

# Newcourt Edge

A STUNNING COLLECTION OF  
1, 2, 3 AND 4 BEDROOM HOMES

**Impeccable design  
for a modern lifestyle**





## Welcome to **Newcourt Edge**

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At our exciting new development on the outskirts of Exeter – Newcourt Edge – you can enjoy contemporary living at its best together with fantastic doorstep amenities in this ancient yet vibrant city, consistently rated as one of the UK's best places to live.

Choose from a collection of modern one, two and three-storey homes, ranging from two-bedroom apartments to four-bedroom detached houses. Each expertly finished home has been thoughtfully designed to provide generous living space and ample storage, with plenty of room for working, relaxing or simply enjoying time with loved ones.

An added convenience is that all the properties come with either one or two parking spaces, along with a garage for the four-bedroom houses. Whichever home you decide upon however, you can look forward to using less energy and spending less on utility bills, thanks to our efficient heating systems and energy-saving technology.

Plus, with the buzz of the city balanced by beautiful natural scenery close by, you have countless opportunities to live life to the full.





# A great place to live

**Enjoy the best of both worlds when you put down roots in Exeter at Newcourt Edge - brilliant city attractions coupled with Devonshire's spectacular coast and countryside on your doorstep.**

Located in south-east Exeter, Newcourt Edge is a new residential Community that benefits from excellent transport links as well as handy local amenities – from Tesco Extra to IKEA and several other top brands at Rydon Retail Park.

The nearby fitness and leisure facilities are equally impressive and include a David Lloyd Club together with Exeter Golf and Country Club less than half a mile away. The latter also has a restaurant that's open to non-members. Exeter itself enjoys a rich, historic past that has gifted the city a wealth of must-see attractions, namely its mysterious Underground Passages, Royal Albert Memorial Museum, Cathedral, Roman wall and historic waterfront.

Today, Devon's capital city has a vibrant, modern feel with a host of independently run shops and places to eat, including the renowned Magdalen Road – once voted by The Guardian as one of the top ten coolest places to shop in the world.

Canalside, you'll discover antique shops and lively restaurants, with the option to hire a kayak or paddle board! For families, there's a wide choice of nurseries and schools locally, many of which are rated 'Good' or 'Outstanding' by Ofsted. If you love the active life, the South West's largest indoor climbing wall awaits at Exeter's Quay Climbing Centre. Or nearby Haldon Forest has a Go Ape! along with scenic woodland trails you can enjoy by foot or bike.

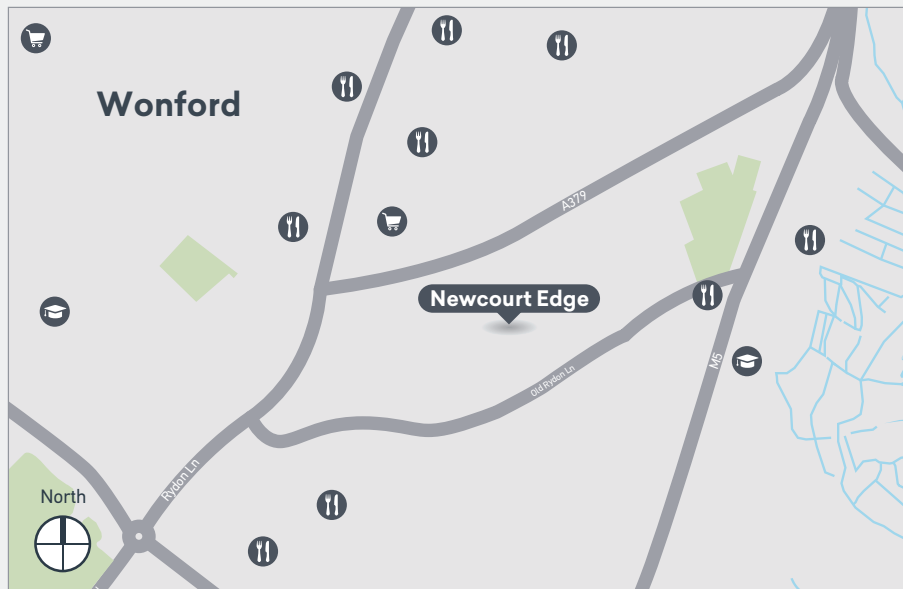
Great days out might include a flutter at Exeter Racecourse or a meander round the lovely nearby maritime town of Topsham, while further afield you have your pick of beautiful South Devon beaches and the magnificent UNESCO World Heritage Jurassic Coast.





# A place to call home

From Newcourt Edge the M5, which links to Bristol, Cardiff, Birmingham and the M4 corridor to London, is just 10 minutes away. By rail, you can reach London in 2 hours 32 minutes. Getting around the city is easy, thanks to good public transport that also serves Exeter Airport.



## Travel times by car (Estimate only)

Exmouth - 35 mins  
Sidmouth - 35 mins  
Dartmoor national park - 45 mins  
Torquay - 45 mins  
Plymouth - 1 hr 5 mins  
Bristol - 1 hr 41 mins  
Cardiff - 2 hr

- |            |             |
|------------|-------------|
| Airport    | Supermarket |
| School     | Doctors     |
| Restaurant | Dentist     |

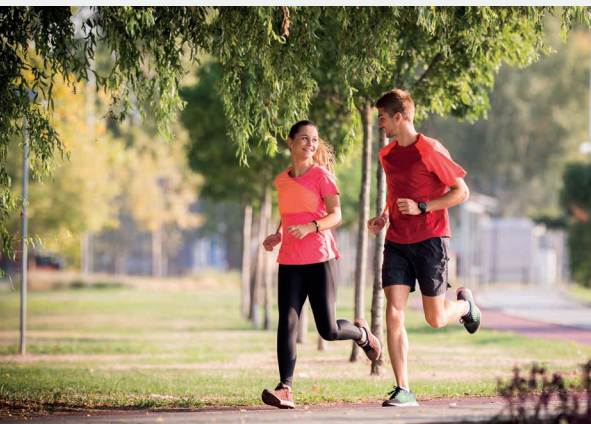




Exeter



Exeter Shopping Centre



A contemporary range of one to four-bedroom houses and apartments, cleverly designed with bright, generous living space that you can adapt to suit your unique lifestyle.



An exciting new development close to handy local amenities, including a Tesco Extra store, top brands at Rydon Retail Park and a David Lloyd Leisure Club.



Enjoy a wealth of doorstep attractions together with independent shops and eating places in vibrant Exeter, consistently rated as one of the UK's best places to live.



Local travel is easy, with an Exeter PlusBus ticket providing unlimited travel\* around the whole urban area. The city centre also has a park and ride.



Excellent transport links include the M5 just 10 minutes away, a direct rail service to London Paddington in 2.5 hours and Exeter Airport on the doorstep.



Families can choose from a wide selection of local nurseries and schools, many of which are rated 'Good' or 'Outstanding' by Ofsted.



For active pursuits, head to Exeter's Quay Climbing Centre or Go Ape! at Haldon Forest, where scenic woodland trails can also be explored by foot or bike.



The nearby maritime town of Topsham is perfect for a day out while beautiful South Devon beaches and the stunning Jurassic Coastline also beckon.

\*On participating services only.

**Why buy new?**

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/newcourtedge](https://placesforpeople.co.uk/newcourtedge)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73

on household bills each year, with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Newcourt Edge, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

\*Home Builders Federation Watt a Save report Feb 2023







Computer Generated Image — Newcourt Edge

## Sustainable living for less

When you buy new with us, you can look forward to all the benefits of an energy and cost-efficient home without having to compromise on comfort or quality.

Designed and built to sustainable environmental standards, our energy-efficient homes feature efficient heating systems and energy-saving technology along with an exquisite finish you'll love.

You'll use less energy, spend less on utility bills and still have the warm, welcoming home you've always wanted.

And with everything you need conveniently located nearby — from shops and schools to leisure facilities and green spaces — Newcourt Edge is the perfect place to enjoy a more sustainable lifestyle, supporting the local economy while building connections to last a lifetime.





**Car charging points**  
One for every house, encouraging greener travel.



**Forward-thinking fabric design**  
Our well-insulated homes are designed to maximise energy efficiency and reduce running costs, now and in the future.



**Energy-efficient lighting**  
LED light fittings and bulbs lower energy use as well as your bills.



**Water-saving devices**  
Our kitchen and bathroom fittings save both water and money.

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**At Newcourt Edge, you can enjoy a more comfortable home that costs less to run, with everything you need close by.**

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**Good ventilation**  
Our homes come with good ventilation for a comfortable environment.



**Double-glazed windows**  
Benefit from a reduction in heat loss, noise and energy payments.



**Eco-appliances**  
Most of our fitted appliances are A rated so cheaper to run.



**Seasonally efficient**  
Our homes reduce the risk of overheating in the warmer months.



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**APPROVED CODE**  
TRADINGSTANDARDS.UK

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**Property  
Awards 2019**  
WINNER

  
SCOTTISH HOME  
AWARDS 2019  
WINNER

**HOMES FOR  
SCOTLAND**  
AWARDS 2019  
WINNER

**What  
House?**  
AWARDS 2020  
SILVER  
WINNER

**Evening  
Standard**  
NEW HOMES  
AWARDS 2020  
HIGHLY COMMENDED

**What  
House?**  
AWARDS 2020  
GOLD  
WINNER





# When you buy a home from Places for People, you know you're in safe hands...

## What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

## Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

## What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including Shared Ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.





# steps to secure your dream home

Here's what your home buying  
journey looks like...

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Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

## Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

## Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

## Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

## Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

## Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

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## Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

## Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

## Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

## Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

## Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

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**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

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Christian, Places for People Customer





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**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

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Ellie, Places for People Customer

**We create homes where  
Community matters. We improve  
our Customers' lives every day  
through the homes we build and  
the Communities we manage.**



**Because Community Matters**  
#WeAreCommunity  
Proud to be creating sustainable  
Communities for the long term



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