



Northdale Park

AN EXCITING DEVELOPMENT OF BRAND NEW
HOMES IN RAUNDS, NORTHAMPTONSHIRE



NORTHDAL PARK

A growing new community

NORTHDAL PARK is a partnership between Bowbridge Homes and Snowdon Homes where it is our intention to not just build houses but establish a new community. A community is a living entity, which develops organically and is shaped by each and every individual, couple and family living there.

We hope **Northdale Park** will become just such a community – growing in maturity over the years and blending with the bigger, vibrant community of Raunds itself to become an integral part of the town.

The many facets of **Northdale Park**, such as Northdale Common, the wildlife pond, the gently curving streets and the housing in and around Northdale Court, all introduce diverse elements, adding interest to the development, giving it character and promoting quality of life through a pleasant environment.

The design and layout of **Northdale Park** incorporates many pockets of public green space to break up the street scenes and bring in areas for relaxation, dog-walking and play.

At **Northdale Park** we have brought together contemporary external designs and materials which sit perfectly within their environment, and internal layouts that are flexible and perfectly suited to the needs of the modern family.

Northdale Park is set to grow into a great community for the future.

Northdale Park's layout and open spaces make it a great place to bring up a young family.



WELCOME TO RAUNDS

A bustling town in the beautiful Nene valley

WATER IS A THEME of the area around **Northdale Park**, from the wildlife lake at the foot of the development to the many gravel pit lakes which accompany the River Nene on its meandering journey through the area; water provides a place for a few minutes' peace and quiet on the edge of the site, a shopping trip to Rushden Lakes shopping centre or time out with the family at Stanwick Lakes country park, which offers a wide range of leisure pursuits.

The market town of Raunds sits on the southern side of the Nene Valley, just 10 miles from Wellingborough and 20 miles from

Northampton. Its historic connections date back to Roman times, with a Roman villa discovered during the 1980s in the Nene Valley nearby.

The town's shoe industry has now gone, but was significant in the history of Raunds, with a march to London in 1905 to campaign for improved pay for Army bootmakers.

The Raunds Music Festival fills the town with folk, jazz and roots music in early May every year.

The town caters for children up to and including secondary age in its pre-school (rated Outstanding by OFSTED), infants and primary schools, St Peter's CE Academy and Manor School Sports Academy (all OFSTED Good).



Rushden Lakes has many big brand shops and also offers leisure activities and restaurants.



Nearby Stanwick Lakes is a 750-acre wetland reserve which is great for walking and cycling.

St Peter's Church overlooks the town from its position above the High Street.

Raunds enjoys good links to the road network, sitting near the crossroads of the A14 and A45, which means good travel times to the Midlands, the M1, A1(M) and the East Coast. Rail services from Wellingborough serve St Pancras in 55 minutes; Kettering to Leicester takes just over 20 minutes.

Perfectly located for work and leisure



WHO WE ARE

In partnership to build a better environment

Bowbridge Homes and **Snowdon Homes** only create properties of which we can be proud. We build homes the way we think they should be built and that people aspire to live in. You can rest assured that each of our homes has been thoughtfully designed with a keen eye on the details that improve everyday life.

Working together at Northdale Park, we are able to offer the innovative and creative development for which **Bowbridge Homes** are renowned, along with the excellent build quality synonymous with **Snowdon Homes**.

We are proud of not being national housebuilders, as this allows us to look at schemes individually and do the right thing for each development site and the community within which it sits.

CUSTOMER CARE is at the very heart of your purchase with us. We know that buying a new home can be stressful, which is why our dedicated sales team will be with you throughout the journey. This doesn't end when we give you the keys to your beautiful new home: we provide a comprehensive handover and introduction to your new home and an ongoing Customer Care service that ensures peace of mind once you have settled in.

Each of our homes comes with a 10 year NHBC New Homes Warranty and we also subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information, please visit www.consumercode.co.uk

- The Avon**
2 bedroom property, ensuite
* The Avon 2 (Plot 196) has 2 bedrooms only
- The Leam**
3 bedroom property, ensuite
- The Ouse**
3 bedroom property, ensuite
- The Tove**
3 bedroom corner property, ensuite.
- The Nene**
3 bedroom property, ensuite
- The Kinewell**
3 bedroom property, ensuite
- The Cherwell**
4 bedroom property, ensuite
- The Welland**
4 bedroom detached property, ensuite, single garage
- The Stanwick**
4 bedroom detached property, ensuite, single garage
- The Grafham**
4 bedroom detached property, ensuite, study, single garage



NORTHDALE PARK Development layout



BOWBRIDGE
HOMES



CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

SPECIFICATIONS *What's included when you buy with us*

Your new home at **Northdale Park** will be finished to the highest level, with a number of added extras included as standard.

These include fully-integrated kitchen appliances with a two-year warranty and a beautiful Roca designer bathroom with rainfall shower and vanity unit.

It's all part of our attention to detail to ensure your home has the finish you want – with the highest quality products.

KITCHEN & UTILITY

Choice of contemporary fitted units and worktops**

Fully integrated appliances, to include:

- Single electric oven
- Ceramic hob

Stainless steel cooker hood

Fully integrated fridge/freezer and dishwasher*

High quality vinyl flooring

BATHROOMS, EN-SUITES & CLOAKROOM

Stylish Roca sanitaryware with designer chrome taps

Dual flush WCs

Rainfall shower heads*

Shower over bath with glazed shower screen

Contemporary ceramic tiling to specified wall areas**

Chrome heated towel rail

High quality vinyl flooring*

MEDIA & ELECTRICAL

TV points fitted in the living room and master bedroom

Media plate fitted in the living room

Low energy lighting throughout, with recessed LED downlights in kitchen and bathrooms

Ample power points in each property

USB plug sockets fitted in the kitchen and master bedroom

WINDOWS & DOORS

High quality front doors and double glazed windows with energy efficient, low emissivity glass

HEATING & HOT WATER

High efficiency gas central heating system



INTERNAL FINISHES

Contemporary, painted internal doors with brushed stainless steel ironmongery

White painted walls with white satin woodwork

EXTERNAL FINISHES

Landscaped and turfed front gardens*

Patio area to rear

Driveways in block paving

External tap and lighting

High-speed fibre broadband connection

SAFETY & SECURITY

Mains supply smoke alarms

Multipoint locking system to external doors

PEACE OF MIND

10 year NHBC New Homes Warranty

We subscribe to the Consumer Code for Homebuilders

* Where applicable

** Choice available dependent on stage of build

Pictures show the show home at Northdale Park

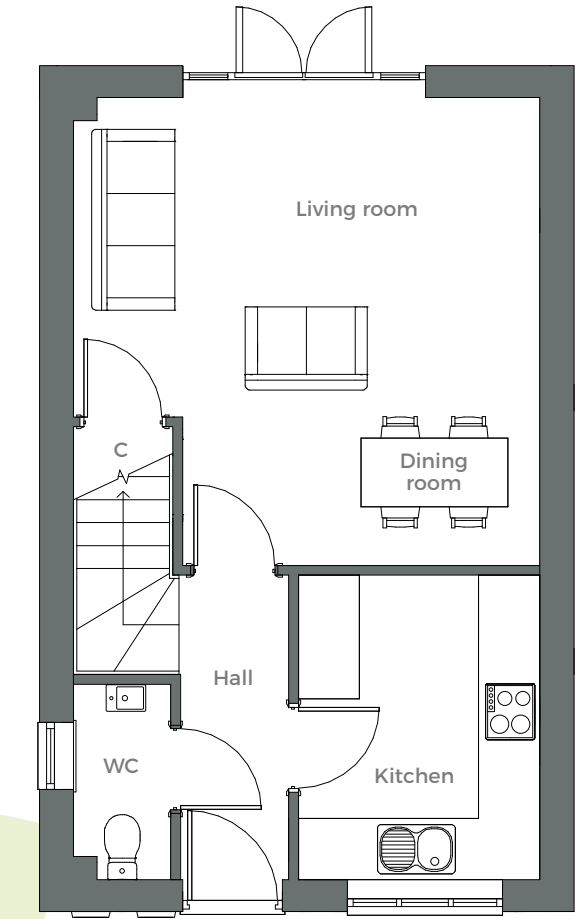




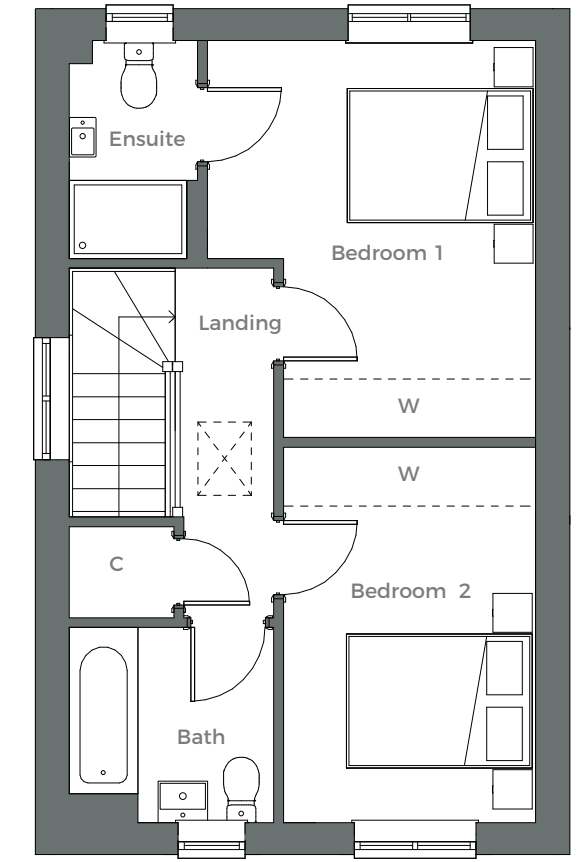
The Avon

INTERIOR DIMENSIONS

GROUND FLOOR		
Kitchen	3150 x 2460	10' 4" x 8' 1"
Living/ Dining room	4825 x 4775	15' 10" x 15' 8"
FIRST FLOOR		
Bedroom 1	4085 x 3340	13' 4" x 10' 11"
Ensuite	2265 x 1350	7' 5" x 4' 5"
Bedroom 2	3860 x 2570	12' 7" x 8' 6"
Bathroom	2130 x 2035	7' 0" x 6' 8"



GROUND FLOOR



FIRST FLOOR

C Cupboard
W Wardrobe (not supplied)
WC Cloakroom

All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to plot. Please note that wardrobes are not supplied, and any representation of wardrobes on plans is indicative only. Houses may be subject to minor variations during the build process; please discuss with our sales team.

The Avon

TWO BEDROOMS, ONE ENSUITE





THE AVON
TYPE 2



The Avon

TYPE 2 - PLOT 196

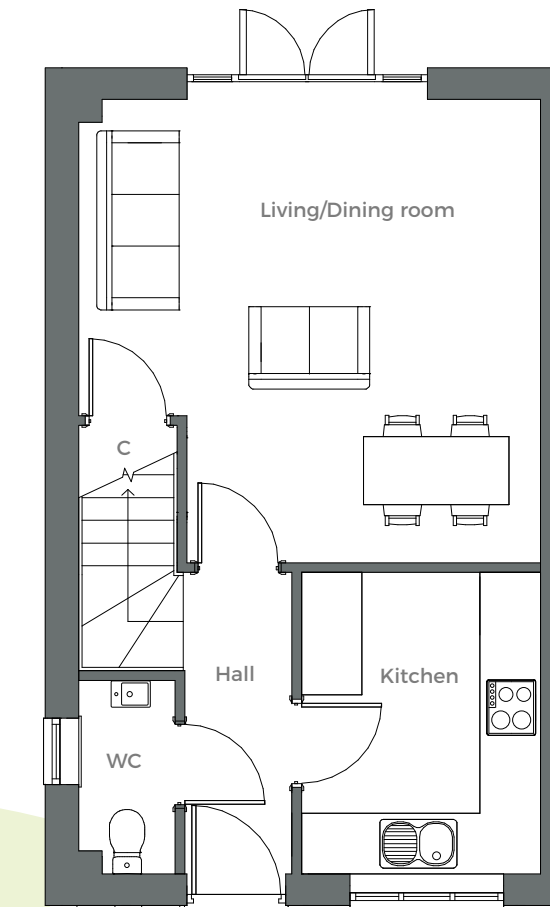
INTERIOR DIMENSIONS

GROUND FLOOR

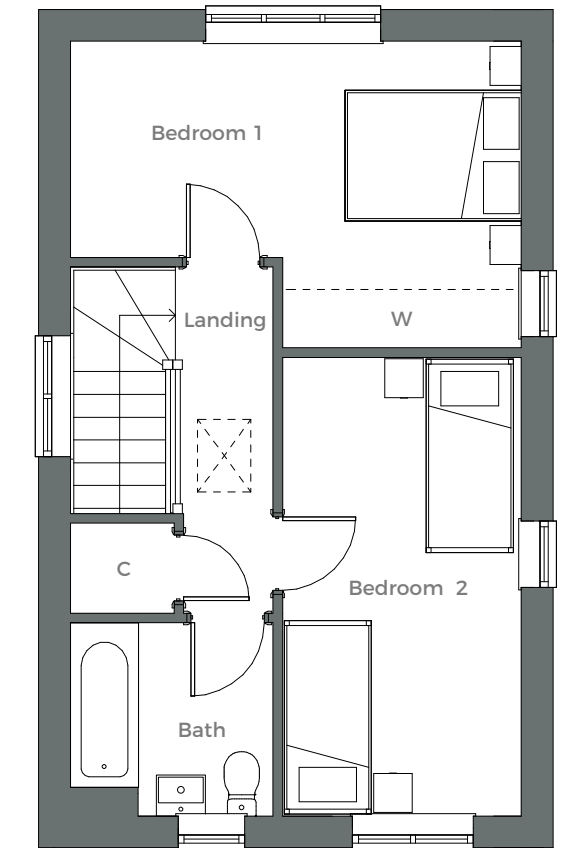
Kitchen	3150 x 2460	10' 4" x 8' 1"
Living/ Dining room	4825 x 4775	15' 10" x 15' 8"

FIRST FLOOR

Bedroom 1	4720 x 3200	15' 6" x 10' 6"
Bedroom 2	4775 x 2500	15' 8" x 8' 2"
Bathroom	2130 x 2035	7' 0" x 6' 8"



GROUND FLOOR



FIRST FLOOR

C Cupboard
W Wardrobe (not supplied)
WC Cloakroom

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The Avon Type 2

TWO BEDROOMS

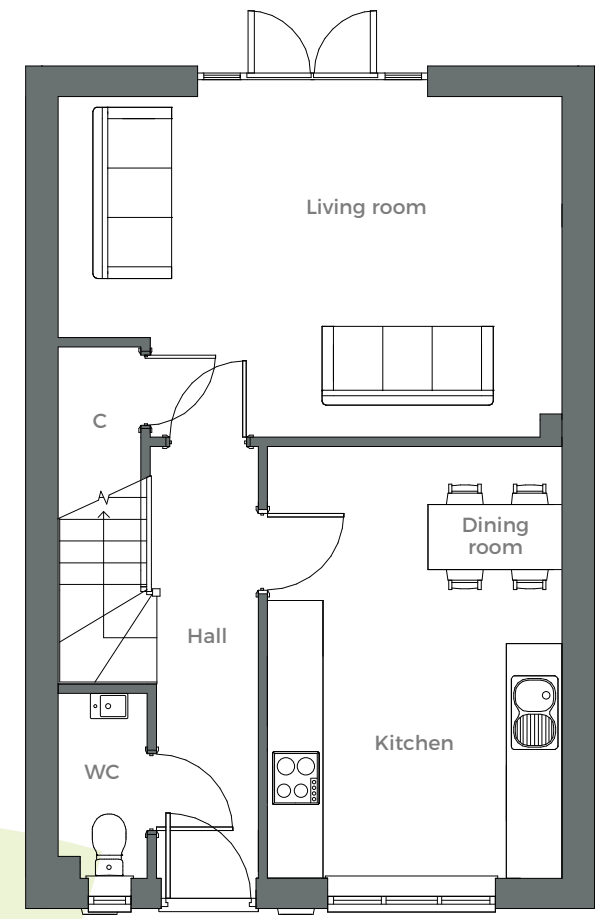




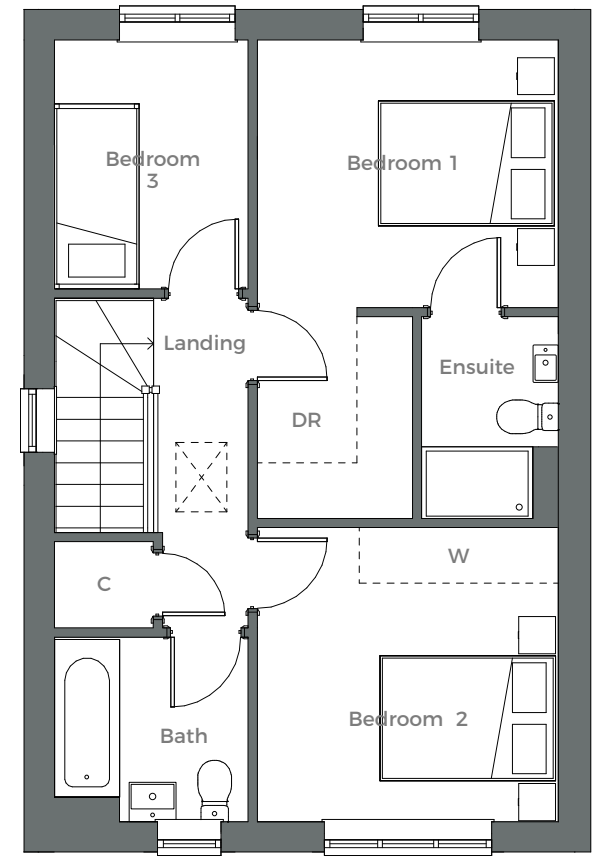
The Leam

INTERIOR DIMENSIONS

GROUND FLOOR		
Living room	5505 x 3660	17' 6" x 12' 0"
Kitchen/ Dining room	4760 x 3185	15' 7" x 10' 5"
FIRST FLOOR		
Bedroom 1	3280 x 2930	10' 9" x 9' 7"
Ensuite	2200 x 1500	7' 3" x 4' 11"
Dressing room	2200 x 1700	7' 3" x 5' 7"
Bedroom 2	3280 x 3215	10' 9" x 10' 6"
Bedroom 3	2730 x 2150	8' 11" x 7' 1"
Bathroom	2030 x 2150	6' 8" x 7' 1"



GROUND FLOOR



FIRST FLOOR

C Cupboard
 W Wardrobe (not supplied)
 WC Cloakroom

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The Tove

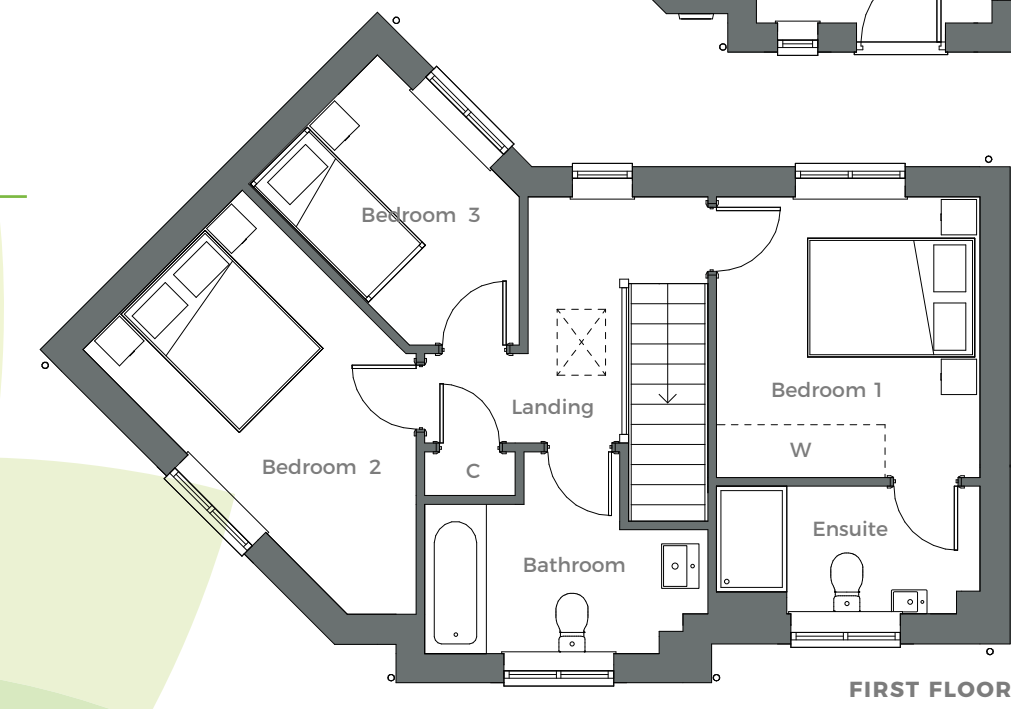
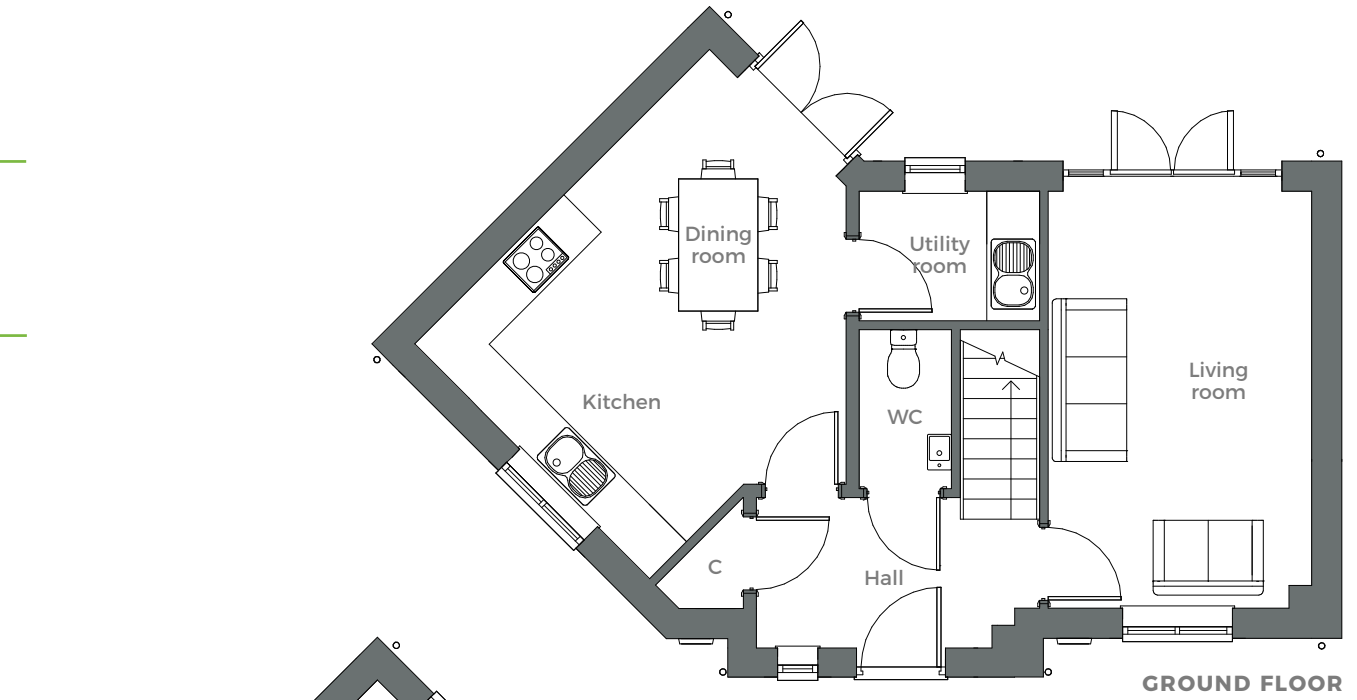
INTERIOR DIMENSIONS

GROUND FLOOR

Living room	4795 x 3310	15' 9" x 10' 3"
Kitchen/ Dining room	4790 x 4010	15' 8" x 13' 2"
Utility room	2060 x 1505	6' 9" x 4' 11"

FIRST FLOOR

Bedroom 1	3070 x 3230	10' 1" x 10' 7"
Ensuite	3070 x 1495	10' 1" x 4' 11"
Bedroom 2	4610 x 2600	15' 1" x 8' 6"
Bedroom 3	2370 x 2110	7' 9" x 6' 11"
Bathroom	3275 x 2410	10' 9" x 7' 11"



C Cupboard
W Wardrobe (not supplied)
WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied, and any representation of wardrobes on plans is indicative only. Houses may be subject to minor variations during the build process; please discuss with our sales team.

The Tove

THREE BEDROOMS, ONE ENSUITE





The Ouse

INTERIOR DIMENSIONS

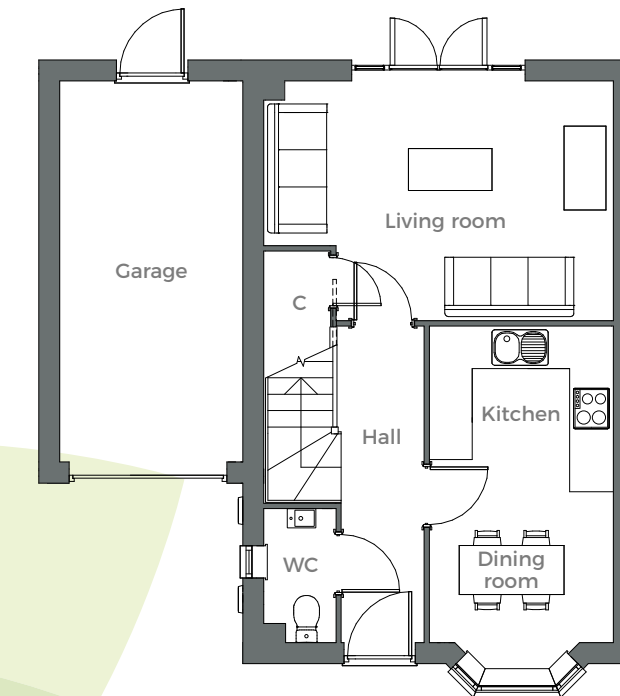
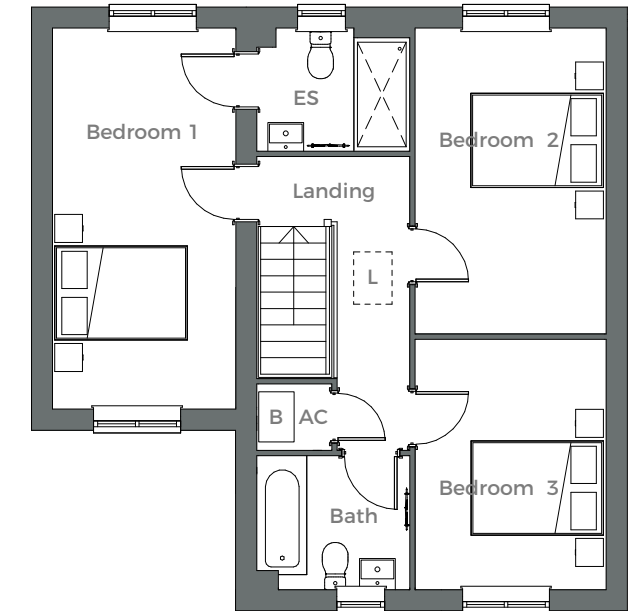
GROUND FLOOR

Living room	4960 x 3435	16' 3" x 11' 3"
Kitchen/ Dining room	4540 x 2635	14' 11" x 8' 8"
Garage	5460 x 2600	17' 11" x 8' 6"

FIRST FLOOR

Bedroom 1	5460 x 2625	17' 11" x 8' 7"
Ensuite	2195 x 1765	7' 2" x 5' 9"
Bedroom 2	4385 x 2740	14' 5" x 9' 0"
Bedroom 3	3590 x 2740	11' 9" x 9' 0"
Bathroom	2195 x 1920	7' 2" x 6' 3"

FIRST FLOOR



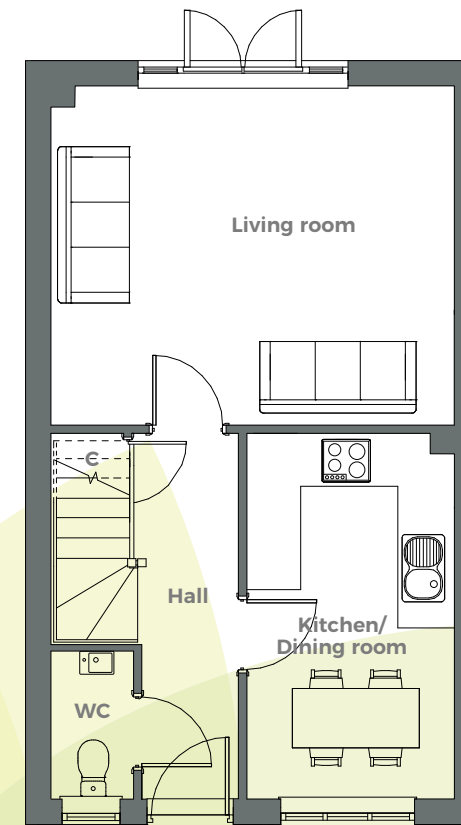
GROUND FLOOR

- A Airing cupboard
- B Boiler
- C Cupboard
- ES Ensuite
- L Loft access
- WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied, and any representation of wardrobes on plans is indicative only. Plans show Plot 239; the layout of plot 240 is a mirror image. Houses may be subject to minor variations during the build process; please discuss with our sales team.

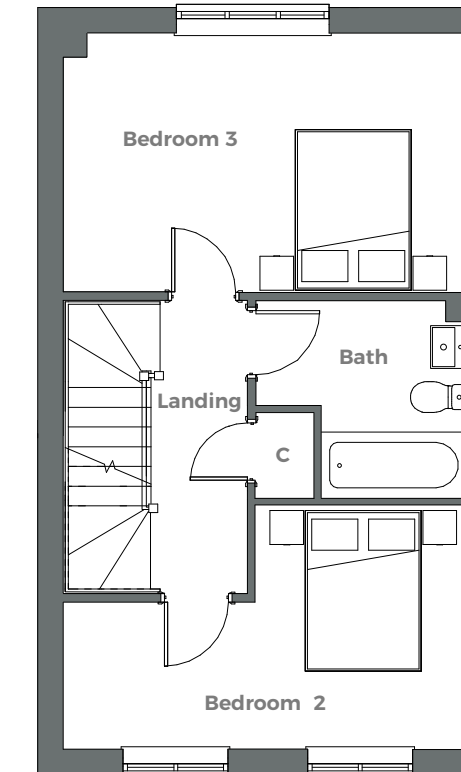


The Kinewell



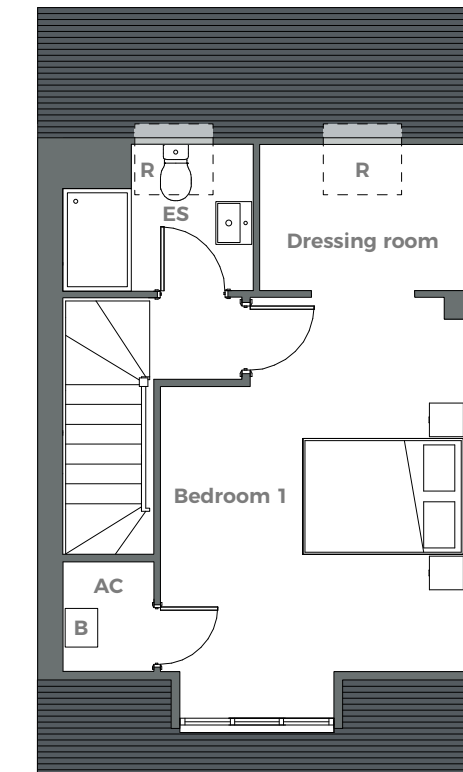
GROUND FLOOR

Living room	4785 x 4050	15' 8" x 13' 3"
Kitchen/Dining room	4375 x 2465	14' 4" x 8' 1"
Hall	4375 x 1175	14' 4" x 3' 10"



FIRST FLOOR

Bedroom 2	4785 x 3085	15' 8" x 10' 1"
Bedroom 3	4785 x 2925	15' 8" x 9' 7"
Bathroom	2510 x 2340	8' 3" x 7' 8"



SECOND FLOOR

Bedroom 1	3585 x 3555	11' 9" x 11' 8"
Dressing room	2455 x 1760	8' 1" x 5' 9"
Ensuite	2255 x 1760	7' 5" x 5' 9"

AC Airing cupboard B Boiler C Cupboard WC Cloakroom

All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

The Kinewell

THREE BEDROOMS, ONE ENSUITE





The Nene

INTERIOR DIMENSIONS

GROUND FLOOR

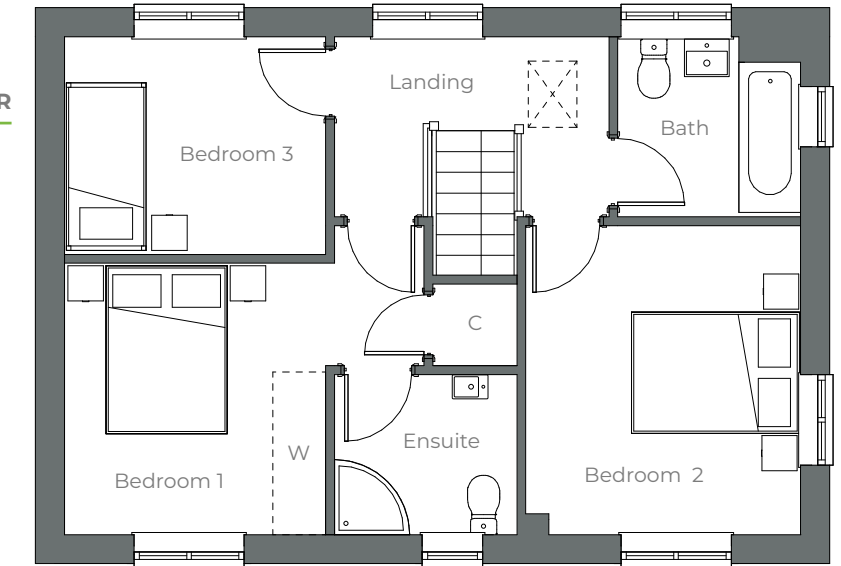
Living room	5635 x 3090	18' 6" x 10' 2"
Kitchen/ Dining room	5635 x 2845	18' 6" x 9' 4"
Utility room	2150 x 1755	7' 1" x 5' 9"

FIRST FLOOR

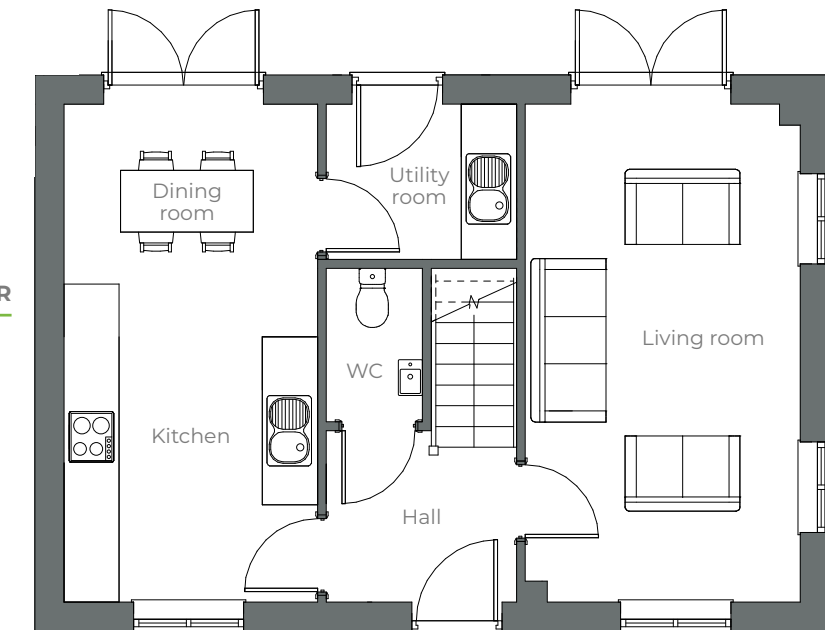
Bedroom 1	3070 x 2930	10' 1" x 9' 7"
Ensuite	2065 x 1810	6' 9" x 5' 11"
Bedroom 2	3500 x 3090	11' 6" x 10' 2"
Bedroom 3	2930 x 2460	9' 7" x 8' 1"
Bathroom	2035 x 2050	6' 8" x 6' 9"

C Cupboard
W Wardrobe
WC Cloakroom

FIRST FLOOR



GROUND FLOOR



The Nene

THREE BEDROOMS, ONE ENSUITE



All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to location within the development. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



The Cherwell

INTERIOR DIMENSIONS

GROUND FLOOR

Kitchen/Dining room	7535 x 3520	24' 9" x 11' 6"
Utility	2650 x 1790	8' 8" x 5' 10"
Living room	4625 x 3920	15' 2" x 12' 10"
Study	2390 x 2520	7' 10" x 8' 3"
Garage	5855 x 2930	19' 2" x 9' 7"

FIRST FLOOR

Bedroom 1	4000 x 3100	13' 1" x 10' 2"
Dressing room	2350 x 1485	7' 8" x 4' 10"
Ensuite	2350 x 1740	7' 8" x 5' 8"
Bedroom 2	4950 x 3285	16' 3" x 10' 9"
Bedroom 3	3990 x 3120	13' 1" x 10' 3"
Bedroom 4	3020 x 2900	9' 11" x 9' 6"
Bathroom	3285 x 1950	10' 9" x 6' 5"

- A Airing cupboard
- B Boiler
- C Cupboard
- DR Dressing room
- ES Ensuite
- L Loft access
- W Wardrobe
- WC Cloakroom



The Cherwell

FOUR BEDROOMS, ONE ENSUITE



All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied, and any representation of wardrobes on plans is indicative only. Houses may be subject to minor variations during the build process; please discuss with our sales team.



The Welland

INTERIOR DIMENSIONS

GROUND FLOOR

Kitchen/ Dining room	8050 x 4175	26' 5" x 13' 8"
Living room	4775 x 3660	15' 8" x 12' 0"
Garage	5375 x 2535	17' 8" x 8' 4"

FIRST FLOOR

Bedroom 1	4775 x 4250	15' 8" x 13' 11"
Ensuite	2290 x 1690	7' 6" x 5' 6"
Bedroom 2	4520 x 3510	14' 10" x 11' 6"
Bedroom 3	3725 x 3200	12' 3" x 10' 6"
Bedroom 4	4265 x 3455	14' 0" x 11' 4"
Bathroom	2090 x 1160	6' 10" x 3' 10"

- AC Airing cupboard
- B Boiler
- C Cupboard
- ES Ensuite
- L Loft access
- W Indicative wardrobe position
- WC Cloakroom



The Welland

FOUR BEDROOMS, ONE ENSUITE



All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to location within the development. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.



The Stanwick

FOUR BEDROOMS, ONE ENSUITE



The Stanwick

INTERIOR DIMENSIONS

GROUND FLOOR

Kitchen/ Dining room	5685 x 3400	18' 8" x 11' 2"
Living room	5585 x 3375	18' 4" x 11' 1"
Garage	5460 x 3075	17' 11" x 10' 1"

FIRST FLOOR

Bedroom 1	5460 x 3425	17' 11" x 11' 3"
Ensuite	2225 x 2150	7' 3" x 7' 1"
Bedroom 2	3510 x 3260	11' 6" x 10' 8"
Bedroom 3	3150 x 3000	11' 6" x 9' 10"
Bedroom 4	3705 x 2465	12' 2" x 8' 1"
Bathroom	2100 x 2040	6' 11" x 6' 8"

- AC Airing cupboard
- B Boiler
- C Cupboard
- ES Ensuite
- L Loft access
- W Indicative wardrobe position
- WC Cloakroom



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The Grafham

INTERIOR DIMENSIONS

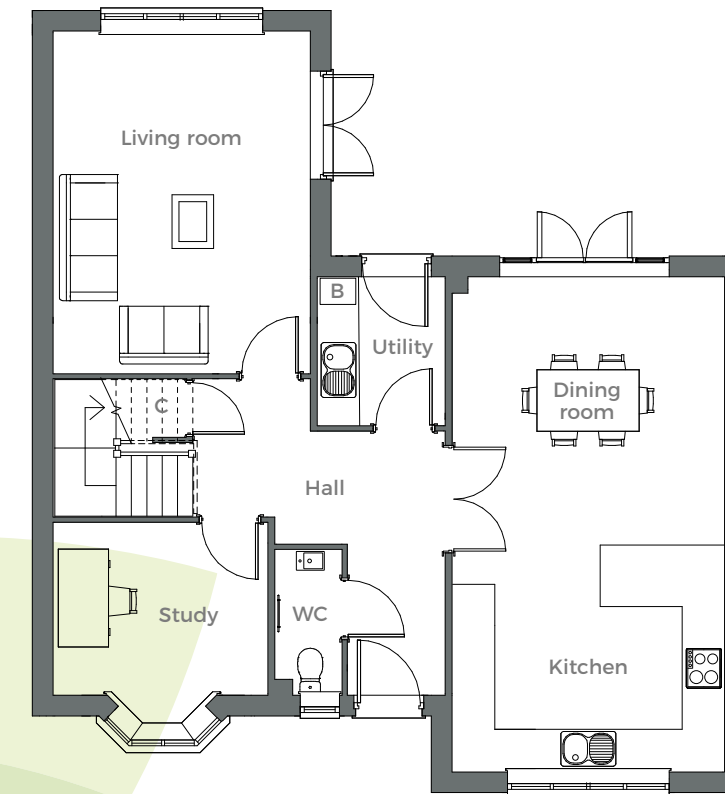
GROUND FLOOR

Kitchen/ Dining room	7260 x 4000	23' 10" x 13' 1"
Living room	5025 x 3775	16' 6" x 12' 5"
Utility room	2180 x 1880	7' 2" x 6' 2"
Study	3150 x 2940	10' 4" x 9' 8"

FIRST FLOOR

Bedroom 1	5025 x 3775	16' 6" x 12' 5"
Ensuite	2390 x 2150	7' 10" x 7' 1"
Dressing room	2440 x 1675	8' 0" x 5' 6"
Bedroom 2	4000 x 3665	13' 1" x 12' 0"
Bedroom 3	3790 x 3525	12' 5" x 11' 7"
Bedroom 4	3335 x 2540	10' 11" x 8' 4"
Bathroom	2540 x 2225	8' 4" x 7' 3"

- AC Airing cupboard
- B Boiler
- C Cupboard
- DR Dressing room
- ES Ensuite
- L Loft access
- W Indicative wardrobe position
- WC Cloakroom



The Grafham

FOUR BEDROOMS, ONE ENSUITE, STUDY



All measurements are approximate and are maximum dimensions. Please note that wardrobes are not supplied as standard, and any representation of wardrobes on plans is indicative only.

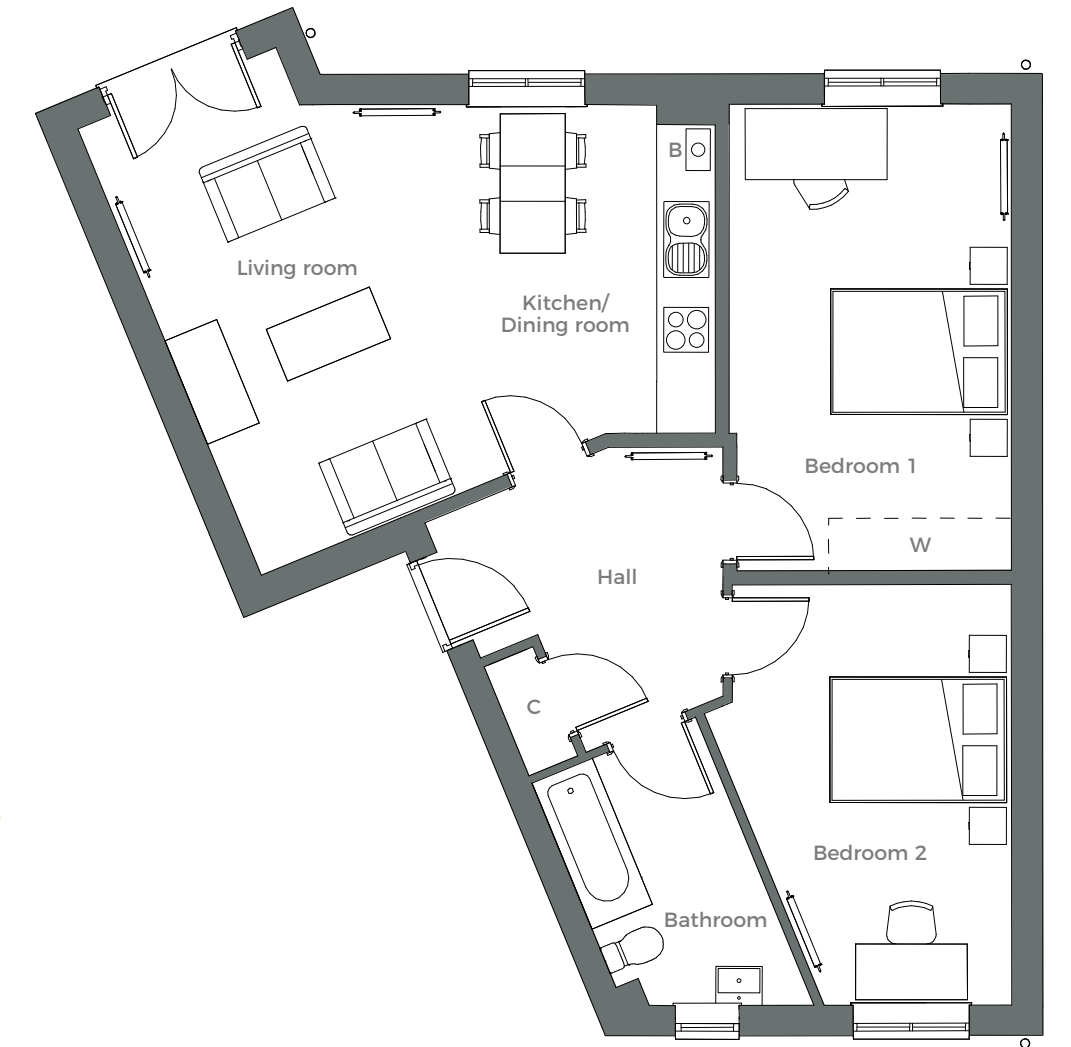


The Apartments

APARTMENT Nos 297, 299, 304 & 306

INTERIOR DIMENSIONS

Kitchen/Dining room	4470 x 3605	14' 8" x 11' 10"
Living room	5315 x 2695	17' 5" x 8' 10"
Bedroom 1	5075 x 2885	16' 8" x 9' 5"
Bedroom 2	4580 x 2885	15' 0" x 9' 5"
Bathroom	3390 x 2000	11' 1" x 6' 7"



- B Boiler
- C Cupboard
- W Indicative wardrobe space

All measurements are approximate and are maximum dimensions. Position and number of windows may vary according to plot. Please note that wardrobes are not supplied, and any representation of wardrobes on plans is indicative only. Properties may be subject to minor variations during the build process; please discuss with our sales team.

Apartments 297, 299, 304 & 306

TWO BEDROOMS



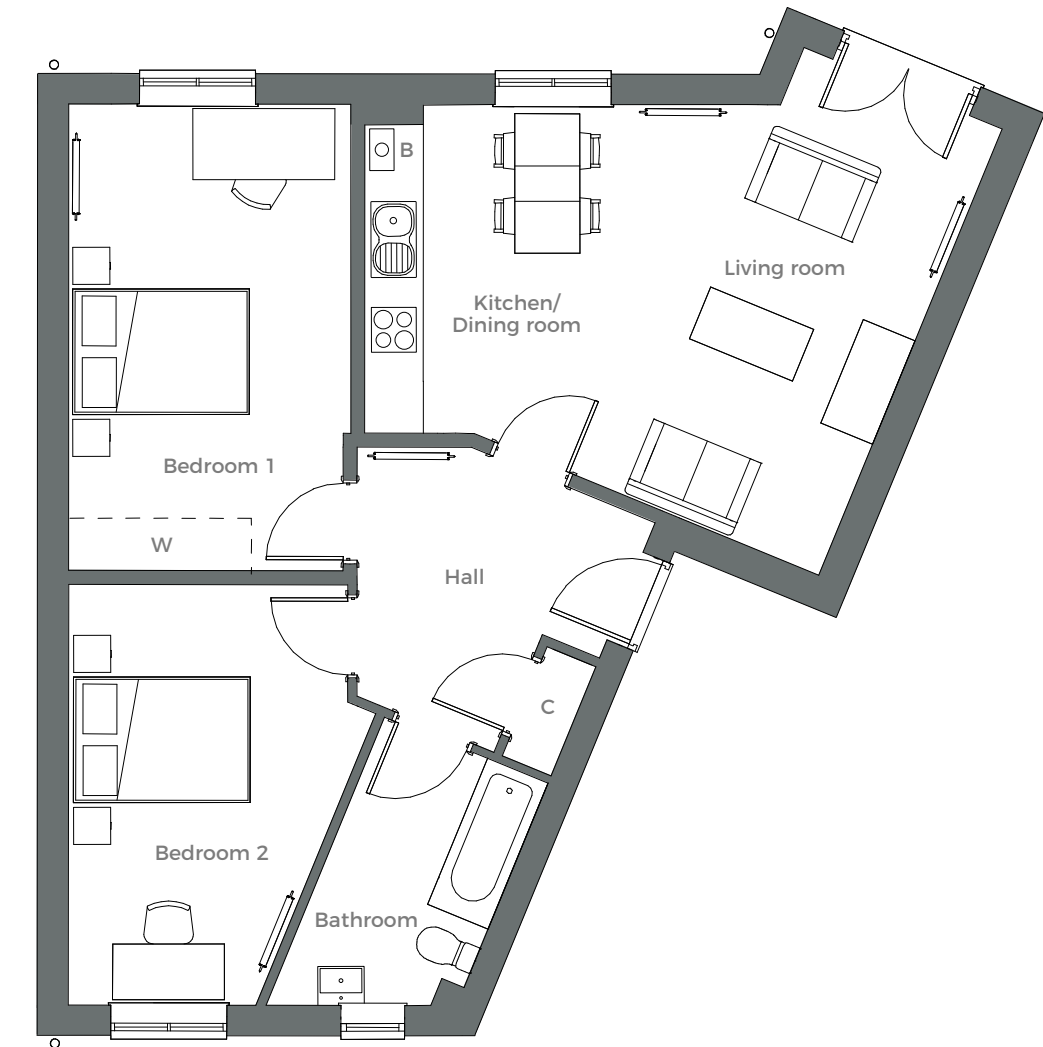


The Apartments

APARTMENT Nos 298, 300, 305 & 307

INTERIOR DIMENSIONS

Kitchen/Dining room	4470 x 3605	14' 8" x 11' 10"
Living room	5315 x 2695	17' 5" x 8' 10"
Bedroom 1	5075 x 2885	16' 8" x 9' 5"
Bedroom 2	4580 x 2885	15' 0" x 9' 5"
Bathroom	3390 x 2000	11' 1" x 6' 7"



- B Boiler
- C Cupboard
- W Indicative wardrobe space

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Apartments 298, 300, 305 & 307

TWO BEDROOMS



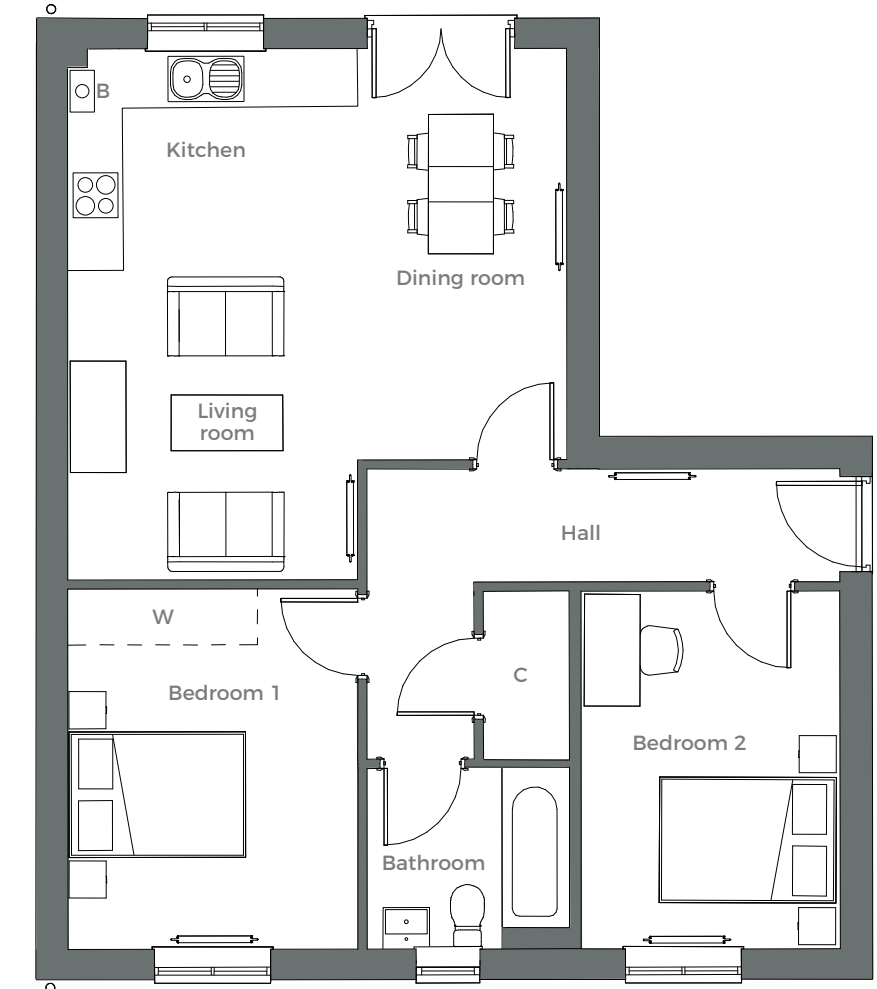


The Apartments

APARTMENT Nos 301, 303, 308 & 310

INTERIOR DIMENSIONS

Kitchen/Living room	5745 x 4765	18' 10" x 15' 7"
Bedroom 1	3910 x 3155	12' 10" x 10' 4"
Bedroom 2	3885 x 2835	12' 9" x 9' 4"
Bathroom	2185 x 1980	7' 2" x 6' 6"



- B Boiler
- C Cupboard
- W Indicative wardrobe space

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Apartments 301, 303, 308 & 310

TWO BEDROOMS



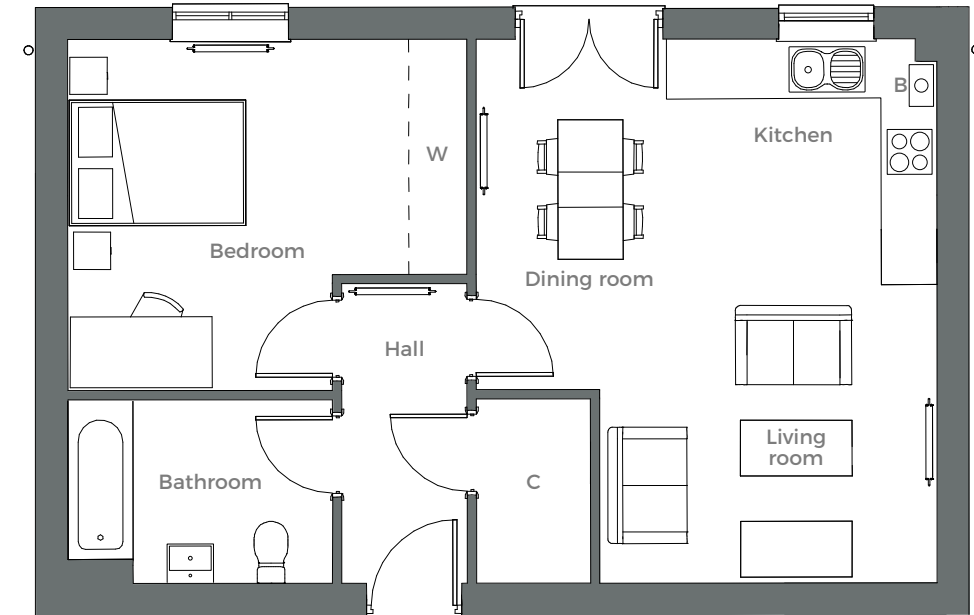


The Apartments

APARTMENT Nos 302 & 309

INTERIOR DIMENSIONS

Kitchen/Living room	5900 x 4990	19' 4" x 16' 4"
Bedroom	4330 x 3810	14' 2" x 12' 6"
Bathroom	2880 x 2010	9' 5" x 6' 7"



- B Boiler
- C Cupboard
- W Indicative wardrobe space

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Apartments 302 & 309

ONE BEDROOM



THE MINTRIDGE FOUNDATION

A sporting chance for young people



The girls from Manor School clearly enjoyed their inspiring time with Pamela Coockey!

At **Bowbridge Homes** we aim to make a positive contribution to the communities that we work in – and this is not just limited to creating amazing new homes!

We are proud to work with **The Mintridge Foundation**, a registered charity based in the East Midlands which is dedicated to enhancing life skills in young people through sport. We have committed to sponsoring a mentoring programme in every community that we are active in.

The Mintridge Foundation provides a support network for young people by harnessing the power of positive sporting role models. Their team of Ambassadors – Olympians, Paralympians and other professional sports stars from over 20 sports, both team and individual – work with young people in schools, clubs and academies across the UK.

They assist young people of all ages, abilities and physical capabilities to develop confidence and resilience, and create awareness of the importance of mental and physical wellbeing through sport.

In November 2019, former England Netball Captain Pamela Coockey visited Manor School in Raunds on a programme sponsored by Bowbridge Homes, which focused both on netball skills and the skills she has drawn upon during her successful career, such as resilience and determination. As part of the programme, Pamela completed six months of remote mentoring for two specially selected Manor School pupils.

The Mintridge Foundation's successes demonstrate the incredible power of sport: from a mentee's selection, to representing Great Britain in their chosen field, to enabling disabled children to find confidence and happiness just through participation.



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VIEWINGS AT Northdale Park

If you have any questions or would like to visit Northdale Park, please contact our on-site Sales Team.

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How to find Northdale Park



CONNECTIONS		
A14 Junction 13	4 miles	6 min
Wellingborough station	10 miles	20 min
Northampton station & centre	21 miles	32 min
Luton airport	48 miles	85 min
London St Pancras FROM WELLINGBOROUGH		55 min
Leicester FROM KETTERING		21 min



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