

HERITAGE

- REDROW -

REDROW HARTFORD

HARTFORD





WELCOME TO REDROW HARTFORD

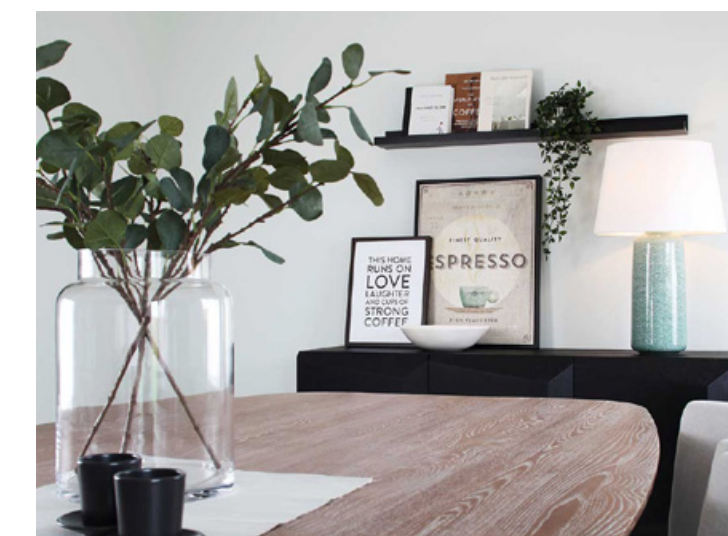
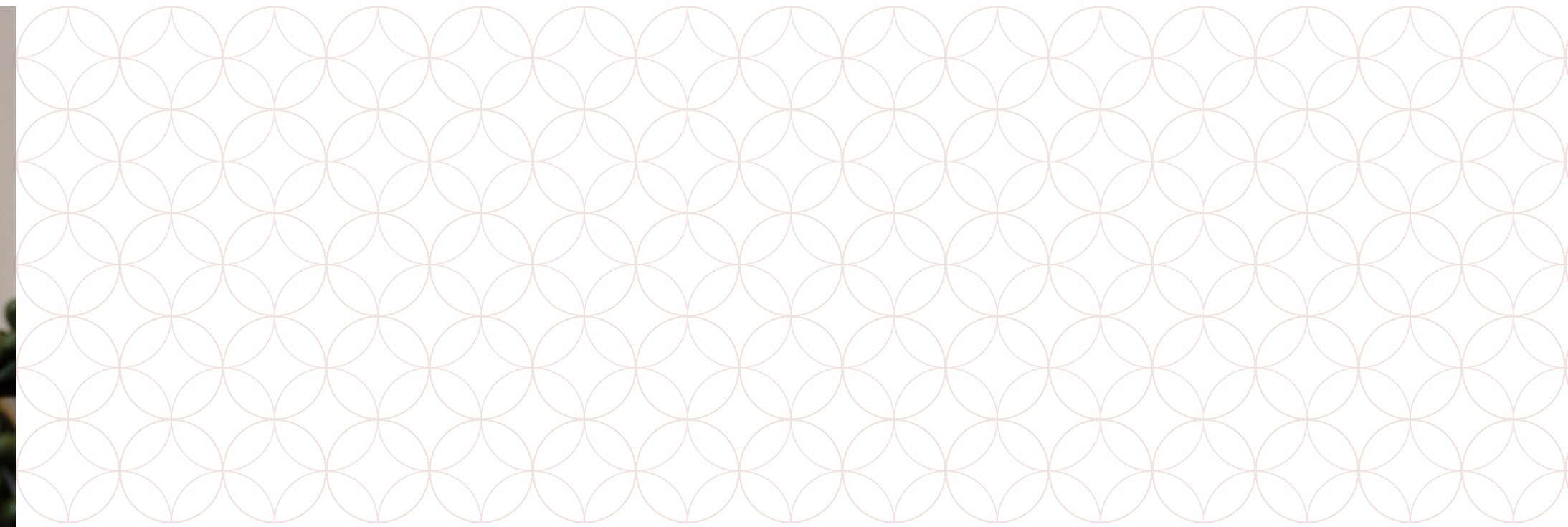


A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE CHARMING VILLAGE OF HARTFORD.

Weaver Park and Water's Reach are well placed, in the historic village of Hartford, a beautiful area of Cheshire formerly known as Vale Royal. Just outside Northwich, the village enjoys excellent local facilities, yet retains that essential Cheshire charm that makes locations like this so popular and sought after.

Redrow's two developments are as welcoming as the Heritage Collection homes being built there. These well placed developments offer enchanting, three and four bedroom homes that have been beautifully crafted and designed with modern living in mind.





AN INSPIRED **NEW HOME**

Explore what makes this
collection so unique

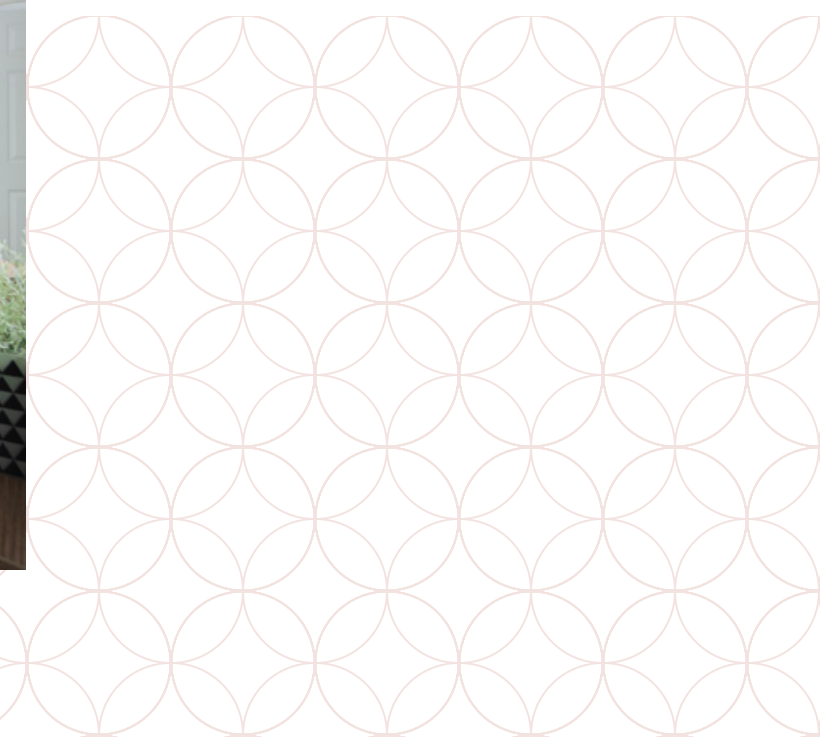
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





ENJOY THE **AREA**

Whether you're shopping for everyday essentials or seeking a more all-encompassing bout of retail therapy, you'll be well catered for at Redrow Hartford. On your doorstep you'll find a Co-op supermarket, butcher's, pharmacy, café and a selection of traditional pubs. For a more comprehensive shopping experience, the nearby town of Northwich is home to Blakemere Village, a collection of boutique retail outlets in a beautiful Edwardian manor house and stables. Northwich market takes place every Tuesday, Friday and Saturday, while the town's Baron Quay shopping centre has a wide array of retailers including an ASDA store, as well as restaurants, cafés and a cinema. Northwich is also home to Waitrose, Sainsbury's, Tesco, Lidl and Aldi supermarkets.

Those who enjoy wining and dining will be pleased to find the local area's pub and restaurant scene to be as vibrant as its shopping one. Relax and enjoy a drink or a bite to eat at the Coachman, Red Lion, Hart of Hartford or Hartford Hall pubs in the village, all located within easy reach of home. Northwich also has a vibrant restaurant scene, offering cuisines from around the globe.



ENJOY AN ACTIVE LIFESTYLE

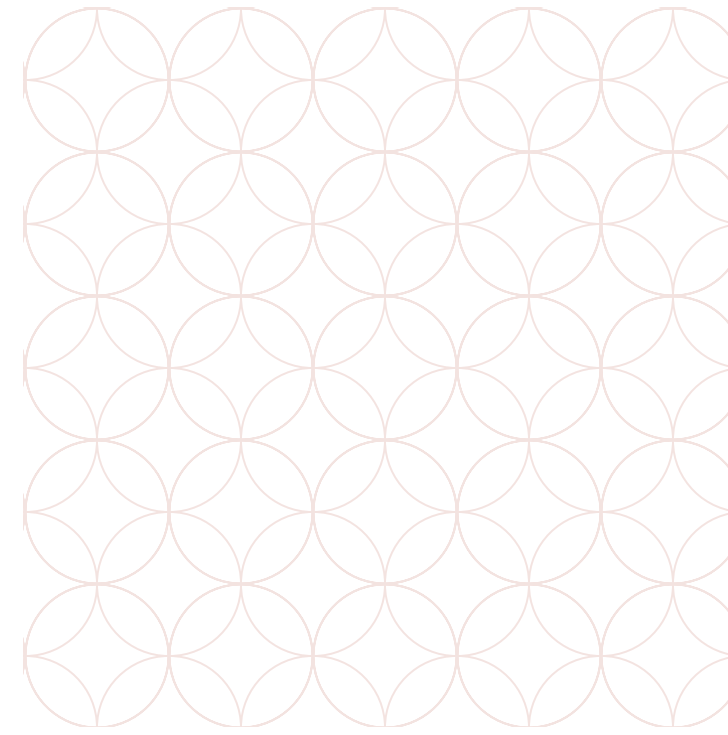
Redrow Hartford rural setting makes it ideal for leisure and recreation, and sports fans will be especially pleased with the diversity of the local scene. Golfers can enjoy a round at Hartford and Sandiway golf clubs, while Hartford Tennis Club, Winnington Rugby Club and Northwich Cricket Club are all within two miles of home. For gyms, exercise classes and swimming, Moss Farm Leisure Complex is also just a seven minute drive away.

For family days out, there are plenty of options for exploring and enjoying the great outdoors. Marbury Country Park is less than four miles from Hartford and is a haven for families, horse riders, nature lovers and cyclists. Part of the 350 hectares of Northwich Woodlands, this green oasis is a beautiful place to spend weekends and free time. The fascinating Jodrell Bank Discovery Centre is also ideal for a day out, offering indoor and outdoor exhibitions, photography displays, craft activities and more.

Film fans can catch all the latest blockbusters at the Odeon in Northwich, while the Grange Theatre offers a varied programme of performing arts and shows.

OPPORTUNITIES FOR **LEARNING**

Parents will be pleased to find a good range of schools with provision for youngsters of all ages. Kids Count and Hartford Old School Nursery form part of the pre-school education in the village, while Hartford Manor Primary School & Nursery, Hartford Primary School and St Wilfrid's Catholic Primary make up the Key Stage 1 and 2 offering. For secondary education there is Cloughwood Academy and St Nicholas Catholic High School and the independent sector is served by The Grange Junior School and The Grange School for older children.



GETTING **AROUND**

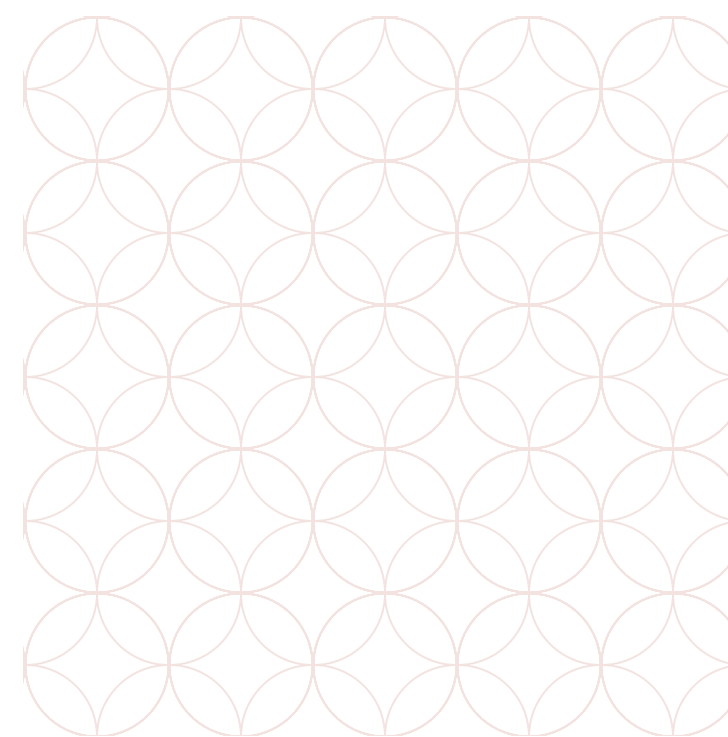
Redrow Hartford is well located for travel by both road and rail. The A49 and A533 trunk roads will take you to Liverpool in just over an hour, while Manchester is around 50 minutes away via the A556. Junction 18 of the M6 motorway is also less than 20 minutes away for travel to Birmingham (1 hour and 30 minutes).

Hartford Railway Station, around a mile from Weaver Park, will take you directly to Liverpool in 30 minutes and Crewe in 10 minutes, from where you can catch connections to Manchester in 45 minutes, Chester in 21 minutes and Warrington in 17 minutes. Hartford to Birmingham New Street is also a direct connection, taking just 1 hour and 12 minutes.

For international travel, Liverpool John Lennon Airport is just 35 minutes away and Manchester Airport 27 minutes.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Redrow Hartford**.



SO YOU GET MORE OUT

- Public Green Space
- Affordable Housing
- Cycleways & Footpaths
- Local Equipped Areas of Play
- Great Transport Links

EXPLORE REDROW HARTFORD



KEY

	AMBERLEY 3 BEDROOM HOME		SHAFTESBURY 4 BEDROOM HOME
	LETCWORTH 3 BEDROOM HOME		WELWYN 4 BEDROOM HOME
	WARWICK 3 BEDROOM HOME		CANTERBURY 4 BEDROOM HOME
	STRATFORD 4 BEDROOM HOME		SUNNINGDALE 4 BEDROOM HOME
	OXFORD 4 BEDROOM HOME		HENLEY 4 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		BALMORAL 4 BEDROOM HOME
	MARLOW 4 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	CAMBRIDGE 4 BEDROOM HOME		AFFORDABLE HOMES
	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		

S/S – Sub Station
P/S – Pump Station
C/S – Cycle Storage

- AVAILABLE
- RESERVED
- EXCHANGED
- COMPLETED
- SHOW HOMES















This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



EXPLORE WEAVER PARK AT REDROW HARTFORD



KEY

 AMBERLEY 3 BEDROOM HOME	 LEAMINGTON Q 3 BEDROOM HOME
 LETCHWORTH 3 BEDROOM HOME	 SHAFTESBURY 4 BEDROOM HOME
 WARWICK 3 BEDROOM HOME	 CAMBRIDGE 4 BEDROOM HOME
 STRATFORD 4 BEDROOM HOME	 MARLOW 4 BEDROOM HOME
 OXFORD 4 BEDROOM HOME	 CANTERBURY 4 BEDROOM HOME
 OXFORD Q 3 BEDROOM HOME	 AFFORDABLE HOMES

C/S – Cycle Store


















This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



EXPLORE WATER'S REACH AT REDROW HARTFORD



KEY

 AMBERLEY 3 BEDROOM HOME	 WELWYN 4 BEDROOM HOME
 LETCHWORTH 3 BEDROOM HOME	 CANTERBURY 4 BEDROOM HOME
 WARWICK 3 BEDROOM HOME	 SUNNINGDALE 4 BEDROOM HOME
 STRATFORD 4 BEDROOM HOME	 HENLEY 4 BEDROOM HOME
 OXFORD 4 BEDROOM HOME	 BALMORAL 4 BEDROOM HOME
 OXFORD LIFESTYLE 3 BEDROOM HOME	 RICHMOND 4 BEDROOM HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM HOME	 AFFORDABLE HOMES
 SHAFTESBURY 4 BEDROOM HOME	



POS - Public Open Space

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

SKILFUL EXECUTION

—
Quality is never an accident, it is always the
result of high intention to detail. It represents
the wise choice of many alternatives.





A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with





OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.

