

# LADYWELL PARK

WELLINGBOROUGH, NORTHAMPTONSHIRE



AN OUTSTANDING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES





## NEW HOMES IN A THRIVING TOWN – LADYWELL PARK, WELLINGBOROUGH

### A MODERN HOME WITH A TRADITIONAL STYLE AND BARRATT QUALITY

Wellingborough is an established market town, surrounded by the Northamptonshire countryside and offering easy links with London. It enjoys a thriving and varied economy and a community with many cultural and sporting assets. It is also the location for Ladywell Park.

Ladywell Park is an exciting development from Britain's leading housebuilder, Barratt. We offer stunning new homes that will become part of a thriving community and combine modern luxury and quality with traditional style – offering an attractive investment as well as a rewarding place to live.







## OUT AND ABOUT

### OPEN COUNTRYSIDE AND A WIDE RANGE OF ACTIVITIES TO ENJOY

Ladywell Park is a short drive from open Northamptonshire countryside, with many fine walks, country parks, nature reserves and a number of fine historic houses open to the public. It also offers activities by and on the River Nene and railway and transport museums. Motorsport is well represented, with Silverstone, Rockingham Motor Speedway, Northampton Raceway and Santa Pod all within easy reach.

Local facilities also include Wellingborough Lakes, a magnet for carp fishing enthusiasts. Wellingborough also has football and rugby clubs, as well as a golf club.



## LOCAL AREA

### AN ESTABLISHED COMMUNITY THE PERFECT LOCATION FOR LIVING

Ladywell Park is less than a mile from the attractive historic heart of Wellingborough, with its richly varied complement of shops, from individual stores to major chains, and markets that stretch back more than 900 years.

Modern Wellingborough provides a prosperous, sustainable and healthy environment and an active, diverse and vibrant community. There is a thriving economy, with many companies attracted to the town.

It means that a home at Ladywell Park can offer the perfect location for family life, providing not just a stunning new home, but an attractive location and exciting prospects for the future.





# LOCAL AMENITIES

## SO MUCH TO DO AND SEE

Wellingborough still holds a market three times a week. Many of the major high street chains can be found in the town centre and the Swansgate Shopping Centre and there are several out of town retail parks and supermarkets. There is a range of restaurants, bars and clubs providing a varied nightlife and a thriving cultural scene. The Castle Theatre offers film, dance, local community drama, with classes, fun activities for children and a café. There are also no less than five leisure centres and health clubs.

Wellingborough provides education for all levels, with a number of primary schools within easy walking distance of Ladywell Park. Tresham College is a well regarded provider of vocational and other further educational courses, and has its main campus in the town.



# TRANSPORT LINKS

## EASY ROAD AND TRAIN CONNECTIONS TO MILTON KEYNES AND LONDON

Wellingborough station is a short walk away from Ladywell Park, with direct trains to London St Pancras International departing every half hour and an average journey time of around 55 minutes. The station also provides links to Bedford and Luton and north to Leicester and Nottingham. There is also an extensive bus network.

The A45 dual carriageway to the south links Wellingborough with Northampton, Rushden and Peterborough, while the A14 to the North links Rugby, Kettering, Huntingdon and Cambridge in under an hour. The A506 offers a direct route to Milton Keynes.



# LADYWELL PARK

## SITE PLAN



	Alcester	2 bedroom Apartment		Faringdon	3 bedroom home		Hexley	4 bedroom home		Affordable Housing Shared Ownership
	Amber	2 bedroom home		Finchley	3 bedroom home		Hythe	4 bedroom home		Affordable Housing Rented
	Tiverton	2 bedroom home		Morpeth	3 bedroom home		Kennington	4 bedroom home		Existing Substation
	Cheadle	3 bedroom home		Guisborough	4 bedroom home		Lincoln	4 bedroom home		
	Dartmouth	3 bedroom home		Helmsley	4 bedroom home		Somerton	4 bedroom home		
	Falmouth	3 bedroom home		Hexham	4 bedroom home					

# CUSTOMER SERVICE BY BARRATT HOMES

## BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process, we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand. Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Housebuilder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



“

The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.

”

“

We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.

”

“

The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.

”



# 5 GREAT REASONS TO BUY WITH BARRATT

## 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

## 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

## 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

## 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

## 5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Marston Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

