

Chapel Gate

Chapel








There's no place like home

Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





The best of both worlds

Hidden away in the beautiful South Holland district of Lincolnshire, Moulton Chapel is a little village that perfectly blends country charm with modern convenience. It's the kind of place where life feels calm, the surroundings are picturesque and the community is welcoming.

While Moulton Chapel offers all the tranquillity of rural living, it's also well-connected. The A151 runs right through the village, making it easy to get around. Spalding, a historic market town with shops and amenities, is just four miles away and Peterborough is only 25 minutes by car so you're never far from what you need. If you prefer to stay local, there's a village pub and a convenience store and post office are the heart of the community.

Education

For families, there are plenty of excellent nurseries, primary, and secondary schools close by. With great local options, you can feel confident that education is taken care of.

History and heritage

Moulton Chapel is full of character and its history shines through in landmarks like St. James Church. This 13th-century gem is known for its stunning stained-glass windows and detailed stonework. Just outside the village, you'll find the Moulton Windmill, built in 1822 and still standing tall as a nod to the area's agricultural past.

Things to do

If you love spending time outside, this is the perfect place for you. Surrounded by peaceful countryside, it's great for long walks, scenic bike rides or simply enjoying the fresh air and open spaces.

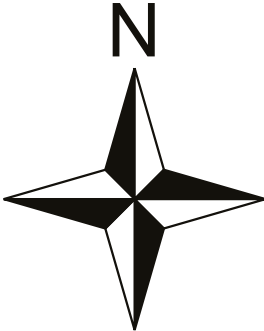


Chapel Gate Chapel

Development Plan



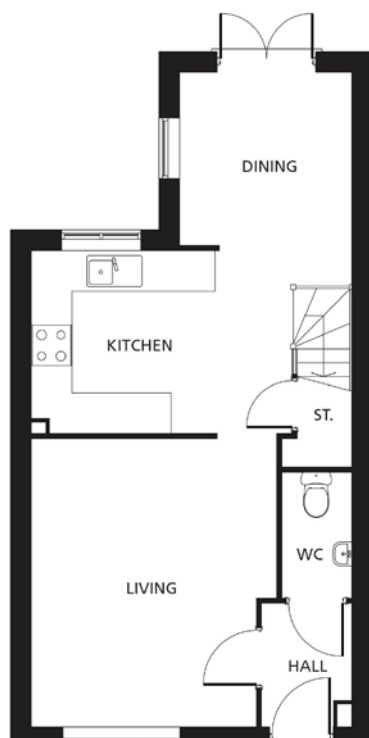
-  Affordable rent
-  Developers homes
- 3 bedroom homes**
-  The Winthorpe



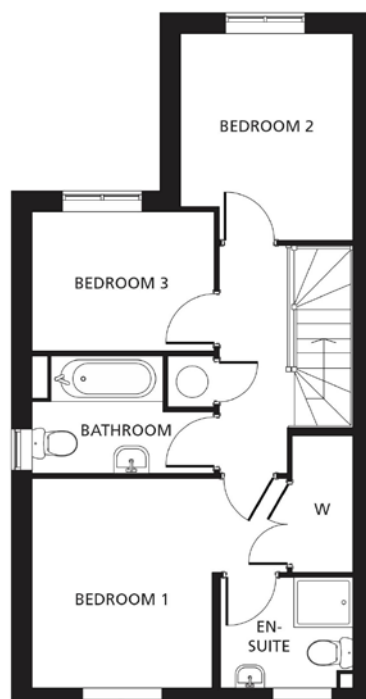
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Winthorpe



Ground Floor



First Floor

Kitchen/Dining

4.91m x 5.52m
16'1" x 18'1"

Lounge

3.75m x 4.38m
12'3" x 14'4"

Bedroom 1

3.96m x 3.20m
12'8" x 10'5"

Bedroom 2

2.66m x 3.15m
8'7" x 10'3"

Bedroom 3

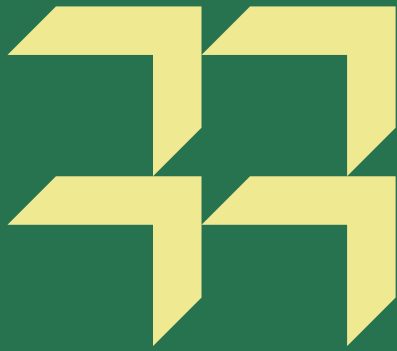
2.78m x 2.13m
9'1" x 6'10"

**All dimensions are
maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

Notes

[illegible]



Our commitment to you

Before you move

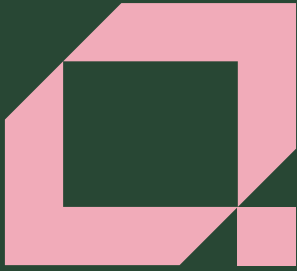
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.


We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0345 601 9095 or newhomessales@amplius.co.uk







For sales enquiries

Amplius, K2, Timbold Drive, Kents Hill,
Milton Keynes MK7 6BZ

 0345 601 9095

 newhomessales@amplius.co.uk

 amplius.co.uk

Further information relating to Amplius can be accessed via our
website: amplius.co.uk

The information contained within this booklet is offered in good faith
and is believed to be correct. However, accuracy is not guaranteed.
No liability will attach to Amplius, their representatives or agents in
respect of any statement contained here.