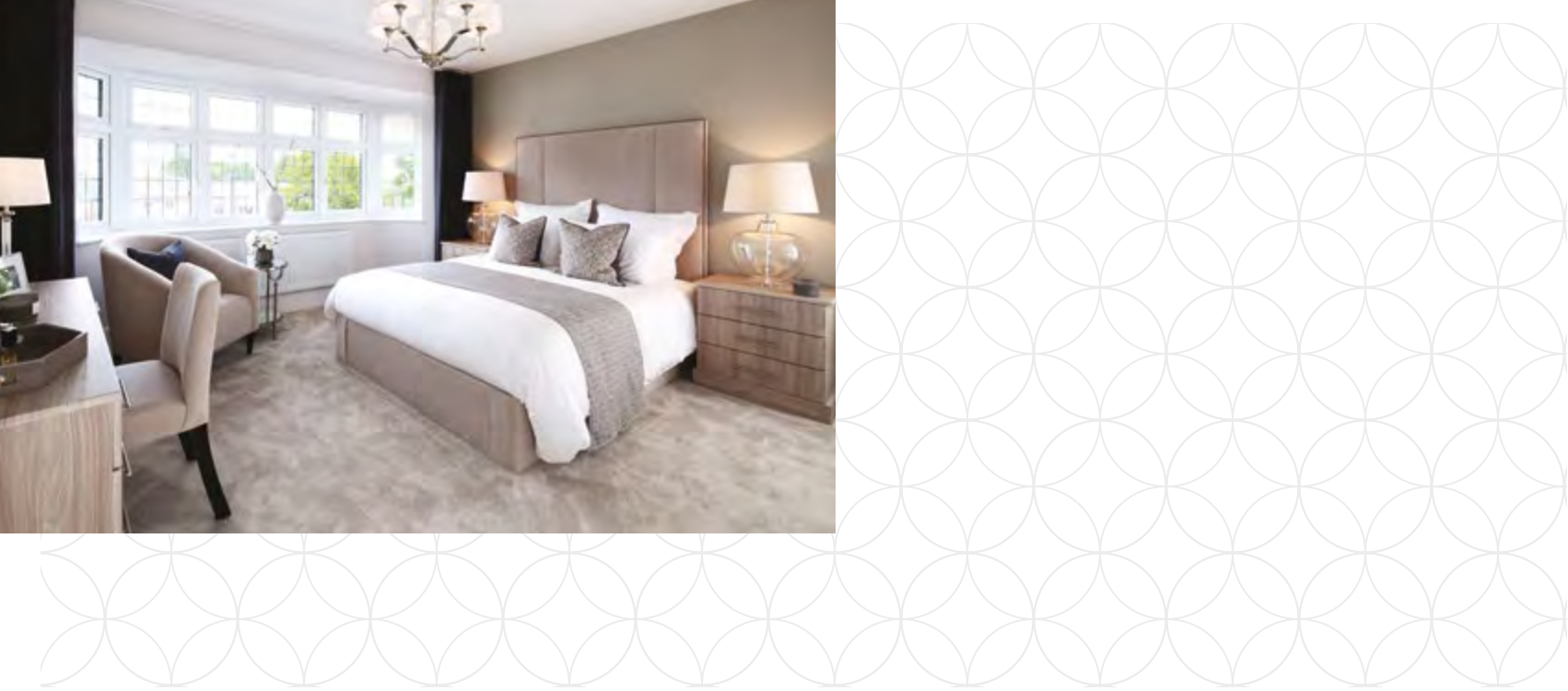
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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 around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

With an excellent range of supermarkets and other stores close by, shopping will be a pleasure at Tabley Park. You'll find a Little Waitrose & Partners, Aldi, Booths and Sainsbury's Local stores all within a 10-minute drive of home, along with a post office, several pharmacies and a variety of other chain and independent stores. For a more comprehensive retail experience, Manchester's famous Trafford Centre is just half an hour away in the car and offers some 200 outlets, including cafés, coffee shops and restaurants for enjoying a well-deserved rest.

As a thriving market town, Knutsford is also home to a wide range of pubs, cafés and restaurants. Settle down for a beer and choose from a menu of classic pub grub at the Old Sessions House, sip cocktails and pick out a sourdough pizza at Gusto Italian restaurant, or enjoy a coffee and snack at the Courtyard Coffee House. Whatever your mood, you'll never be short of options. There is also an excellent choice of takeaways close to home, too.



ENJOY AN ACTIVE LIFESTYLE

For sport, activity, leisure and pleasure, options are plentiful. Those seeking exercise will find Anytime Fitness and Elite Health both located less than a mile away, with the former offering gym access 24 hours a day, seven days a week, while the latter provides personal training, and when you're looking to unwind, osteopathy and massage appointments too. Those seeking relaxation may also enjoy a visit to the Knutsford Medi Spa.

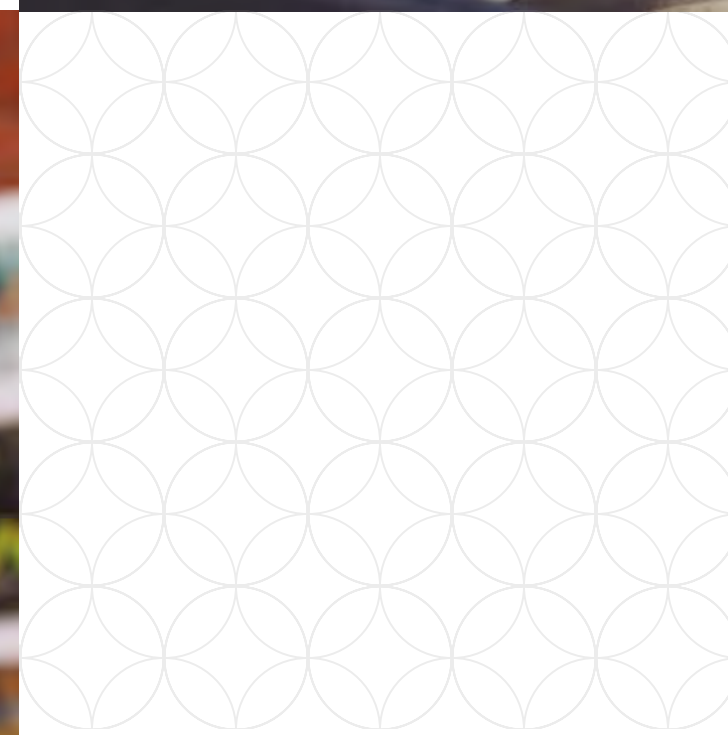
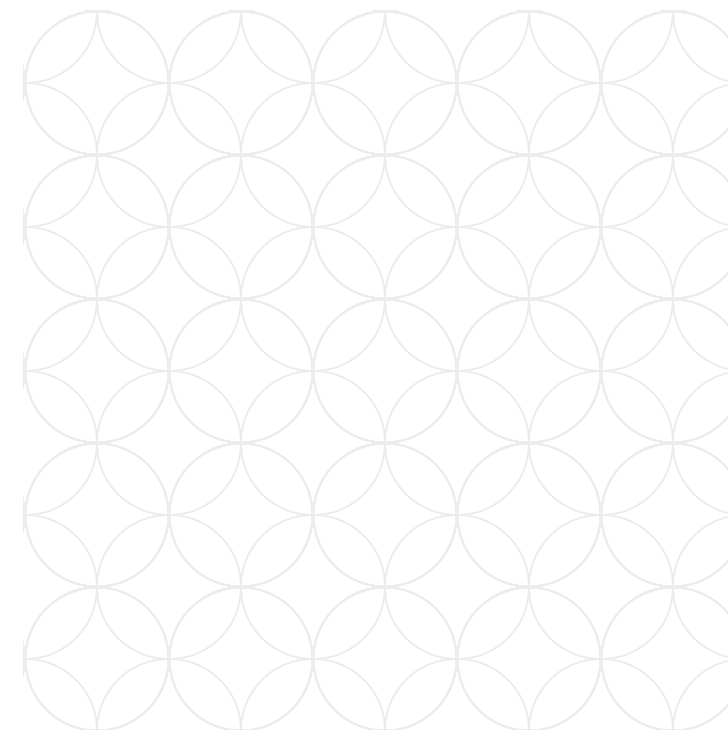
Golfers can enjoy a round at Knutsford Golf Club, less than a mile from home and offering a friendly and relaxed environment with picturesque views.

Film fans can enjoy a wide range of independent and arthouse pictures at the town centre's Curzon Knutsford cinema, while the Vue Cinema in Altrincham, around a 20 minute drive, shows all the latest blockbusters. Around half an hour away by road, meanwhile, is HOME, Manchester's centre for contemporary theatre, film, art, music and more.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find schools rated highly by Ofsted for youngsters at all stages of their educational journeys. For younger children, Manor Park Church of England First School, a six minute drive from home, caters for youngsters aged from two to 9 and is rated 'Good' by Ofsted.

Bexton Primary School and Knutsford Academy, meanwhile, welcome children from the ages of two to 11, and 11 to 18 respectively, are a similar drive time and are both also rated 'Good'.



GETTING AROUND

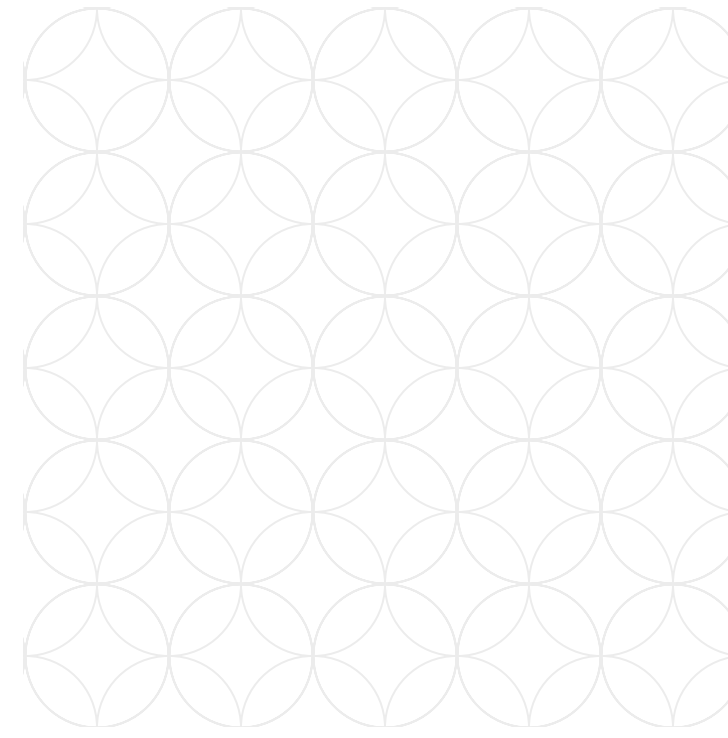
Transport and travel connections are excellent, by road and rail. Manchester city centre is less than 20 miles away, with a journey time of around 40 minutes. You can also reach junction 19 of the M6 motorway in less than 10 minutes for onward travel north to Liverpool (around an hour, via the M62) and south to Birmingham (1 hour and 33 minutes).

For train travel, Knutsford railway station is a mile from the development, and offers services to Manchester (46 minutes) and Chester (45 minutes), with Manchester Piccadilly providing onward connections to Liverpool (54 minutes) and London Euston (2 hours and 13 minutes).

For international travel, Manchester Airport is around 20 minutes away by road, and offers flights around the globe.

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 **Tabley Park**.



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 TABLEY PARK



KEY

BEXTON 2 BEDROOM HOME	ASHLEY 4 BEDROOM HOME	MORETON 5 BEDROOM HOME
BLACKHILL 3 BEDROOM HOME	HEYROSE 3 BEDROOM HOME	TOFT 5 BEDROOM HOME
PEOVER 3 BEDROOM HOME	LOSTOCK 4 BEDROOM HOME	TABLEY 5 BEDROOM HOME
PLUMLEY 3 BEDROOM HOME	MARTHALL 4 BEDROOM HOME	CRANFORD 5 BEDROOM HOME
WARFORD 3 BEDROOM HOME	BUDWORTH 4 BEDROOM HOME	ARLEY 5 BEDROOM HOME
MERE 3 BEDROOM HOME	ROSTERNE 5 BEDROOM HOME	TATTON 5 BEDROOM HOME
DELAMERE 3 BEDROOM HOME	BEESTON 5 BEDROOM HOME	AFFORDABLE HOUSING
SUDLOW 4 BEDROOM HOME	ALDERLEY 4 BEDROOM HOME	
CHELFORD 3 BEDROOM HOME	PICKMERE 4 BEDROOM HOME	

Affordable Housing: Knutsford Apartments – 33-38.
 Broadoak – 52-59. Pedley – 13, 15, 103-104, 106, 110-111, 113, 169, 171-172, 183-184, 189-190.
 Pinfold – 14, 105, 112, 170.
 Gaskell – 61-62, 64-66, 73-74, 76, 96-97, 99, 162, 164-165, 185, 187-188. Bucklow – 63, 75, 98, 163, 186.
 Allostock – 100-101.

S/S – Sub Station
P/S – Pumping Station
G/G – Gas Governor

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.



SKILFUL EXECUTION

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



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 services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. 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 will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





TABLEY PARK



Northwich Rd, Cheshire, Knutsford WA16 0AW

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)