



WENDELBURIE RISE

29

new energy
efficient
homes

SMART

and stylish
design



2,3&4

bedroom
homes

SCENIC

rural living

Wendelburie Rise
Finedon
Wellingborough
NN8 1UA



MAKE YOURSELF AT HOME



With a stylish collection of 2, 3 & 4 bedroom homes available through Shared Ownership and Rent to Buy, Wendelburie Rise is the ideal place to put down some roots.

NESTLED WITHIN THE CHARMING COUNTRYSIDE OF WELLINGBOROUGH LIES WENDELBURIE RISE – PART OF A VIBRANT NEW COMMUNITY AND THE PERFECT PLACE TO CALL HOME.

East of Wellingborough, surrounded by vast open countryside lies Wendelburie Rise – a collection of 2, 3 & 4 bedroom homes. Part of the new vibrant community of Stanton Cross – an exciting extension to the town, but with an identity and character all of its own. Close to the A45 and a few minutes walk from the train station means this an ideal place to call home.

Wendelburie Rise provides an outstanding range of stylish homes that are easy to live in and maintain; everything you want from your new home.



HERITAGE, NATURE RESERVE, LAKES, SHOPPING AND DINING. A HOME YOU'LL LOVE SURROUNDED BY THE THINGS YOU LOVE.

Wendelburie Rise' location gives residents a diverse range of amenities on their doorstep (with a few other gems a little further afield).

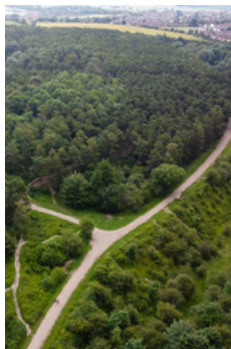
1

Enjoy activities aplenty for little kids and big kids alike with family attractions right on your doorstep. Museums, play centres, cinema, watersports and adventure trails can be found within a short drive.



2

Set amongst beautiful and roaming countryside, Wendelburie Rise is within easy reach of an abundance of parks, nature reserves and the historic Chester House Estate. Explore the Nene Wetlands, Irchester Country Park or Irthingborough Lakes and Meadows and take in the charm of rural Wellingborough.



3

Wellingborough offers all the amenities you will ever need with high-street shops, salons, restaurants and traditional pubs. The out of town Rushden Lakes shopping centre has all your fashion and sport favourites, independent and national chain restaurants, and family entertainment.



4

Even more awaits in nearby Northampton; just 25 minutes' drive away, a bustling town centre with boutique shops, tea rooms, coffee shops, delis and eateries. Explore culturally significant architecture, galleries and museums. Or enjoy a special night at the theatre.



5

A direct train will get you into the heart of London in under an hour. The cultural hotspot and lively capital that will deliver on all fronts. Get your glad rags on and visit one of the many theatres, get the babysitter booked so you can wine and dine the night away, shop till you drop at a myriad of shops or simply take in one of the many attractions this global city has to offer.



6

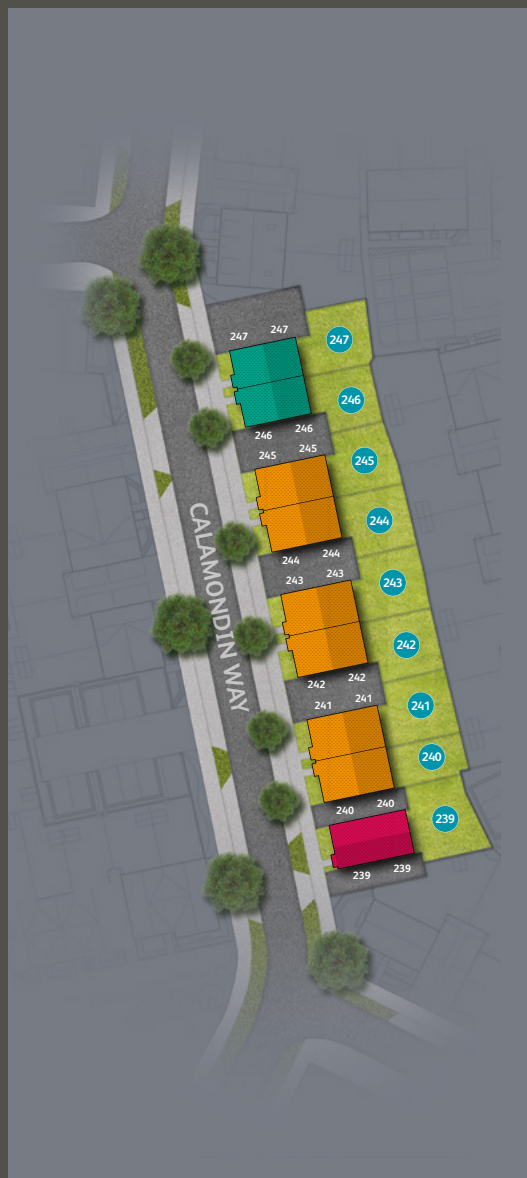
One thing is for sure, making your home at Wendelburie Rise will enable you to live the life you deserve.



WELCOME HOME

Modern living is at the heart of Wendelburie Rise. Our thoughtfully designed 2, 3 & 4 bedroom homes include a range of layouts to suit different lifestyles including light, airy open plan living spaces and kitchen-diners that are flooded with natural light. All our homes come with private gardens and parking and are built to the highest standards. There is something for everyone at Wendelburie Rise; first time buyers, families looking for more space as well as those looking to downsize to a smaller, easy to manage home. Whatever you choose, welcome home.





HOUSE TYPE

■ The Hawthorn
2 bedroom house

■ The Woodford
3 bedroom house

■ The Willow
2 bedroom house

■ The Spruce
3 bedroom house

■ The Magnolia
3 bedroom house

■ The Byfield
4 bedroom house

■ The Cypress
3 bedroom house

OWNERSHIP TYPE

1 Shared ownership

1 Rent to Buy



Wendelburie Rise is ideally located to offer families a superb choice of local schools and colleges.

Make use of a range of local businesses on your doorstep including a variety of retail, leisure, food, employment and health and wellbeing services.

Wellingborough railway station is less than a mile away from Wendelburie Rise offering frequent services to Corby and London. Regular bus services cover the wider area with a bus stop close to the development.

Wellingborough train station:

2 minutes by car or 20 minute walk

London St Pancras International:

55 minutes by train

Rushden Lakes:

10 minutes by car

Tesco, LIDL, M&S Simply Food, Morrisons:

7 – 8 minutes by car

THE HAWTHORN



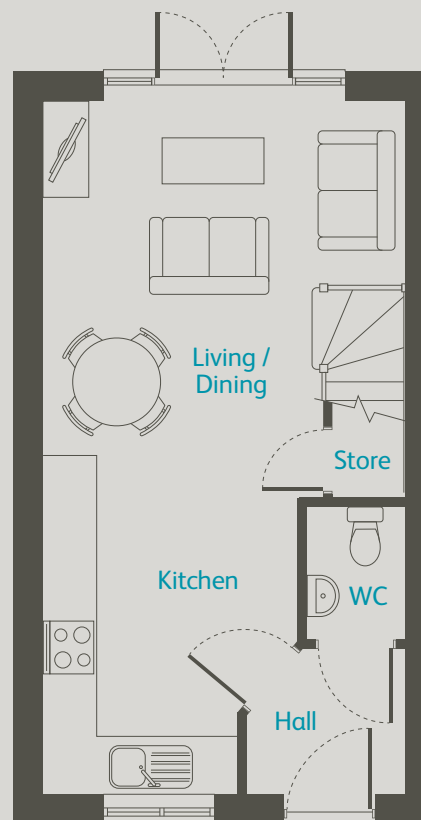


THE HAWTHORN

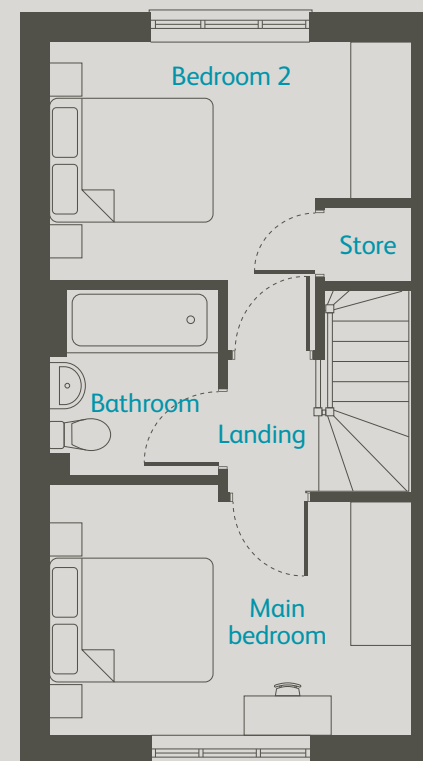
63m² 680 sq ft

	m	ft
Living / Dining	4.1m x 4.5m	13'5" x 14'9"
Kitchen	2.9m x 3.3m	9'6" x 10'10"
	m	ft
Main bedroom	4.1m x 2.7m	13'5" x 8'10"
Bedroom 2	4.1m x 2.9m	13'5" x 9'6"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE WILLOW





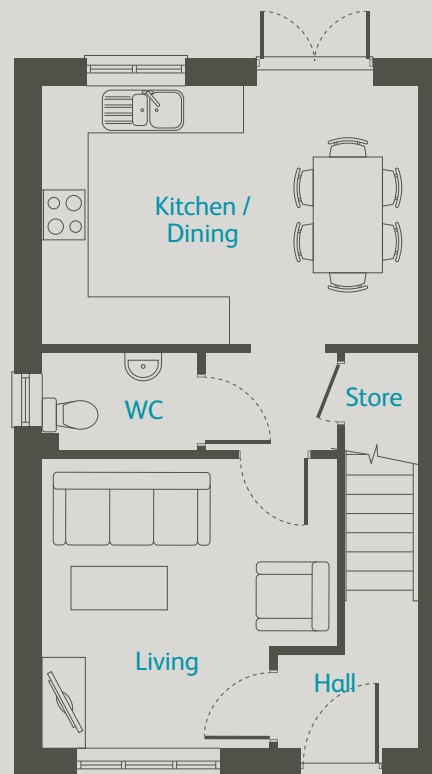
THE WILLOW

79m² 850 sq ft

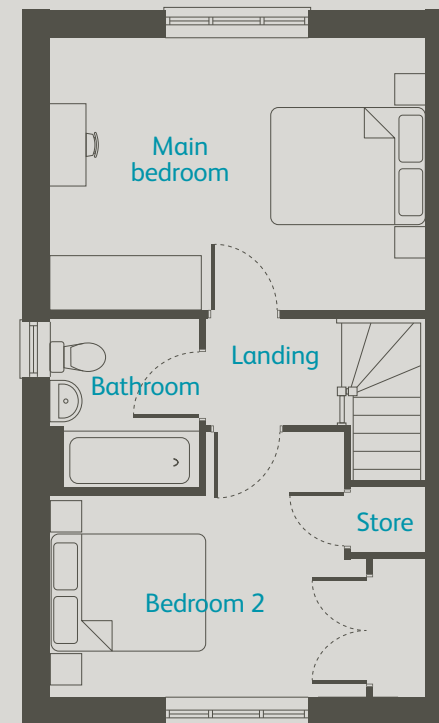
	m	ft
Kitchen / Dining	4.8m x 3.3m	15'9" x 10'10"
Living	3.8m x 3.7m	12'6" x 12'1"

	m	ft
Main bedroom	4.8m x 3.5m	15'9" x 11'6"
Bedroom 2	4.0m x 2.6m	13'2" x 8'6"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE MAGNOLIA





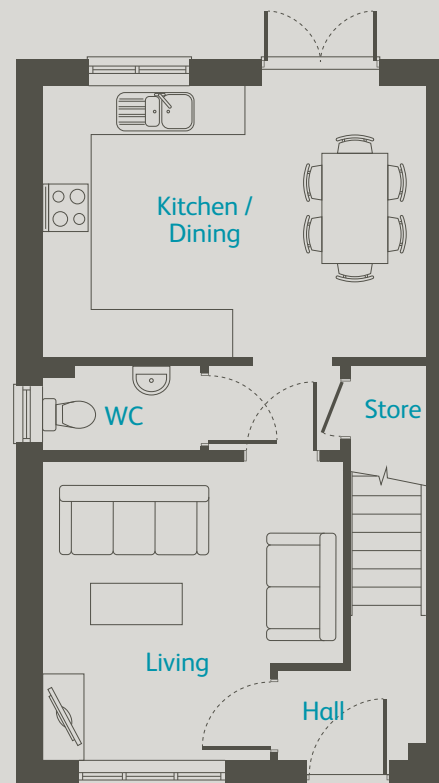
THE MAGNOLIA

79m² 851 sq ft

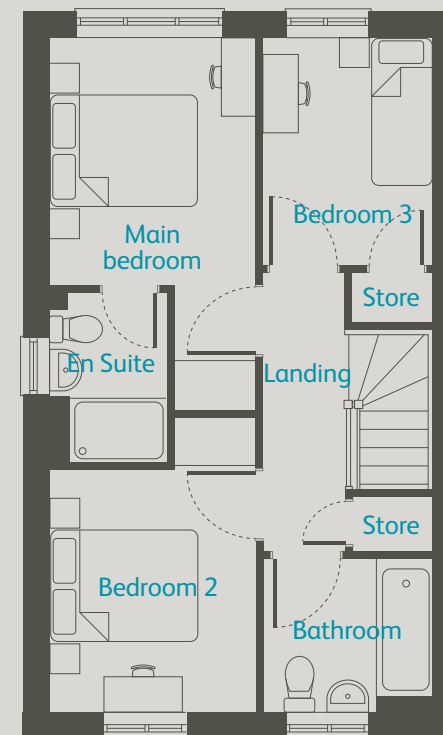
	m	ft
Living	3.6m x 3.8m	11'10" x 12'6"
Kitchen / Dining	4.8m x 3.4m	15'9" x 11'2"

	m	ft
Main bedroom	2.6m x 3.1m	8'6" x 10'2"
Bedroom 2	2.6m x 3.0m	8'6" x 9'10"
Bedroom 3	2.1m x 2.8m	8'11" x 9'2"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE CYPRESS





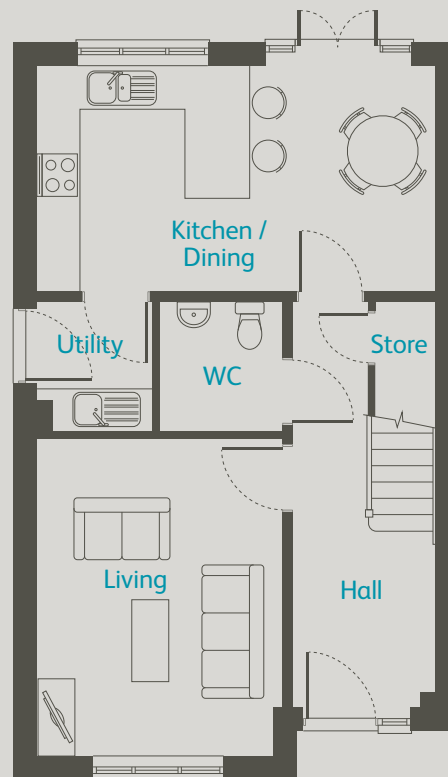
THE CYPRESS

103m² 1,107 sq ft

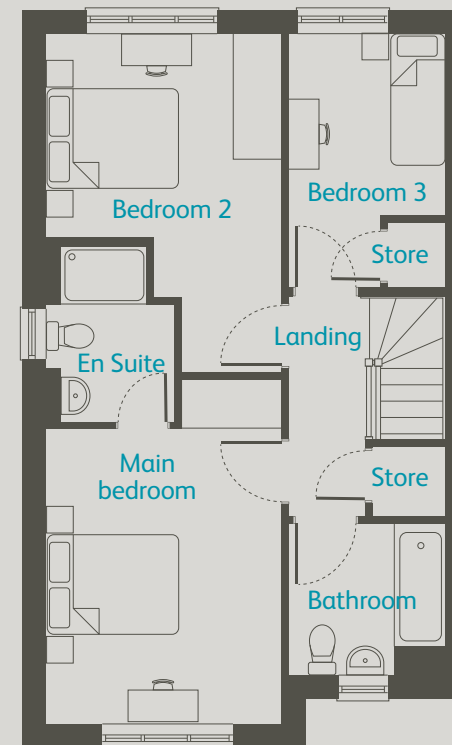
	m	ft
Living room	3.5m x 4.4m	11'6" x 14'2"
Kitchen / Dining	5.6m x 3.2m	18'5" x 10'6"

	m	ft
Main bedroom	3.3m x 4.1m	10'10" x 13'5"
Bedroom 2	3.3m x 2.9m	10'10" x 9'6"
Bedroom 3	2.2m x 2.6m	7'3" x 8'6"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE WOODFORD





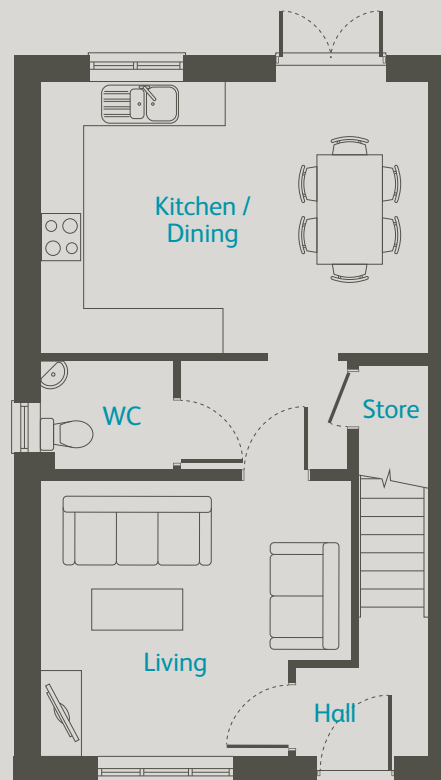
THE WOODFORD

94m² 1,007 sq ft

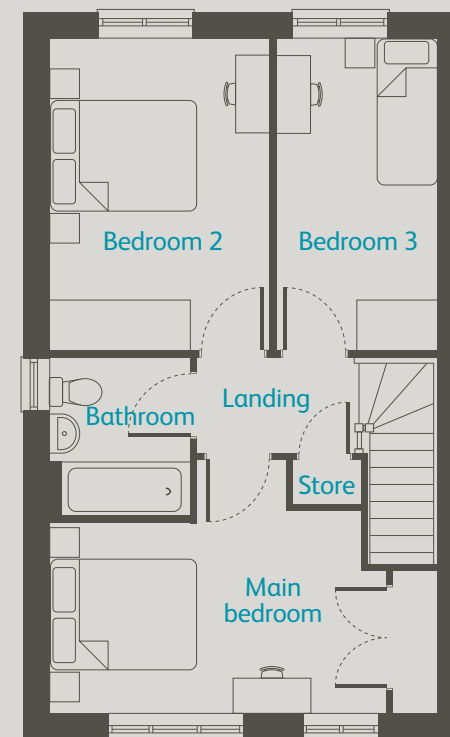
	m	ft
Living	4.2m x 3.7m	13'10" x 12'2"
Kitchen / Dining	5.2m x 3.7m	17'1" x 12'2"

	m	ft
Main bedroom	3.0m x 4.2m	9'10" x 13'9"
Bedroom 2	4.6m x 2.6m	15'1" x 8'6"
Bedroom 3	2.2m x 4.2m	7'3" x 13'9"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE SPRUCE





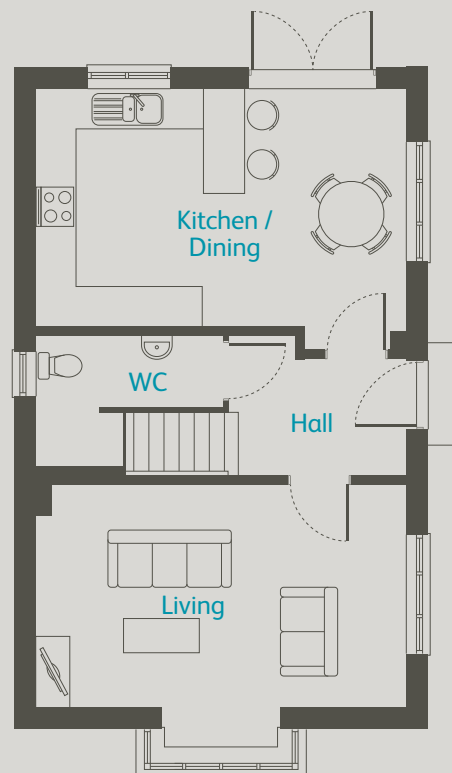
THE SPRUCE

103m² 1,111 sq ft

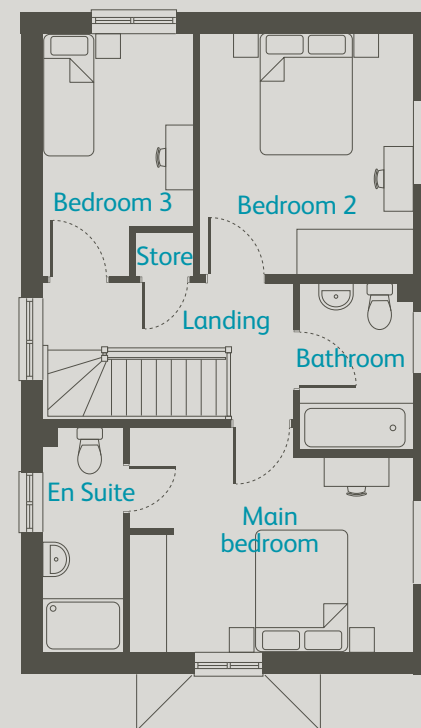
	m	ft
Living	5.6m x 3.4m	18'5" x 11'2"
Kitchen / Dining	5.6m x 3.6m	18'5" x 11'10"

	m	ft
Main bedroom	4.3m x 3.4m	14'1" x 11'2"
Bedroom 2	2.3m x 3.7m	7'7" x 12'2"
Bedroom 3	3.2m x 3.7m	10'6" x 12'2"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

THE BYFIELD





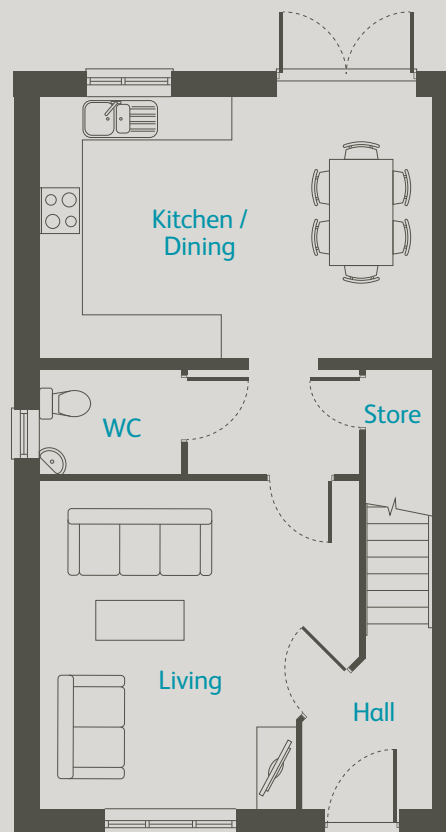
THE BYFIELD

106m² 1,143 sq ft

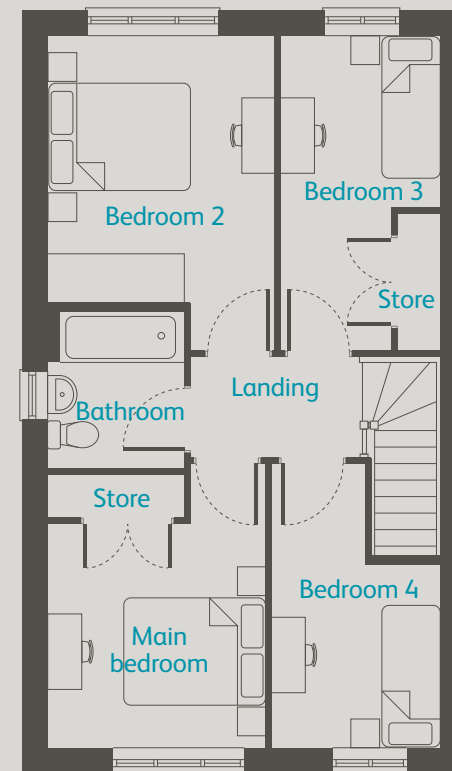
	m	ft
Living	4.4m x 4.6m	14'5" x 15'1"
Kitchen / Dining	5.5m x 3.7m	18'1" x 12'2"

	m	ft
Main bedroom	3.2m x 3.7m	10'6" x 12'2"
Bedroom 2	3.1m x 3.1m	10'2" x 10'2"
Bedroom 3	2.2m x 4.4m	7'3" x 14'5"
Bedroom 4	2.4m x 4.0m	7'11" x 13'2"

Note: Room sizes are indicative and for information purposes only.



Ground floor



First floor

HOME SPECIFICATION

All our homes at Wendelburie Rise are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs. Kitchen/diners are equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.



General

- Vinyl flooring to kitchens, bathrooms and WC.
- Carpets through remainder of the house.
- Double glazed windows
- 10-year NHBC warranty



A number of eco-features have also been integrated ranging from energy efficient boilers to full double-glazing.

Outside

- Off-street parking
- Turfed rear garden
- Wall or fencing provided to all boundaries
- External front and rear lights
- Outside tap



Kitchen

- Contemporary kitchen with ample storage
- Oven hob and extractor
- Integrated fridge/freezer, dishwasher and washer/dryer

Bathroom

- White sanitaryware
- Generous bathroom tiling



**NOT ONLY
THOUGHTFULLY
DESIGNED BUT
EFFICIENT AND
ECONOMICAL
TO HEAT AND
MAINTAIN.**



BUY USING SHARED OWNERSHIP

Buying a home the affordable way

Some of our homes are available to buy using the government's new shared ownership scheme, launched in April 2021.

Put simply, you buy a share in your home and pay a rent on the part you don't own. Under the new scheme, you can buy anything from a 10 per cent share up to 75 per cent.

It's a much more affordable way to buy because it means you'll have a smaller mortgage and you won't have to find a big deposit.

The government's new model for shared ownership introduces a new form of staircasing that enables you to buy shares from as little as 1 per cent for the first 15 years. You can continue to buy further shares until you own your home outright. Or you can stay as you are.

And when it comes to maintaining your home, you'll have less to worry about. As part of the new scheme, we'll support you with some of the cost of qualifying repairs for the first 10 years.

If you decide to move on, you can sell your share of the property based on its value at the time of selling.

Check if you're eligible

Shared ownership is for anyone who'd like to own a home but can't afford to buy one outright. You may qualify if:

- Your household income is less than £80,000 a year, or less than £90,000 a year in London.
- You don't currently own a home or have a legal interest in a property.
- You're forming a new household - for example, after a relationship breakdown.
- You can secure a mortgage or have funds to buy the property.
- You can afford to buy a share of the property based on your individual circumstances and affordability assessment.

Shared ownership is a well-established route into home ownership. For more than 40 years, it's helped thousands of people get onto the property ladder. It's one of a number of schemes offered by the government. To check whether you're eligible and more information, visit www.ownyourhome.gov.uk/scheme/shared-ownership

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



WHEN YOU CAN AFFORD TO YOU CAN BUY MORE OF THE PROPERTY UNTIL YOU OWN ALL OF IT; THIS IS CALLED STAIRCASING.

RENT TO BUY

Rent now, buy later

To help you save for a deposit, you could rent now and buy later. At Wendelburie Rise we have a number of homes available through Rent to Buy.

You'll start by renting your home at 20 per cent below the market rent for a minimum of five years. With less rent to pay, you'll be able to save for a deposit to buy your home.

It means you can move into a brand new home now, and start to make it your own.

While you're renting, we'll carry out any necessary repairs to make sure your home is safe and comfortable to live in.

And when you're ready, you can put your deposit savings towards a mortgage and buy your home.

Check if you're eligible

If the following applies to you then you may be eligible for Rent to Buy:

- You're a first-time buyer or a previous homeowner looking to buy again but unable to afford to buy now.
- You want to buy a home in the future but don't have the deposit to buy right now.
- You're working.
- You can afford the rent and have a good credit rating.
- You have the "Right to Rent" in the UK.

Rent to Buy is a government-backed scheme, which guarantees you a reduced rent period for five years. After that, you might be able to buy your home or we could extend your tenancy agreement. To find out more about Rent to Buy, go to www.riversidehomeownership.org.uk



LET US INTRODUCE OURSELVES

Riverside is one of the UK's leading housing providers, owning or managing around 80,000 homes across the country.

Since 1985, we've been experts in building and selling affordable homes through a range of government-backed home ownership schemes, including Shared Ownership and Rent to Buy.

As residential property managers, we also provide and manage services such as gardening and cleaning to our leaseholders and tenants.

Helping people onto the property ladder plays a key role in our aim to transform lives and build strong, lasting communities.





Riverside Home Ownership is the sales arm of Riverside, established over 90-years ago to provide a range of affordable housing options for people across England and Scotland. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

The Riverside Group Limited

Registered Office:
2 Estuary Boulevard,
Estuary Commerce Park,
Liverpool L24 8RF

A charitable Registered Society under
the Co-operative and Community Benefit
Societies Act 2014

Wendelburie Rise:

Finedon
Wellingborough
NN8 1UA

riverside.org.uk/sales
sales@riverside.org.uk

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Riverside reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date (NOV 2023). Wendelburie Rise is a mixed tenure development including homes for both sale and rent.