

HERITAGE

- REDROW -

LEDHAM GARDEN VILLAGE

LEDHAM





WELCOME TO LEDHAM GARDEN VILLAGE



A COLLECTION OF 3 & 4 BEDROOM HOMES IN THE VIBRANT VILLAGE OF LEDSHAM

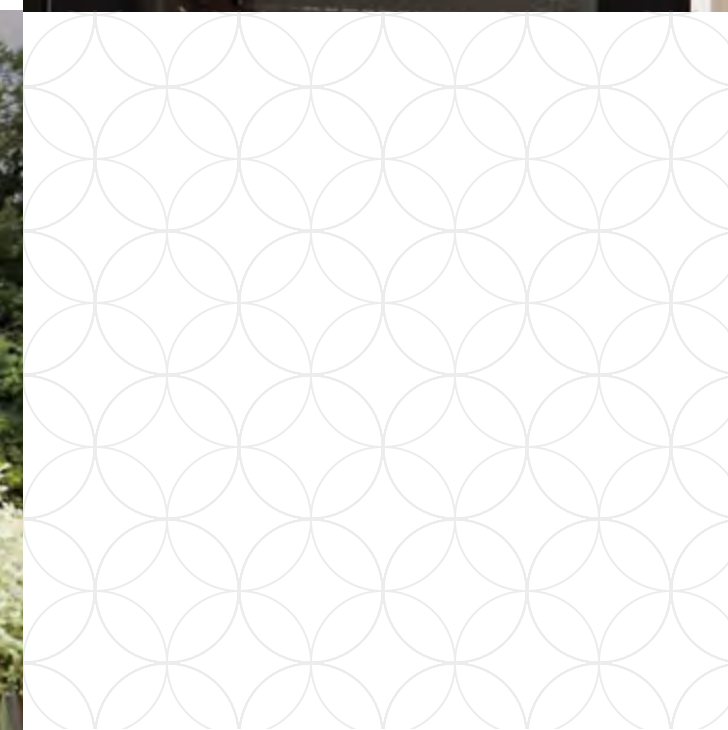
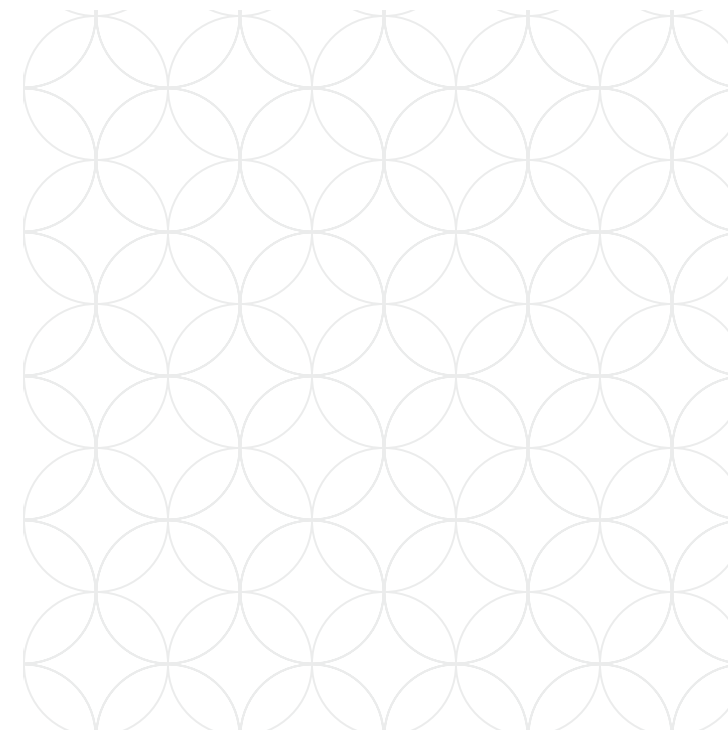
Considering its delightful West Cheshire location, Oaklands couldn't be better connected for great transport links, superb shopping and world-class entertainment. Add in highly rated schools and superb leisure facilities all close by, and you have the perfect recipe for family living.

Within easy reach of both Chester and Liverpool, it's the perfect place for our award-winning 3 & 4 bedroom Heritage Collection homes making this a sought after development



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.

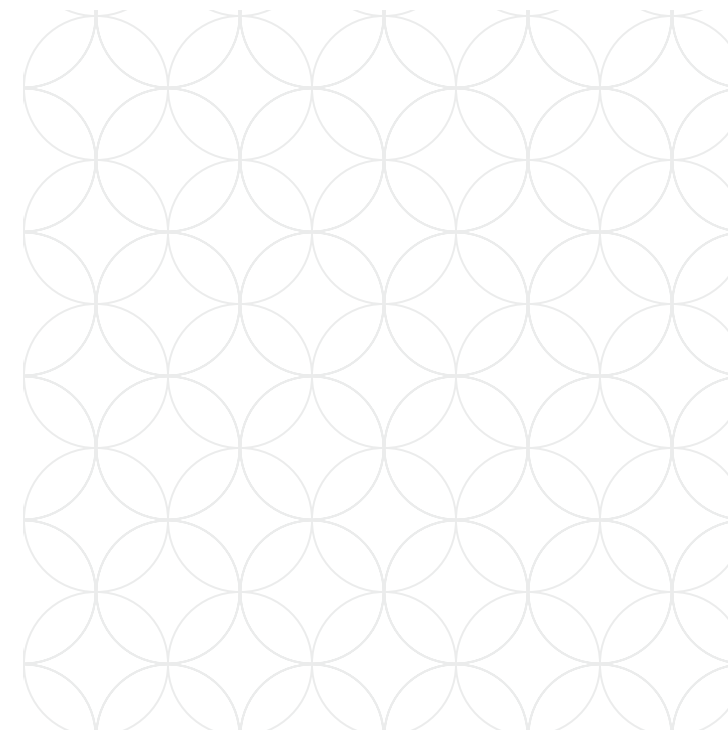


BETTER BY DESIGN

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

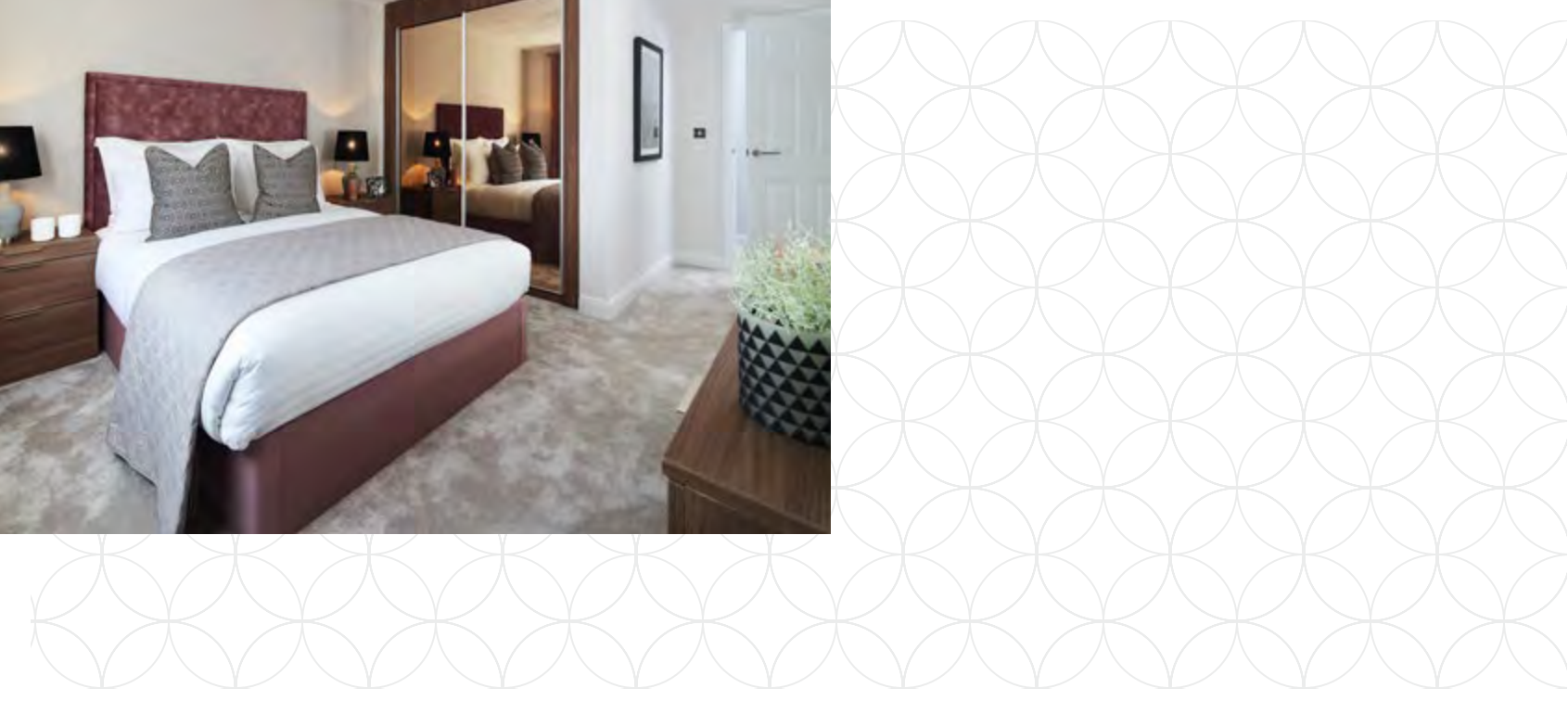
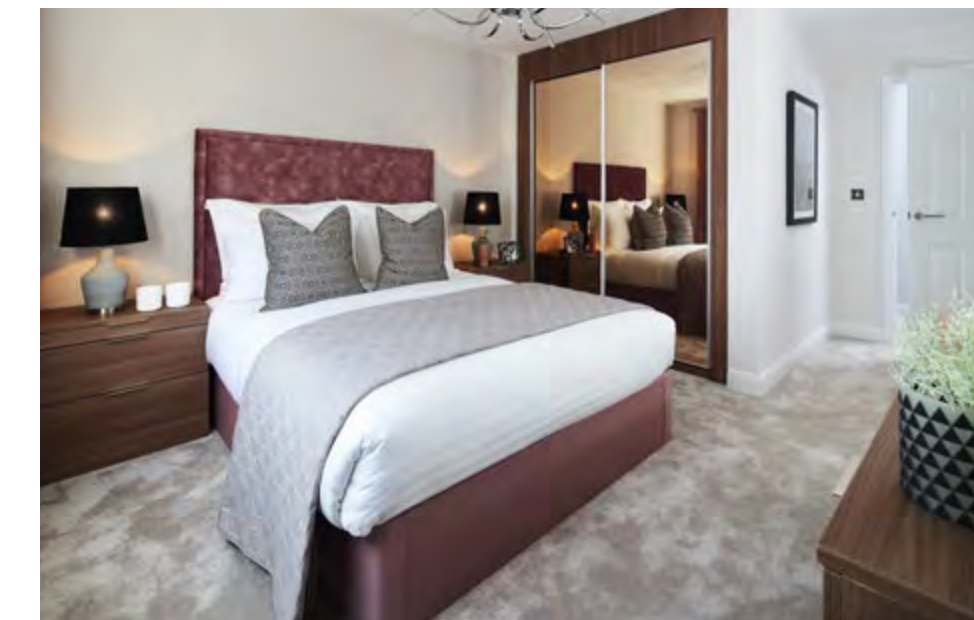
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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 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

There is so much quality shopping within reach of Ledsham Garden Village, you'll be spoiled for choice. Visit the Port Arcades in Ellesmere Port, Cheshire Oaks Designer Outlet Village, the 1bn Liverpool One development or the quirky quality of Chester's historic Rows.

Closer to home, there is a Tesco Express just a few minutes from the development, while Little Sutton and Great Sutton have a wide selection of shops and stores along the A41 Chester Road.

Cheshire Oaks offers a wide variety of entertainment, including a multi-screen cinema with iMax screen. Both Liverpool and Chester are famous for their nightlife, with a wide selection of bars and restaurants, and you'll also find a plenty of friendly pubs and eateries close by in Little Sutton and Great Sutton.

Liverpool's new Echo Arena has established itself as a stop on most major music and comedy tours, while the Philharmonic Hall attracts world class orchestras and performers.



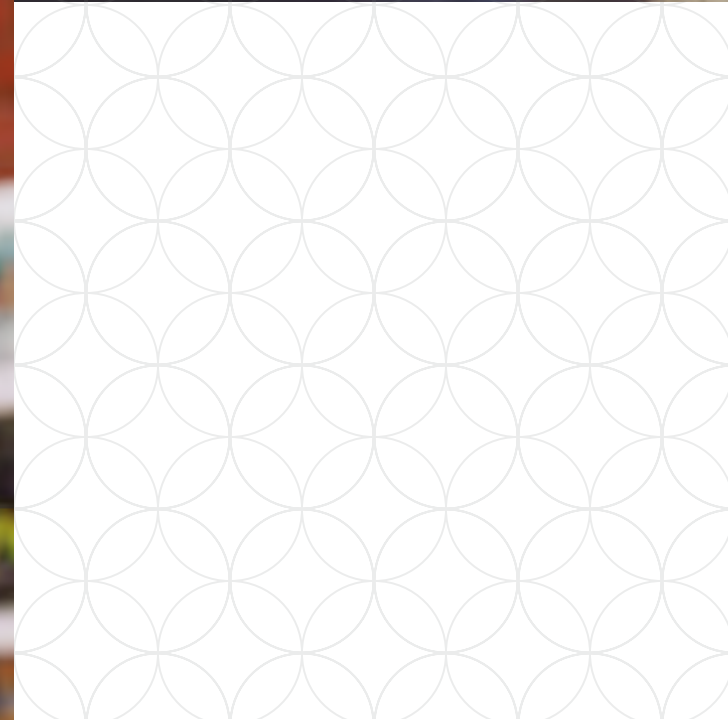
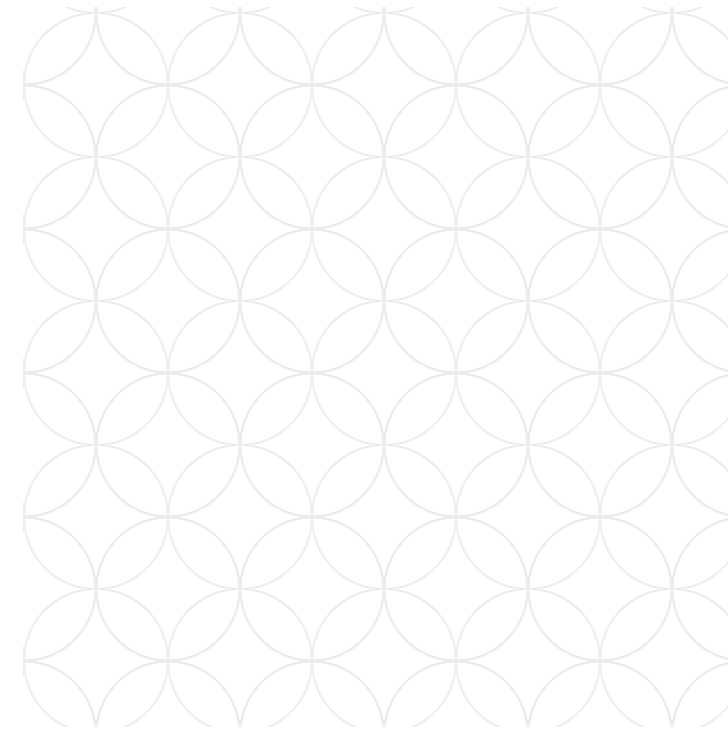
ENJOY AN ACTIVE LIFESTYLE

Golfers have the pick of some great courses locally, including Eastham Lodge, Bromborough and Ellesmere Port, while the Epic Leisure Centre in Ellesmere Port, Chester's Northgate Arena and Deeside Leisure Centre offer an even wider choice of sports. You can even try your hand at ice skating at Deeside.

For your leisure time, head for the wonderful woodlands at Eastham Country Park on the banks of the Mersey, or take a stroll around Rivacre Valley Country Park close to the development in Ledsham. Alternatively, pull on your boots and head for Snowdonia National Park, just 60 miles away, or hit the beaches along the North Wales Coast, with Rhyl and Prestatyn just 30 miles away.

OPPORTUNITIES FOR LEARNING

Ledsham Garden Village will have its own single form primary school, making the school run simpler and adding to the sense of community. There is also a choice of other primary schools within walking distance of the development, including Little Sutton Church of England Primary and Sutton Green Primary, with secondary education provided by South Wirral High and Ellesmere Port Catholic High. Chester also boasts a number of highly regarded private schools.

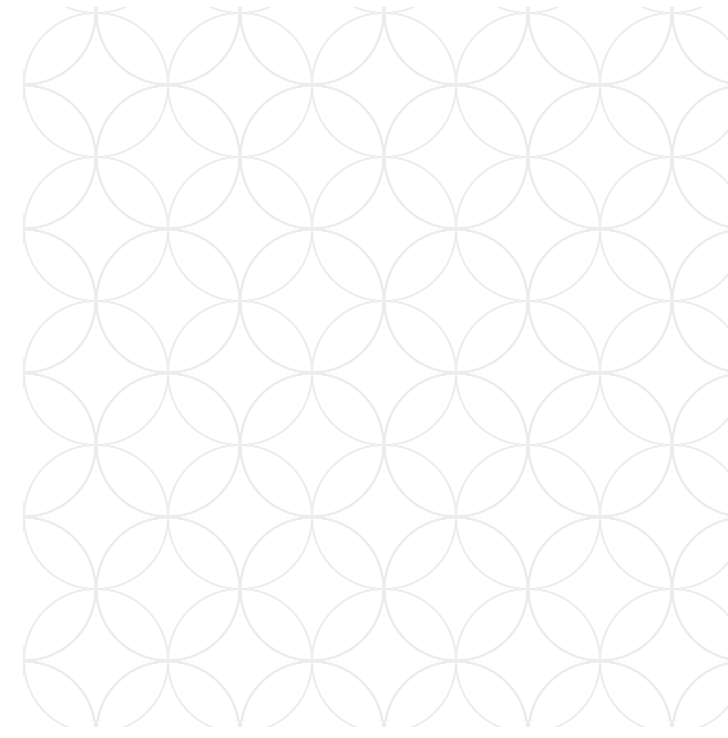


GETTING AROUND

Ledsham Garden Village lies just off the main A550 Welsh Road, just minutes from the M53 at junction 5 and close to the A41 which links Chester and Birkenhead. Liverpool is just 11 miles away via the M53 and Kingsway Tunnel and Chester is even closer at just 8 miles. Nearby Little Sutton Station has trains to Liverpool and Chester in just over half an hour. Both Liverpool and Manchester Airports well within 45 minutes drive.

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 **Ledsham Garden Village**.



SO YOU GET MORE OUT

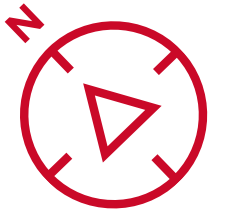
- Public Green Spaces
- Children's Area of Play
- Cycleways & Footpaths
- Great transport links
- Future commercial units

EXPLORE LEDHAM GARDEN VILLAGE











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EXPLORE HAWTHORN COURT PHASE 2



KEY

	BUXTON 2 BEDROOM HOME		AMBERLEY 3 BEDROOM HOME
	BAKEWELL 3 BEDROOM HOME		KENSINGTON 4 BEDROOM HOME
	LINCOLN 4 BEDROOM HOME		STRATFORD END 4 BEDROOM HOME
	WARWICK MID 3 BEDROOM HOME		AFFORDABLE HOUSING

Affordable Housing:
Avon – 461-464.



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EXPLORE OAKLANDS PHASE 3



KEY

	AMBERLEY 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	LEAMINGTON Q 3 BEDROOM HOME		MARLOW 4 BEDROOM HOME
	LETCHWORTH 3 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		SHREWSBURY 4 BEDROOM HOME
	HARLECH 3 BEDROOM HOME		STRATFORD 4 BEDROOM HOME
	BALMORAL 4 BEDROOM HOME		SUNNINGDALE 4 BEDROOM HOME
	LINCOLN 4 BEDROOM HOME		AFFORDABLE HOUSING
	KENSINGTON 4 BEDROOM HOME		

– Local Equipped Area of Play

B/S – Bin Store
S/S – Sub Station
P/S – Pumping Station























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EXPLORE SYCAMORE GREEN PHASE 4



KEY

	AMBERLEY 3 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	LEAMINGTON Q 3 BEDROOM HOME		MARLOW 4 BEDROOM HOME
	LETCWORTH 3 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	OXFORD Q 3 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	HARLECH 4 BEDROOM HOME		SHREWSBURY 4 BEDROOM HOME
	CAMBRIDGE 4 BEDROOM HOME		STRATFORD 4 BEDROOM HOME
	CHESTER 4 BEDROOM HOME		SUNNINGDALE 4 BEDROOM HOME
	BALMORAL 4 BEDROOM HOME		HAMPSTEAD 5 BEDROOM HOME
	HARROGATE 4 BEDROOM HOME		AFFORDABLE HOUSING



Affordable Housing: Avon – 720-723, 735-738. Apartments – 731-734.
Tyne – 753-756. Hadleigh – 753-754, Dart – 740-744,
810-816, 832-835, 841-844.

S/S – Sub Station

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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.





LEDSHAM GARDEN VILLAGE



Ledsham Road, Ledsham, Cheshire CH66 4DF

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