

HERITAGE

- REDROW -

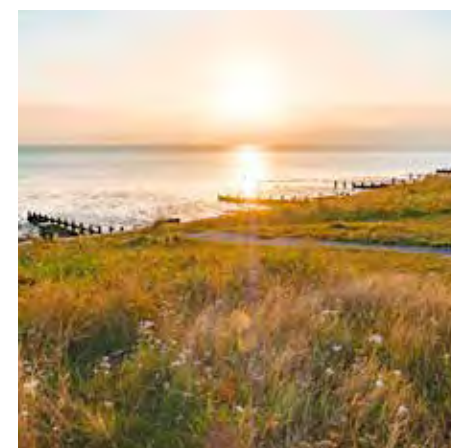
OAKLEIGH FIELDS

CLIFFE WOODS





WELCOME TO OAKLEIGH FIELDS



A BEAUTIFUL COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE PRETTY VILLAGE OF CLIFFE WOODS.

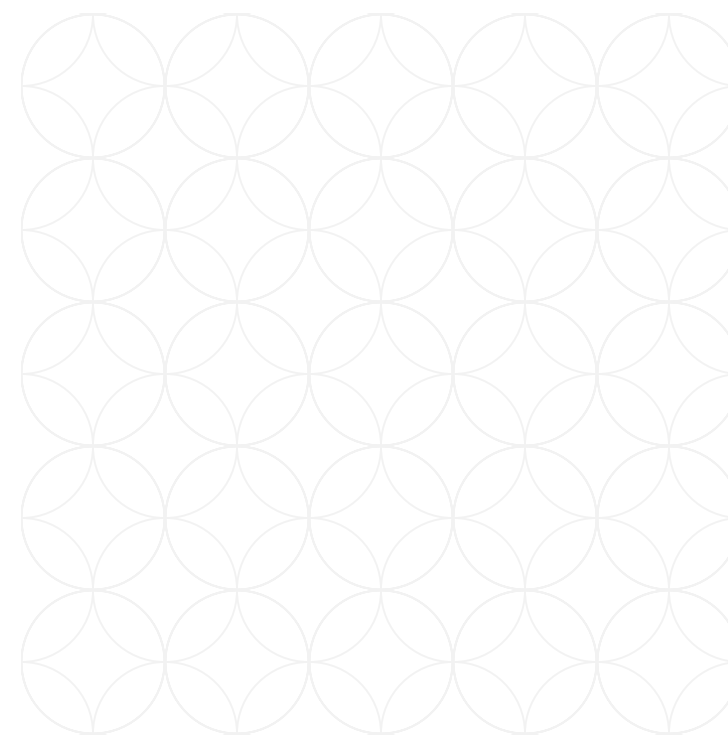
Set in the scenic Hoo Peninsula, one of Kent's best-kept secrets, Oakleigh Fields is a development that will suit buyers of all kinds. These elegant, award-winning Heritage Collection homes are set in picturesque surroundings, close to beautiful woodlands and meadows, perfect for walks, bike rides and relaxing picnics in the countryside.

While the surrounding area is as tranquil as it is rural, though, these homes are not very far from a range of amenities in the nearby towns of Gravesend, Rochester, Chatham and Gillingham.



DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.



BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



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.





SPEND MORE TIME **TOGETHER**

You won't have to travel far to access a range of amenities, with the Parkside Parade of shops located less than half a mile from home. Here you'll find a convenience store, post office and a doctor's surgery. You'll also find a Tesco Superstore in Rochester and an Asda in Gillingham, and for more all-encompassing retail therapy, Chatham's Pentagon Shopping Centre and the world-famous Bluewater in Dartford will both be ideal for satisfying more adventurous shoppers' requirements.

There are also plenty of options for eating and drinking out. From delicious curries at Cliffe Spice and fish and chips at Fish Express, both also situated at the Parkside Parade, to Cooling's Horseshoe and Castle hotel, the Stone Horse country pub in Higham and tasty Portuguese fare at Coelho's restaurant in Rochester, there will be venues to suit all tastes and moods.



ENJOY A HEALTHY LIFESTYLE

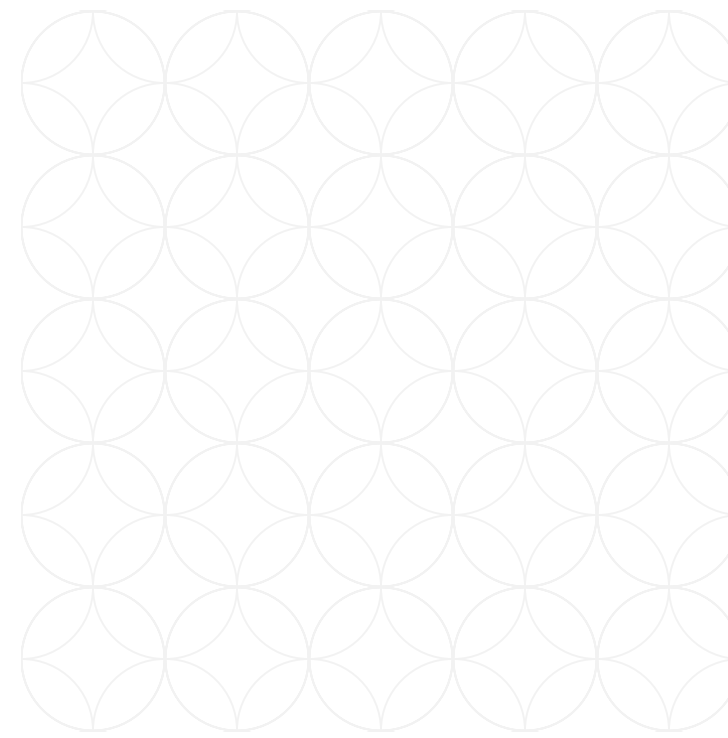
For fun, sport and fitness, there will be much to enjoy here. Hoo Sports Centre is just a 10 minute drive from home and has a gym, swimming pool, squash courts, dance studio and fitness classes. Golfers can enjoy a round or two at Rochester & Cobham Park Golf Club, a similar journey time from home, while for relaxing days out enjoying open green spaces and exploring the area, you'll be spoilt for choice.

The picturesque Eternal Lakes Nature Reserve is less than five minutes away in the car and has a café and shop, camping opportunities and some truly spectacular scenery to take in. The RSPB Cliffe Pools reserve is also close by and is well worth a visit, while the historic Cliffe Fort and Cooling Castle provide perfect opportunities to learn more about the area's rich heritage.

MORE OPPORTUNITIES

Parents will be pleased to find a good range of schools for youngsters of all ages. Cliffe Woods Primary School is rated 'Outstanding' by Ofsted and is less than a mile from home, while St Helen's and Hilltop primaries are rated 'Good'.

For older students, Strood Academy and MidKent College are also rated 'Good', while for higher education, the University of Greenwich's Gillingham campus is just a 10 minute drive from the development. The independent Gad's Hill School and Rochester Independent College also come recommended.



LESS TIME TRAVELLING

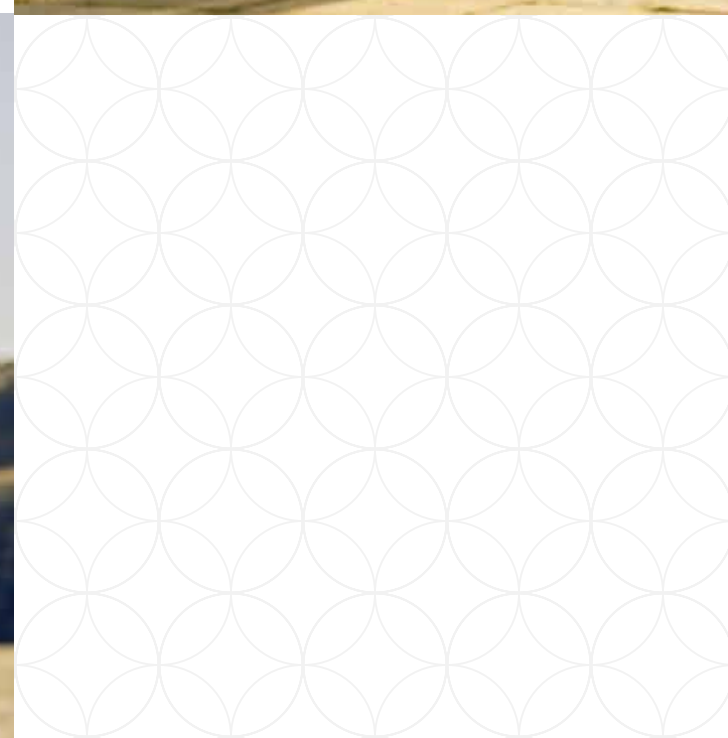
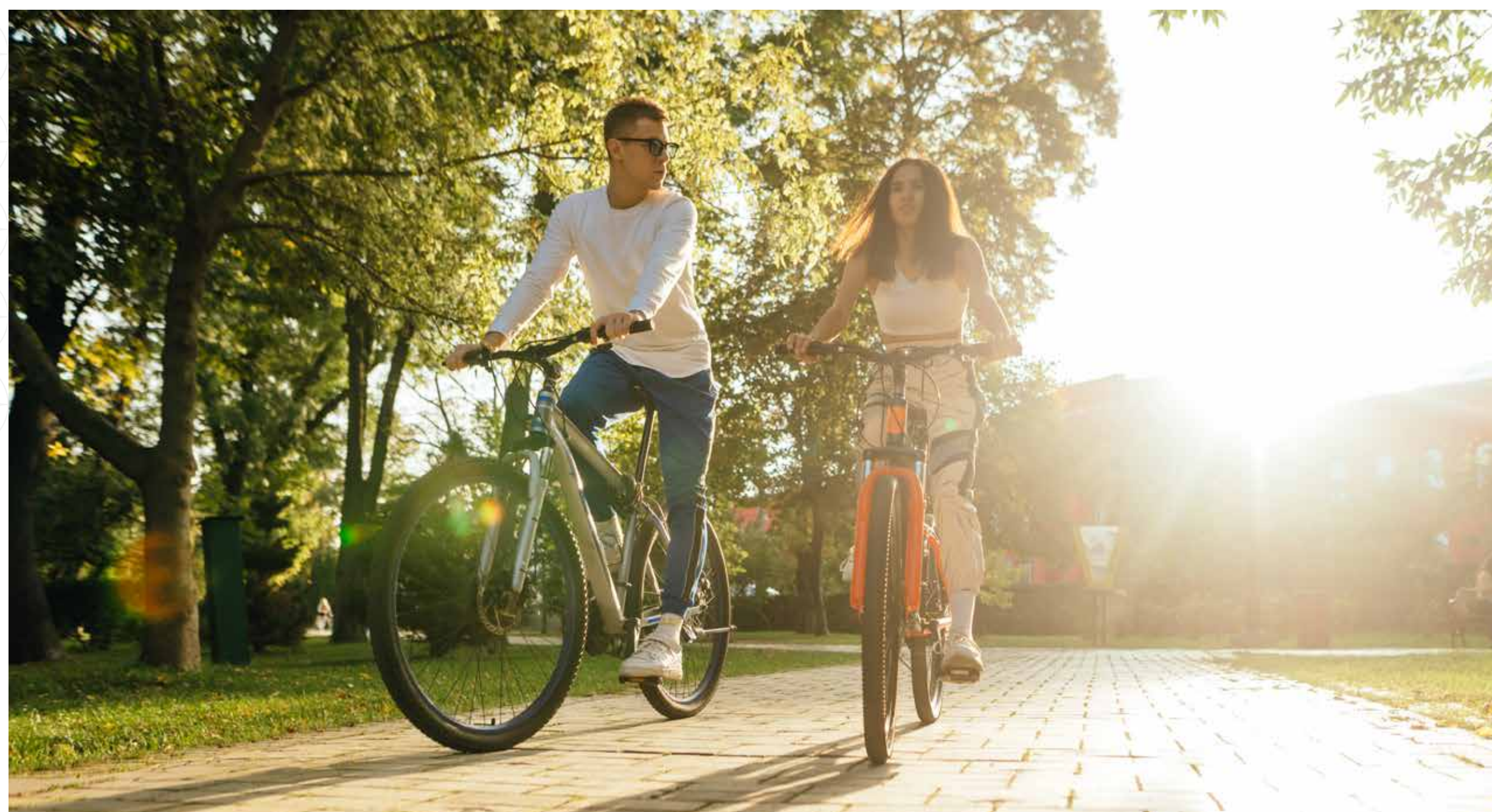
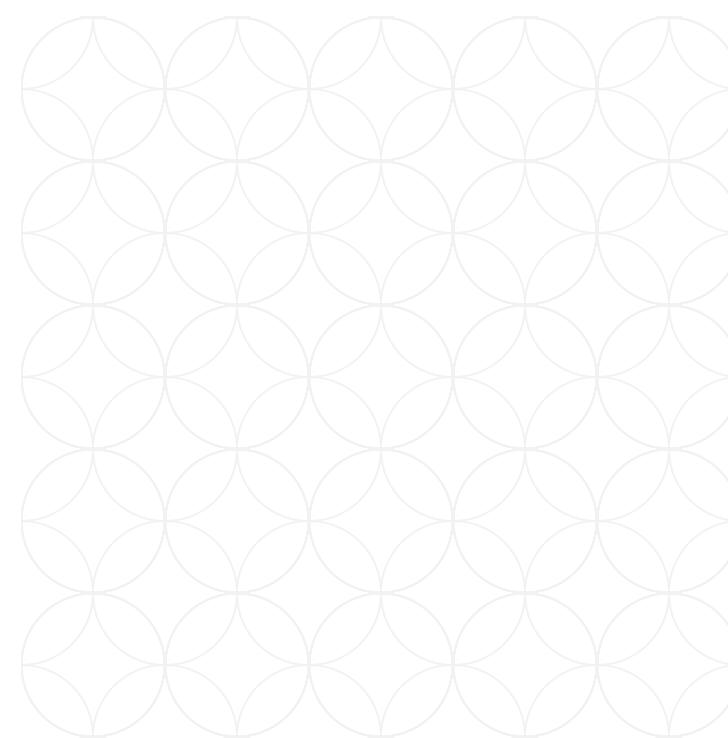
Transport connections are excellent, whether you prefer road or rail. The A2 trunk road is just 10 minutes away for journeys to Dartford and connections to the M25 for London, heading west - with a journey time to the centre of the capital of around 1 hour and 7 minutes. Canterbury, Dover, Margate and Ramsgate, meanwhile, are all accessible via the M2 motorway, going east.

For train travel, Higham, Strood, Rochester and Chatham stations are all within a 15 minute drive. Rochester station is around 10 minutes away and offers services to London Victoria (46 minutes), London St Pancras International (37 minutes), Dover (1 hour and 15 minutes) and Ramsgate (1 hour and 9 minutes).

For air travel, London Gatwick and London City airports are both around 45 minutes away, with both offering flights around the globe.

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 **Oakleigh Fields**.





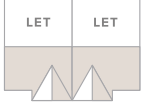


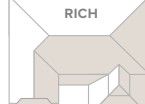



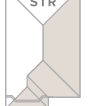





SO YOU GET MORE OUT

- Public Open Space
- Local Equipped Areas of Play
- Cycleways & Footpaths
- Play Trail
- Dog Walking
- Allotments

EXPLORE OAKLEIGH FIELDS



KEY

	LEAMINGTON LIFESTYLE 3 BEDROOM HOME		LEDHAM 4 BEDROOM HOME
	LETCWORTH 3 BEDROOM HOME		OXFORD 4 BEDROOM HOME
	OXFORD LIFESTYLE 3 BEDROOM HOME		RICHMOND 4 BEDROOM HOME
	CAMBRIDGE 4 BEDROOM HOME		SHAFESBURY 4 BEDROOM HOME
	CHESTER 4 BEDROOM HOME		STRATFORD 4 BEDROOM HOME
	HARROGATE 4 BEDROOM HOME		WINDSOR 4 BEDROOM HOME
	HENLEY 4 BEDROOM HOME		HAMPSTEAD 5 BEDROOM HOME
			AFFORDABLE HOUSING

- B/S** – Bin Storage
- S/S** – Sub Station
- P/S** – Pump Station
- EP** – Electricity Pole
- EPCS** – Electricity Pole Cable Stays
- LEAP** – Local Equipped Area for Play
- U/A** – Unallocated Parking Bay
- V** – Visitor Parking Bay

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.





HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME





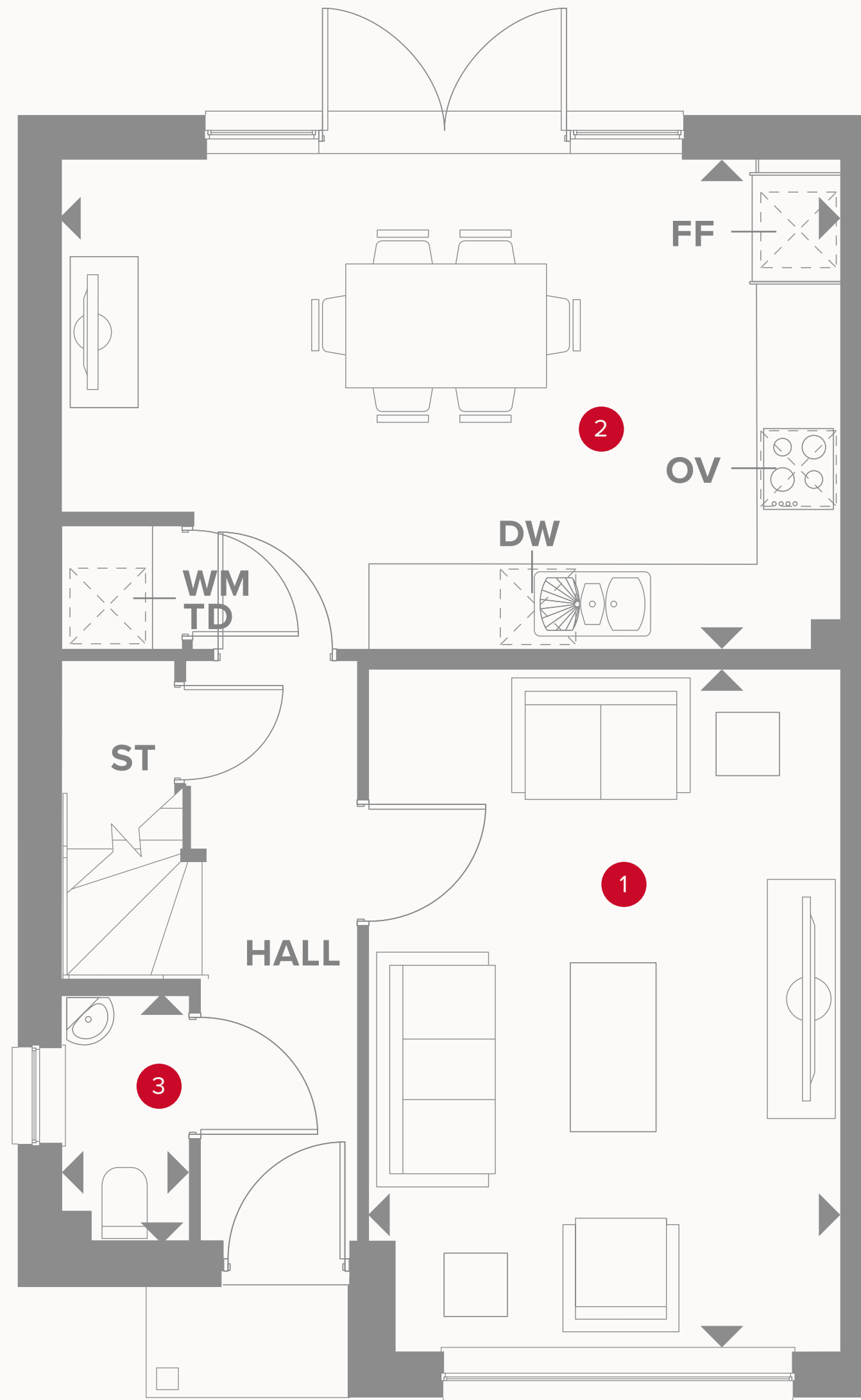
HERITAGE

- REDROW -

THE LETCHWORTH

THREE BEDROOM HOME

 **REDROW**





THE LETCHWORTH GROUND FLOOR

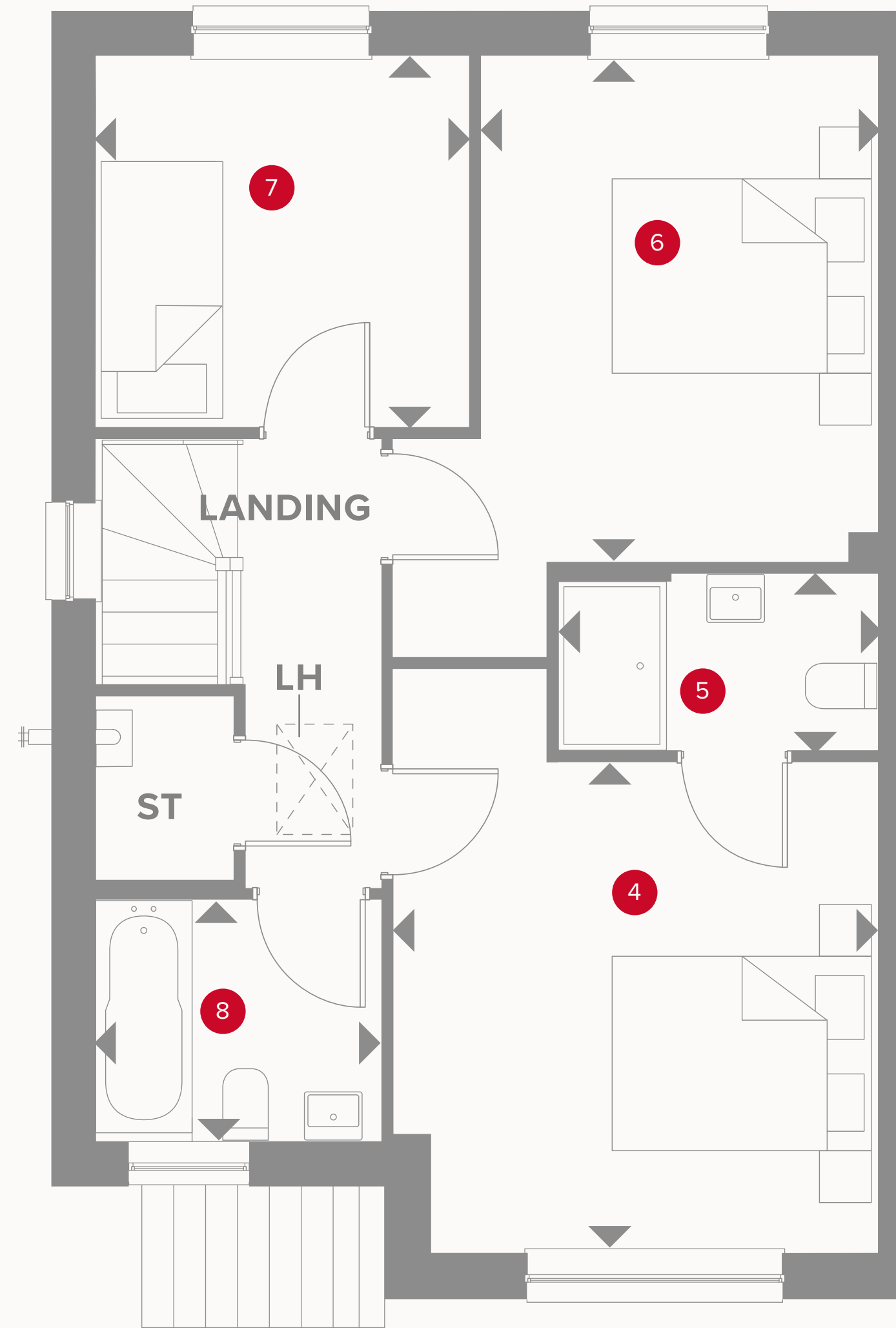
1	Lounge	15'11" x 11'0"	4.84 x 3.35 m
2	Kitchen/ Dining/	18'2" x 11'5"	5.53 x 3.48 m
3	Cloaks	5'9" x 2'11"	1.76 x 0.90 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LETCHWORTH FIRST FLOOR

4	Bedroom 1	11'5" x 11'3"	3.47 x 3.43 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'9" x 9'3"	3.58 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.62 m
8	Bathroom	6'7" x 5'7"	2.01 x 1.71 m



KEY

- ◀ Dimensions start
- ST Storage cupboard
- LH Loft hatch



Customers should note this illustration is an example of the Letchworth house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



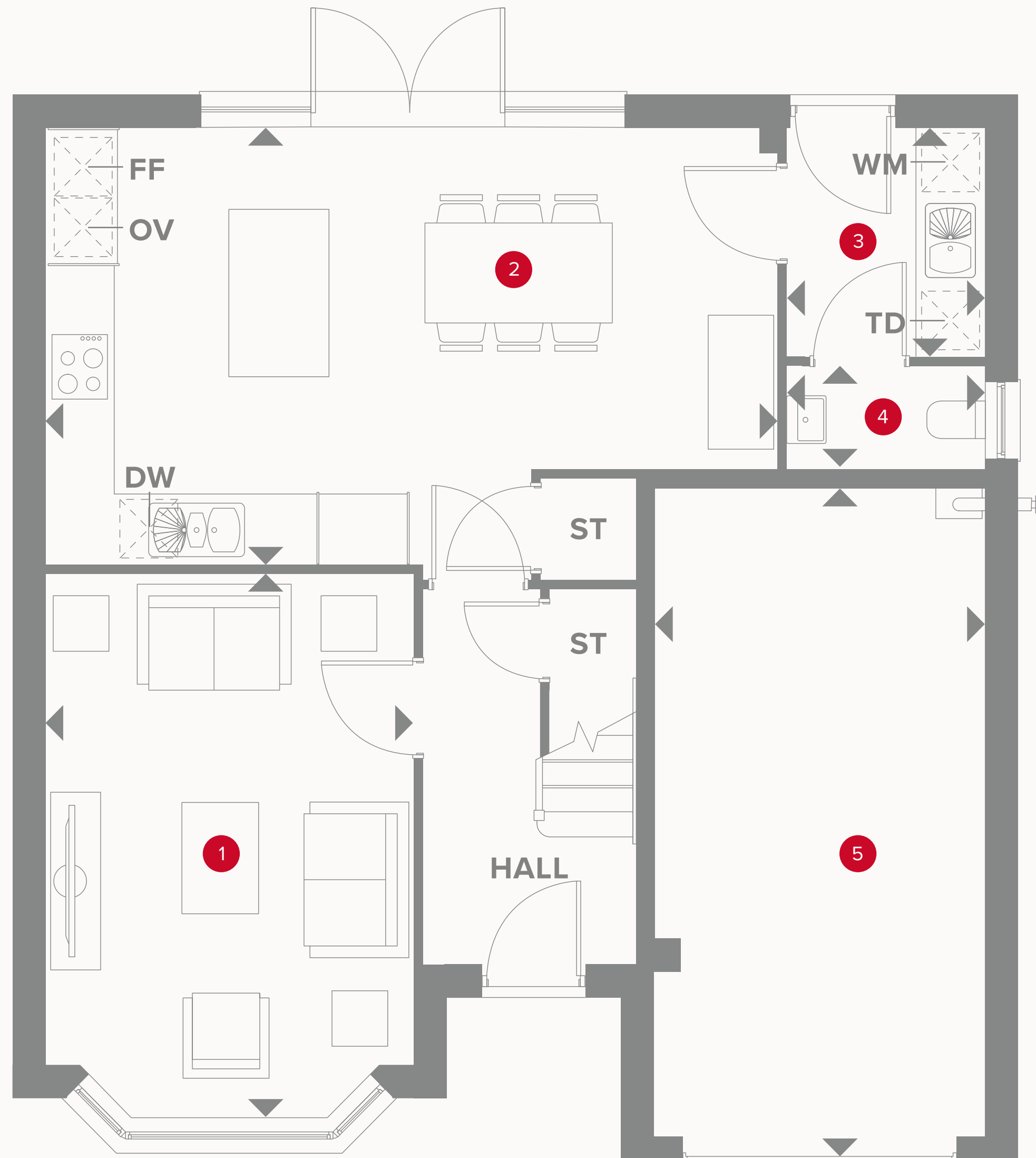
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME

 **REDROW**





THE OXFORD GROUND FLOOR

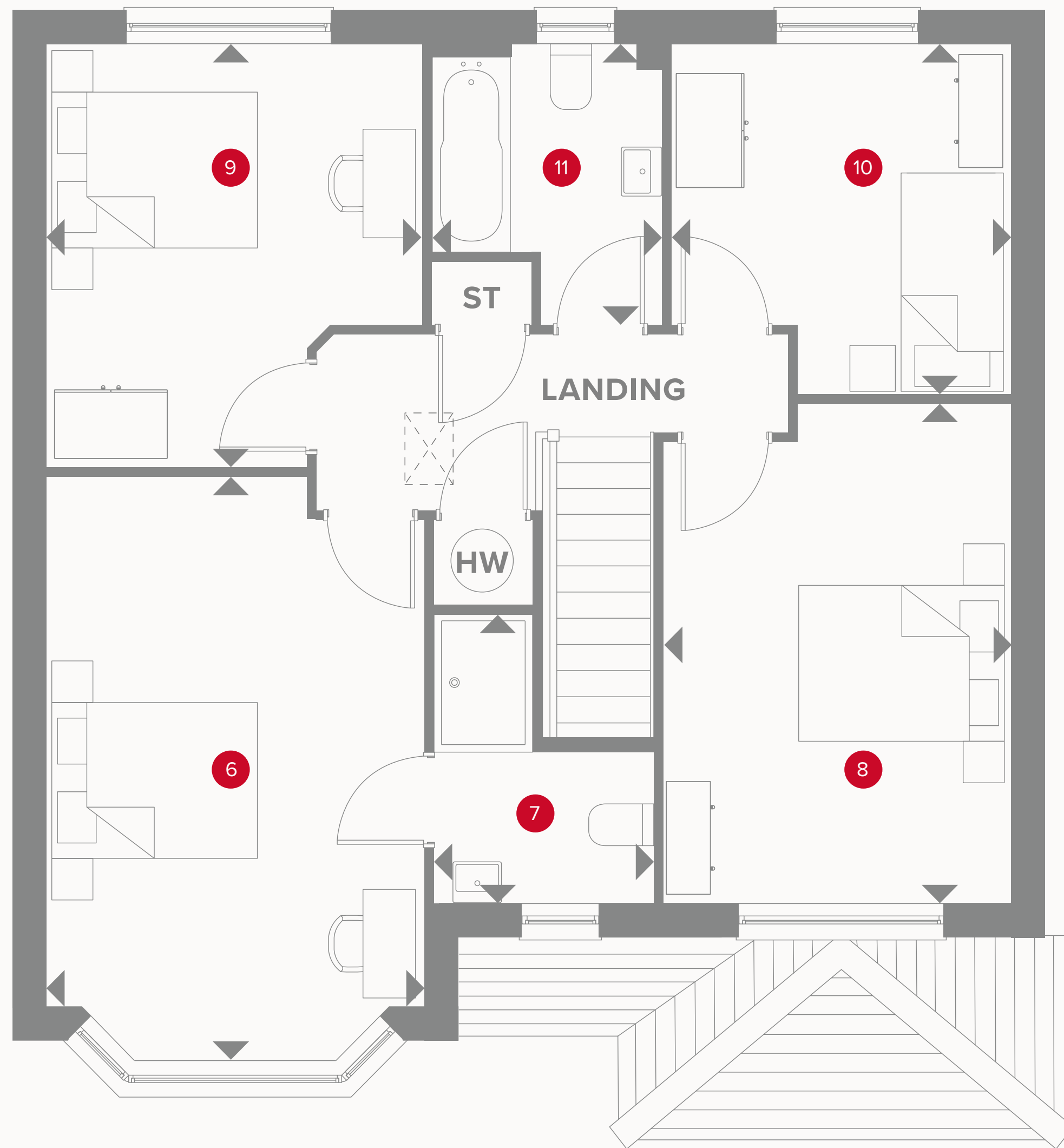
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	14'2" x 10'0"	4.33 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	3.03 x 2.97 m
11	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HOME BUILDERS**
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Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



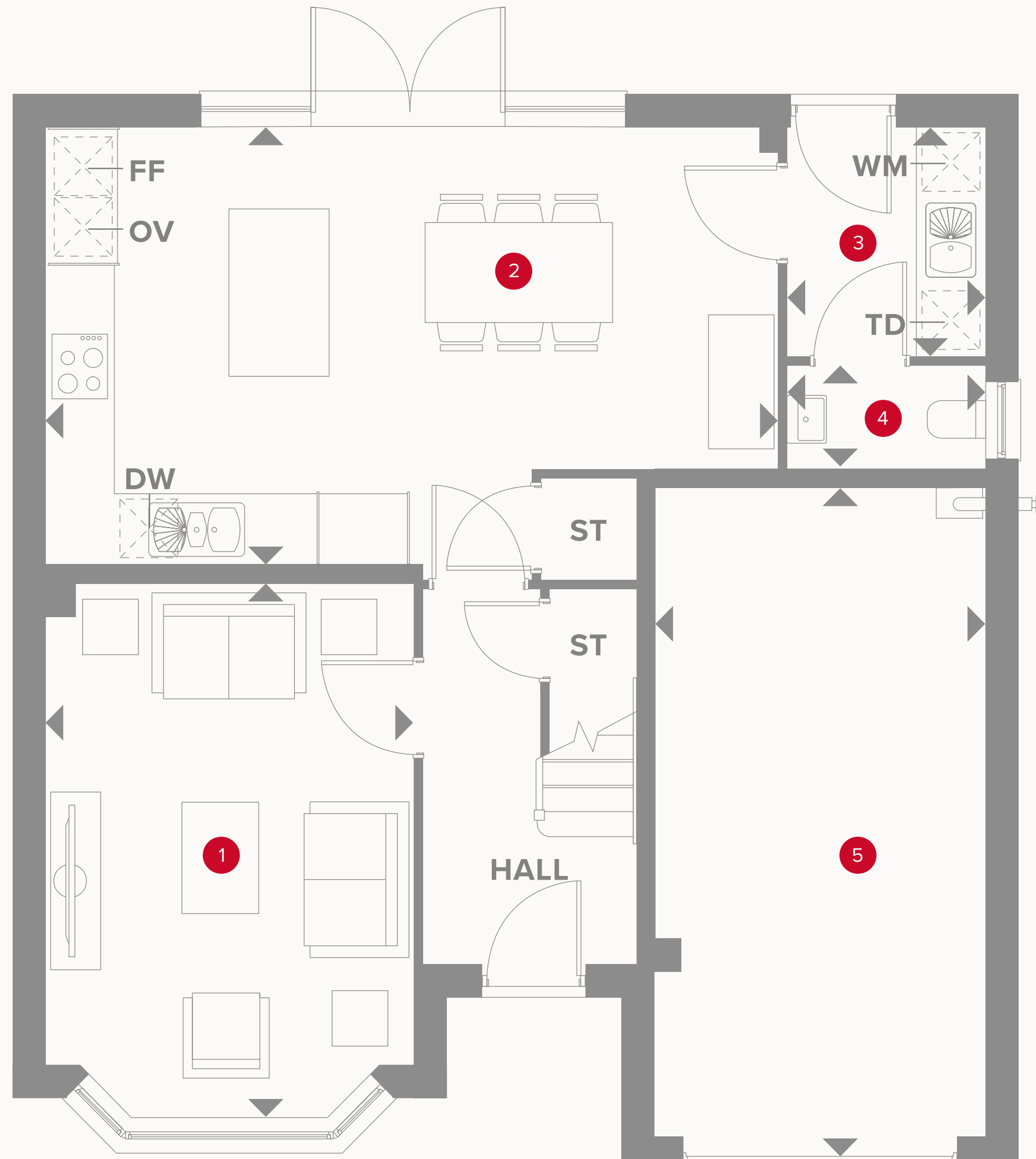
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE OXFORD LIFESTYLE GROUND FLOOR

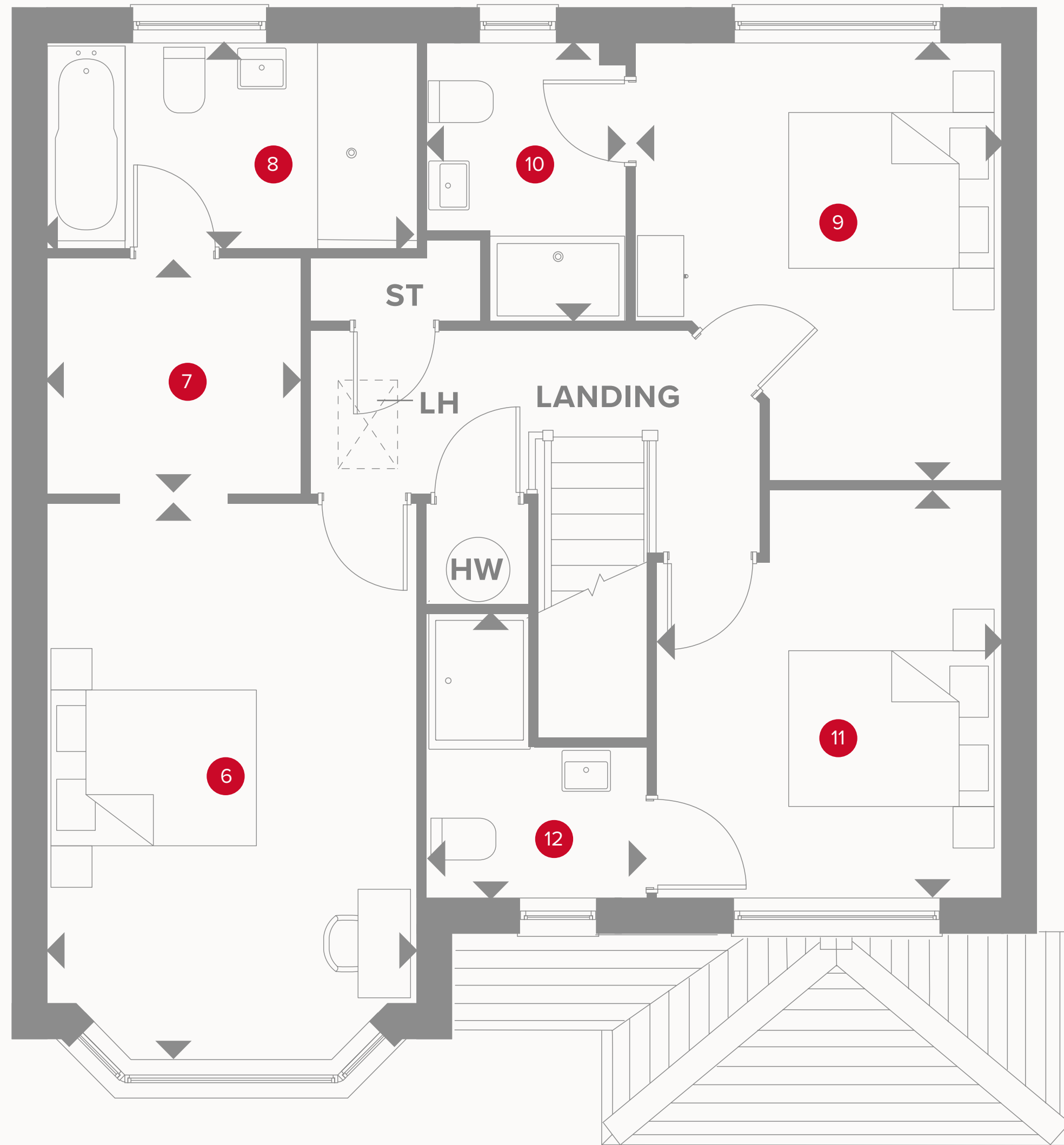
1 Lounge	15'9" x 10'10"	4.80 x 3.29 m
2 Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3 Utility	6'8" x 5'10"	2.02 x 1.78 m
4 Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5 Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD LIFESTYLE FIRST FLOOR

6	Bedroom 1	15'10" x 10'10"	4.82 x 3.29 m
7	Dressing	7'6" x 6'8"	2.28 x 2.03 m
8	En-suite 1	10'10" x 5'11"	3.29 x 1.80 m
9	Bedroom 2	12'7" x 10'9"	3.84 x 3.27 m
10	En-suite 2	7'11" x 5'9"	2.41 x 1.74 m
11	Bedroom 3	11'7" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'3" x 6'5"	2.51 x 1.96 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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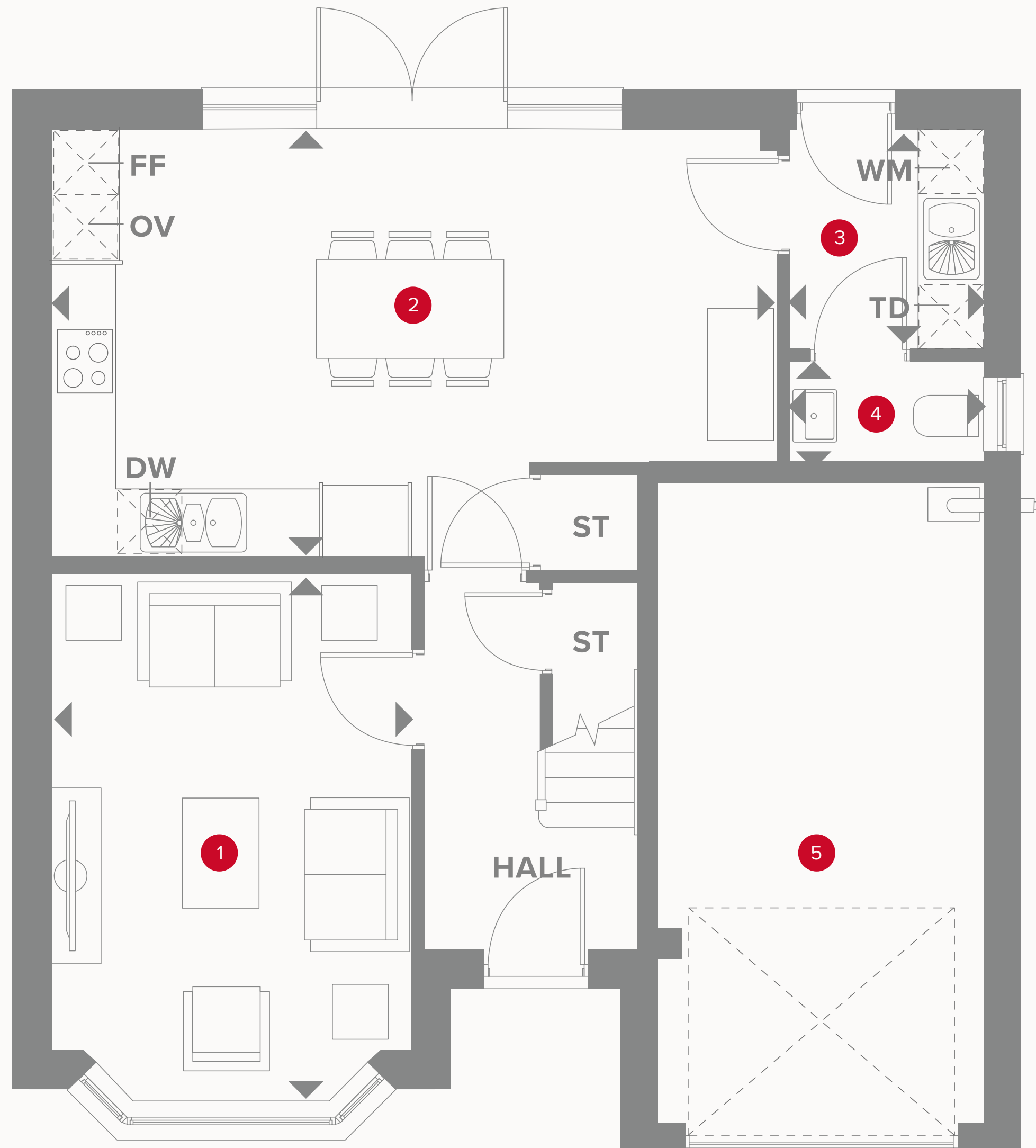
HERITAGE

- REDROW -

THE OXFORD

FOUR BEDROOM HOME

 **REDROW**





THE OXFORD STUDY VARIANT GROUND FLOOR

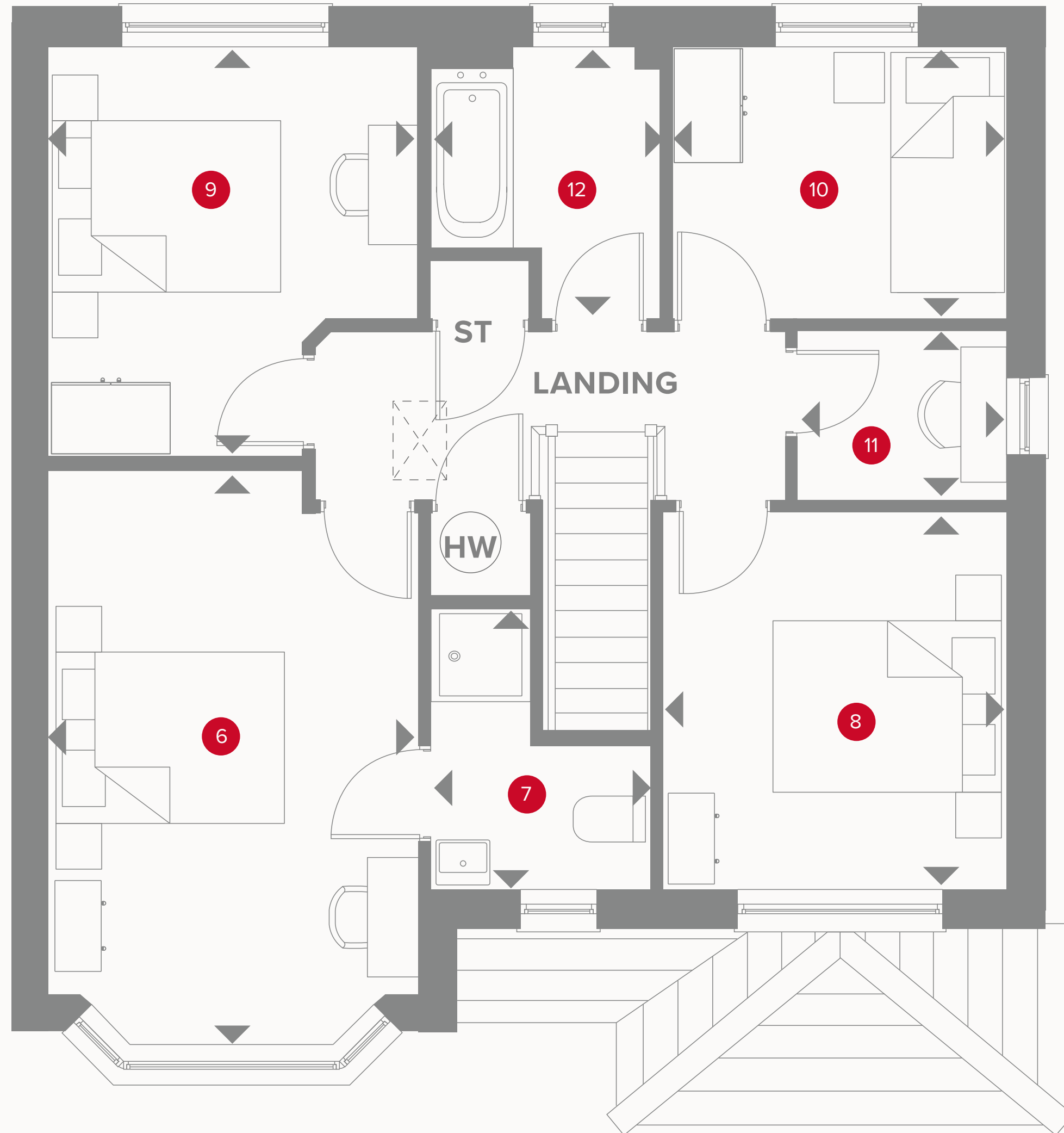
1	Lounge	15'9" x 10'10"	4.80 x 3.29 m
2	Kitchen/ Dining	21'8" x 12'9"	6.60 x 3.88 m
3	Utility	6'8" x 5'10"	2.02 x 1.78 m
4	Cloaks	5'10" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'10"	5.98 x 3.00 m



KEY

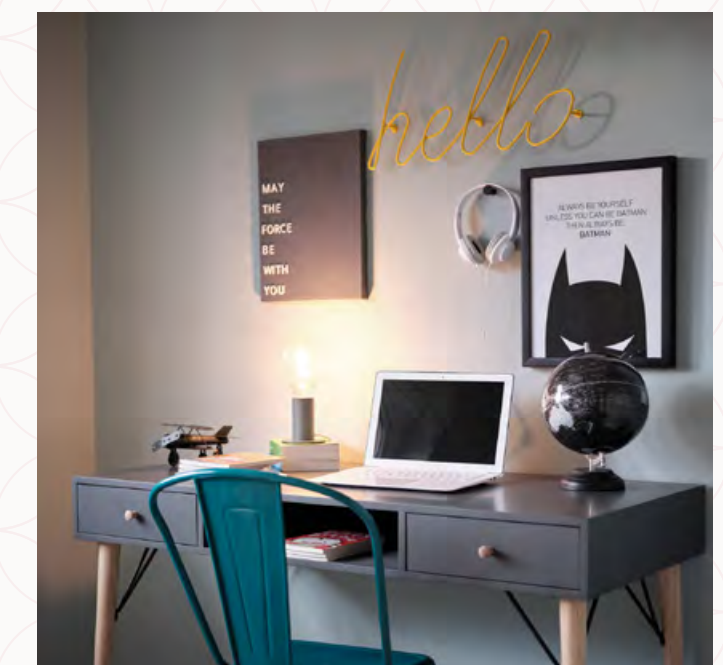
-  Hob
- OV** Oven
- FF** Fridge/freezer
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-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE OXFORD STUDY VARIANT FIRST FLOOR

6	Bedroom 1	16'8" x 10'10"	5.08 x 3.29 m
7	En-suite	8'3" x 6'5"	2.51 x 1.96 m
8	Bedroom 2	11'0" x 10'0"	3.35 x 3.05 m
9	Bedroom 3	11'11" x 10'10"	3.63 x 3.29 m
10	Bedroom 4	9'11" x 9'9"	2.97 x 2.42 m
11	Study	6'1" x 4'11"	1.86 x 1.51 m
12	Bathroom	7'11" x 6'8"	2.42 x 2.04 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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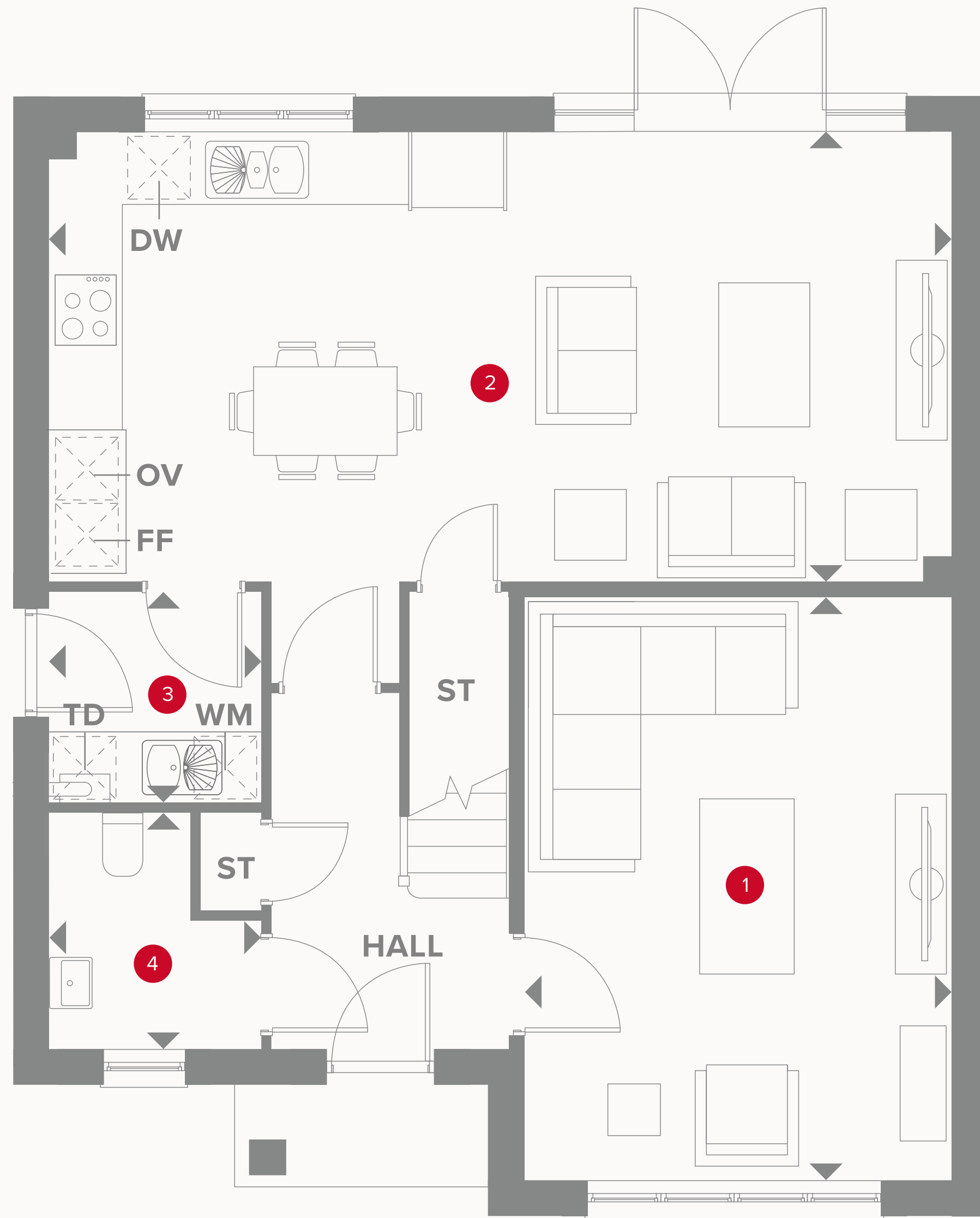
HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**





THE CAMBRIDGE GROUND FLOOR

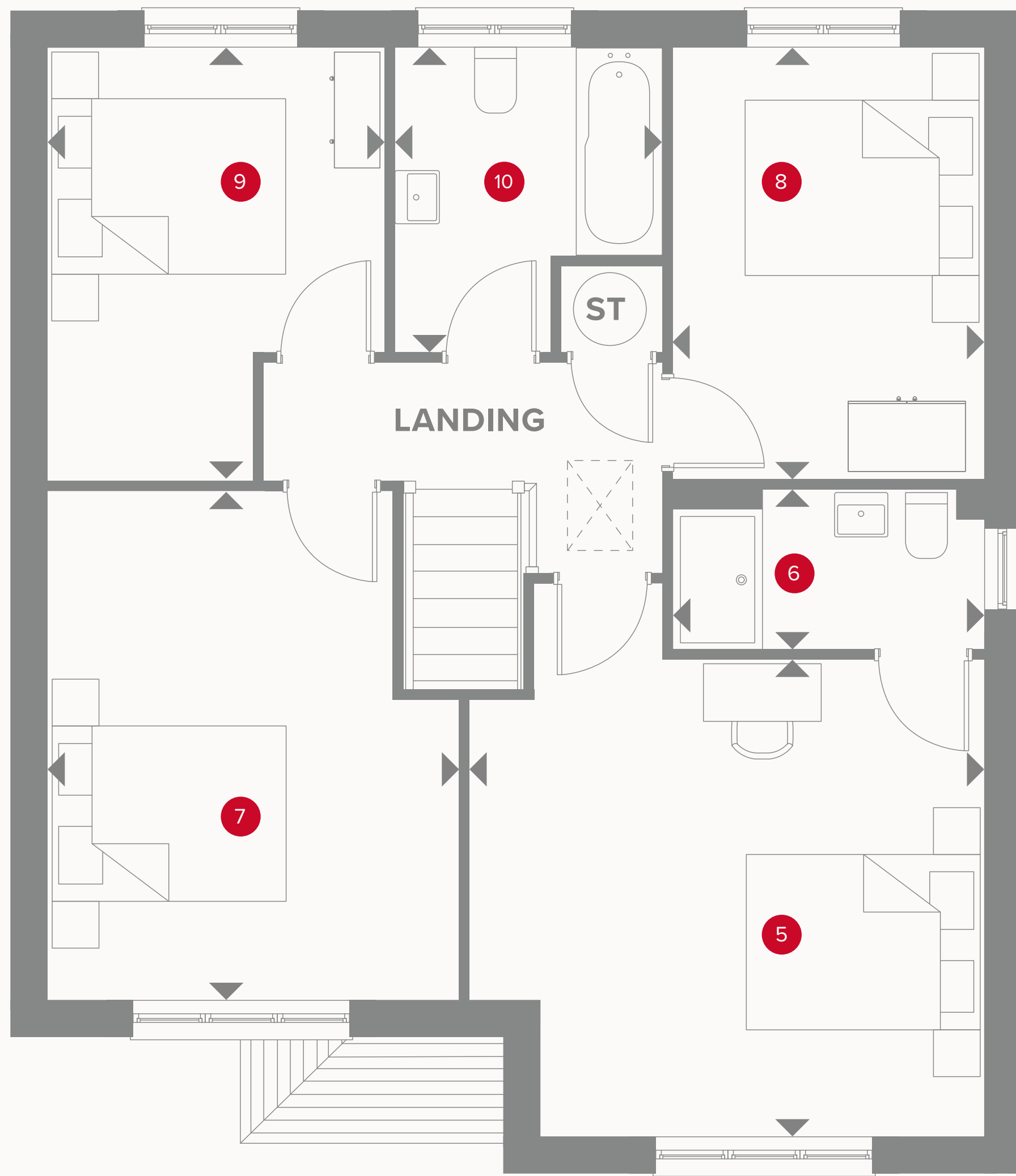
1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Utility	5'11" x 5'11"	1.81 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



KEY

-  Hob
- OV** Oven
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- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'5" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	13'9" x 11'1"	4.18 x 3.37 m
8	Bedroom 3	11'7" x 8'5"	3.52 x 2.56 m
9	Bedroom 4	11'7" x 9'1"	3.53 x 2.76 m
10	Bathroom	8'2" x 7'2"	2.49 x 2.19 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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HERITAGE

- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**



HERITAGE

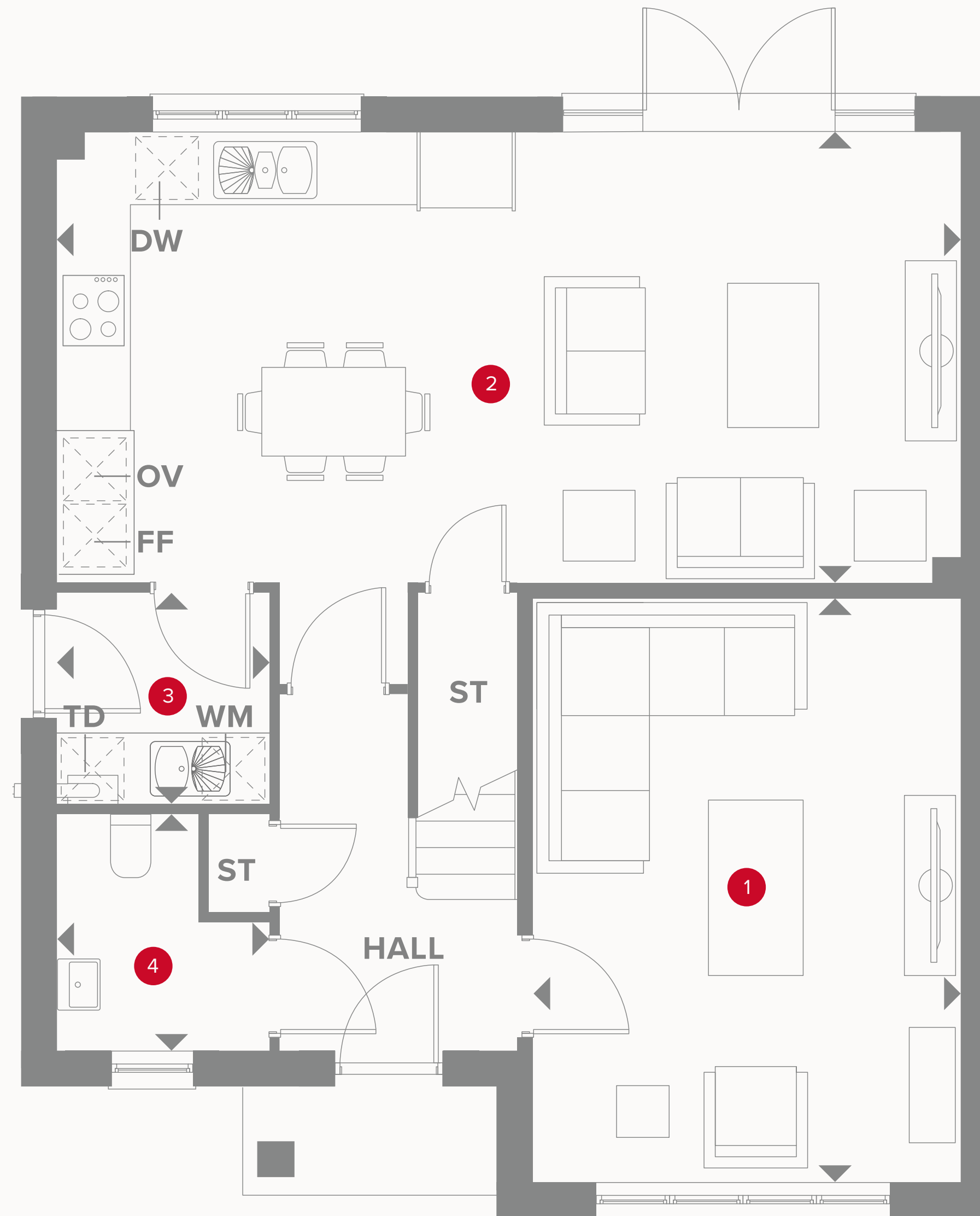
- REDROW -

THE CAMBRIDGE

FOUR BEDROOM HOME




THE CAMBRIDGE STUDY VARIANT GROUND FLOOR




1	Lounge	16'3" x 11'11"	4.95 x 3.63 m
2	Kitchen/Dining/Family	25'2" x 12'6"	7.68 x 3.82 m
3	Utility	5'11" x 5'11"	1.81 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

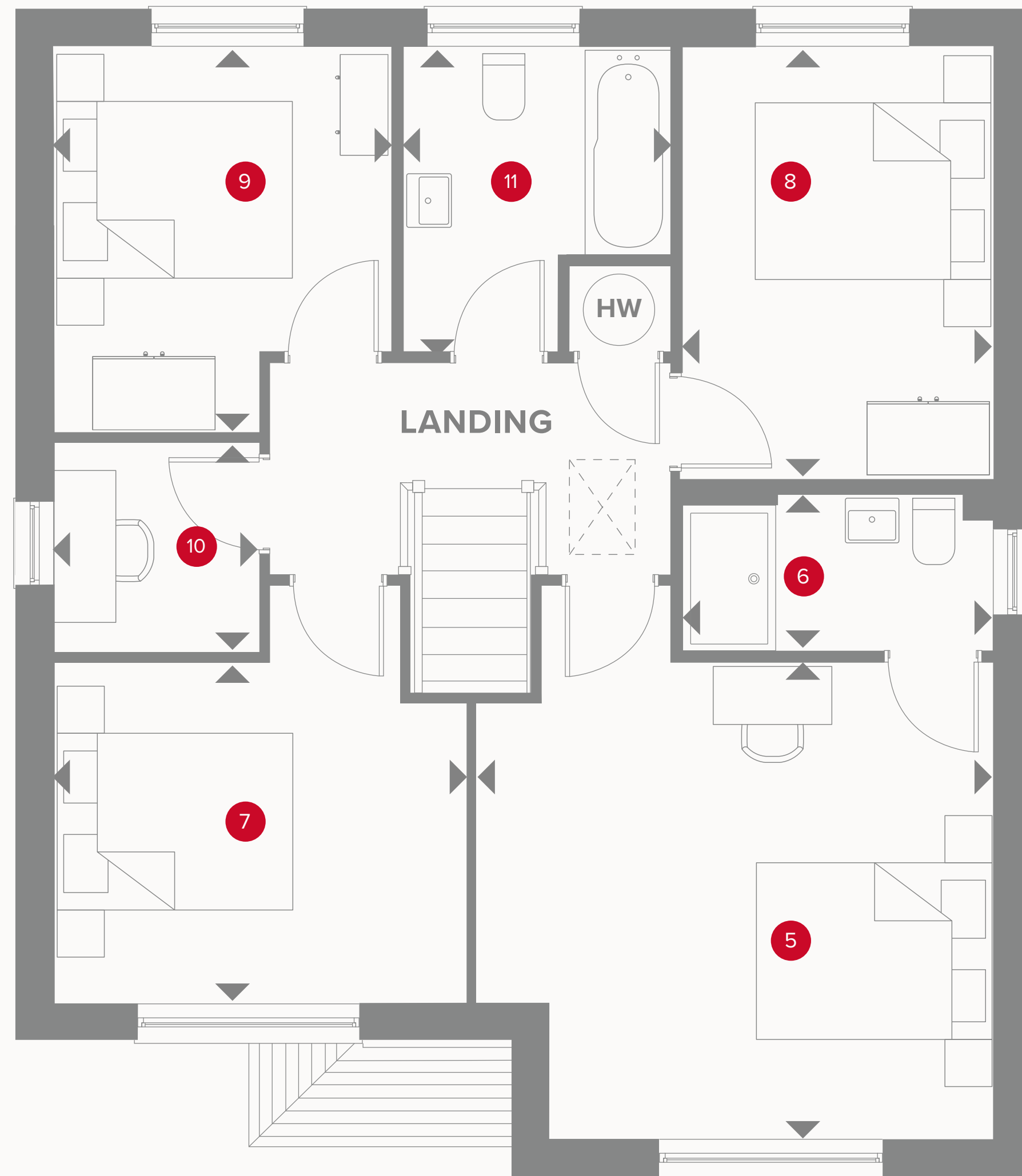


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-  Dimensions start
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- DW** Dish washer space

THE CAMBRIDGE STUDY VARIANT FIRST FLOOR



5	Bedroom 1	13'10" x 12'9"	4.22 x 3.89 m
6	En-suite	8'5" x 4'3"	2.56 x 1.30 m
7	Bedroom 2	11'1" x 9'1"	3.37 x 2.77 m
8	Bedroom 3	11'7" x 8'5"	3.52 x 2.56 m
9	Bedroom 4	10'4" x 9'1"	3.15 x 2.76 m
10	Study	5'7" x 5'6"	1.70 x 1.68 m
11	Bathroom	8'2" x 7'2"	2.49 x 2.19 m



KEY

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- HW Hot water storage

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THE CAMBRIDGE

FOUR BEDROOM HOME





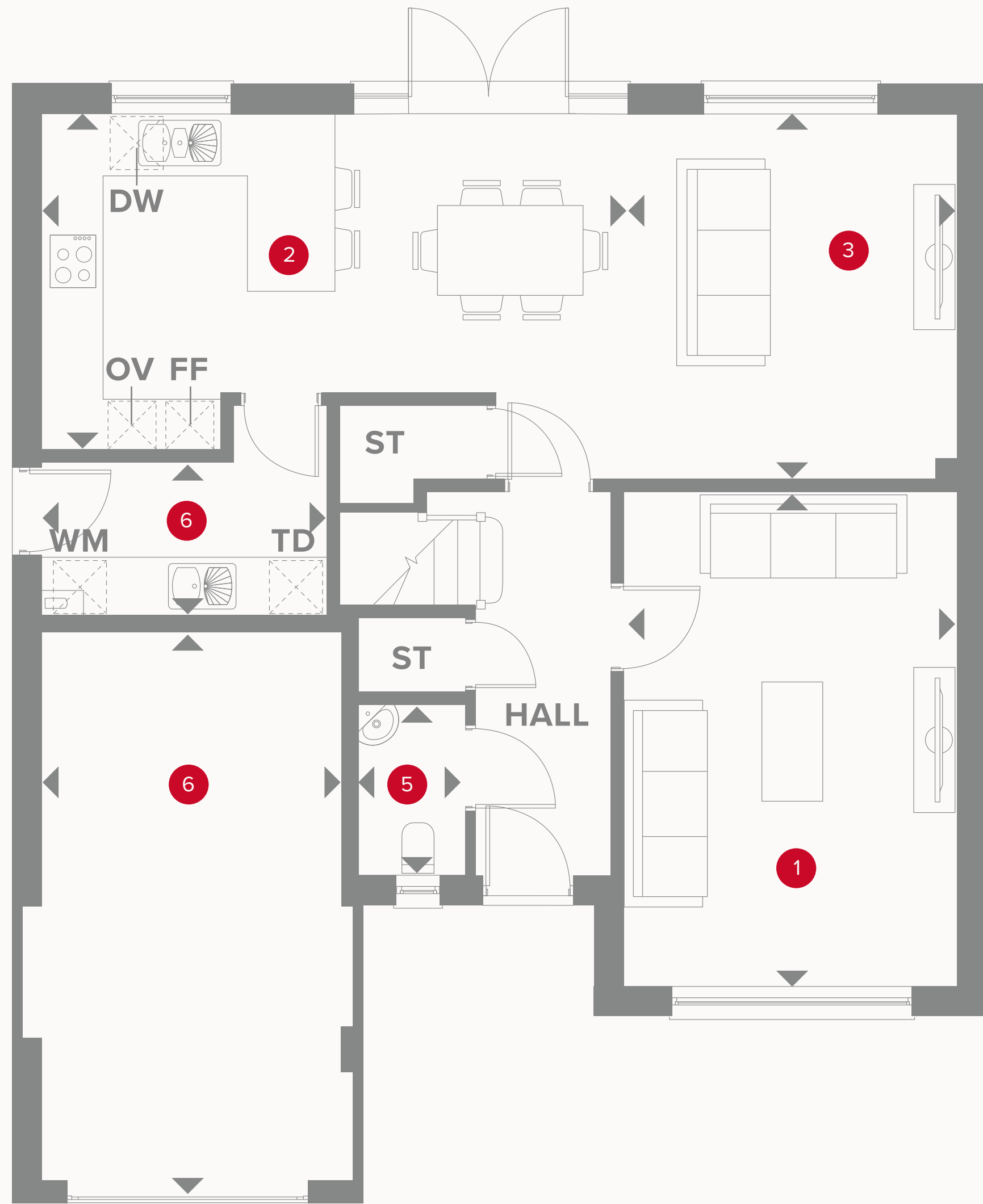
HERITAGE

- REDROW -

THE CHESTER

FOUR BEDROOM HOME

 **REDROW**





THE CHESTER GROUND FLOOR

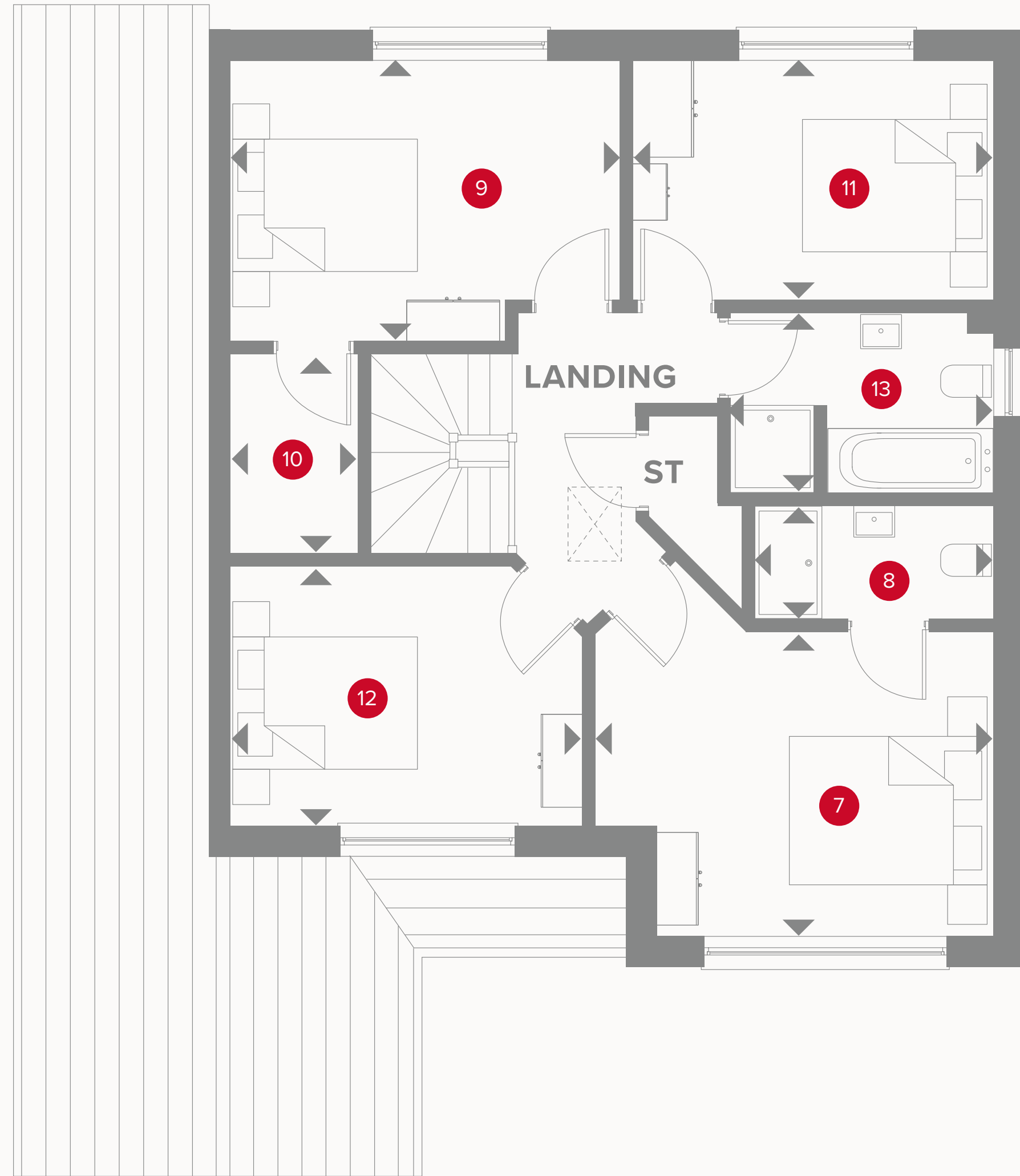
1 Lounge	16'5" x 11'2"	5.01 x 3.41 m
2 Kitchen/Dining	19'7" x 11'5"	5.96 x 3.48 m
3 Family	12'4" x 11'2"	3.76 x 3.41 m
4 Cloaks	5'10" x 3'8"	1.77 x 1.12 m
5 Utility	9'7" x 5'2"	2.92 x 1.57 m
6 Garage	19'0" x 10'1"	5.80 x 3.08 m



KEY

-  Hob
- OV** Oven
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- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE CHESTER FIRST FLOOR

7	Bedroom 1	13'4" x 10'2"	4.07 x 3.11 m
8	En-suite	8'0" x 3'11"	2.44 x 1.20 m
9	Bedroom 2	13'1" x 9'5"	3.99 x 2.88 m
10	Wardrobe	6'9" x 4'4"	2.07 x 1.32 m
11	Bedroom 3	12'0" x 8'1"	3.66 x 2.46 m
12	Bedroom 4	11'10" x 8'9"	3.61 x 2.67 m
13	Bathroom	8'10" x 6'1"	2.69 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Chester house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



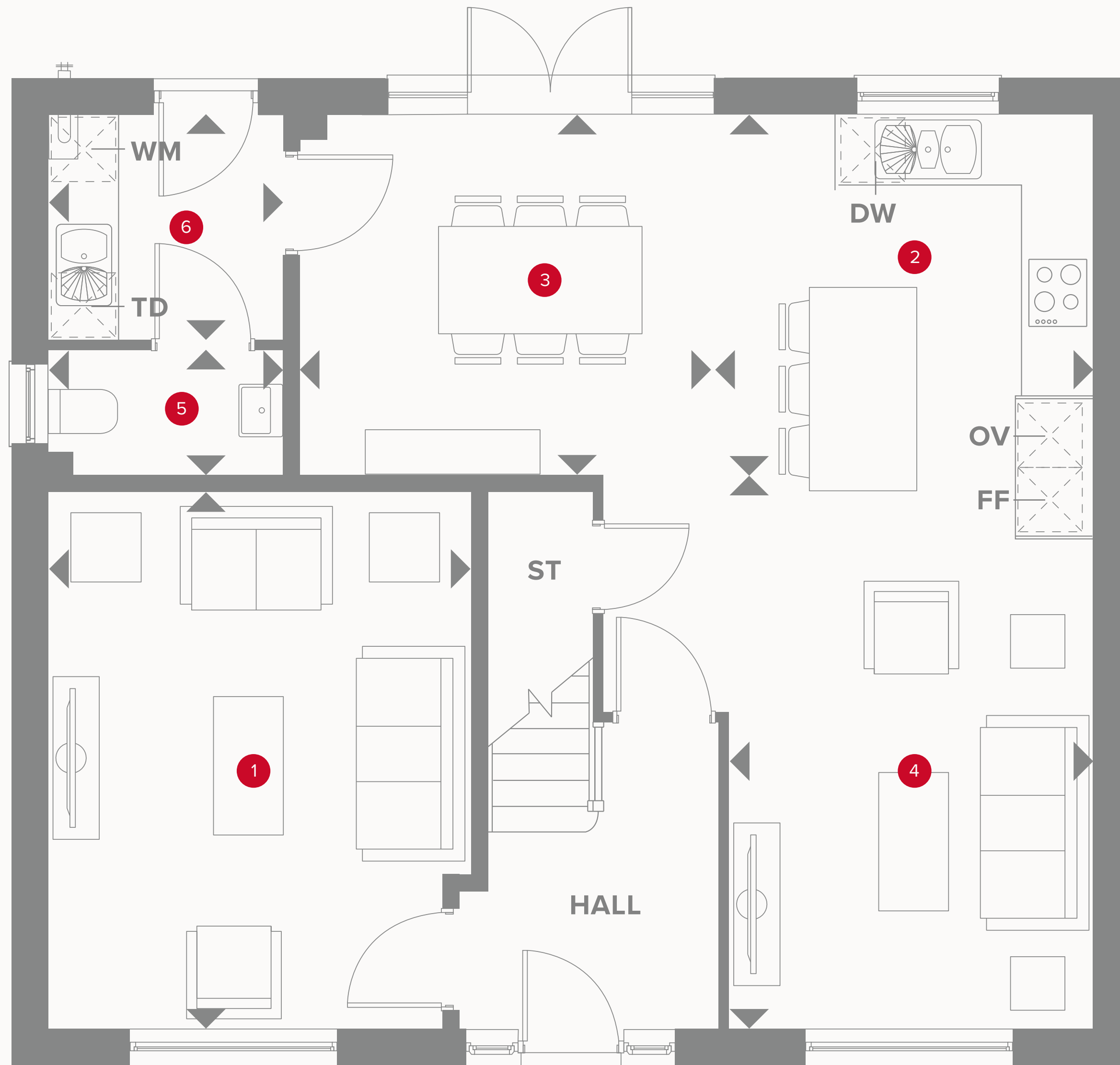
HERITAGE

- REDROW -

THE HARROGATE

FOUR BEDROOM HOME

 **REDROW**





THE HARROGATE GROUND FLOOR

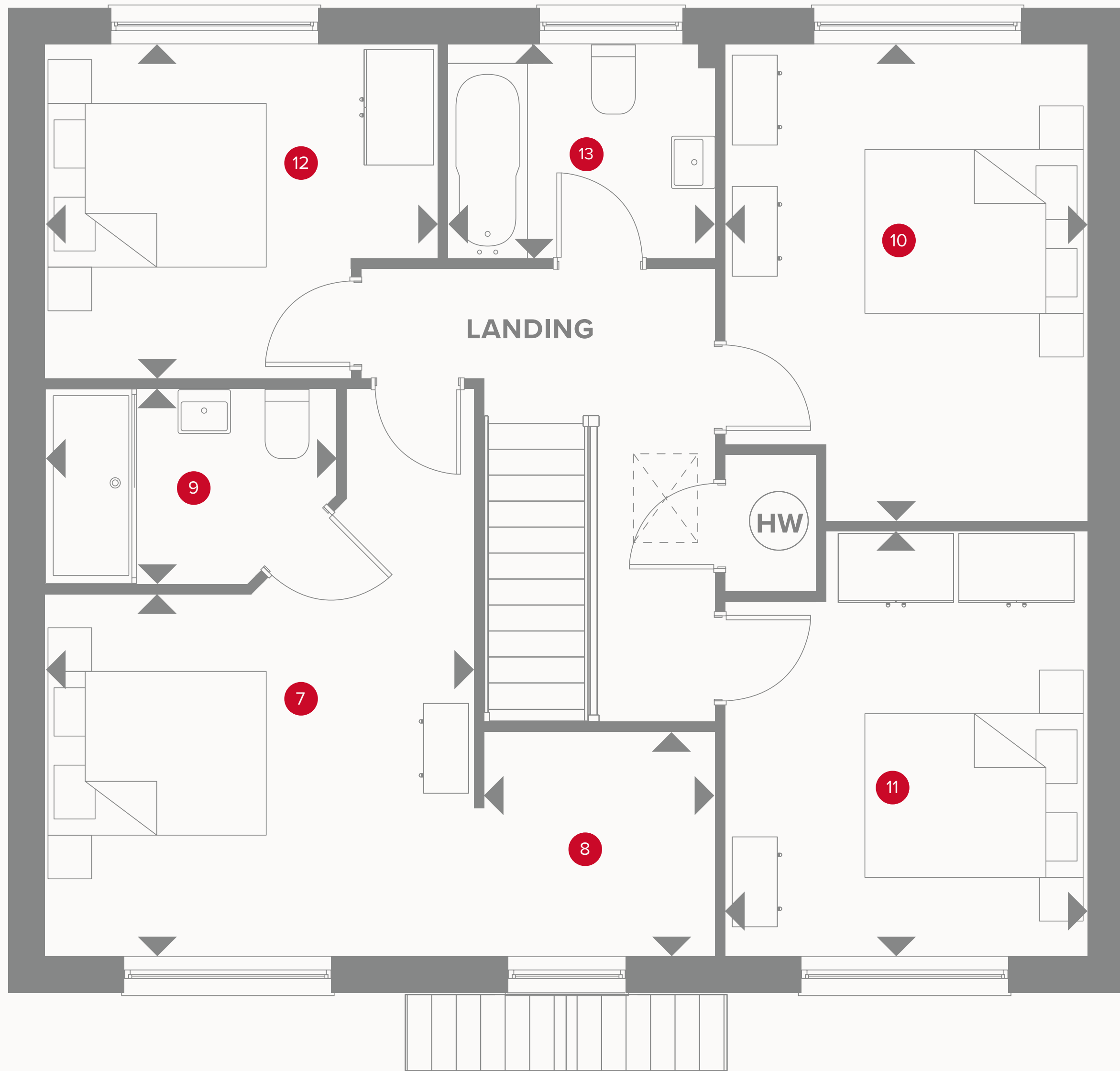
1	Lounge	15'2" x 12'0"	4.63 x 3.65 m
2	Kitchen	11'2" x 10'3"	3.41 x 3.13 m
3	Dining	12'0" x 10'3"	3.67 x 3.13 m
4	Family	15'8" x 10'4"	4.78 x 3.15 m
5	Cloaks	5'11" x 3'7"	1.80 x 1.09 m
6	Utility	6'5" x 5'11"	1.95 x 1.80 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE HARROGATE FIRST FLOOR

7	Bedroom 1	12'2" x 10'4"	3.72 x 3.15 m
8	Dressing Area	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'4" x 5'7"	2.53 x 1.69 m
10	Bedroom 2	13'7" x 10'2"	4.13 x 3.11 m
11	Bedroom 3	12'1" x 10'2"	3.69 x 3.11 m
12	Bedroom 4	11'2" x 9'6"	3.40 x 2.89 m
13	Bathroom	7'7" x 6'1"	2.31 x 1.86 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



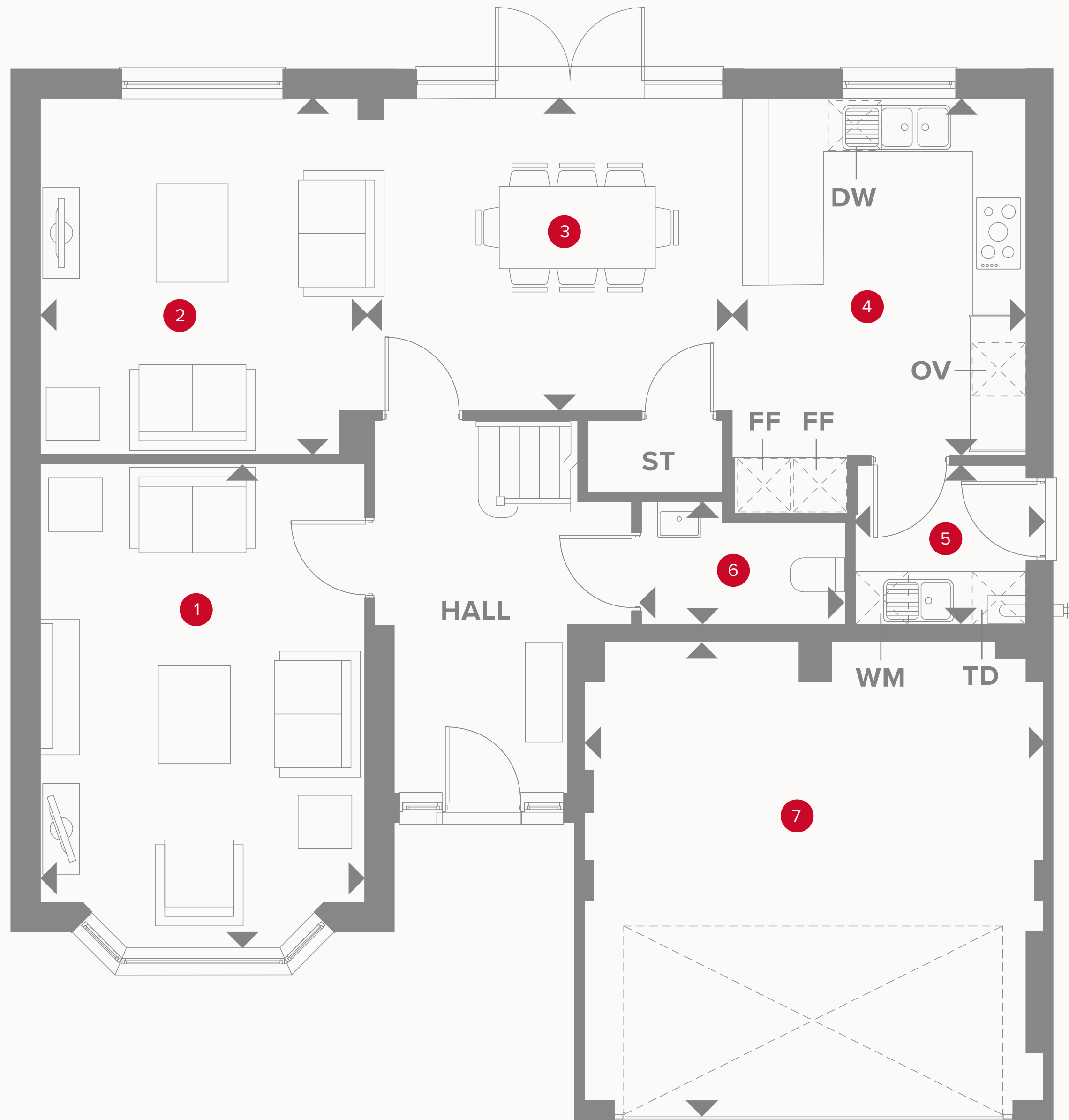
HERITAGE

- REDROW -

THE HENLEY

FOUR BEDROOM HOME

 **REDROW**





THE HENLEY GROUND FLOOR

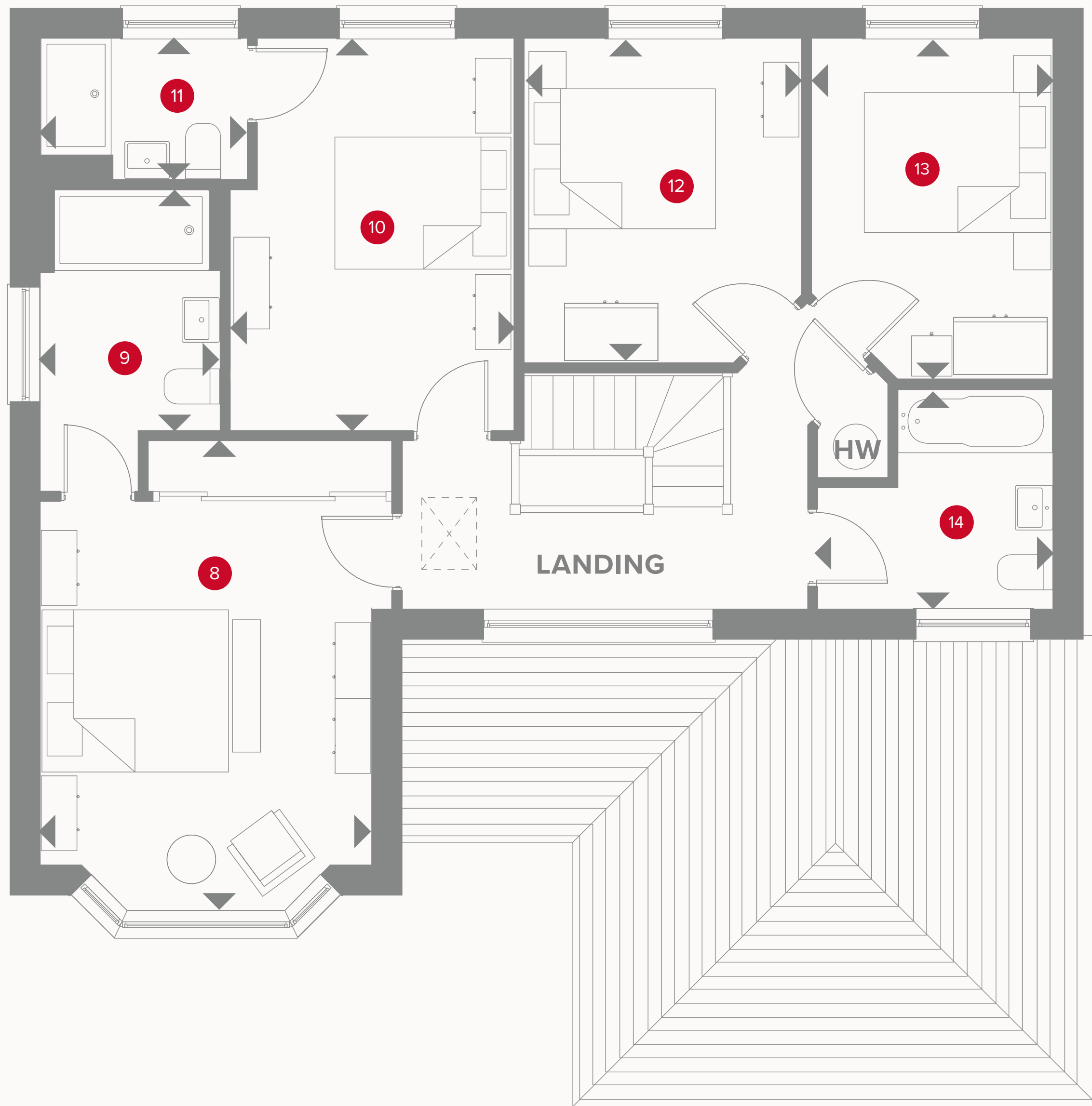
1 Lounge	17'7" x 11'11"	5.37 x 3.63 m
2 Family	13'1" x 11'9"	3.98 x 3.58 m
3 Dining	13'9" x 11'5"	4.20 x 3.49 m
4 Kitchen	13'3" x 10'9"	4.03 x 3.28 m
5 Utility	6'3" x 5'10"	1.90 x 1.79 m
6 Cloaks	7'6" x 4'6"	2.28 x 1.38 m
7 Garage	17'7" x 17'0"	5.37 x 5.18 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dishwasher space



THE HENLEY FIRST FLOOR

8	Bedroom 1	16'10" x 11'11"	5.12 x 3.63 m
9	En-suite 1	8'8" x 6'6"	2.63 x 1.98 m
10	Bedroom 2	14'1" x 10'2"	4.29 x 3.11 m
11	En-suite 2	7'6" x 5'1"	2.28 x 1.55 m
12	Bedroom 3	11'8" x 9'11"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'8"	3.71 x 2.63 m
14	Bathroom	8'5" x 7'10"	2.57 x 2.40 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**



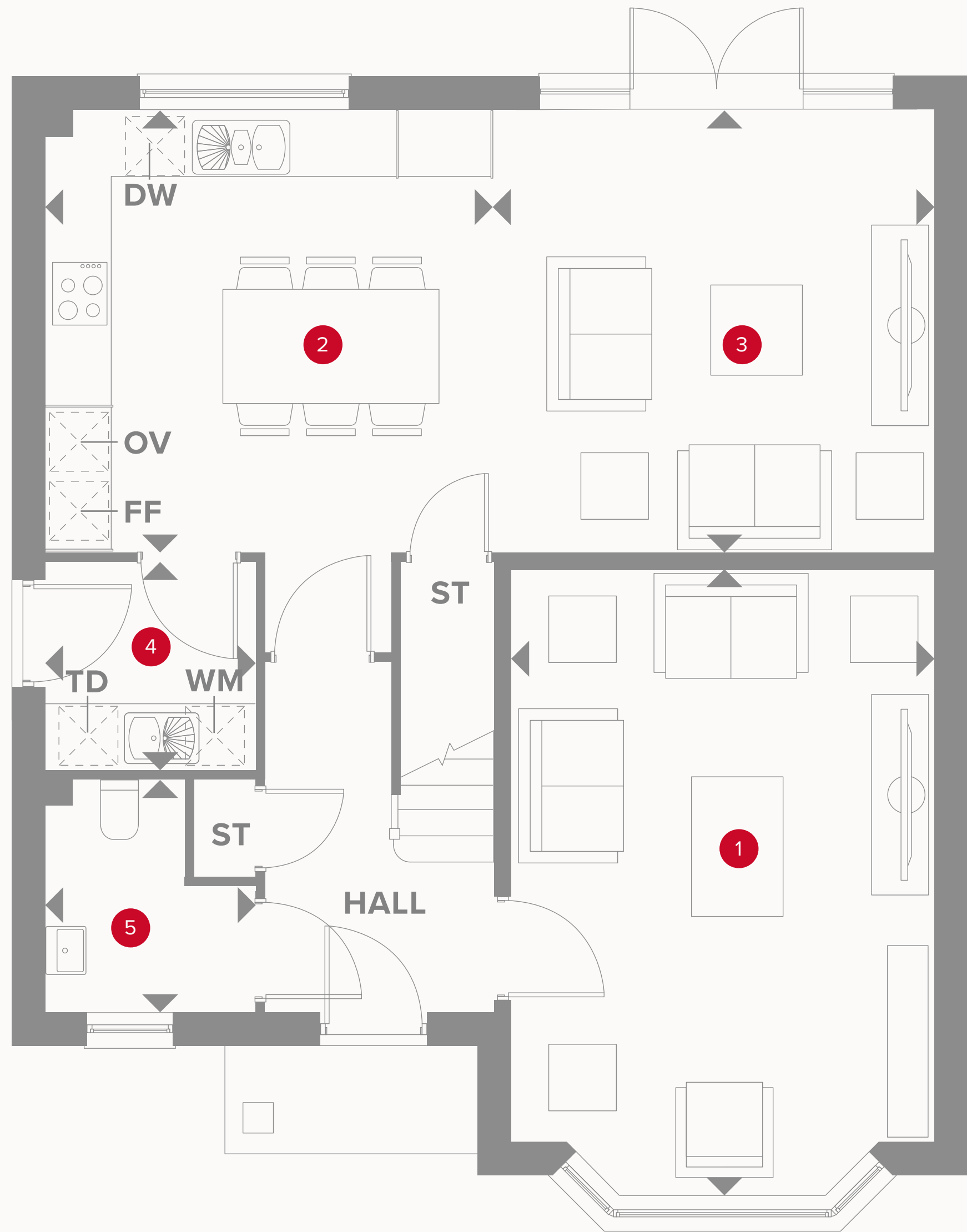
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM HOME

 **REDROW**





THE LEAMINGTON LIFESTYLE GROUND FLOOR

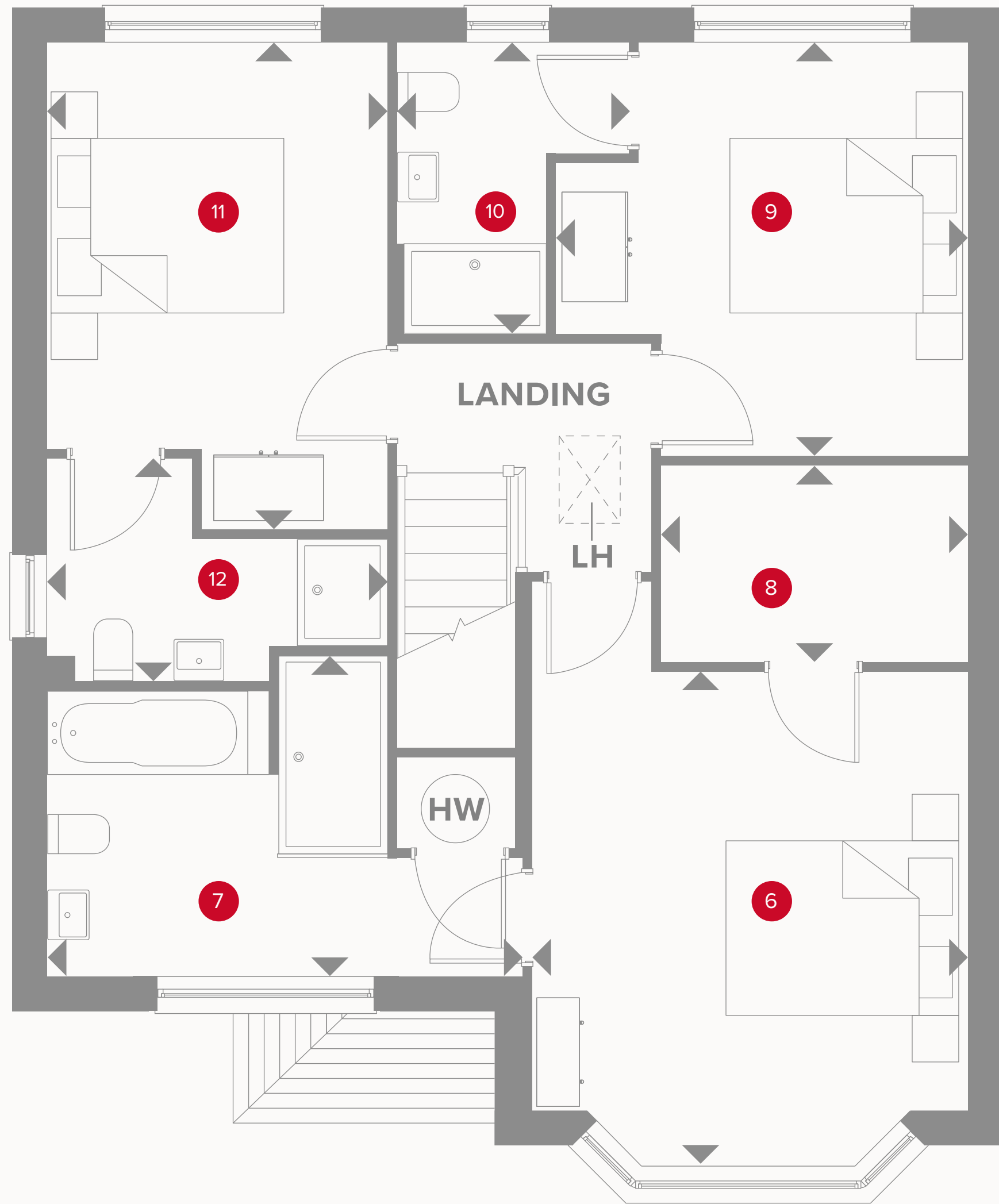
1	Lounge	17'9" x 11'11"	5.42 x 3.63 m
2	Kitchen/ Dining	12'9" x 12'6"	3.89 x 3.82 m
3	Family	12'6" x 12'5"	3.82 x 3.79 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEAMINGTON LIFESTYLE FIRST FLOOR

6	Bedroom 1	13'5" x 11'11"	4.09 x 3.63 m
7	En-suite 1	13'0" x 8'8"	3.96 x 2.65 m
8	Dressing Area	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'3" x 11'2"	3.44 x 3.41 m
10	En-suite 2	7'11" x 6'4"	2.41 x 1.93 m
11	Bedroom 3	13'5" x 9'3"	4.08 x 2.83 m
12	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.



HERITAGE

- REDROW -

THE LEDSHAM

FOUR BEDROOM HOME





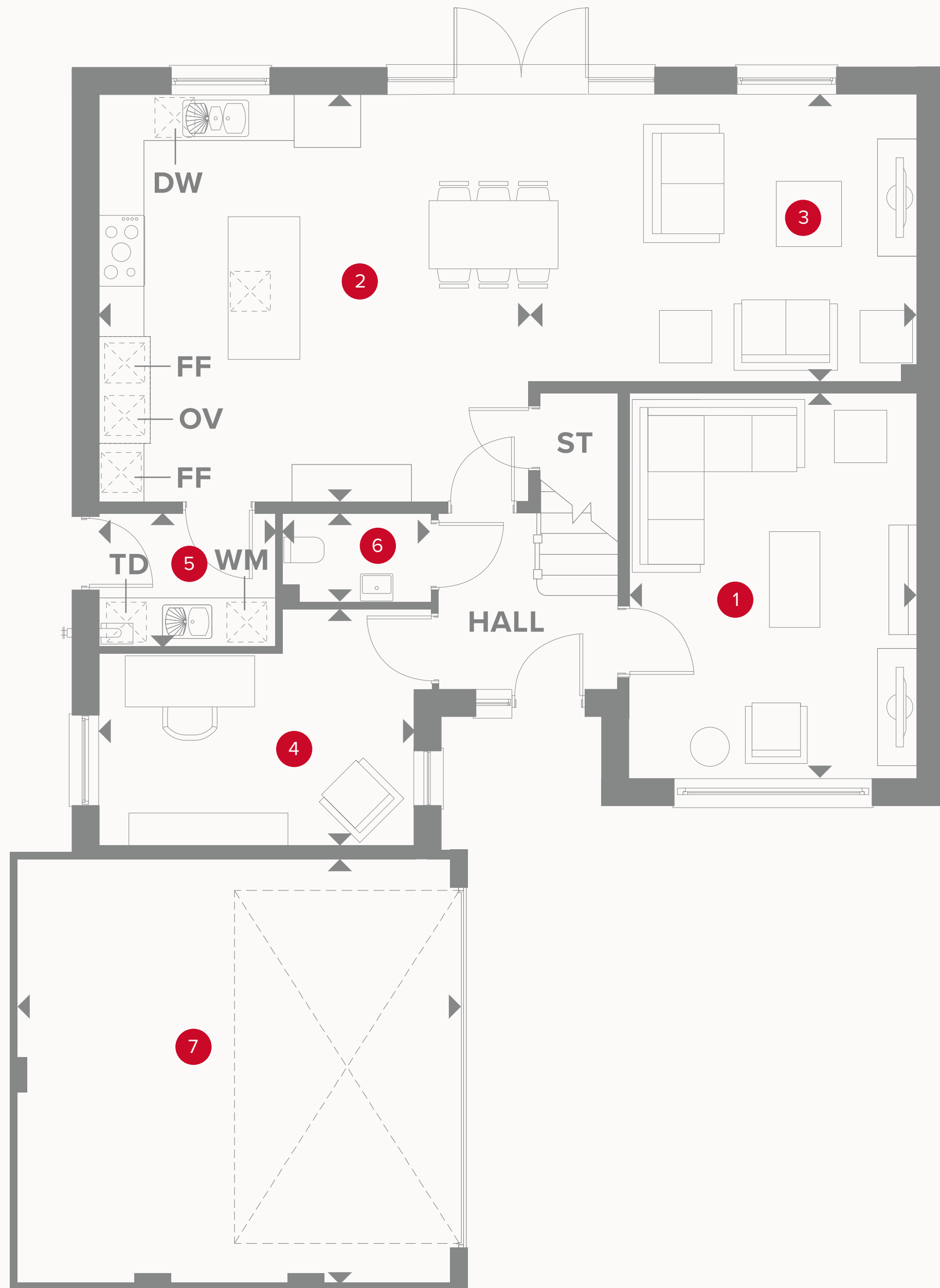
HERITAGE

- REDROW -

THE LEDSHAM

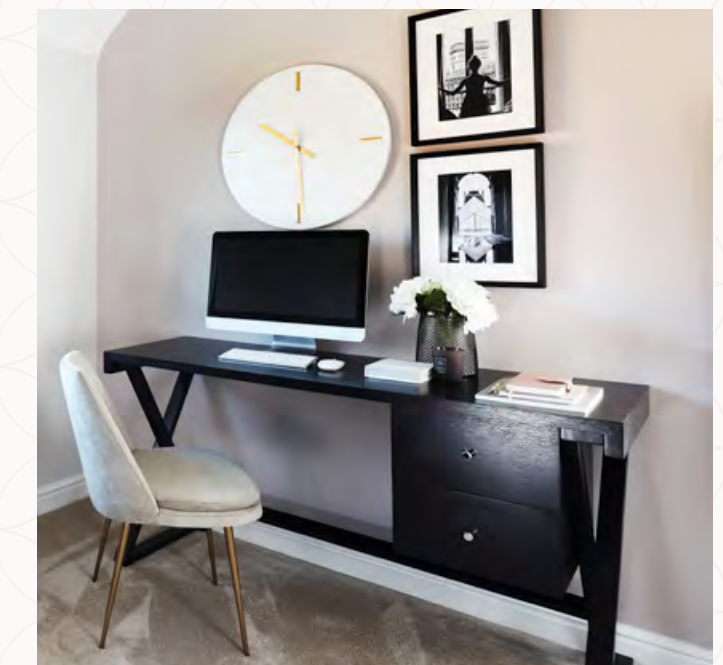
FOUR BEDROOM HOME







THE LEDSHAM GROUND FLOOR

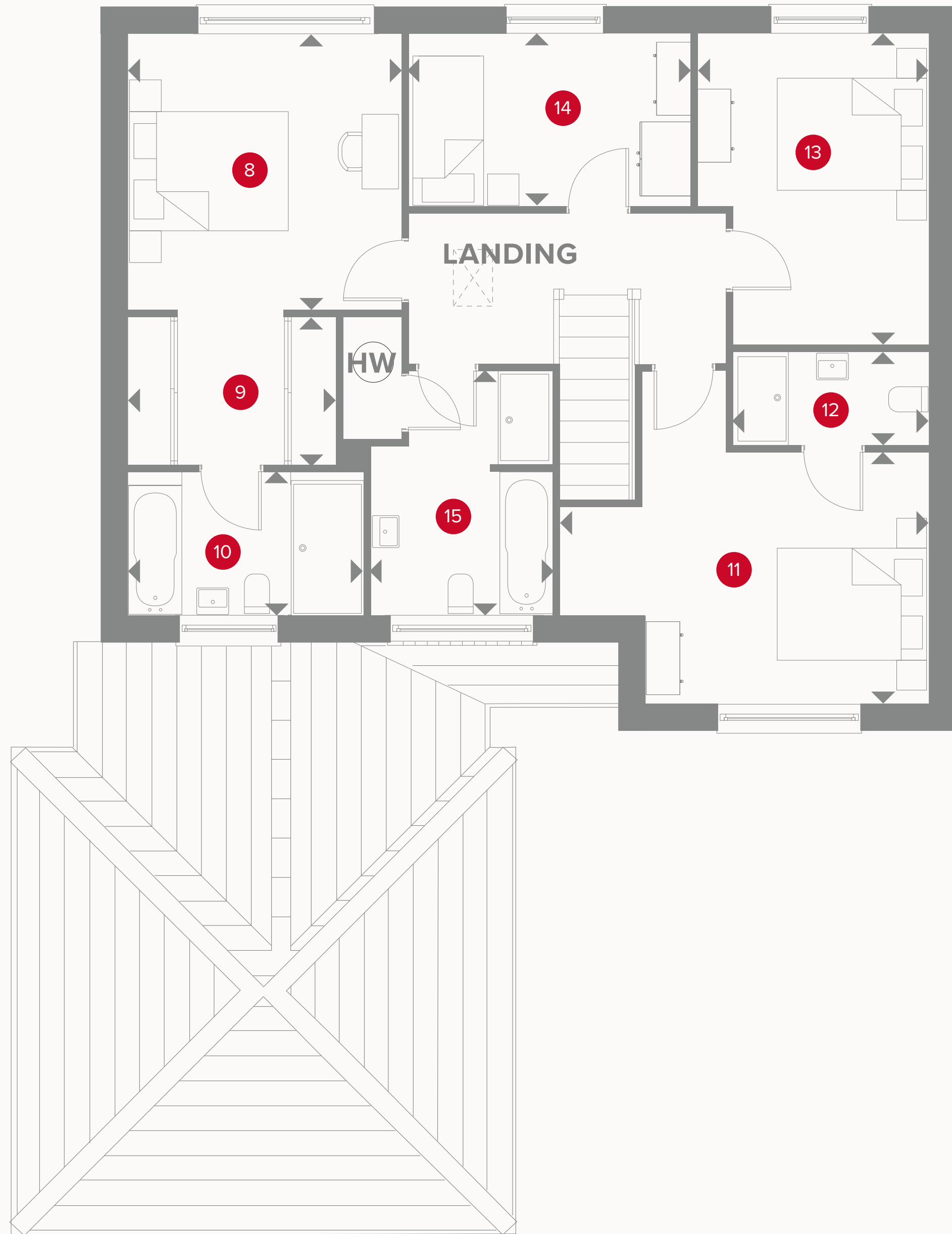
1	Lounge	15'11" x 11'11"	4.84 x 3.63 m
2	Kitchen/Dining	17'8" x 16'9"	5.39 x 5.10 m
3	Family	16'0" x 11'10"	4.88 x 3.60 m
4	Study	13'0" x 9'9"	3.97 x 2.97 m
5	Utility	7'4" x 5'6"	2.23 x 1.67 m
6	Cloaks	6'1" x 3'7"	1.85 x 1.10 m
7	Garage	18'4" x 17'5"	5.58 x 5.30 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE LEDSHAM FIRST FLOOR

8	Bedroom 1	11'8" x 11'7"	3.55 x 3.52 m
9	Dressing	8'10" x 6'2"	2.68 x 1.88 m
10	En-suite 1	9'11" x 6'1"	3.03 x 1.86 m
11	Bedroom 2	11'11" x 10'7"	4.73 x 3.22 m
12	En-suite 2	8'4" x 3'11"	2.53 x 1.19 m
13	Bedroom 3	13'0" x 9'9"	3.96 x 2.97 m
14	Bedroom 4	11'8" x 7'4"	3.55 x 2.23 m
15	Bathroom	10'3" x 7'8"	3.13 x 2.33 m



KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch

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Customers should note this illustration is an example of the Ledsham house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME

 **REDROW**



HERITAGE

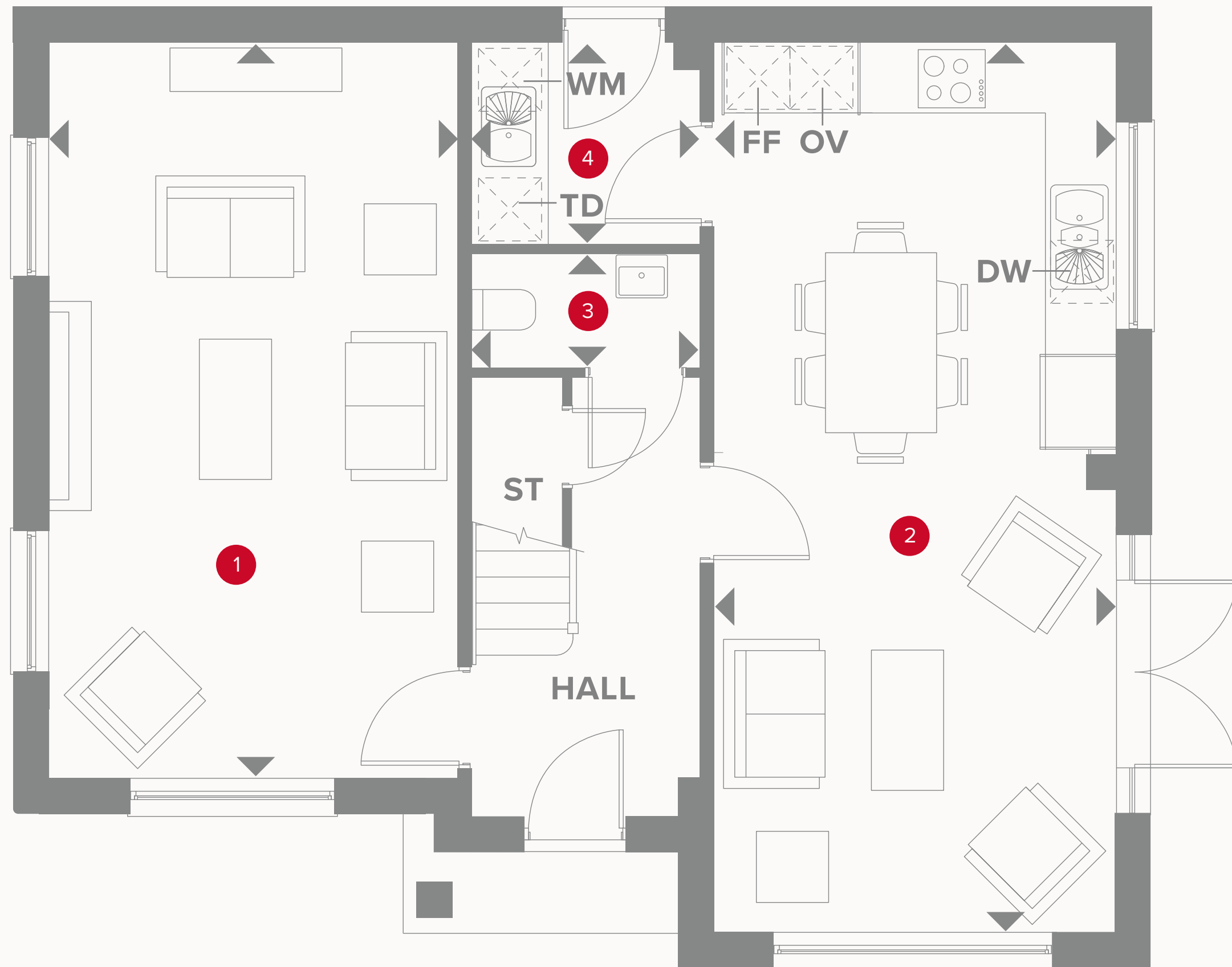
- REDROW -

THE SHAFTESBURY

FOUR BEDROOM HOME




THE SHAFTESBURY GROUND FLOOR




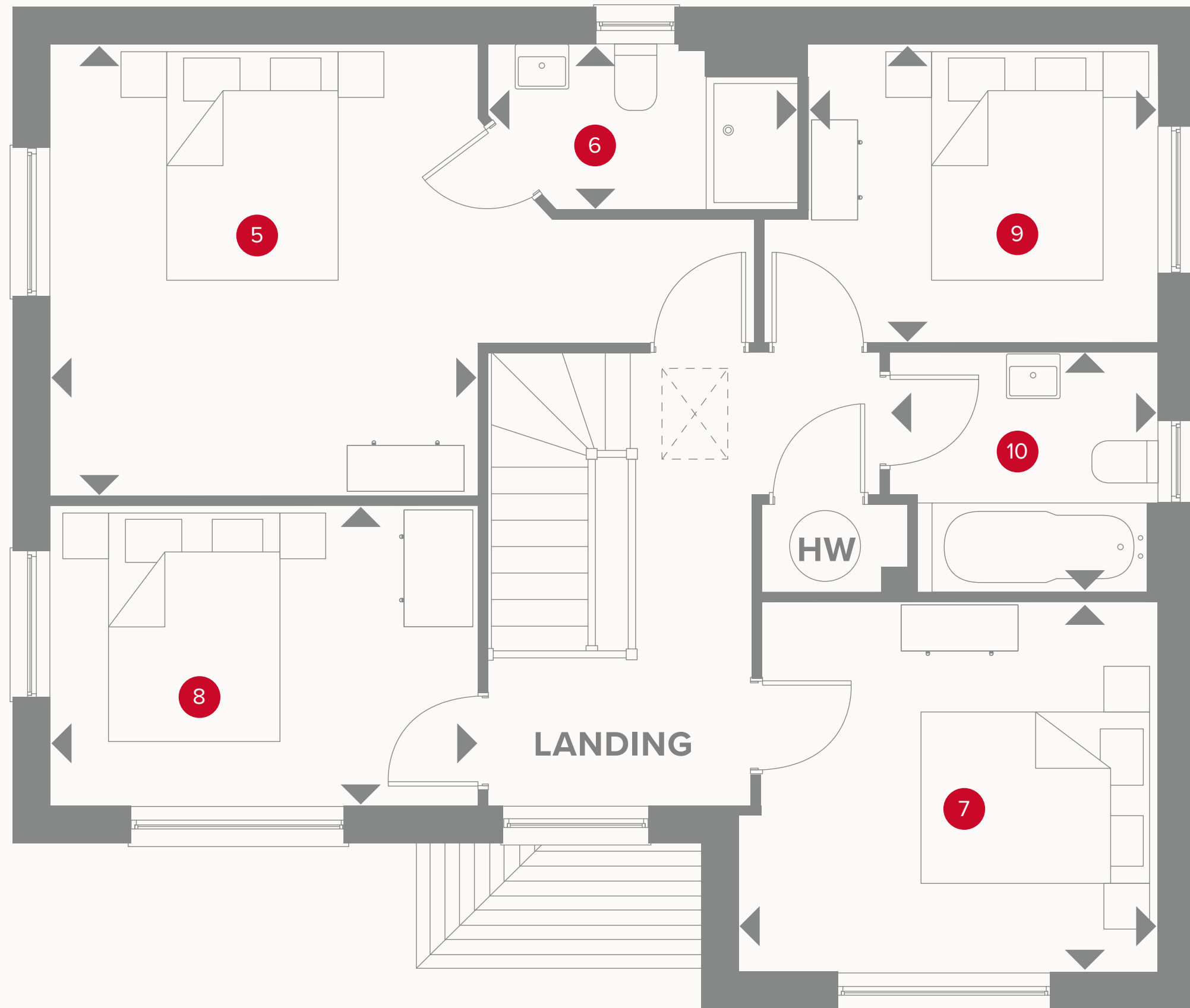
1 Lounge	21'2" x 11'8"	6.44 x 3.56 m
2 Kitchen/ Dining/ Family	25'7" x 11'7"	7.79 x 3.52 m
3 Cloaks	6'6" x 3'4"	1.99 x 1.01 m
4 Utility	6'6" x 5'9"	1.99 x 1.75 m



KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE SHAFTESBURY FIRST FLOOR

5	Bedroom 1	12'6" x 11'11"	3.80 x 3.63 m
6	En-suite	8'6" x 4'6"	2.58 x 1.38 m
7	Bedroom 2	11'7" x 10'3"	3.52 x 3.12 m
8	Bedroom 3	11'11" x 8'4"	3.62 x 2.55 m
9	Bedroom 4	9'9" x 8'2"	2.96 x 2.48 m
10	Bathroom	7'3" x 6'7"	2.22 x 2.01 m



KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Shaftesbury house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

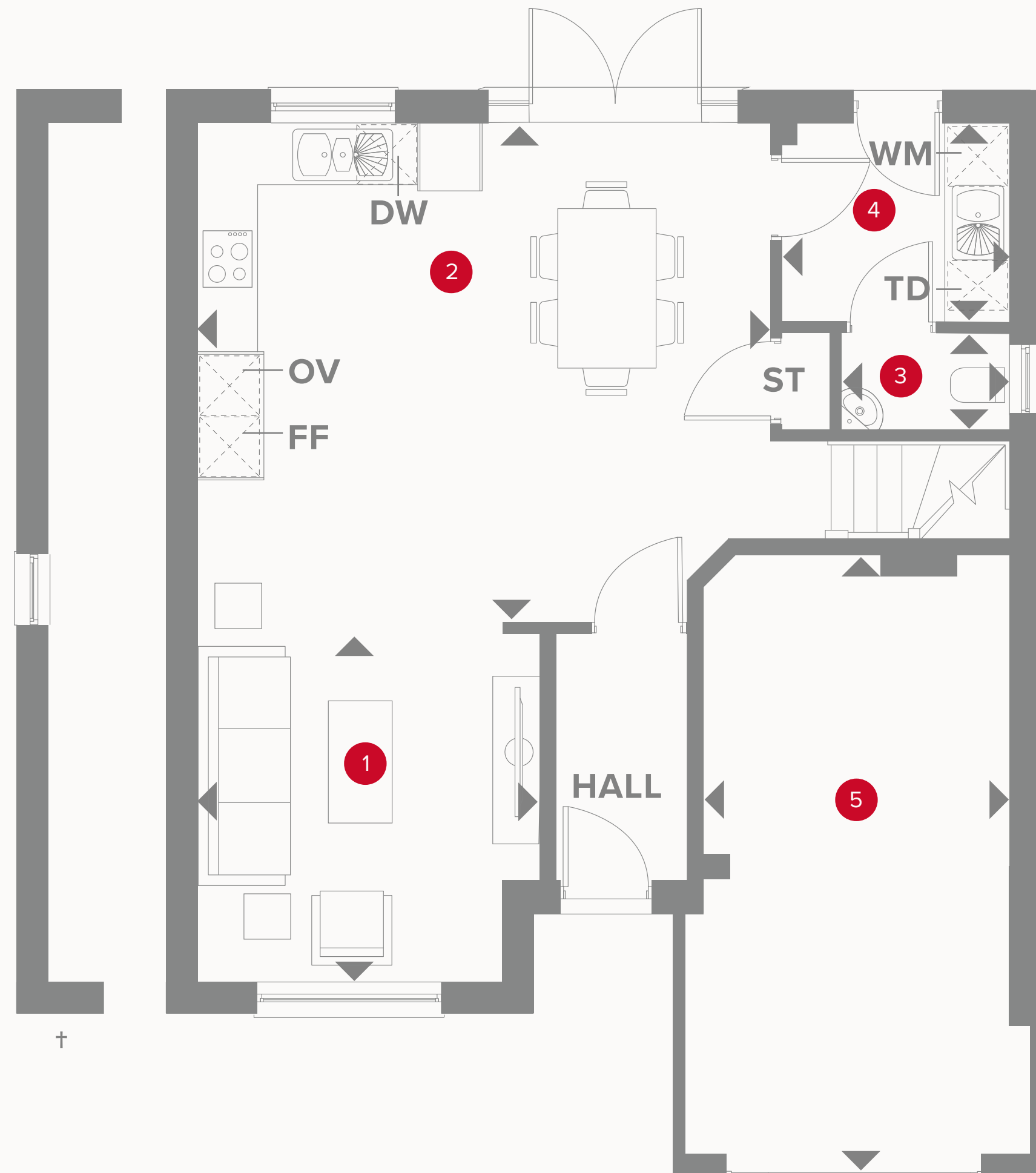
THE WINDSOR

FOUR BEDROOM HOME




THE WINDSOR GROUND FLOOR


1	Lounge	11'3" x 10'11"	3.43 x 3.33 m
2	Kitchen/ Dining	18'4" x 15'10"	5.59 x 4.83 m
3	Cloaks	5'7" x 3'1"	1.69 x 0.94 m
4	Utility	7'3" x 6'5"	2.22 x 1.95 m
5	Garage	19'8" x 9'10"	5.99 x 3.00 m



† Denotes alternative elevation

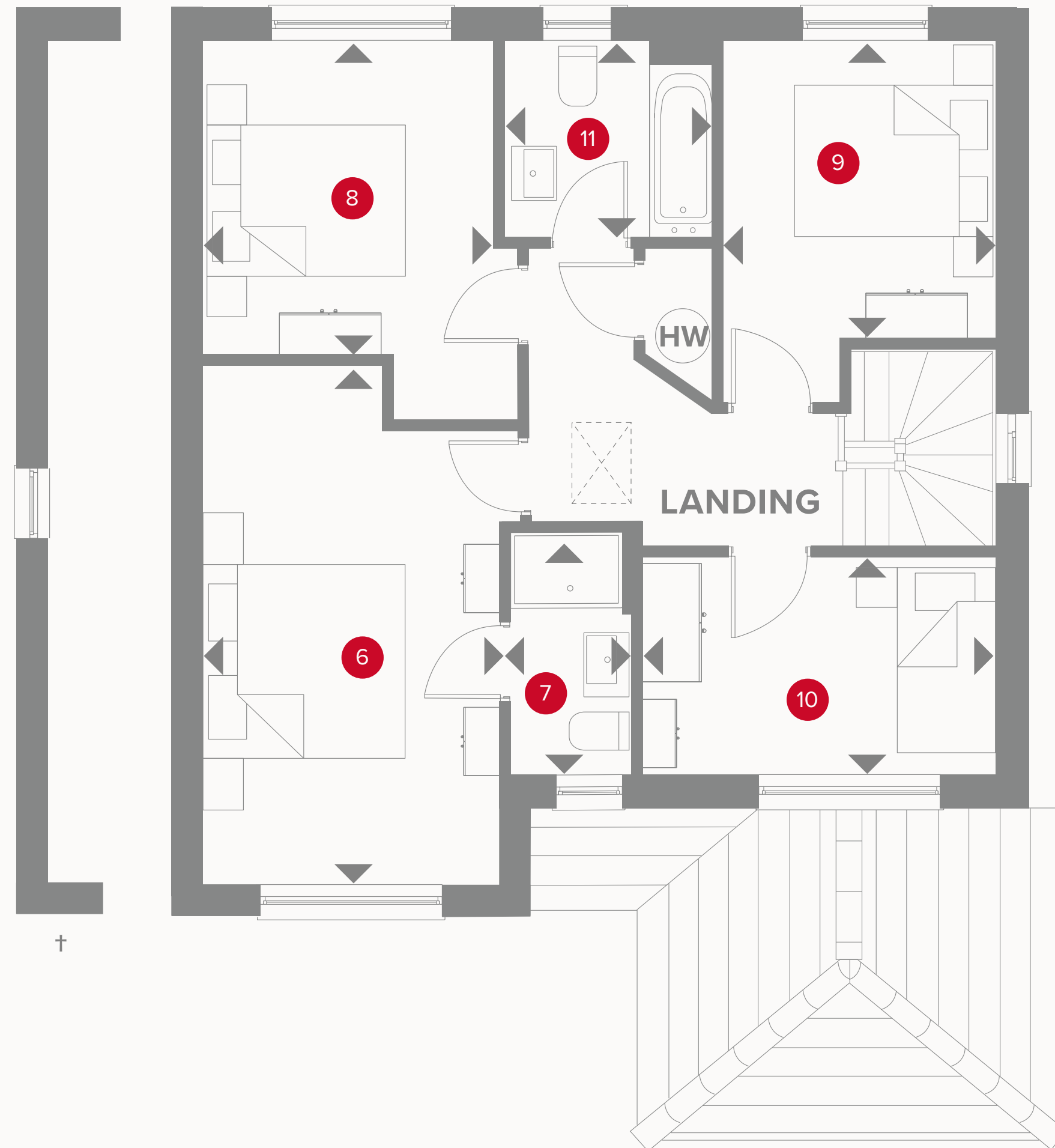
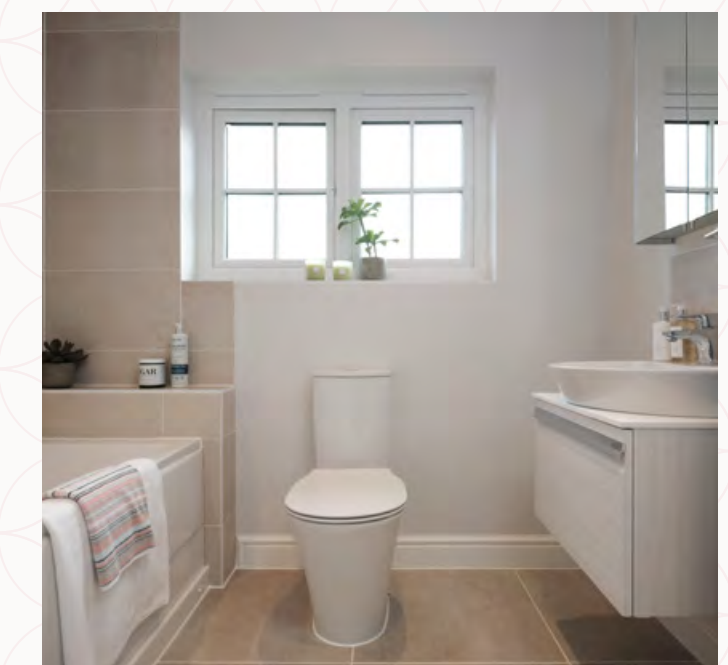
KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

THE WINDSOR FIRST FLOOR

6	Bedroom 1	16'10" x 9'9"	5.14 x 2.96 m
7	En-suite	8'2" x 4'3"	2.48 x 1.29 m
8	Bedroom 2	10'3" x 9'8"	3.12 x 2.94 m
9	Bedroom 3	9'11" x 8'11"	3.01 x 2.72 m
10	Bedroom 4	11'5" x 7'1"	3.48 x 2.17 m
11	Bathroom	6'9" x 6'4"	2.07 x 1.94 m



† Denotes alternative elevation

KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Windsor house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation.



HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME





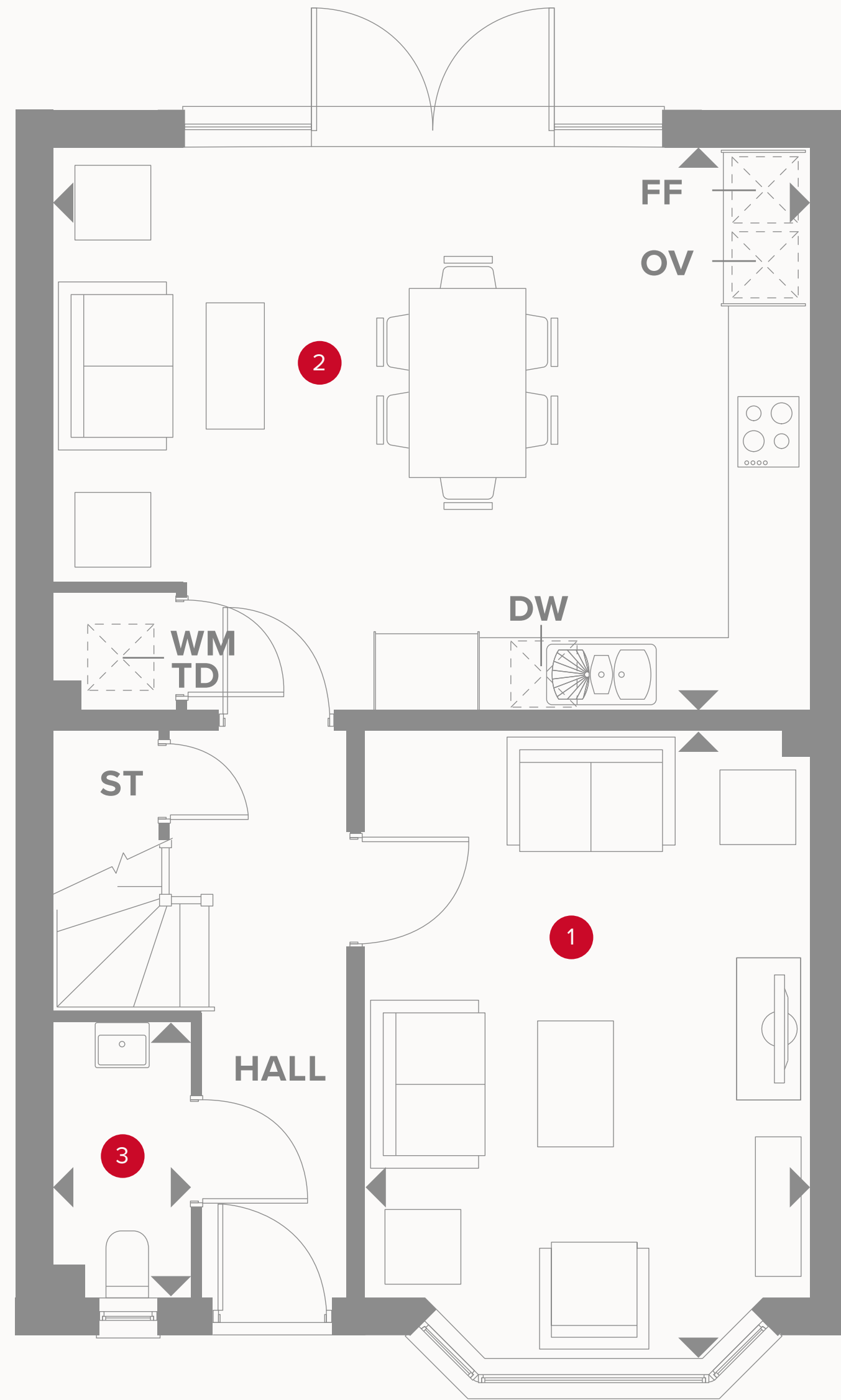
HERITAGE

- REDROW -

THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**





THE STRATFORD GROUND FLOOR

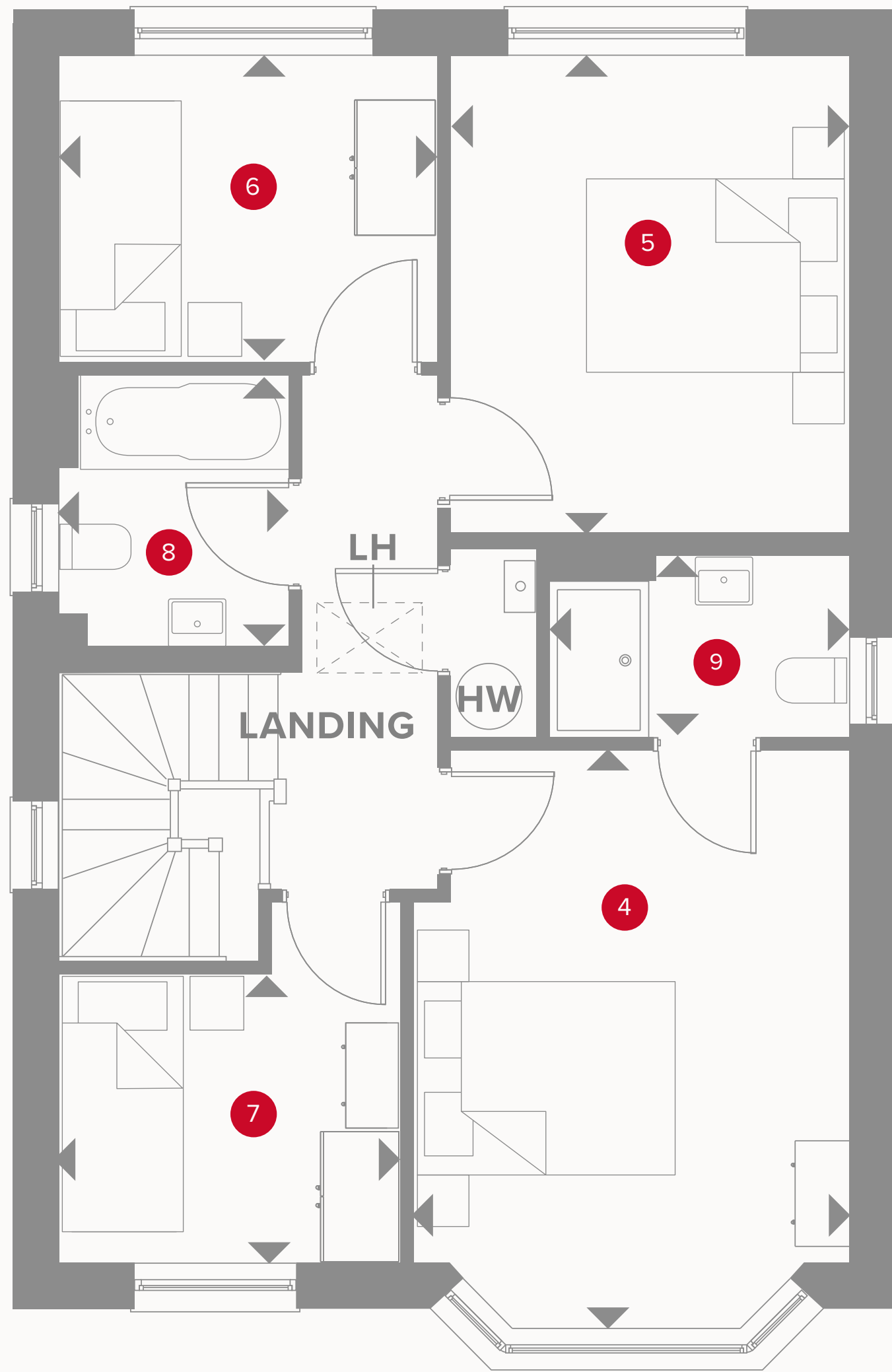
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'8" x 14'9"	5.99 x 4.49 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m



KEY

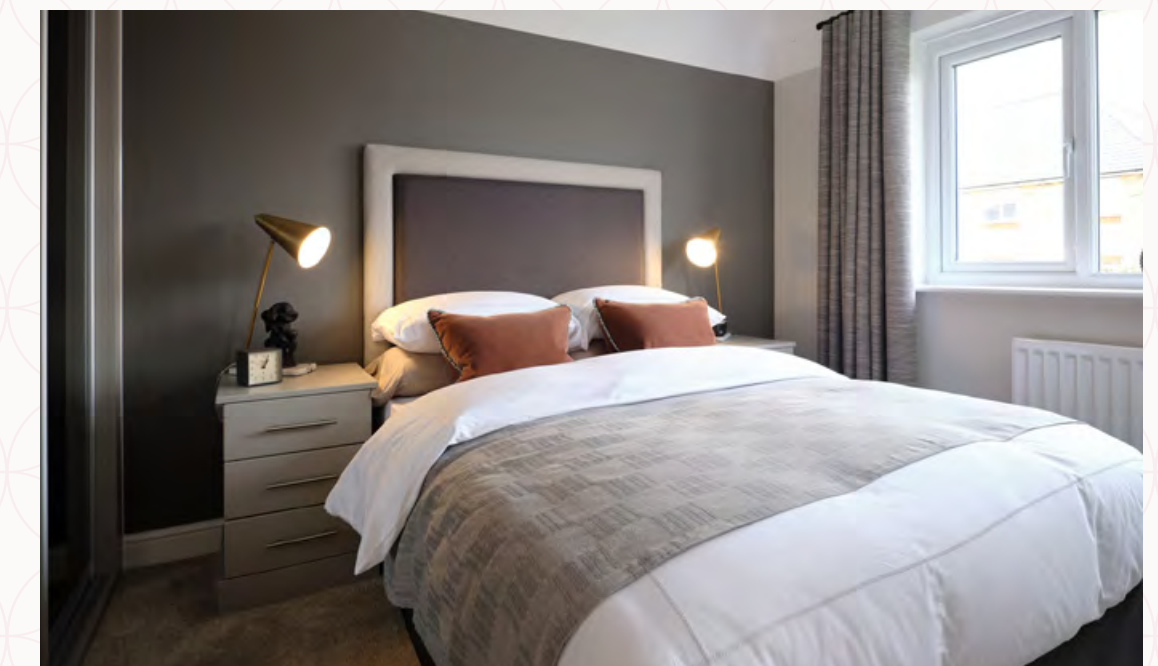
-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



THE STRATFORD FIRST FLOOR

4	Bedroom 1	14'4" x 10'10"	4.36 x 3.31 m
5	Bedroom 2	11'11" x 9'11"	3.62 x 3.03 m
6	Bedroom 3	9'5" x 7'8"	2.88 x 2.34 m
7	Bedroom 4	8'6" x 7'3"	2.60 x 2.20 m
8	Bathroom	6'9" x 5'9"	2.05 x 1.76 m
9	En-suite	7'6" x 4'7"	2.28 x 1.39 m



KEY

- ◀ Dimensions start
- HW** Hot water storage
- LH** Loft hatch

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Customers should note this illustration is an example of the Stratford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suites during working hours and customers must check their individual specifications prior to making a reservation. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

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.



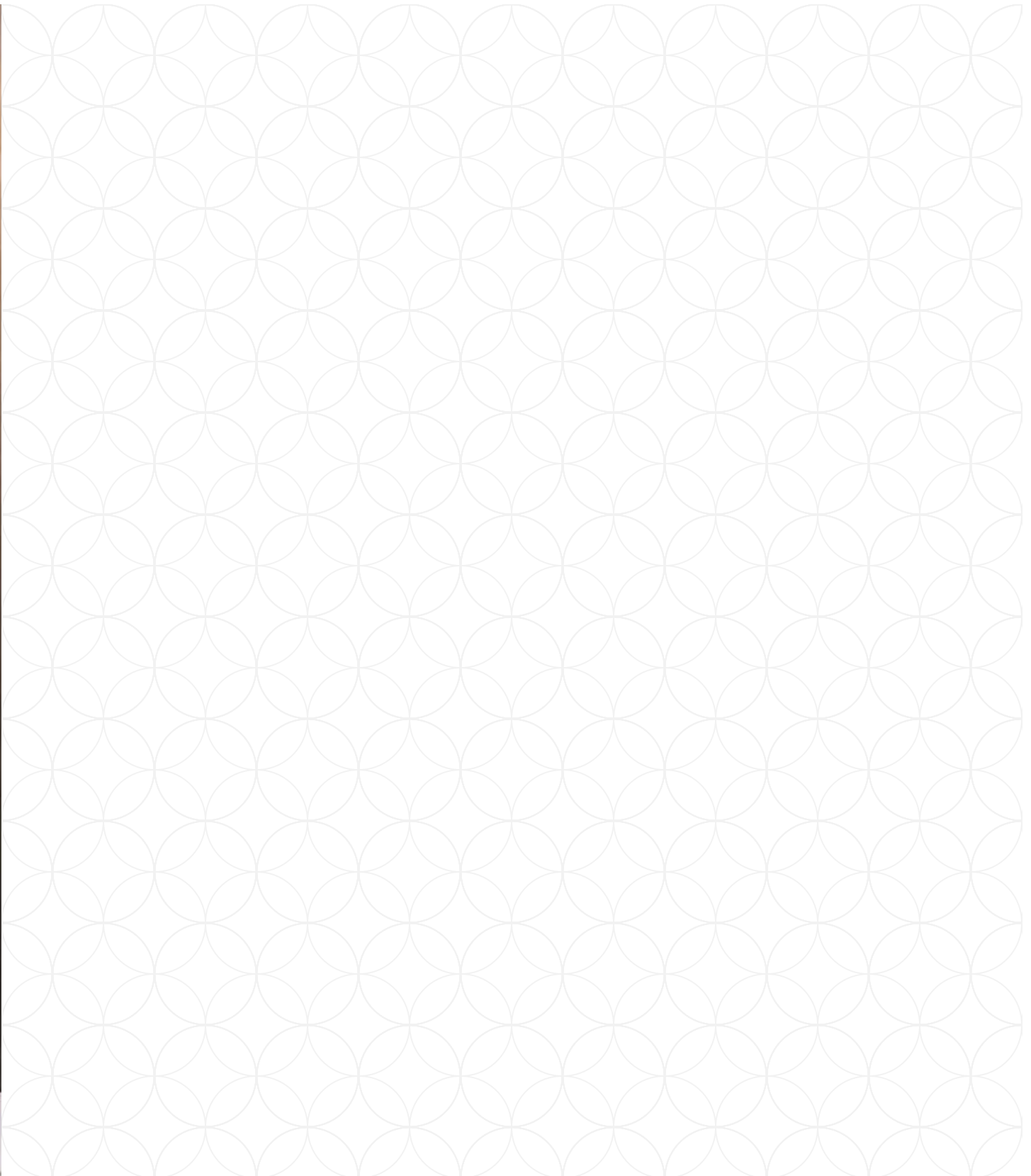
HERITAGE

- REDROW -

OAKLEIGH FIELDS

House specification for homes
under 1600 sq ft





INTERIOR

Walls

Crown white emulsion paint finish.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and one in bedroom.
See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings.
Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific.
See Sales Consultant for details.

Radiators

Myson radiators – Decorative radiator to the kitchen of the Letchworth, Stratford and Cambridge house types only.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.
See electrical layout drawings for details.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

Hob 60cm ceramic with 4 heat zones
Double oven
60cm chimney extract
Integrated 50/50 fridge/freezer.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM, EN-SUITE & CLOAKROOM

Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.
Please refer to drawings to confirm basin design.

WC

Ideal Standard close coupled back-to-wall pan with
Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of Porcelanosa wall tiles to bathroom,
en-suite and cloakroom. See My Redrow for details.
Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to bathroom
and en-suite.

Shower over Bath

Shower valve and screen to be provided above
bath where there is no separate shower enclosure
in the bathroom.

Shower Valve

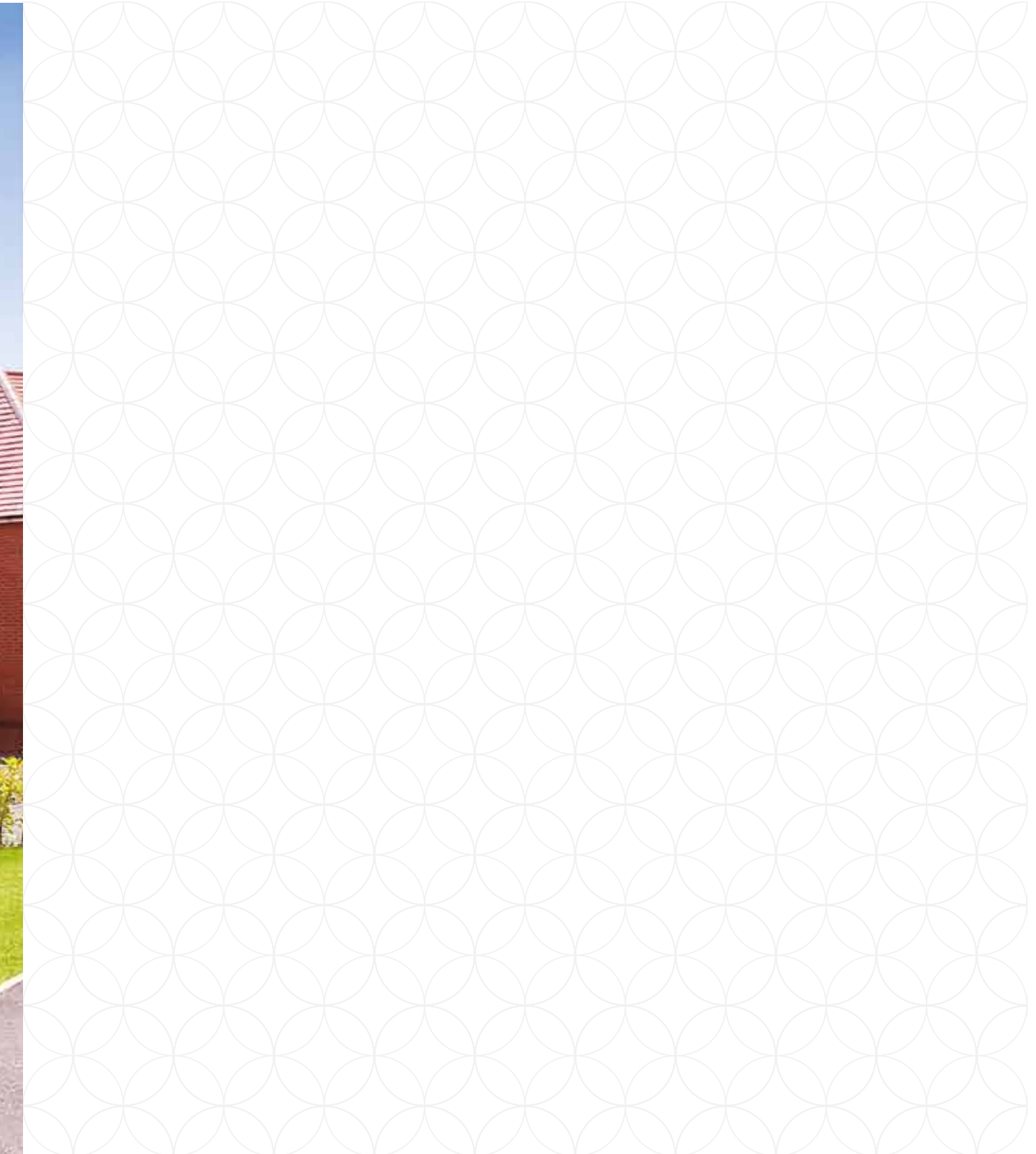
Aqualisa shower valve.

Shaver Sockets

In bathroom and en-suite where applicable.

Mirrors

To be fitted above bathroom and en-suite wash
basins where applicable. See Sales Consultant
for details.



EXTERIOR

External Doors

Front

GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear

GRP door with patterned obscured glass, finished internally and externally in white.

Security

Multi point locking system to front and rear doors of house.

External Front Lights

Coach down lantern.

Downlight where entrance is recessed.

Garage

To specific plots, see Sales Consultant for more information.

Garage Doors

Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage

Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden

External Fencing – Refer to layouts.

External Fencing/Gates

Side and rear – Vertical boarding 1.8m high.

Gate – 1.8 High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

Top soil – To rear gardens.

Outside Tap – Refer to drawing for location.

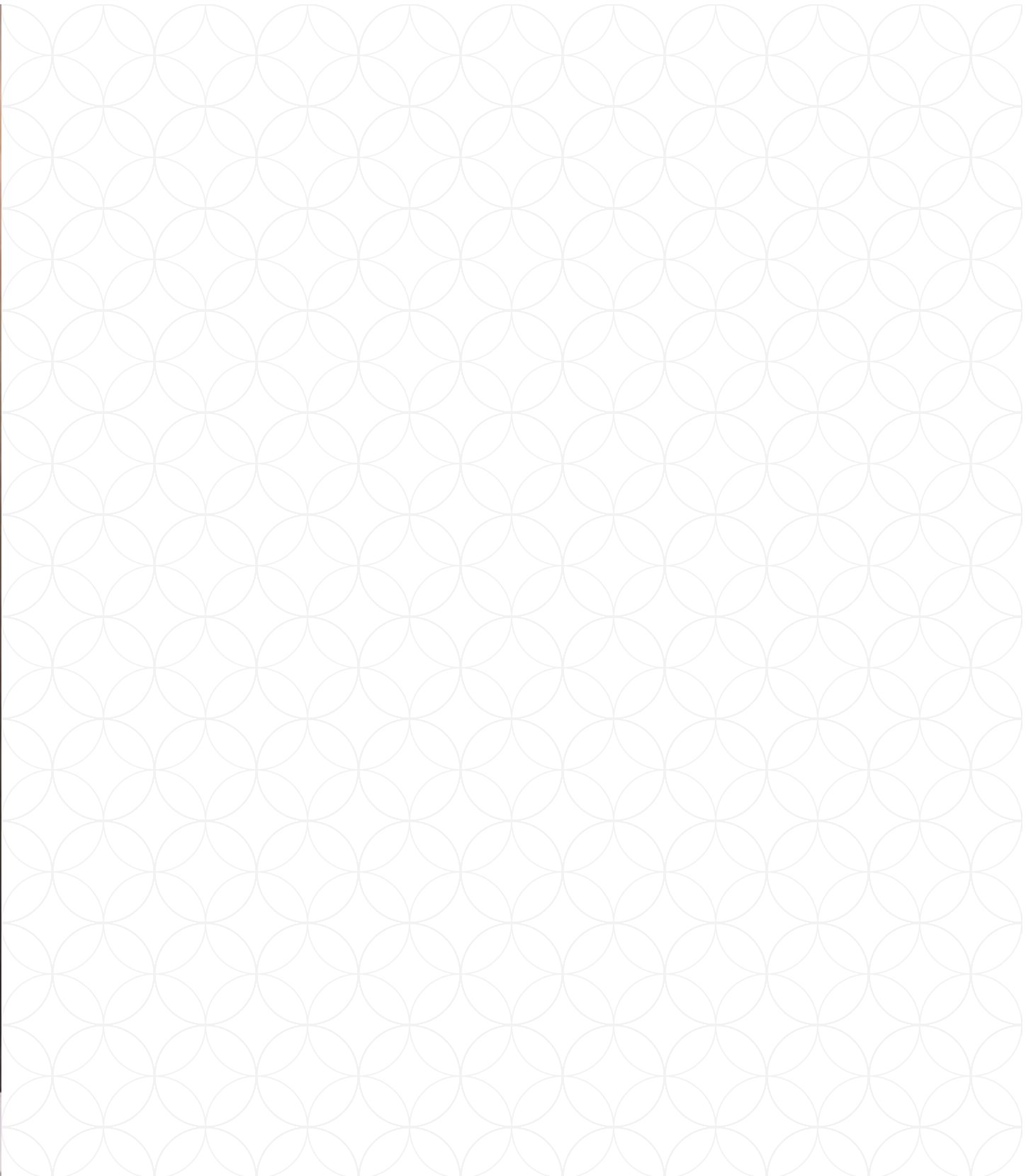
HERITAGE

- REDROW -

OAKLEIGH FIELDS

House specification for homes
over 1600 sq ft





INTERIOR

Walls

Crown White emulsion paint finish.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge, one in bedroom and one in family room. (If applicable). See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific, please see Sales Consultant for more details and location.

Radiators

Myson radiators.

Wardrobes

Choices of fitted wardrobes to Bedroom 1. Refer to Sales Consultant for details. Subject to build stage.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel double bowl sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

Hob 90cm ceramic with 5 heat zones
Double oven
90cm chimney extract
Two integrated 50/50 fridge/freezers.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM, EN-SUITE & CLOAKROOM

Bathroom, En-suite & Cloakroom Styles

Ideal Standard in white finish.

Bathroom/En-suite & Cloakroom Basin

Ideal Standard basin with chrome trap. Please refer to drawings to confirm basin design.

WC

Ideal Standard coupled back-to-wall pan with Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of Porcelanosa wall tiles to bathroom en-suite and cloakroom. See My Redrow for details. Subject to build stage.

Towel Warmer

Towel warmer in chrome effect finish to bathroom and en-suites.

Shower over Bath

Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

Shower Valve

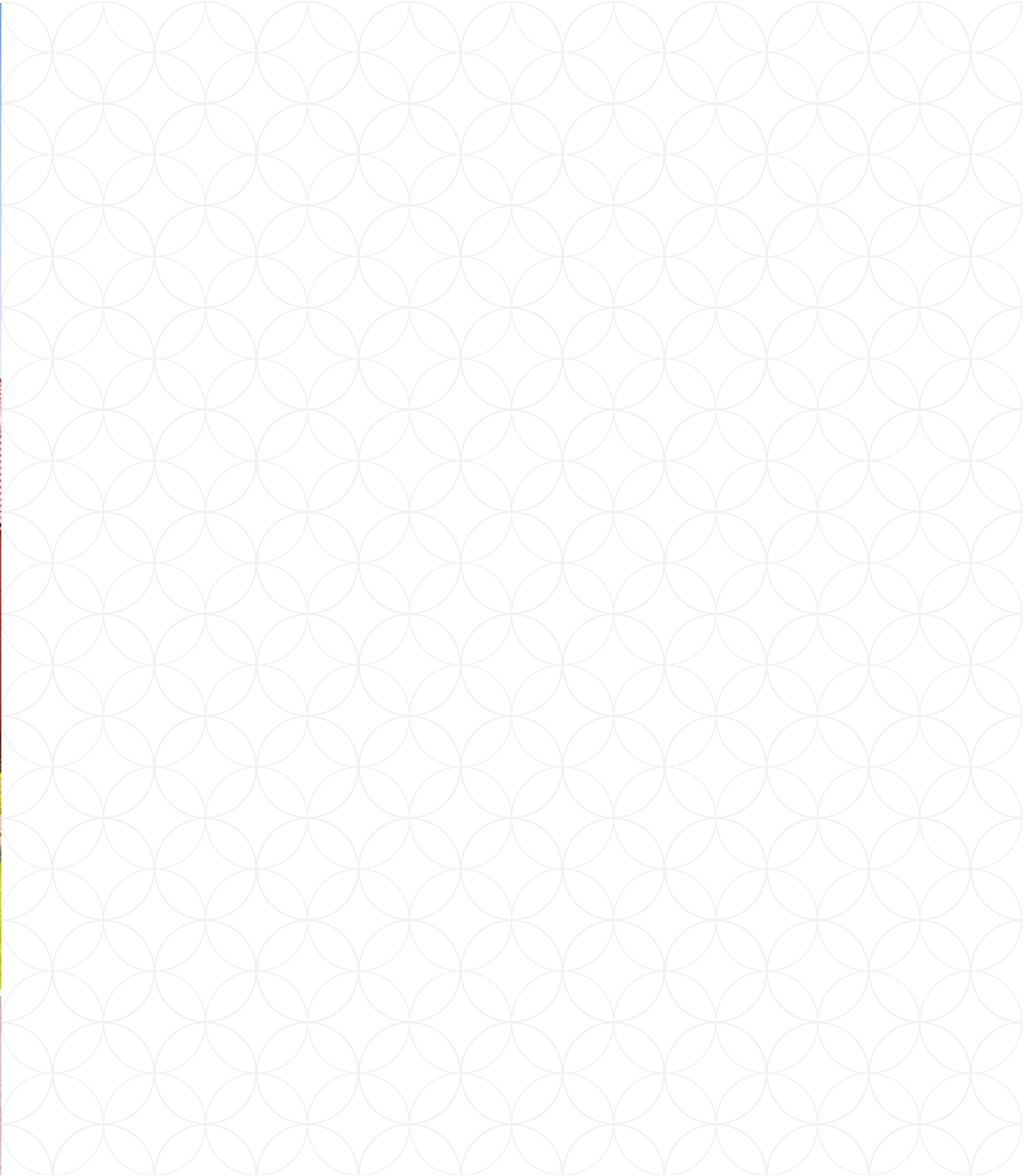
Aqualisa shower valve.

Shaver Sockets

In bathroom and en-suite where applicable.

Mirrors

To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.



EXTERIOR

External Doors

Front
GRP door. With patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

Rear
GRP door with patterned glass, finished internally and externally in white.

Security
Multi point locking system to front and rear doors of house.

External Front Lights
Grand Georgian lantern to front entrance, downlight where entrance is recessed.

Garage
To specific plots, see Sales Consultant for more information.

Garage Doors
Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

Power to Garage
Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

Garden
External Fencing – Refer to layouts.

External Fencing/Gates
Side and rear – Vertical boarding 1.8m high.
Gate – 1.8 High timber gate.

Paving – Buff riven faced flags as indicated on drawing.

Turfing – Turf to front and rear gardens. Refer to layout or Sales Consultant for landscaping details.

Outside Tap – Refer to drawing for location.

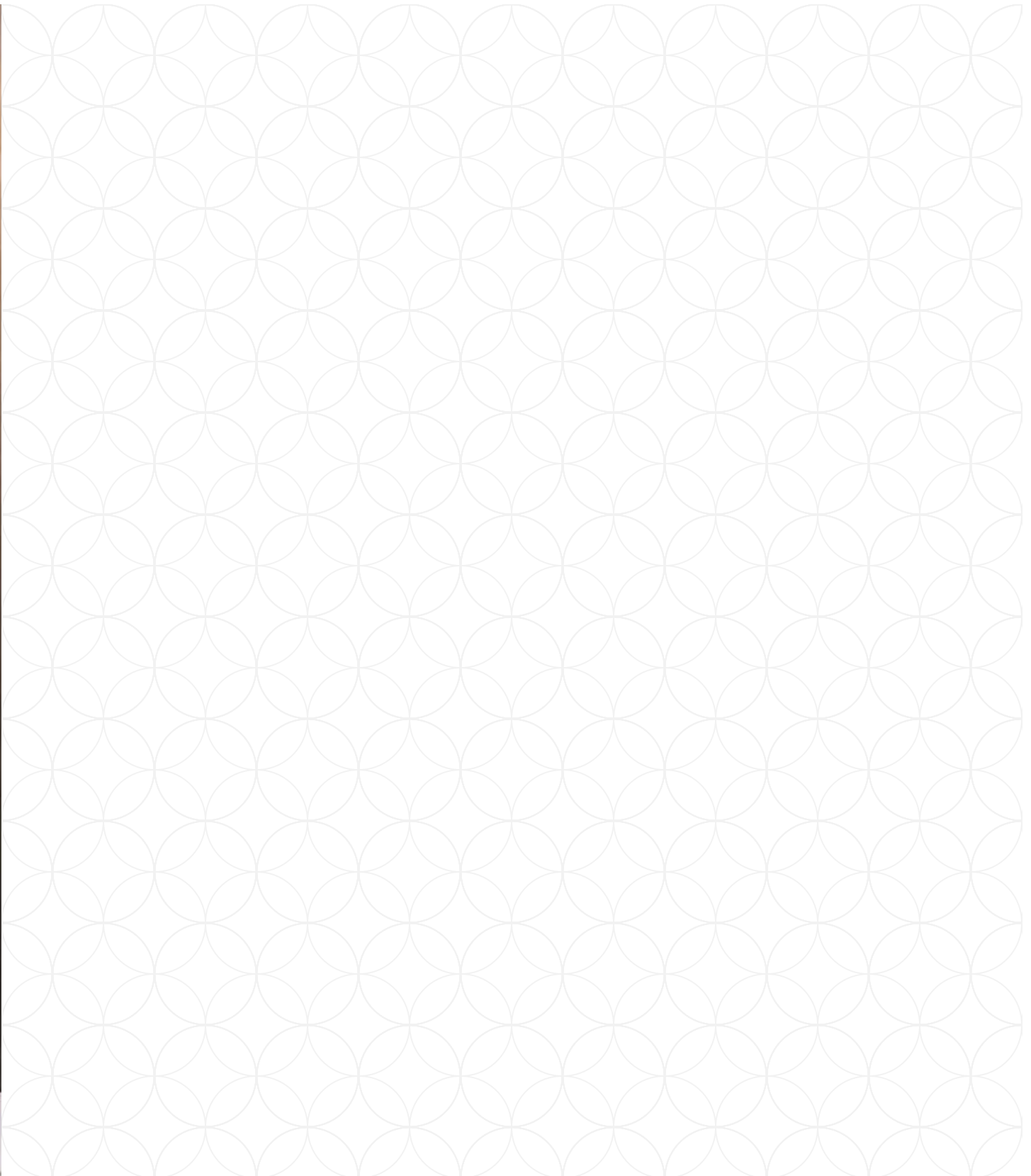
HERITAGE

- REDROW -

OAKLEIGH FIELDS

House specification for Lifestyle homes





INTERIOR

Walls

Crown white emulsion paint finish.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Internal Doors

"Cambridge" 2 panel internal moulded door.

Internal Door Furniture

Polished chrome effect door furniture.

TV Point

Located as follows: one in lounge and family room and one in bedroom where applicable. See layout for details.

Phone Point

1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

Central Heating

Full gas central heating with energy efficient wall mounted boiler and hot water cylinder. Housetype specific. See Sales Consultant for details.

Radiators

Myson radiators.

Dressing Area

Shelf and rail to bedroom 1 dressing areas in the Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details.

Electrical Sockets / Switch plates

Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

Upstand

To match above worktops with stainless steel splashback behind hob.

Under wall unit

LED downlights provided (where shown on kitchen layout). See drawings for details.

Sink

Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi

Hob 60cm ceramic with 4 heat zones.
Double oven.
60cm chimney extract.
Integrated 50/50 fridge/freezer.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



EN-SUITE & CLOAKROOM

En-suites & Cloakroom Basin

Ideal Standard in white finish.

En-suites & Cloakroom Basin

Ideal Standard or corner basin with chrome trap.
Please refer to drawings to confirm basin design.

WC

Ideal Standard close coupled back-to-wall pan with
Arc dual flush cistern.

Bath

Tempo Arc bath with Meridian Isocore bath panel,
only in en-suites that have a separate bath with
a shower enclosure. Half height tiling around bath
area. See Sales Consultant for details.

Brassware

Ideal Standard single lever tap.

Wall Tiles

Choice of Porcelanosa wall tiles to en-suites and
cloakroom. See My Redrow for details. Subject to
build stage.

Towel Warmer

Towel warmer in chrome effect finish to en-suites.

Shower Valve

Aqualisa shower valve.

Shaver Sockets

In en-suites where applicable.

Mirrors

To be fitted above en-suite wash basins where
applicable. See Sales Consultant for details.



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.



OAKLEIGH FIELDS

Town Road, Cliffe Woods, Kent ME3 8JE

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