

HERITAGE

- REDROW -

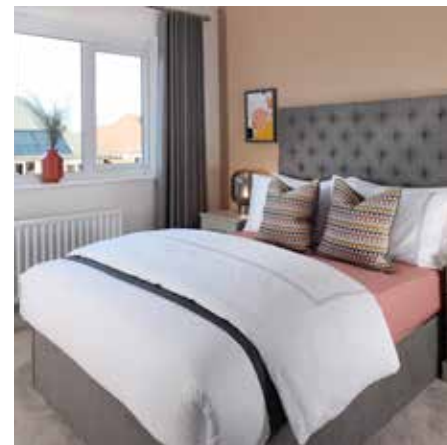
# POPPY FIELDS

ROTHERHAM, SOUTH YORKSHIRE



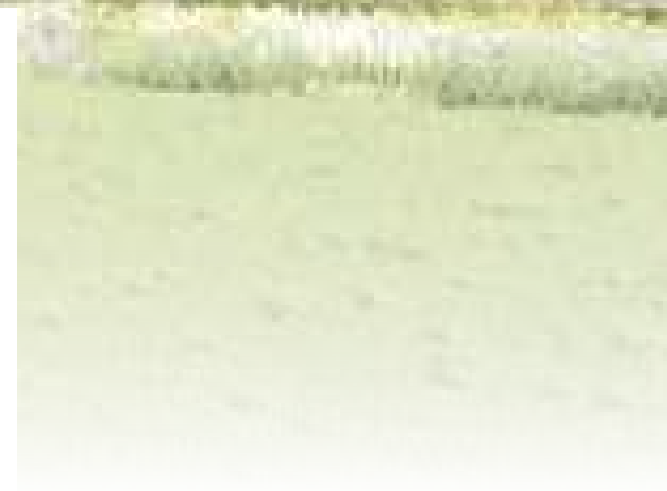


# WELCOME TO POPPY FIELDS



## A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN RURAL AREA OF ROTHERHAM

Set on the leafy edges of the thriving town of Rotherham, close to open green spaces but also within a 30 minute drive of vibrant Sheffield, an hour of Leeds and 90 minutes of Manchester, Poppy Fields is a development that truly offers the best of all worlds. These stylish 2, 3, 4 and 5 bedroom homes are part of Redrow's award-winning Heritage Collection, blending the finery of the past with the sophistication of the present. With excellent transport links and a good selection of schools nearby too, Poppy Fields offers all of the quality of life and convenience demanded of a modern development.





## AN INSPIRED **NEW HOME**

Explore what makes this  
Heritage 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 Heritage 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 centre of this charming South Yorkshire town is less than 10 minutes from home and offers amenities aplenty, from pubs, bars and restaurants to streets filled with household name stores and independent boutiques selling music, fashion and more, plus cafés and takeaways. You'll also find a post office and pharmacy both located within half a mile of home, while a Tesco Express and One Stop shop are among the wide selection of convenience stores. For more all-encompassing retail therapy, the Meadowhall shopping centre in nearby Sheffield is home to a wide array of household name stores, as well as a cinema and places to stop for a well earned drink or bite to eat.



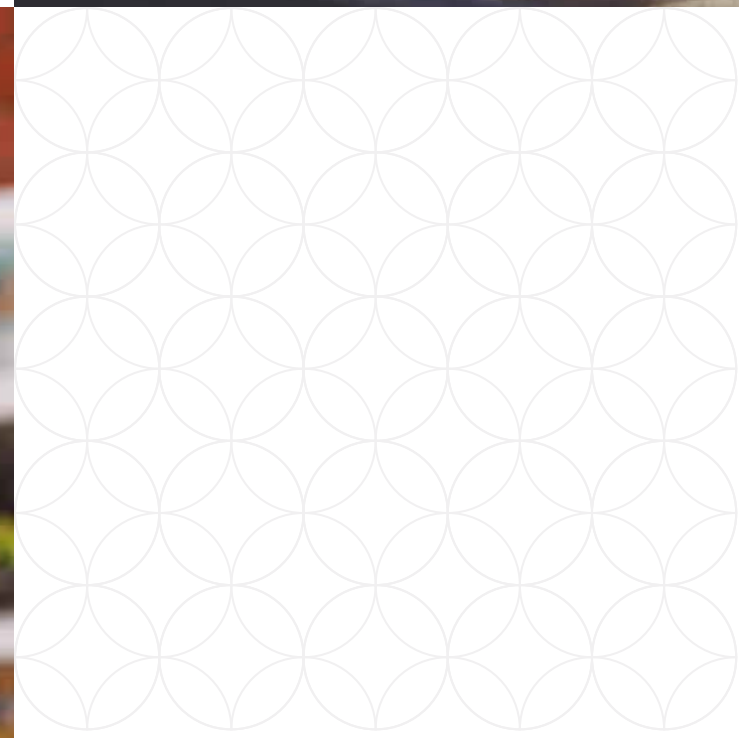
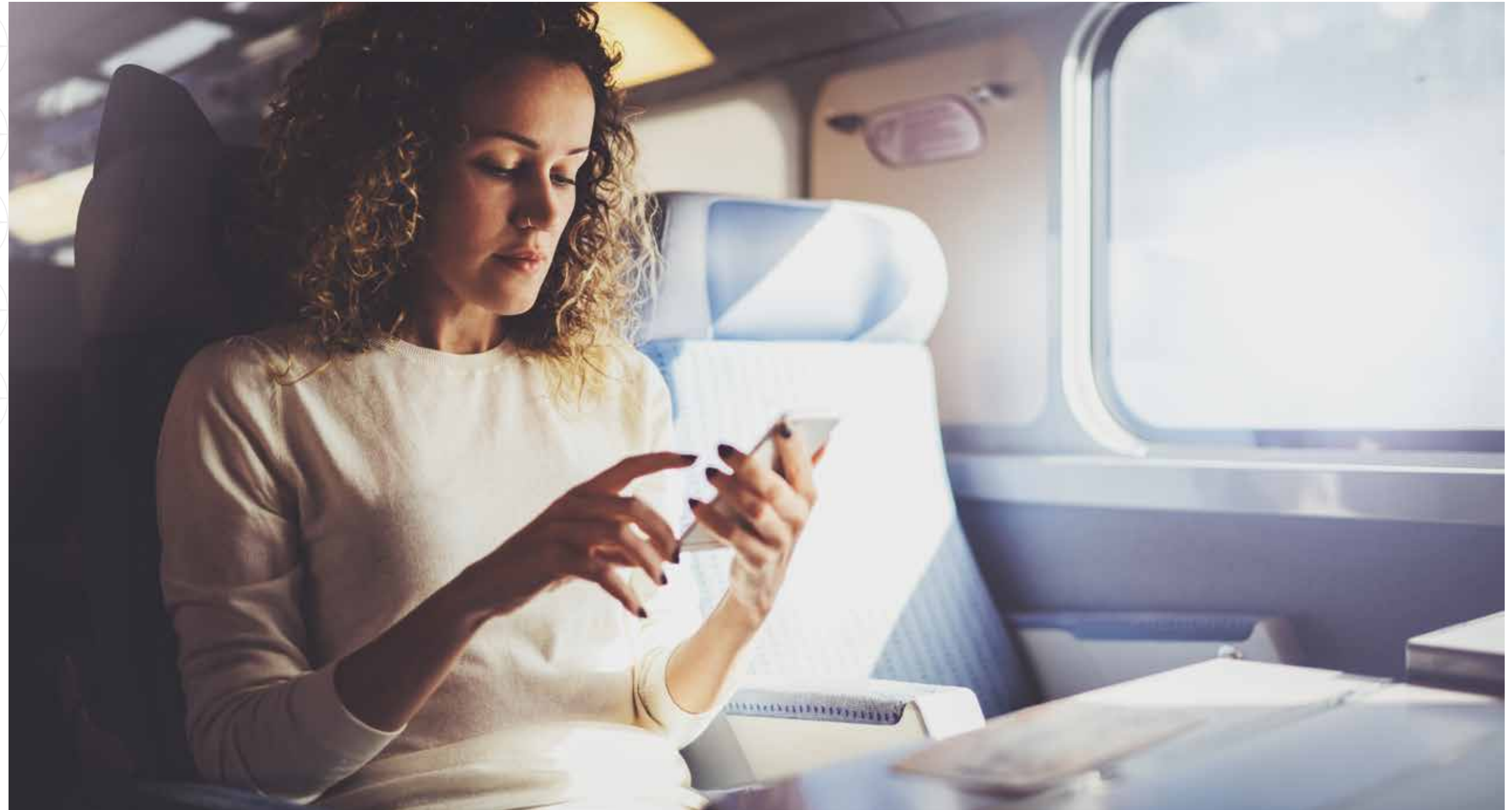
## ENJOY AN ACTIVE LIFESTYLE

For leisure and pleasure, you'll also be well catered for, whatever your mood and tastes. JD Gyms Rotherham is just two miles from home and has a huge gym with more than 250 machines, with more than 300 fitness classes on offer too. Oasis Health Club, meanwhile, is just 10 minutes away in the car and has a gym, swimming pool, jacuzzi, saunas and steam rooms. Rotherham Leisure Complex has similar facilities, while golfers can enjoy a round or two at Rotherham Golf Club. If all of this exercise and activity has worked up an appetite, you'll be pleased to find an array of pubs and restaurants close by, offering styles and flavours from around the world.

For family days out, there will be plenty of choice, from the excitement of Gulliver's Valley Theme Park in Sheffield to the intrigue of the Magna Science Adventure Centre and the tranquillity of Rother Valley Country Park.

# OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good selection of schools in the local area. Sitwell Infant School and Badsley Primary School are both within a five minute drive and are rated 'Outstanding' and 'Good' by Ofsted respectively, while for older students, Thomas Rotherham College and Oakwood High School are both also rated 'Good'.

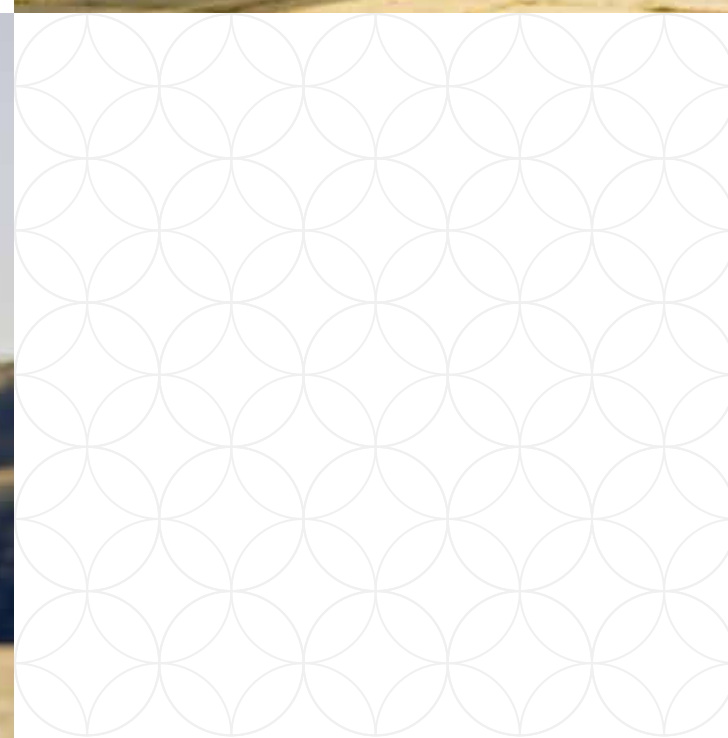
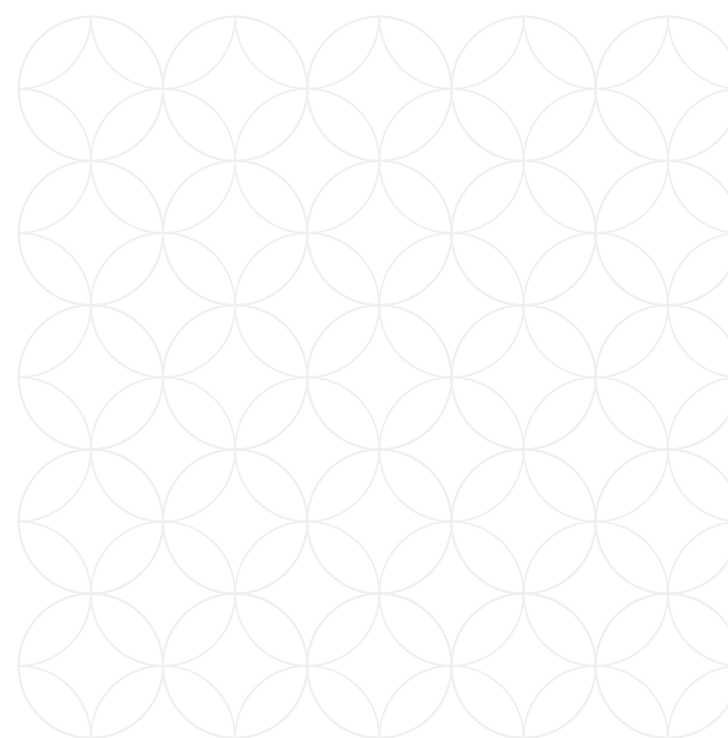


# GETTING AROUND

Like all Redrow developments, transport and travel connections are excellent, whether you prefer road or rail. A number of towns and cities are located within easy reach of the development, including Sheffield (24 minutes), Leeds (48 minutes), Manchester (1 hour and 27 minutes), Wakefield (39 minutes) and Nottingham (1 hour). Alternatively, Rotherham train station is just a 7 minute drive and offers regular services to Sheffield (16 minutes) and Leeds (1 hour and 3 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 **Poppy Fields**.

























# SO YOU GET MORE OUT

- Public Green Space & LEAP
- Cycleways and Footpaths
- Affordable Housing
- Local Equipped Area of Play



# EXPLORE POPPY FIELDS

## KEY

 <b>LEDBURY</b> 2 BEDROOM TERRACED HOME	 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME
 <b>LEDBURY 3</b> 3 BEDROOM TERRACED HOME	 <b>SHAFTESBURY</b> 4 BEDROOM DETACHED HOME
 <b>BAKEWELL</b> 3 BEDROOM SEMI DETACHED HOME	 <b>CHESTER</b> 4 BEDROOM DETACHED HOME
 <b>WARWICK</b> 3 BEDROOM DETACHED HOME	 <b>WELWYN</b> 4 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>CANTERBURY</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>HARROGATE</b> 4 BEDROOM DETACHED HOME
 <b>SHREWSBURY</b> 4 BEDROOM DETACHED HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>WINDSOR</b> 4 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
 <b>MARLOW</b> 4 BEDROOM DETACHED HOME	 <b>HIGHGATE</b> 5 BEDROOM DETACHED HOME
 <b>HARLECH</b> 4 BEDROOM DETACHED HOME	 <b>FIRST HOMES</b> TAVY MID/END 2 BEDROOM TERRACED HOME
 <b>OXFORD</b> 4 BEDROOM DETACHED HOME	 <b>AFFORDABLE HOUSING</b>

P/S - Pump Station  
S/S - Sub Station  
V - Visitor Parking  
LAP - Local Area of Play  
LEAP - Local Equipped Area of Play

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.





**GROUND FLOOR**



**FIRST FLOOR**

# THE LEDBURY

## GROUND FLOOR

1 Lounge	15'11" x 10'4"	4.85 x 3.14 m
2 Kitchen/Dining	14'3" x 10'1"	4.34 x 3.08 m
3 Cloaks	5'7" x 3'8"	1.70 x 1.11 m

## FIRST FLOOR

4 Bedroom 1	14'3" x 8'11"	4.34 x 2.71 m
5 En-suite 1	6'4" x 5'4"	1.94 x 1.71 m
6 Bedroom 2	11'3" x 10'4"	3.43 x 3.16 m
7 En-suite 2	8'1" x 3'7"	2.47 x 1.09 m

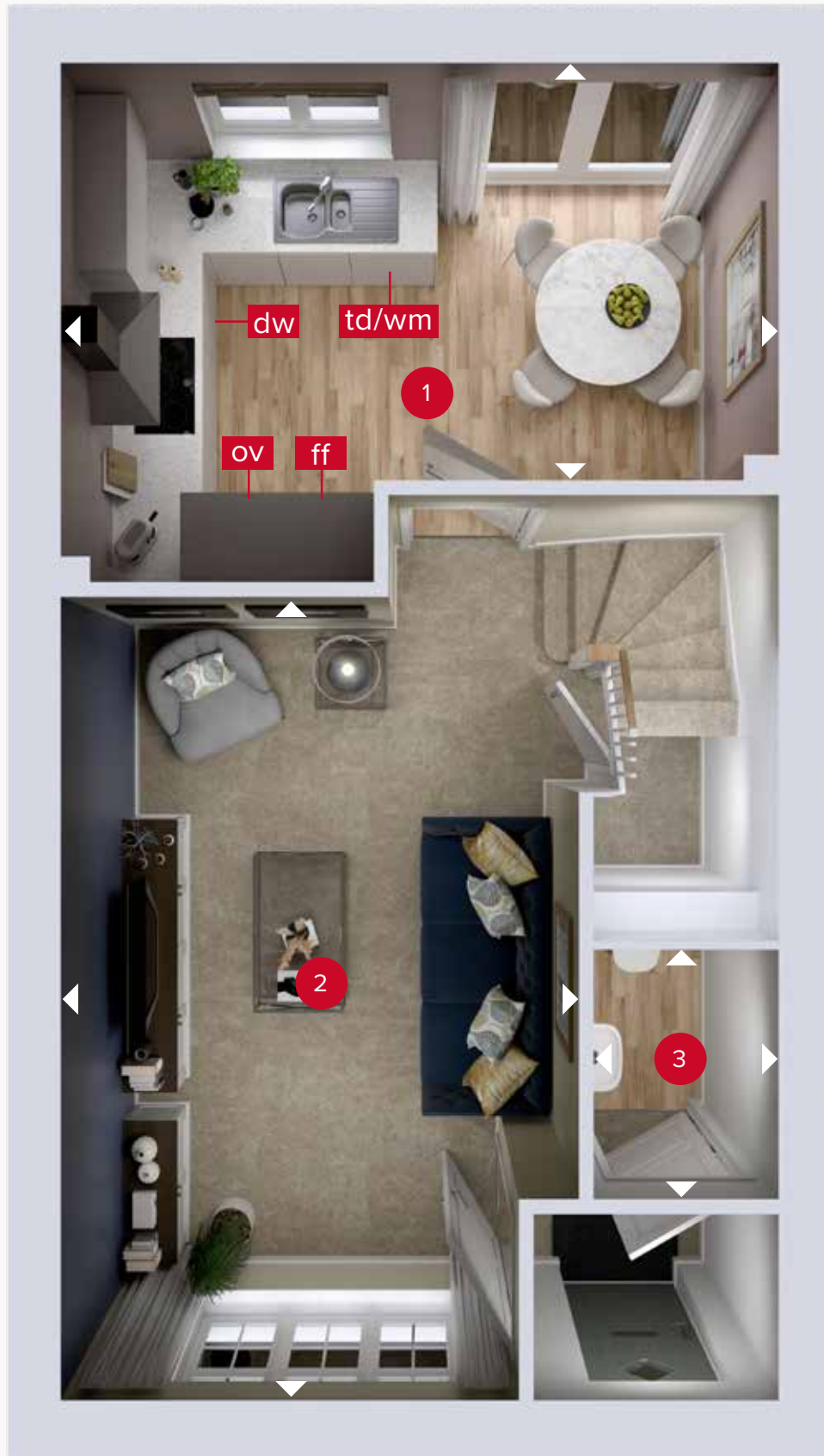


Customers should note this illustration is an example of the Ledbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 03212-05 EF\_LEDB\_DM.1

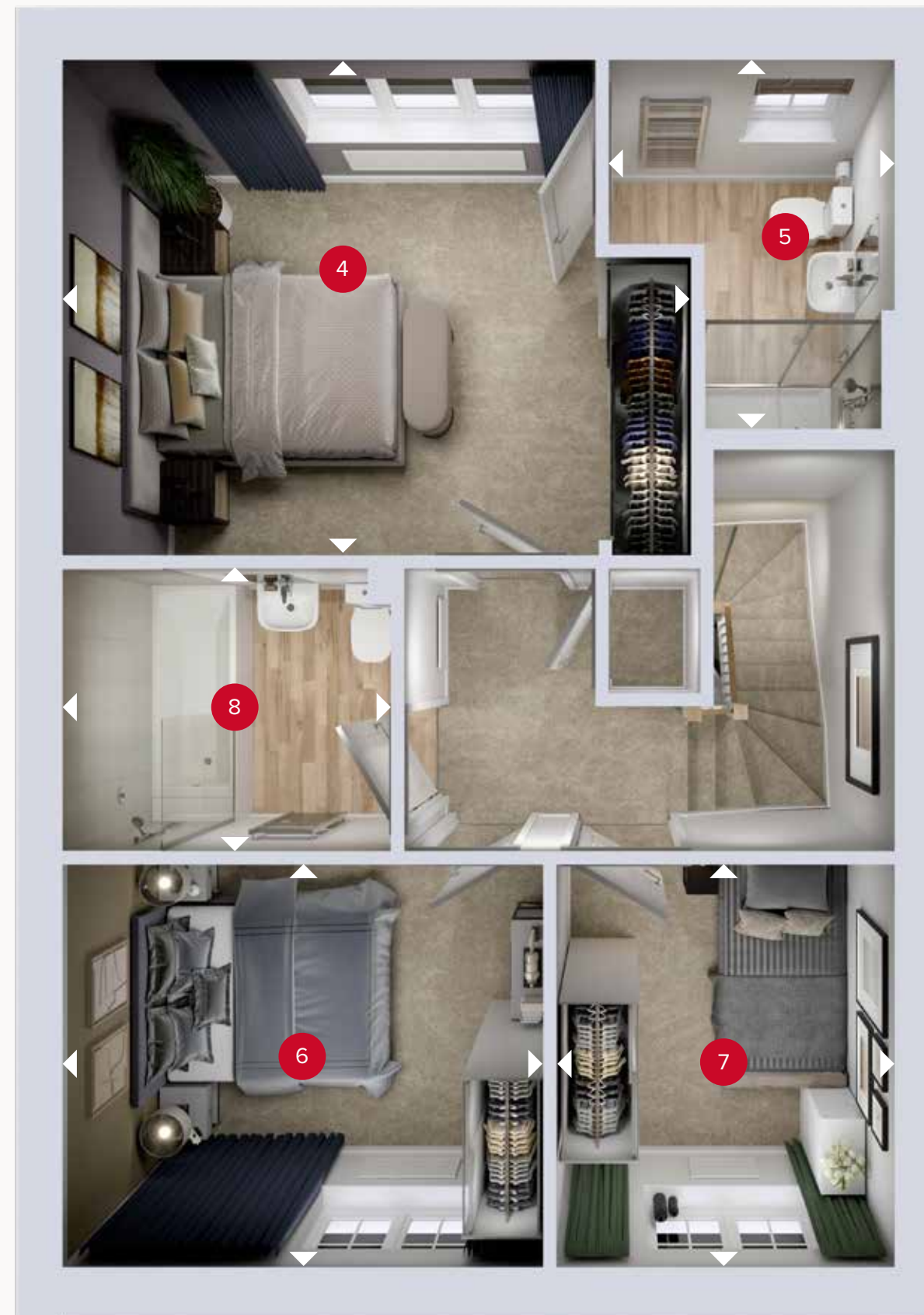
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher





**GROUND FLOOR**



**FIRST FLOOR**

# THE LEDBURY 3

## GROUND FLOOR

1	Kitchen/Dining	14'3" x 8'1"	4.34 x 2.47 m
2	Lounge	15'11" x 10'4"	4.85 x 3.14 m
3	Cloaks	5'7" x 3'8"	1.70 x 1.11 m

## FIRST FLOOR

4	Bedroom 1	13'9" x 10'10"	4.18 x 3.29 m
5	En-suite	8'1" x 6'3"	2.47 x 1.90 m
6	Bedroom 2	10'6" x 8'11"	3.20 x 2.71 m
7	Bedroom 3	8'11" x 7'5"	2.71 x 2.25 m
8	Bathroom	7'2" x 6'1"	2.19 x 1.85 m



Customers should note this illustration is an example of the Ledbury 3 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_LED3\_MM.4

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

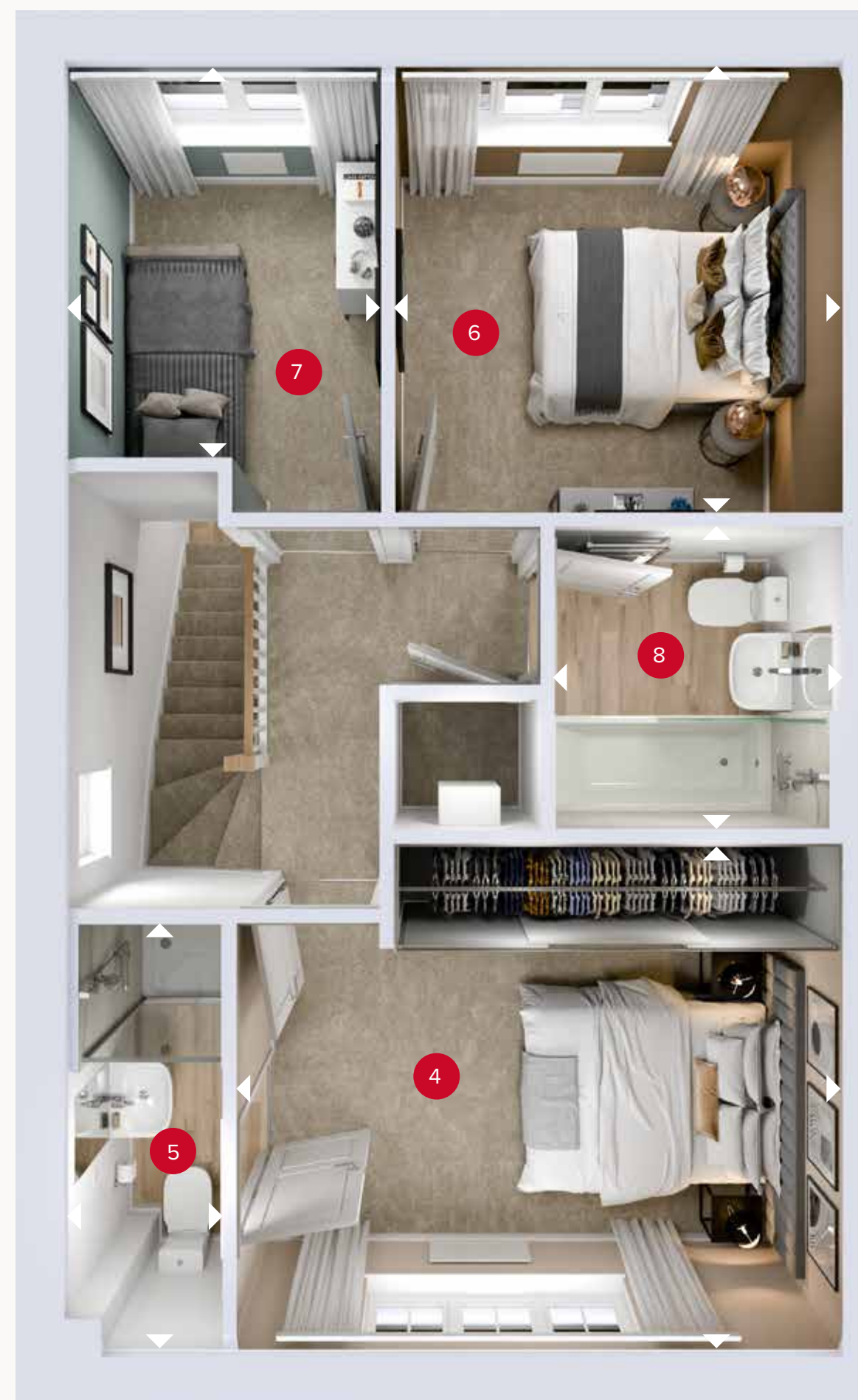
ov - oven  
 ff - fridge freezer  
 dw - dishwasher  
 td - tumble dryer space  
 wm - washing machine space  
 st - Storage cupboard



# THE BAKEWELL



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

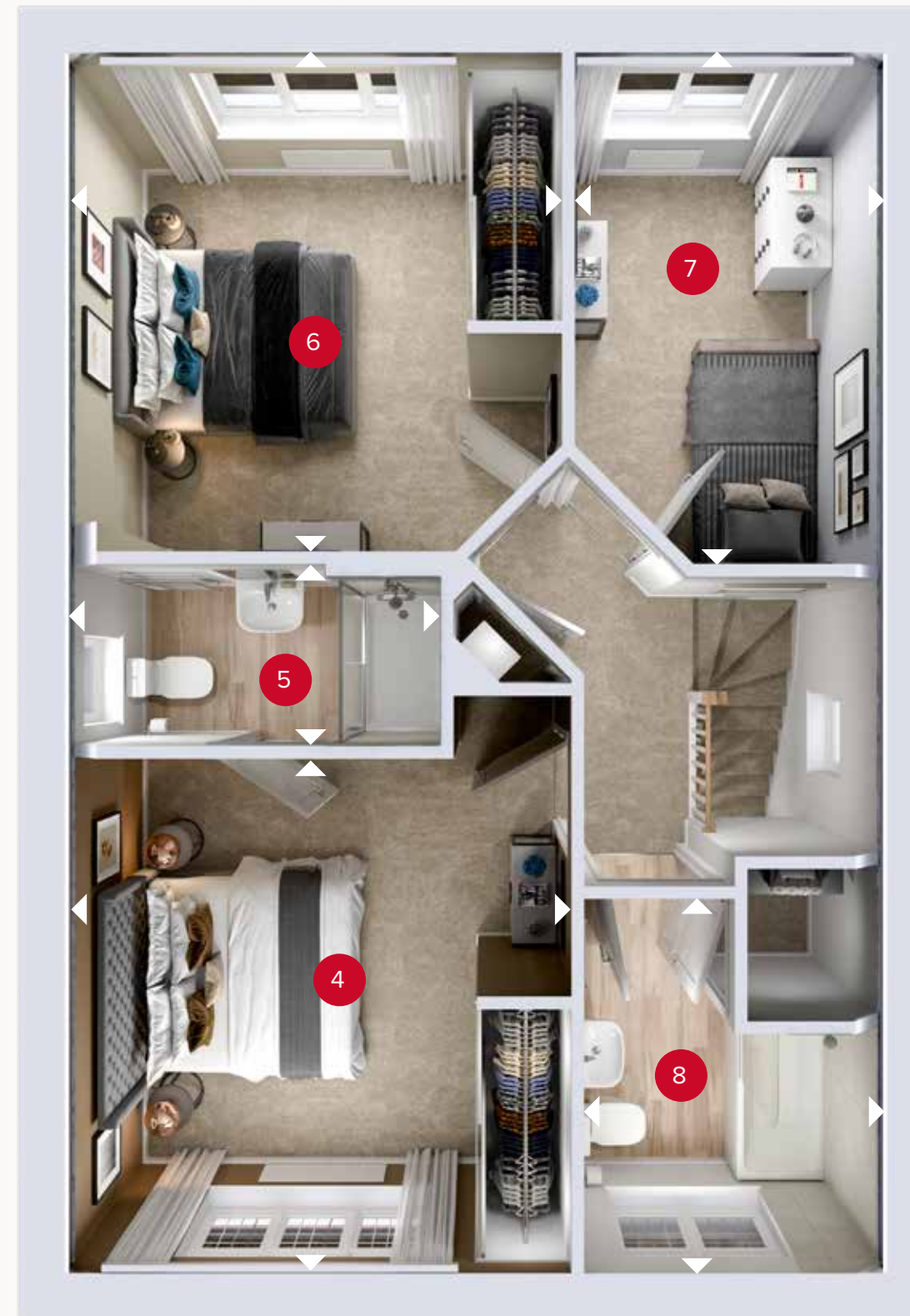
1	Kitchen/ Dining	15'9" x 10'9"	4.81 x 3.27 m
2	Lounge	15'3" x 11'10"	4.66 x 3.61 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m

## FIRST FLOOR

4	Bedroom 1	12'4" x 10'5"	3.75 x 3.17 m
5	En-suite	8'10" x 3'2"	2.68 x 0.97 m
6	Bedroom 2	9'2" x 9'1"	2.80 x 2.77 m
7	Bedroom 3	8'1" x 6'5"	2.46 x 1.96 m
8	Bathroom	6'2" x 5'10"	1.87 x 1.78 m



**GROUND FLOOR**



**FIRST FLOOR**

# 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

## 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



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_WARW\_DM.6

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

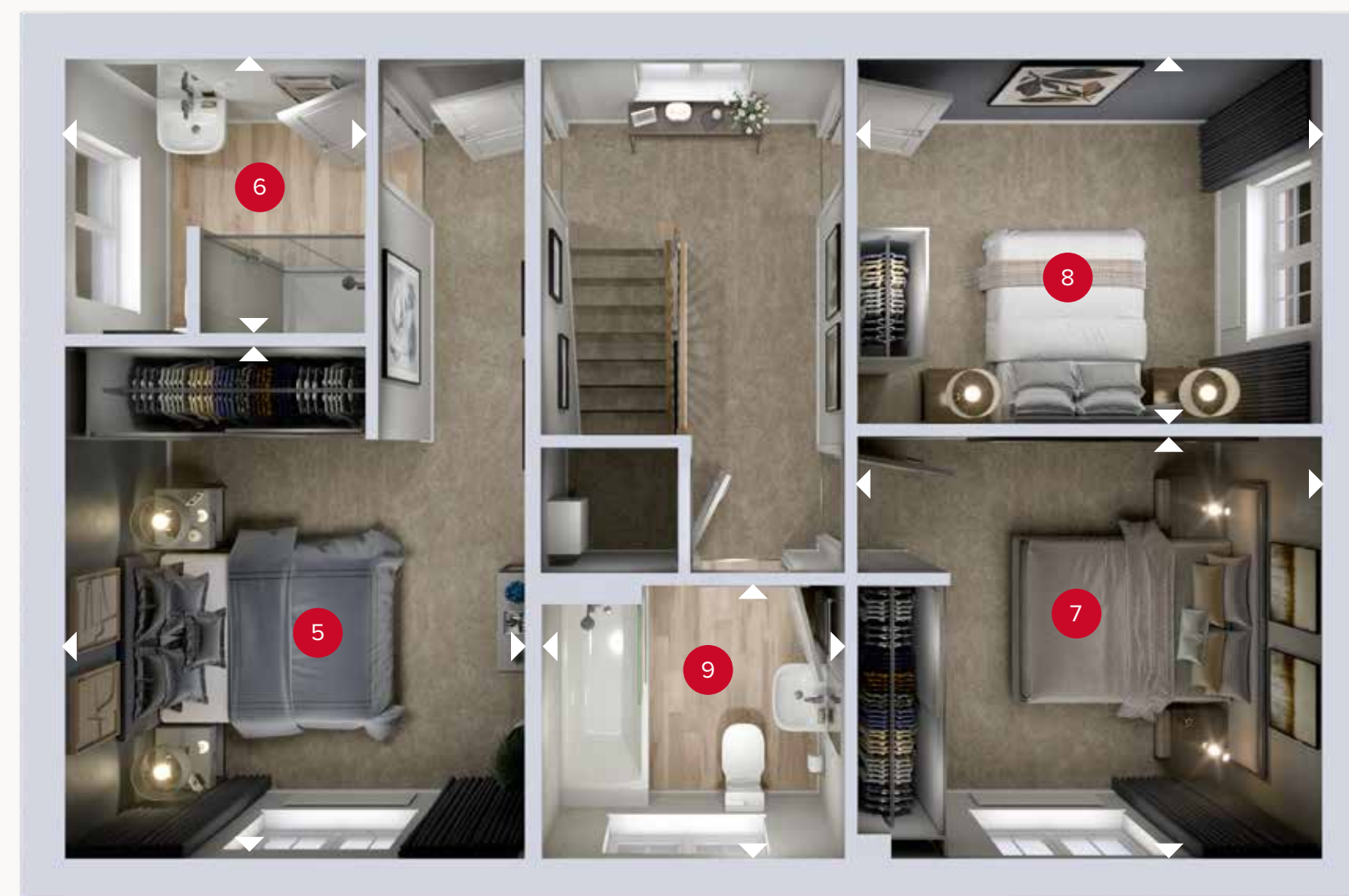
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## 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

## FIRST FLOOR

5	Bedroom 1	12'0" 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	11'0" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	11'0" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'1" x 6'6"	2.17 x 1.98 m

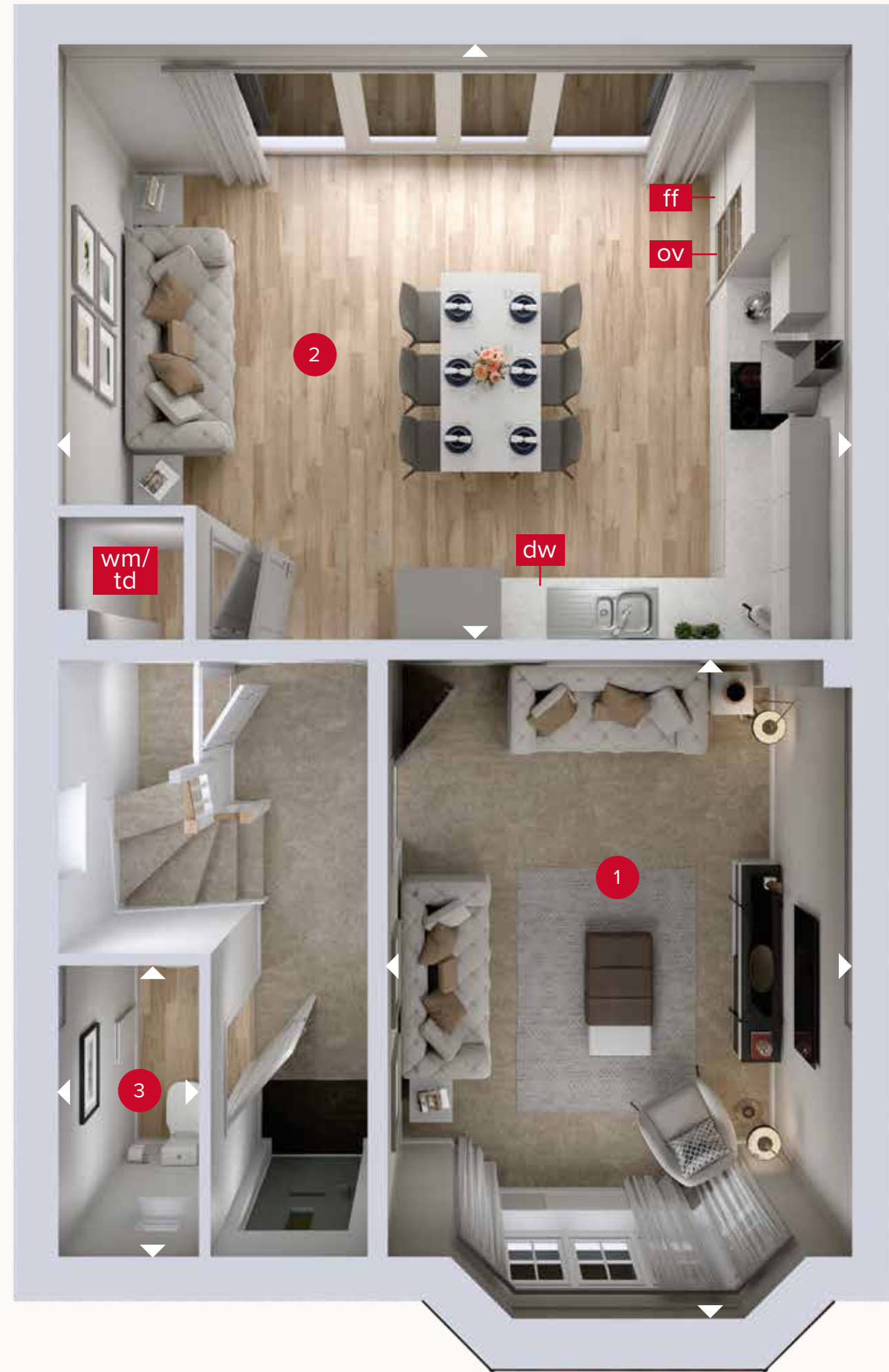


Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_AMBY\_DM.9

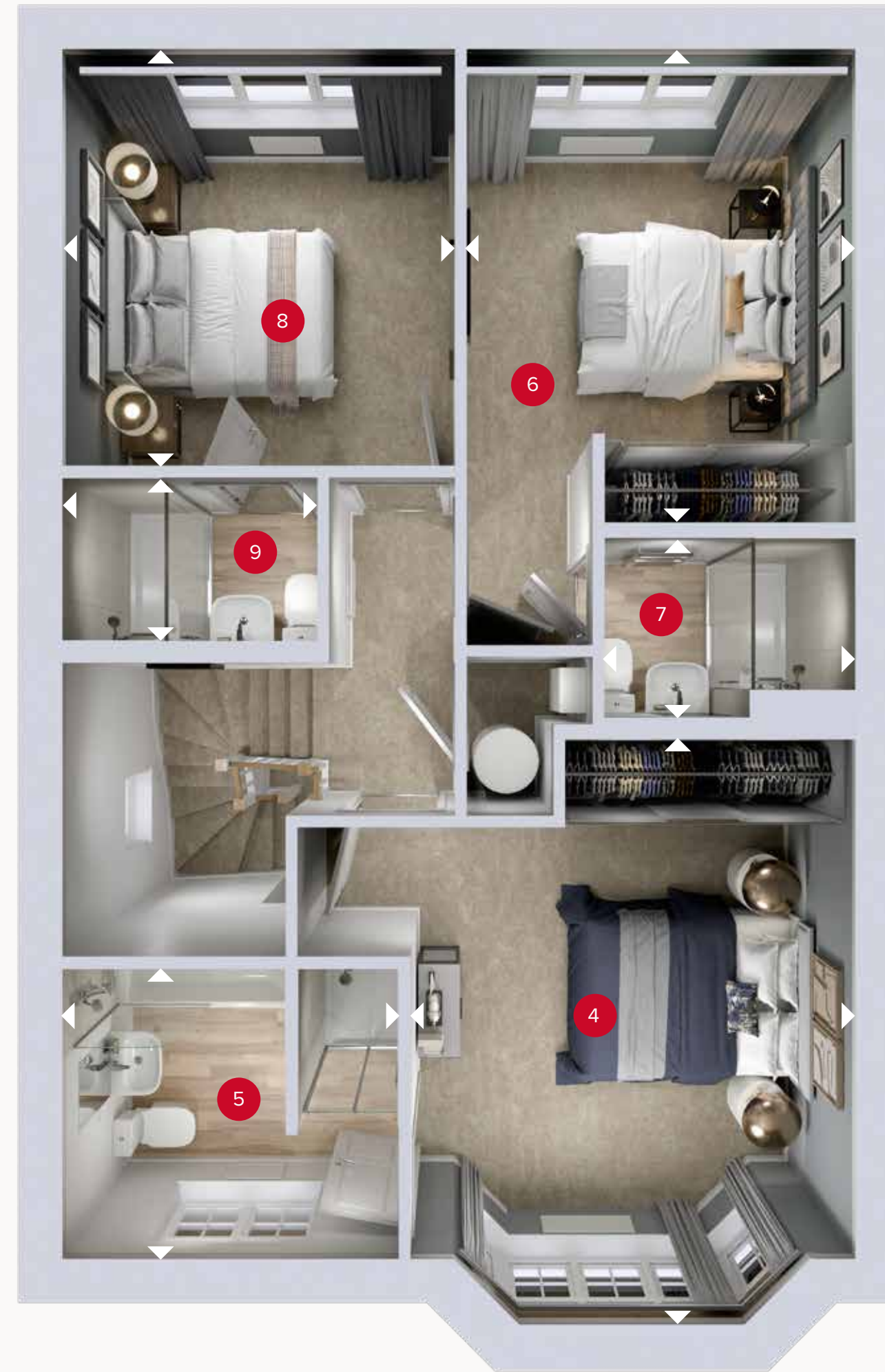
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# 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	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'5" x 11'0"	4.40 x 3.36 m
5	En-suite 1	8'4" x 7'2"	2.54 x 2.18 m
6	Bedroom 2	11'9" x 9'8"	3.57 x 2.94 m
7	En-suite 2	6'3" x 4'7"	1.90 x 1.39 m
8	Bedroom 3	10'4" x 9'9"	3.15 x 2.97 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m

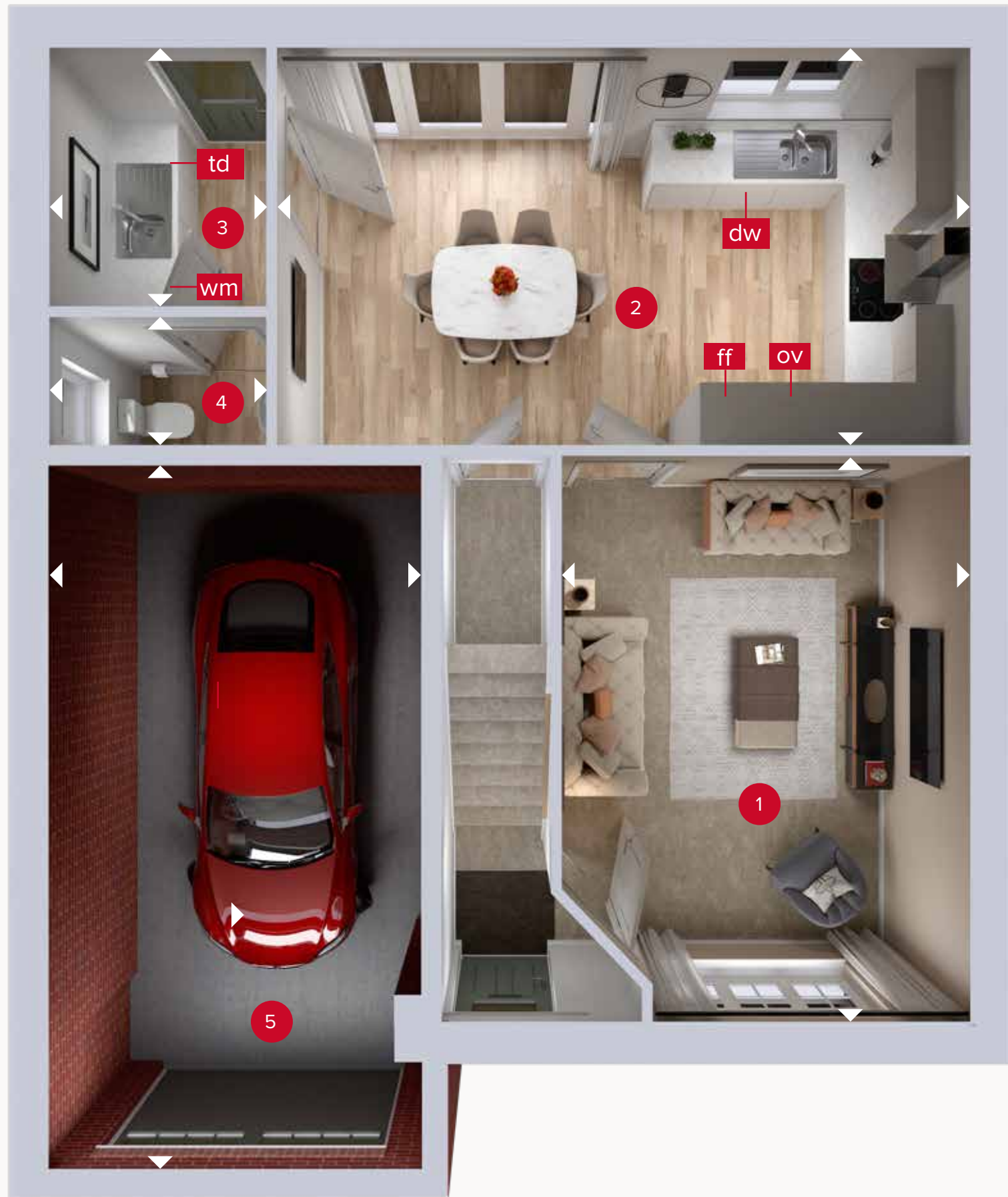


Customers should note this illustration is an example of the Stratford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_STRAQ\_DM.2

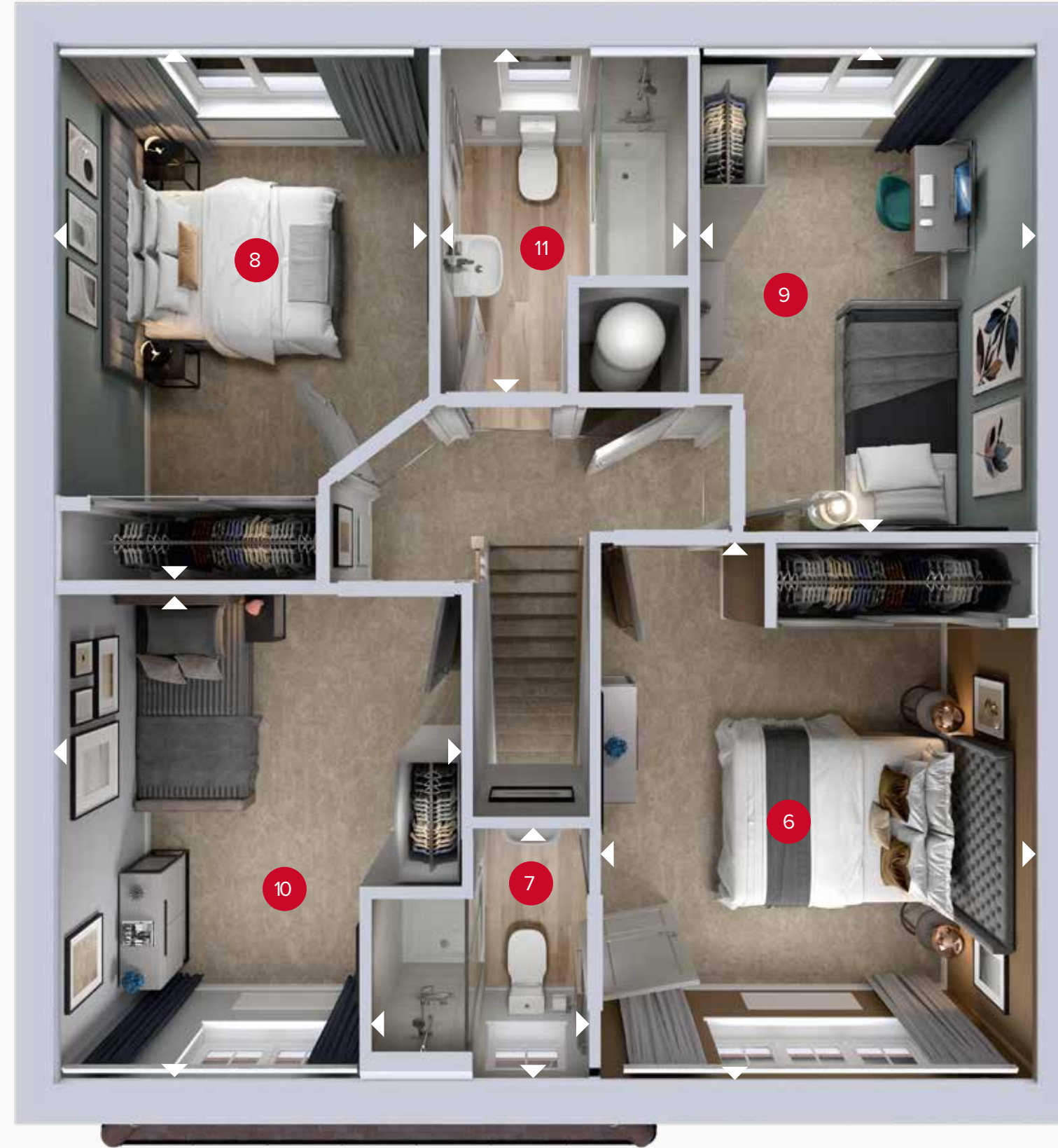
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE SHREWSBURY

## GROUND FLOOR

1 Lounge	15'3" x 11'1"	4.65 x 3.37 m
2 Kitchen/Dining	18'8" x 10'9"	5.70 x 3.28 m
3 Utility	7'0" x 5'10"	2.14 x 1.78 m
4 Cloaks	5'10" x 3'5"	1.78 x 1.05 m
5 Garage	19'7" x 10'1"	5.97 x 3.08 m

## FIRST FLOOR

6 Bedroom 1	13'8" x 11'1"	4.16 x 3.37 m
7 En-suite	6'6" x 5'6"	1.98 x 1.69 m
8 Bedroom 2	13'8" x 9'5"	4.16 x 2.88 m
9 Bedroom 3	12'4" x 8'6"	3.77 x 2.60 m
10 Bedroom 4	12'4" x 10'3"	3.77 x 3.13 m
11 Bathroom	8'10" x 6'4"	2.70 x 1.92 m



Customers should note this illustration is an example of the Shrewsbury 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_SHRB\_DM.3

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ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space

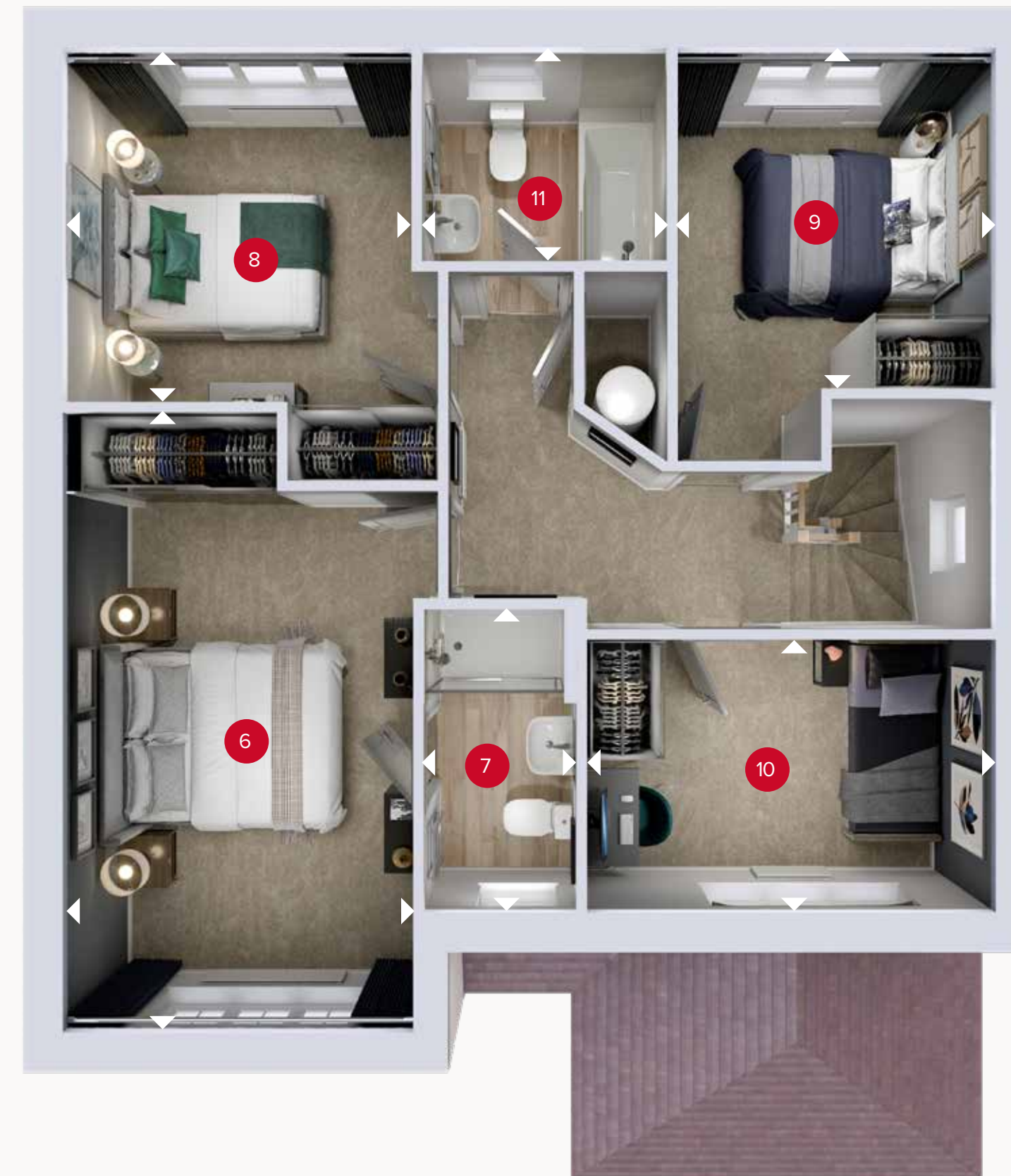




# THE WINDSOR



**GROUND FLOOR**



**FIRST FLOOR**

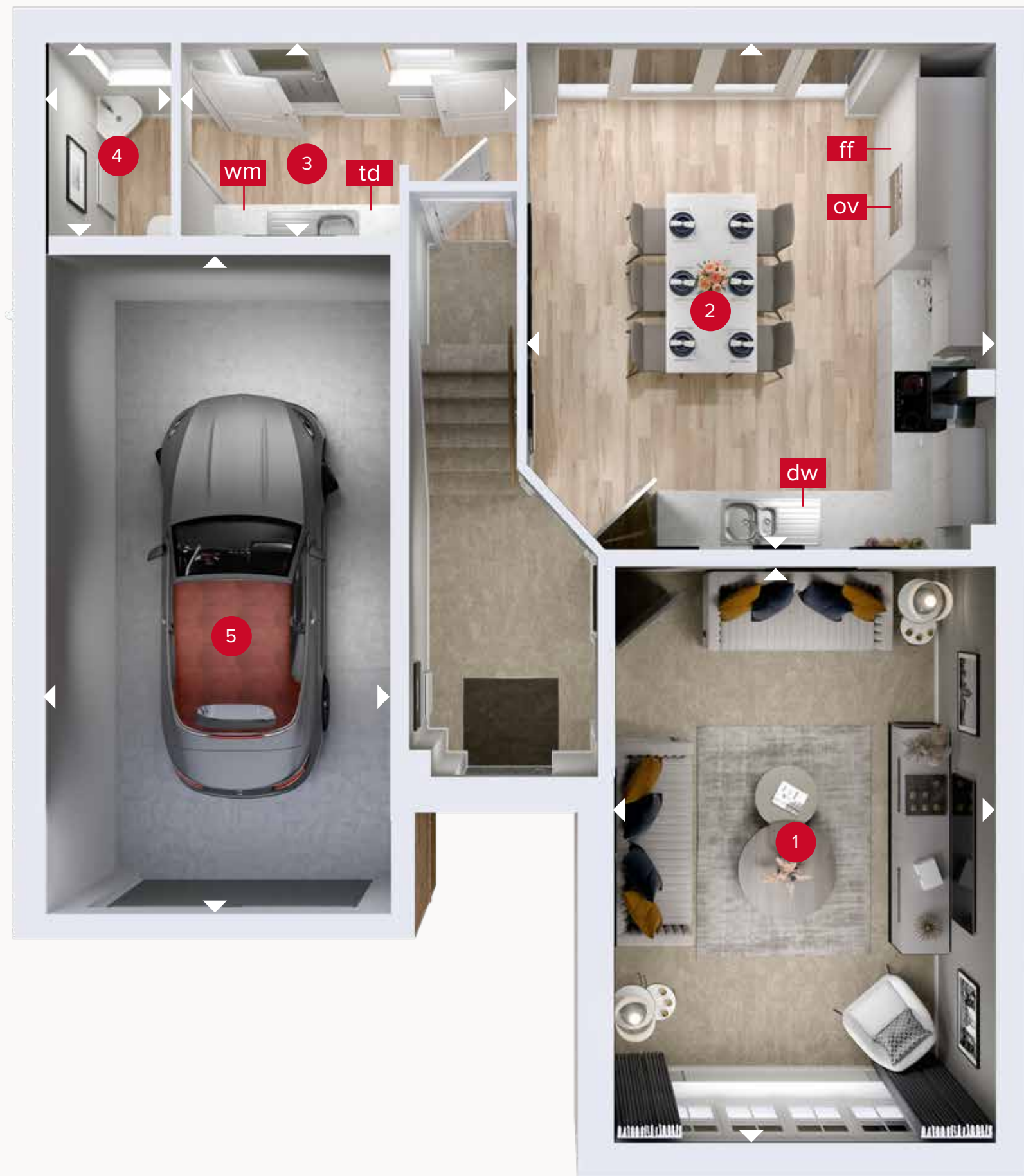
## GROUND FLOOR

1	Kitchen/ Dining	18'4" x 10'8"	5.59 x 3.26 m
2	Lounge	16'8" x 11'0"	5.09 x 3.33 m
3	Utility	7'3" x 6'5"	2.22 x 1.95 m
4	Cloaks	5'7" x 3'1"	1.69 x 0.94 m
5	Garage	19'1" x 9'10"	5.82 x 3.00 m

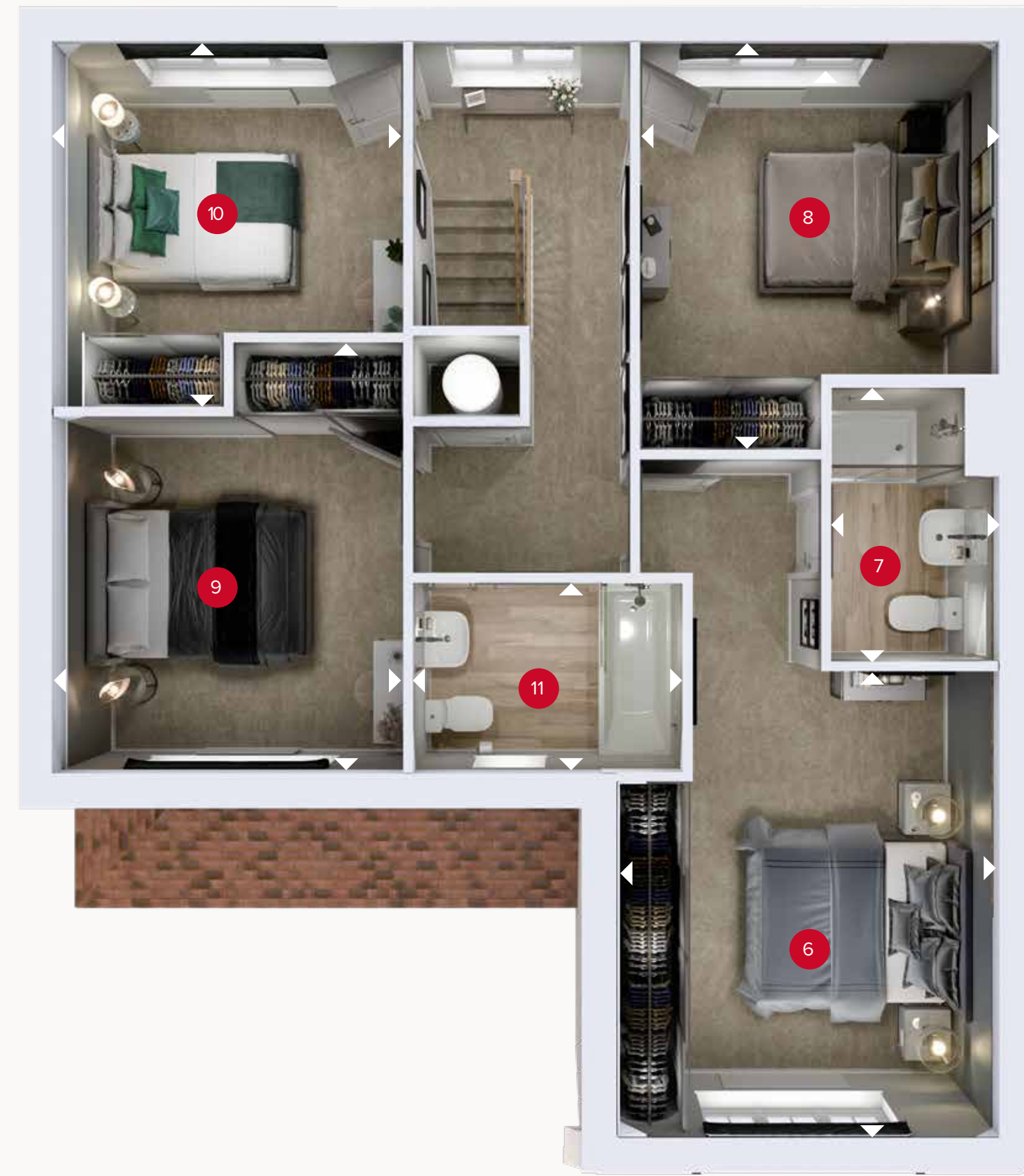
## FIRST FLOOR

6	Bedroom 1	16'10" x 9'9"	5.14 x 2.96 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'8"	3.12 x 2.94 m
9	Bedroom 3	9'11" x 8'11"	3.01 x 2.72 m
10	Bedroom 4	11'5" x 7'1"	3.48 x 2.17 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m

# THE MARLOW



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	16'10" x 11'1"	5.14 x 3.38 m
2 Kitchen/ Dining	14'10" x 13'9"	4.52 x 4.19 m
3 Utility	9'10" x 5'7"	3.00 x 1.71 m
4 Cloaks	5'7" x 3'6"	1.71 x 1.08 m
5 Garage	19'10" x 10'1"	6.06 x 3.08 m

## 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	10'8" x 10'2"	3.26 x 3.10 m
11 Bathroom	7'3" x 5'7"	2.22 x 1.71 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_MARO\_DM.3

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



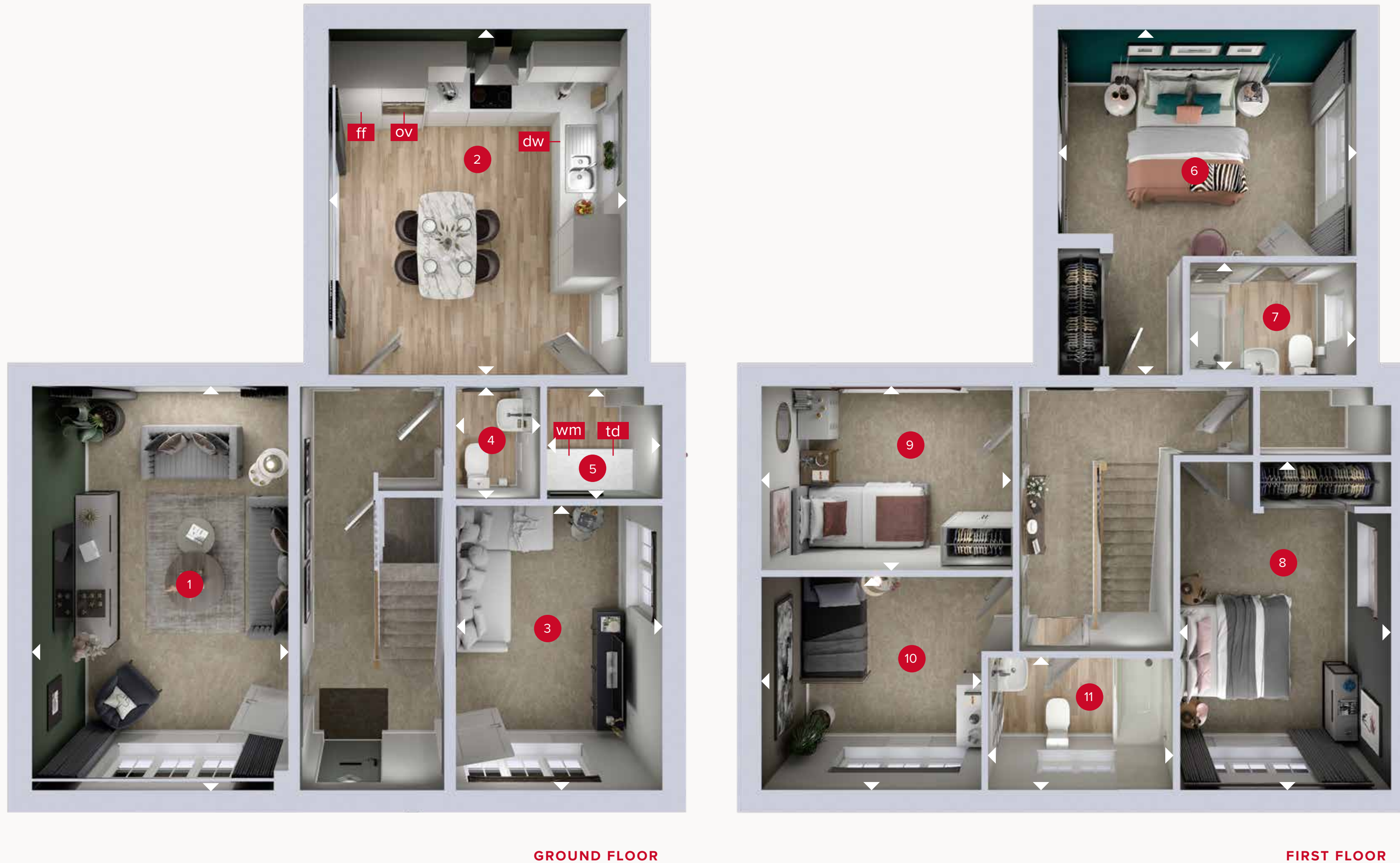
# THE HARLECH

## GROUND FLOOR

1	Lounge	17'1" x 10'10"	5.21 x 3.31 m
2	Kitchen/ Dining/	14'8" x 12'8"	4.46 x 3.86 m
3	Family/ Study/	12'0" x 8'9"	3.66 x 2.66 m
4	Cloaks	4'9" x 3'7"	1.44 x 1.08 m
5	Laundry	4'10" x 4'9"	1.48 x 1.44 m

## FIRST FLOOR

6	Bedroom 1	12'8" x 9'7"	3.86 x 2.92 m
7	En-suite	7'1" x 4'9"	2.16 x 1.44 m
8	Bedroom 2	13'11" x 8'11"	4.23 x 2.73 m
9	Bedroom 3	10'8" x 7'9"	3.24 x 2.37 m
10	Bedroom 4	9'4" x 9'0"	2.84 x 2.75 m
11	Bathroom	7'10" x 5'7"	2.39 x 1.71 m



GROUND FLOOR

FIRST FLOOR



Customers should note this illustration is an example of the Harlech 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HARL\_DM1

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ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE OXFORD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'1" x 9'10"	5.81 x 3.00 m

## FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.05 x 3.29 m
7	En-suite	8'3" x 6'5"	2.52 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'9"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'9"	2.42 x 2.05 m



Customers should note this illustration is an example of the Oxford 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_OXFO\_DM.5

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space



# THE CAMBRIDGE

## GROUND FLOOR

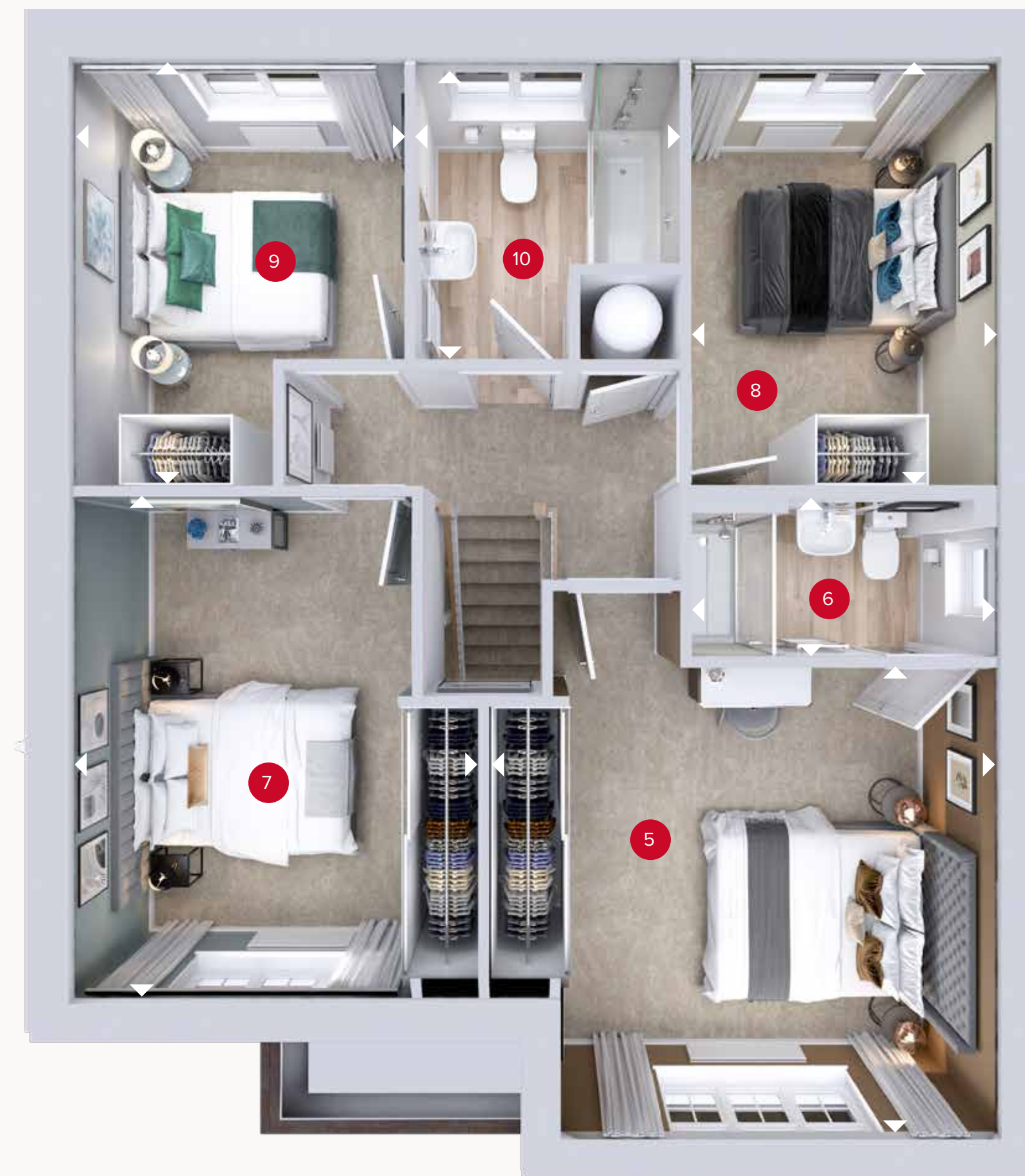
1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/ Family	25'2" x 12'6"	7.68 x 3.82 m
3	Utility	5'11" x 5'11"	1.81 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'5" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	13'8" x 11'1"	4.18 x 3.37 m
8	Bedroom 3	11'7" x 8'5"	3.52 x 2.56 m
9	Bedroom 4	11'7" x 9'1"	3.53 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.17 m



GROUND FLOOR



FIRST FLOOR



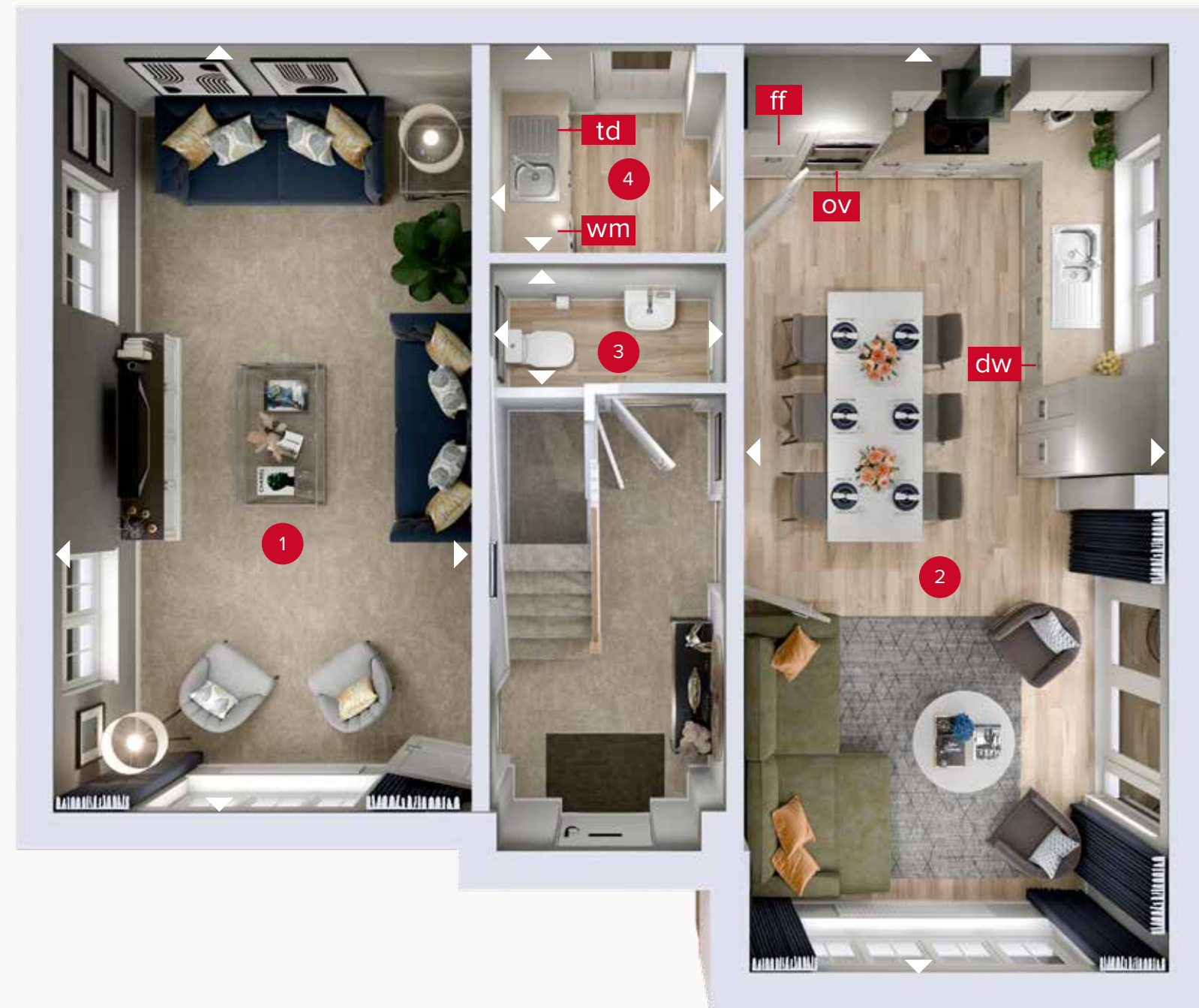
Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_CAMB\_DM.9

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

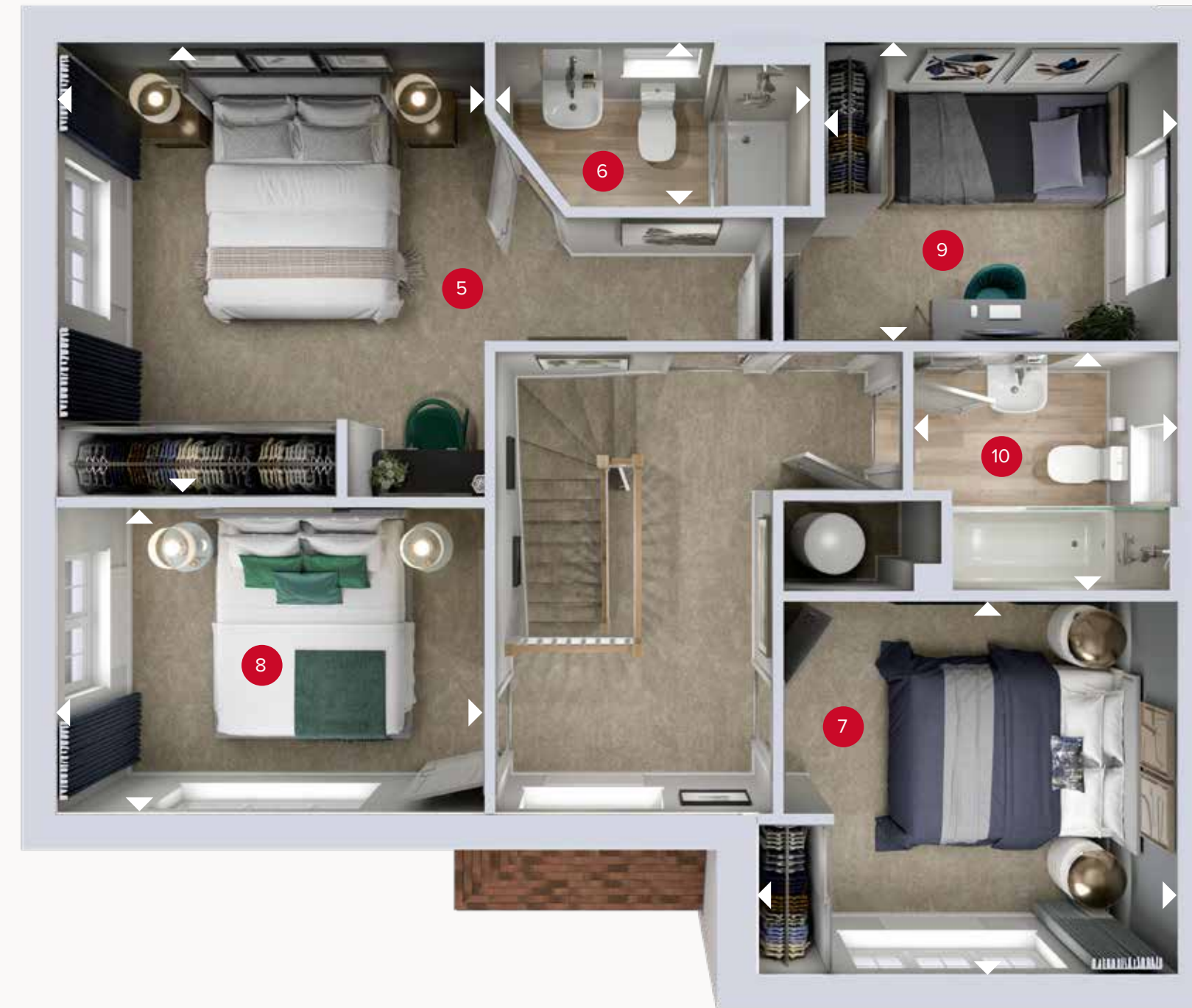
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE SHAFTESBURY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

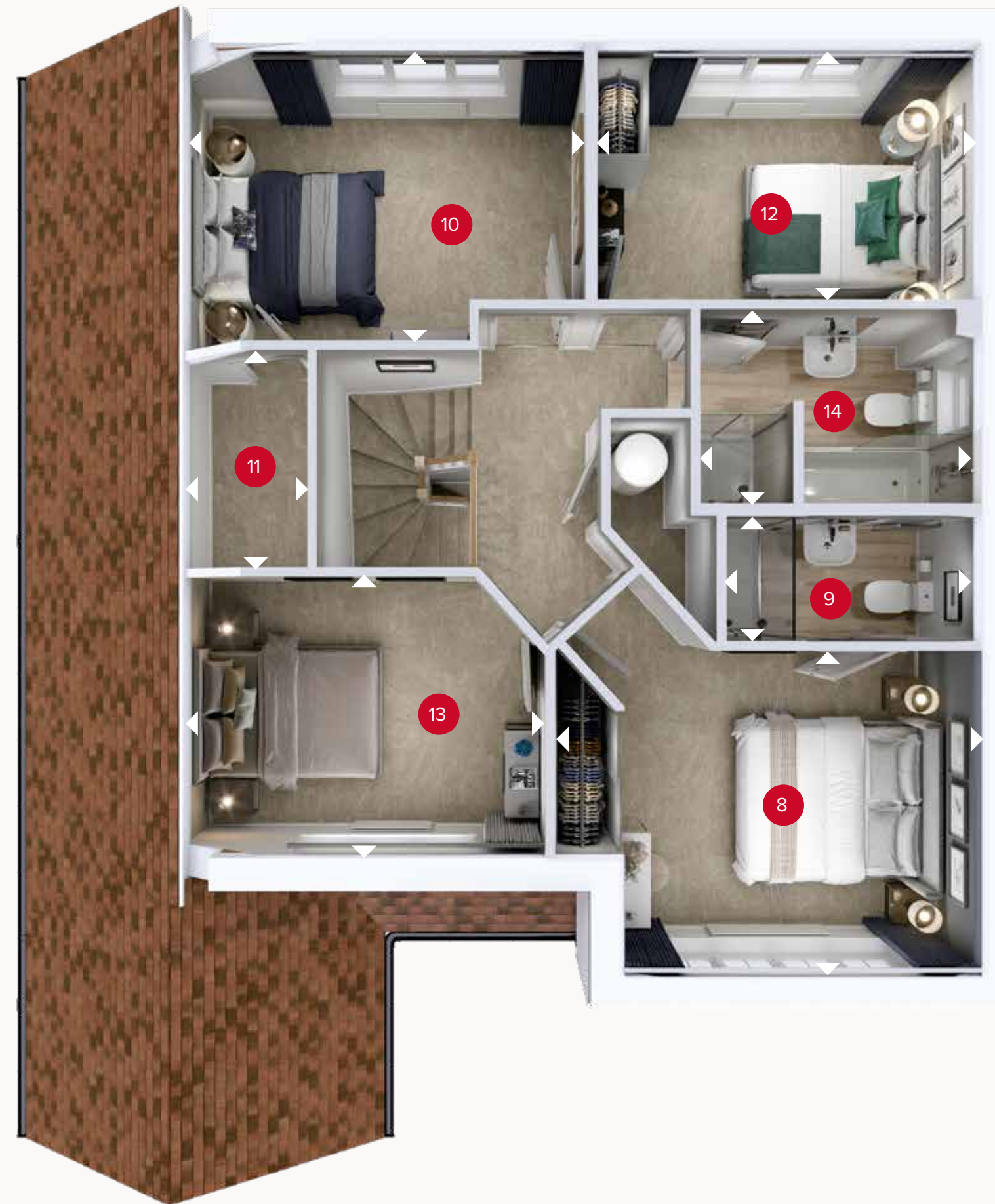
1	Lounge	21'2" x 11'8"	6.44 x 3.56 m
2	Kitchen/ Dining Family	25'7" x 11'7"	7.79 x 3.52 m
3	Cloaks	6'7" x 3'3"	2.00 x 1.00 m
4	Utility	6'7" x 5'9"	2.00 x 1.75 m

## FIRST FLOOR

5	Bedroom 1	12'6" x 11'8"	3.80 x 3.55 m
6	En-suite	8'6" x 4'6"	2.58 x 1.38 m
7	Bedroom 2	11'7" x 10'3"	3.52 x 3.12 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	10'10" x 8'2"	3.30 x 2.48 m
10	Bathroom	7'3" x 6'7"	2.22 x 2.01 m



**GROUND FLOOR**



**FIRST FLOOR**

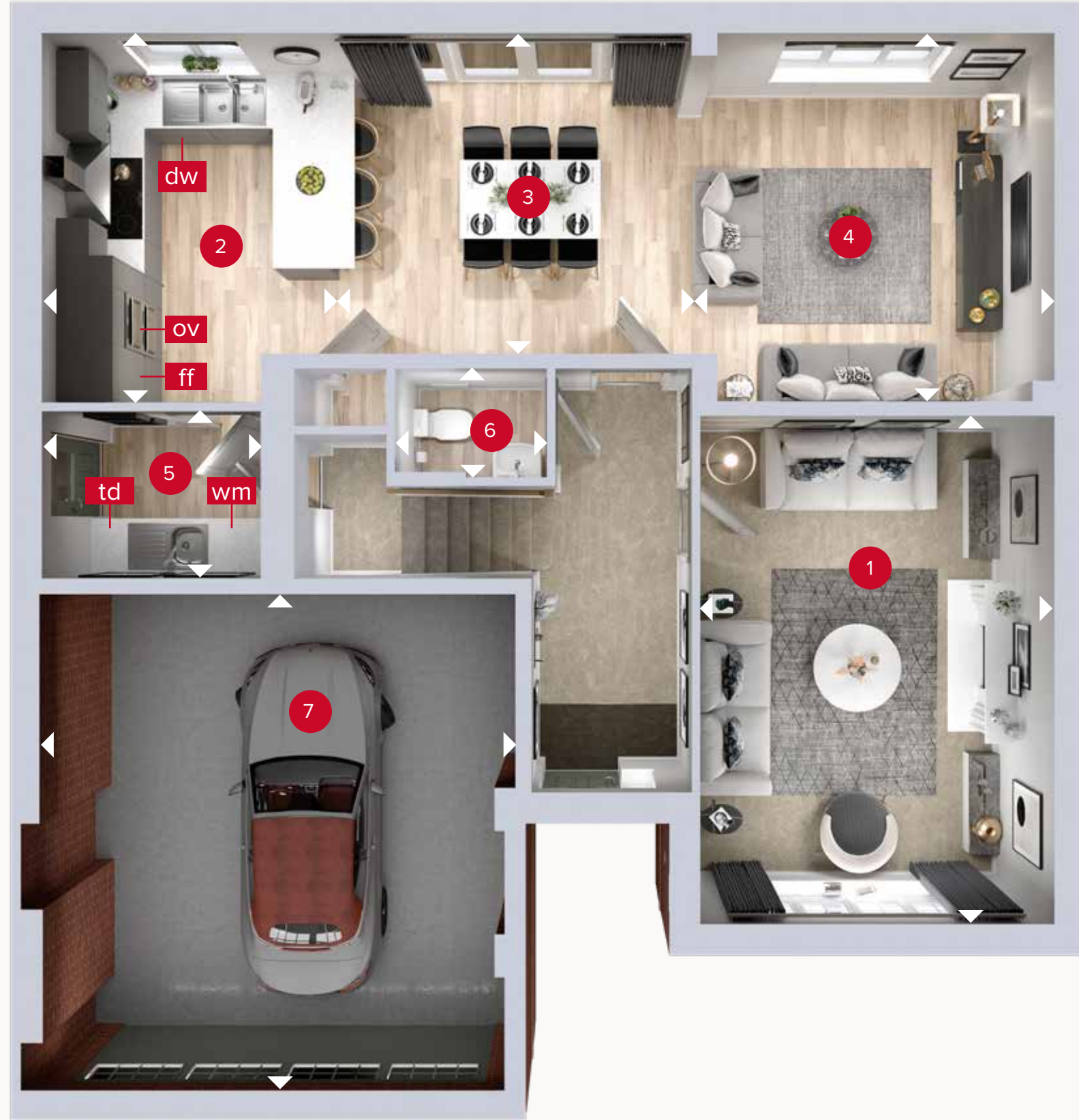
# THE CHESTER

## GROUND FLOOR

1 Lounge	16'5" x 11'2"	5.01 x 3.41 m
2 Kitchen	11'5" x 10'2"	3.48 x 3.11 m
3 Dining	12'4" x 10'9"	3.76 x 3.28 m
4 Family	12'4" x 9'8"	3.76 x 2.94 m
5 Cloaks	5'10" x 3'8"	1.77 x 1.12 m
6 Utility	9'7" x 7'1"	2.92 x 2.17 m
7 Garage	19'0" x 10'1"	5.79 x 3.08 m

## FIRST FLOOR

8 Bedroom 1	13'4" x 10'2"	4.07 x 3.11 m
9 En-suite	8'0" x 3'11"	2.44 x 1.20 m
10 Bedroom 2	13'2" x 9'5"	4.02 x 2.88 m
11 Storage	6'9" x 4'4"	2.07 x 1.33 m
12 Bedroom 3	12'0" x 8'1"	3.67 x 2.46 m
13 Bedroom 4	11'10" x 8'9"	3.62 x 2.67 m
14 Bathroom	8'10" x 6'1"	2.69 x 1.86 m



**GROUND FLOOR**



**FIRST FLOOR**

# THE WELWYN

## GROUND FLOOR

1	Lounge	17'1" x 11'11"	5.21 x 3.63 m
2	Kitchen	12'5" x 9'9"	3.79 x 2.97 m
3	Dining	13'0" x 10'10"	3.95 x 3.29 m
4	Family	12'5" x 11'4"	3.78 x 3.46 m
5	Utility	7'4" x 5'7"	2.24 x 1.71 m
6	Cloaks	5'1" x 3'8"	1.56 x 1.12 m
7	Garage	17'2" x 16'0"	5.23 x 4.88 m

## FIRST FLOOR

8	Bedroom 1	14'9" x 14'8"	4.49 x 4.47 m
9	En-suite	9'3" x 4'6"	2.82 x 1.36 m
10	Bedroom 2	12'1" x 9'3"	3.69 x 2.82 m
11	Bedroom 3	11'0" x 9'3"	3.35 x 2.81 m
12	Bedroom 4	10'8" x 6'11"	3.24 x 2.11 m
13	Bathroom	7'4" x 6'6"	2.24 x 1.99 m



Customers should note this illustration is an example of the Welwyn 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_WELW\_DM.8

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space





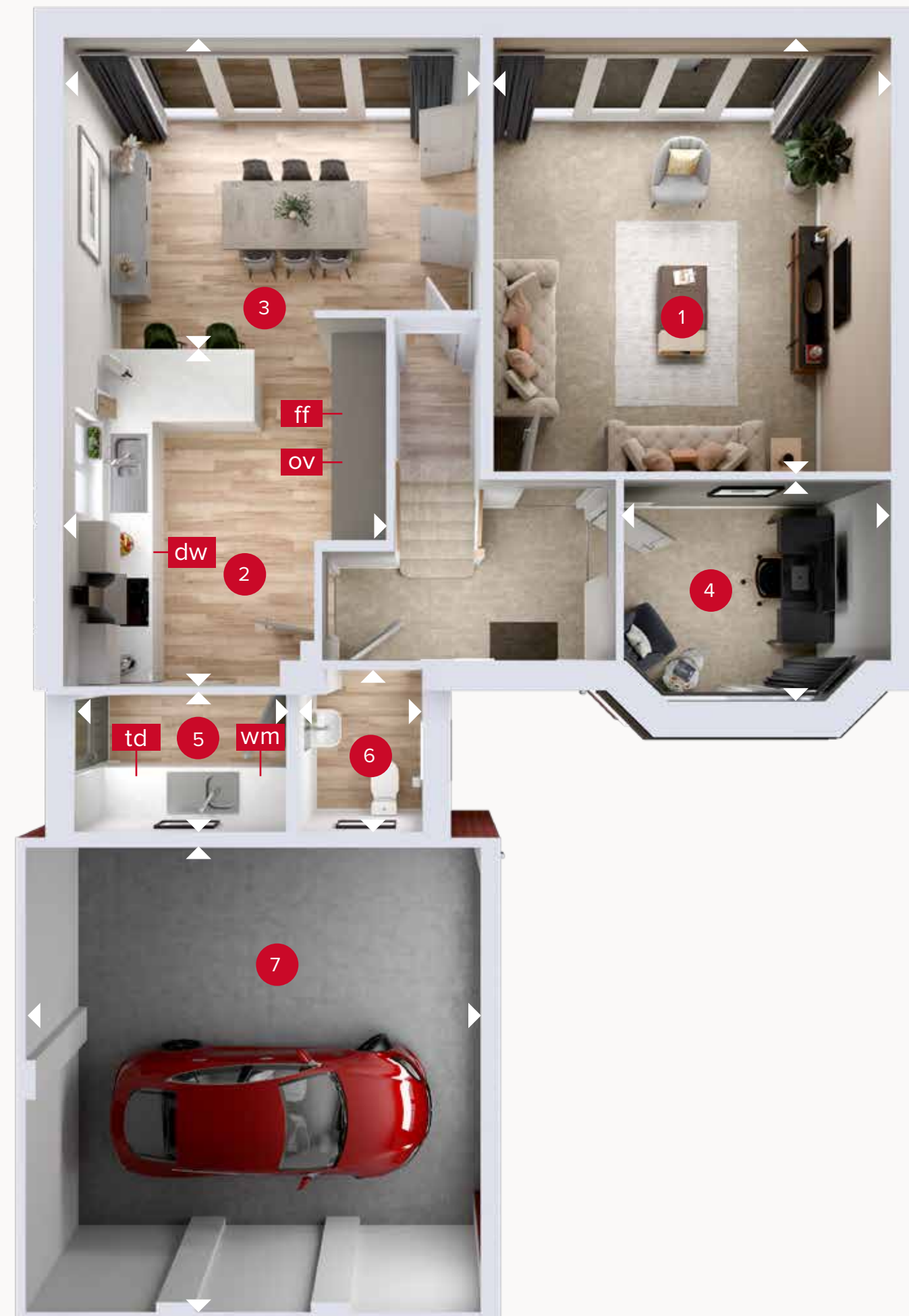
# THE CANTERBURY

## GROUND FLOOR

1 Lounge	15'9" x 14'5"	4.80 x 4.39 m
2 Kitchen	13'8" x 11'8"	4.16 x 3.56 m
3 Dining	15'1" x 9'11"	4.60 x 3.02 m
4 Study	9'8" x 8'1"	2.96 x 2.47 m
5 Utility	7'11" x 5'3"	2.42 x 1.59 m
6 Cloaks	6'2" x 4'7"	1.87 x 1.40 m
7 Garage	17'5" x 17'0"	5.30 x 5.19 m

## FIRST FLOOR

8 Bedroom 1	14'3" x 11'4"	4.34 x 3.46 m
9 En-suite	9'0" x 6'4"	2.73 x 1.94 m
10 Bedroom 2	12'11" x 11'7"	3.95 x 3.54 m
11 Bedroom 3	10'1" x 9'8"	3.07 x 2.94 m
12 Bedroom 4	10'4" x 9'5"	3.14 x 2.86 m
13 Bathroom	8'11" x 5'11"	2.73 x 1.81 m



GROUND FLOOR



FIRST FLOOR



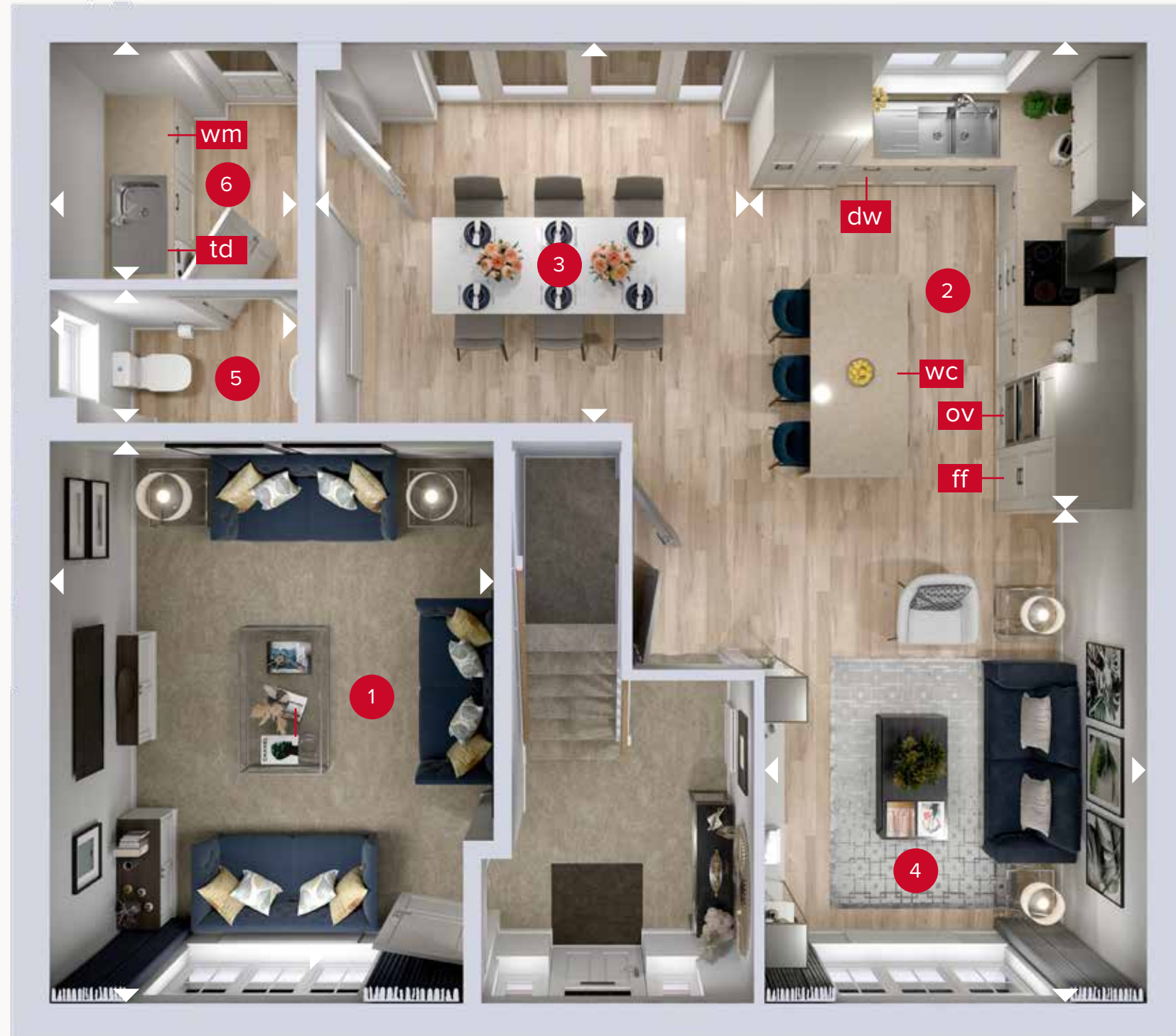
Customers should note this illustration is an example of the Canterbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_CANT\_DM.7

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

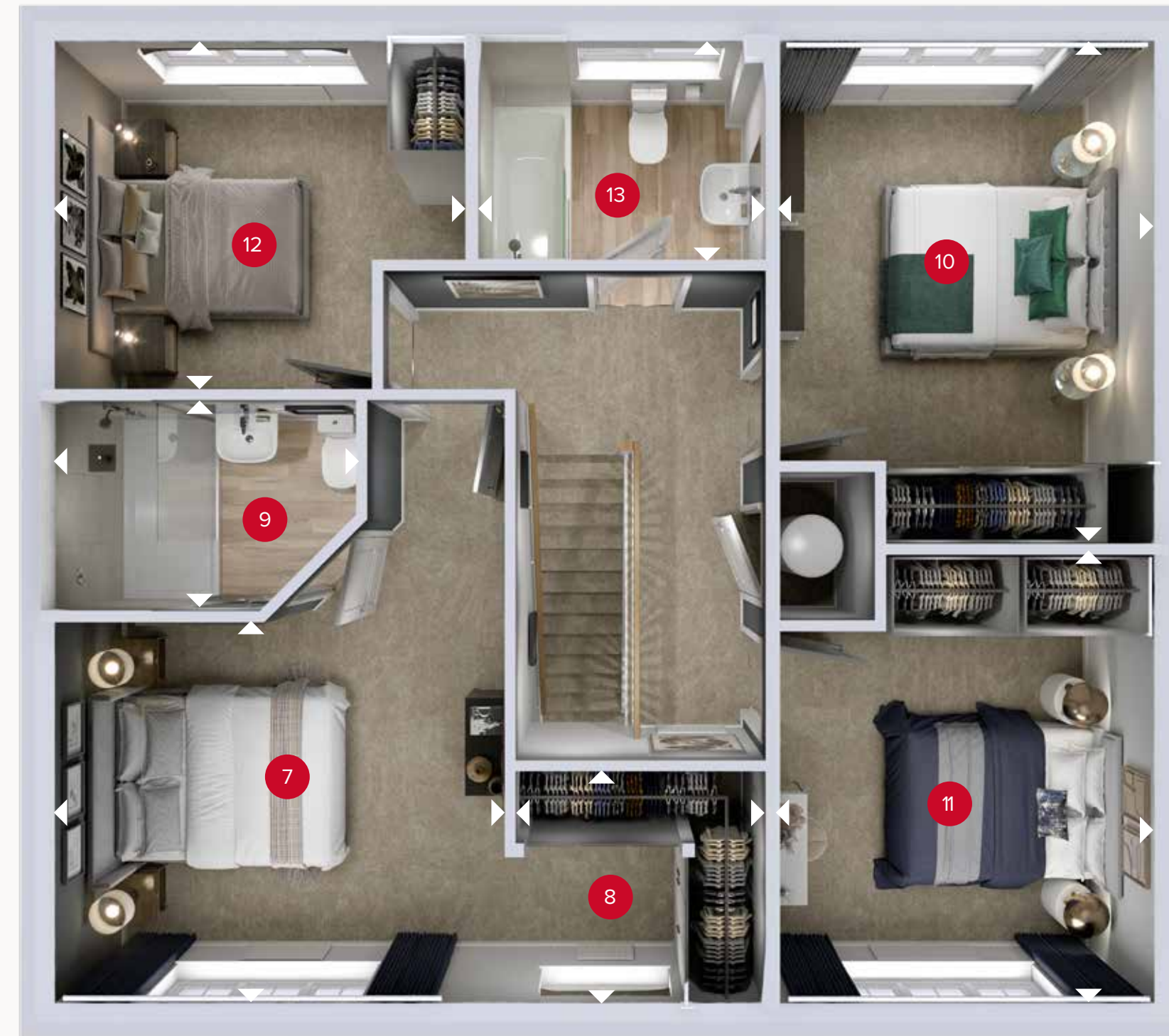
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE HARROGATE



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.08 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'6" x 10'4"	4.12 x 3.15 m
5	Cloaks	5'11" x 3'7"	1.80 x 1.09 m
6	Utility	6'5" x 5'10"	1.95 x 1.79 m

## 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 1.69 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	11'2" x 9'6"	3.40 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HARR\_DM.9

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

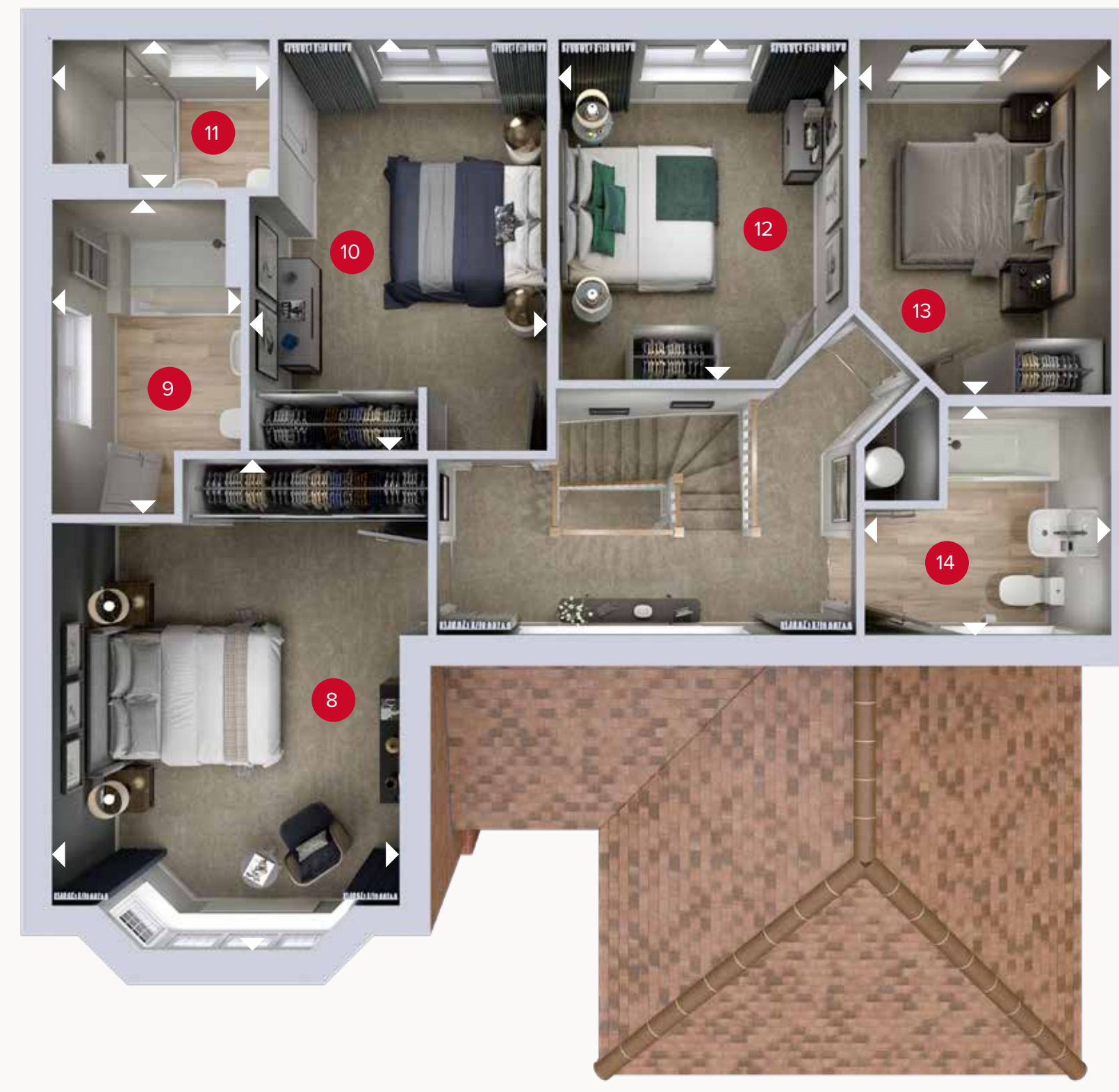
ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space  
wc - wine cooler



# THE HENLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1 Lounge	17'8" x 11'11"	5.37 x 3.63 m
2 Family	13'1" x 12'7"	3.98 x 3.83 m
3 Dining	12'3" x 11'5"	3.74 x 3.49 m
4 Kitchen	13'2" x 11'5"	4.03 x 3.49 m
5 Utility	6'3" x 5'10"	1.90 x 1.79 m
6 Cloaks	7'6" x 4'6"	2.28 x 1.38 m
7 Garage	17'1" x 17'0"	5.21 x 5.18 m

## FIRST FLOOR

8 Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9 En-suite 1	10'10" x 6'6"	3.29 x 1.98 m
10 Bedroom 2	14'1" x 10'3"	4.29 x 3.11 m
11 En-suite 2	7'6" x 5'1"	2.27 x 1.55 m
12 Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13 Bedroom 4	12'2" x 8'7"	3.71 x 2.63 m
14 Bathroom	8'5" x 7'10"	2.57 x 2.40 m



Customers should note this illustration is an example of the Henley 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HENL\_DM.6

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space



# THE HAMPSTEAD



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen	12'5" x 10'4"	3.79 x 3.16 m
2	Dining	12'5" x 10'10"	3.79 x 3.29 m
3	Family	13'5" x 11'3"	4.08 x 3.43 m
4	Lounge	17'8" x 11'11"	5.38 x 3.63 m
5	Cloaks	5'8" x 3'8"	1.72 x 1.11 m
6	Utility	7'3" x 5'7"	2.20 x 1.71 m
7	Garage	16'11" x 16'0"	5.17 x 4.88 m

## FIRST FLOOR

8	Bedroom 1	14'11" x 13'9"	4.55 x 4.18 m
9	En-suite 1	8'3" x 6'0"	2.52 x 1.83 m
10	Bedroom 2	11'0" x 9'11"	3.35 x 3.03 m
11	En-suite 2	7'3" x 6'5"	2.22 x 1.96 m
12	Bedroom 3	14'10" x 10'8"	4.52 x 3.24 m
13	Bedroom 4	11'0" x 9'9"	3.35 x 2.97 m
14	Bedroom 5 / Study	11'0" x 7'10"	3.35 x 2.40 m
15	Bathroom	9'2" x 7'4"	2.79 x 2.23 m



Customers should note this illustration is an example of the Hampstead 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HAMP\_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

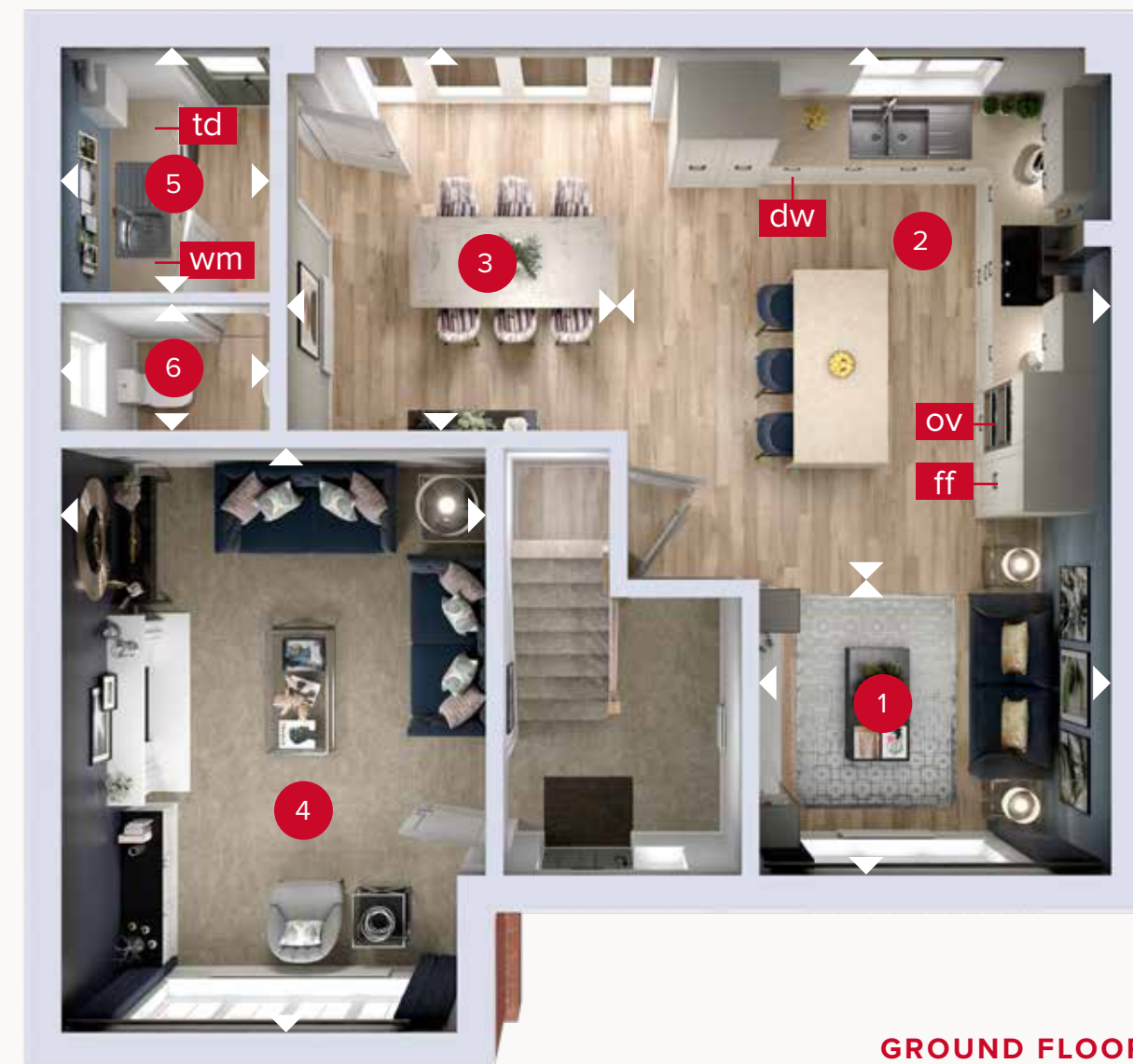
ov - oven  
ff - fridge freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space



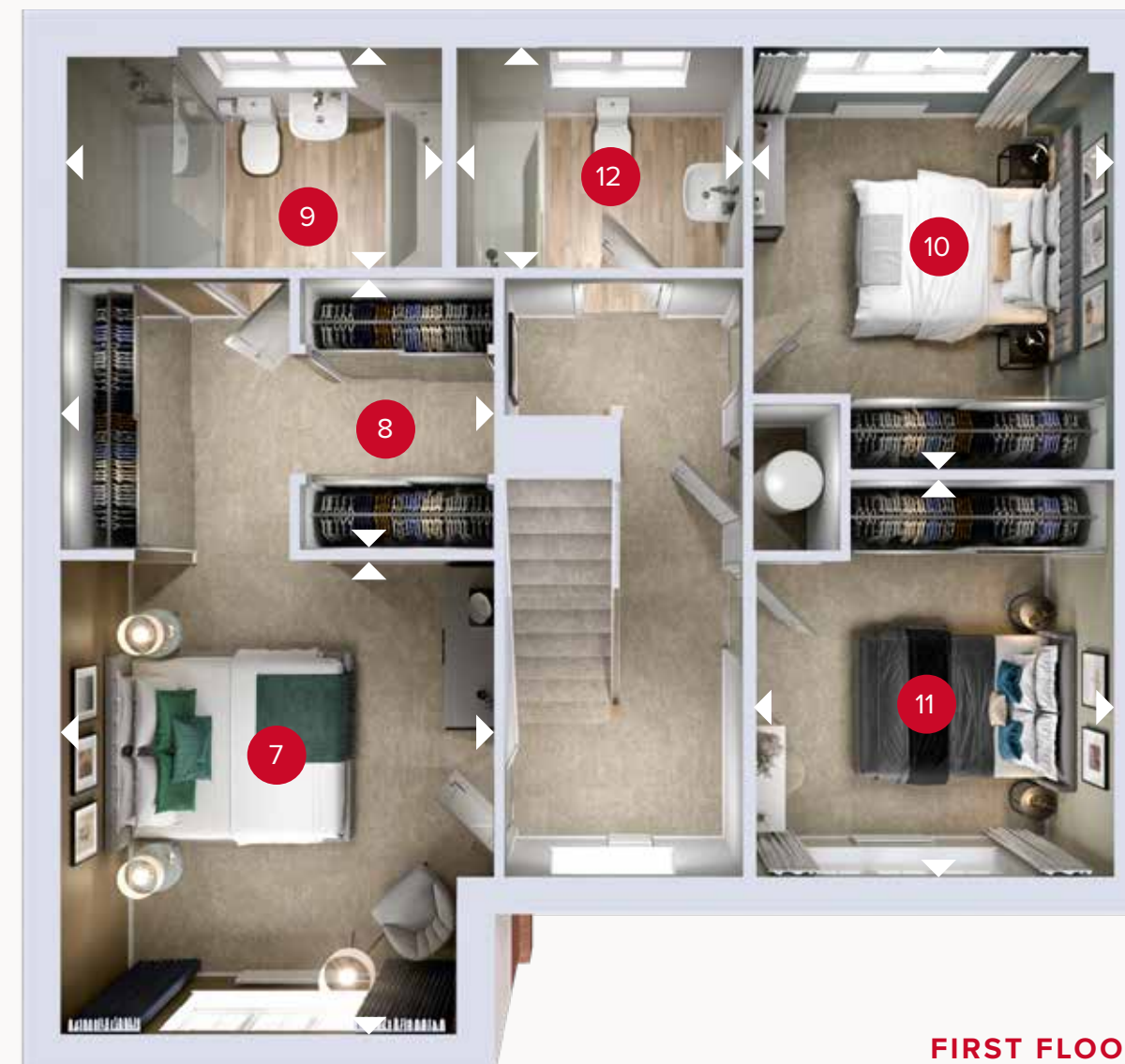
# THE HIGHGATE



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Family	9'11" x 8'4"	3.03 x 2.54 m
2	Kitchen	15'0" x 13'8"	4.57 x 4.16 m
3	Dining	10'10" x 9'7"	3.29 x 2.93 m
4	Lounge	16'6" x 12'0"	5.03 x 3.66 m
5	Utility	6'11" x 5'11"	2.11 x 1.80 m
6	Cloaks	5'11" x 3'7"	1.80 x 1.10 m

## FIRST FLOOR

7	Bedroom 1	13'4" x 12'2"	4.06 x 3.72 m
8	Dressing Room	12'2" x 7'11"	3.72 x 2.42 m
9	En-suite	10'7" x 6'3"	3.23 x 1.90 m
10	Bedroom 2	11'11" x 10'2"	3.62 x 3.10 m
11	Bedroom 3	11'2" x 10'2"	3.41 x 3.10 m
12	Bathroom	8'0" x 6'3"	2.45 x 1.91 m

## SECOND FLOOR

13	Bedroom 4/ Media Room	14'6" x 12'2"	4.41 x 3.72 m
14	Bedroom 5	13'9" x 9'7"	4.18 x 2.93 m
15	Shower Room	8'11" x 4'6"	2.71 x 1.38 m

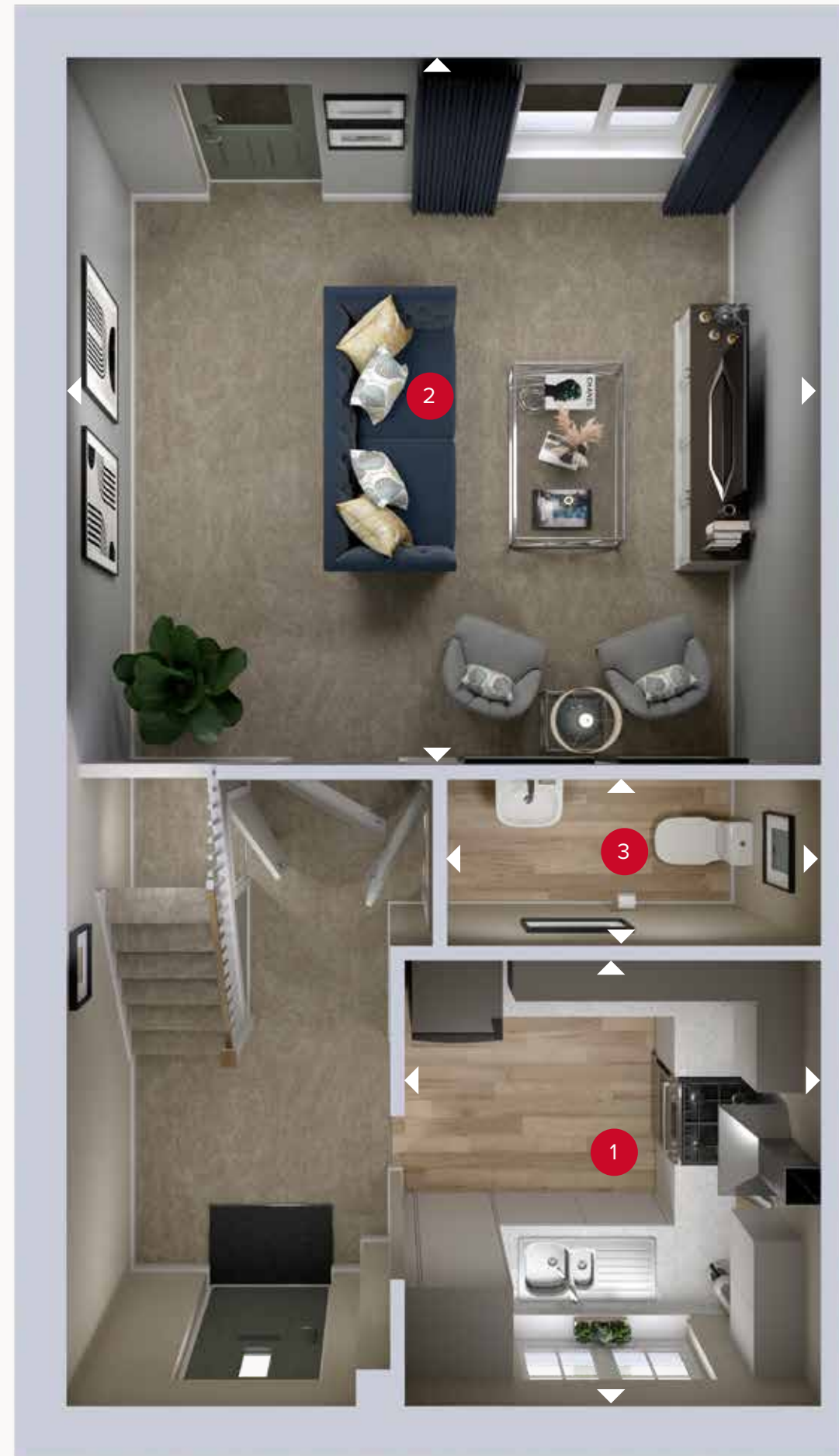


Customers should note this illustration is an example of the Highgate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_HIG5\_DM.8

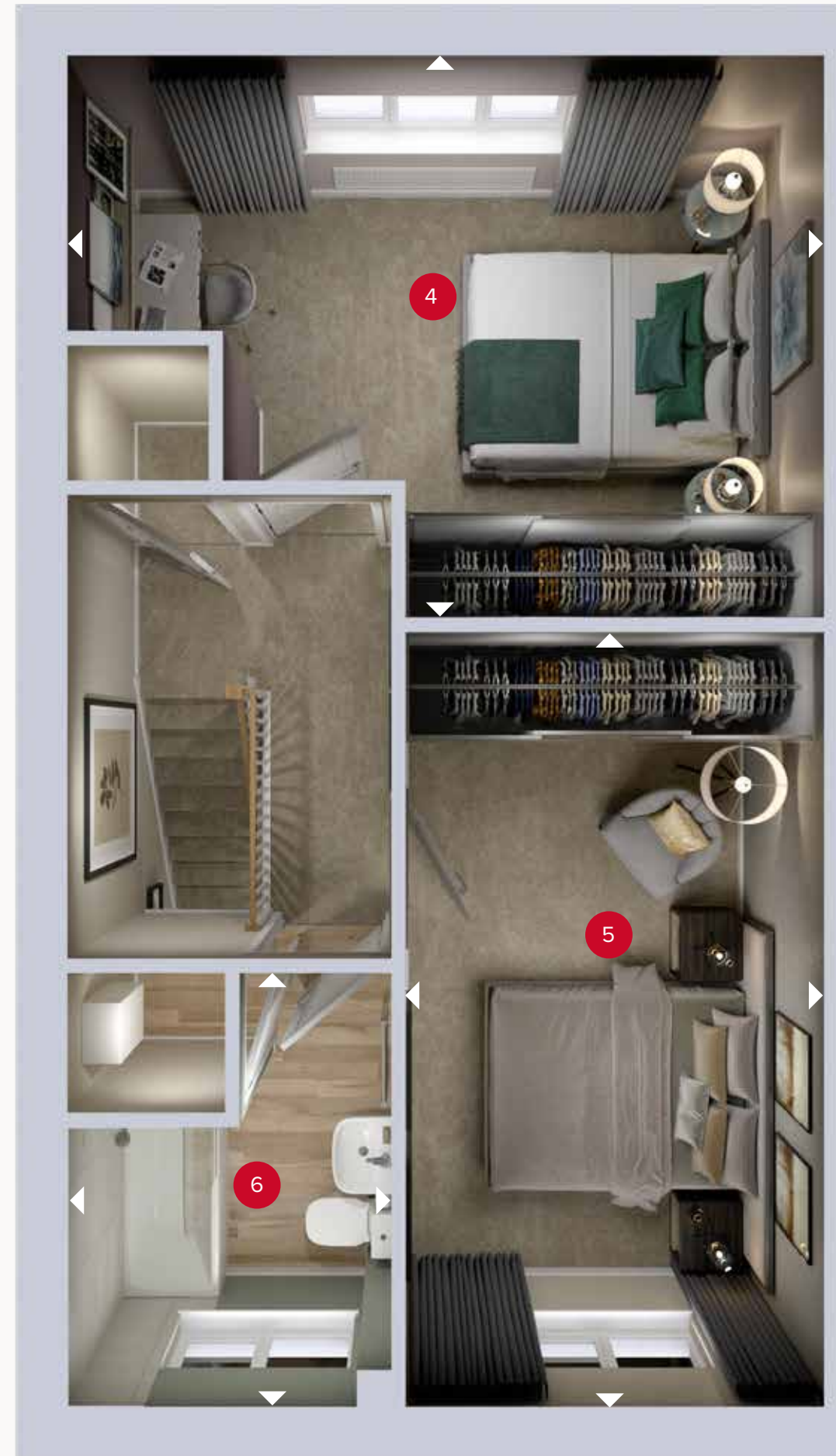
▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE TAVY END

## GROUND FLOOR

1 Kitchen	8'11" x 8'4"	2.72 x 2.54 m
2 Lounge	15'2" x 14'2"	4.61 x 4.32 m
3 Cloaks	7'6" x 3'4"	2.28 x 1.02 m

## FIRST FLOOR

4 Bedroom 1	15'2" x 11'3"	4.61 x 3.43 m
5 Bedroom 2	15'6" x 8'4"	4.73 x 2.55 m
6 Bathroom	6'6" x 5'7"	1.97 x 1.71 m

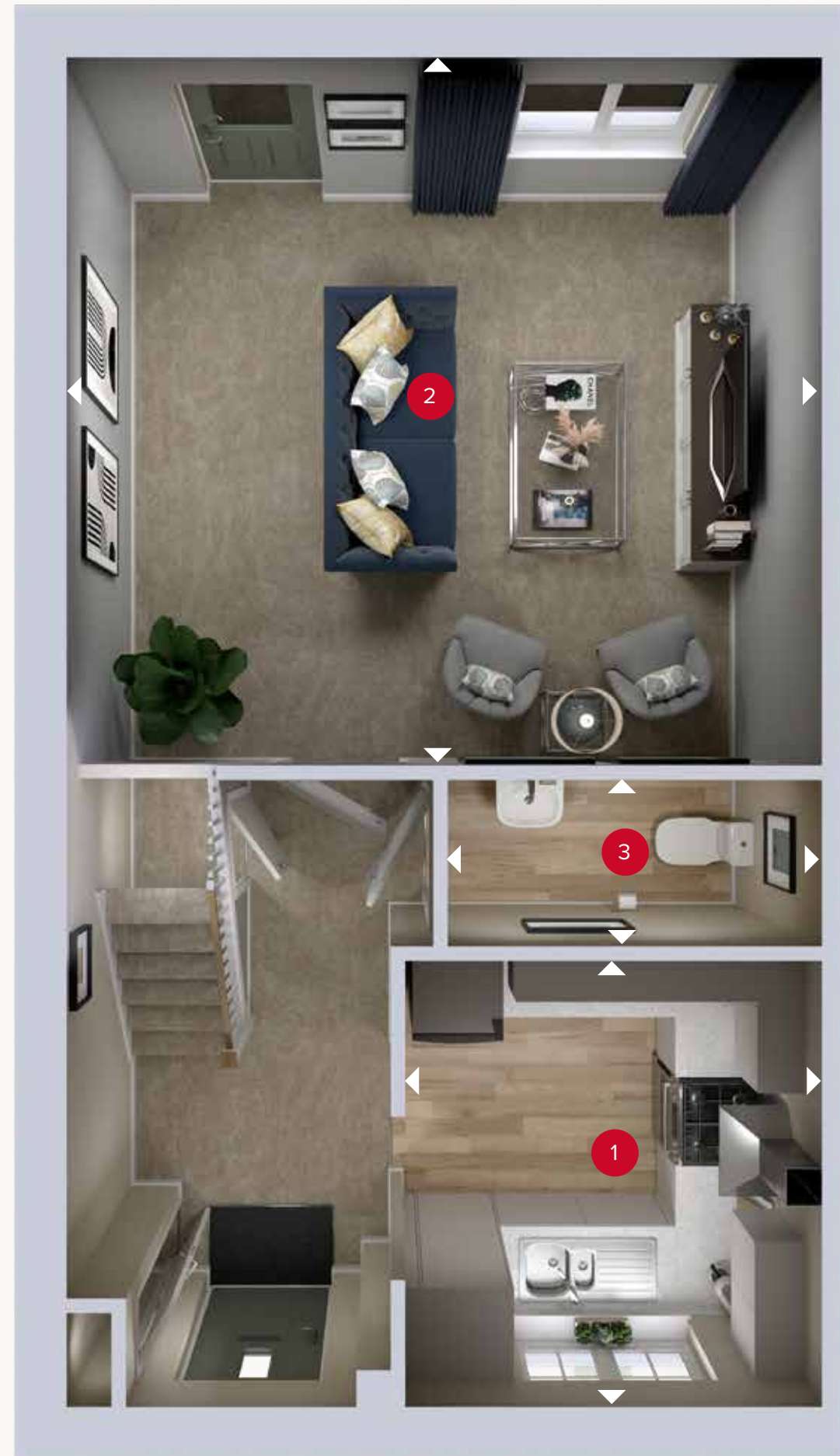


Customers should note this illustration is an example of the Tavy End house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_TAVY\_EM.4

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space





**GROUND FLOOR**



**FIRST FLOOR**

# THE TAVY MID

## GROUND FLOOR

1 Kitchen	8'11" x 8'4"	2.72 x 2.54 m
2 Lounge	15'2" x 14'2"	4.61 x 4.32 m
3 Cloaks	7'6" x 3'4"	2.28 x 1.02 m

## FIRST FLOOR

4 Bedroom 1	15'2" x 11'3"	4.61 x 3.43 m
5 Bedroom 2	15'6" x 8'4"	4.73 x 2.55 m
6 Bathroom	6'6" x 5'7"	1.97 x 1.71 m



Customers should note this illustration is an example of the Tavy Mid 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EF\_TAVY\_MM.4

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wm - washing machine space  
td - tumble dryer space



# SKILFUL EXECUTION

—  
Quality is never an accident, it is always the result of high attention 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

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

### 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 rear –  
Refer to layout for landscaping details.

### Paving

Buff Riven slabs indicated on drawing.

### External Fencing/Gates

**Side and rear** – 0.75 post and rail or 1.8m close boarded fence (please speak to sales consultant to confirm any amends to specific plots).

**Driveway** – Tarmac drive.

# 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](http://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.





# POPPY FIELDS



Moor Lane South, Ravenfield, Rotherham, South Yorkshire S65 4QH

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