

HERITAGE

- REDROW -

KINGS MOAT GARDEN VILLAGE

CHESTER





WELCOME TO KINGS MOAT GARDEN VILLAGE



A COLLECTION OF 3 & 4 BEDROOM HOMES ON THE OUTSKIRTS OF CHESTER

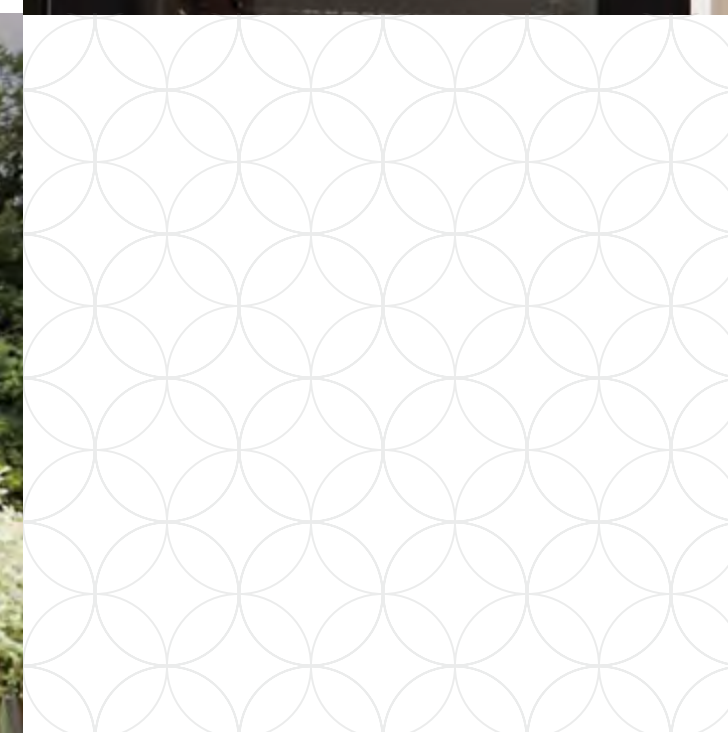
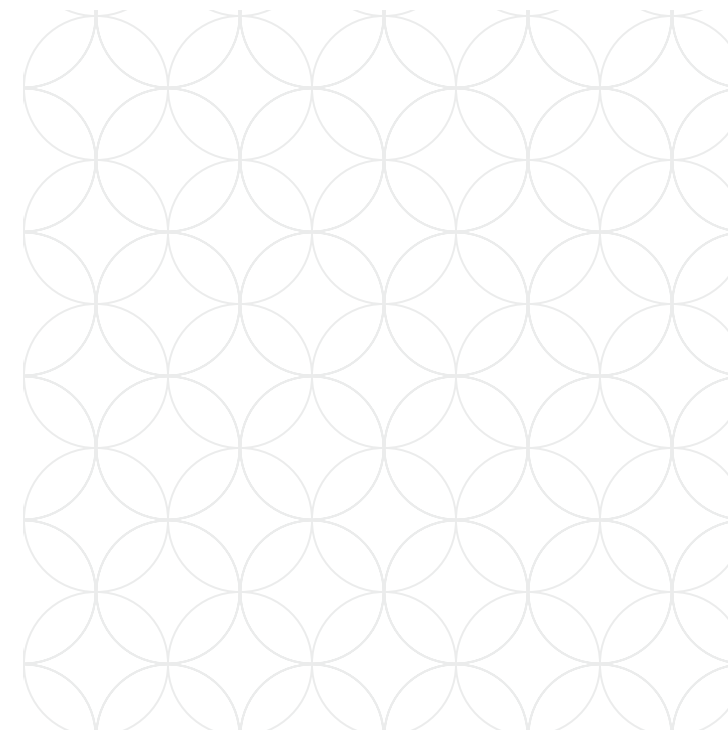
Less than 10 minutes from Chester, and even closer to the creative hub of Handbridge, Kings Moat Garden Village is within easy reach of excellent shopping and recreational facilities, superb commuter links, and a number of outstanding state and private schools.

Kings Moat Garden Village hosts a beautiful selection of three and four bedroom homes from our award-winning Heritage Collection. Move here to enjoy wide open spaces, picturesque riverside walks and historic cultural treats.



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.

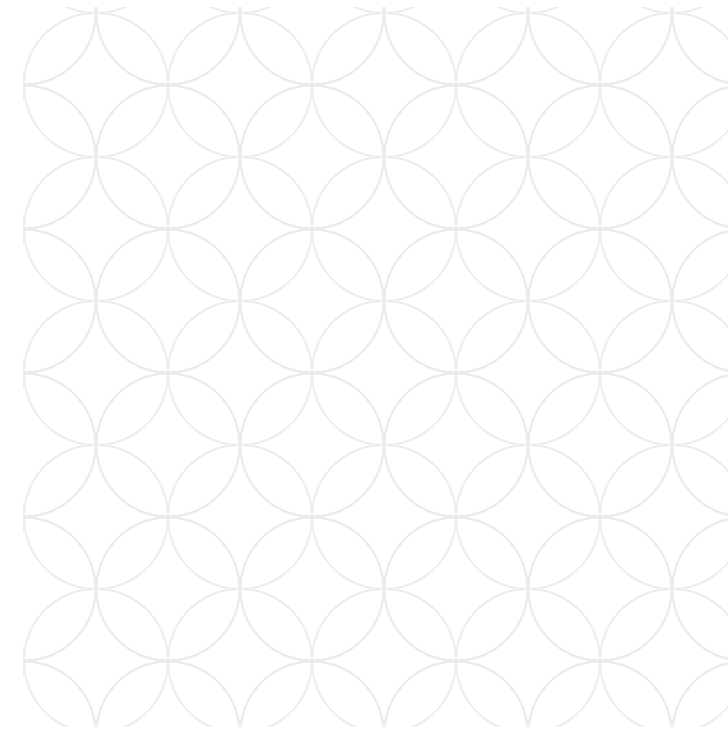


BETTER BY DESIGN

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

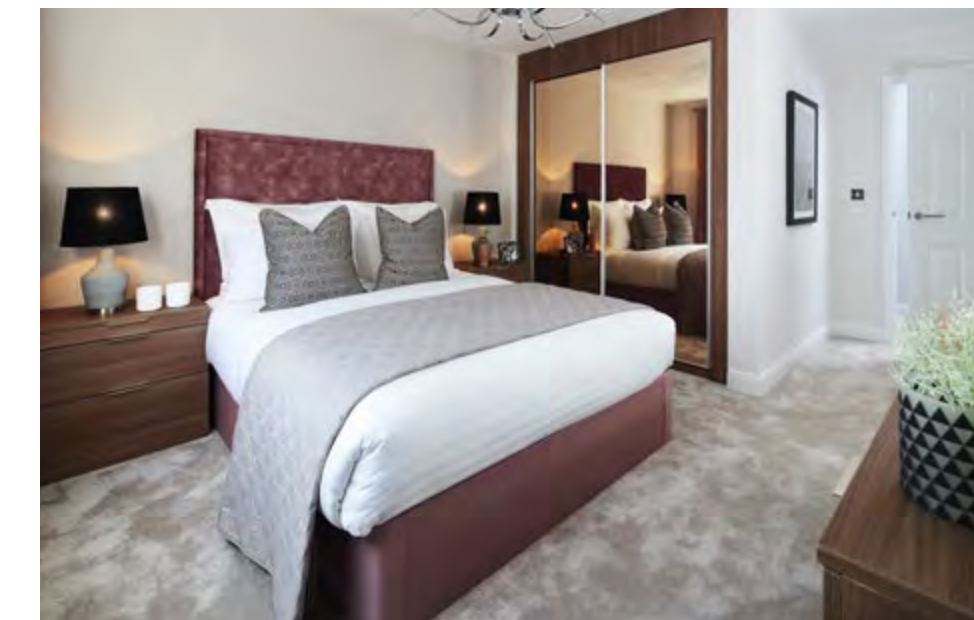
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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.





ENJOY THE AREA

With Chester so close to home, you'll never be short on things to do and see – whether it's a day of shopping, a delicious meal or a slice of local history.

A wonderful family day out awaits at Chester Zoo, one of the UK's most visited attractions outside London that is home to around 500 species of animals to discover. Those after retail therapy can enjoy a range of shopping throughout Chester, with the incredible range of well-known brands and independent boutiques found in its two main shopping centres as well as the Rows galleries, England's oldest shopping facade.

There's plenty more history to uncover in Chester, with evidence of its past proudly displayed in every area of the city. Discover Chester's rich industrial heritage at any of its working museums or take a wander around the magnificent 1000-year old Chester Cathedral.

There's no shortage of evening entertainment either, from the independent acts on offer at Storyhouse, Chester's boutique theatre to the latest blockbusters at the Cineworld cinema just a 9-minute drive away in neighbouring Broughton.



ENJOY AN ACTIVE LIFESTYLE

Active lifestyles are catered for at Nuffield Health & Fitness just a 15-minute walk away, with a state-of-the-art gym, swimming pool, spa and a variety of group classes.

Those who enjoy great outdoors will be on the doorstep of the magnificent Cheshire countryside. Explore the incredible scenery and local wildlife along many of region's designated walks and cycleways, with many breathtaking views to admire along the way. You could even take a walk along the famous Chester City walls. A full circuit of ancient defensive walls that are open for the public to enjoy.

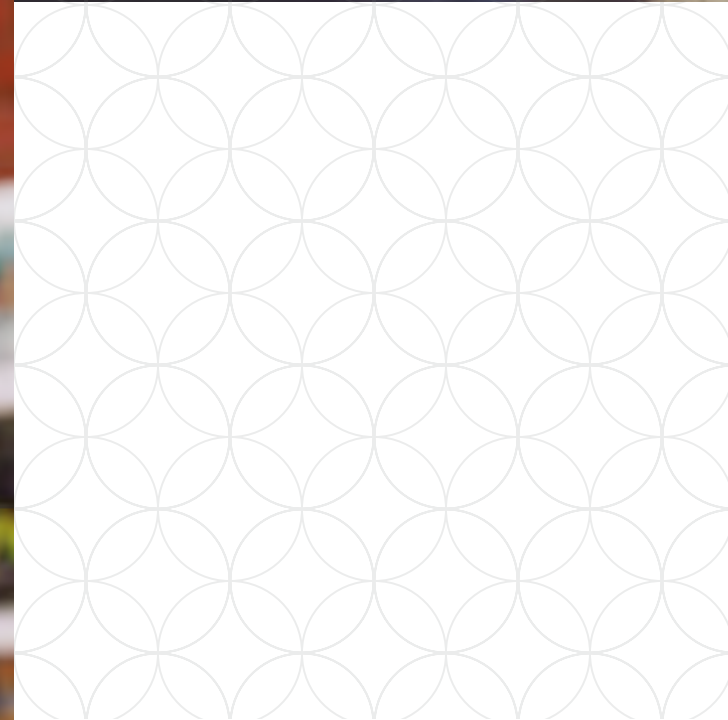
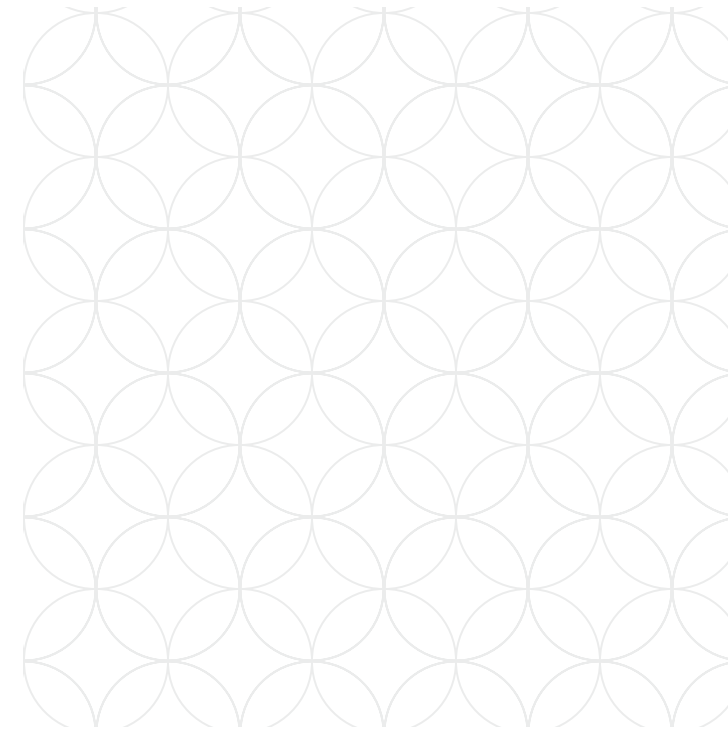
Avid golfers will be close to a number of excellent golf courses, with both Westminster Park Municipal Golf Course and Chester Golf Club under 10 minutes away by car.

A number of Cheshire's best country parks are close at hand for moments of relaxation, from the rich wildflower meadows nestled along the River Dee to the ancient woodland, idyllic waterfall and castle ruins at the historic Wepre Park.

Your local GPs are be found at Chester Wellness Centre just a 2-minute drive away, whilst your local dentists, The Wellness Dental Clinic and Dentologicum, are both under a 5-minute drive from home.

OPPORTUNITIES FOR LEARNING

Whilst Kings Moat Garden Village is set to benefit from the opening of a new primary school, it's also in easy reach of a number of well-regarded schools further afield. The King's School is just a 5-minute walk away, offering independent education for ages 4-18, whilst The Bishops' Blue Coat and The Catholic high schools are both under 10 minutes away by car.



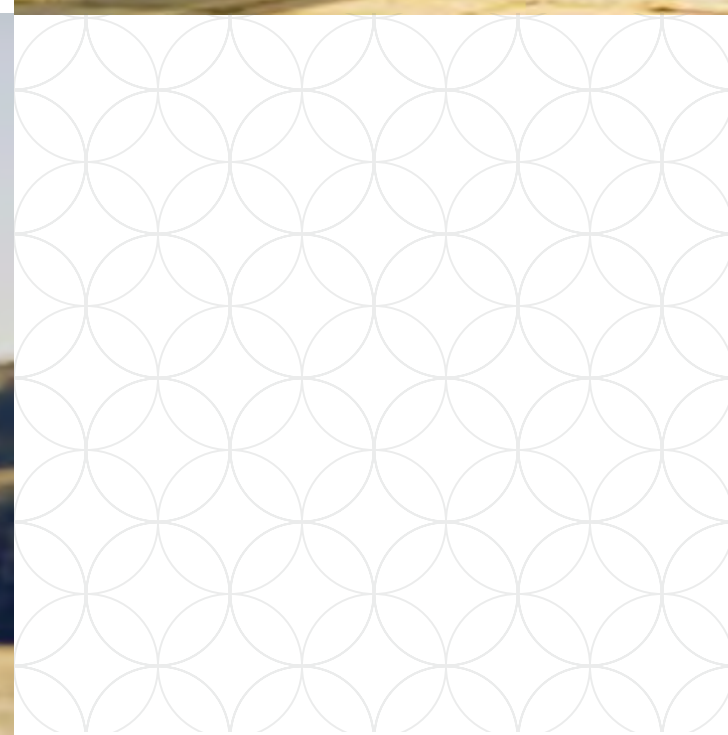
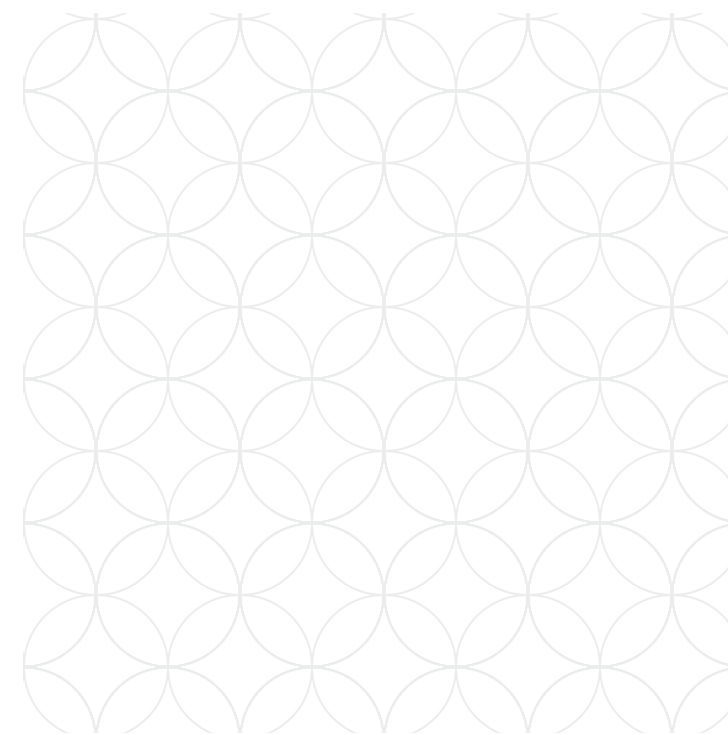
GETTING AROUND

Those who prefer to travel by car will benefit from an excellent local road network, with Chester's city centre just a 10-minute drive from home. Further afield, Wrexham is a 20-minute drive away via the A483, whilst both Liverpool and Manchester are around an hour away.

Chester station is just a 15-minute drive from Kings Moat Garden Village, where you'll find services to Liverpool Lime Street in 50 minutes and Manchester Piccadilly in 1 hour 28 minutes. There are also 23-minute services to Crewe, where you then change for journeys to Birmingham New Street in just over an hour and London Euston in around two and a half hours.

WE PUT MORE IN

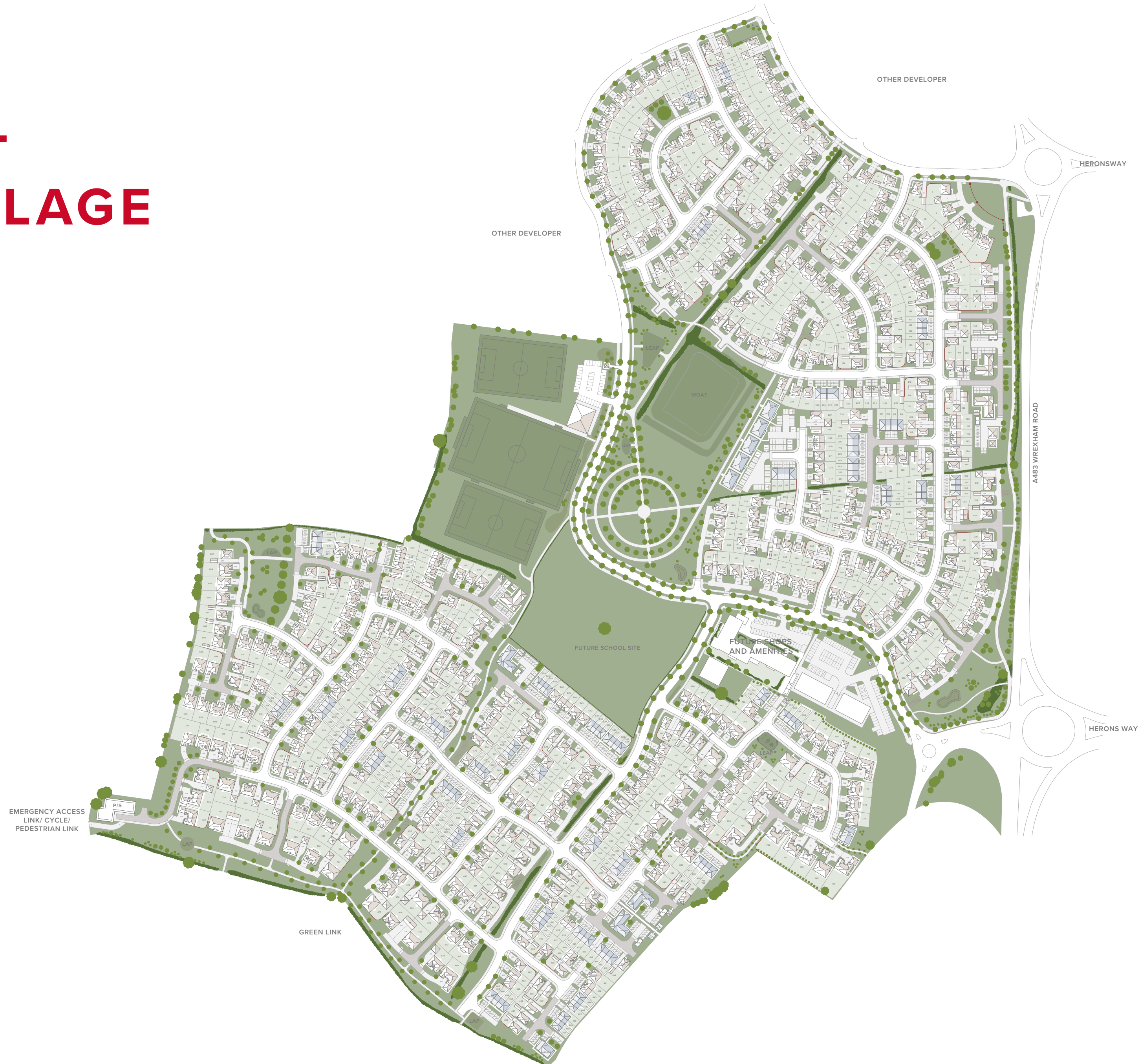
At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Kings Moat Garden Village**.



SO YOU GET MORE OUT

- Public Green Spaces
- Children's Area of Play
- Cycleways & Footpaths
- Future Primary School
- Future commercial units

EXPLORE KINGS MOAT GARDEN VILLAGE



- B/S** - Bin Store
- S/S** - Sub Station
- C/S** - Cycle Store
- V** - Visitor Parking
- P/S** - Pumping Station
- LAP** - Local Area of Play
- BCP** - Bin Collection Point
- LEAP** - Locally Equipped Area of Play

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

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



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 services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. 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 will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will 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 will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





KINGS MOAT GARDEN VILLAGE

—
Wrexham Road, Chester, Cheshire CH4 7EB

Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)