

GLENVALE PARK



WELLINGBOROUGH

FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com



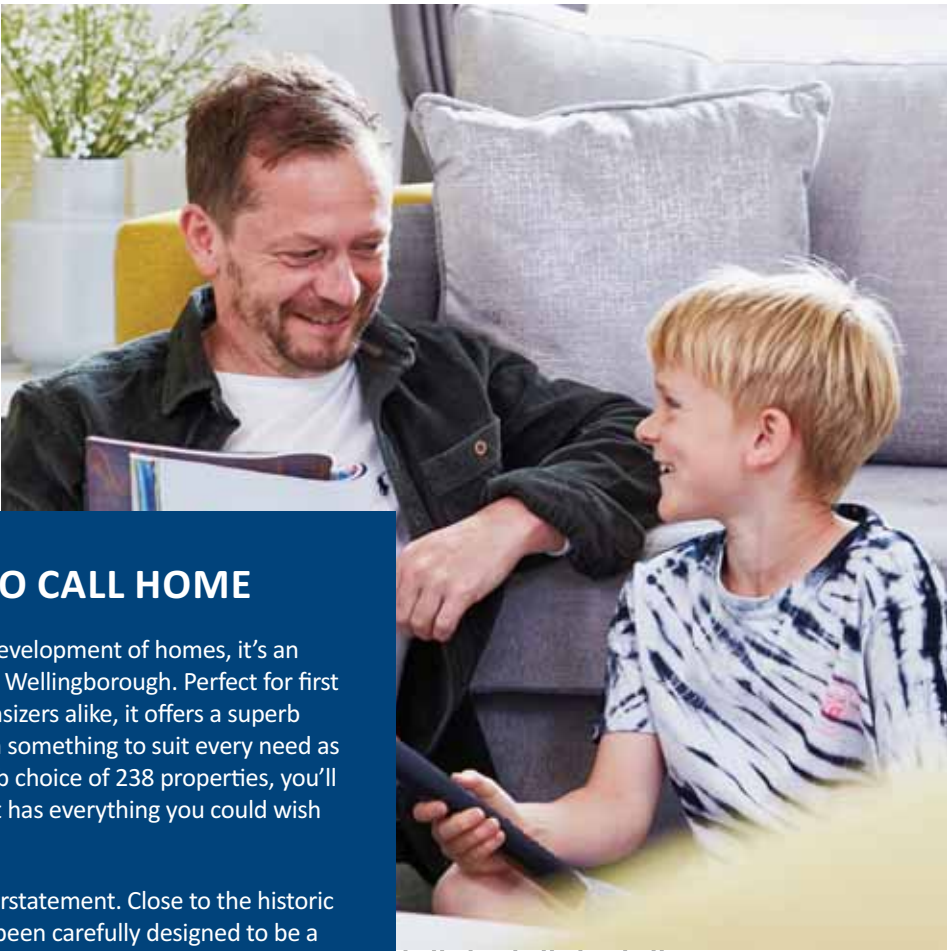


NIORT WAY, WELLINGBOROUGH, NN8 5ZA

GLENVALE PARK



► WELCOME TO
GLENVALE PARK



A NEW COMMUNITY TO CALL HOME

Glenvale Park is more than just a new development of homes, it's an exciting new community on the edge of Wellingborough. Perfect for first time buyers, growing families and downsizers alike, it offers a superb range of 2, 3 & 4 bed family homes with something to suit every need as well as every budget. Thanks to a superb choice of 238 properties, you'll find your dream home in a location that has everything you could wish for and more.

To say Glenvale Park has it all is an understatement. Close to the historic market town of Wellingborough, it has been carefully designed to be a place to enjoy life to the full. Because as well as being ideally located for all the town centre has to offer, it includes a new local centre to shop, eat and drink, two primary schools, a nursery, a community centre, public square, family play park and over 200 acres of parkland.

Add to this the fact that it also has easy access to the A509, A45 and M1 with superb travel links that place London St Pancras less than an hour away and it's easy to see that the opportunity to call Glenvale Park home is too good to miss.

*Plus, with great offers like Help to Buy moving could be more affordable than you think.
Home to sell? Ask us about Easymove.*



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 - SITE PLAN
 - MAKE IT YOUR OWN
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 - 30,000 HOMES & COUNTING



Step out of the door at Glenvale Park and you can do whatever your heart wishes. The nearby market town of Wellingborough has a great range of shops as well as cafes, restaurants, bars and range of attractions, including the Castle Theatre. If you prefer everything under one roof then head for Rushden Lakes Shopping Centre down the road with its impressive retail and leisure facilities. Or for a truly unique experience, try Beckworth Emporium a short drive away which is a one-of-a-kind garden centre with a food hall specialising in local produce and a conservatory dining room.

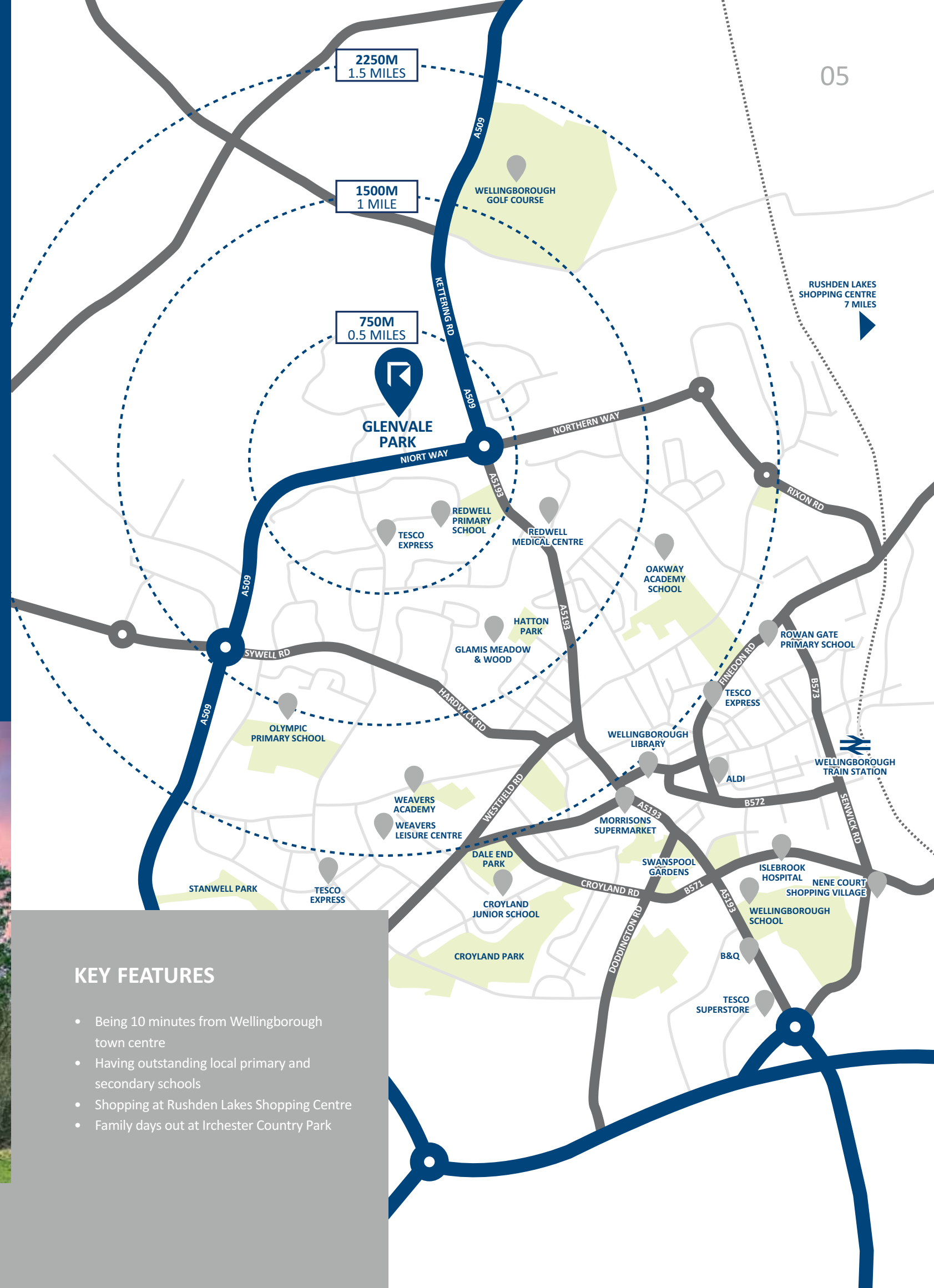
Families will be pleased to know that there are outstanding local primary and secondary schools in the area.

In addition there are great local facilities such as a community hub, local shops and places to meet for a drink and bite to eat in Glenvale Park itself.

You'll be equally as spoilt for choice when it comes to sport and leisure. The development itself includes family play areas and 200 acres of parkland. Then there are local gyms and sports centres as well as a choice of golf courses in the area. To make the most of the great outdoors, head for Irchester Country Park with its walks, play areas and Jungle Parc high ropes, or Stanwick Lakes which offers range of activities. Or simply explore some of the nearby villages for a more relaxing time.

If you do want more excitement, then try Wicksteed Park Theme Park with its rides for all ages or Santa Pod Raceway which is the home of European FIA Drag Racing.

One thing's for sure. When you live at Glenvale Park, no two days need ever be the same.



TRAVEL LINKS

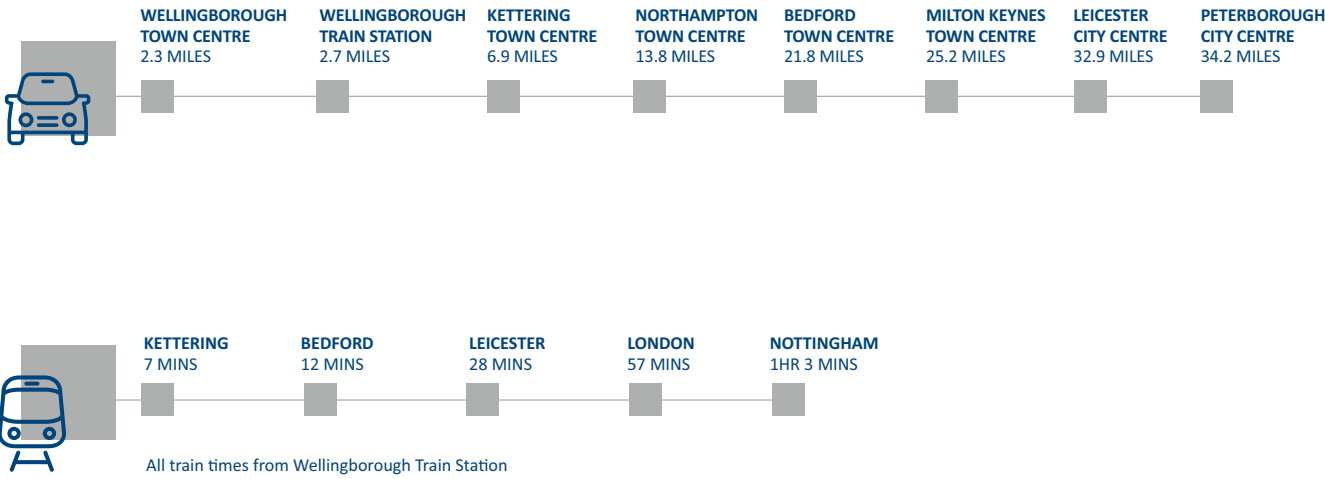
THE COMMUTING HOTSPOT

Glenvale Park is ideally situated with easy access to the A509, A45 and M1. Thanks to it’s central location, you can hop in the car and before you know it, be in local towns such as Market Harborough, Bedford and Milton Keynes.

With Wellingborough Train Station a short 10-minute drive away, you can even be in London St. Pancras in under an hour. Making it the ideal hub for commuting near or far.

There are also a series of bus stops planned which will run regular handy services in and out of town. Perfect for those who prefer to let someone else do the driving.

For holidays or business trips abroad, Birmingham Airport is just an hour away. With flights across the globe, you can see the world with ease. Though no matter where you head, you’ll soon be missing home!





















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

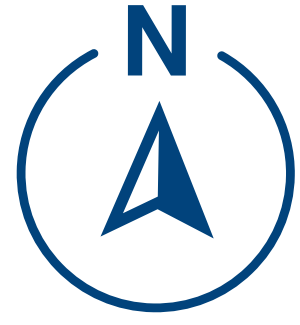


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► SITE PLAN

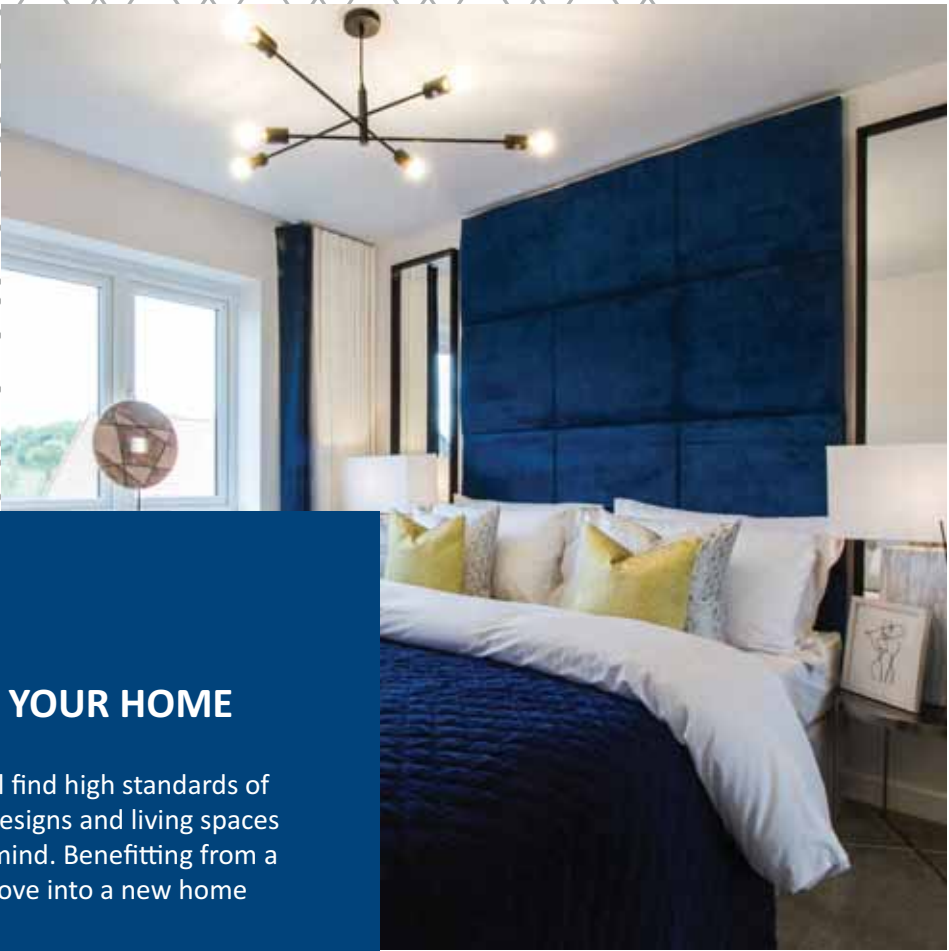
-  **The Ormesby**
2 bedroom home
-  **The Adlington**
2 bedroom home
-  **The Pixton**
2 bedroom home
-  **The Shipley**
3 bedroom home
-  **The Dovenby**
3 bedroom home
-  **The Whitley**
3 bedroom home
-  **The Embleton**
3 bedroom home
-  **The Foxhill**
3 bedroom home
-  **The Drayton**
3 bedroom home
-  **The Westbrook**
3 bedroom home
-  **The Farnley**
3 bedroom home
-  **The Tiverton**
3 bedroom home
-  **The Lambeth**
4 bedroom home
-  **The Oakwood**
4 bedroom home
-  **The Clumber**
4 bedroom home
-  **The Somerhill**
4 bedroom home
-  **The Neston**
4 bedroom home
-  **Apartments**
x bedroom home

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.

► MAKE IT YOUR OWN



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout, smart modern designs and living spaces that are designed with families in mind. Benefitting from 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 with not one, but two warranties. Our two year Keepmoat Homes Customer Care Warranty, as well as the NHBC 10 Year Building Warranty.

Practical and stylish homes that are perfectly suited to the demands of modern living.

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.



KITCHEN / UTILITY

- ✓ Choice of kitchen units**
- ✓ Choice of work top with upstand**
- ✓ Fan-assisted stainless electric oven with stainless steel chimney extractor hood
- ✓ Fan-assisted, stainless steel electric double oven with stainless steel chimney extractor hood to 4-Bedroom Detached homes
- ✓ Gas hob (600mm four burner standard, 900mm five burner hob to 4 Bedroom Detached homes) and stainless steel splash back
- ✓ Low profile contemporary sink
- ✓ Boiler housing

BATHROOM / EN-SUITE

- ✓ Fitted white sanitaryware
- ✓ Choice of wall tiles**
- ✓ Chrome hair rinser and twist handle overflow to bath
- ✓ Thermostatic shower in the en-suite*
- ✓ Extractor fan to bathroom***

DECOR

- ✓ Dulux Supermatt Brilliant White emulsion painted walls and ceilings
- ✓ White gloss paint to interior wood work
- ✓ Polish chrome ironmongery to internal doors

ELECTRICAL

- ✓ White sockets and switches
- ✓ TV aerial socket to lounge
- ✓ BT Openreach socket to lounge
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ Mains fed smoke detectors to hall and landing

EXTERIORS

- ✓ Turfed and / or Landscaped front garden*
- ✓ Rotavated rear garden
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed french doors**
- ✓ External tap fitted to the rear of the home

Make it your own with our range of optional extras

Please Note: Availability of upgrades and standard choices are subject to build stage at point of reservation, and are *house type and **plot specific. Please see plot specific working drawings for more details. ***where not openable window present . These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.

► YOUR BUYING GUIDE



STEP 01
Reservation

Once you’ve chosen the home for you, 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.

Now’s a good time, if you haven’t already, to ask us about how the Government-backed Help to Buy scheme ** can make buying your dream home more affordable. And if you’ve got a home to sell, our Easymove scheme could make moving easy as we’ll arrange an estate agent and even pay their fees.



STEP 02
The Mortgage and
Legal Advisor

If you need a mortgage and haven’t already arranged one, you’ll need to do so quickly. We can give you the details of some reputable independent financial 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 property.



STEP 03
Exchange of Contracts

Four weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place, we’ll exchange contracts†.

At this point you’ll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an 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.



STEP 04
Build Completion

Usually around four weeks before your home is finished we’ll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections, both internally and externally, to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we’ll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we’ll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05
Legal Completion

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

Through your advisor, you will be notified of the specific completion date, which will take place within a 2 week period after the physical completion of the property. We’ll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06
Move in

Your dream Keepmoat home and a great new life awaits... once you’ve unpacked all the boxes.

Don’t forget, we’re always on hand to help you every step of the way even after you’ve moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.

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*Reservation fee is regional and development specific and may vary, please check with your Sale Executive.

**Help to buy is available on selected plots and subject to terms and conditions. † If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market.





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*

GLENVALE PARK



WELLINGBOROUGH

All enquiries:

01933 697 582

or email: glenvalepark@keepmoat.com



[keepmoat.com](https://www.keepmoat.com)

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.