



FAIRLANDS GATE

STEVENAGE

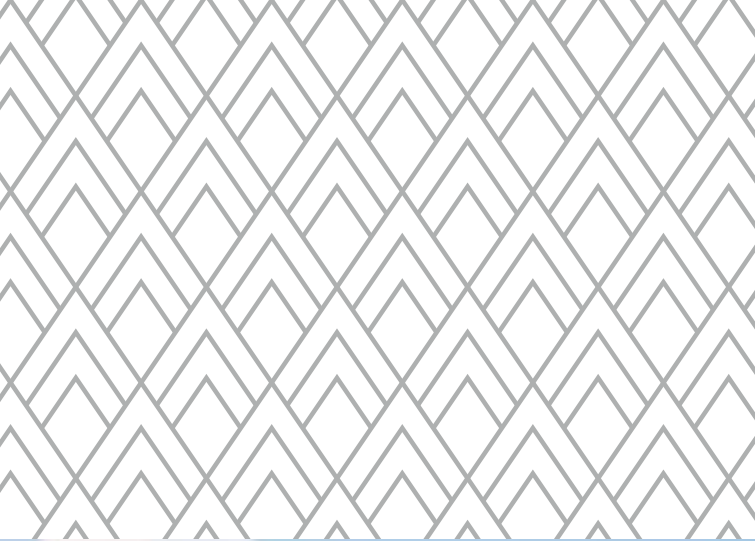
*Discover what
modern living
is all about*

keepmoat.com





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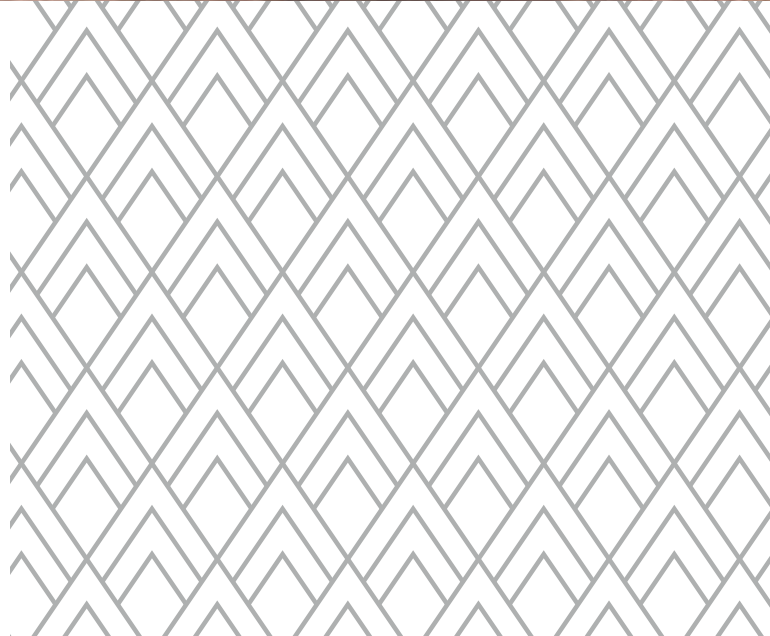


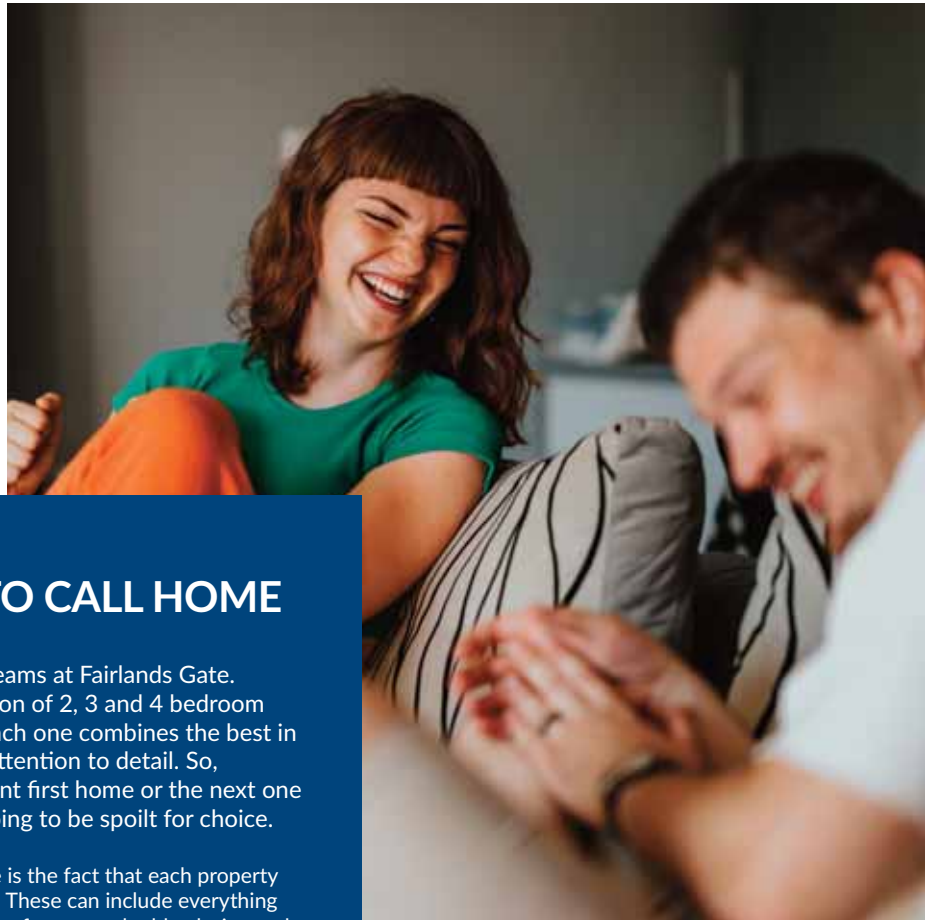
FAIRLANDS
GATE

► WELCOME TO FAIRLANDS GATE



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE
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A GREAT NEW PLACE TO CALL HOME

Get ready to discover the home of your dreams at Fairlands Gate. Because here you'll find a stunning collection of 2, 3 and 4 bedroom homes in an enviable part of Stevenage. Each one combines the best in modern living with high build quality and attention to detail. So, whether you're looking for that all-important first home or the next one that's got all you could wish for – you're going to be spoilt for choice.

What makes Fairlands Gate even more desirable is the fact that each property has a range of advanced energy-saving features. These can include everything from PV panels and EV charging points to high performance double glazing and modern, efficient boilers. Together, these promise a home that's better for your pocket as well as the environment.

The charm of these homes is perfectly complemented by their location. Situated next door to Fairlands Valley Park, you're a short stroll from stunning parkland with a splash park and sailing lake to enjoy. Also, the fully pedestrianised centre of Stevenage with its fantastic choice of shops, restaurants, bars and entertainment is only a 20-minute walk away. In addition to all this, you can hop on a train and be in London King's Cross in 23-minutes.

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 STEVENAGE



St Mary's church ▲



Knebworth House ▲

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Stevenage is superb

One of the main reasons to choose a home at Fairlands Gate has to be its outstanding location. Set a few short miles west of Stevenage town centre, you can look forward to life in a quiet, welcoming and established community with rolling Hertfordshire countryside on one side and all Stevenage has to offer on the other. And let's not forget the long list of yearly events that are held in and around the town centre. These include Stevenage Day, celebrating community spirit and pride; Stevenage Summer Beach; Old Town Live Music, Food & Drink Festival; and Goat Fest in nearby Codicote, where you can enjoy live music, epic street food and good vibes.

Schools for all ages

Families will be impressed to know that there are 20 pre-schools, primary schools and secondary schools in the area. These include the nearby primary schools of Bedwell and Broom Barns, as well as the secondary schools of Marriotts and Nobel, all rated Good by Ofsted. So, whatever the age of your children, you're going to be spoiled for choice when it comes to planning their education.

A shopper's paradise

Let's start with the essential weekly food shop. There is a great choice of supermarkets in the area, while nearby local convenience stores are on hand for all those last-minute buys. For a day's retail therapy, head no further than Stevenage town centre. Fully pedestrianised, you can stroll around all your high street favourites in one place. Also, don't forget to visit the old part of town with its eclectic mix of independent shops, eateries and bars. If you've still got the energy after all that, head to Westgate Shopping Centre for the big names in fashion, beauty, gifts and more - all under one roof. Or, pop over to 9Yards - an out of town retail park that's home to a flagship M&S as well as other leading home, electrical and entertainment stores.

A winning choice of sports and leisure

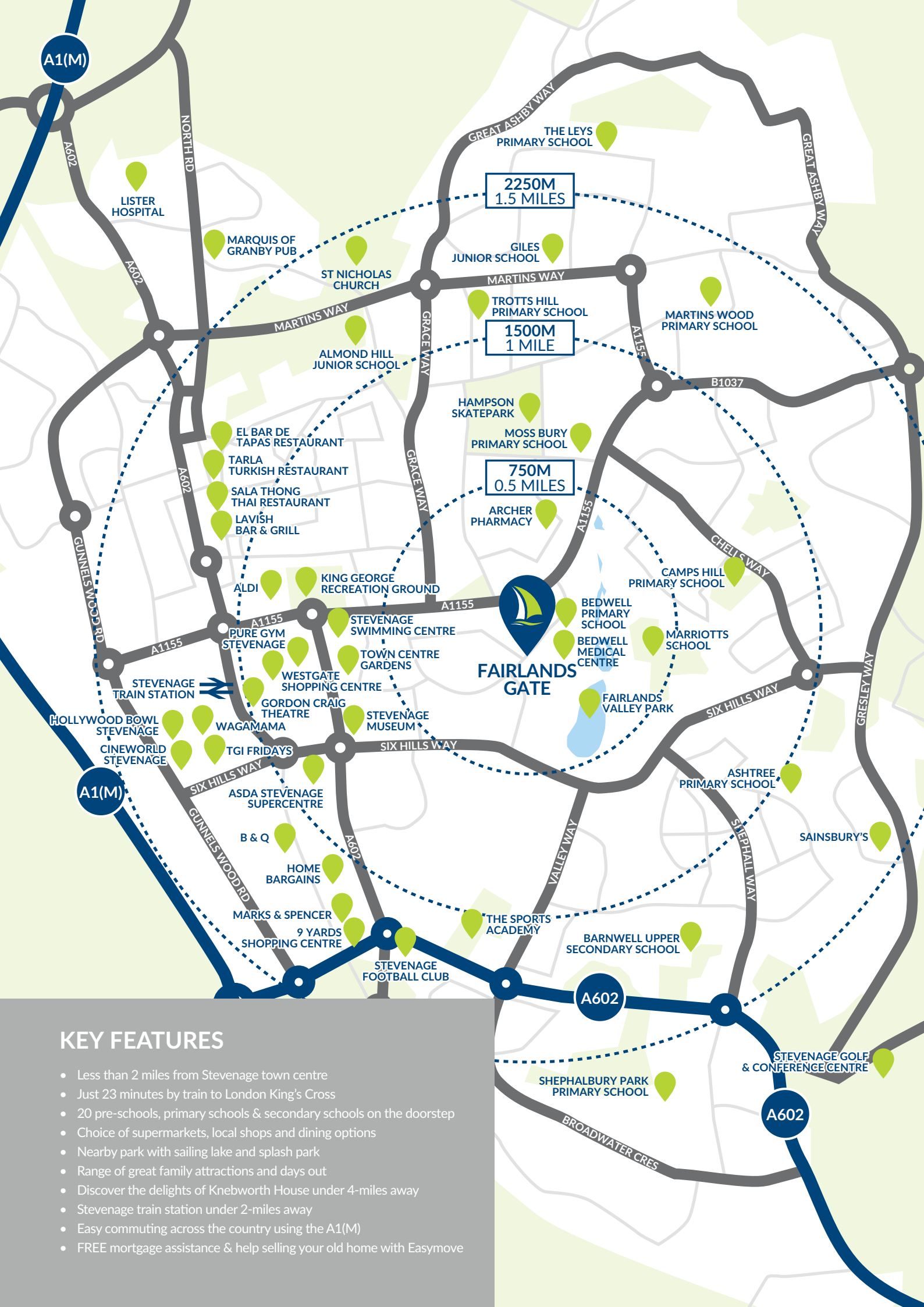
Like your sport? Then you'll love living at Fairlands Gate. For starters, there's a sailing centre at the end of the road in Fairlands Valley Park, where you can learn to sail, windsurf, kayak and even use a powerboat. Stevenage Swimming Centre is also nearby, which is one of Hertfordshire's premier community swimming pools, gyms and spas. For team sports there's a choice of football, cricket and rugby clubs for all ages. And talking of clubs, golfers have a great choice of courses in the area. If you prefer more leisurely activities there's no end of options whether you're into scenic walks, invigorating runs or casual cycling. Then, there's the more light-hearted family activities such as bowling, trampolining or crazy golf at Stevenage Leisure Park.

So much to see and do

No matter what your interests, there's a day out for you nearby. If you want to step back in time, try Knebworth House that's set in 28 acres of formal gardens that include a maze, colourful borders, fine trees and a wilderness area with an exciting dinosaur trail. Another scenic day out can be enjoyed at Benington Lordship Gardens in the idyllic village of Benington. For a far wilder time, get up close and personal with the wildlife at Woburn Safari Park, a 40-minute drive away. If this isn't thrilling enough, then there's the high rope course at Vertigo Adventures at Stanborough Park in Welwyn Garden City. And if you need to cool down after all the excitement, there's The Snow Centre in Hemel Hempstead with its indoor skiing and snowboarding.

Fairlands Valley Park ▼





KEY FEATURES

- Less than 2 miles from Stevenage town centre
- Just 23 minutes by train to London King's Cross
- 20 pre-schools, primary schools & secondary schools on the doorstep
- Choice of supermarkets, local shops and dining options
- Nearby park with sailing lake and splash park
- Range of great family attractions and days out
- Discover the delights of Knebworth House under 4-miles away
- Stevenage train station under 2-miles away
- Easy commuting across the country using the A1(M)
- FREE mortgage assistance & help selling your old home with Easymove

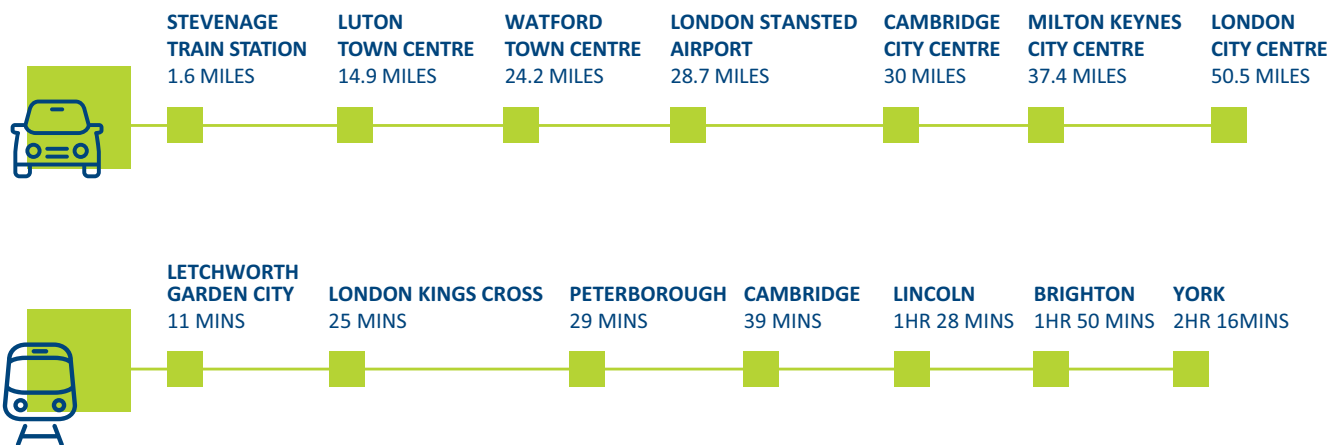
► TRAVEL LINKS

CLEARLY BETTER COMMUTING

Living in Stevenage makes the daily commute a breeze. From Stevenage Train Station there are over 400 trains a day into London! The fastest getting you to London King's Cross in just 23-minutes. It's also just as convenient to go to Brighton via London Bridge and Gatwick, as well as Peterborough and Cambridge. Or you can head north to Leeds.

Travelling by car is every bit as convenient, as Stevenage sits just off the A1(M). You can drive to the centre of London in around an hour or Watford in half an hour, while Cambridge is 40-minutes away. And finally, Milton Keynes is under an hour's drive.

You can also get your holiday off to a relaxing start with Luton Airport only half an hour away and London Stansted Airport three quarters of an hour's drive. Though no matter where you head off to, it won't be long before you're missing home!



*All train times from Stevenage Train station

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

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► SITE PLAN

- THE DEVON
2 bedroom home
- THE DENTON
3 bedroom home
- THE BEANE
4 bedroom home
- THE BULBOURNE
4 bedroom home

BCP BIN COLLECTION POINT

CS CYCLE STORE

SS SUB STATION

BS BIN STORE

SHOWHOME
Plot 3

SALES INFORMATION
CENTRE
Plot 4



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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*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts varied
- ✓ Boiler housing*
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated stainless steel chimney
- ✓ 4 burner gas hob
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel single bowl sink with mixer tap

BATHROOM / EN-SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge
- ✓ Programmable room thermostat (2 per home)
- ✓ Solar Panels to selected homes
- ✓ Electric Vehicle charging points to selected homes
- ✓ Fibre broadband to property

Make it your own with our range of optional extras

DECOR

- ✓ Brilliant white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ Internal doors with polished chrome plated handles
- ✓ Slate effect external door numerals

EXTERIORS

- ✓ Turfed and/or landscaped front garden (turfed rear garden offered as extra)
- ✓ 1.8m close boarded fence* Plot specific treatments should be discussed with your Sales Executive
- ✓ Outside tap to rear garden
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*
- ✓ Rotavated rear garden

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home
- ✓ Carbon monoxide alarm*

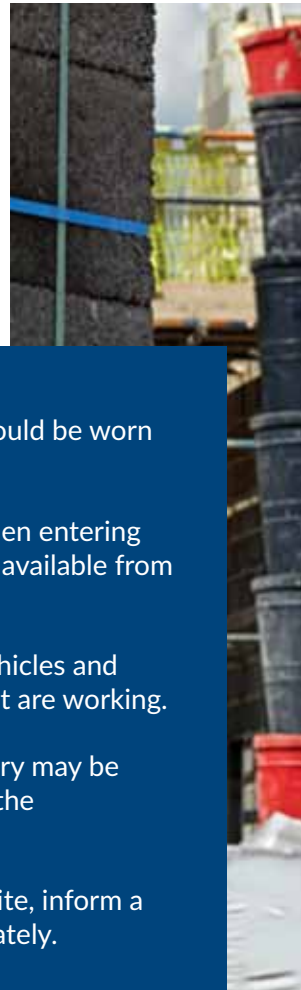


Please Note: Availability of standard choices and optional extras and are subject to build stage at point of reservation and are plot specific and *housetype specific. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see your Sales 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 a 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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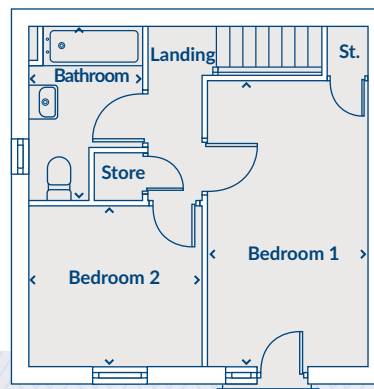
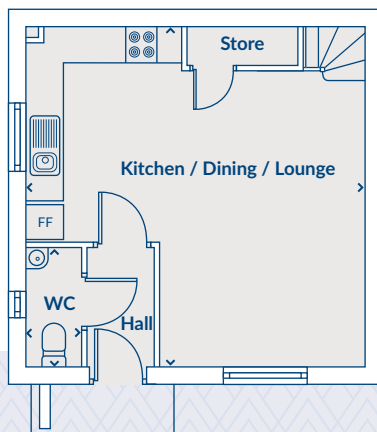
Please scan this QR code to make our day
by leaving us a review on [Trustpilot.com](https://www.trustpilot.com)

Thank you for your time,
Keepmoat



Artists impression, features may vary

THE DEVON 2 bedroom home



GROUND FLOOR

Kitchen / Dining / Lounge	5953mm x 5067mm	19'6" x 16'8"
WC	900mm x 2022mm	2'11" x 6'8"

FIRST FLOOR

Bedroom 1	2915mm x 4899mm	9'7" x 16'1"
Bedroom 2	2918mm x 2717mm	9'7" x 8'11"
Bathroom	1917mm x 3142mm	6'3" x 10'4"

› Longest measurement taken

FF - Fridge / Freezer space allocation

PLEASE NOTE:

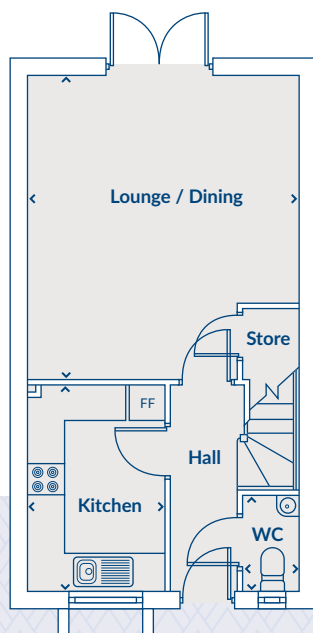
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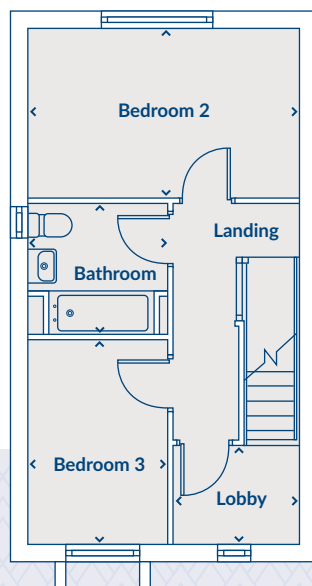
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THE DENTON 3 bedroom home



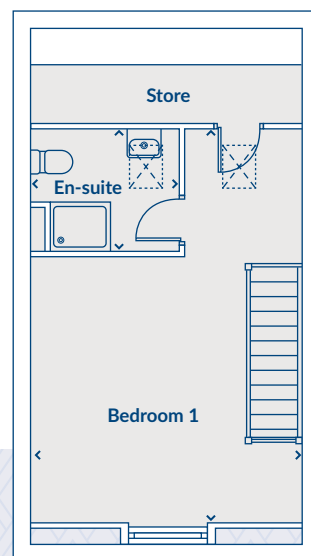
GROUND FLOOR

Kitchen	2261mm x 3354mm	7'5" x 11'0"
Lounge / Dining	4424mm x 4967mm	14'6" x 16'4"
WC	892mm x 1581mm	2'11" x 5'2"



FIRST FLOOR

Bedroom 2	4424mm x 2738mm	14'6" x 9'0"
Bedroom 3	2308mm x 3350mm	7'7" x 11'0"
Lobby	2048mm x 1641mm	6'9" x 5'5"
Bathroom	2308mm x 2160mm	7'7" x 7'1"



SECOND FLOOR

Bedroom 1	4424mm x 6485mm	14'6" x 21'3"
En-suite	2406mm x 2040mm	7'11" x 6'8"

› Longest measurement taken FF - Fridge / Freezer space allocation

PLEASE NOTE:

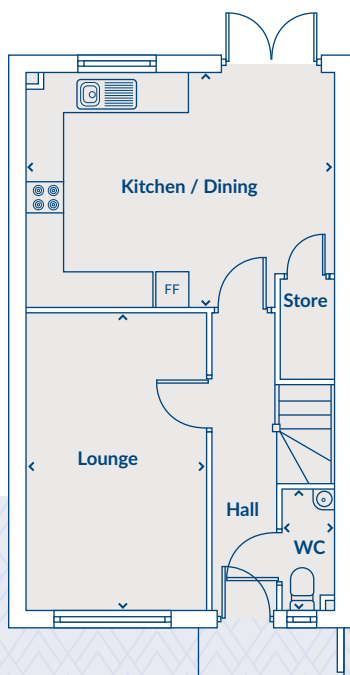
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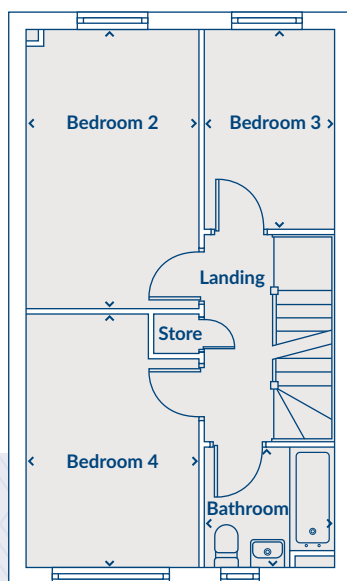
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THE BEANE 4 bedroom home



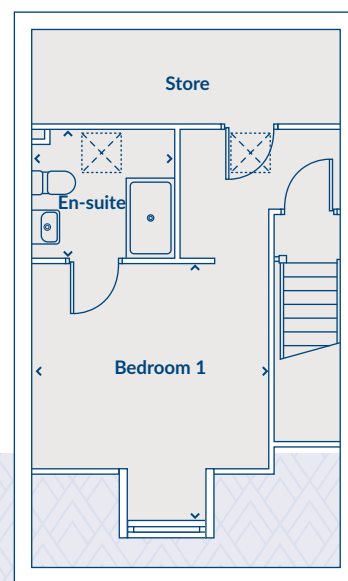
GROUND FLOOR

Kitchen / Dining	5157mm x 3993mm	16'11" x 12'11"
Lounge	2996mm x 5000mm	9'10" x 16'5"
WC	2007mm x 870mm	6'7" x 2'10"



FIRST FLOOR

Bedroom 2	2909mm x 4679mm	9'7" x 15'4"
Bedroom 3	2128mm x 3336mm	7'0" x 10'11"
Bedroom 4	2909mm x 4254mm	9'7" x 13'11"
Bathroom	2128mm x 2007mm	7'0" x 6'7"



SECOND FLOOR

Bedroom 1	3993mm x 4375mm	13'1" x 14'4"
En-suite	2368mm x 2207mm	7'9" x 7'3"

› Longest measurement taken FF - Fridge / Freezer space allocation

PLEASE NOTE:

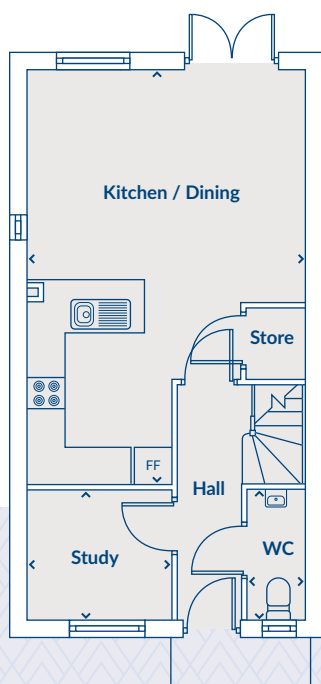
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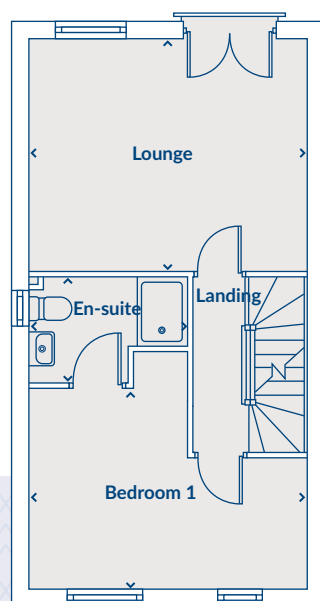
Artists impression, features may vary

THE BULBOURNE 4 bedroom home



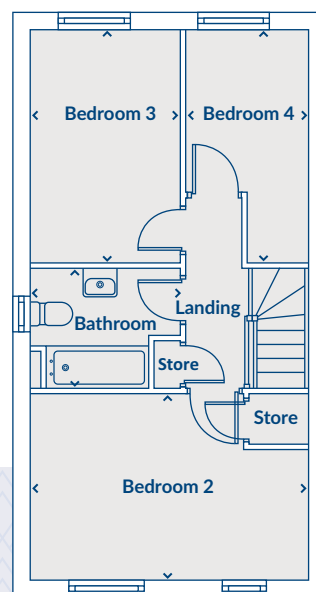
GROUND FLOOR

Kitchen / Dining	4537mm x 6810mm	14'11" x 22'4"
Study	2310mm x 2120mm	7'7" x 6'11"
WC	950mm x 2120mm	3'1" x 6'11"



FIRST FLOOR

Lounge	4537mm x 3807mm	14'11" x 12'6"
Bedroom 1	4537mm x 3285mm	14'11" x 10'9"
En-suite	2559mm x 1718mm	8'5" x 5'8"



SECOND FLOOR

Bedroom 2	4537mm x 3050mm	14'11" x 10'0"
Bedroom 3	2451mm x 3795mm	8'0" x 12'5"
Bedroom 4	1993mm x 3801mm	6'6" x 12'6"
Bathroom	2451mm x 1964mm	8'0" x 6'5"

› Longest measurement taken FF - Fridge / Freezer space allocation

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FAIRLANDS GATE

STEVENAGE

All enquiries:

01438 591 196

or email: Fairlands.Gate@keepmoat.com



keepmoat.com

Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.