

ROMAN FIELDS

PETERBOROUGH

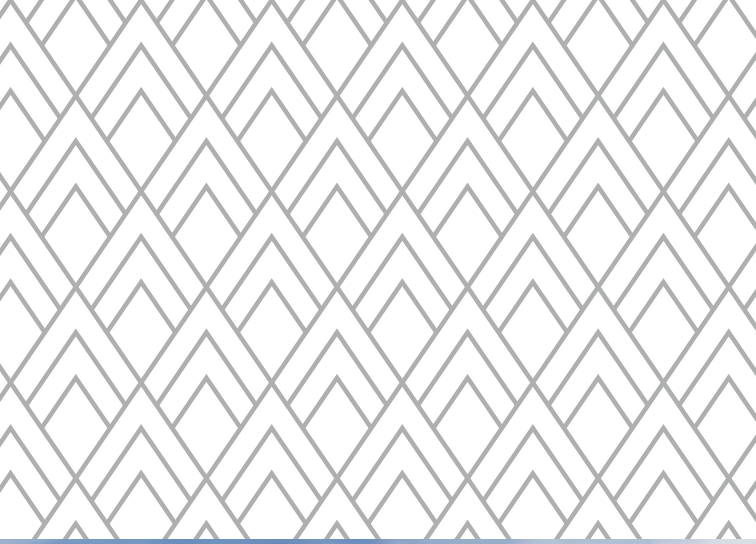
FIND YOUR
PERFECT
PLACE TO
CALL HOME

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





MANOR DRIVE, PETERBOROUGH, PE4 7EB



ROMAN FIELDS

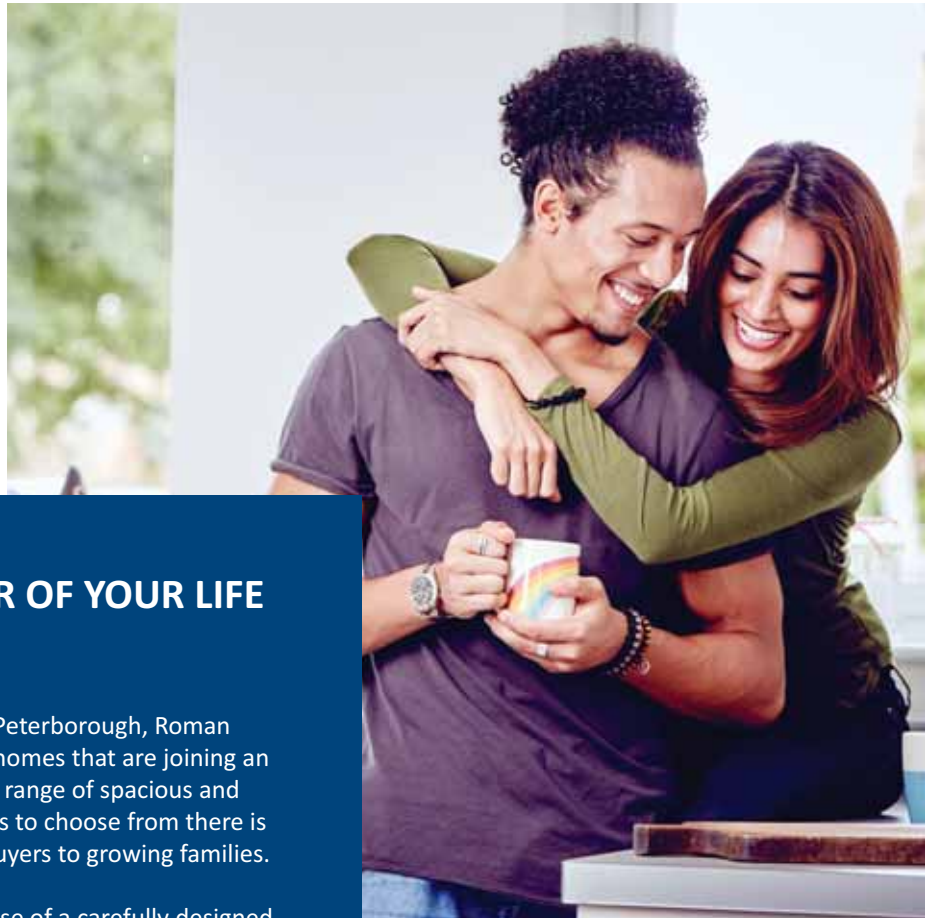
PETERBOROUGH

► WELCOME TO
ROMAN FIELDS



- WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING





MAKE THE NEXT CHAPTER OF YOUR LIFE AN EXCITING ONE

Set in a fantastic location on the edge of Peterborough, Roman Fields offers a superb choice of over 500 homes that are joining an already thriving community. With a wide range of spacious and stunning 2, 3, 4 and 5 bedroom properties to choose from there is something for everyone from first time buyers to growing families.

With all this on offer, as well as the promise of a carefully designed and crafted home set close to rolling countryside, there's a lot to look forward to.

Welcome to Roman Fields – where the best in modern living comes to life

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



▶ LIFE IN PETERBOROUGH



WHO SAYS YOU CAN'T HAVE IT ALL?

Roman Fields is in a location that ticks every box. Step out of the door and go in one direction to be greeted by idyllic British countryside, go the other way and everything you need is on your doorstep. This includes local schools like Norwood Primary and Gunthorpe Primary schools as well as the celebrated Voyager Academy.

Around the corner is the A15 Paston Parkway that takes you into prosperous Peterborough. Within five minutes you're in the city centre and enjoy bags full of choice when it comes to shopping. From local traders in the City Market to the Queensgate Shopping Centre to nearby independent boutiques, it's a shopper's paradise. Every bit as impressive are the many cafes, bars and restaurants to discover and try.

Historic Stamford, known as the finest stone town in England, is less than a half hour drive away. Here you can enjoy its many independent stores, gift shops, restaurants and discover its 600 listed buildings. There is also the landscaped parkland of Burghley House within walking distance.

So whether you're a family of thrill seekers or a couple wanting to take it easy, water sports, outdoor experiences, fishing, bird watching and much more, are all a short distance away.



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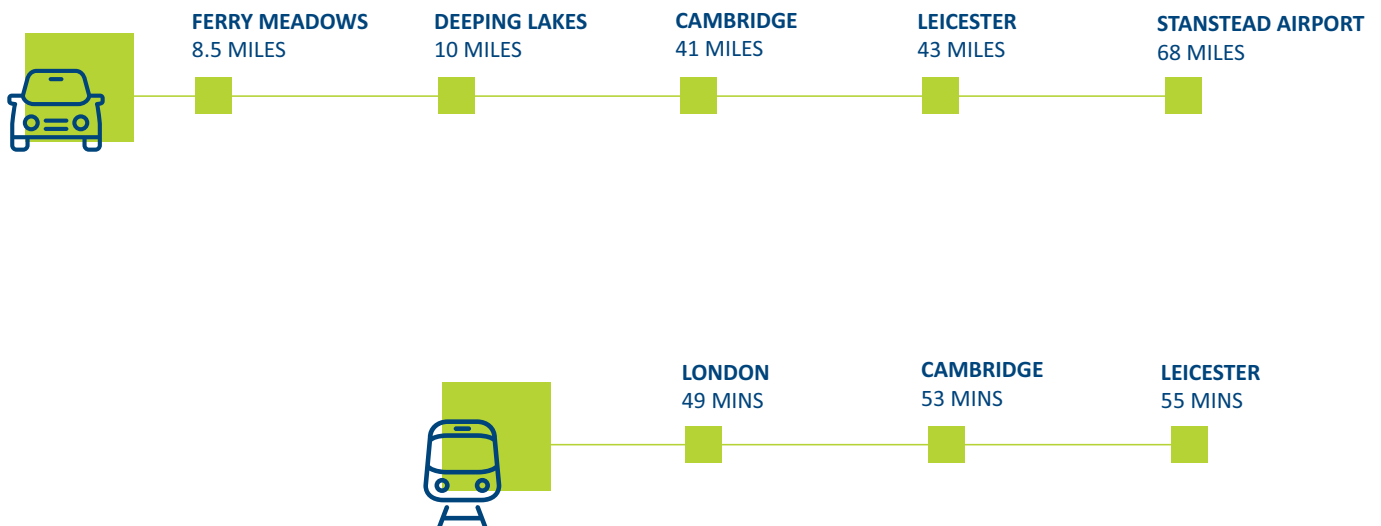
KEY FEATURES

- Close to two primary schools and the celebrated Voyager Academy
- Supermarkets, pubs and amenities on the doorstep
- Peterborough city centre down the road
- Rutland Water Nature Reserve and historic Stamford half an hour drive away

▶ TRAVEL LINKS

ALL ROADS LEAD TO ROMAN FIELDS

Roman Fields makes it easy to travel both near and far. For leisure, both Ferry Meadows and Deeping Lakes are within a 10-mile drive, while for commuting to work, Cambridge is an hour or so down the A1 and Leicester is just over an hour away via the A47. Or, head into Peterborough Station where you can hop onto a train and head across the country with ease, which includes a regular service getting you to London in under an hour and Leeds in an hour and a half. Or, grab your passport and jump on a plane at Stanstead Airport – it's only 68 miles away.



WELCOME
LOCATION

▶ TRAVEL LINKS

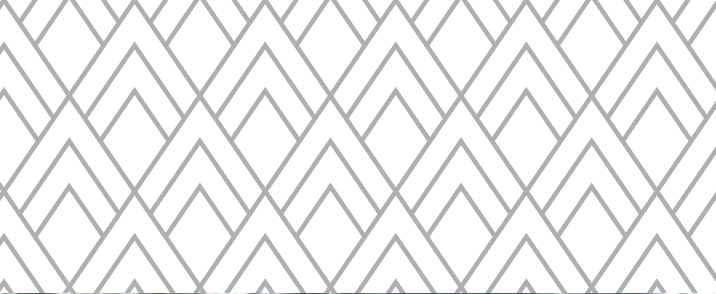
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



► SITE PLAN

Phase 2

- The Abbey**
2 bedroom home
- The Lawton**
2 bedroom home
- The Fairfield**
2 bedroom home
- The Rye**
2 bedroom home
- The Ragley**
3 bedroom home
- The Stratton**
3 bedroom home
- The Windsor**
3 bedroom home
- The Caddington**
3 bedroom home
- The Drayton**
3 bedroom home
- The Kendal**
3 bedroom home
- The Elm**
3 bedroom home
- The Wentworth**
3 bedroom home
- The Kingston**
4 bedroom home
- The Rothway**
4 bedroom home
- Affordable Homes**
- Shared Ownership**



- WELCOME
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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.

Phase 2



Public open space

▶ MAKE IT YOUR OWN



- WELCOME
- LOCATION
- TRAVEL LINKS
- SITE PLAN

▶ **MAKE IT YOUR OWN**

- SPECIFICATION
- YOUR BUYING GUIDE
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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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► **SPECIFICATION**
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KITCHEN / UTILITY*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Plinths, ends and posts in either ivory or white
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Stainless steel chimney hood
- ✓ 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
- ✓ Bristan bath shower mixer tap to bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendant light fittings
- ✓ TV aerial point to lounge
- ✓ 2 zone programmable central heating system with thermostatic radiator valves

Make it your own with our range of optional extras

DECOR

- ✓ Almond white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ Fibre point to cupboard
- ✓ 4 panel internal doors with chrome plated ironmongery

EXTERIORS

- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ 1.8m close board fencing to rear garden
- ✓ GRP composite front door
- ✓ 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



▶ 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 Sale 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 homes 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.

Leading the way in UK homebuilding

We are delighted to have achieved 5-star builder status in the national Home Builders Federation (HBF) awards. We have been independently recognised by our customers for delivering quality in build and excellent customer service.

The Home Builders Federation (HBF) awards 5 stars for customer satisfaction to homebuilders in England and Wales who receive a rating of at least 90% in its National New Homes Customer Satisfaction Survey. This annual survey allows our homeowners the opportunity to rate us on build quality, design, sales and customer care.

We're proud to say that more than 9 out of 10 of our customers would recommend us to their friends.





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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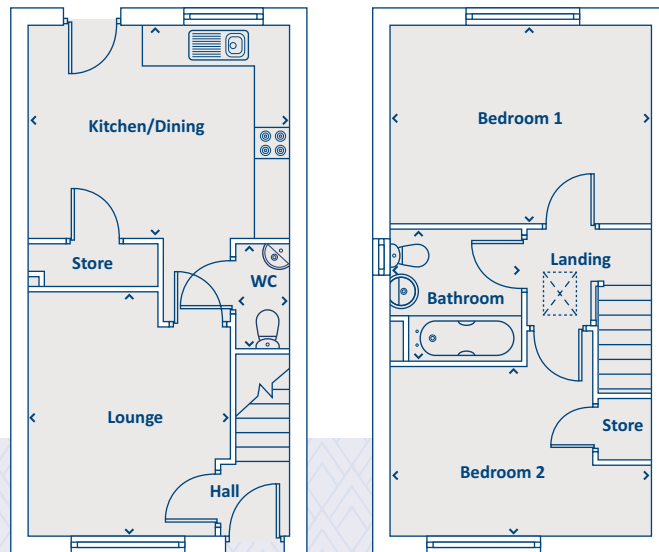
► **30,000 HOMES & COUNTING**

*Start the next
exciting chapter
in your life*



Artists impression, features may vary

THE ABBEY 2 bedroom home



GROUND FLOOR

Kitchen/Dining	3988 x 3190	13'1" x 10'5"
Lounge	3697 x 3042	12'1" x 9'11"
WC	1558 x 865	5'3" x 2'10"

FIRST FLOOR

Bedroom 1	4013 x 3021	13'2" x 9'11"
Bedroom 2	4013 x 2570	13'2" x 8'5"
Bathroom	2016 x 1951	6'7" x 6'5"

› Longest measurement taken

PLEASE NOTE:

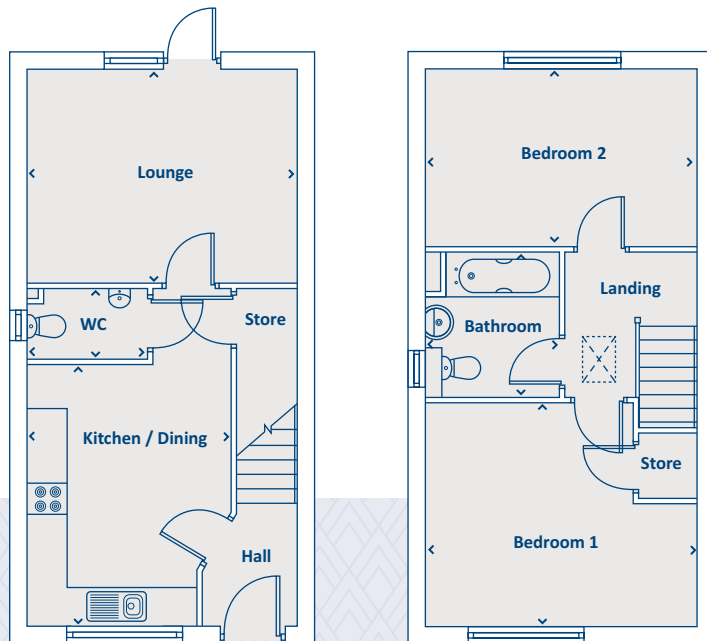
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THE LAWTON 2 bedroom home



GROUND FLOOR

Lounge	4069 x 3210	13'4" x 10'6"
Kitchen/Dining	3913 x 3066	12'10" x 10'1"
WC	1785 x 1046	5'10" x 3'5"

FIRST FLOOR

Bedroom 1	4069 x 3312	13'4" x 10'10"
Bedroom 2	2660 x 4069	13'4" x 8'9"
Bathroom	2197 x 1993	7'3" x 6'6"

› Longest measurement taken

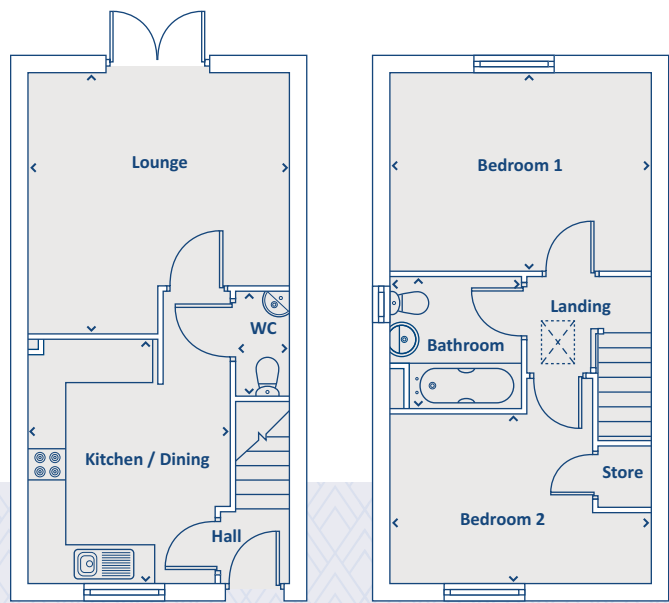
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THE FAIRFIELD 2 bedroom home



GROUND FLOOR

Kitchen/Dining	3635 x 3043	11'11" x 10'0"
Lounge	4065 x 4013	13'4" x 13'2"
WC	1558 x 865	5'1" x 2'10"

FIRST FLOOR

Bedroom 1	4013 x 3020	13'2" x 9'11"
Bedroom 2	4013 x 2570	13'2" x 8'5"
Bathroom	2017 x 1951	6'7" x 6'5"

› Longest measurement taken

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THE RYE 2 bedroom home



GROUND FLOOR

Kitchen/Dining	4514 x 3093	14'10" x 10'2"
Lounge	4345 x 3113	14'3" x 10'3"
WC	2364 x 1750	7'9" x 5'9"

FIRST FLOOR

Bedroom 1	5588 x 4524	18'4 x 14'10"
Bedroom 2	5490 x 2859	18'0" x 9'5"
Bathroom	2598 x 2424	8'6" x 7'11"

› Longest measurement taken

PLEASE NOTE:

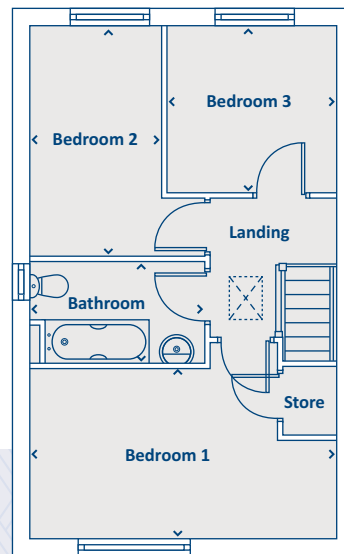
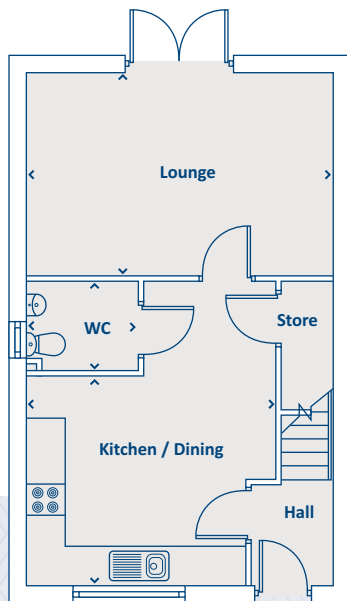
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Artists impression, features may vary

THE RAGLEY 3 bedroom home



GROUND FLOOR

Kitchen/Dining	4057 x 3400	13'4" x 11'2"
Lounge	5025 x 3385	16'6" x 11'1"
WC	1800 x 1451	5'11" x 4'9"

FIRST FLOOR

Bedroom 1	5025 x 2780	16'6" x 9'1"
Bedroom 2	3810 x 2172	12'6" x 7'1"
Bedroom 3	2765 x 2760	9'0" x 9'0"
Bathroom	2850 x 1656	9'4" x 5'5"

› Longest measurement taken

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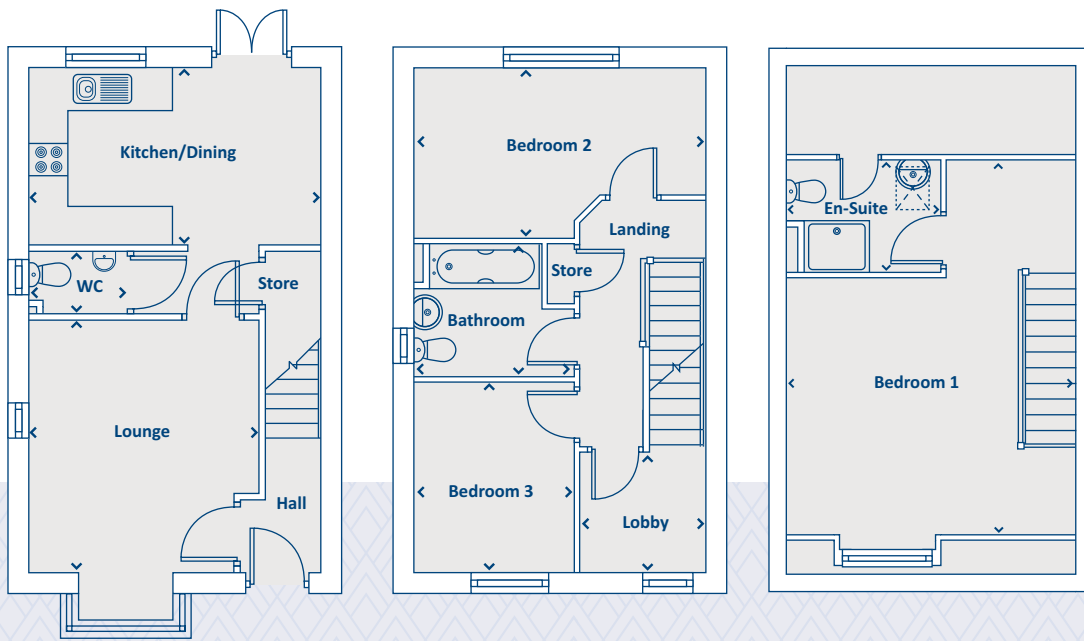
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THE STRATTON 3 bedroom home



GROUND FLOOR

Kitchen/Dining	4494 x 2745	14'9" x 9'0"
Lounge	3902 x 3561	12'9" x 11'8"
WC	1520 x 960	5'0" x 3'2"

FIRST FLOOR

Bedroom 2	4519 x 2680	14'10" x 8'10"
Bedroom 3	2893 x 2475	9'6" x 8'3"
Bathroom	2475 x 2034	9'0" x 6'9"
Lobby	1951 x 1787	6'5" x 5'10"

SECOND FLOOR

Bedroom 1	3982 x 4519	13'1" x 14'10"
En-suite	2379 x 1600	7'10" x 5'5"

› Longest measurement taken

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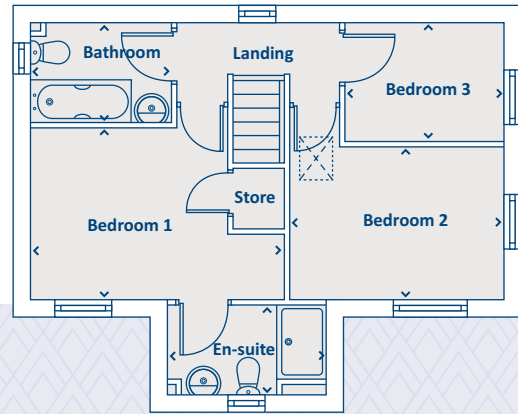
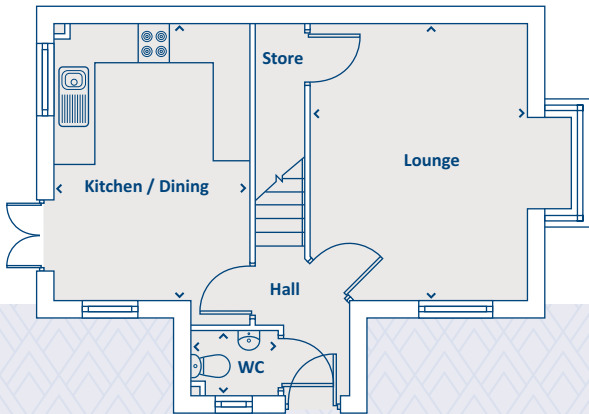
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Artists impression, features may vary

THE WINDSOR 3 bedroom home



GROUND FLOOR

Kitchen/Dining	4530 x 3187	14'10" x 10'6"
Lounge	4530 x 3540	14'10" x 11'7"
WC	1494 x 1018	4'11" x 3'4"

FIRST FLOOR

Bedroom 1	3212 x 2841	10'6" x 9'4"
En-suite	2617 x 1492	8'7" x 4'11"
Bedroom 2	3540 x 2510	11'7" x 8'3"
Bedroom 3	2578 x 1927	8'6" x 6'4"
Bathroom	2302 x 1596	7'6" x 5'4"

› Longest measurement taken

PLEASE NOTE:

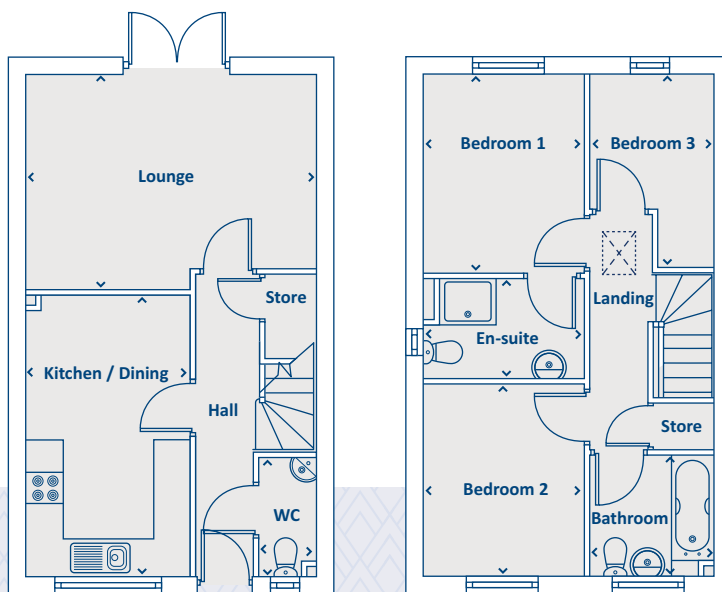
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Artists impression, features may vary

THE CADDINGTON 3 bedroom home



GROUND FLOOR

Kitchen/Dining	4618 x 2670	15'2" x 8'9"
Lounge	4774 x 3532	15'7" x 11'7"
WC	943 x 1980	3'1" x 6'6"

FIRST FLOOR

Bedroom 1	3305 x 2614	10'10" x 8'7"
En-suite	2614 x 1645	8'7" x 5'5"
Bedroom 2	3109 x 2614	9'11" x 8'7"
Bedroom 3	2247 x 2037	7'4" x 6'8"
Bathroom	2037 x 1951	6'8" x 6'5"

› Longest measurement taken

PLEASE NOTE:

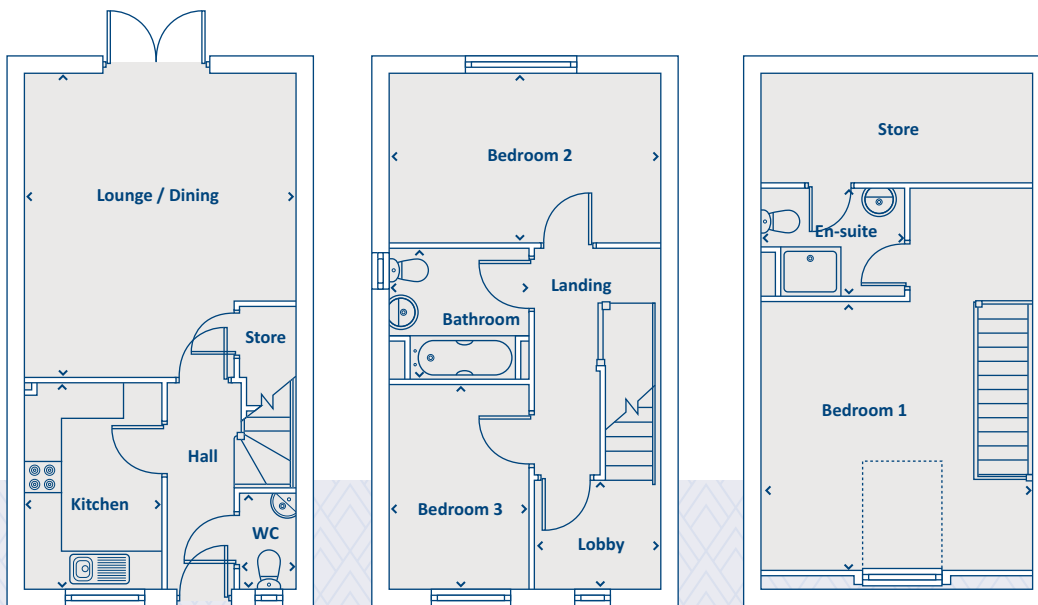
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Artists impression, features may vary

THE DRAYTON 3 bedroom home



GROUND FLOOR

Kitchen	3398 x 2246	11'2" x 7'4"
Lounge/Dining	4965 x 4406	16'3" x 14'5"
WC	1585 x 899	5'2" x 2'11"

FIRST FLOOR

Bedroom 2	4406 x 2760	14'5" x 9'1"
Bedroom 3	3360 x 2280	11'0" x 7'6"
Bathroom	2280 x 2162	7'6" x 7'1"
Lobby	2033 x 1790	6'8" x 5'10"

SECOND FLOOR

Bedroom 1	4719 x 4406	15'6" x 14'5"
En-suite	2371 x 1805	7'9" x 5'11"

› Longest measurement taken

PLEASE NOTE:

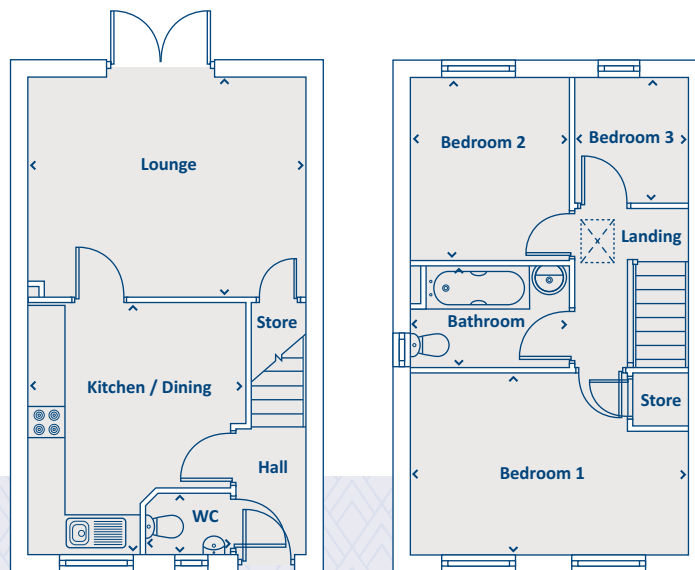
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THE KENDAL 3 bedroom home



GROUND FLOOR

Kitchen/Dining	4110 x 3278	13'6" x 10'9"
Lounge	4519 x 3590	14'10" x 11'9"
WC	1410 x 1020	4'8" x 3'4"

FIRST FLOOR

Bedroom 1	4519 x 2952	14'9" x 9'8"
Bedroom 2	3000 x 2581	9'10" x 8'6"
Bedroom 3	2059 x 1845	6'9" x 6'1"
Bathroom	2581 x 1655	8'6" x 5'5"

› Longest measurement taken

PLEASE NOTE:

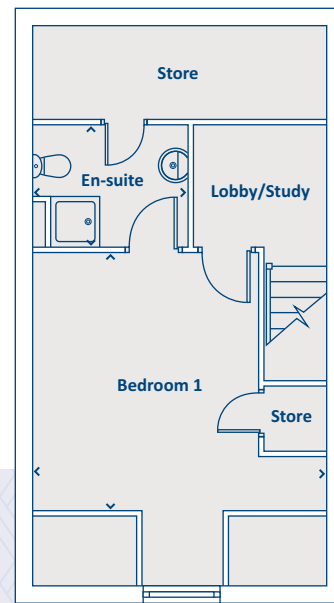
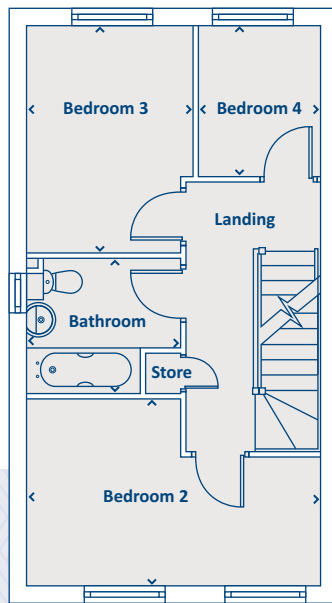
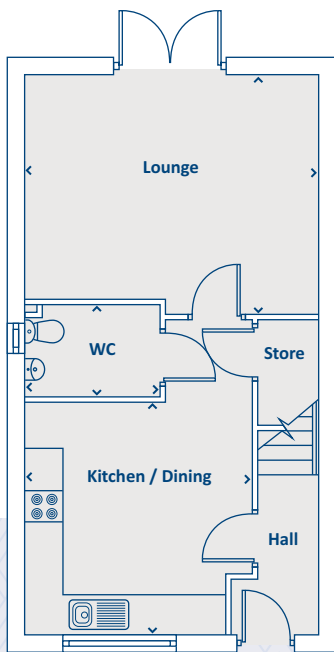
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Artists impression, features may vary

THE ELM 4 bedroom home



GROUND FLOOR

Kitchen/Dining	3610 x 3087	11'10" x 10'2"
Lounge	4575 x 3435	15'0" x 11'3"
WC	2103 x 1461	6'11" x 4'9"

FIRST FLOOR

Bedroom 2	4575 x 2910	15'0" x 9'7"
Bedroom 3	3503 x 2600	11'6" x 8'6"
Bedroom 4	2305 x 1922	7'7" x 6'4"
Bathroom	2374 x 2910	7'9" x 6'10"

SECOND FLOOR

Bedroom 1	4037 x 4575	13'3" x 15'0"
En-suite	2388 x 1918	7'10" x 6'4"

› Longest measurement taken

PLEASE NOTE:

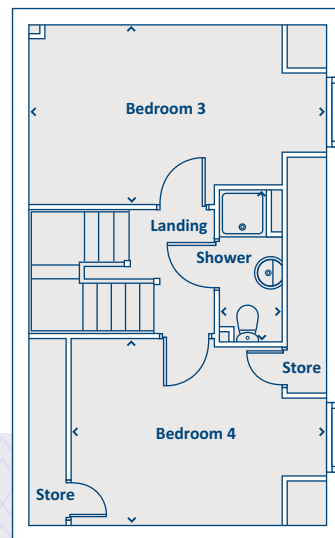
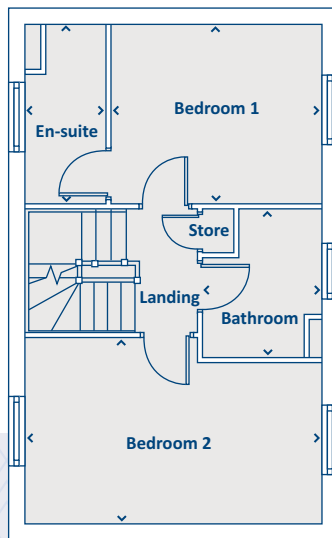
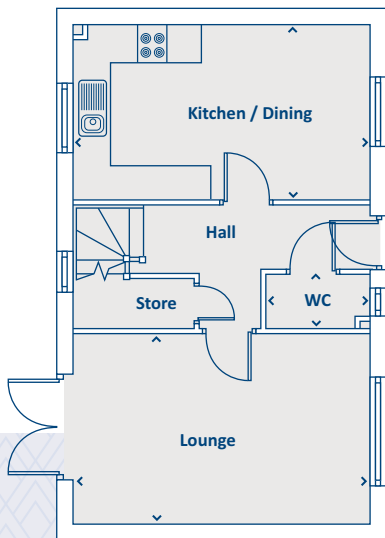
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Artists impression, features may vary

THE KINGSTON 4 bedroom home



GROUND FLOOR

Kitchen/Dining	4868 x 2916	15'11" x 9'7"
Lounge	4868 x 3058	15'11" x 10'0"
WC	1670 x 900	5'6" x 2'11"

FIRST FLOOR

Bedroom 1	3450 x 2970	11'4" x 9'9"
En-suite	2970 x 1325	9'9" x 4'4"
Bedroom 2	4868 x 3058	15'11" x 10'0"
Bathroom	2433 x 1951	8'0" x 6'5"

SECOND FLOOR

Bedroom 3	4163 x 2970	13'8" x 9'9"
Bedroom 4	3458 x 3058	11'4" x 10'0"
Shower Room	2505 x 999	8'2" x 3'3"

› Longest measurement taken

PLEASE NOTE:

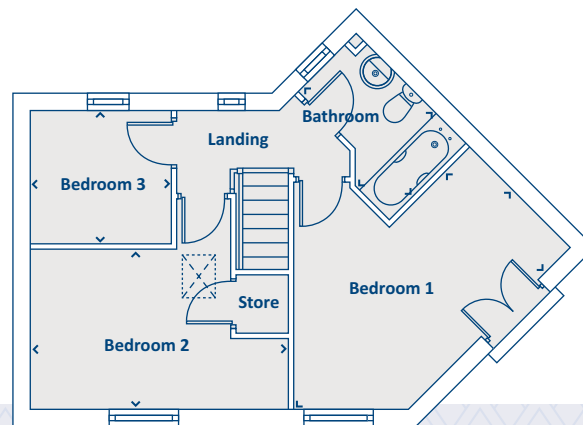
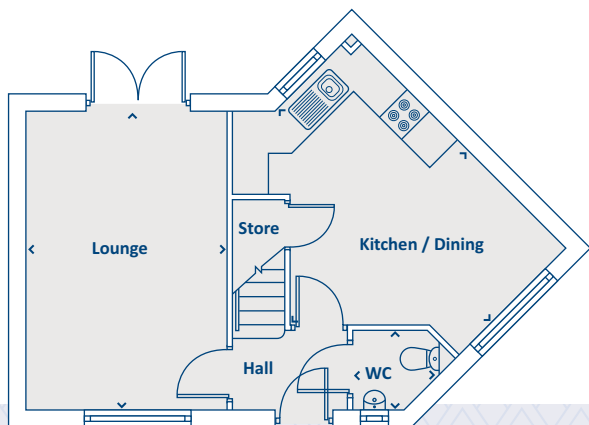
For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.





Artists impression, features may vary

THE WENTWORTH 3 bedroom home



GROUND FLOOR

Lounge	4868 x 3230	16'0" x 10'7"
Kitchen/Dining	4980 x 2492	16'4" x 9'8"
WC	1280 x 1230	4'2" x 4'0"

FIRST FLOOR

Bedroom 1	3809 x 2347	12'6" x 7'8"
Bedroom 2	4225 x 2628	13'10" x 8'7"
Bedroom 3	2147 x 2286	7'1" x 7'6"
Bathroom	2540 x 1710	8'4" x 5'7"

› Longest measurement taken

PLEASE NOTE:

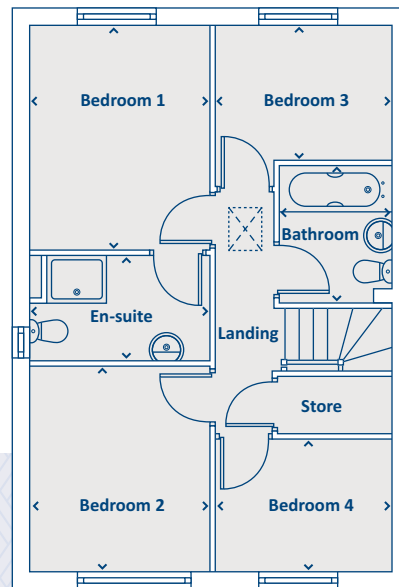
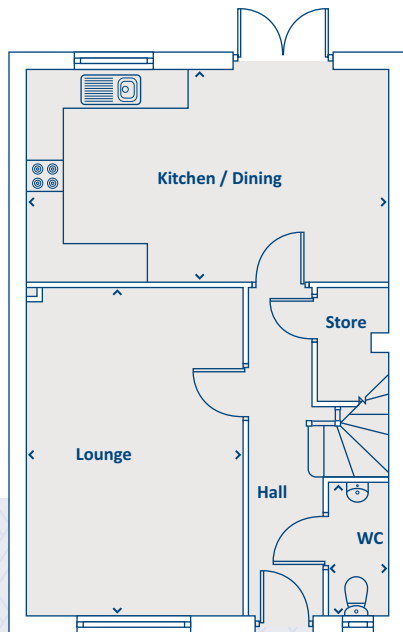
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Artists impression, features may vary

THE ROTHWAY 4 bedroom home



GROUND FLOOR

Kitchen/Dining	5563 x 3195	18'3" x 10'6"
Lounge	5080 x 3335	16'8" x 10'11"
WC	2030 x 917	6'8" x 3'0"

› Longest measurement taken

FIRST FLOOR

Bedroom 1	3479 x 2771	11'5" x 9'1"
En-suite	2771 x 1644	9'1" x 5'5"
Bedroom 2	3159 x 2771	10'4" x 9'1"
Bedroom 3	2724 x 2132	8'11" x 7'0"
Bedroom 4	2724 x 2020	8'11" x 6'8"
Bathroom	2090 x 1790	6'10" x 5'7"

PLEASE NOTE:

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