



THE VALE

UPTON

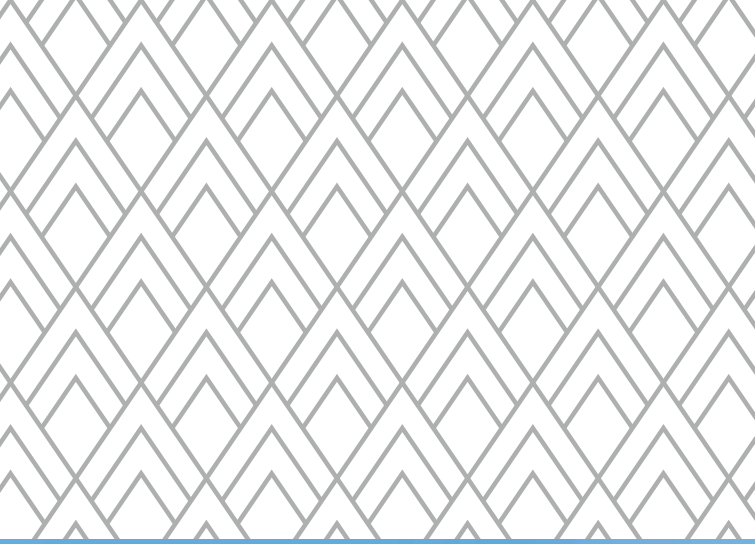
*Discover what
modern living
is all about*

keepmoat.com





BELL STREET, UPTON, PONTEFRACT, WF9 1LD

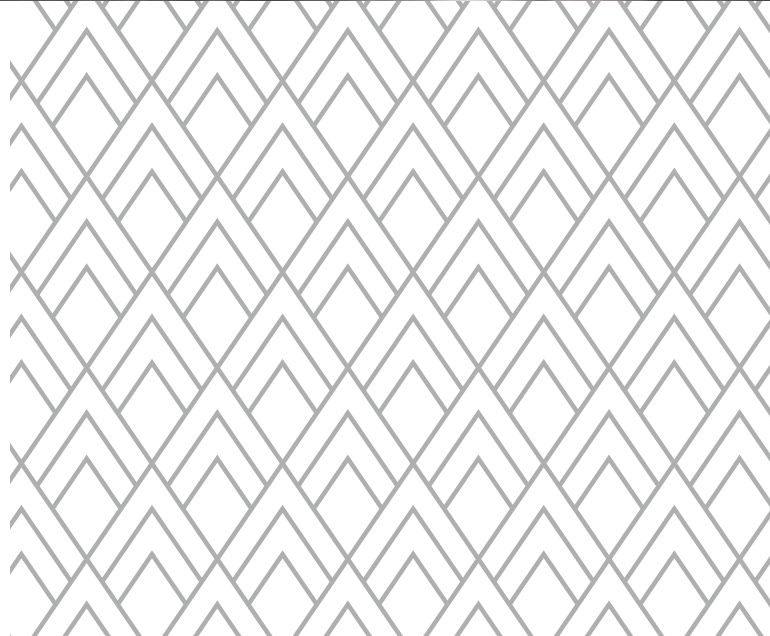


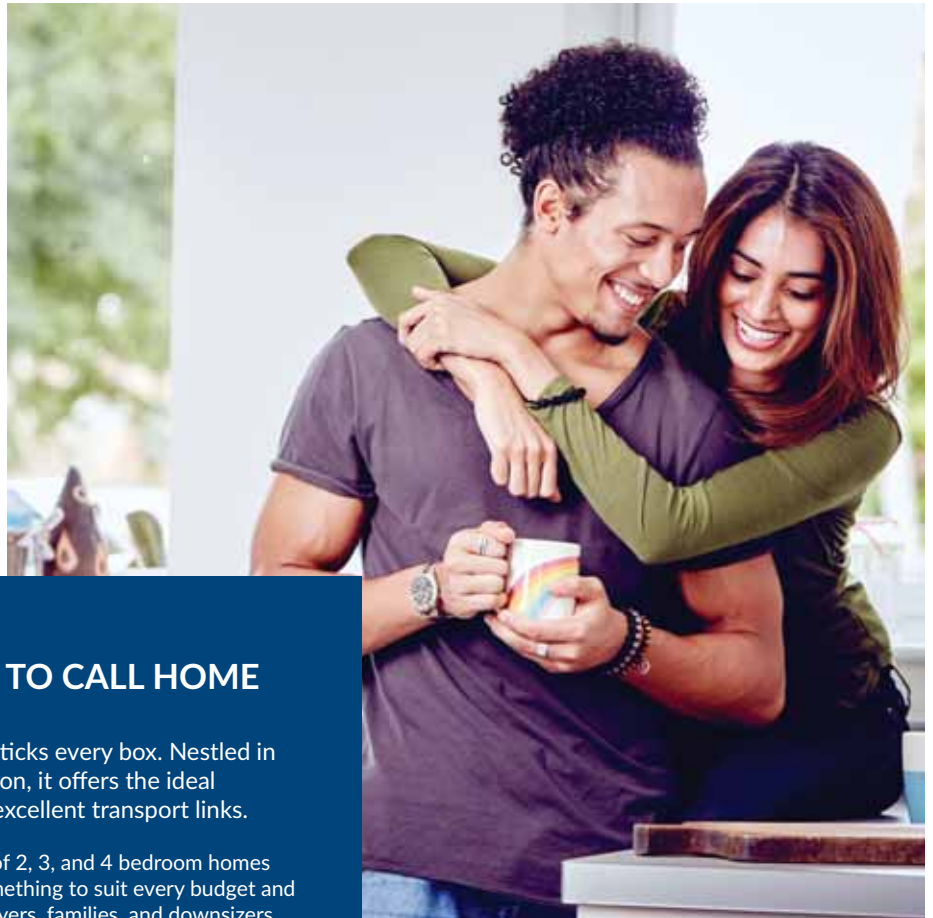
THE VALE

► WELCOME TO THE VALE



- **WELCOME**
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- TRAVEL LINKS
- PICTURE YOURSELF HERE
- SITE PLAN
- MAKE IT YOUR OWN
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A PLACE YOU'LL BE PROUD TO CALL HOME

The Vale is a picturesque place to live that ticks every box. Nestled in the charming West Yorkshire village of Upton, it offers the ideal combination of beautiful countryside and excellent transport links.

You can choose from an exceptional collection of 2, 3, and 4 bedroom homes offering the pinnacle of modern living. With something to suit every budget and need, there's the ideal property for first-time buyers, families, and downsizers alike. Each one is designed with high specifications and energy efficiency features throughout for a lifetime of low running costs.

The Vale's exceptional location is another compelling reason to make it your home. Upton itself is a historic setting with a welcoming community and excellent range of local amenities. It's also a handy commute to Pontefract, Doncaster and Leeds, as well as a host of local towns. In fact, with convenient access to the A1, M62 and M1, you couldn't be better placed.

Why not make the most of our buying schemes for first time buyers, free mortgage assistance or the hassle-free Easymove service, too?



Easymove



► LIFE IN UPTON



Frickley Country Park ▲



Xscape Castleford ▲

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One of the great things about The Vale is its fantastic setting. The tranquil village of Upton is a true West Yorkshire gem, well known for its historic buildings dating back to the 19th century and timeless scenic beauty. Here, you'll find a superb selection of local shops, traditional pubs and handy local amenities. For the weekly shop, you can pop to one of the nearby supermarkets a short 10-minute drive down the road.

Full marks for schools

Families will be pleased to know that Upton is a great place to bring up kids. The village has a local primary school rated 'Good' by Ofsted. And for older children, there is a 'Good' secondary school in the area.

As well as offering a first-class education, the area also has loads of great places for kids of all ages to let their hair down. Like Upton Country Park which is perfect for playing, cycling and clambering around the adventure playground, while parents enjoy the lovely relaxing scenic walks, of course! Also, have your diary at the ready for all the local events that take place in the village every year.

So much on the doorstep

The Vale is the ideal base when it comes to days out. Not that you have to travel far to enjoy Yorkshire countryside. On the doorstep is Upton Country Park as well as Bullcarr Mires Nature Reserve. You can also hit the beach at Hemsworth Water Park where you'll find an outdoor adventure area and two lakes, the larger one offering not just pedalo rides, but also sandy beaches!

Trips out that pack more in

Then there are the many local attractions. For a really wild time head for Yorkshire Wildlife Park in Doncaster. Or, if you're looking for something to get your adrenaline pumping then Xscape in Castleford is for you. Here you can go skiing and snowboarding, urban climbing, trampolining, e-carting, ten-pin bowling and even try an escape room!

After all that you might want a more relaxing time visiting the many museums and art galleries just a short drive away. You can take in a world of military history at the famous Royal Armouries in Leeds or stroll around the impressive Hepworth Wakefield art gallery. For some fresh air, you might prefer to visit Nostell Priory where you can enjoy art on a grand scale in beautiful scenic countryside.

Sports for all

The area also has a superb choice of sporting activities for young and old alike. The village has both local football and rugby teams, as well as a cricket club. There's also a modern gym and fitness centre to join, while Minsthorpe Leisure Centre, in South Elmsall, has a pool and state-of-the-art gym. For those who prefer their leisure activities to be less energetic, you can join Upton Fishing Club.



Nostell Priory ▲



KEY FEATURES

- Choice of energy-efficient 2, 3 and 4 bedroom homes
- FREE Mortgage assistance & help selling your old home with Easymove
- Handy commute to Doncaster, Pontefract, Wakefield and Leeds
- The A1(M) minutes away
- Local shops, eateries, pubs and more
- Nearby primary and secondary schools rated 'Good' by Ofsted
- South Elmsall & Moorthorpe Train Stations nearby
- Lots of local attractions
- Discovering the local history

► TRAVEL LINKS

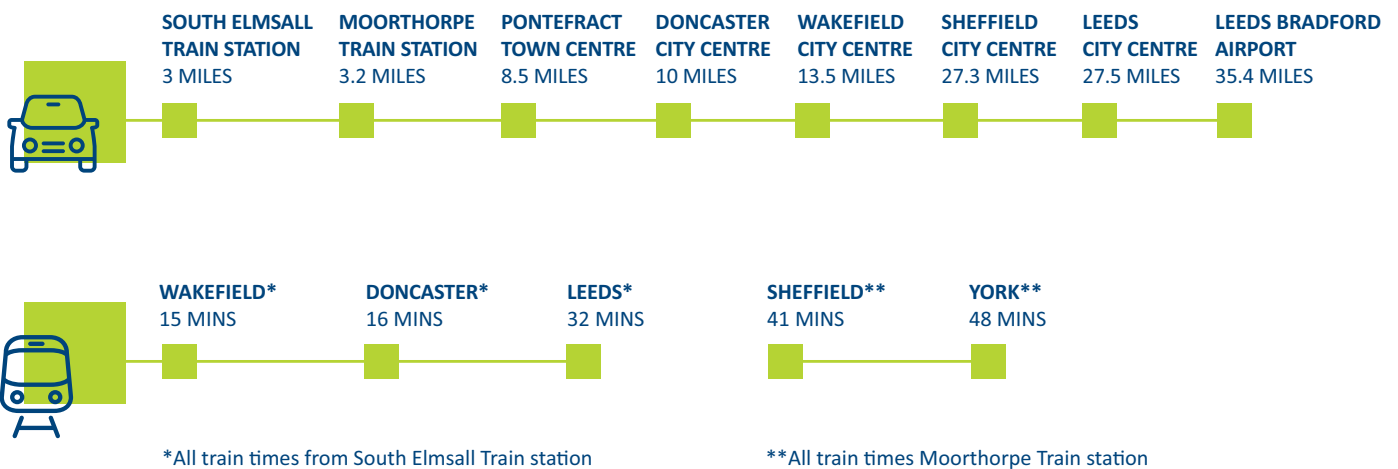
COMMUTING IS A BREEZE

With its excellent location just minutes from the A1(M), living at the Vale makes travelling for work or pleasure nice and easy. Pontefract and Doncaster are both a 20-minute drive away, while Leeds and Sheffield are around 40 minutes.

Public transport is also just as convenient. South Elmsall Train Station, less than 2 miles away, is on the Wakefield line with regular services to Leeds via Wakefield Westgate and to Doncaster. Just as close is Moorthorpe Railway Station with services running to Leeds and Sheffield.

Upton is also a handy location for bus users, with a choice of services taking you to the local villages, towns and cities with ease.

Finally, Leeds Bradford Airport is just an hour away, you can be jetting off with the world as your oyster. Though no matter where you're flying to, you'll soon be looking forward to coming home to the Vale.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

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► PICTURE YOURSELF HERE



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SITE PLAN

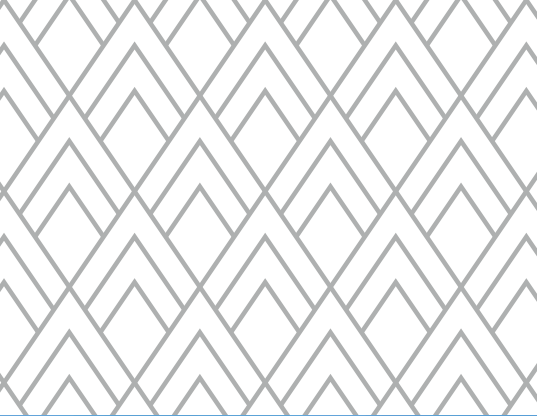
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► SITE PLAN

	THE ASHBURN 2 bedroom home		THE SELSET 3 bedroom home
	THE OULSTON 2 bedroom home		THE SWARBOURN 3 bedroom home
	THE COVENHAM 2 bedroom home		THE WINTERBOURNE 4 bedroom home
	THE FARLEY 3 bedroom home		THE OLDBURY 4 bedroom home
	THE FEWSTON 3 bedroom home		THE DEVOKE 4 bedroom home
	THE HOLGATE 3 bedroom home		AFFORDABLE HOMES
	THE WESTBOURNE 3 bedroom home		SOLAR PANELS
	THE DENTON 3 bedroom home		



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This site plan is only a guide to the above development. For example, layouts may change and affordable housing is indicative only. Open market sales can be to owner occupation, investors, local authorities and housing associations.



► MAKE IT YOUR OWN



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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty*

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.

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KITCHEN / UTILITY*

- ✓ Design upgrade
- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts varied* Sales executive to confirm
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Fan assisted oven
- ✓ Integrated extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Under unit lighting
- ✓ Stainless steel single bowl sink with mixer tap
- ✓ Glass splashback

BATHROOM / EN-SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting
- ✓ Aluminium tile trim to bathroom and en suite*
- ✓ Aluminium tile trim to WC

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendant or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge
- ✓ 2 zone programmable central heating system
- ✓ Door bell
- ✓ PV panels
- ✓ EV charging points

DECOR

- ✓ White matt emulsion painted walls and ceilings
- ✓ Eggshell paint to interior woodwork
- ✓ 5 panel (Vertical) internal doors with polished chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Turfed rear garden
- ✓ Rear patio
- ✓ Outside tap
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ Carbon monoxide detector
- ✓ Heat detector where required
- ✓ External PIR light to level entrance (please see working drawings)

Make it your own with our range of optional extras

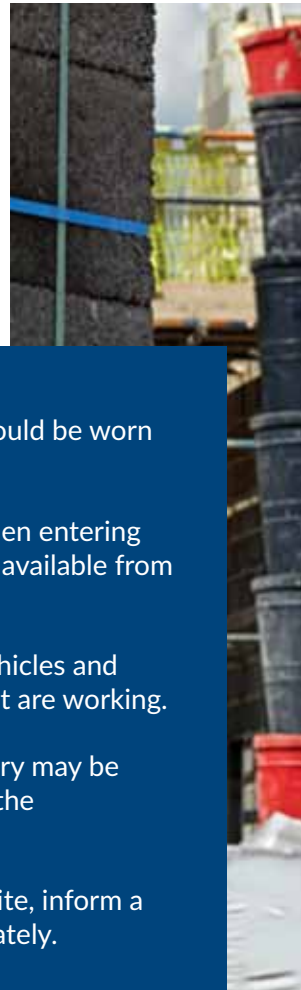


Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales Executive for full specification and plot details at this development.



► HEALTH & SAFETY

At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.



- Keep your driving speed to a minimum, the road surface may not be finished and could also be slippery.
- Park only in the designated parking areas. If you take your vehicle to any part of the site other than the sales area this is at your own risk.
- You are responsible for the security of your personal belongings.
- Keep children under supervision at all times. We regret that children cannot enter the construction area.
- Do not enter any area identified as unsafe by a member of the Sales or Construction Team.
- If you wish to visit a house on site, please see our Sales Executive to arrange.
- Do not enter any house that is still being constructed unless accompanied by a member of our Sales Team or the Site Manager.
- Appropriate, sturdy footwear should be worn on site.
- Safety helmets must be worn when entering the construction area. These are available from the Sales Office.
- Keep away from construction vehicles and machinery, particularly those that are working.
- In the interest of your safety, entry may be refused during certain stages of the construction work.
- Should you be injured while on site, inform a company representative immediately.
- No materials should be removed from site without written authority from the Site Manager.

For a safe and enjoyable visit please observe these guidelines at all times.

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► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money - even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home - this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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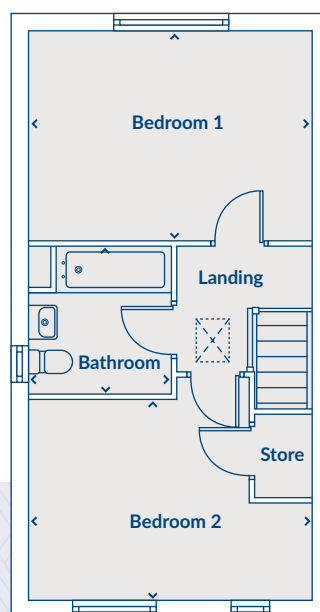
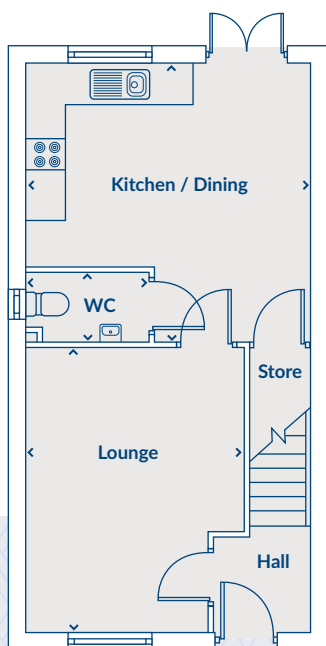


Start the next
exciting chapter
in your life



Artists impression, features may vary

THE ASHBURN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4152 x 4199	13'7" x 13'9"
Lounge	4216 x 3251	13'10" x 10'8"
WC	1023 x 1838	3'4" x 6'0"

FIRST FLOOR

Bedroom 1	3113 x 4199	10'3" x 13'9"
Bedroom 2	2950 x 4199	9'8" x 13'9"
Bathroom	2176 x 2080	7'2" x 6'10"

› Longest measurement taken

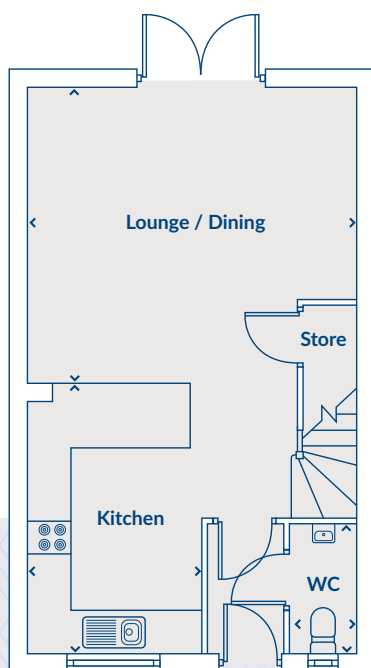
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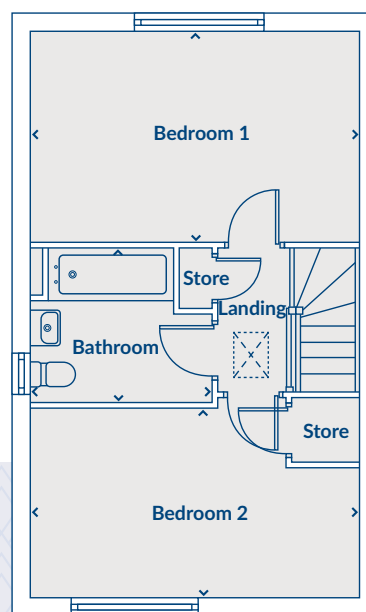


THE OULSTON 2 bedroom home



GROUND FLOOR

Kitchen	3710 x 2363	12'2" x 7'9"
Lounge / Dining	4075 x 4536	13'4" x 14'11"
WC	1760 x 938	5'9" x 3'1"



FIRST FLOOR

Bedroom 1	2919 x 4536	9'6" x 14'11"
Bedroom 2	2600 x 4536	8'6" x 14'11"
Bathroom	2080 x 2503	6'10" x 8'3"

› Longest measurement taken

PLEASE NOTE:

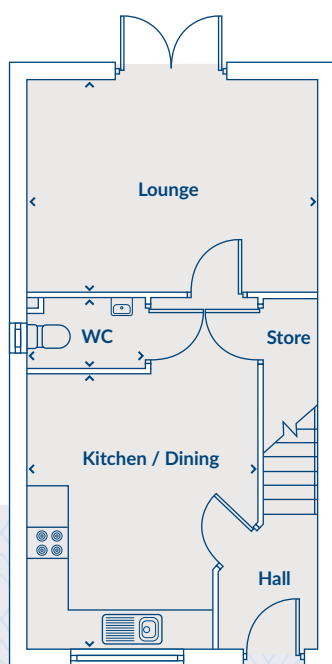
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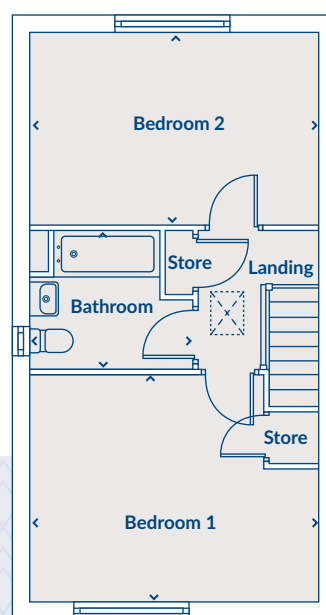
Artists impression, features may vary

THE COVENHAM 2 bedroom home



GROUND FLOOR

Kitchen / Dining	5423 x 3588	17'10" x 11'9"
Lounge	3282 x 4536	10'9" x 14'11"
WC	1056 x 1813	3'6" x 5'11"



FIRST FLOOR

Bedroom 1	3413 x 4536	11'2" x 14'11"
Bedroom 2	3013 x 4536	9'11" x 14'11"
Bathroom	2150 x 2503	7'1" x 8'3"

› Longest measurement taken

PLEASE NOTE:

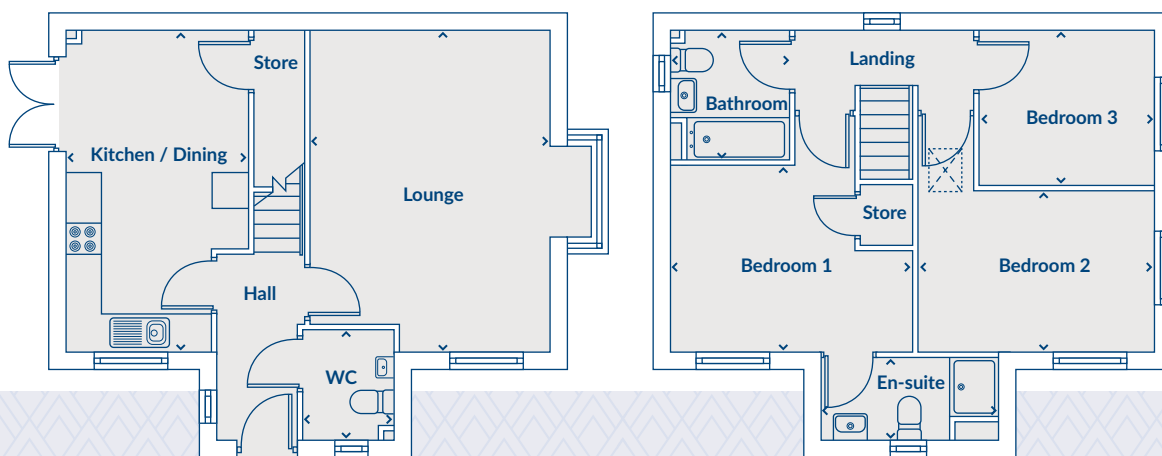
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THE FARLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

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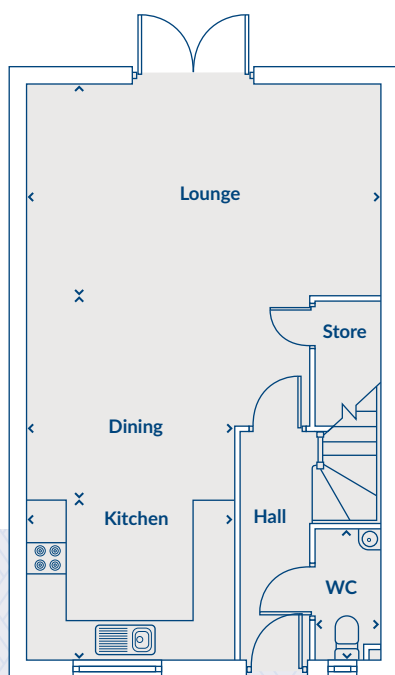
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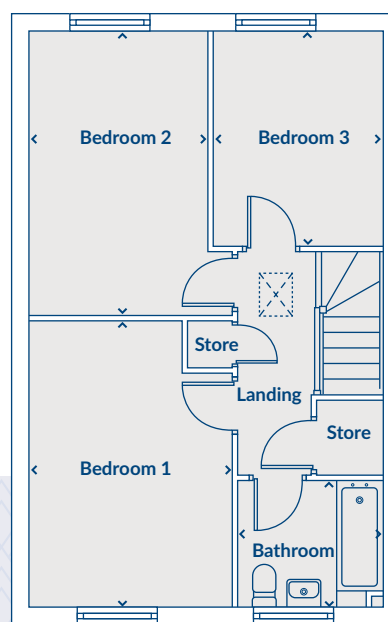
Artists impression, features may vary

THE FEWSTON 3 bedroom home



GROUND FLOOR

Dining	2882 x 2915	9'5" x 9'7"
Kitchen	2460 x 2915	8'1" x 9'7"
Lounge	3118 x 5043	10'3" x 16'7"
WC	1940 x 900	6'4" x 2'11"



FIRST FLOOR

Bedroom 1	4250 x 2877	13'11" x 9'5"
Bedroom 2	4117 x 2530	13'6" x 8'4"
Bedroom 3	3118 x 2420	10'3" x 7'11"
Bathroom	1940 x 2073	6'4" x 6'10"

› Longest measurement taken

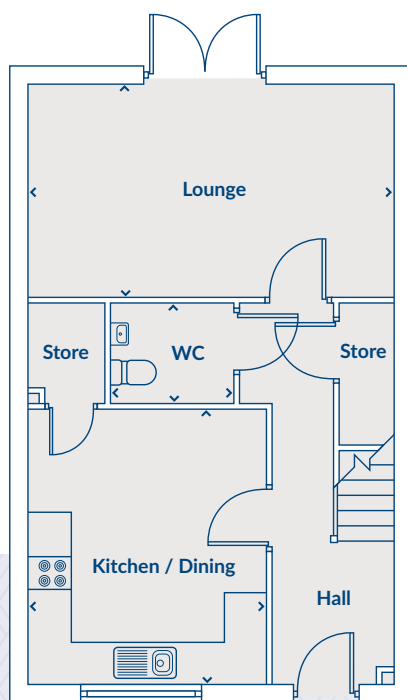
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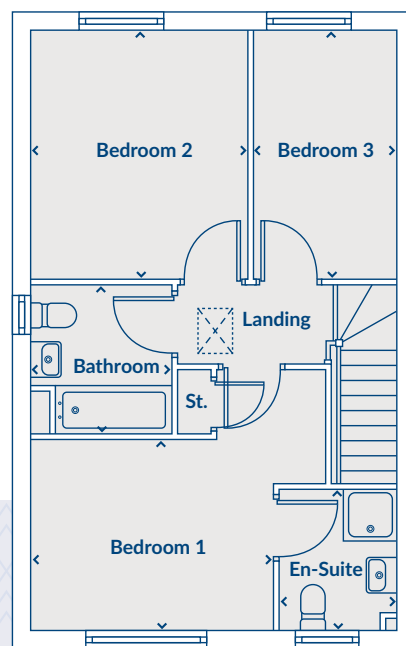
THE HOLGATE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3465 x 4013	11'4" x 13'2"
Lounge	5380 x 3113	17'8" x 10'3"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken



FIRST FLOOR

Bedroom 1	3537 x 3792	11'7" x 12'5"
En-suite	1750 x 2015	5'9" x 6'7"
Bedroom 2	3160 x 3646	10'4" x 11'11"
Bedroom 3	2127 x 3646	7'0" x 11'11"
Bathroom	1992 x 2178	6'6" x 7'2"

PLEASE NOTE:

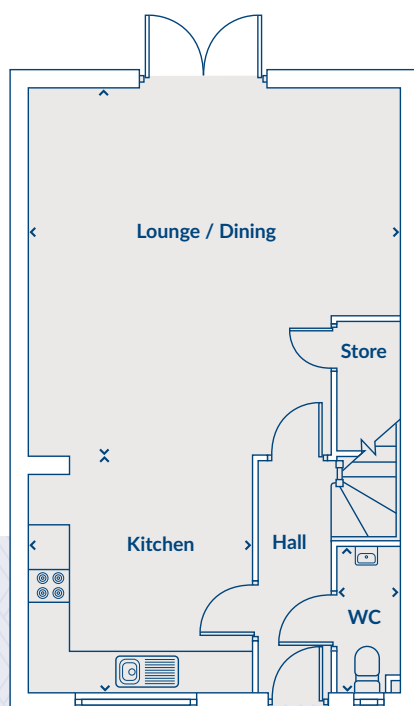
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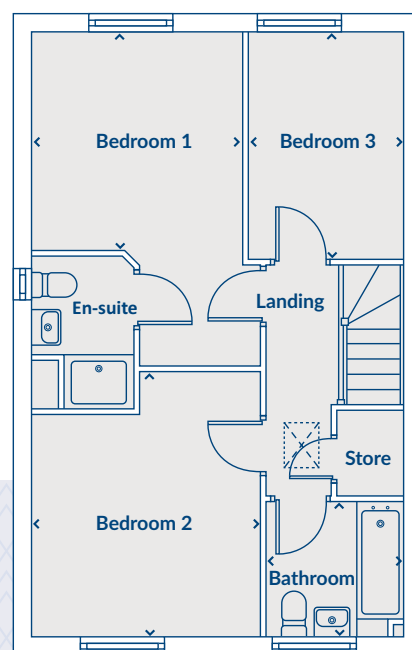
THE WESTBOURNE 3 bedroom home



GROUND FLOOR

Kitchen	3431 x 3254	11'3" x 10'8"
Lounge / Dining	5367 x 5380	17'7" x 17'8"
WC	2090 x 903	6'10" x 3'0"

› Longest measurement taken



FIRST FLOOR

Bedroom 1	3185 x 2997	10'5" x 9'10"
En-suite	2207 x 1384	7'3" x 4'6"
Bedroom 2	3820 x 3277	12'6" x 10'9"
Bedroom 3	3306 x 2290	10'10" x 7'6"
Bathroom	1940 x 2010	6'4" x 6'7"

PLEASE NOTE:

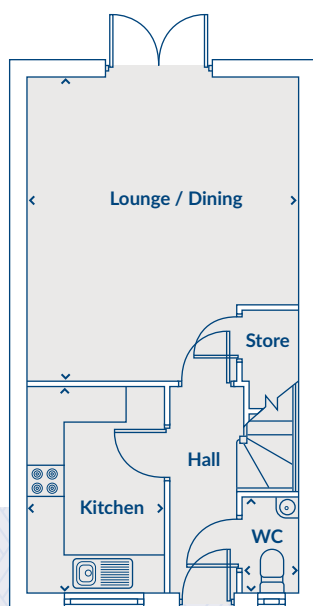
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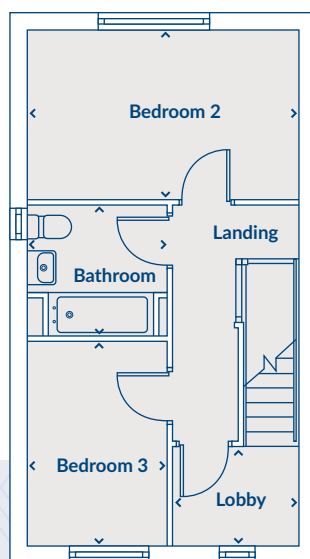
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THE DENTON 3 bedroom home



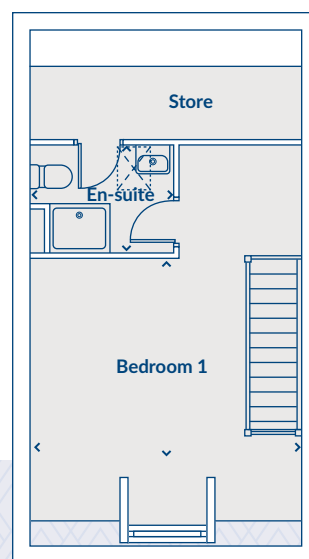
GROUND FLOOR

Kitchen	2261 x 3400	7'5" x 11'2"
Lounge / Dining	4424 x 4967	14'6" x 16'4"
WC	890 x 1575	2'11" x 5'2"



FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3350	7'7" x 11'0"
Lobby	2023 x 1780	6'8" x 5'10"
Bathroom	2308 x 2162	7'7" x 7'1"



SECOND FLOOR

Bedroom 1	4424 x 3584	14'6" x 11'9"
En-suite	2406 x 1772	7'11" x 5'10"

› Longest measurement taken

PLEASE NOTE:

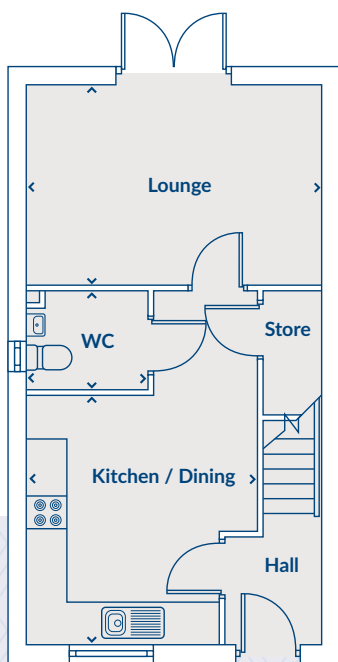
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific please see our Sales Executive for full specification and plot details at this development.





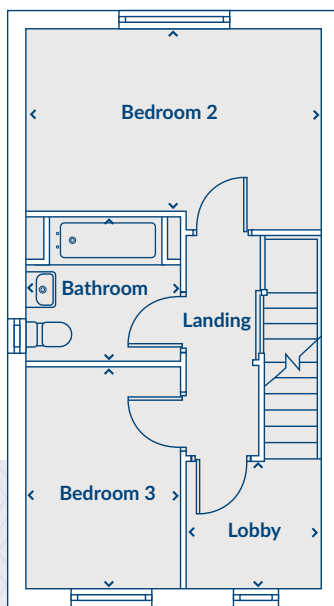
Artists impression, features may vary

THE SELSET 3 bedroom home



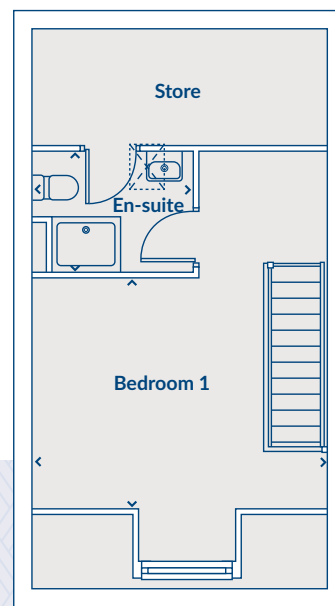
GROUND FLOOR

Kitchen / Dining	3476 x 3750	11'5" x 12'4"
Lounge	4424 x 3038	14'6" x 10'0"
WC	1800 x 1450	5'11" x 4'9"



FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3326	7'7" x 10'11"
Lobby	2023 x 1900	6'8" x 6'3"
Bathroom	2290 x 2150	7'6" x 7'1"



SECOND FLOOR

Bedroom 1	4424 x 3552	14'6" x 11'8"
En-suite	2406 x 1818	7'11" x 6'0"

› Longest measurement taken

PLEASE NOTE:

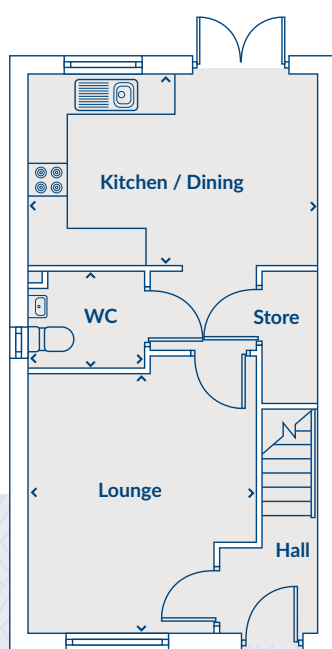
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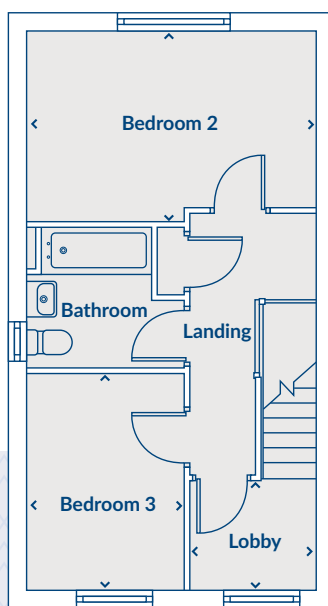
Artists impression, features may vary

THE SWARBOURN 3 bedroom home



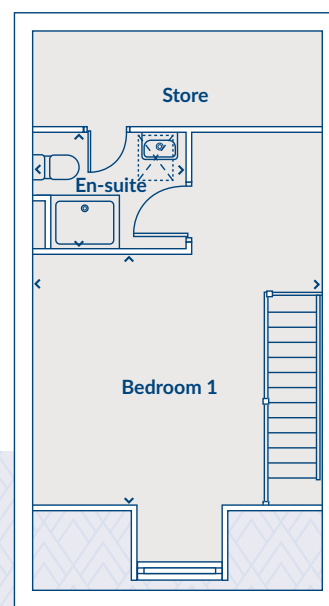
GROUND FLOOR

Kitchen / Dining	4536 x 3007	14'11" x 9'10"
Lounge	3588 x 4069	11'9" x 13'4"
WC	1800 x 1500	5'11" x 4'11"



FIRST FLOOR

Bathroom	2470 x 2158	8'1" x 7'1"
Bedroom 2	4536 x 3010	14'11" x 9'11"
Bedroom 3	2470 x 3408	8'1" x 11'2"
Lobby	1974 x 1682	6'6" x 5'6"



SECOND FLOOR

Bedroom 1	4536 x 4038	14'11" x 13'3"
En-suite	2380 x 1820	7'10" x 6'0"

› Longest measurement taken

PLEASE NOTE:

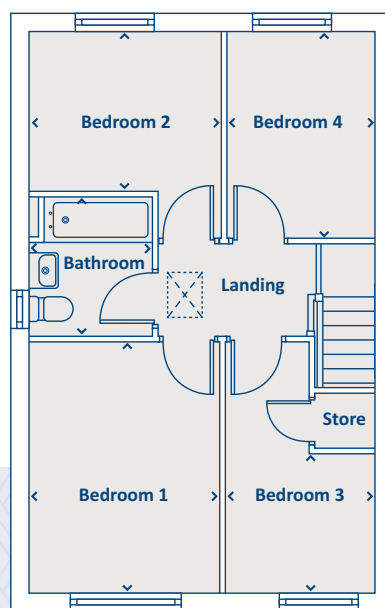
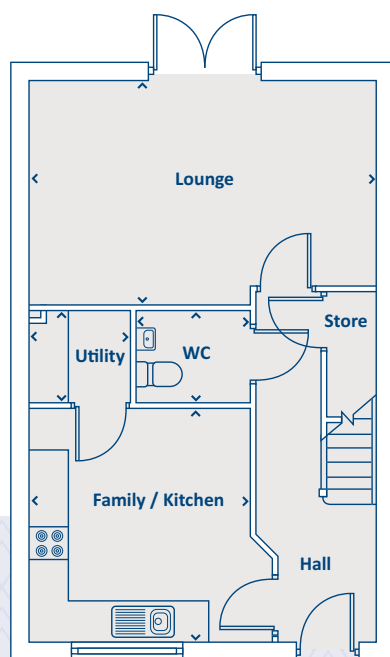
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Artists impression, features may vary

THE WINTERBOURNE 4 bedroom home



GROUND FLOOR

Family Kitchen	3495 x 3701	11'6" x 12'2"
Lounge	5493 x 3538	18'0" x 11'7"
WC	1800 x 1450	5'11" x 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3030 x 3994	9'11" x 13'1"
Bedroom 2	3050 x 2545	10'0" x 8'4"
Bedroom 3	2350 x 3263	7'9" x 10'8"
Bedroom 4	2370 x 2195	7'9" x 7'2"
Bathroom	1975 x 2150	6'6" x 7'1"

PLEASE NOTE:

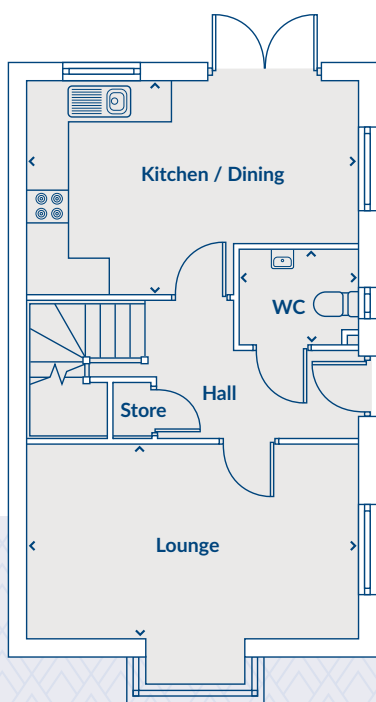
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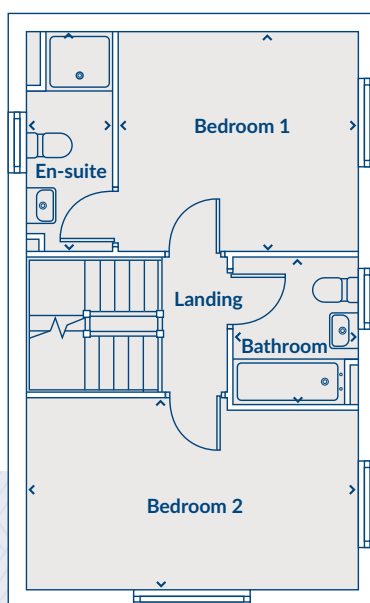
Artists impression, features may vary

THE OLDBURY 4 bedroom home



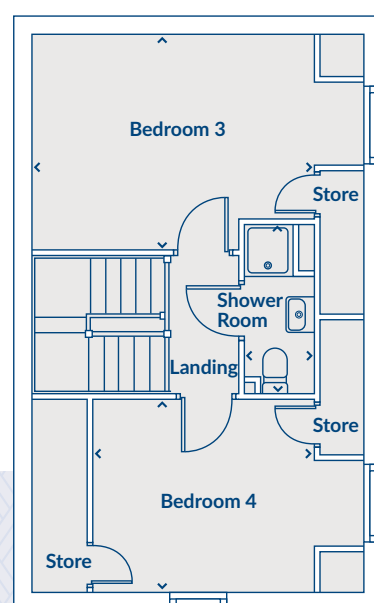
GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"



FIRST FLOOR

Bedroom 1	3272 x 3690	10'9" x 12'1"
En-suite	3272 x 1302	10'9" x 4'3"
Bedroom 2	2949 x 5085	9'8" x 16'8"
Bathroom	2218 x 1900	7'3" x 6'3"



SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower	2540 x 1150	8'4" x 3'9"

› Longest measurement taken

PLEASE NOTE:

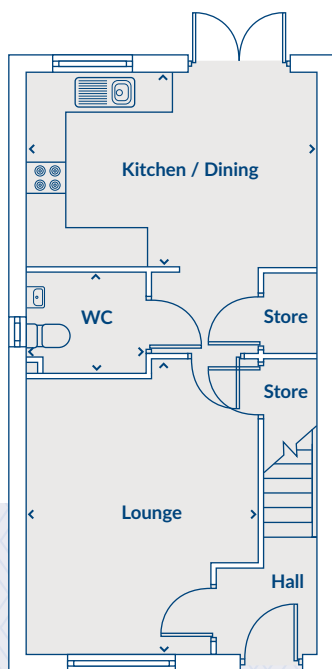
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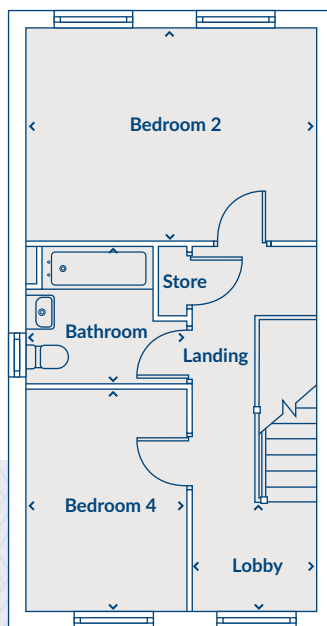
Artists impression, features may vary

THE DEVOKE 4 bedroom home



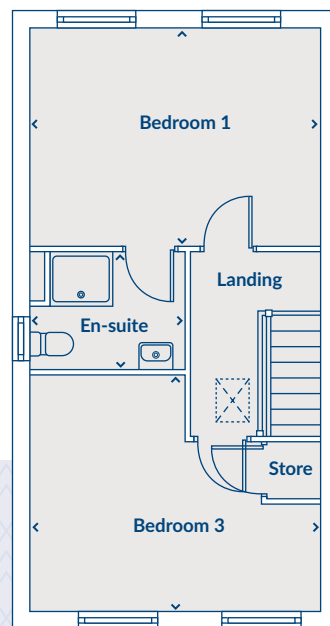
GROUND FLOOR

Kitchen / Dining	3007 x 4536	9'10" x 14'11"
Lounge	4584 x 3588	15'0" x 11'9"
WC	1500 x 1838	4'11" x 6'0"



FIRST FLOOR

Bedroom 2	3243 x 4536	10'8" x 14'11"
Bedroom 4	3405 x 2503	11'2" x 8'3"
Bathroom	2153 x 2503	7'1" x 8'3"



SECOND FLOOR

Bedroom 1	3394 x 4536	11'2" x 14'11"
En-suite	1790 x 2406	5'10" x 7'11"
Bedroom 3	3628 x 4536	11'11" x 14'11"

› Longest measurement taken

PLEASE NOTE:

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THE VALE

UPTON

All enquiries:

01977 238 447

or email: the.vale@keepmoat.com



keepmoat.com

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