



Century Park

One, two, three and four bedroom homes
Lawrence Weston, Bristol





Homes for Good

Whether you're looking
for your first home,
next home or forever
home, Curo can help.

We build quality, attractive homes designed for modern living, giving you confidence that you're making a great investment in your family's future. We believe a home is more than bricks and mortar; we create thoughtfully designed developments with connections, community and our customers at their heart.

We're proud to be a business with social objectives. That's why, instead of having shareholders, we re-invest all our profits to achieve our purpose – to create Homes for Good.



Century Park is a development of one, two, three and four bedroom homes.

Situated on the North West edge of Bristol in Lawrence Weston, it offers the ideal location for both first time buyers and young families alike.

Located within easy access of Bristol city centre, The Mall Cribbs Causeway, the M5 and beyond, and close to numerous parks and grassland areas, including the beautiful 650 acre Blaise Castle Estate.

This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.

An architectural rendering of a modern residential development. The scene shows a wide, paved pedestrian path with a brick-paved section in the center, leading towards a long, two-story brick building with a flat roof and numerous windows. To the right, a taller brick building with dark-framed windows and a balcony is visible. In the foreground, a family (a man, a woman, and a child) is walking along the path. Other people are seen in the background, including a person on a bicycle. The area is landscaped with green grass, trees, and shrubs. A large white circle on the left side of the image contains the text "Contemporary design".

Contemporary
design

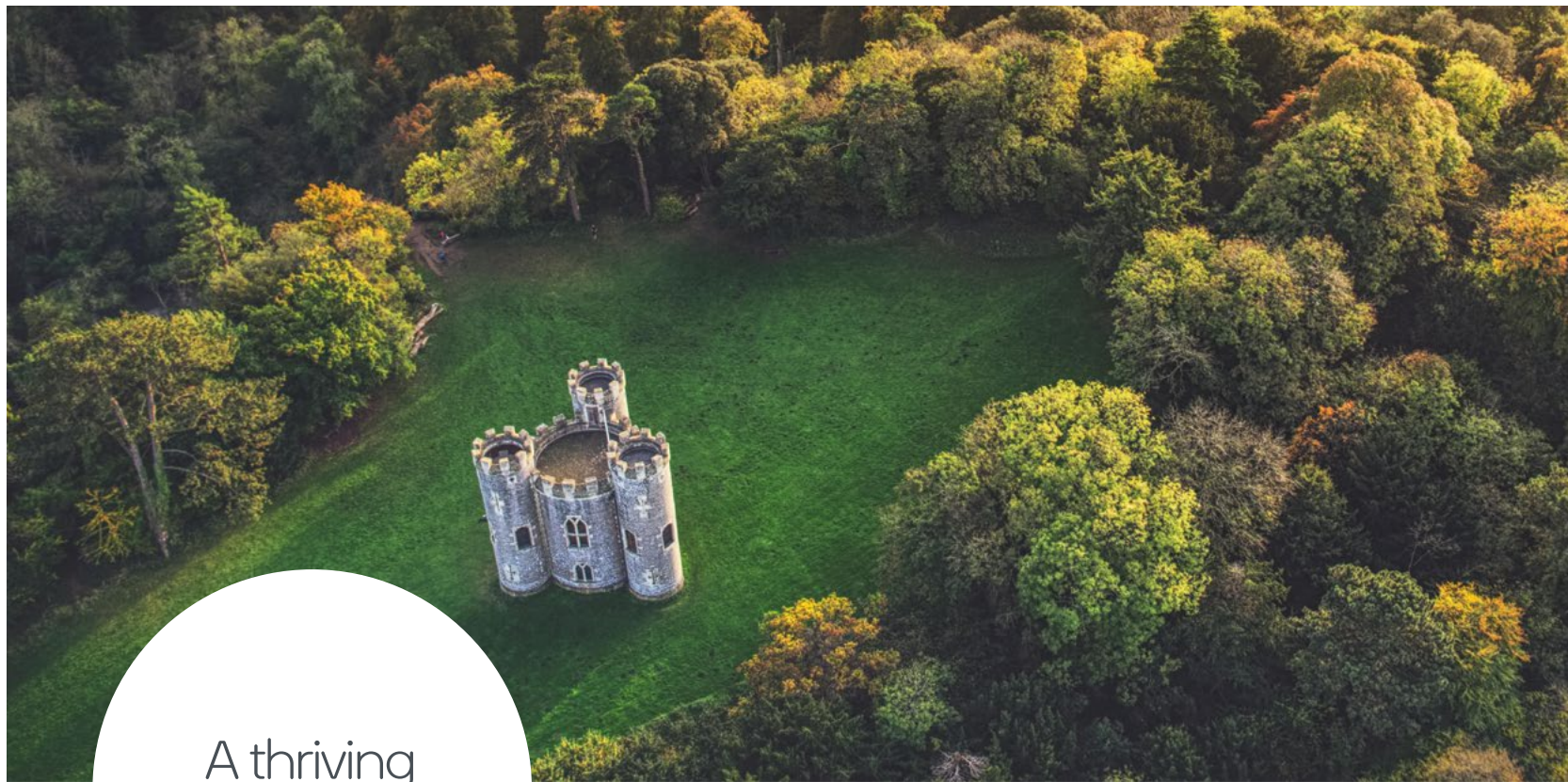
A selection of
128 new homes all finished
to a high specification,
surrounded by open green
space and enhanced
pedestrian and cycle routes.

The properties at Century Park are built to the highest standards, benefiting from private gardens and off-street parking.

Bathrooms have modern white sanitary ware with ceramic wall tiling and the kitchens are complemented by top of the range appliances.

Whilst the development itself will include environmentally friendly, ground source heat pumps which will help reduce your homes energy consumption.

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A thriving
location



Bristol is well known
for its fantastic array of
restaurants, live music,
museums and galleries.



And at Century Park you benefit from easy access to the best that this creative city has to offer, whilst being located in the quiet suburbs. Nearby you have local shops for everyday essentials, a community farm and Blaise Castle Estate with its river walks, woodland, café and children's adventure playground.

For those looking for adventure, there's a professionally installed BMX track and skate park within walking distance and for those wanting a wider choice of activity, the city centre is just a short drive away. If you are looking for a day of shopping and entertainment, Cribbs Causeway is 10 minutes via car with 150 shops under one roof, a selection of restaurants, bowling alley plus a cinema.



From first
time buyers
to families

Century Park offers
the perfect setting to
suit all buyers.

With an abundance of nurseries and schools on your doorstep including an Outstanding rated primary school just a short walk away, you are spoilt for educational choices. Whilst enhanced pedestrian and cycle routes running directly through the site and the Portway Park & Ride around the corner, make accessibility easy.

There is also a 9km cycle route that links Lawrence Weston with Portishead or if you're feeling adventurous, a 15km cycle route from Lawrence Weston up to Aust village, with links running directly through the development.



“The Curo commitment”

The Curo commitment is our guarantee to our customers to make the experience of buying a new home as easy, enjoyable and informative as possible. This does not stop when the keys are handed over; the Customer Care Team will be on hand to support you when you move into your new home.

Before you move:

Reservation agreement

Once you have chosen your perfect plot your Sales Negotiator will be on hand to ensure all aspects of the reservation process are fully explained.

Point of contact

Your Sales Negotiator on site will be your point of contact throughout the building process and beyond.

Specification

When moving into your new home with Curo you can be assured that the build quality, internal specification and finish of our individually designed homes will exceed expectations. Our contemporary well-designed kitchens are both sophisticated and practical, offering quality units and integrated appliances.

Your Sales Negotiator will be able to guide you through your selections and other optional extras you may require from our extensive range.

Estimated build completion

When you reserve your new home with us we will provide you with an estimated completion date and keep you informed of the progression of the construction, up to the point when it is ready for you to move.

New home demonstration

The Site Manager who built your new home and your Sales Negotiator will be on hand either on the day of your move or soon after, to guide you through the key features of the property and the best ways to maintain it. All the information demonstrated to you will be included within your Handover Pack for reference.

After you move:

Handover Pack

On completion of your new home you will receive a Handover Pack which contains all the information you will require about your property.

Courtesy call

A short while after you have moved in either your Sales Negotiator or the Site Manager (if the development is still under construction) will contact you to ensure that you are completely happy with your new home.

Quality assured

Throughout the build process we inspect the quality of the workmanship, with the support of the NHBC Building Inspector and Local Authority Building Control Officer. Our Customer Care Manager, who will have watched your new home being built, will be your point of contact once you move in. Your new home will be covered by a 10 year NHBC Warranty alongside a 2 year Curo Warranty.

Dedicated customer care helpline

At Curo we operate a dedicated service to our customers and the helpline details will be included within the Handover Pack. You will also be supported by our Customer Care Manager who will be monitoring calls made to the helpline to ensure that any issues are dealt with effectively and efficiently.

“ The buying process”

Buying a new home is an exciting time. Now you have found your new Curo home, the following information will help you with your move.

Obtain financial advice

Although you will already have had some advice by this stage, Curo can recommend independent new build lending specialists who will help with your requirements.

Appoint a solicitor

Once you have reserved your new Curo home you will need to instruct a new build solicitor or new build conveyancer to act on your behalf. We will be happy to recommend a local company on request.

Organise your mortgage

Contact your mortgage broker to get everything in place.

Selling another property?

Please give the details of your current property sale to your Curo Sales Negotiator. They will monitor the sale to make sure it runs as smoothly as possible.

Signing and exchanging contracts

Once your solicitor has received your mortgage offer you will be ready to sign your contracts. At this stage you will be asked to pay your deposit. You will be ready to exchange contracts when your buyers are in a position to proceed.

Confirming your specification choices

Your Curo Sales Negotiator will be on hand to talk you through the specification options for your new home (dependent on build stage at time of purchase).



Home visit

Should you wish to come and see the progress of your property, your Curo Sales Negotiator will do their best to arrange a visit with the Site Manager.

Build completion

Curo will keep you informed at all times of the estimated completion date of your new home. We will endeavour to deliver the property on time however this final date may be affected by weather conditions, connections of services and material shortages.

Legal completion and home handover

Completion will take place on an agreed date when the balance of payment has been received by Curo. You will then be given the keys to your new home.

Welcome home!

Along with your keys, you will also be given a certificate to confirm that your new home is in perfect order and a Handover Pack which covers information on warranties, Customer Care and advice on how to look after your new home.

Then simply move in!

“ Peace of mind”

Thanks to our award winning site managers and high quality materials, Curo builds every house to the highest standard providing you with a home you can count on.

The National House Building Council, known as the NHBC, is a national body which regulates standards for the house building industry.

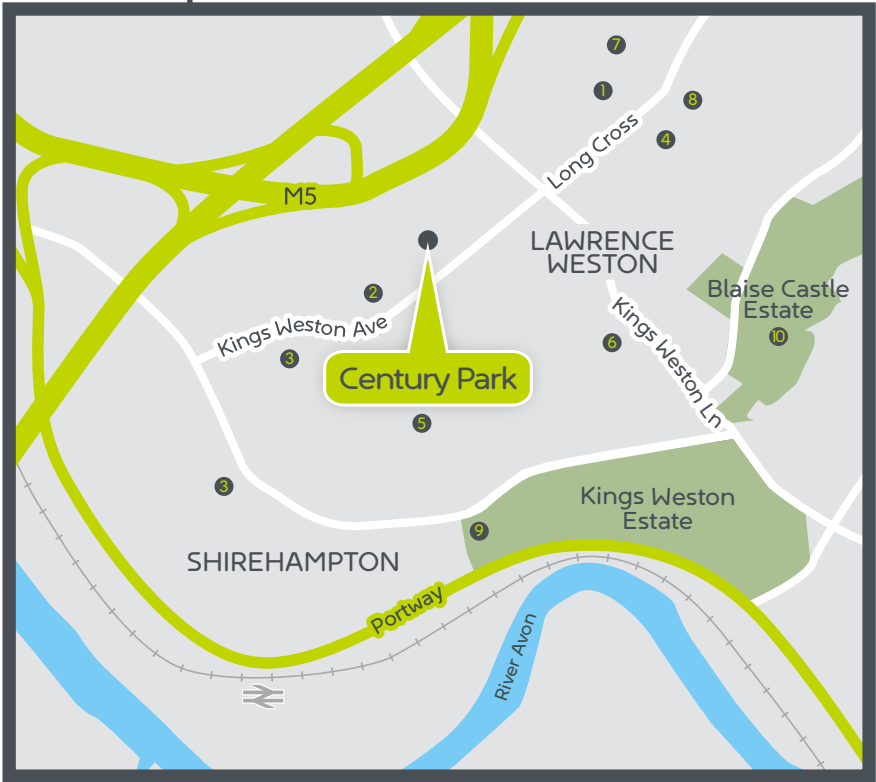
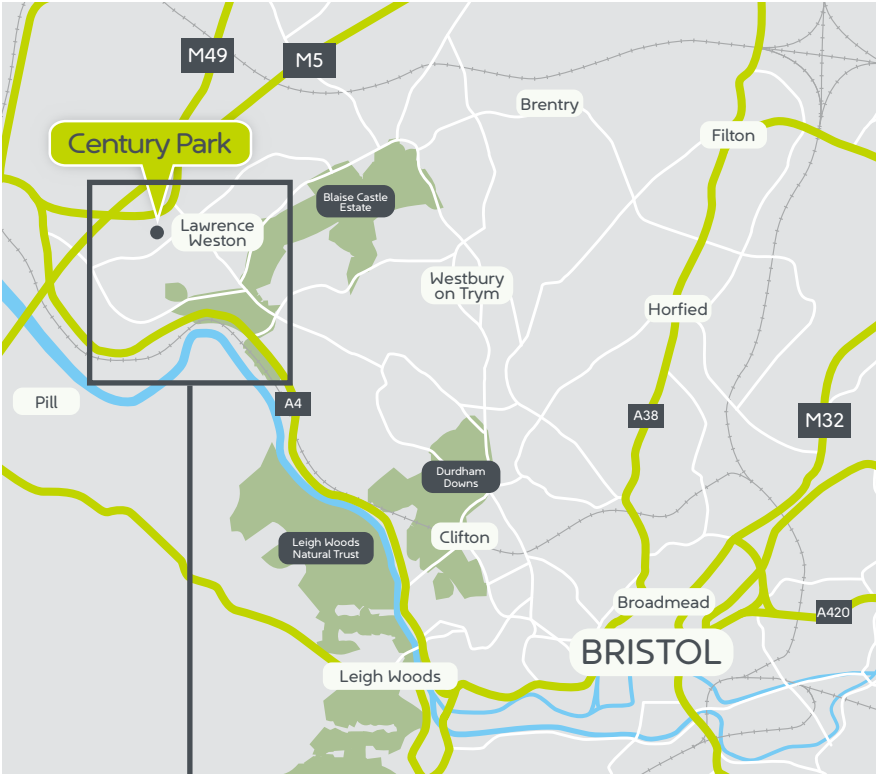
For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

In addition for extra peace of mind you have a 10 year NHBC warranty.

More information and a list of what is covered by the warranty will be provided in your Handover Pack.



“We are here for you,
so contact us anytime”



Source: Times based on Google Maps August 2021.

Century Park is ideally located with fantastic transport links. Situated a stone’s throw from the M5, close to lots of green open spaces and a short drive from Bristol International Airport and Temple Meads Train Station, Century Park has the benefit of easy access to the best that Bristol has to offer both in the city centre and beyond.

By Car

Shirehampton Train Station	6 mins
Portway Park & Ride	7 mins
M5	8 mins
The Mall, Cribbs Causeway	12 mins
M4 (East and West)	12 mins
Bristol	15 mins
Temple Meads Train Station	18 mins
Bristol Airport	22 mins

Key

	By Car
1. Dentist	1 min
2. Lawrence Weston Skate Park	1 min
3. Texaco Service Station(s)	1 or 3 mins
4. Doctor	2 mins
5. Mancroft Play Area	2 mins
6. Morgan’s Coffee House	2 mins
7. Lawrence Weston Community Farm	2 mins
8. Lidl	3 mins
9. Shirehampton Golf Course	4 mins
10. Blaise Castle Estate	5 mins

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www.curo-sales.co.uk

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Curo Group give notice that these particulars are provided as a general guide of what is being offered subject to contract and availability. The finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Consumer Protection Regulations 2008. Nor do they constitute a contract or warranty. All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith, purchasers must satisfy themselves by inspection or otherwise. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note whilst current views may be unrestricted these could alter in the future. No person in our employment as a selling agent and representative has any authority to make any representations or warranty whatsoever in relation to the property. CGI's and internal images are indicative only. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development. Internal images are computer generated and may include additional features available at extra cost. Layouts may differ according to plot. Details are correct at time of print, August 2021.