



SKETCHLEY MEADOWS

NUNEATON

*Discover what
modern living
is all about*

keepmoat.com





HEART OF ENGLAND WAY, NUNEATON, WARWICKSHIRE, CV11 6WZ



SKETCHLEY
MEADOWS

► WELCOME TO SKETCHLEY MEADOWS



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A SETTING THAT SETS NEW STANDARDS

With rolling countryside and riverside views nearby, it's easy to forget that Sketchley Meadows is so close to the centre of Nuneaton, the M6 and the biggest cities in the Midlands.

However, living in the perfect location is just one of the benefits of moving here. What really sets this neighbourhood apart is attention to detail.

From open-plan floorplans, and light, airy living spaces, to solar panels and EV charging points, each stylish, energy-efficient home has been designed to make every day more comfortable, convenient and affordable.

And with market towns, multicultural cities and majestic scenery in every direction, you never have to go far to find what you're looking for.

Whether you're a first-time buyer, growing family or a discerning downsizer, buying a new home here is just as simple. Discover our two, three, four and five bedroom homes today, and benefit from our hassle-free Deposit Unlock and Easymove schemes.



Easymove



► LIFE IN NUNEATON



Scenic views across Nuneaton ▲



National Space Centre, Leicester ▲

Circled by the Midlands' major roads, Nuneaton is the historic heart of North Warwickshire. And while it's only two miles from Sketchley Meadows, it's also a destination in its own right. Encounter winding canals and idyllic castles, famous authors, farm shops and award-winning beer. Alternatively, head for the station and savour the sights, sounds and flavours of Birmingham, Leicester and Coventry. For a detour with a difference, escape to the splendour of Royal Leamington Spa. Or, cycle the tranquil towpaths of the Warwickshire Ring, through manicured fields and ancient meadows.

Make school runs simpler

Parents planning to move to Sketchley Meadows will welcome the wide choice of schools in the local area. Whitestone Infant School, Chetwynd Junior School, Wembrook Primary School and Saint Nicholas Primary are all within 1.5 miles of home. While the George Eliot Academy and Higham Lane School are also within easy reach for older children.

Ease back in Nuneaton

Home to the novelist George Eliot, landscaped parks, and tree-lined canals, Nuneaton is the perfect place to shop, explore or recharge your batteries. Step back in time in the Museum and Art Gallery, to unearth local history, and fine art. Work up an appetite at nearby Nuneaton Golf Club. Then, dip into one of the many restaurants for a traditional pub lunch, Jamaican jerk chicken or Vietnamese pho. Don't forget to check out the twice-weekly market, too.

Shop local

For everyday odds and ends, the local Co-op in Horeston Grange is perfect. For bigger food shops, Sainsbury's, Asda and Lidl are all within a two-mile radius. While the celebrated Spinney Bank Farm Shop is not much further. And with Nuneaton on your doorstep, you'll be spoilt for choice when it comes to retail shopping. Browse the latest brands at Ropewalk or Abbeygate Shopping Centres. Then, head out of town for crafts at Hoar Park and one of the largest bookshops in the Midlands - Astley Book Farm.

Head into the city

Within just 45 minutes of home, you'll find the hubs of Coventry, Leicester and Birmingham, plus a world of experiences and attractions. Discover industry and innovation in Coventry, explore the outer limits at the National Space Centre in Leicester. Or head for Birmingham, The Bull Ring, The Balti Triangle and The Peaky Blinders.

Unearth fascinating history

History is all around you at Sketchley Meadows. From the home of George Eliot - Griff House, to the Bosworth Battlefield Heritage Centre, fascinating stories lie around every corner. Relive the Roman Empire and Boudica's last stand at Mancetter. Go Gothic in the spectacular gardens of Arbury Hall. Alternatively, wander the wide Regency boulevards of Royal Leamington Spa.

Move closer to nature

Nestled next to The River Anker, you can expect fresh air and wide-open space on demand. However, nearby Nuneaton is just as green with elegant Riversley Park, Sandon Park and the tranquil woodlands and walking trails of Hartshill Hayes Country Park. Stroll into town on the Moore Woodlands Walk. Spot Canada geese at Clay Pool. Or, pack a picnic and hop on the North Arden Heritage Walking Trail.

The Cube, Birmingham ▼



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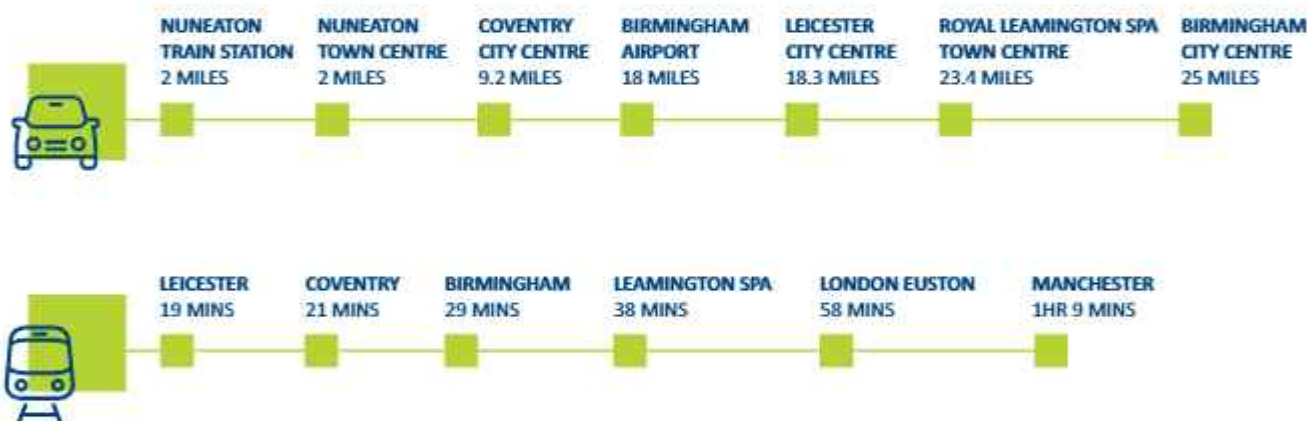
KEY FEATURES

- A thriving new neighbourhood close to the historic market town of Nuneaton
- Located in a peaceful riverside setting, at the edge of the North Warwickshire countryside
- A wide choice of elegant, energy-efficient two, three, four and five bedroom homes
- Cafes, pubs, restaurants, shops and gyms all within walking distance
- Only 25-minutes to Coventry, 40 minutes to Leicester and 45 minutes to the centre of Birmingham
- Ideally placed for Nuneaton Station and regular trains to London Euston
- Close to the M6, M1, M42, M69 and A5, for fast access to the North and South
- A choice of highly-rated primary and secondary schools on your doorstep
- Deposit Unlock and Easymove available on selected plots

► TRAVEL LINKS

REACH EVERYWHERE, QUICKLY

When it comes to commuting, shopping or sightseeing, Sketchley Meadows offers fast access to the M6, M1, M42, M69 and A5. It's also only a seven-minute drive from Nuneaton Station, where you can catch regular services to Coventry, Birmingham, Liverpool, Glasgow and London. The town is a great spot for cyclists too, with plenty of cycle paths and easy access to the North Warwickshire Cycleway.



*All train times from Nuneaton 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 ASHBURN
2 bedroom home
-  THE EXHALL
3 bedroom home
-  THE WESTBOURNE
3 bedroom home
-  THE FARLEY
3 bedroom home
-  THE SELSET
3 bedroom home
-  THE LONGFORD
4 bedroom home
-  THE SHERBOURNE
4 bedroom home
-  THE BUCKINGHAM
5 bedroom home
-  THE WINDSOR
5 bedroom home

 SALES CENTRE
Plots 148 & 149 garages

 SHOWHOME



Existing Development

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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

	THE ASHBURN 2 bedroom home 	THE EXHALL 3 bedroom home 	THE WESTBOURNE 3 bedroom home 	THE FARLEY 3 bedroom home 
GENERAL				
Chrome plated ironmongery to internal doors.	✓	✓	✓	✓
Landscaped front garden.	✓	✓	✓	✓
1.8m close boarded fence / 2.0m high screen wall.	✓	✓	✓	✓
UPVC double glazed windows.	✓	✓	✓	✓
UPVC double glazed french doors.	✓	✓	✓	✓
2 zone programmable gas central heating system with thermostatic radiator valves.	✓	✓	✓	✓
Pendant light fittings.	✓	✓	✓	✓
DECORATING				
Almond white matt emulsion painted walls and ceilings.	✓	✓	✓	✓
White gloss paint to interior wood work.	✓	✓	✓	✓

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► SPECIFICATION

	THE ASHBURN 2 bedroom home 	THE EXHALL 3 bedroom home 	THE WESTBOURNE 3 bedroom home 	THE FARLEY 3 bedroom home 
KITCHEN / UTILITY				
Choice of kitchen units.				
Choice of worktop with upstand.				
Stainless steel conventional electric oven, gas hob.				
Stainless steel splashback and integrated extractor hood.				
Stainless steel single bowl sink.				
Boiler housing.				
BATHROOM				
Fitted white sanitaryware.				
Choice of wall tiles to bathroom. Splashback to basin & around bath.				
Bristan Frenzy Bath with Filler Tap.				
Extractor fan to bathroom.				
Moisture resistant dome flush light fitting.				
Shower over bath.				


































































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EN-SUITE				
Fitted white sanitaryware.		✓	✓	✓
Choice of wall tiles. Splashback to basin & full height to en-suite shower enclosure.		✓	✓	✓
Bristan Zing mixer bar shower in the en-suite.		✓	✓	✓
Extractor fan to bathroom.		✓	✓	✓
Moisture resistant dome flush light fitting.		✓	✓	✓
ELECTRICAL				
White sockets and switches.	✓	✓	✓	✓
TV aerial socket to lounge.	✓	✓	✓	✓
BT socket to lounge.	✓	✓	✓	✓
Vehicle charging point.	✓	✓	✓	✓
Solar panels.	✓	✓	✓	✓
EV Chargers.	✓	✓	✓	✓
SAFETY & SECURITY				
Security latches to windows except fire egress.	✓	✓	✓	✓
Mains fed smoke detectors to hallway and landing.	✓	✓	✓	✓

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THE SELSET 3 bedroom home	THE LONGFORD 4 bedroom home	THE SHERBOURNE 4 bedroom home	THE BUCKINGHAM 5 bedroom home	THE WINDSOR 5 bedroom home
				
				
				
				
				
				
				
				
				
				
				
				
				
				

KEY



INCLUDED



PLOT SPECIFIC



► HEALTH & SAFETY

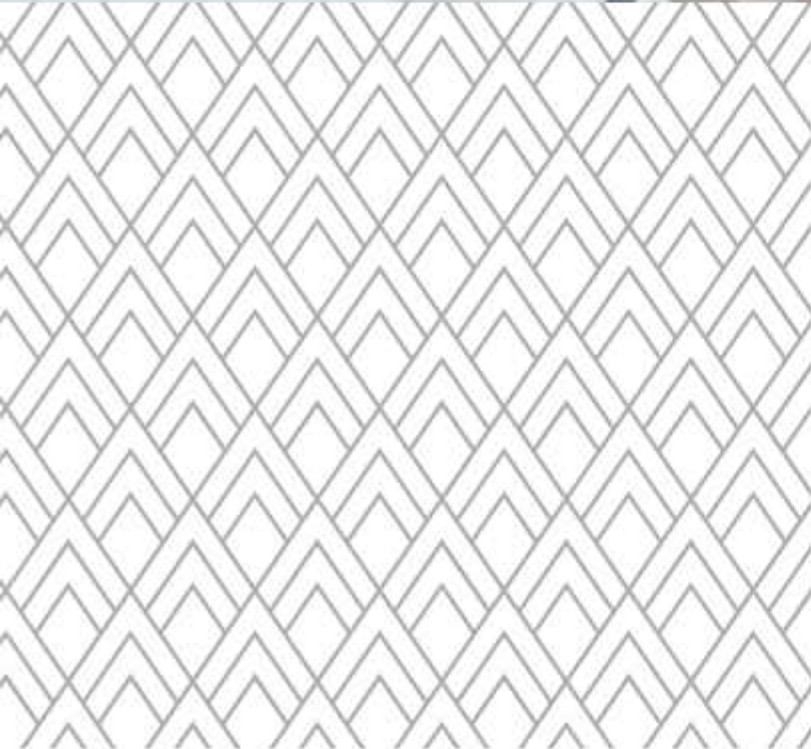
At Keepmoat Homes your safety is our top priority. In line with Health and Safety Legislation we have a number of guidelines in place to protect you whilst you are visiting our developments.



- 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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★ Trustpilot



AT KEEPMOAT, WE'RE DEDICATED
TO BUILDING THE HIGHEST
QUALITY HOMES, SO YOU CAN BUY
WITH COMPLETE CONFIDENCE



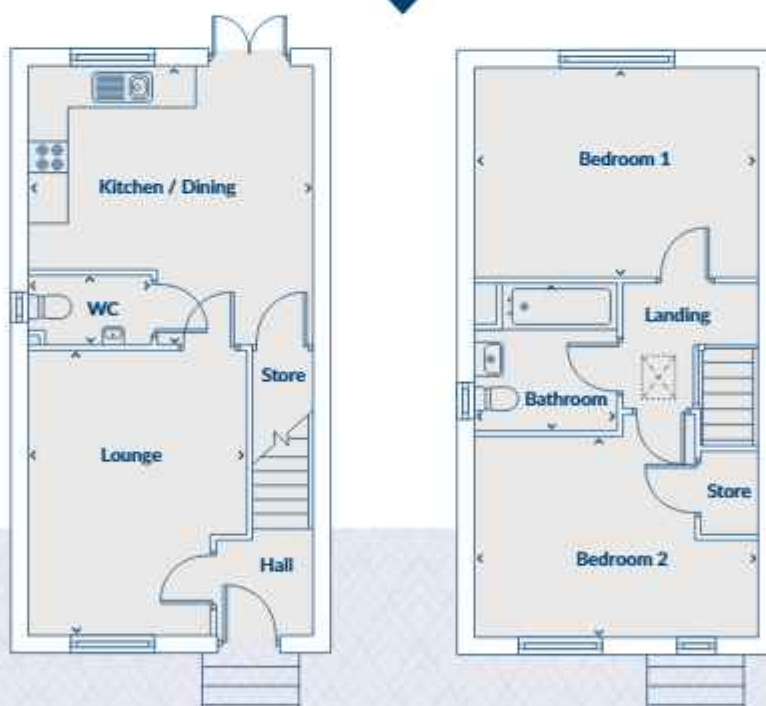
Please scan this QR code to make our day
by leaving us a review on [Trustpilot.com](https://www.trustpilot.com)

Thank you for your time,
Keepmoat



Artists impression, features may vary

THE 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	2168 x 2080	7'1" x 6'10"

> Longest measurement taken

PLEASE NOTE:

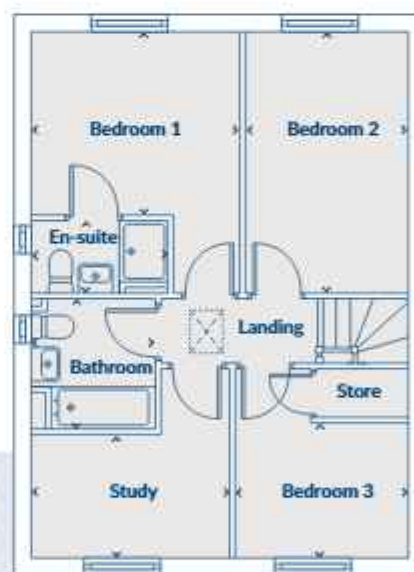
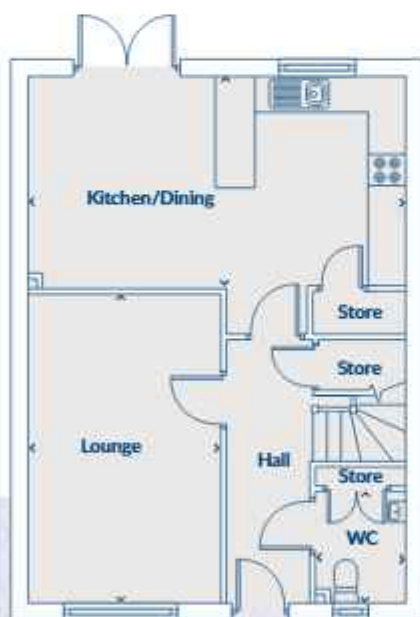
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Artists impression, features may vary

THE EXHALL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3475 X 6168	11'5" X 20'3"
Lounge	5060 X 3150	16'7" X 10'4"
WC	1830 X 1450	6'0" X 4'9"

> Longest measurement taken

FIRST FLOOR

Bedroom 1	3034 X 3400	9'11" X 11'2"
En-suite	1185 X 2206	3'11" X 7'3"
Bedroom 2	4312 X 2675	14'2" X 8'9"
Bedroom 3	2014 X 3215	6'7" X 10'7"
Study	2232 X 2860	7'4" X 9'5"
Bathroom	2138 X 2000	7'0" X 6'7"

PLEASE NOTE:

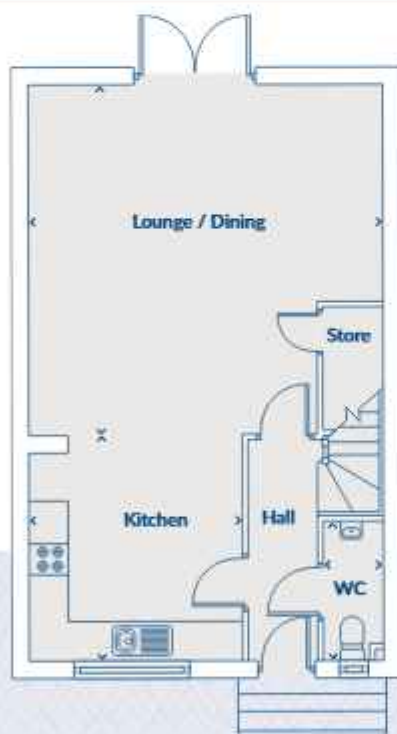
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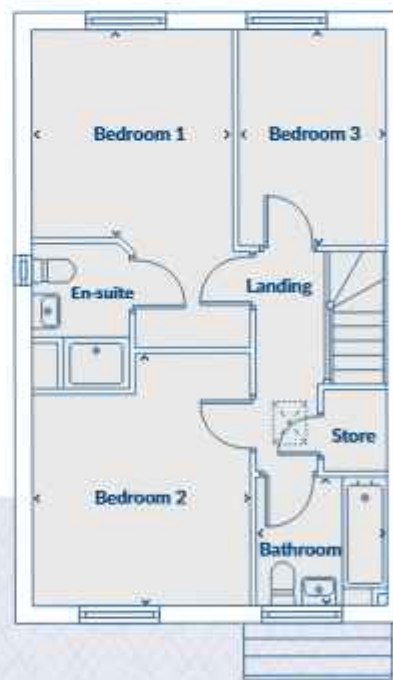
THE WESTBOURNE 3 bedroom home



GROUND FLOOR

Kitchen	3431 x 3217	11'3" x 10'7"
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	2204 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"

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Artists impression, features may vary

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"

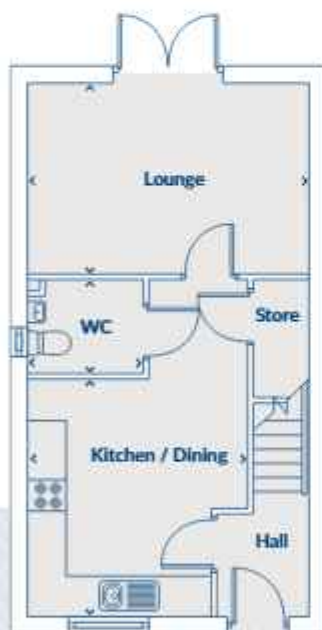
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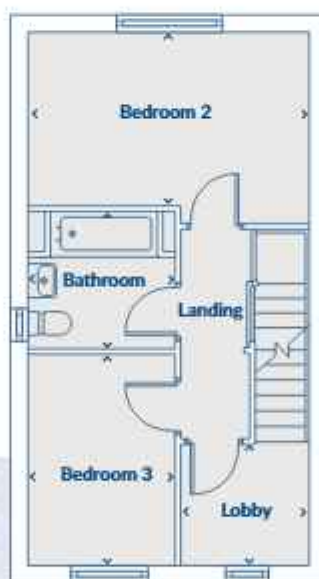


THE SELSET 3 bedroom home



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

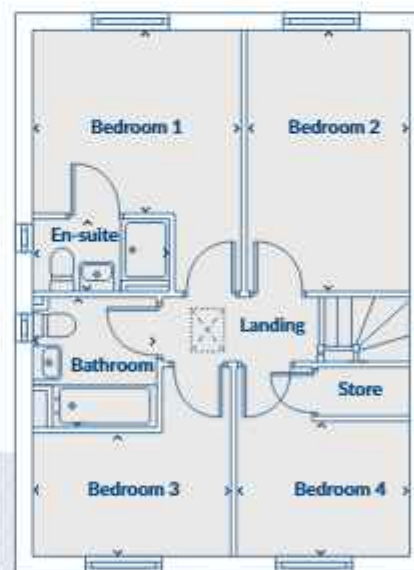
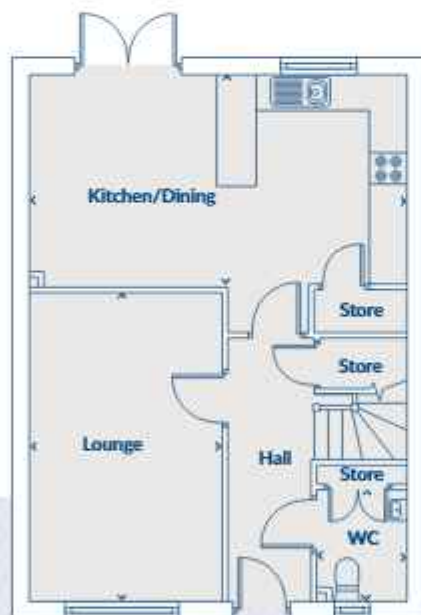
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THE LONGFORD 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3475 X 6168	11'5" X 20'3"
Lounge	5060 X 3150	16'7" X 10'4"
WC	1830 X 1450	6'0" X 4'9"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3034 X 3400	9'11" X 11'2"
En-suite	1185 X 2206	3'11" X 7'3"
Bedroom 2	4312 X 2675	14'2" X 8'9"
Bedroom 3	2014 X 3215	6'7" X 10'7"
Bedroom 4	2232 X 2860	7'4" X 9'5"
Bathroom	2138 X 2000	7'0" X 6'7"

PLEASE NOTE:

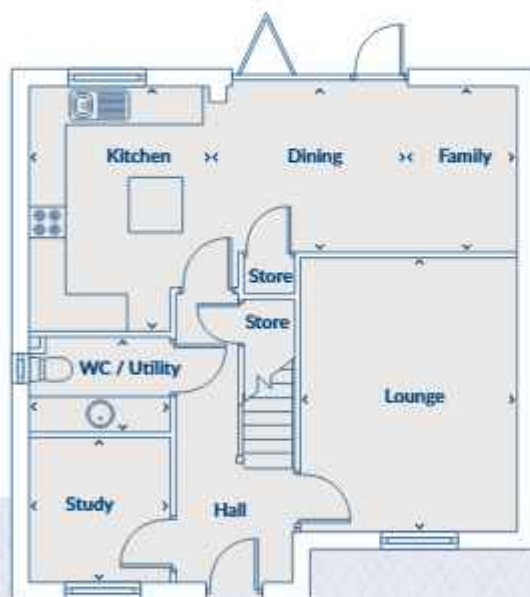
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THE SHERBOURNE 4 bedroom home



GROUND FLOOR

Kitchen	2966 x 4000	9'9" x 13'1"
Dining	3242 x 2676	10'8" x 8'9"
Family	1803 x 2676	5'11" x 8'9"
Lounge	3563 x 4497	11'8" x 14'9"
Study	2280 x 2300	7'6" x 7'7"
WC / Utility	2280 x 1637	7'6" x 5'4"

> Longest measurement taken

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FIRST FLOOR

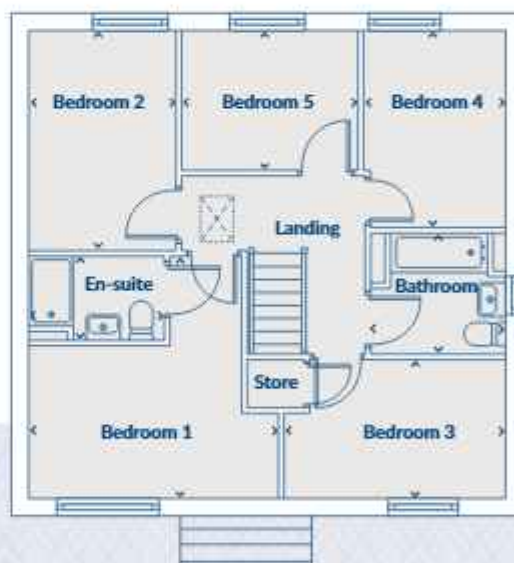
Bedroom 1	4298 x 3001	14'1" x 9'10"
En-suite	2263 x 1500	7'5" x 4'11"
Bedroom 2	3620 x 3213	11'11" x 10'6"
Bedroom 3	3050 x 4029	10'0" x 13'3"
Bedroom 4	2663 x 3437	8'9" x 11'3"
Bathroom	2112 x 2368	6'11" x 7'9"





Artists impression, features may vary

THE BUCKINGHAM 5 bedroom home



GROUND FLOOR

Kitchen / Dining	3200 x 8460	10'6" x 27'9"
Lounge	4885 x 3504	16'0" x 11'6"
Study	3082 x 2586	10'1" x 8'6"
Utility	1703 x 2611	5'7" x 8'7"

> 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.

FIRST FLOOR

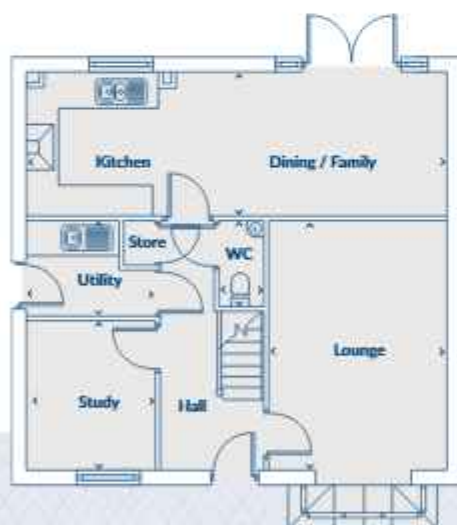
Bedroom 1	4236 x 4416	13'11" x 14'6"
En-suite	1474 x 2392	4'10" x 7'10"
Bedroom 2	3906 x 2595	12'10" x 8'6"
Bedroom 3	2425 x 3951	7'11" x 13'0"
Bedroom 4	3478 x 2579	11'5" x 8'6"
Bedroom 5	2474 x 3100	8'1" x 10'2"
Bathroom	2146 x 2426	7'0" x 8'0"





Artists impression, features may vary

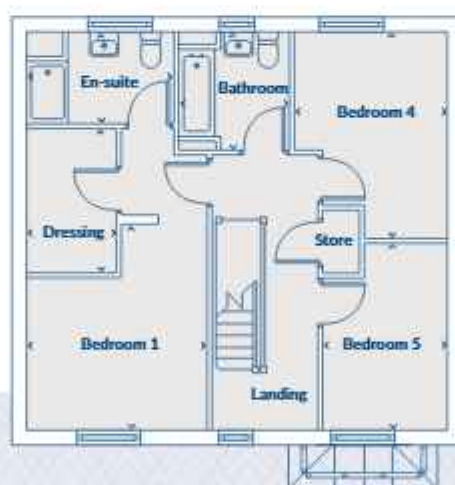
THE WINDSOR 5 bedroom home



GROUND FLOOR

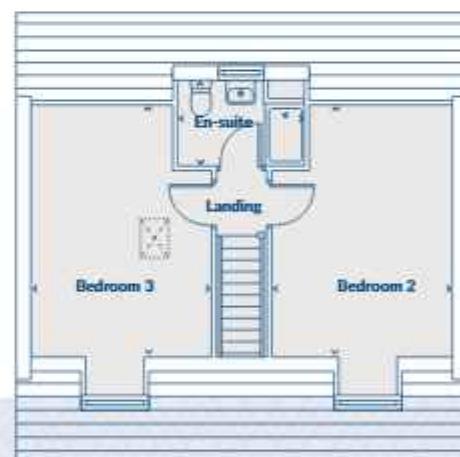
Kitchen / Dining	2741 x 8123	9'0" x 26'8"
Lounge	4782 x 3455	15'8" x 11'4"
Study	2846 x 2473	9'4" x 8'1"
Utility	1843 x 2473	6'1" x 8'1"

> Longest measurement taken



FIRST FLOOR

Bedroom 1	3958 x 3495	13'0" x 11'6"
En-suite	1735 x 2859	5'8" x 9'5"
Dressing	2794 x 1760	9'2" x 5'9"
Bedroom 4	3977 x 2911	13'1" x 9'7"
Bedroom 5	3603 x 2386	11'10" x 7'10"
Bathroom	2250 x 2167	7'5" x 7'1"



SECOND FLOOR

Bedroom 2	5133 x 3495	16'10" x 11'6"
Bedroom 3	5133 x 3495	16'10" x 11'6"
En-suite	1697 x 2440	5'7" x 8'0"

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SKETCHLEY MEADOWS

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