



# AMY JOHNSON

HULL

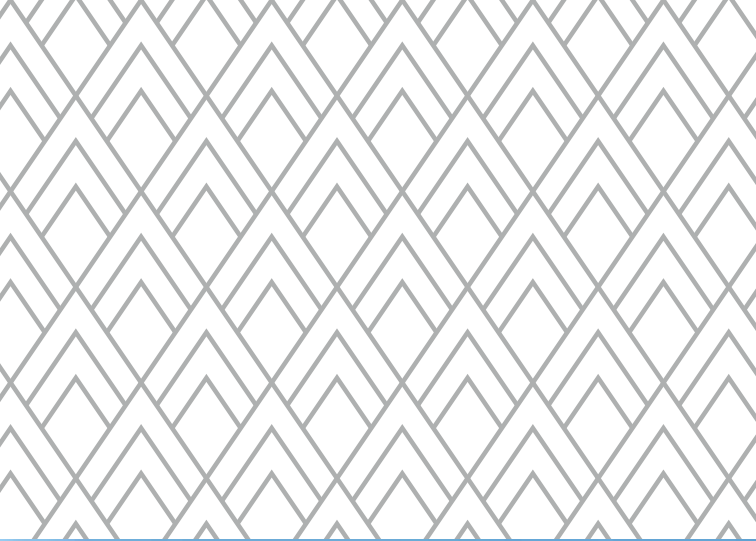
DISCOVER WHAT  
MODERN LIVING  
IS ALL ABOUT

[keepmoat.com](http://keepmoat.com)



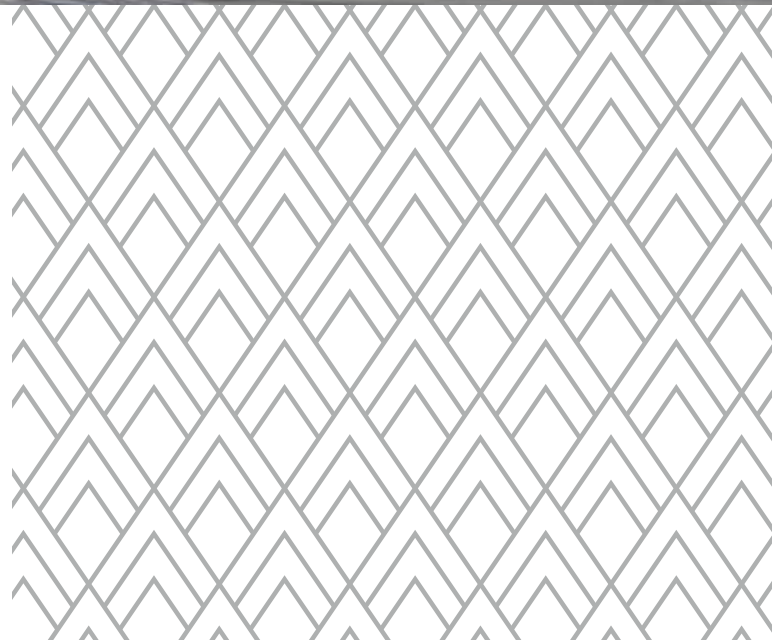


HAWTHORNE AVENUE, HULL, HU3 5PY

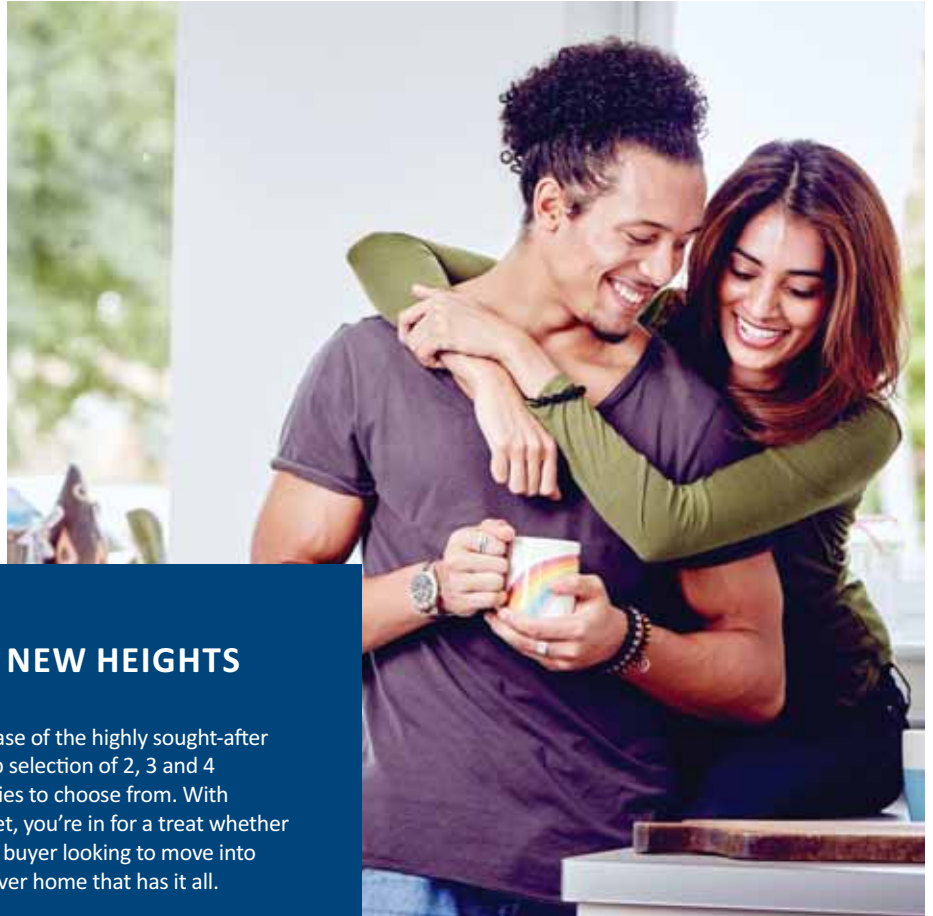


**AMY  
JOHNSON**

▶ WELCOME TO  
AMY JOHNSON



- ▶ **WELCOME**
- LOCATION
- TRAVEL LINKS
- PICTURE YOURSELF HERE
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
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- 30,000 HOMES & COUNTING



## TAKING LUXURY LIVING TO NEW HEIGHTS

We're delighted to present the next exciting phase of the highly sought-after Amy Johnson development, offering a superb selection of 2, 3 and 4 bedroom homes, it offers a total of 137 properties to choose from. With something for every taste as well as every pocket, you're in for a treat whether you're a family wanting more space, a first time buyer looking to move into your first house or downsizers seeking that forever home that has it all.

As well as offering the very best in contemporary living, what makes this development so unmissable has to be its superb location in the heart of Hull. Giving you the best of both worlds, it also benefits from being part of an already thriving and friendly community. The hub of which is the Amy Johnson Square, which is a public open space for everyone to enjoy and includes a state-of-the-art playground that kids of all ages can't get enough of.

With so much to offer, it's easy to see why you can't afford to sit back and wait if you're interested in moving to Amy Johnson. Like its namesake, we expect properties to fly.

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



**Easymove**



## ▶ LIFE IN HULL



## EVERYTHING YOU COULD ASK FOR

Life at Amy Johnson leaves you wanting for nothing. Thanks to its excellent location, everything you could wish for is nearby. A choice of different supermarkets are just a short walk away, as are a choice of doctor's surgeries, health centres, a post office and handy local shops.

Of course, if you want to do some serious shopping, Hull city centre is just 2 miles down the road. From here you can take advantage of all your favourite high street shops or independent retailers with an array of different shopping centres and arcades to explore. Then, there is the historic Grade II Listed Hepworth Market which boasts an eclectic mix of shops.

Also, with such a range of places to eat and drink, including everything from street food on the go to chic restaurants and bars for those special nights out, you need never visit the same place twice. Though you will want to!

For an evening's entertainment, the city centre once again doesn't disappoint. Whether you feel like a trip to the cinema, a spot of culture at the theatre or simply a night on the town, Hull has it all. Not forgetting the MKM Stadium of course, which hosts world-leading acts and bands.

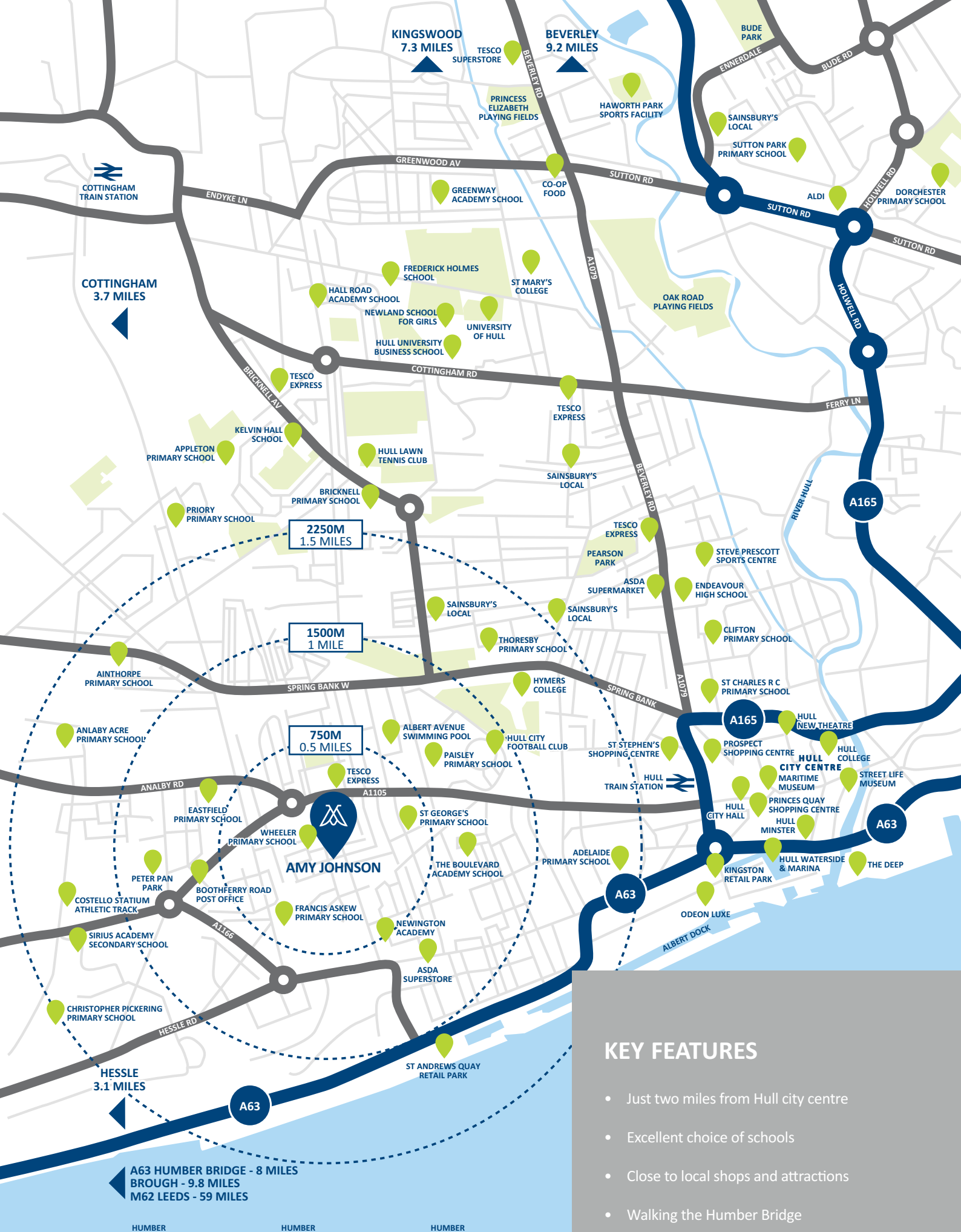
Equally as convenient, and every bit as important, is the great choice of schools on offer. These include Wheeler Primary School and Francis Askew Primary both rated good, East field primary rated outstanding and Newington Academy also rated outstanding. Then, there is the prestigious University of Hull.

If you're a sports lover, you'll love life at Amy Johnson. Nearby is Springhead Park Golf Club which is always ready to welcome new members. Or, if you prefer more strenuous exercise there are a number of different gyms to join, including the nearby Walton Leisure Centre. Or, if you'd rather watch than play, the legendary KC Stadium is just down the road. Sports fans don't need reminding that this is home to both Hull City Football Club and Hull F.C. Rugby Club.

For days out, you don't need to go far for fun. The Deep is on your doorstep which as one of the UK's premier aquariums boasts over 3500 types of fish and marine life. Alternatively, why not visit one of the city's many museums or art galleries which include the Street Life Museum and Feren's Art Gallery? If you prefer to do something outside in the fresh air then there's Hull Waterside and Marina to explore. And to really blow those cobwebs away, try walking over the Humber Bridge followed by a stroll through the Humber Bridge Country Park, known by locals as Little Switzerland due to its chalk cliffs on three sides which look as if they're snow covered.



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## ▶ TRAVEL LINKS

### TRANSPORT LINKS GALORE

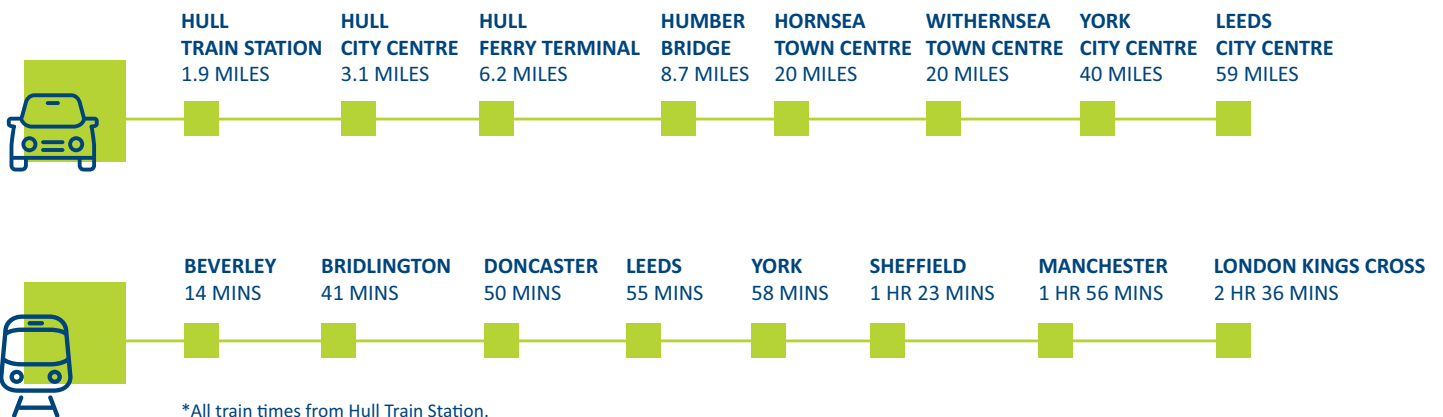
Whether you like to drive or prefer to catch the bus or train, you'll find that Amy Johnson places you in the centre of a truly excellent transport network.

By car, you can hop onto the A63, from which you can either drive over the Humber Bridge and down the A15 or head to the M62 and be in Leeds just over an hour later.

Train travel is equally as convenient. From nearby Hull City Centre Paragon Train Station, you can hop onto any number of direct services heading across the UK. Commuting to Beverley is a breeze at a short 13 minute trip. Travelling further afield, you can commute to Leeds in under an hour, enjoy York in around 1 hour 10 minutes, be eating ice-cream in Scarborough within 1 hours 22 minutes or taking in the sights and sounds of London in 2 hours 45 minutes.

For local journeys, there is a choice of regular bus services at the end of the road which will take you straight to Hull Interchange within minutes.

Finally, if you want to jet off for a break, Doncaster Sheffield Airport is just 55-minutes away by car. From here, you can fly to various holiday and city break destinations.



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

WELCOME

LOCATION

#### ▶ TRAVEL LINKS

PICTURE YOURSELF HERE

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

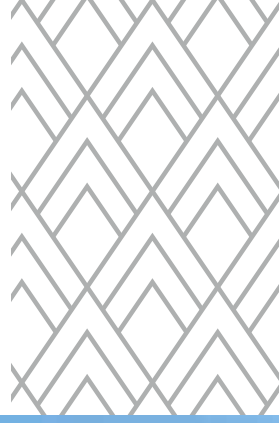
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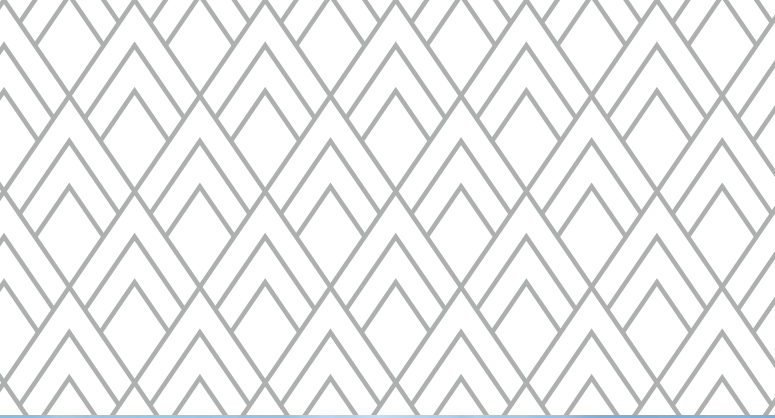




► PICTURE YOURSELF HERE



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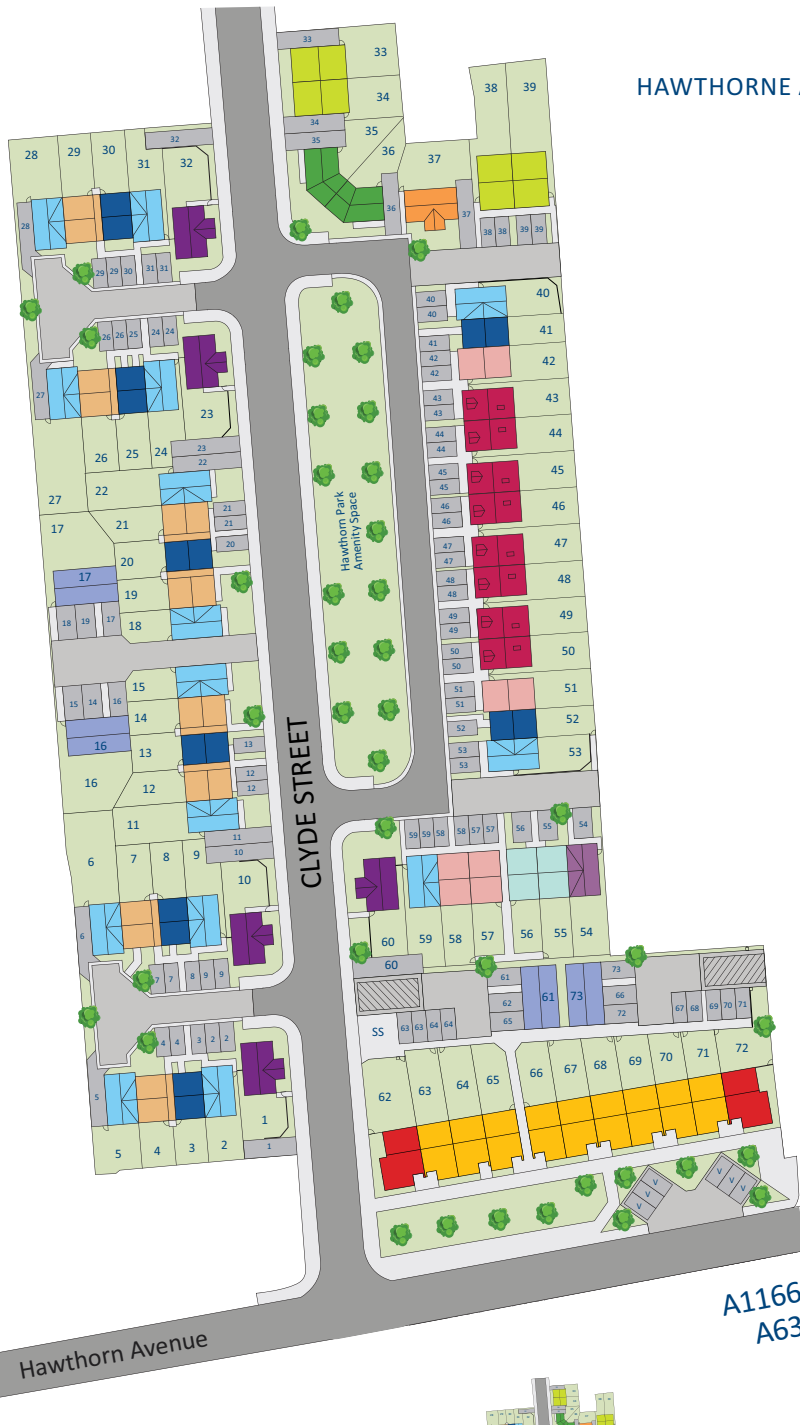
# ► SITE PLAN

- THE FINCHLEY  
2 bedroom home
- THE NORMANBY  
2 bedroom home
- THE MOLLISON  
2 bedroom home
- THE HAVILLAND  
2 bedroom home
- THE ASHBY  
3 bedroom home
- THE ASHBY B  
3 bedroom home
- THE MELBURY  
3 bedroom home
- THE AMBROSE  
3 bedroom home
- THE KELMSCOTT  
3 bedroom home
- THE EVERSLEY  
3 bedroom home
- THE LEEN  
3 bedroom home
- THE OAKHURST  
3 bedroom home
- THE FOLLETT  
3 bedroom home
- THE HODGE  
4 bedroom home
- SALES CENTRE
- SHOW 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.



A1166 St Andrews Quay  
A63 Humber Bridge



Show Home &  
Sales Centre



## ► SITE PLAN

 THE NORMANBY  
2 bedroom home

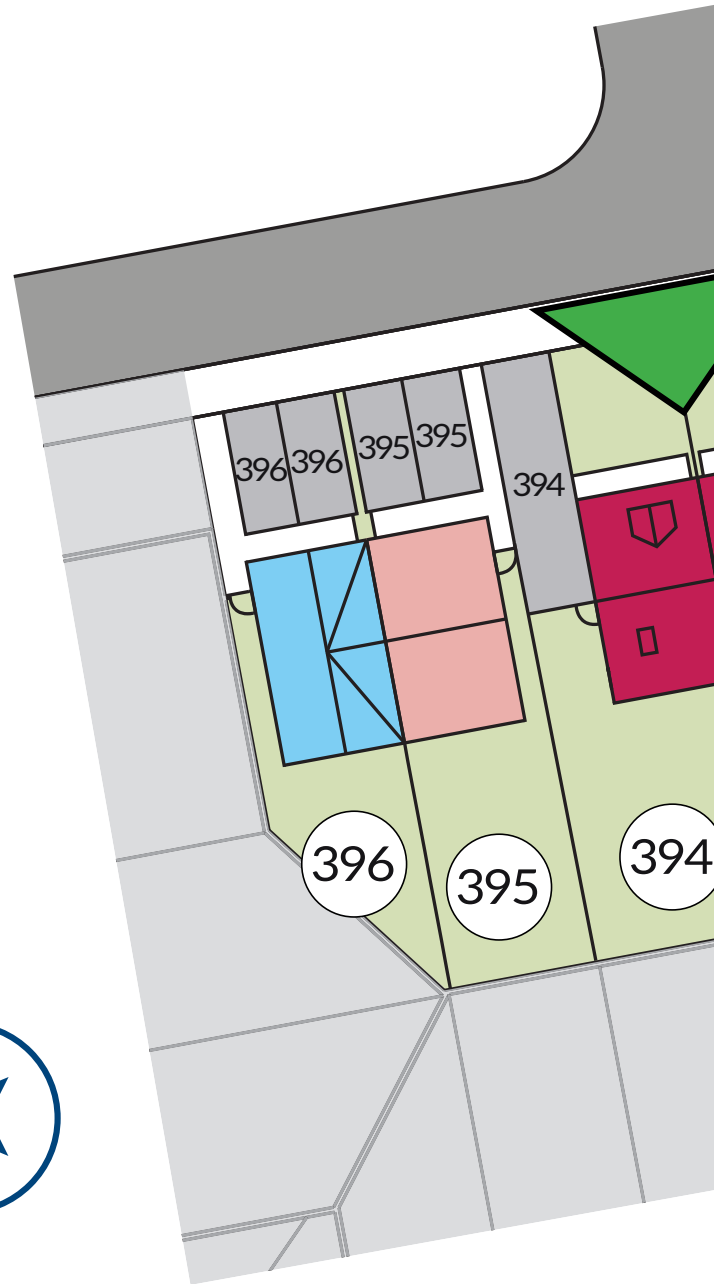
 THE ASHBY  
3 bedroom home

 THE ASHBY B  
3 bedroom home

 THE OAKHURST  
3 bedroom home

 SALES CENTRE

 SHOW HOME

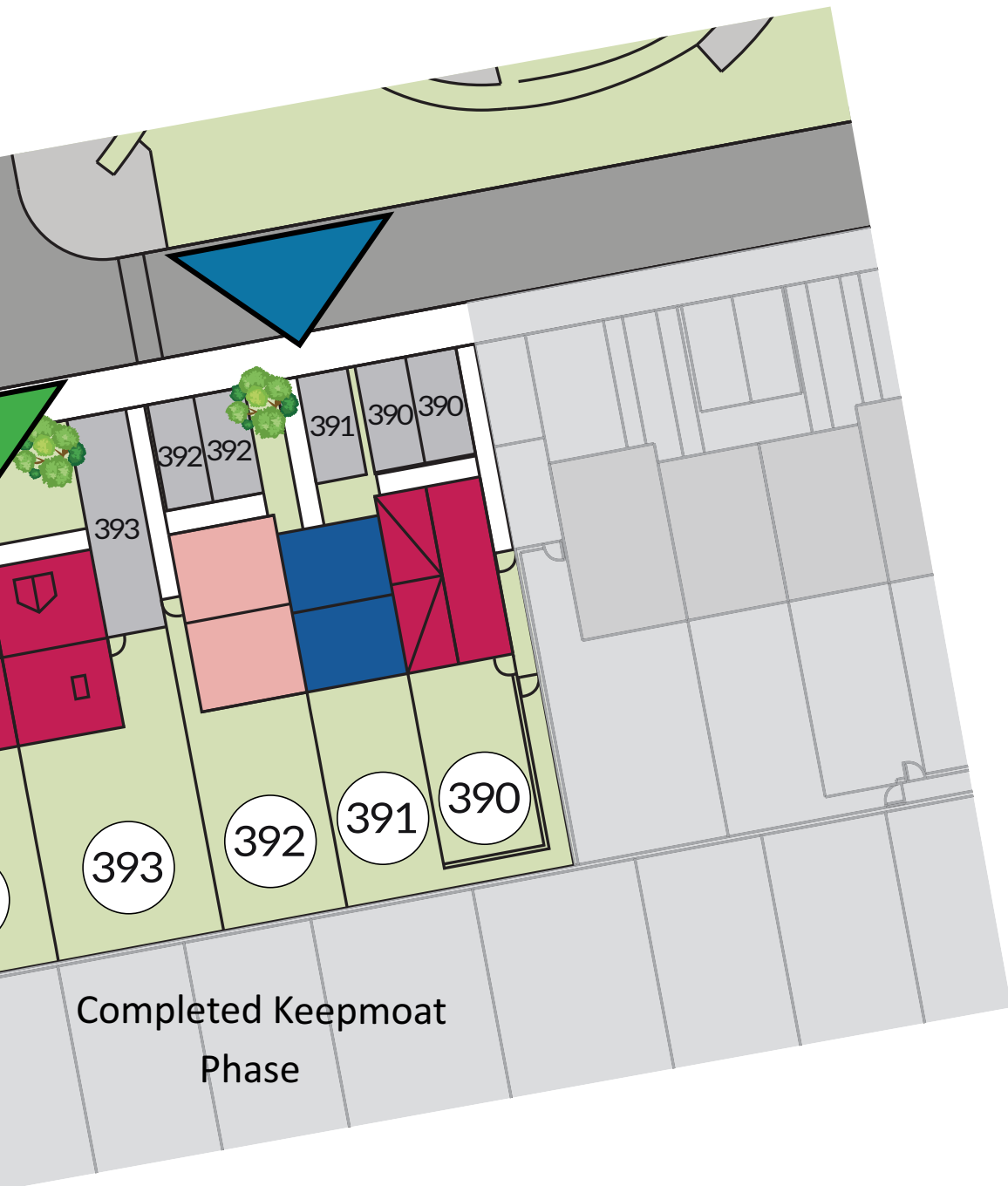


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▶ MAKE IT YOUR OWN



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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



### 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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## GENERAL

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- ✓ White sockets and switches
- ✓ Chrome finish ironmongery to internal doors
- ✓ Landscaped front garden
- ✓ 1.8m close boarded fence\* Plot specific treatments should be discussed with your Sales Executive
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves
- ✓ Pendant light fittings

## DECORATING

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- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork

## KITCHEN / UTILITY

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- ✓ Choice of kitchen units\*
- ✓ Choice of worktop with upstand\*
- ✓ Stainless steel conventional electric oven
- ✓ Gas hob
- ✓ Stainless steel splashback
- ✓ Integrated extractor hood
- ✓ Stainless steel single bowl sink
- ✓ Boiler housing

## BATHROOM

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- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to bathroom\* (Splashback to basin & around bath)
- ✓ Thermostatic shower over bath with tiled enclosure and glass screen\*
- ✓ Extractor fan to bathroom
- ✓ Moisture resistant flush light fitting

## EN-SUITE

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- ✓ Fitted white Sanitaryware
- ✓ Choice of wall tiles to shower enclosure\* (Splashback to basin & full height to shower enclosure)
- ✓ Thermostatic shower\*
- ✓ Extractor fan
- ✓ Moisture resistant flush light fitting
- ✓ Glass shower enclosure

## ELECTRICAL

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- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge
- ✓ Fibre broadband to properties

## SAFETY & SECURITY

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- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

*Make it your own with our range of optional extras*



## ▶ 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.

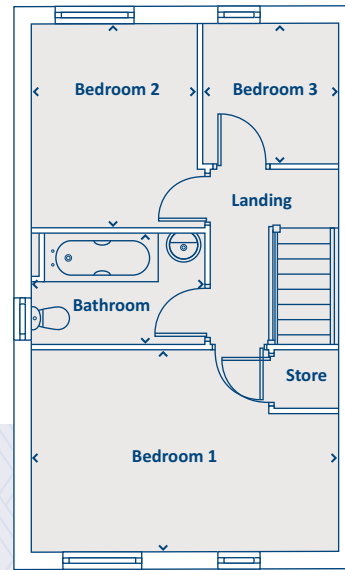
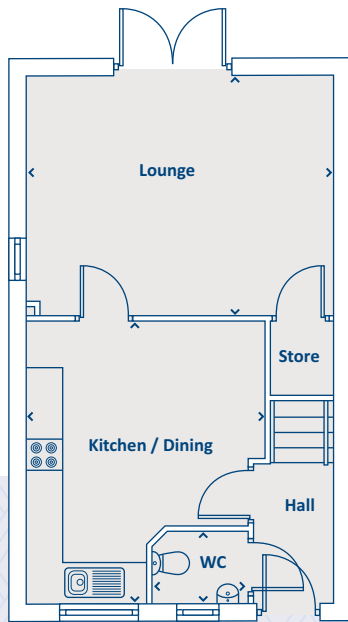
At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





Artists impression, features may vary

## THE ASHBY 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4163 x 3519	13'7" x 11'5"
Lounge	4512 x 3509	14'8" x 11'5"
WC	1024 x 1441	3'4" x 4'7"

### FIRST FLOOR

Bathroom	1660 x 2574	5'4" x 8'4"
Bedroom 1	4499 x 2945	14'7" x 9'7"
Bedroom 2	2992 x 2444	9'8" x 8'0"
Bedroom 3	2052 x 1968	6'7" x 6'5"

› Longest measurement taken

**PLEASE NOTE:**

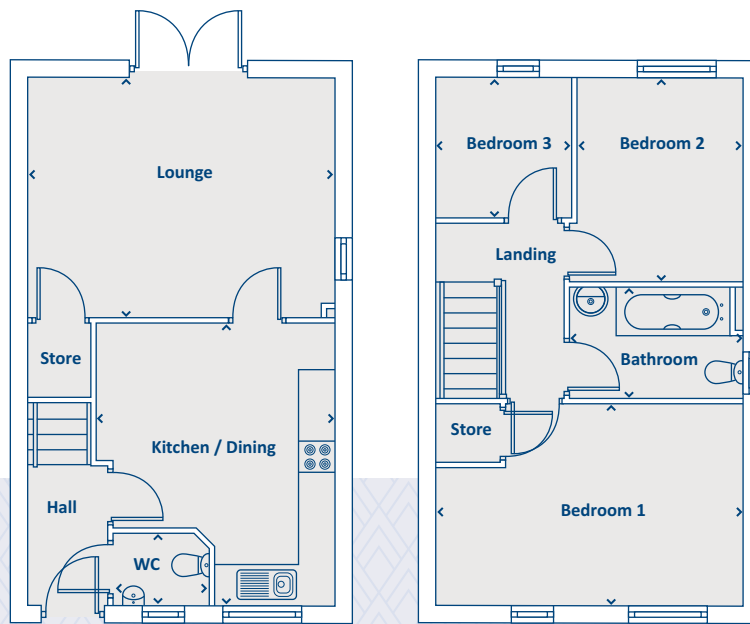
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## THE ASHBY B 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4163 x 3519	13'7" x 11'5"
Lounge	4512 x 3509	14'8" x 11'5"
WC	1024 x 1441	3'4" x 4'7"

### FIRST FLOOR

Bathroom	1660 x 2574	5'4" x 8'4"
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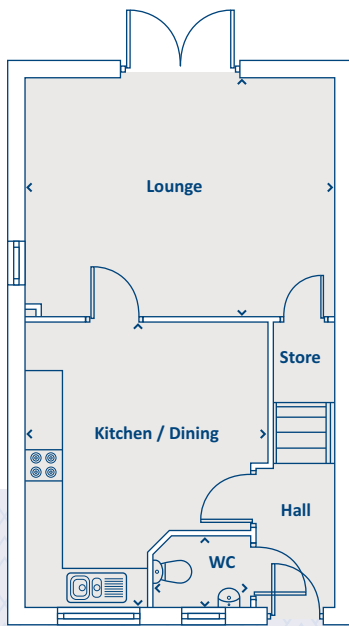
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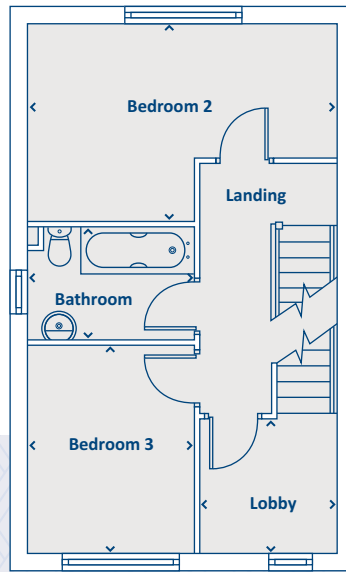
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## THE OAKHURST 3 bedroom home



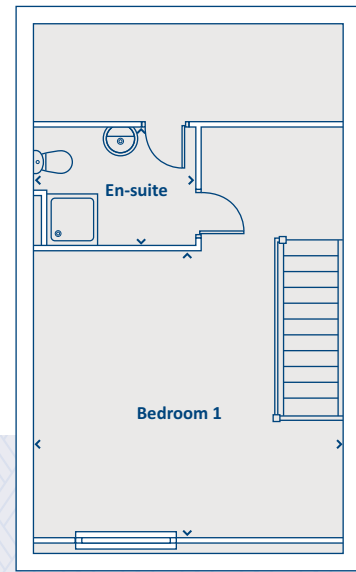
### GROUND FLOOR

Kitchen / Dining	4188 x 3558	13'7" x 11'7"
Lounge	3496 x 4509	11'5" x 14'8"
WC	1466 x 1022	4'8" x 3'4"



### FIRST FLOOR

Bathroom	1662 x 2432	5'5" x 7'10"
Bedroom 2	2897 x 5155	9'5" x 16'9"
Bedroom 3	3038 x 2432	9'10" x 7'10"
Lobby	2018 x 2072	6'6" x 6'5"



### SECOND FLOOR

Bedroom 1	6081 x 4509	19'10" x 14'8"
En-suite	1775 x 2343	5'8" x 7'7"

› Longest measurement taken

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All enquiries:

**01482 772 032**



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

Keepmoat is the trading name of Keepmoat Homes Limited.

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.