

# Echo

A new way of living



GEDLING  
GREEN

NOTTINGHAMSHIRE

THE FUTURE OF  
ECO-FRIENDLY  
AND SUSTAINABLE  
HOMES

# Echo

A new way of living



GEDLING  
GREEN

NOTTINGHAMSHIRE

LAMBLEY LANE,  
GEDLING,  
NOTTINGHAM  
NG4 4PA

 **Keepmoat**







# ▶ WELCOME TO GEDLING GREEN

## A NATURAL CHOICE FOR YOUR NEXT HOME

This collection of zero carbon ready 2, 3 & 4 bedroom homes, is the future of eco-friendly and sustainable living.

At the foot of Gedling Country Park and within easy reach of Nottingham, Gedling Green strikes a perfect balance between the city and the country, just one of the reasons why the area was voted in the top 50 places to live in 2020.



### ▶ WELCOME

LOCATION

TRAVEL LINKS

SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

A NEW WAY OF LIVING

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



**NEW AND  
EXCLUSIVE TO  
GEDLING  
GREEN**

## THE FUTURE OF ECO-FRIENDLY LIVING

Gedling Green is the first to offer our innovative new Echo, zero carbon ready-homes. Designed to help you use less energy and lose less, Echo combines tomorrow's technology and the latest thinking to bring sustainable living to life.

From enhanced levels of insulation, air source heat pumps and solar panels, to EV charging points, every energy-efficient detail has been considered. This is not only good news for your carbon footprint, it's great for your pocket too.

Just a few miles away lies the bustling market town of Arnold. Here you will find an excellent choice of high street names, independent shops, pubs, restaurants, a theatre, leisure centre and more. With all the necessary amenities you could wish for on your doorstep, it's easy to forget that Gedling Green is also conveniently located just 5 miles away from Nottingham city centre.

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



# ▶ LIFE IN GEDLING

Gedling Green is located in the charming village of Gedling, which is a picturesque and tranquil place to call home. In this friendly neighbourhood you'll find all the necessary amenities for your daily needs. Just a short stroll away is a nearby Sainsbury's Local, as well as the vibrant centre of Gedling where you'll find a great range of independent shops, a handy Co-op supermarket, choice of restaurants, and a pub. Just a short 5-mile drive away is Nottingham city centre with its impressive range of shops, places to dine and, of course, a wealth of arts, culture, sports, and leisure activities.

As well as excellent local amenities, you can also take advantage of the area's other great facilities. Nearby schools include Stanhope Primary School rated 'Good' by Ofsted, Carlton Digby School rated 'Outstanding' and the Carlton Academy rated 'Good'. Then, there is Gedling Country Park on the doorstep with its impressive 240 acres of open spaces, wildlife, and numerous walking and cycling trails. Other local parks to visit include Burton Road Jubilee Park, featuring a children's play area and family events all year round.

For days out, you have all of Nottinghamshire to discover. It's brimming with fantastic attractions and places to go, such as Woodthorpe Grange Park, a 19th-century Grade II listed manor house with an 18-hole pitch and putt course, and Wollaton Hall, a stunning 16th-century Elizabethan mansion with beautiful gardens and parkland.

NOTTINGHAM MARKET SQUARE



NOTTINGHAM CASTLE



WOLLATON HALL



WELCOME

## ▶ LOCATION

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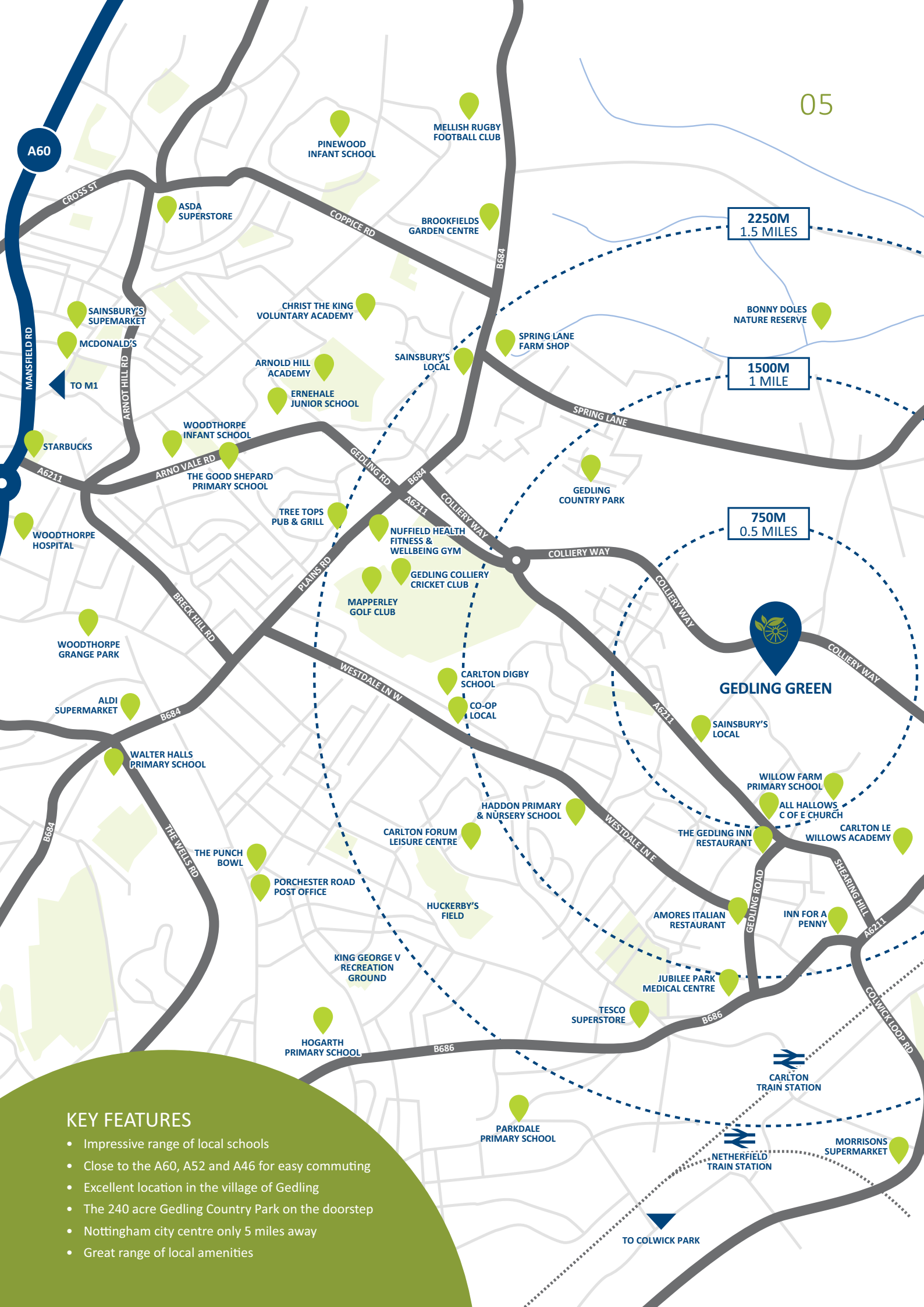
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2250M  
1.5 MILES

1500M  
1 MILE

750M  
0.5 MILES

### GEDLING GREEN

### KEY FEATURES

- Impressive range of local schools
- Close to the A60, A52 and A46 for easy commuting
- Excellent location in the village of Gedling
- The 240 acre Gedling Country Park on the doorstep
- Nottingham city centre only 5 miles away
- Great range of local amenities

TO COLWICK PARK

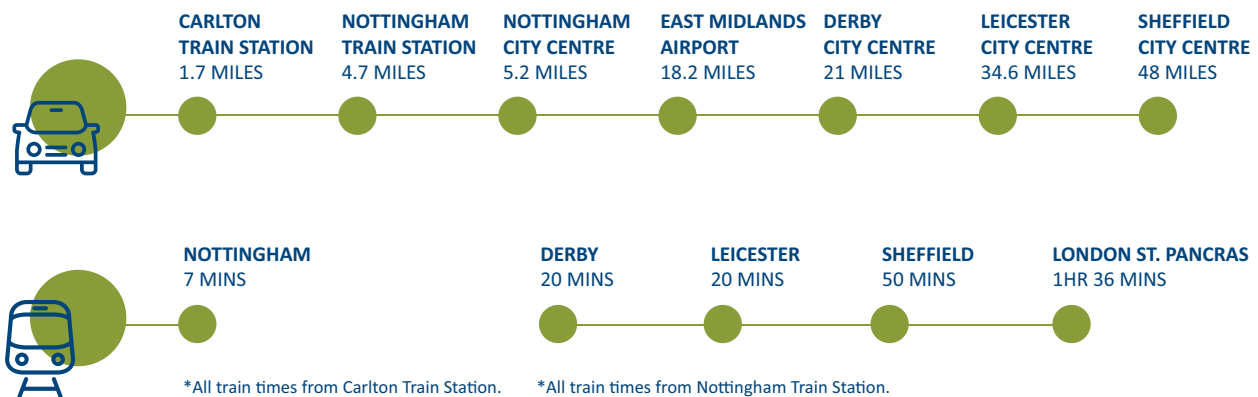
## ▶ TRAVEL LINKS

### A HOME WITH ALL THE RIGHT CONNECTIONS

Gedling Green is ideally placed for commuting both near and far. By car, you can hop onto the A60, A52 and A46. This places Nottingham city centre less than 20-minutes away, while you can be in Derby within 45 minutes and Newark-on-Trent in just 40 minutes.

If you prefer to travel by train, Carlton Station and Burton Joyce Station are both on the same Nottingham to Lincoln line and just down the road. From here you can catch a train heading between Uttoxeter and Newark Castle, as well as Leicester and Grimsby Town. Just a little further down the road is Netherfield Station with a regular service joining Nottingham to Skegness.

You don't have to go far when you want to head abroad as East Midlands Airport is a 40 minute drive away. Before you know it, you can be jetting off to anywhere from Dublin to Alicante and Dubrovnik to Barbados!



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

WELCOME  
LOCATION

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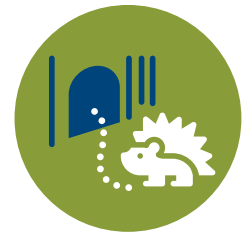


► **SITE PLAN**

- THE TEES**  
2 bedroom home
- THE WEAR**  
3 bedroom home
- THE LEA**  
3 bedroom home
- THE DERWENT**  
3 bedroom home
- THE AIRE**  
3 bedroom home
- THE TRENT**  
4 bedroom home
  
- SALES CENTRE**  
Plot 921
- SHOWHOME**  
Plot 920



- WELCOME
- LOCATION
- TRAVEL LINKS
- **SITE PLAN**
- MAKE IT YOUR OWN SPECIFICATION
- A NEW WAY OF LIVING
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HEDGEHOG HIGHWAYS



NATIVE SPECIES PLANTING



TREES AND HEDGES

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



- WELCOME
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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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## KITCHEN / UTILITY\*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Built-in stainless steel conventional electric oven
- ✓ Integrated Cooker Hood
- ✓ Induction 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
- ✓ Bath filler tap to the 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 pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge and store
- ✓ Zonal Heating
- ✓ USB socket to kitchen & bedroom 1\*

*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
- ✓ Vertical 5 panels internal doors

## EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ Bi-Fold Doors Excluding Lea
- ✓ EV Charge point


## SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home



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		HYPER FAST BROADBAND	SMART HOT WATER CYLINDER	SMART HOME AUTOMATION	AIR SOURCE HEAT PUMP	EV CHARGERS
 THE TEES 2 bedroom home						
 THE WEAR 3 bedroom home						
 THE LEA 3 bedroom home						
 THE DERWENT 3 bedroom home						
 THE AIRE 3 bedroom home						
 THE TRENT 4 bedroom home						

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ECHO IS THE FUTURE OF ECO-FRIENDLY AND SUSTAINABLE LIVING

	INDUCTION HOB	HEDGEHOG HIGHWAYS	TREES AND HEDGES	SOLAR PANELS	AERATED TAPS AND WATER FITTINGS	FANS	INSULATION	RADIATORS	

**KEY**



**INCLUDED**



**PLOT SPECIFIC**

Designed to help you use less energy, with improved thermal performance, reduced energy wastage and enhanced energy efficiency, each stylish Echo home features the incorporation of low carbon renewable technologies, light-airy rooms and future-proof living spaces.

Echo is the new way to live, work and play in perfect harmony with nature. With more open spaces, trees and hedgerows, wildflowers and wildlife habitats, our sustainable designs support cleaner, healthier low carbon living.





## ▶ 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.



### STEP 02

#### The Mortgage and Legal Advisor

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.

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## 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.



▶ 30,000 HOMES AND COUNTING



**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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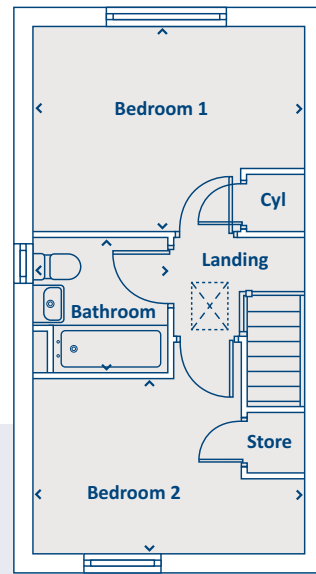
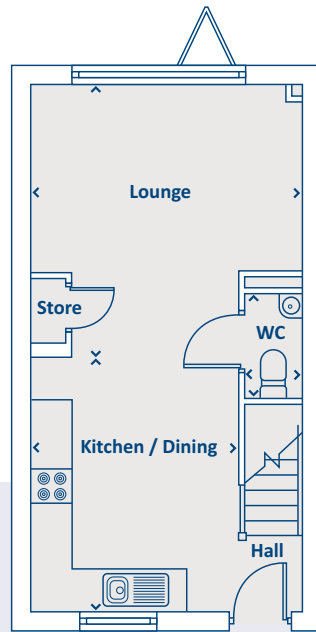
# THE TEES

2 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



## GROUND FLOOR

Kitchen / Dining	3750 x 3082	12'4" x 10'1"
Lounge	4035 x 4030	13'3" x 13'3"
WC	1558 x 855	5'1" x 2'10"

## FIRST FLOOR

Bedroom 1	3023 x 4030	9'11" x 13'3"
Bedroom 2	2560 x 4030	8'5" x 13'3"
Bathroom	2016 x 1978	6'7" x 6'6"

> Longest measurement taken

**PLEASE NOTE:**

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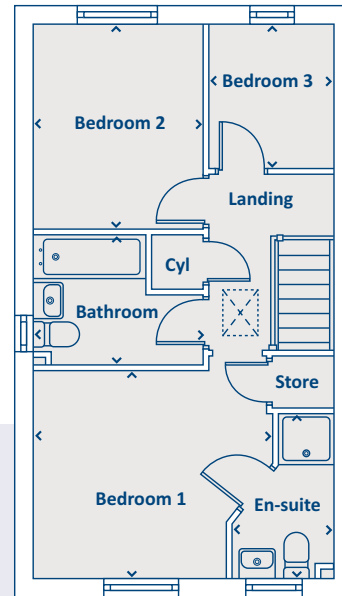
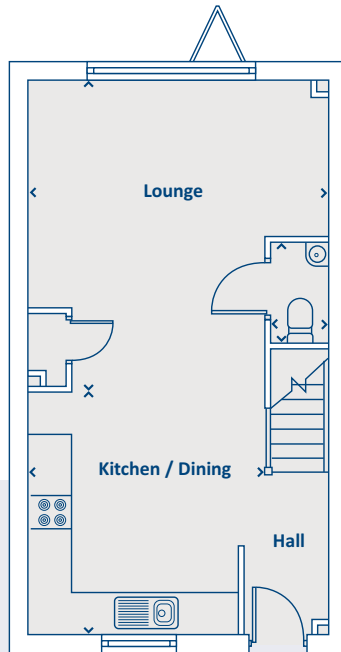
# THE WEAR

## 3 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



### GROUND FLOOR

Kitchen / Dining	3700 x 3588	12'2" x 11'9"
Lounge	4760 x 4536	15'7" x 14'11"
WC	1558 x 855	5'1" x 2'10"

### FIRST FLOOR

Bedroom 1	3150 x 3683	10'4" x 12'1"
En-suite	2472 x 1492	8'1" x 4'11"
Bedroom 2	3135 x 2593	10'3" x 8'6"
Bedroom 3	2175 x 1850	7'2" x 6'1"
Bathroom	1990 x 2593	6'6" x 8'6"

> Longest measurement taken

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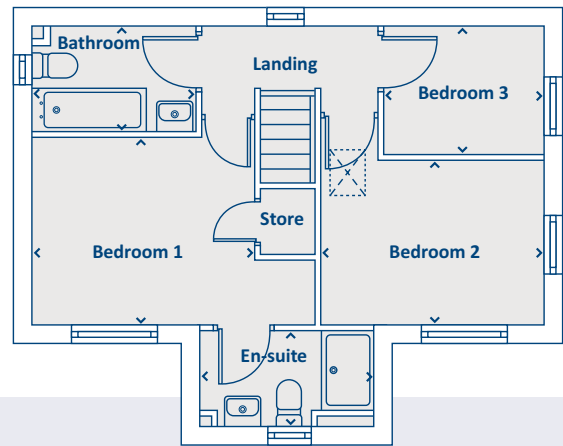
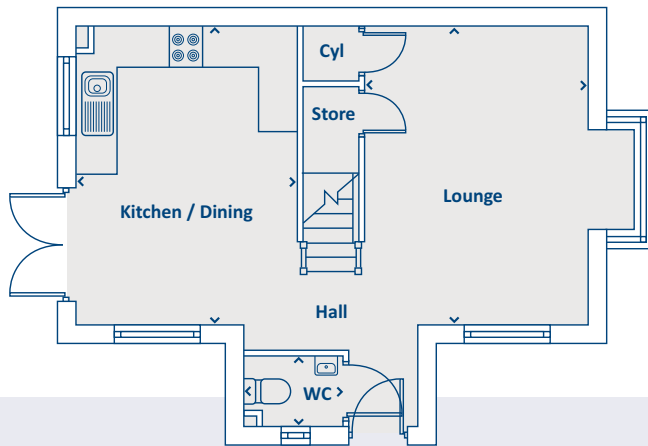
# THE LEA

3 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



## GROUND FLOOR

Kitchen / Dining	3352 x 4523	11'0" x 14' 10"
Lounge	3392 x 4523	11'2" x 14'10"
WC	1455 x 1054	4'9" x 3'5"

## FIRST FLOOR

Bedroom 1	3352 x 2831	11'0" x 9'3"
En-suite	2602 x 1482	8' 6" x 4'10"
Bedroom 2	3392 x 2500	11'2" x 8'2"
Bedroom 3	2431 x 1930	8'0" x 6'4"
Bathroom	2442 x 1599	8'0" x 5'3"

> Longest measurement taken

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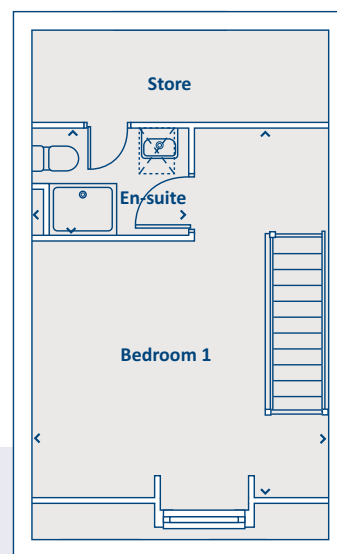
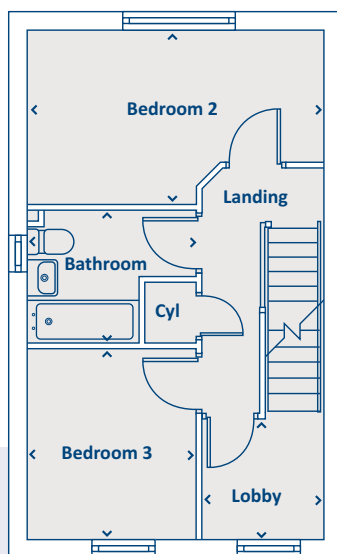
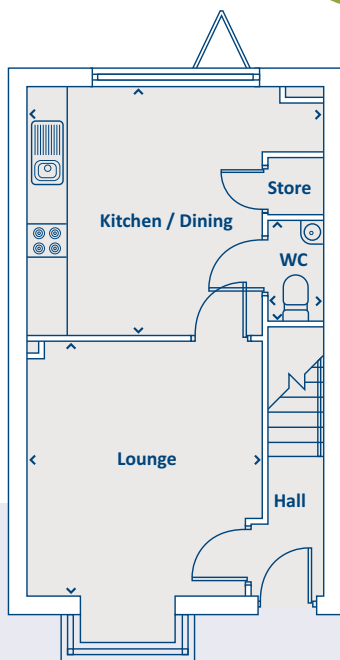
# THE DERWENT

3 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



## GROUND FLOOR

Kitchen / Dining	4536 x 3788	14'11" x 12'5"
Lounge	3588 x 3892	11'9" x 12'9"
WC	855 x 1571	2'10" x 5'2"

## FIRST FLOOR

Bedroom 2	4536 x 2670	14'11" x 8'9"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Bathroom	2503 x 2034	8'3" x 6'8"
Lobby	1941 x 1777	6'4" x 5'10"

## SECOND FLOOR

Bedroom 1	4536 x 3982	14'11" x 13'1"
En-suite	2406 x 1660	7'11" x 5'5"

> Longest measurement taken

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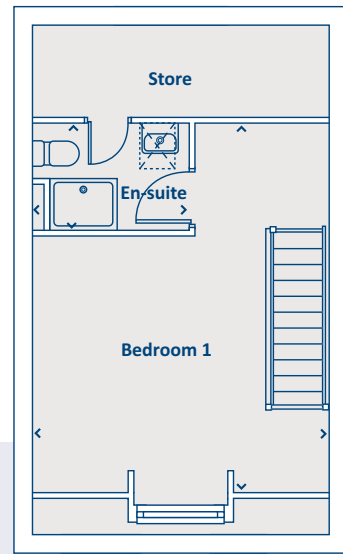
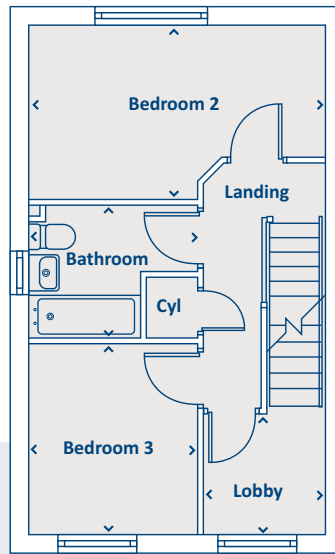
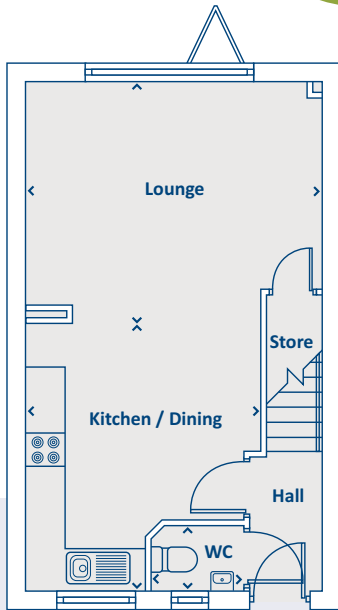
# THE AIRE

## 3 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



### GROUND FLOOR

Kitchen / Dining	3588 x 4069	11'9" x 13'4"
Lounge	4536 x 3716	14'11" x 12'2"
WC	1445 x 1010	4'9" x 3'4"

### FIRST FLOOR

Bathroom	2503 x 2034	8'3" x 6'8"
Bedroom 2	4536 x 2682	14'11" x 8'10"
Bedroom 3	2503 x 2883	8'3" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

### SECOND FLOOR

Bedroom 1	4536 x 5735	14'11" x 18'10"
En-suite	2406 x 1660	7'11" x 5'5"

› Longest measurement taken

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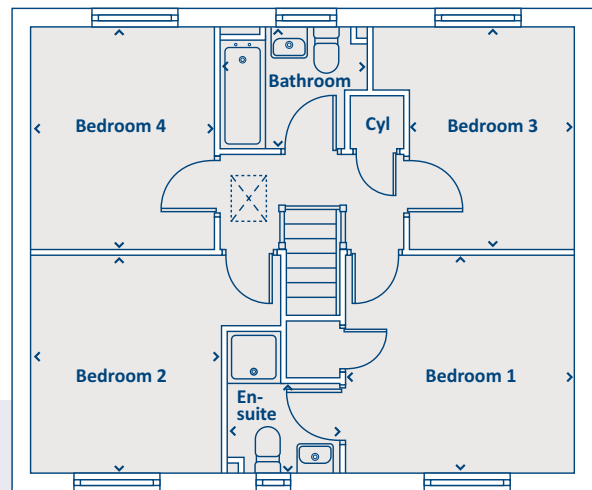
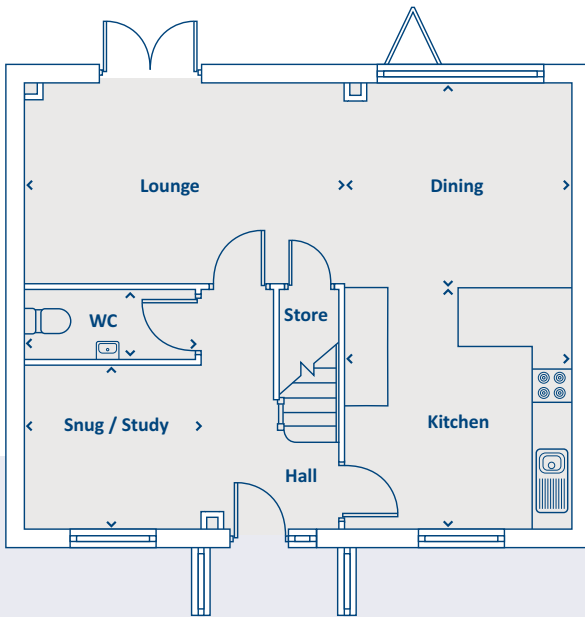
# THE TRENT

4 bedroom home

This home is designed to use less energy, meaning you could save on your bills\*

\*Speak to our Sales Executive for further information

Artists impression, features may vary



## GROUND FLOOR

Dining Area	3456 x 3171	11'4" x 10'5"
Kitchen	3456 x 3602	11'4" x 11'10"
Lounge	4892 x 3096	16'1" x 10'2"
Snug / Study	2678 x 2477	8'9" x 8'2"
WC	2585 x 957	8'6" x 3'2"

➤ Longest measurement taken

## FIRST FLOOR

Bedroom 1	3507 x 3300	11'6" x 10'10"
En-suite	1721 x 1329	5'8" x 4'4"
Bedroom 2	2926 x 3300	9'7" x 10'10"
Bedroom 3	2553 x 3380	8'4" x 11'1"
Bedroom 4	2800 x 3367	9'2" x 11'1"
Bathroom	2250 x 1705	7'5" x 5'7"

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All enquiries:

**01156 729 516**

or email: [gedling.green@keepmoat.com](mailto:gedling.green@keepmoat.com)

[keepmoat.com](http://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.