



DAVIDSONS
HOMES

STYLISH
LIVING

Welcome to
Kirby Woodlands,
Corby



KIRBY
WOODLANDS

GREAT
LOCATION



Davidsons Homes is proud to offer a selection of 2, 3, 4 and 5 bedroom homes as part of the latest phase of development at the stunning Kirby Woodlands, in Corby, Northamptonshire.

Set within 907 acres of parkland, this exciting new community is spearheading the regeneration of one of England's most historic and fascinating towns. Once known as 'Little Scotland' due to steelworker migration to the town in the 1980s, Corby is now at the helm of intense regeneration to create a modern new urban area which honours its industrial roots.

You will be amazed by the stunning Northamptonshire countryside and parkland surrounding Kirby Woodlands, with its many walkways and wildlife conservation areas. Separated from Corby by the A43 but still within easy reach of this large town and all its amenities, Kirby Woodlands is the perfect location for families and professional couples longing for modern, countryside living a commutable distance from London.

Our development benefits from eight onsite play areas, an amphitheatre, all the necessary health, retail and education amenities all on your doorstep. Situated in an enviable position within two hours' drive of four international airports - Birmingham, Stansted, Luton and East Midlands - the area is a stones' throw from the beautiful counties of Rutland, Leicestershire and Cambridge.

Whether you are a history buff eager to visit the many local historical sites such as Rockingham Castle and Kirby Hall, or a sport enthusiast itching for a glimpse of the town's new International Olympic-size Swimming Pool and famous motorsport Speedway, there is something for everyone in this unique corner of the UK.

All this and more awaits you at Kirby Woodlands!





THE MARKET
TOWN OF
UPPINGHAM
ONLY 8 MILES
AWAY



RESTAURANTS
CAFES
SPA
RETAILERS
DOCTORS
ALL CLOSE BY



A DEVELOPMENT
OF 2, 3, 4 & 5
BEDROOM HOMES IN
THE TOWN OF CORBY,
NORTHAMPTONSHIRE

Stylish Living



THREE
GENERATIONS OF
THE WILSON
FAMILY HAVE
TAKEN PRIDE IN
BUILDING HOMES IN
THIS AREA



EACH DAVIDSONS
HOME IS BUILT
WITH CARE AND
CRAFTSMANSHIP
OTHERWISE IT'S
NOT A DAVIDSONS
HOME



Building homes not only for you, but for generations to come.

*That's the Davidsons
difference.*

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.





RUTLAND
WATER
CLOSE BY



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



CONVENIENT
LOCATION WITHIN EASY
REACH OF BOTH TOWN
AND COUNTRYSIDE

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we understand that when building a home it needs to be built with buyers in mind. We create interior spaces that are well thought out and liveable with additional features such as: pre-wired calls for your plasma TV; outside taps for you to water your new garden; power and lighting in your garage; right through soft closing toilet seats. Our kitchens feature top brand appliances and the best quality

tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.

BUILDERS
&
PLACEMAKERS

Est.2007

3 Generations of Housebuilders





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES



OUR KITCHENS BENEFIT
FROM HIGH END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES



Great Spaces



Elegance



Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

Financial advice available.

Please speak to your development sales manager
who will be happy to help.

THE LOCAL AREA

Places of Interest

within 15mins drive

Corby Town Centre 4,200 acres of countryside, offering everything from walking and cycling to fishing and watersports	3.9 miles away
Kirby Hall 17th-century English Heritage country house with tours of elaborate state rooms and formal gardens	2 miles away
Adrenaline Alley Massive indoor sports centre with professional riding areas for BMX bikes, skateboards and scooters	0.9 miles away
Priors Hall Golf Course The 18 hole course is set in the scenic Northamptonshire countryside	3 miles away
Eye Brook Reservoir 201.3-hectare reservoir and biological Site of Special Scientific Interest	8 miles away
Town Gardens Play Area Priors Hall play area with a wide range of play equipment	0.3 miles away
Sainsburys Local Supermarket located at the District Centre on the Priors Hall site	0.2 miles away
The Good Bean Priors Hall Park The Good Bean cafe acts as a social hub for residents and visitors alike	0.2 miles away

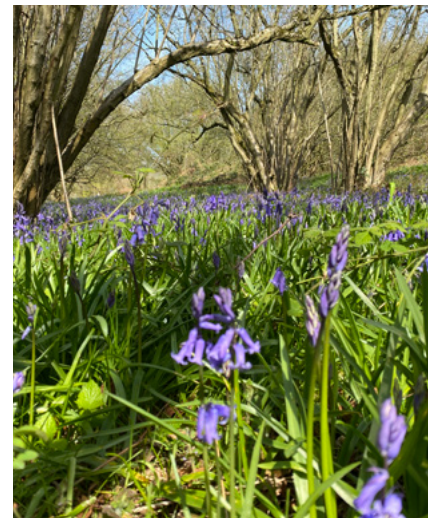


THE LOCAL AREA

Places of Interest

within 40mins drive

Burghley House Grand sixteenth-century English country house near Stamford	16 miles away
Rutland Water 4,200 acres of countryside, offering everything from walking and cycling to fishing and watersports	15.7 miles away
Aqua Park Rutland Inflatable obstacle course on a lake, with thrill slides, free falls & trampolining sessions	20.7 miles away
Uppingham Market town home to the prestigious Uppingham School	8.4 miles away
Lyndon Visitor Centre & Nature Reserve Home of the iconic Rutland Ospreys, Lyndon Visitor Centre lies on the south shore of the reservoir	17.8 miles away
Apethorpe Palace Private residence but is open to the public by pre-booked guided tours during July and August	10.4 miles away
Rutland Hall Hotel & Spa Escape to the luxury of Rutland Hall Hotel and Spa, located on the shores of stunning Rutland Water	18.7 miles away
The Rutland Showground Events space, showing the yearly Rutland County Show and many more	17.5 miles away



THE LOCAL AREA

Places of Interest

Bars & Restaurants

Royal Tandoori

Veteran Indian restaurant with contemporary decor turning out modern and classic dishes

3.2 miles away

Hitchens Barn

Hitchen's Barn serves Modern British & locally sourced food

8.2 miles away

The Olive Branch

Award Winning Village Pub and Inn

23 miles away

The Hatton Arms

Pub fare and real ales in a historic, 14th-century thatched inn with a real fire and patio garden

3.2 miles away

The Red Lion

In the heart of the village of Great Bowden, a country pub which has recently been refurbished

0.8 miles away

La Fonte Italian Bistro

Award winning restaurant restaurant in the centre of Corby

4.2 miles away

Olive Restaurant & Bar

Independant restaurant & cocktail bar

4.2 miles away



Distances may vary from each site



THE LOCAL AREA

Places of Interest

Cafés & Bakeries

Hungry hossee

A hidden gem on a back street in Corby

4.3 miles away

Cafe Luna

Small independent cafe in Corby

3.6 miles away

The Good Bean Priors Hall Park

The Good Bean cafe acts as a social hub for residents and visitors alike

0.5 miles away

Lydia's Coffee Shop

A lunchtime menu selection of paninis, sandwiches, soup and jacket potatoes to name just a few

3.3 miles away

Scandimania Coffee House

Authentic Scandinavian home-baked and freshly prepared cuisine to take out

8.4 miles away

The Barn Tea Room At Rockingham

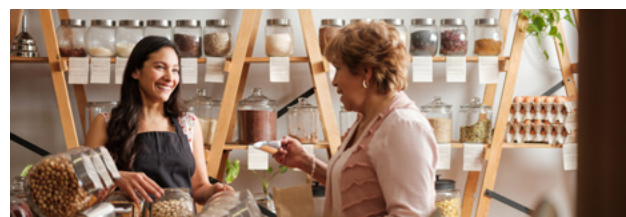
Tea Room serving coffee, tea and cakes in Rockingham

4.6 miles away

Hambletons Bakery

Award winning bakery in the centre of Oakham

14 miles away



Distances may vary from each site



TRANSPORT LINKS



Corby Railway Station

3.3miles away

Trains to Birmingham every 1hr

Trains to London every 30mins

Drive Times

to Corby (via Steel Rd)	5mins
to Leicester (via A6)	54mins
to Kettering (via A43)	21mins
to Northampton (via A43)	42mins
to Cambridge (via A14)	1hr 5mins
to London (via M11)	1hr 41mins



Airports

Birmingham (BHX)	1hr 3mins
East Midlands Airport (EMA)	1hr 6mins
London Luton (LTN)	1hr 22mins
London Heathrow (LHR)	2hr
London Standted (STN)	1hr 24mins

LOCAL AMENITIES



Supermarkets

Sainsburys Local	0.2miles away
ASDA	2.2miles away
M&S	2.2miles away

Hospital A&E

Corby Community Hospital	4.2 miles away
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Gyms & Leisure Centres

PureGym Corby	4miles away
Anytime Fitness Corby	3.6miles away
Lodge Park Sports Centre	5miles away
Corby International Pool	4.2miles away

Nurseries

Corby Primary Academy	5miles away
Pen Green Centre for Children	3.3miles away
Little Stanion Primary School	3.5miles away

Distances may vary from each site

LOCAL SCHOOLS

Corby Primary Academy

5miles away

Ofsted Outstanding

Brooke Weston Academy

5.6miles away

Ofsted Outstanding

Corby Technical School

3.6miles away

Ofsted Outstanding

Maplefields Academy

5.8miles away

Ofsted Outstanding

Kingswood Secondary Academy

5.5miles away

Ofsted Good

Youth Works Community College

9.8miles away

Ofsted Good





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