

**HERITAGE**

- REDROW -

# **ALCONBURY WEALD II**

HUNTINGDON

 **REDROW**



# WELCOME TO ALCONBURY WEALD II



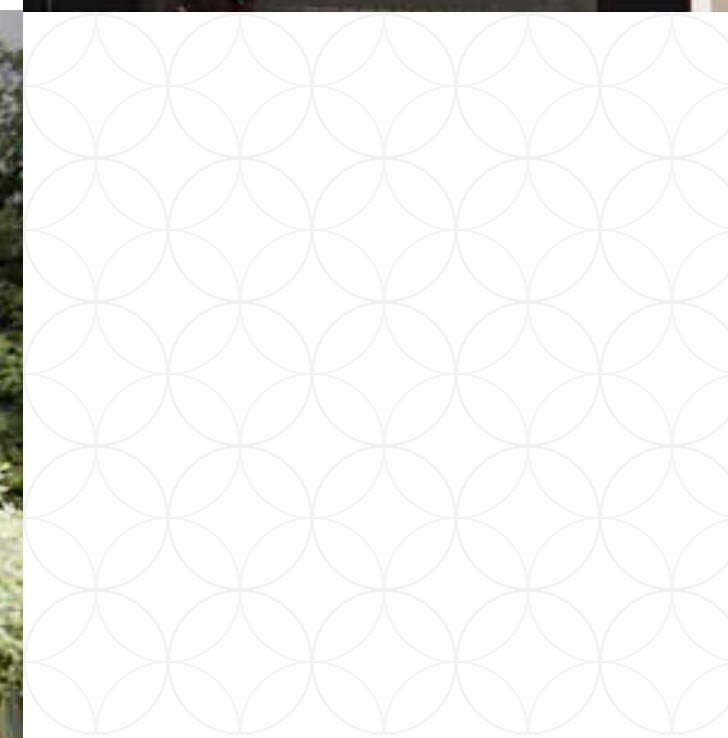
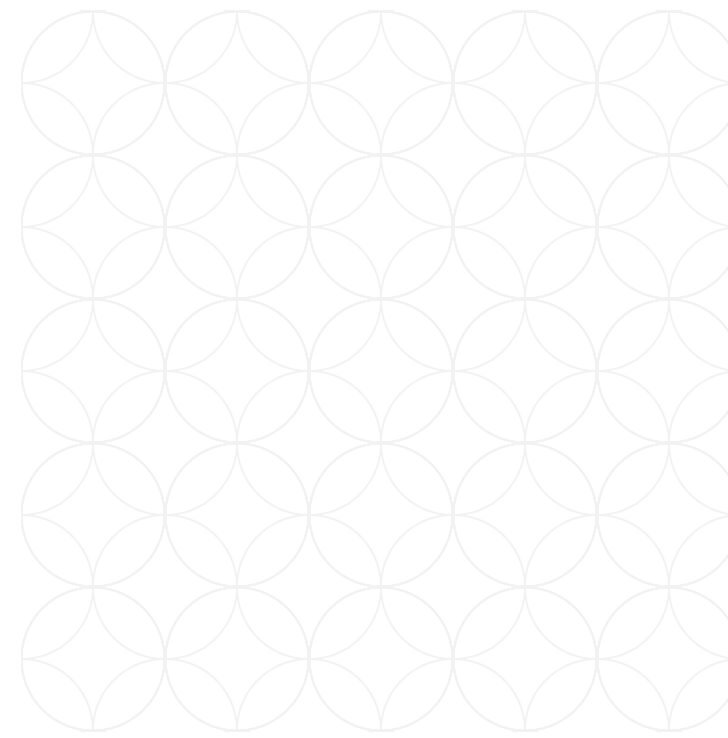
## A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES IN THE NEW TOWN OF ALCONBURY WEALD.

Set on the edges of an historic village but part of a stylish and very contemporary new development, Alconbury Weald II is proof that sequels can be just as appealing as their prequels – if not more so. Complementing Redrow's popular Alconbury Weald development in the new town of the same name, Alconbury Weald II features a sophisticated collection of 2, 3, 4 & 5 bedroom homes in rural Cambridgeshire, based on Redrow's award-winning Heritage Collection but with a distinct regional variation of their own.



# 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.

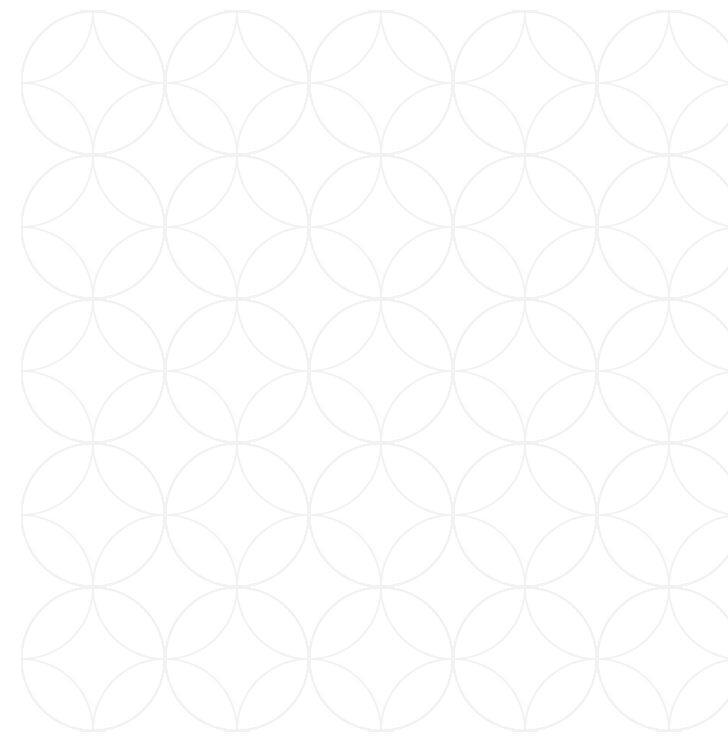


# BETTER BY DESIGN

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.



## 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 Alconbury Weald evolving as a new and well-appointed town in its own right, amenities are plentiful, both in neighbouring Alconbury village and in nearby Huntingdon and Peterborough. For supermarket shopping, Huntingdon is home to a Tesco Extra, Sainsbury's, Aldi and Lidl, all located within a 15 minute drive of home. Alconbury itself has a post office and pharmacy, both situated within 2 miles of the development. For more serious retail therapy, Huntingdon's Chequers Shopping Centre offers a wide variety of household name stores, from Clarks and Next to M&S and TK Maxx.

Those looking to wine and dine can also look forward to an eclectic eating and drinking out scene, with a range of good pubs, and restaurants serving cuisines from around the world. Huntingdon is again a good choice, whether you're seeking tantalising Turkish flavours at Ephesus Restaurant, traditional Thai fare at Original Thai or a curry of choice at Indian eateries Rajpoot or The Darjeeling. Closer to home, The Pathfinder pub is just a mile from the development, while restaurant Bohemia Alconbury Weald is also close by and specialises in fresh seasonal food and delicious cocktails.



## ENJOY AN ACTIVE LIFESTYLE

For those seeking sport, fun and fitness, there will be no shortage of options. Alconbury Weald's Unit Fitness centre has a gym with group fitness and personal training also available. Swimmers, meanwhile, can take advantage of the range of courses available for adults and children at the Aqua Drops Swim School, while golfers can enjoy a round at Brampton Park Golf Club.

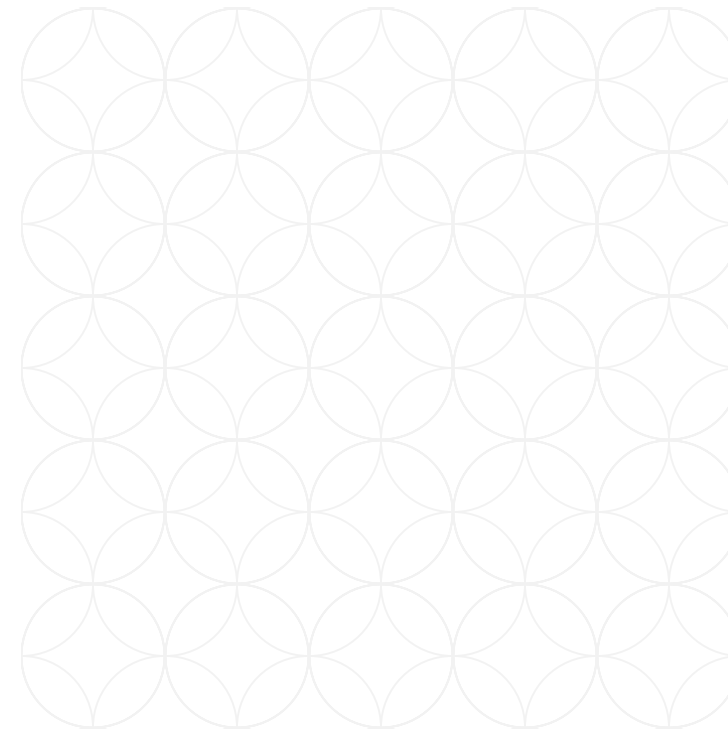
Over the next 15 to 20 years, there are also plans for a new healthcare centre, a district centre, 3 local centres, formal open spaces, sports pitches and 806 acres of woodland and open green spaces to be established in Alconbury Weald.

Film fans can catch all the latest blockbusters at Huntingdon's Cineworld cinema, while anyone interested in learning more about the area's history and heritage can do so at the town's Cromwell Museum, home to the widest collection of items on public display relating to the life and times of Oliver Cromwell anywhere in the world. The watch office and operations building at the former Alconbury airfield – dating back to the Second World War – is also well worth a visit. Hinchbrooke Country Park is home to a variety of wildlife, and is ideal for walks and picnics.

# OPPORTUNITIES FOR LEARNING

Parents of growing families will be pleased to find a range of schools. Jemima House Day Nursery and Ermine Street Church Academy are both located within Alconbury Weald, with the latter rated 'Good' by Ofsted. There are also plans for 3 new primary schools in Alconbury Weald over the next 15 to 20-year period.

For older students, Hinchingsbrooke School is around an 8 minute drive and is also rated 'Good', with plans in place for a new secondary school to open in Alconbury Weald in 2023.



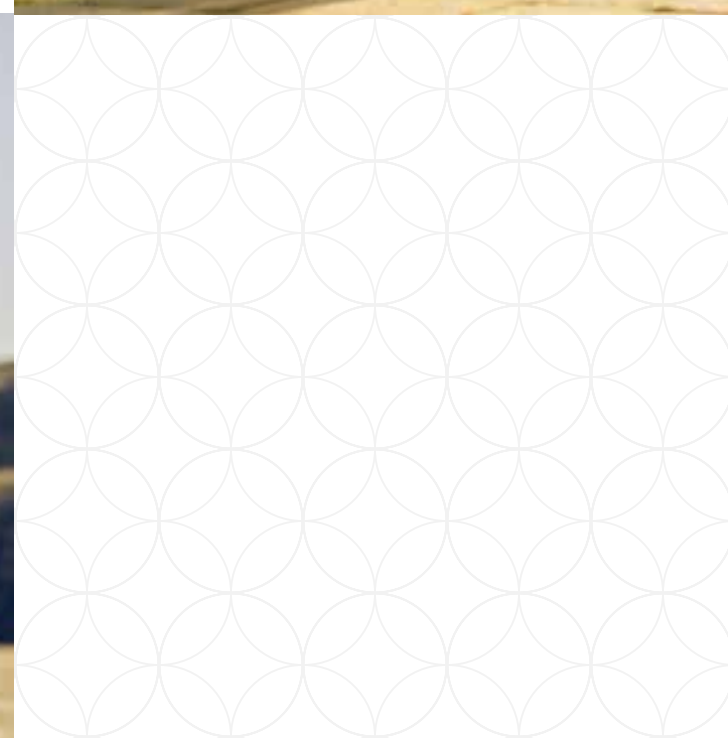
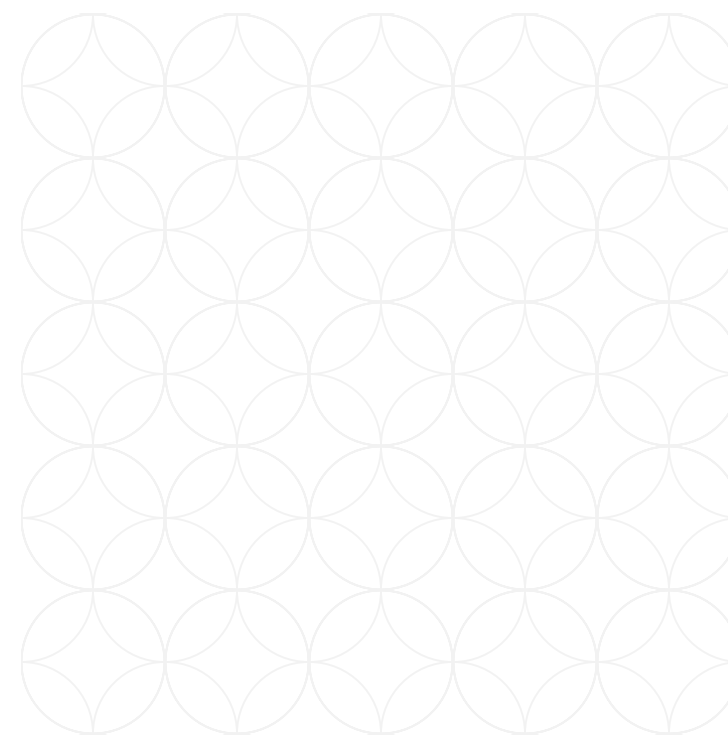
# GETTING AROUND

Transport connections are excellent, whether you're looking to travel by road or rail. The development is located minutes from the A1(M) trunk road, for straightforward journeys to Central London in just under 2 hours. You can also pick up the A1 for onward travel to Peterborough (30 minutes), while Cambridge is accessible via the A14 in around 38 minutes.

For rail travel, Huntingdon train station is around 15 minutes away in the car and offers services to London St Pancras (1 hour and 5 minutes), Peterborough (22 minutes) and London Gatwick Airport (2 hours and 7 minutes). There is also a proposed site for a new railway station to be built in Alconbury Weald over the next 15 to 20 years.

# 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 **Alconbury Weald II**.



# SO YOU GET MORE OUT

- Public Open Spaces
- Pocket Parks

# EXPLORE ALCONBURY WEALD PHASE 2



## KEY

<b>BUXTON</b> 2 BEDROOM MID TERRACED HOME	<b>PORTMAN 4</b> 4 BEDROOM SEMI-DETACHED HOME
<b>BAKEWELL</b> 3 BEDROOM END TERRACED HOME	<b>STRATFORD</b> 4 BEDROOM DETACHED HOME
<b>LETCWORTH</b> 3 BEDROOM SEMI-DETACHED HOME	<b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME
<b>PORTMAN 3</b> 3 BEDROOM SEMI-DETACHED HOME	<b>HARLECH</b> 4 BEDROOM DETACHED HOME
<b>PORTMAN 3 MARKER</b> 3 BEDROOM SEMI-DETACHED HOME	<b>HARROGATE</b> 4 BEDROOM DETACHED HOME
<b>WARWICK</b> 3 BEDROOM DETACHED HOME	<b>HIGHGATE 5 KEY</b> 5 BEDROOM DETACHED HOME
<b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	

## AFFORDABLE HOUSING

- Shared Ownership
- Affordable Rent

- Sub Station
- Block Paving



This plan and the location of affordable homes 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 development and plot specific details inclusive of PV panels and M4(2)/M4(3) compliant properties please liaise directly with our Sales Consultant.





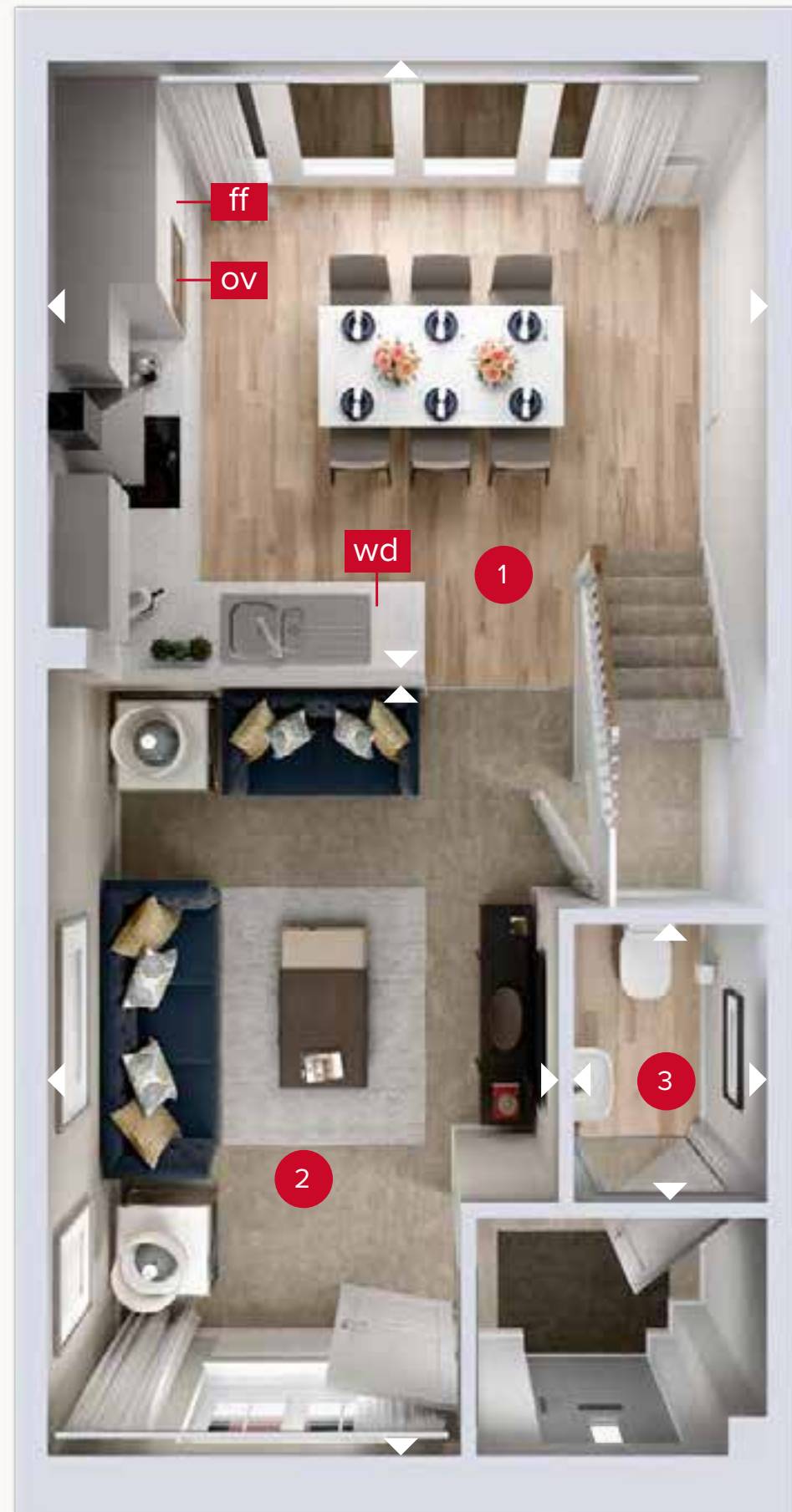
**HERITAGE**

- REDROW -

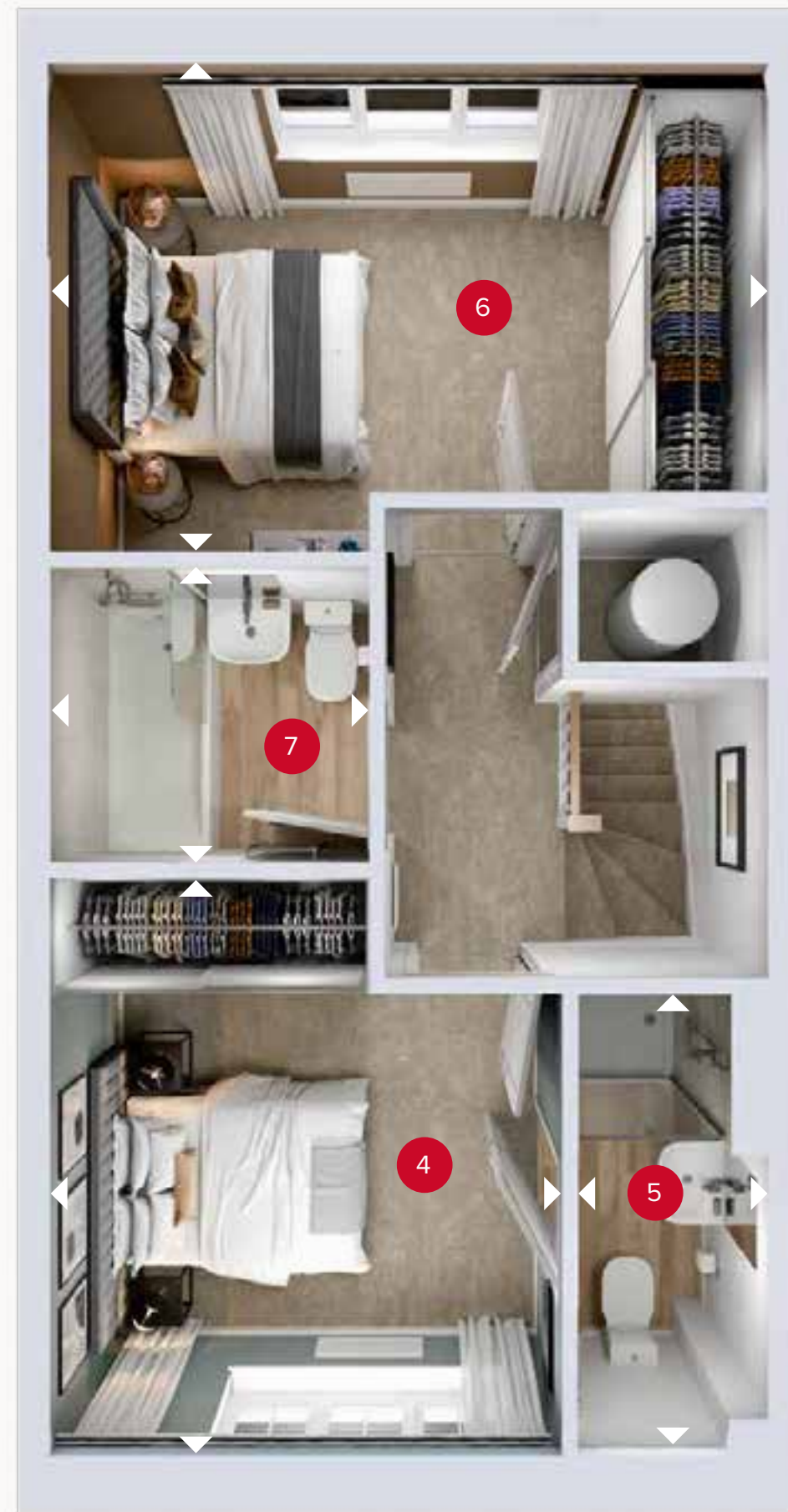
# **THE BUXTON**

TWO BEDROOM HOME





**GROUND FLOOR**



**FIRST FLOOR**

# THE BUXTON

## GROUND FLOOR

1	Kitchen/Dining	13'6" x 11'1"	4.11 x 3.37 m
2	Lounge	14'9" x 9'6"	4.49 x 2.91 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m

## FIRST FLOOR

4	Bedroom 1	10'10" x 9'8"	3.31 x 2.95 m
5	En-suite	8'8" x 3'6"	2.64 x 1.07 m
6	Bedroom 2	13'6" x 9'1"	4.11 x 2.76 m
7	Bathroom	6'4" x 5'7"	1.93 x 1.70 m



30.05.2023

Customers should note this illustration is an example of the Buxton 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_BUXT\_MM.2.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wd - washer dryer





**HERITAGE**

- REDROW -

# THE BAKEWELL

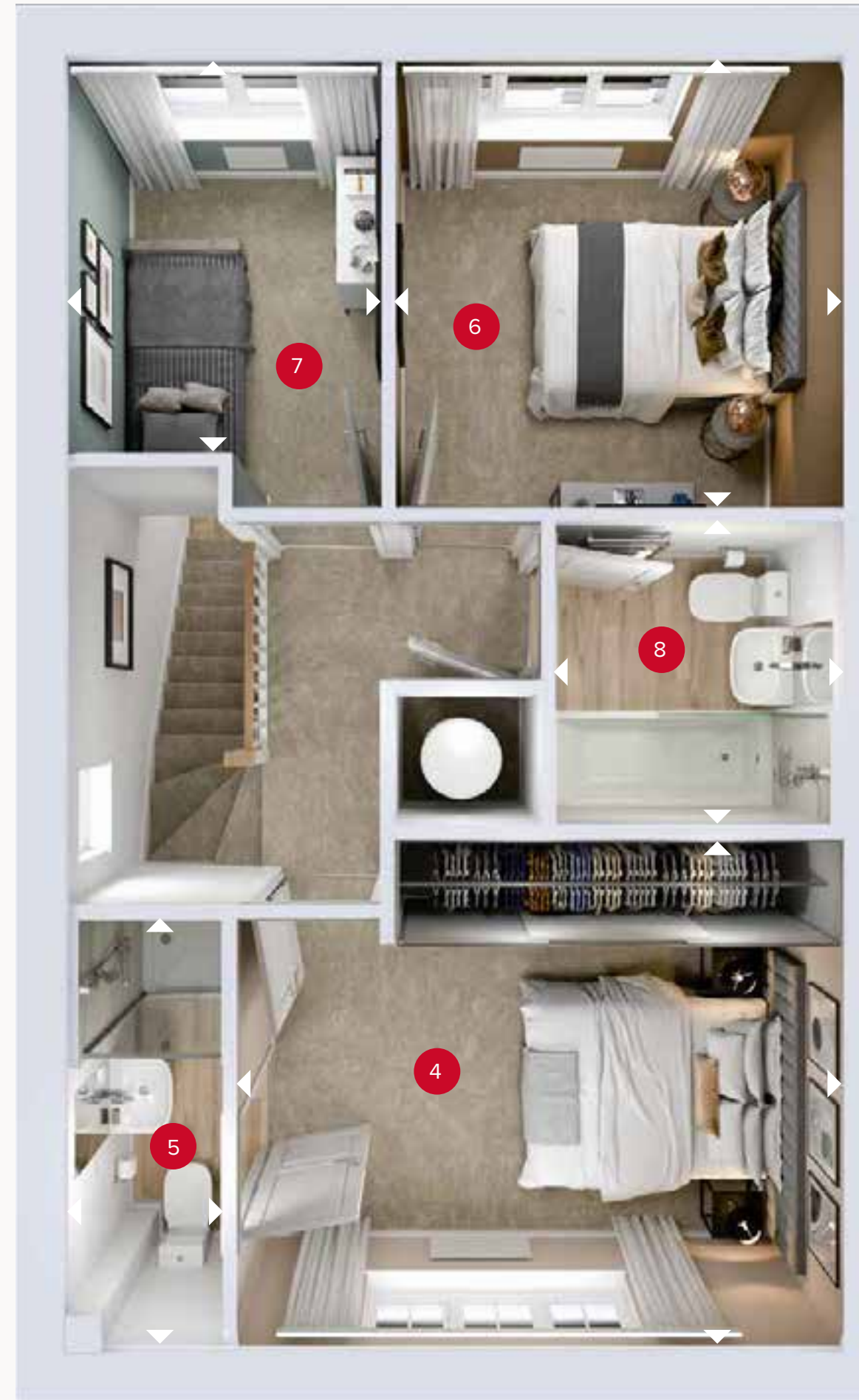
THREE BEDROOM HOME

 **REDROW**

# THE BAKEWELL



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/ Dining	15'8" x 10'7"	4.78 x 3.23 m
2	Lounge	15'2" x 11'9"	4.63 x 3.58 m
3	Cloaks	5'3" x 3'8"	1.60 x 1.11 m

## FIRST FLOOR

4	Bedroom 1	12'4" x 10'4"	3.75 x 3.14 m
5	En-suite	8'8" x 3'1"	2.64 x 0.94 m
6	Bedroom 2	9'1" x 9'1"	2.77 x 2.76 m
7	Bedroom 3	7'11" x 6'4"	2.42 x 1.92 m
8	Bathroom	6'2" x 5'10"	1.88 x 1.78 m



02.06.2023

Customers should note this illustration is an example of the Bakewell 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_BAKE\_EM.2.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
wd - washer dryer  
ff - fridge freezer





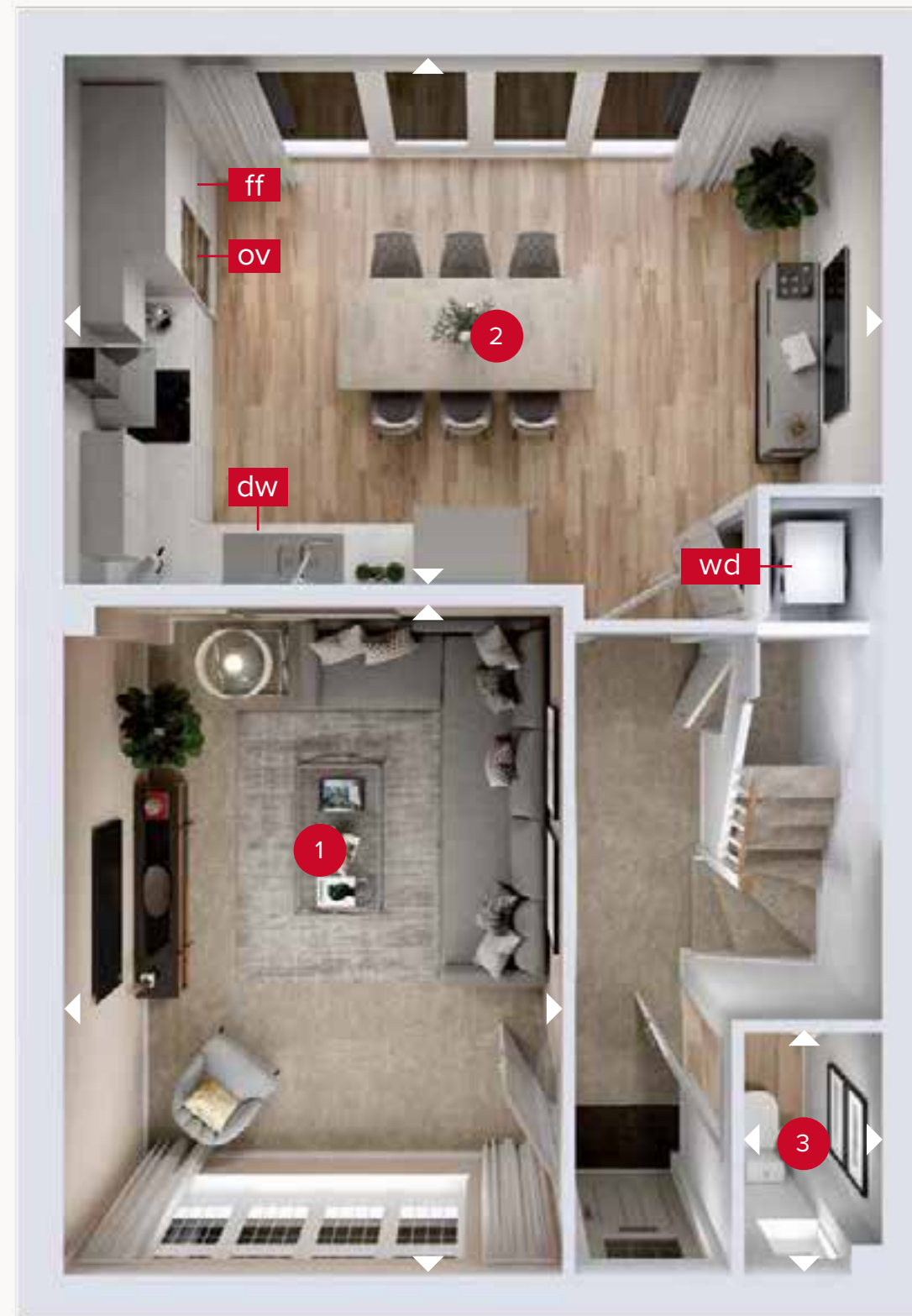
**HERITAGE**

- REDROW -

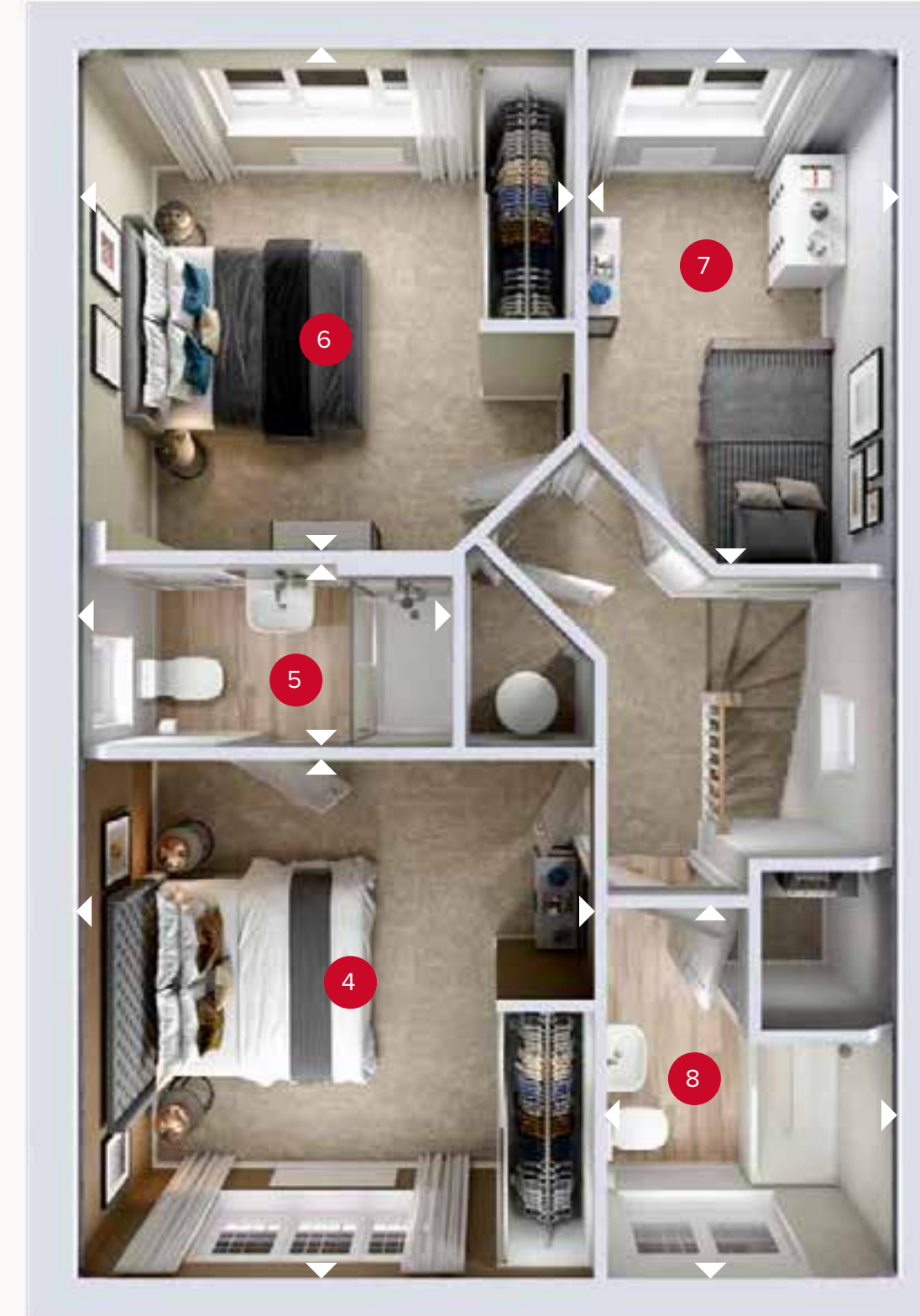
# **THE WARWICK**

THREE BEDROOM HOME





**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

1 Lounge	15'7" x 11'6"	4.75 x 3.49 m
2 Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3 Cloaks	5'7" x 3'2"	1.70 x 0.98 m

## FIRST FLOOR

4 Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
5 En-suite	8'3" x 4'2"	2.51 x 1.27 m
6 Bedroom 2	11'6" x 11'3"	3.50 x 3.42 m
7 Bedroom 3	12'4" x 7'2"	3.75 x 2.19 m
8 Bathroom	8'9" x 6'9"	2.66 x 2.05 m



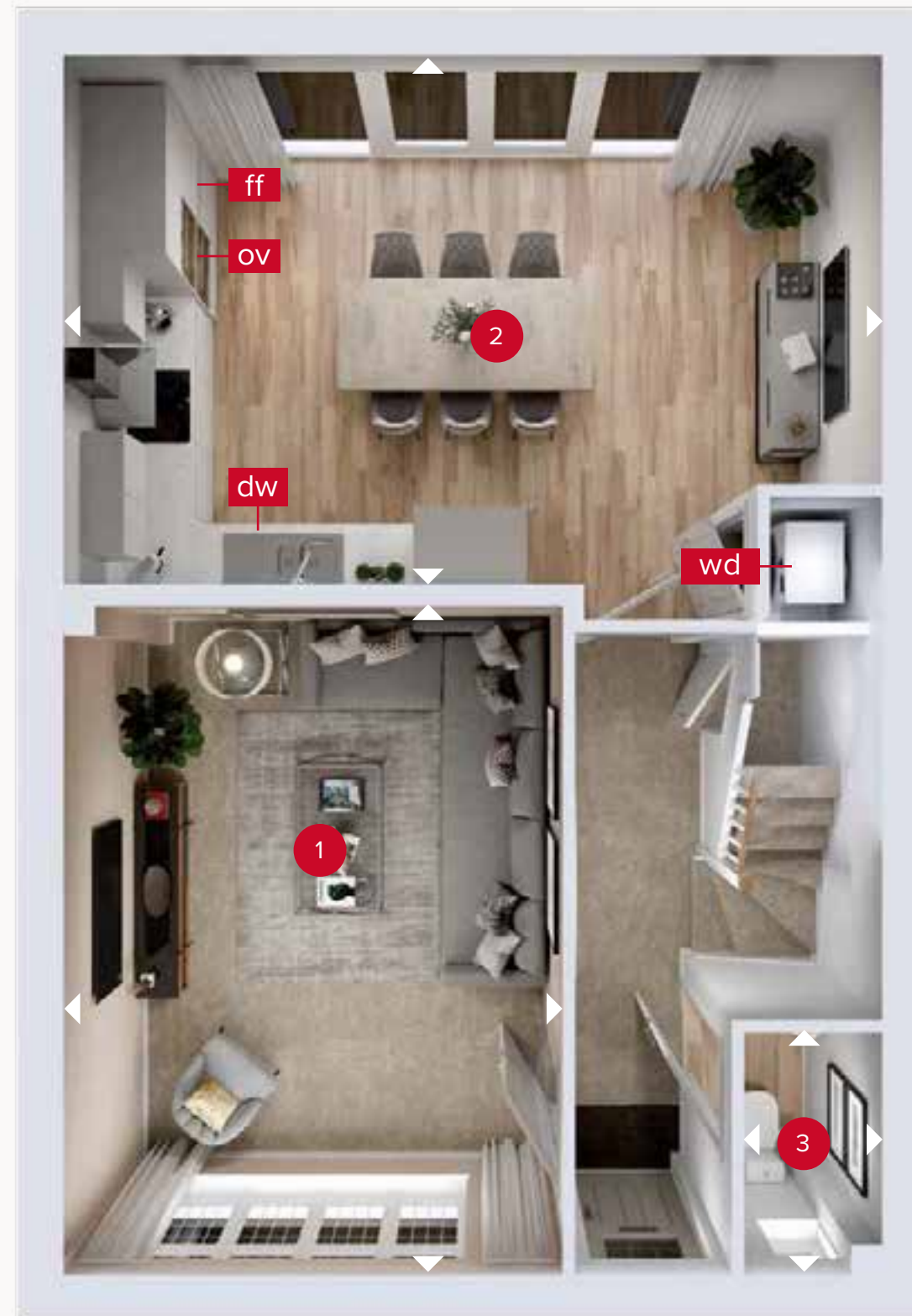
**HERITAGE**

- REDROW -

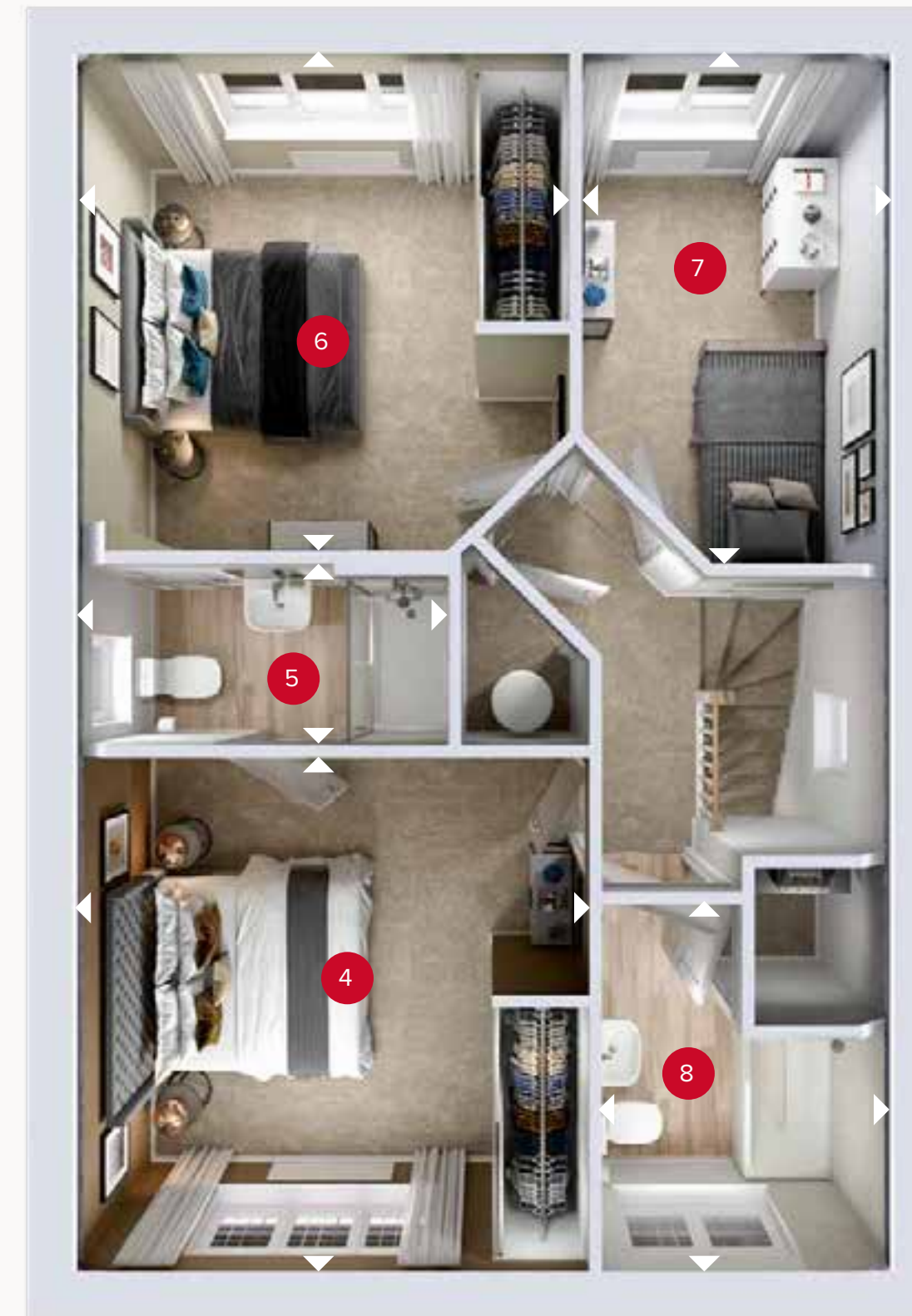
# **THE WARWICK II**

THREE BEDROOM HOME





**GROUND FLOOR**



**FIRST FLOOR**

# THE WARWICK

## GROUND FLOOR

1 Lounge	15'7" x 11'6"	4.75 x 3.49 m
2 Kitchen/ Dining	18'9" x 12'3"	5.70 x 3.73 m
3 Cloaks	5'7" x 3'2"	1.70 x 0.98 m

## FIRST FLOOR

4 Bedroom 1	12'0" x 11'8"	3.66 x 3.56 m
5 En-suite	8'3" x 4'2"	2.51 x 1.27 m
6 Bedroom 2	11'6" x 11'3"	3.50 x 3.42 m
7 Bedroom 3	12'4" x 7'2"	3.75 x 2.19 m
8 Bathroom	8'9" x 6'9"	2.66 x 2.05 m



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM HOME

 **REDROW**

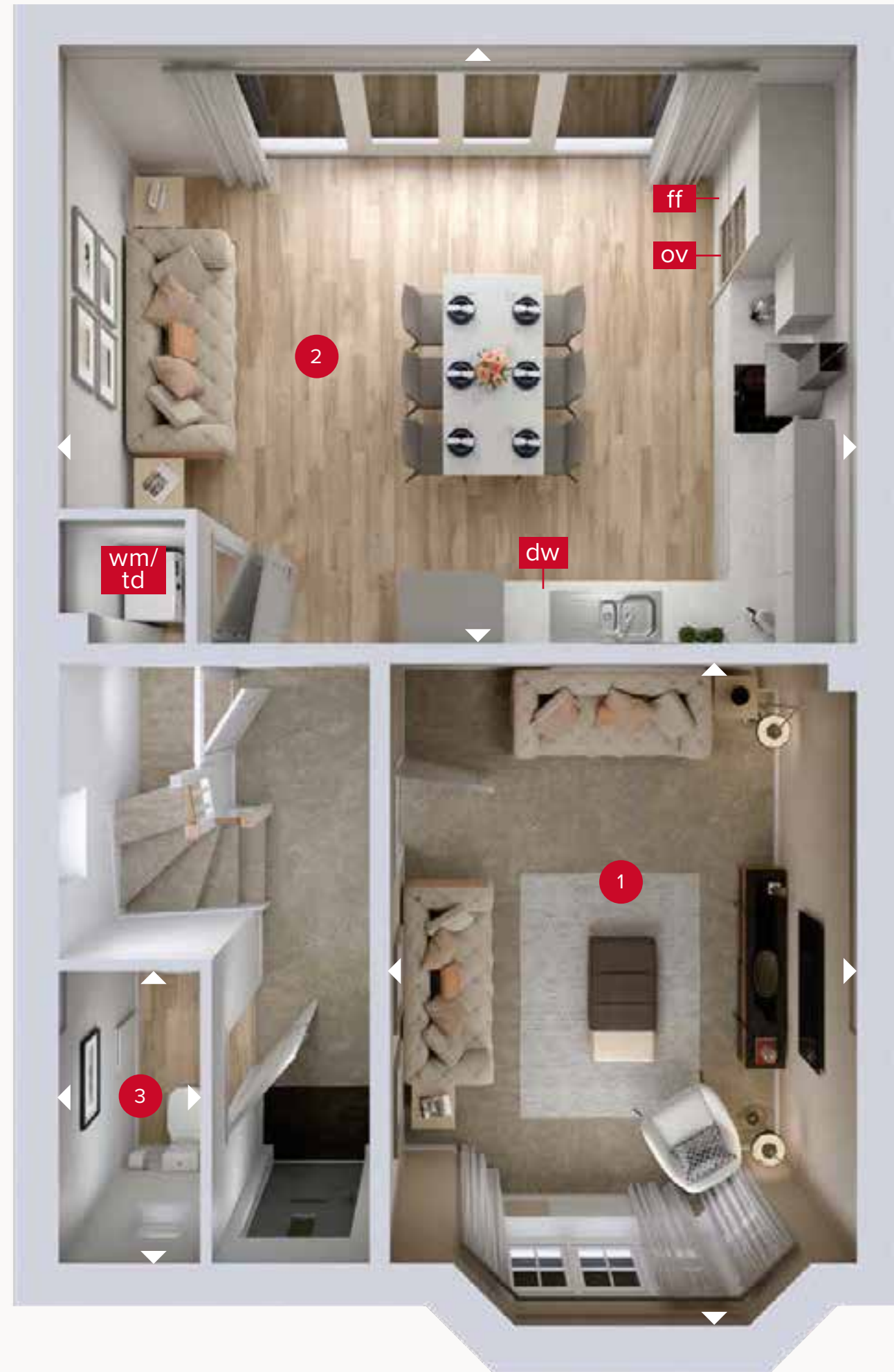
# THE STRATFORD

## GROUND FLOOR

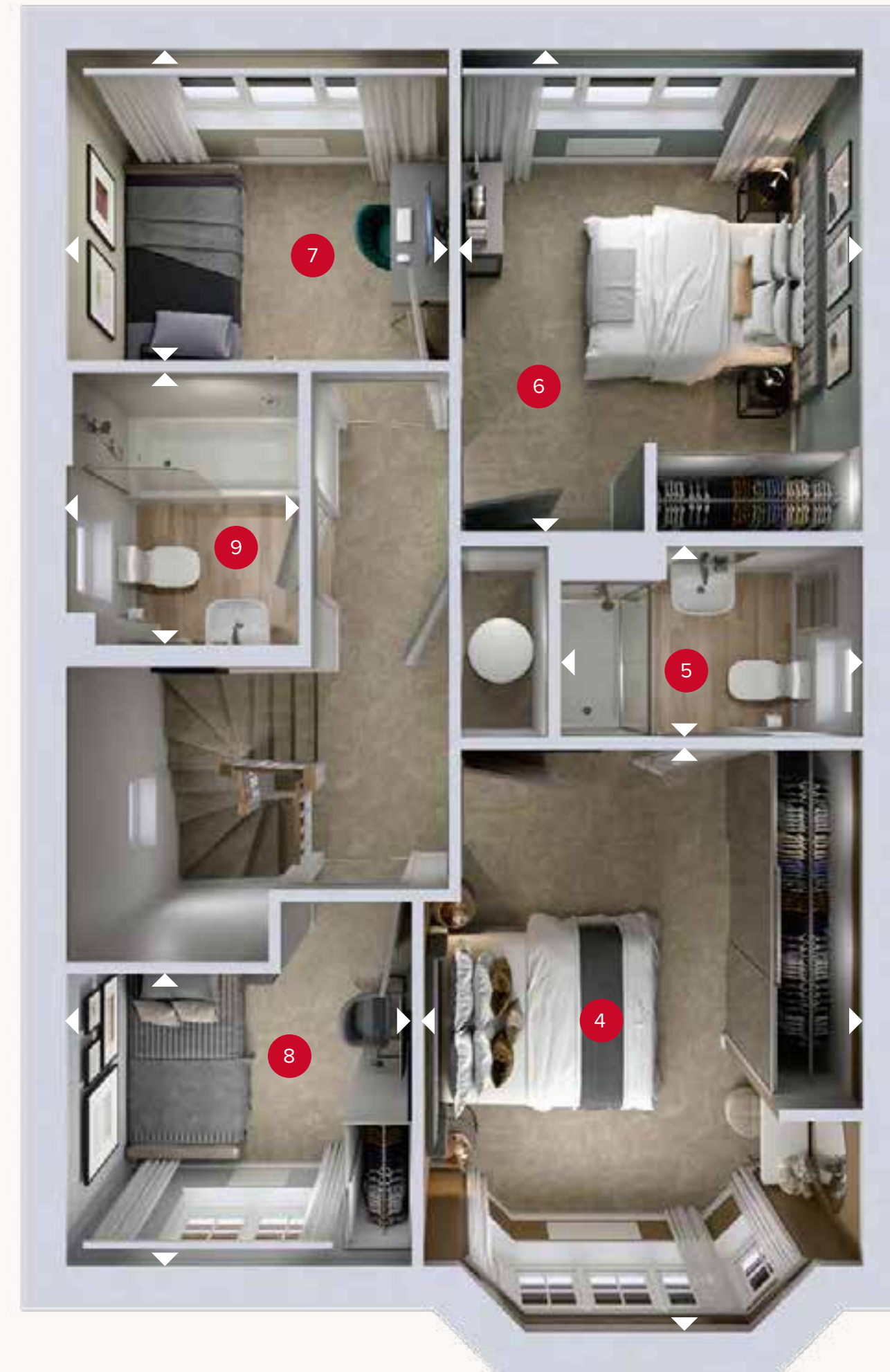
1	Lounge	16'4" x 11'6"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'5" x 14'11"	5.93 x 4.54 m
3	Cloaks	7'3" x 3'6"	2.20 x 1.07 m

## FIRST FLOOR

4	Bedroom 1	14'4" x 10'7"	4.36 x 3.24 m
5	En-suite	7'4" x 4'7"	2.24 x 1.39 m
6	Bedroom 2	12'0" x 9'11"	3.66 x 3.02 m
7	Bedroom 3	9'3" x 7'10"	2.81 x 2.38 m
8	Bedroom 4	8'7" x 7'3"	2.60 x 2.20 m
9	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



**GROUND FLOOR**



**FIRST FLOOR**



02.03.2023

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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_STRA\_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher space  
wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# **THE AMBERLEY**

THREE BEDROOM HOME



# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	18'9" x 11'1"	5.70 x 3.37 m
2	Lounge	18'9" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

## FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'6"	2.36 x 1.69 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m



Customers should note this illustration is an example of the Amberley End 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_AMBY\_EM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space



**HERITAGE**

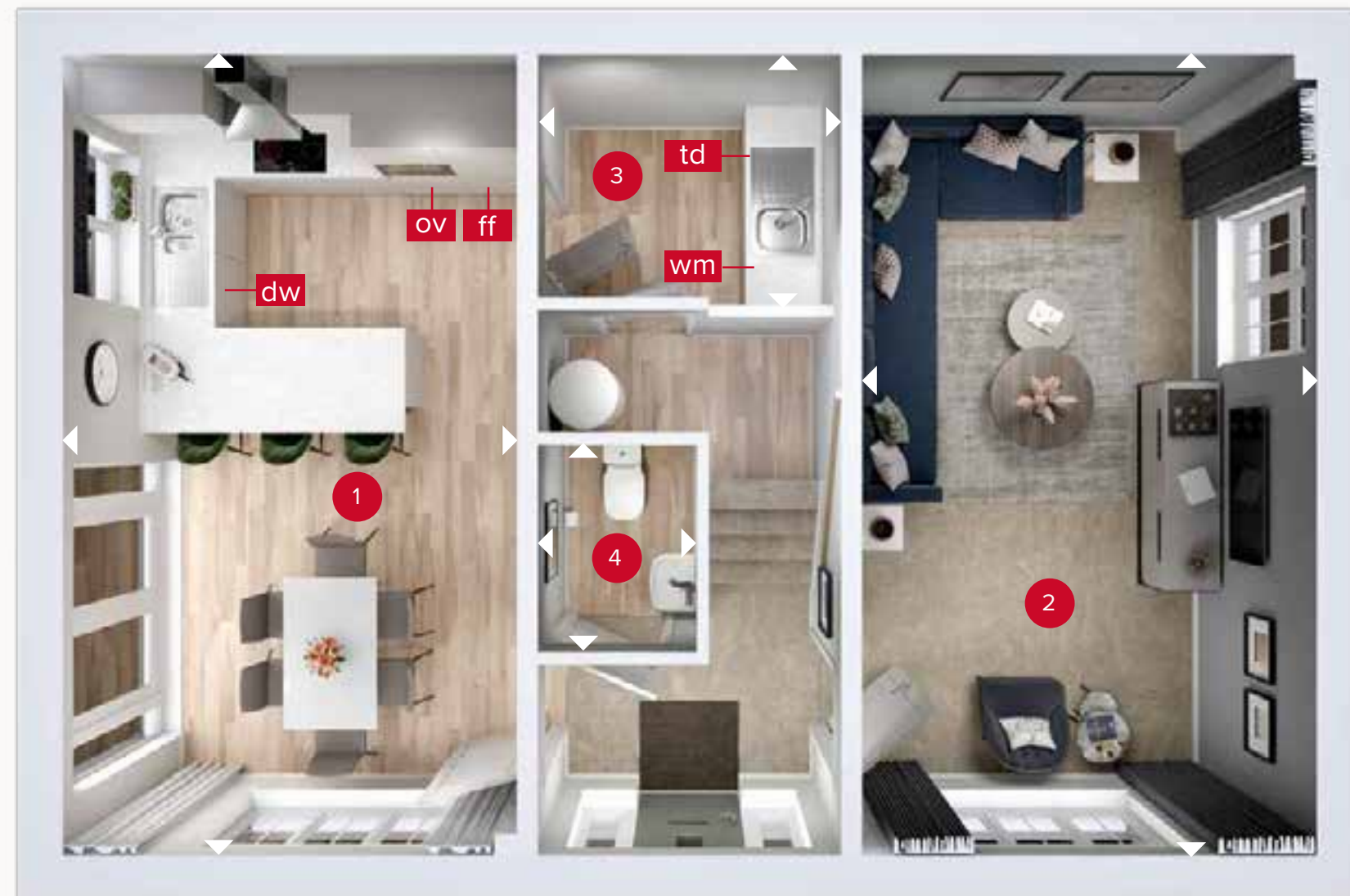
- REDROW -

# **THE AMBERLEY II**

THREE BEDROOM HOME



# THE AMBERLEY



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	18'9" x 11'1"	5.70 x 3.37 m
2	Lounge	18'9" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

## FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'6"	2.36 x 1.69 m
7	Bedroom 2	11'3" x 9'11"	3.43 x 3.02 m
8	Bedroom 3	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	6'10" x 6'5"	2.09 x 1.95 m



Customers should note this illustration is an example of the Amberley End 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_AMBY\_EM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space



**HERITAGE**

- REDROW -

# THE LETCHWORTH

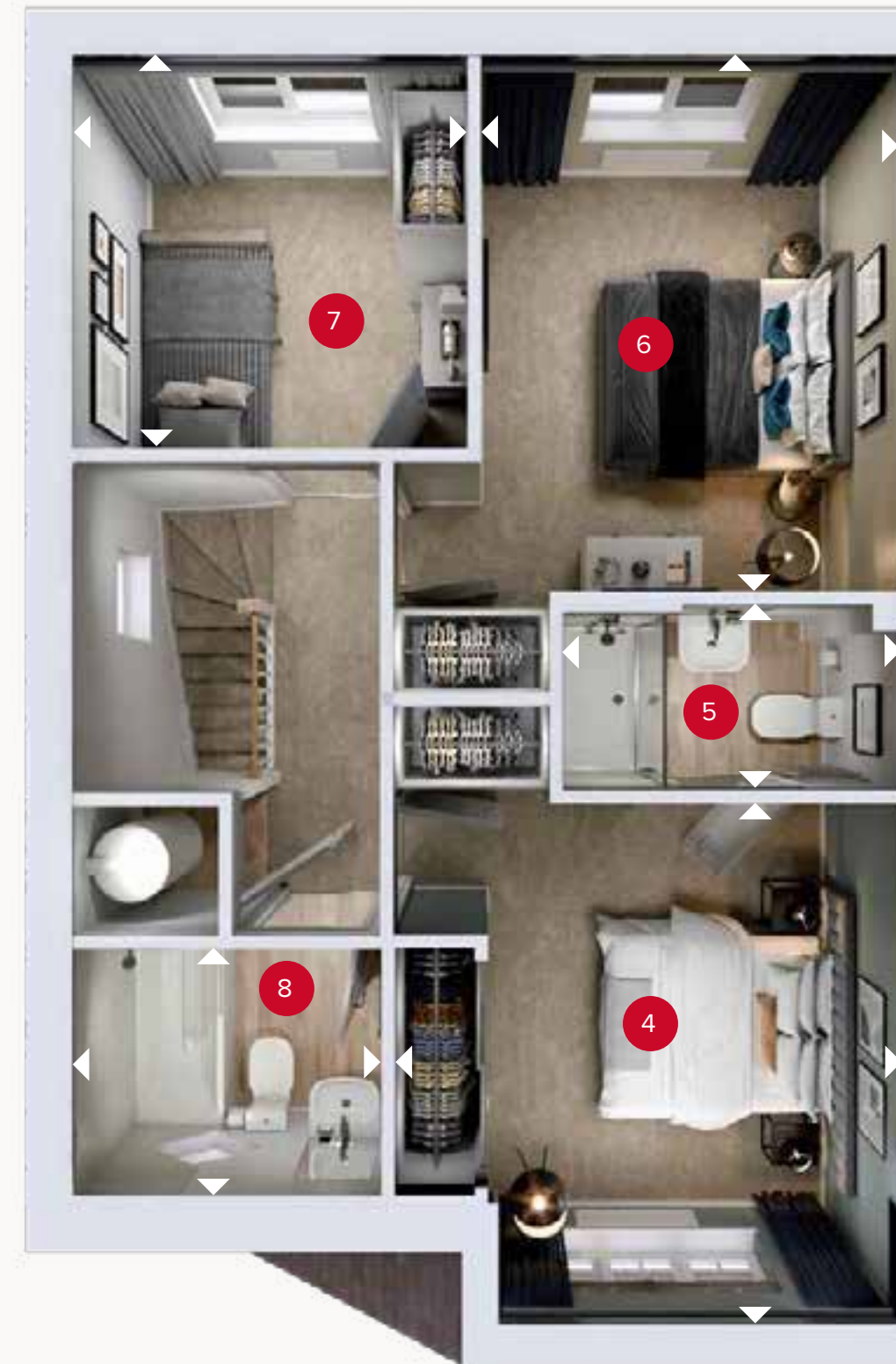
THREE BEDROOM HOME



# THE LETCHWORTH



**GROUND FLOOR**



**FIRST FLOOR**

## GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## FIRST FLOOR

4	Bedroom 1	11'5" x 11'1"	3.47 x 3.38 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.61 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



**HERITAGE**

- REDROW -

# THE LETCHWORTH II

THREE BEDROOM HOME



# THE LETCHWORTH

## GROUND FLOOR

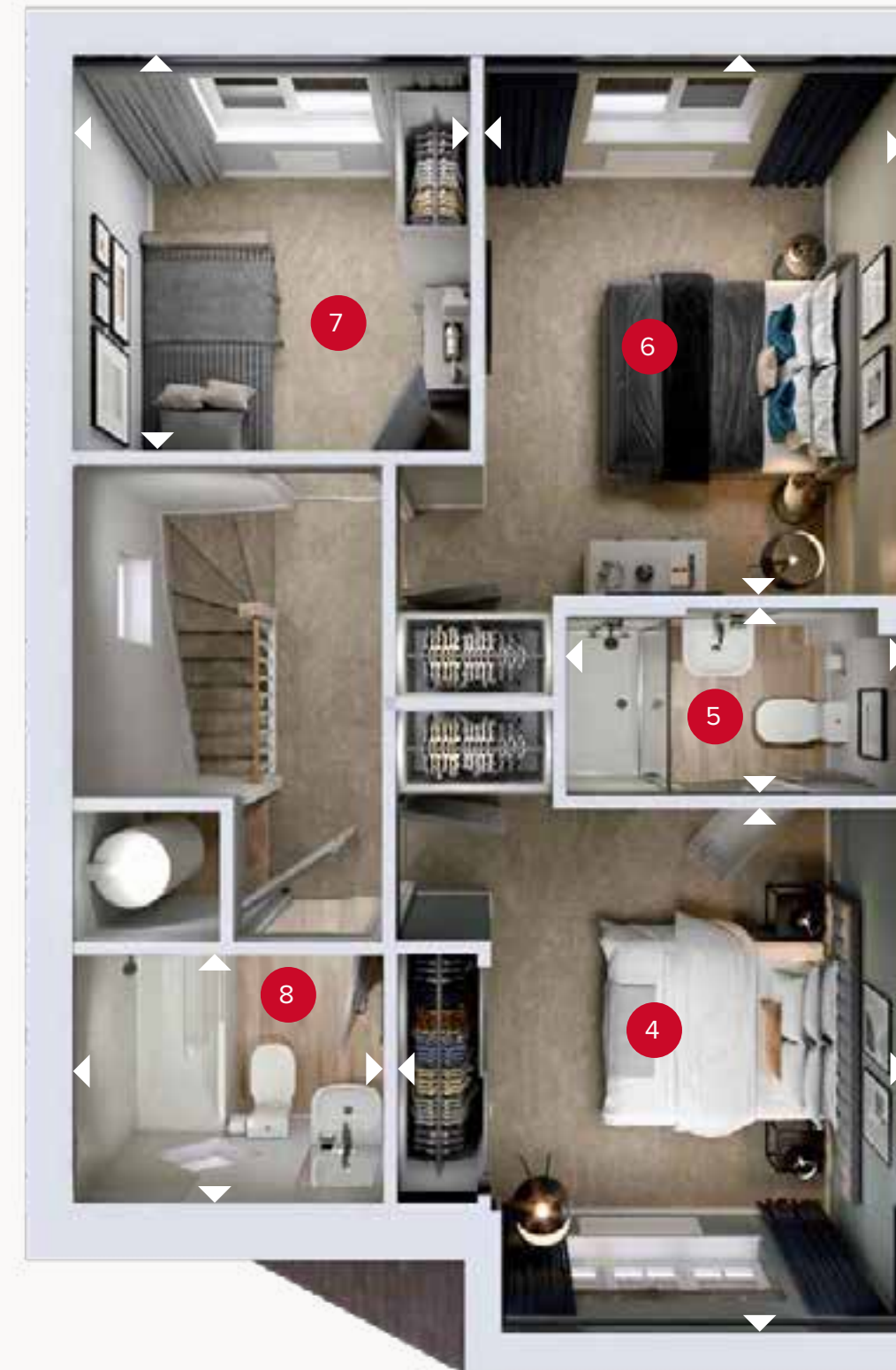
1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 11'0"	4.89 x 3.35 m
3	Cloaks	6'5" x 2'11"	1.94 x 0.90 m

## FIRST FLOOR

4	Bedroom 1	11'5" x 11'1"	3.47 x 3.38 m
5	En-suite	7'5" x 4'1"	2.26 x 1.25 m
6	Bedroom 2	11'10" x 9'3"	3.62 x 2.81 m
7	Bedroom 3	8'8" x 8'7"	2.64 x 2.61 m
8	Bathroom	6'8" x 5'7"	2.03 x 1.71 m



GROUND FLOOR



FIRST FLOOR



**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE CAMBRIDGE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m



29.02.2024

Customers should note this illustration is an example of the Cambridge 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_CAMB\_DM.2.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# **THE CAMBRIDGE II**

FOUR BEDROOM HOME





**GROUND FLOOR**



**FIRST FLOOR**

# THE CAMBRIDGE

## GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	16'3" x 11'8"	4.95 x 3.57 m
3	Utility	6'1" x 5'11"	1.85 x 1.80 m
4	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

## FIRST FLOOR

5	Bedroom 1	13'8" x 12'11"	4.16 x 3.94 m
6	En-suite	8'2" x 4'3"	2.49 x 1.30 m
7	Bedroom 2	13'8" x 11'0"	4.17 x 3.36 m
8	Bedroom 3	11'7" x 8'2"	3.52 x 2.49 m
9	Bedroom 4	11'9" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'4" x 7'2"	2.53 x 2.19 m



29.02.2024

Customers should note this illustration is an example of the Cambridge 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_CAMB\_DM.2.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





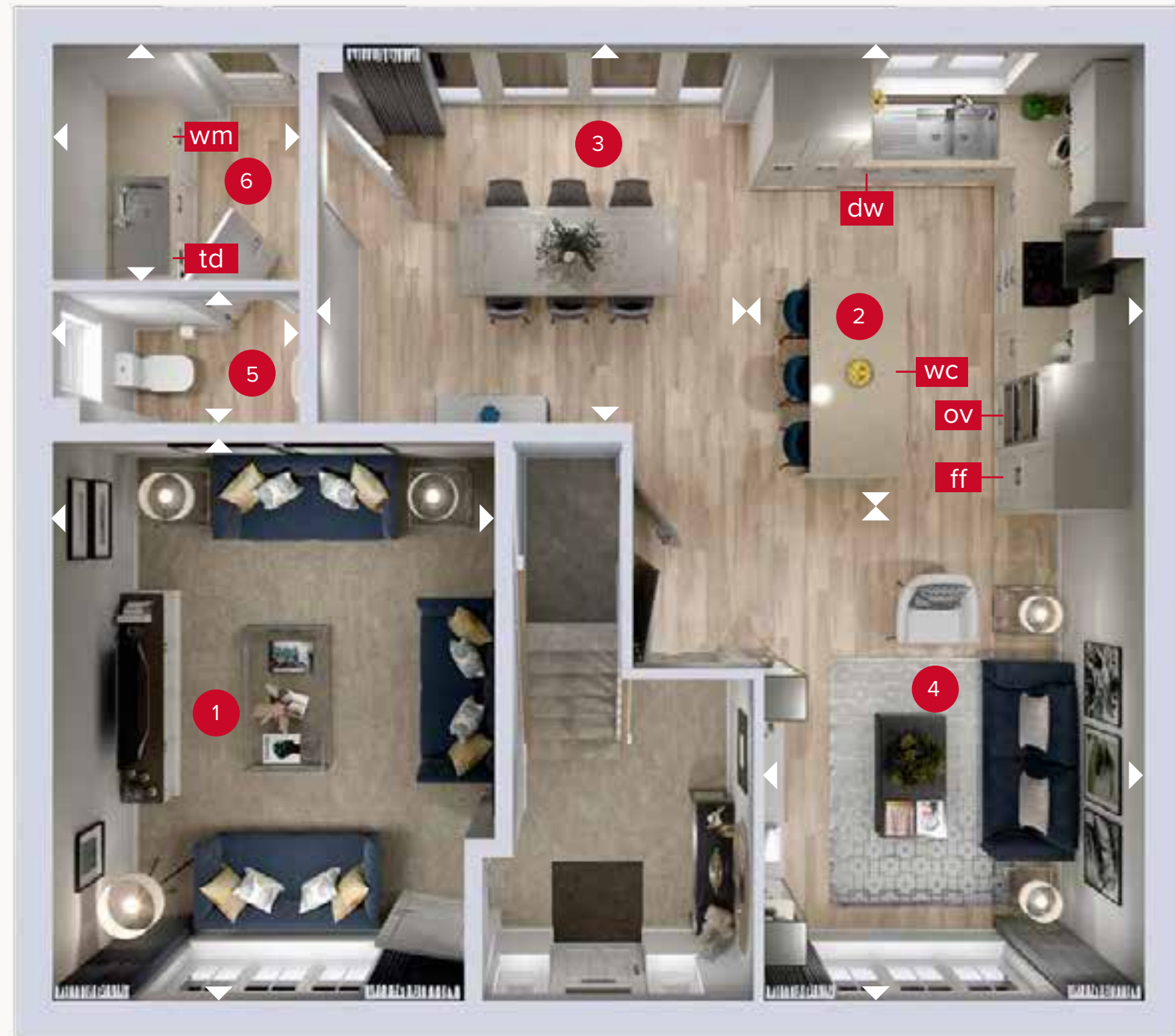
**HERITAGE**

- REDROW -

# THE HARROGATE II

FOUR BEDROOM HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE HARROGATE

## GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	5'8" x 3'7"	1.73 x 1.09 m
6	Utility	6'5" x 5'8"	1.94 x 1.73 m

## FIRST FLOOR

7	Bedroom 1	12'2" x 10'10"	3.72 x 3.30 m
8	Dressing	6'10" x 6'5"	2.09 x 1.96 m
9	En-suite	8'1" x 5'6"	2.47 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.05 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	11'2" x 9'2"	3.40 x 2.79 m
13	Bathroom	7'7" x 5'9"	2.31 x 1.76 m



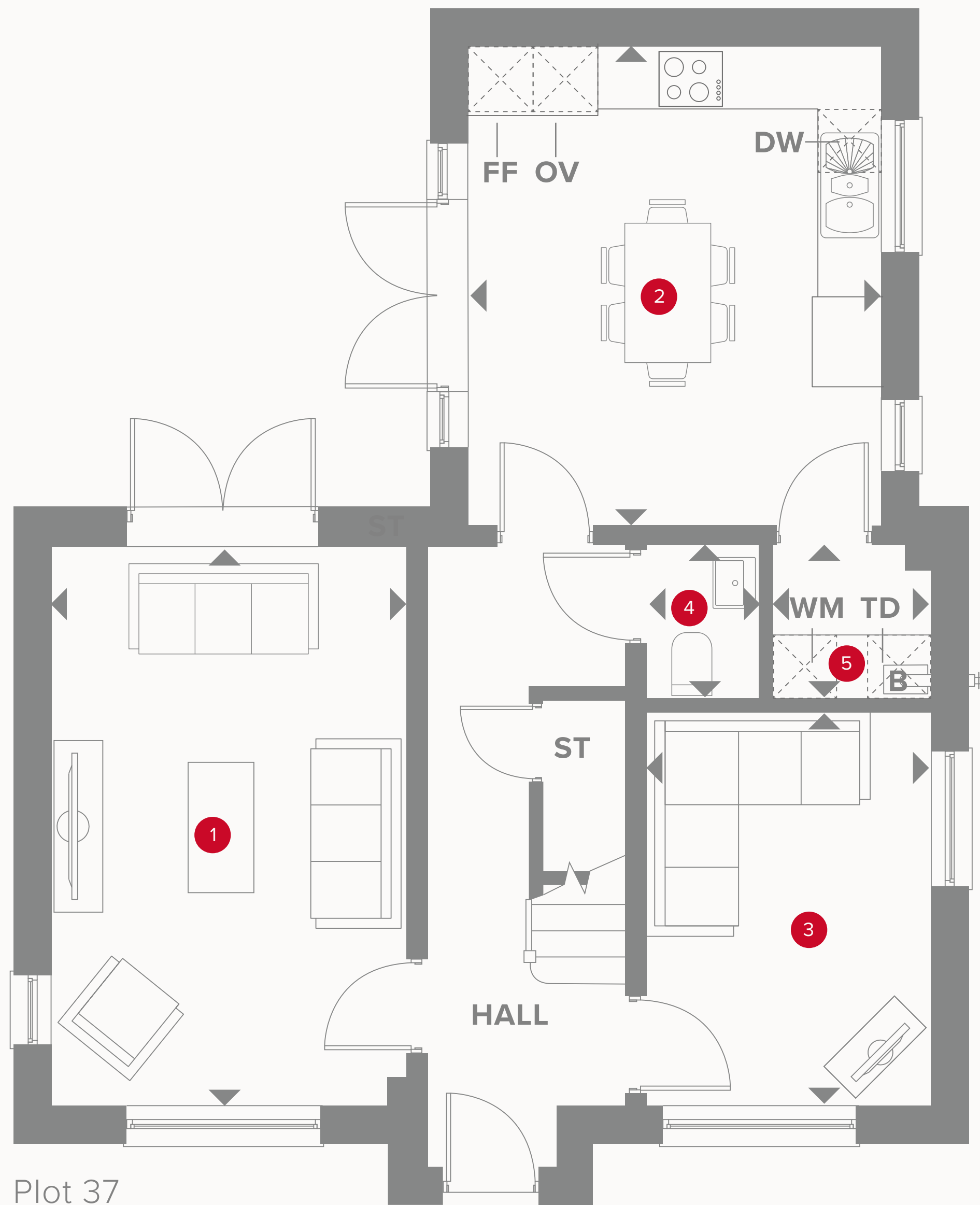
**HERITAGE**

- REDROW -

# THE HARLECH II

FOUR BEDROOM HOME






Plot 37


# THE HARLECH II GROUND FLOOR

1	Lounge	17'0" x 10'9"	5.20 x 3.30 m
2	Kitchen/ Dining/	14'9" x 12'5"	4.50 x 3.80 m
3	Family/ Study/	11'8" x 8'10"	3.60 x 2.70 m
4	Cloaks	4'3" x 3'7"	1.30 x 1.10 m
5	Laundry	4'7" x 4'7"	1.40 x 1.40 m



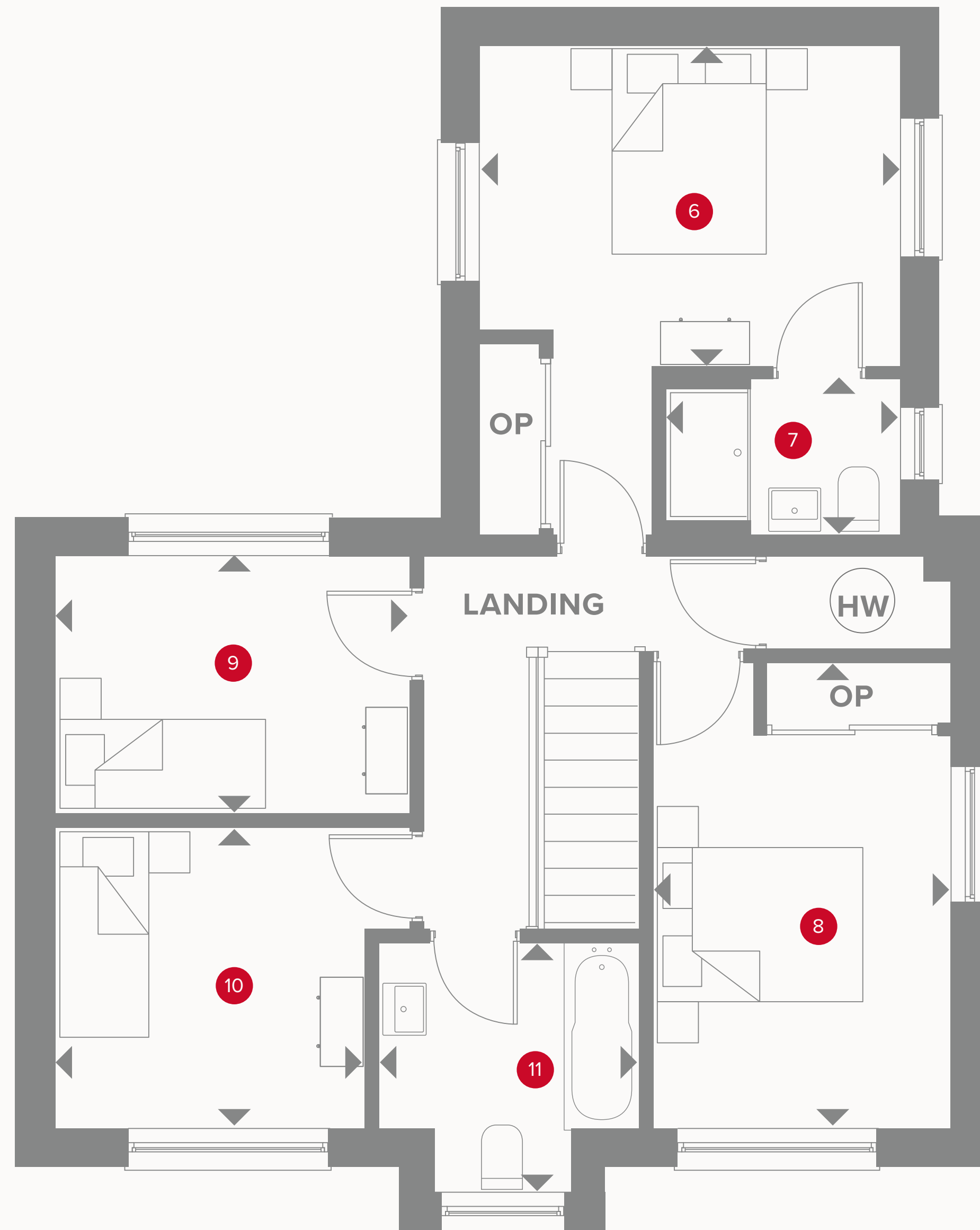
## KEY

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

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

**B** Boiler

# THE HARLECH II FIRST FLOOR



6	Bedroom 1	12'4" x 9'6"	3.80 x 2.90 m
7	En-suite	6'10" x 4'7"	2.10 x 1.40 m
8	Bedroom 2	13'9" x 8'10"	4.20 x 2.70 m
9	Bedroom 3	10'5" x 7'5"	3.20 x 2.30 m
10	Bedroom 4	9'2" x 8'10"	2.80 x 2.70 m
11	Bathroom	7'10" x 5'6"	2.40 x 1.70 m



## KEY

- ◀ Dimensions start
- OP Customer option
- HW Hot water storage

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Harlech 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE HIGHGATE

FIVE BEDROOM HOME



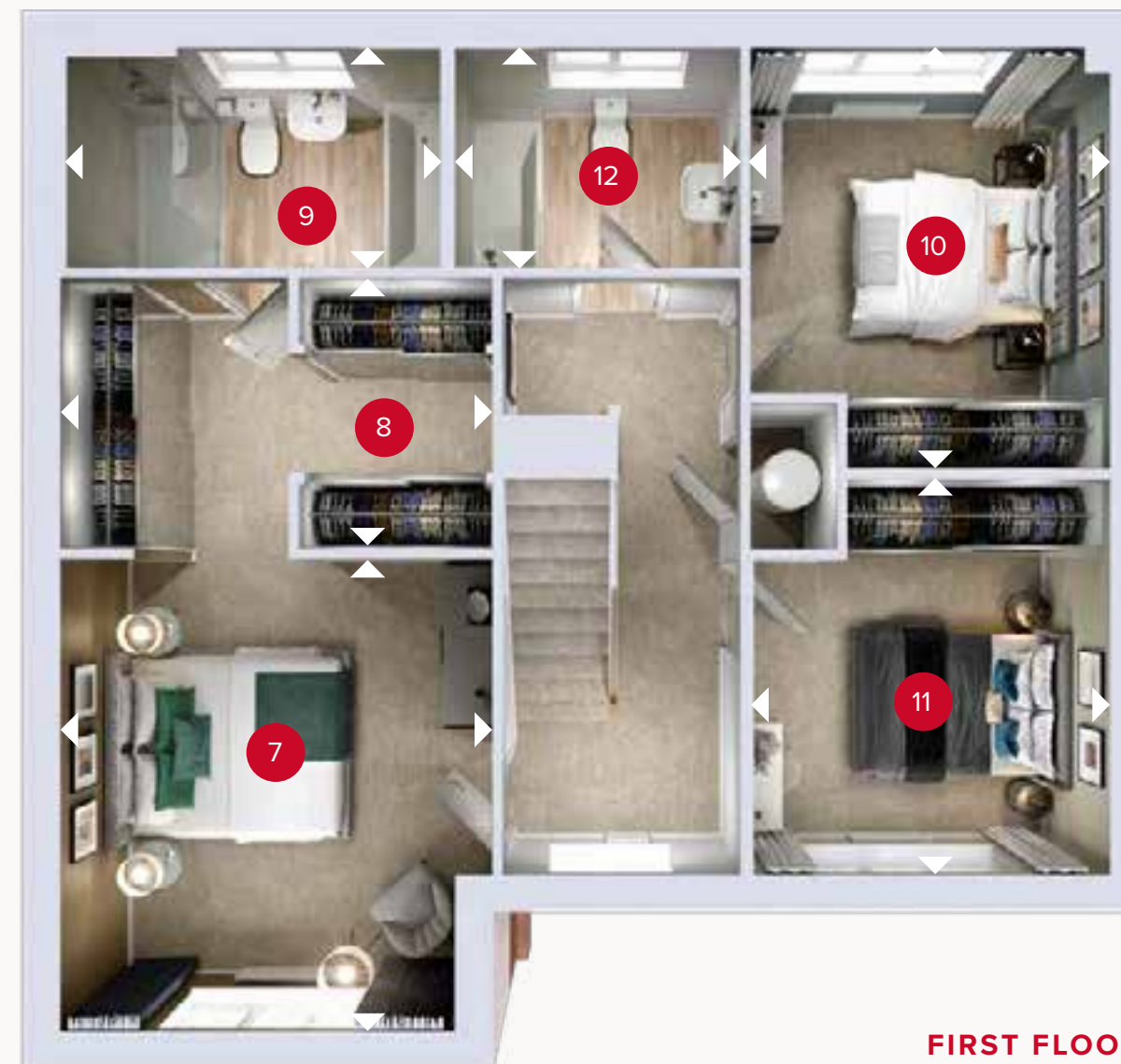
# THE HIGHGATE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

1	Family	9'11" x 9'10"	3.02 x 3.00 m
2	Kitchen	13'7" x 12'0"	4.15 x 3.65 m
3	Dining	11'1" x 10'11"	3.37 x 3.34 m
4	Lounge	16'6" x 11'10"	5.03 x 3.62 m
5	Utility	7'2" x 5'11"	2.19 x 1.80 m
6	Cloaks	5'11" x 3'6"	1.80 x 1.06 m

## FIRST FLOOR

7	Bedroom 1	13'6" x 12'1"	4.12 x 3.68 m
8	Dressing Room	12'1" x 7'8"	3.68 x 2.33 m
9	En-suite	10'6" x 6'3"	3.21 x 1.90 m
10	Bedroom 2	12'1" x 10'2"	3.67 x 3.10 m
11	Bedroom 3	11'2" x 10'1"	3.41 x 3.07 m
12	Bathroom	7'10" x 6'3"	2.39 x 1.90 m

## SECOND FLOOR

13	Bedroom 4/ Media Room	14'5" x 12'1"	4.41 x 3.68 m
14	Bedroom 5	13'8" x 9'7"	4.16 x 2.92 m
15	Shower Room	8'4" x 4'6"	2.55 x 1.37 m
16	Store	8'8" x 4'3"	2.65 x 1.30 m



**HERITAGE**

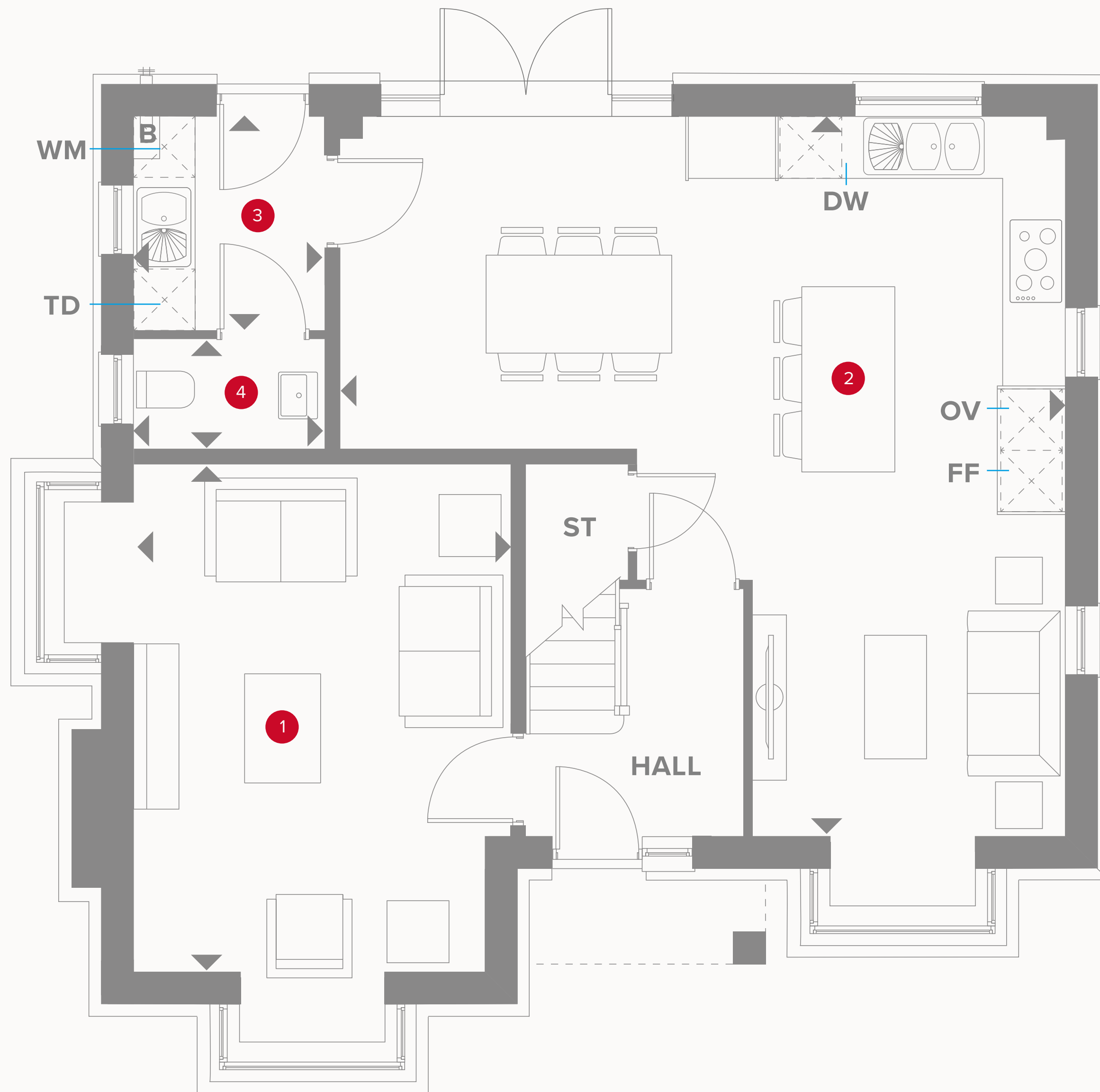
- REDROW -

# **THE HIGHGATE KEY/MARKER**

FIVE BEDROOM HOME



# THE HIGHGATE KEY/MARKER GROUND FLOOR



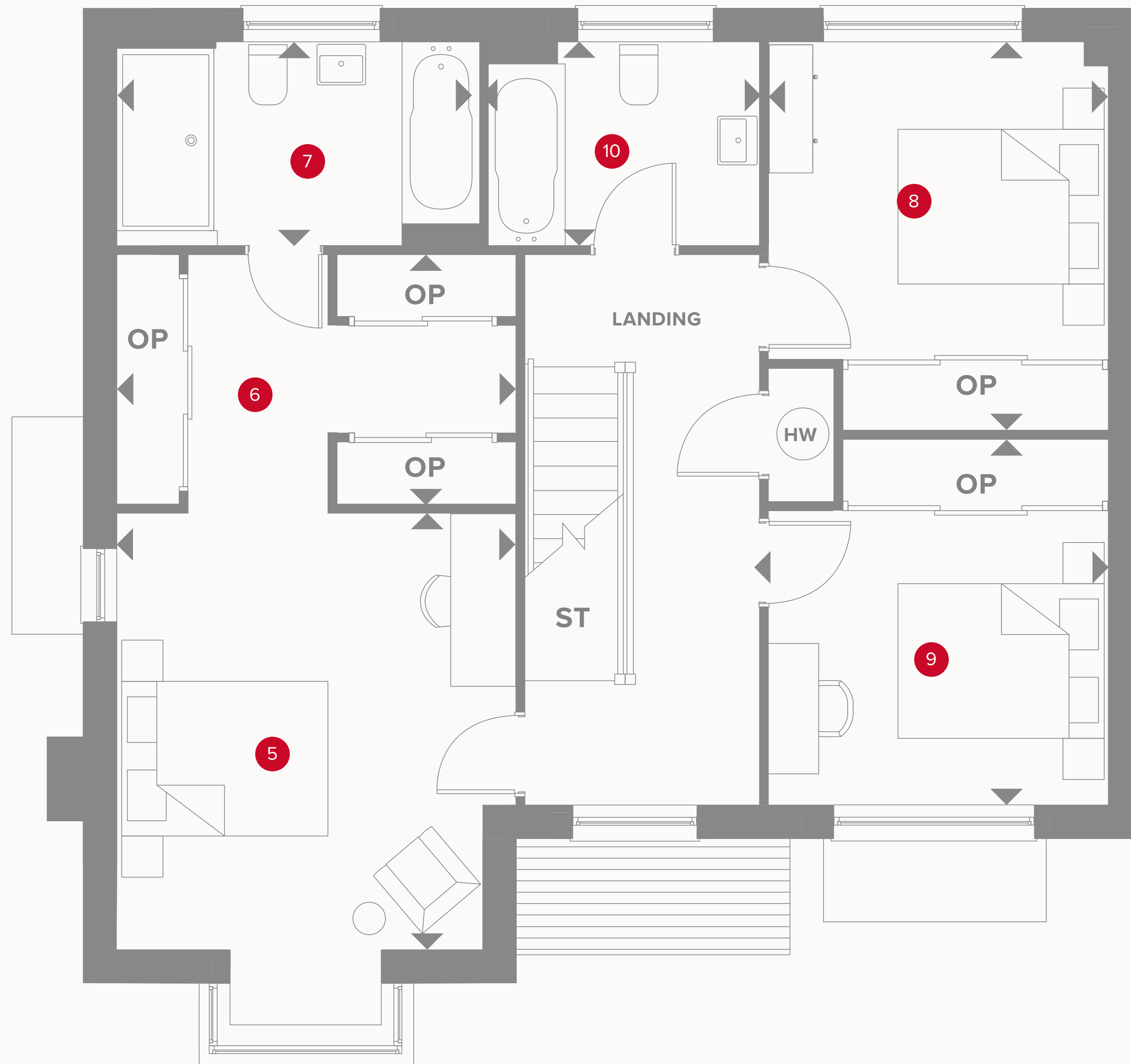
1	Lounge	16'4" x 11'8"	5.0 x 3.6 m
2	Kitchen/Dining/ Family	23'3" x 23'3"	7.1 x 7.1 m
3	Utility	6'10" x 5'10"	2.1 x 1.8 m
4	Cloaks	5'10" x 3'7"	1.8 x 1.1 m



## KEY

Hob	Dimensions start	Boiler
Oven	Storage cupboard	
Fridge/freezer	Washing machine space	
Tumble dryer space	Dish washer space	

# THE HIGHGATE KEY/MARKER FIRST FLOOR

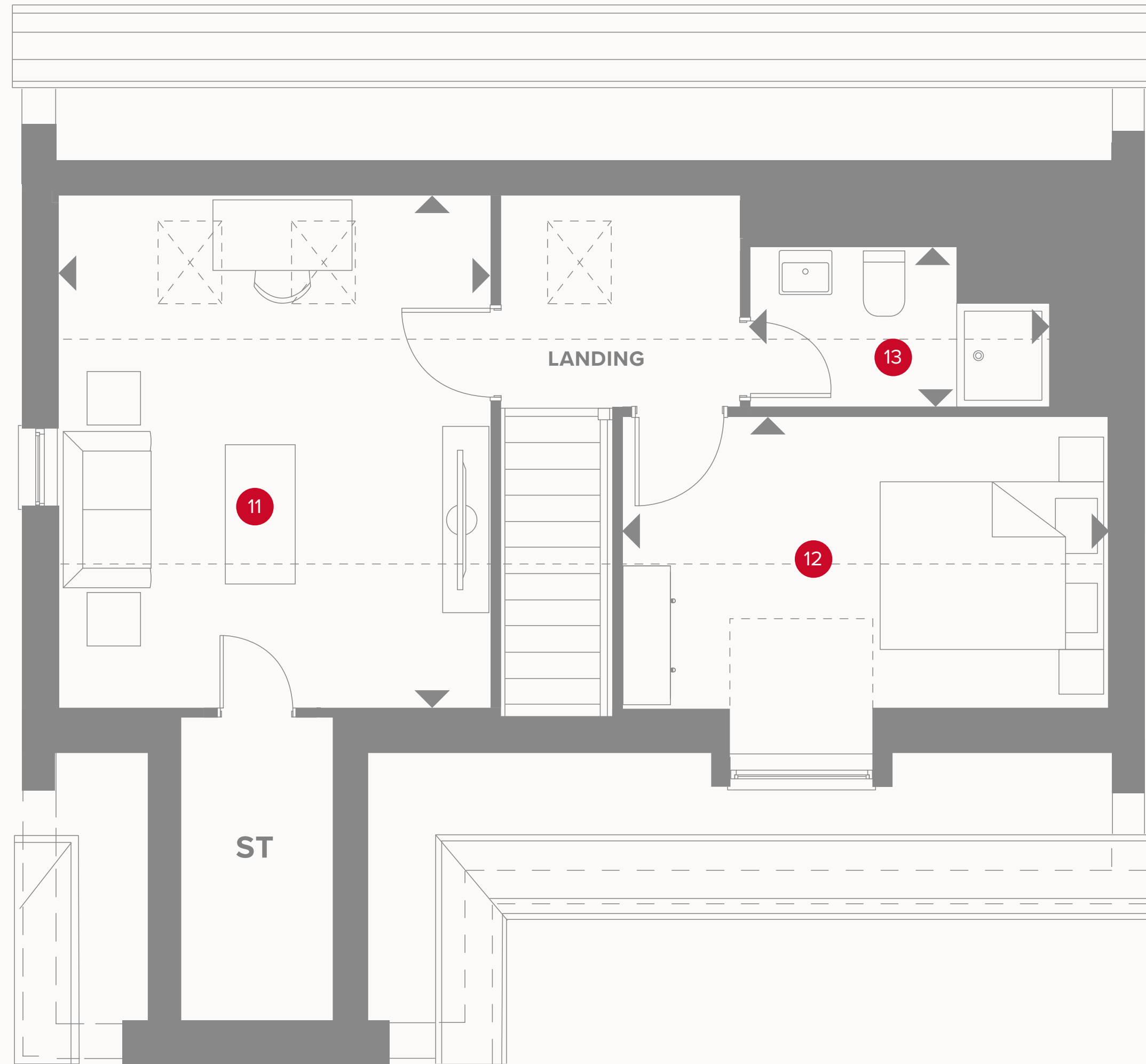


5	Bedroom 1	13'1" x 12'1"	4.0 x 3.7 m
6	Dressing	11'9" x 7'6"	3.6 x 2.3 m
7	En-suite	10'9" x 5'2"	3.3 x 1.9 m
8	Bedroom 2	11'9" x 10'2"	3.6 x 3.1 m
9	Bedroom 3	11'1" x 10'2"	3.4 x 3.1 m
10	Bathroom	7'10" x 6'2"	2.4 x 1.9 m



## KEY

- ◀ Dimensions start
- OP Customer option
- HW Hot water storage
- ST Storage cupboard



# THE HIGHGATE KEY SECOND FLOOR

11	Bedroom 4/Media room	14'5" x 12'1"	4.4 x 3.7 m
12	Bedroom 5	12'4" x 9'5"	4.1 x 3.8 m
13	Shower	8'8" x 4'3"	2.7 x 1.3 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Highgate 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



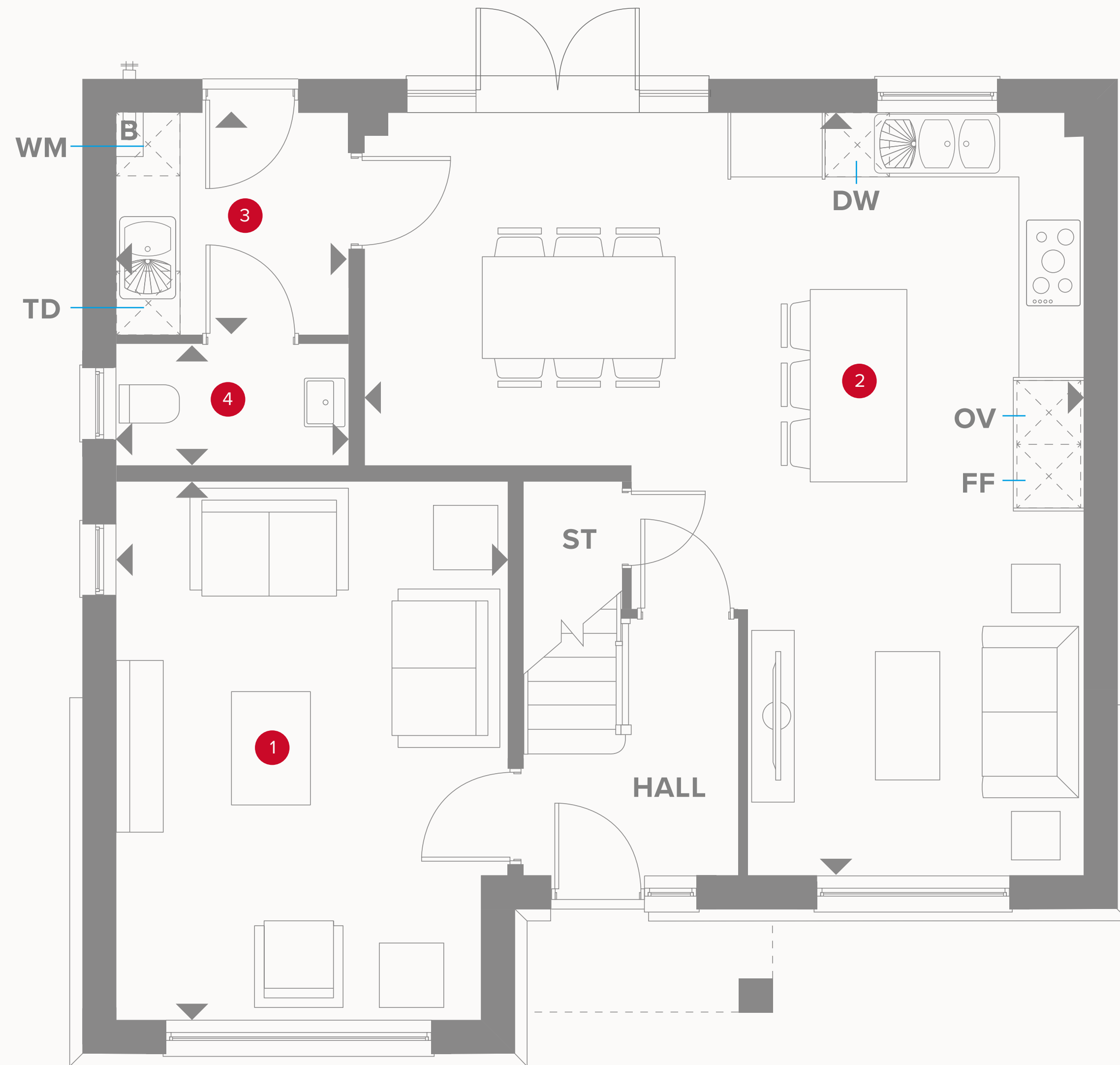
**HERITAGE**

- REDROW -

# THE HIGHGATE II

FIVE BEDROOM HOME





# THE HIGHGATE II GROUND FLOOR

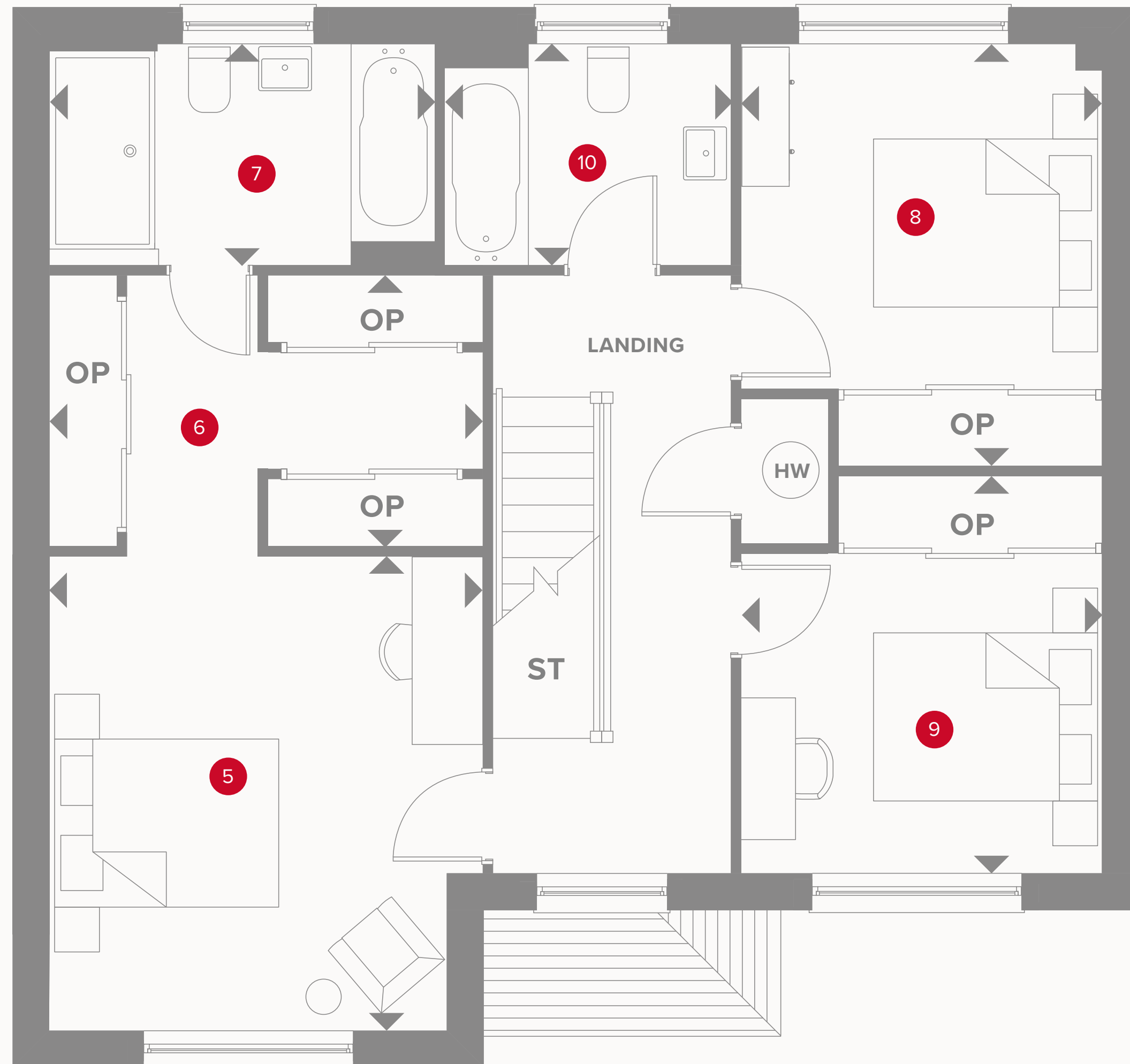
1	Lounge	16'4" x 11'8"	5.0 x 3.6 m
2	Kitchen/Dining/ Family	23'3" x 23'3"	7.1 x 7.1 m
3	Utility	6'10" x 5'10"	2.1 x 1.8 m
4	Cloaks	5'10" x 3'7"	1.8 x 1.1 m



## KEY

	Hob		Dimensions start		Boiler
<b>OV</b>	Oven	<b>ST</b>	Storage cupboard	<b>WM</b>	Washing machine space
<b>FF</b>	Fridge/freezer	<b>DW</b>	Dish washer space		
<b>TD</b>	Tumble dryer space				

# THE HIGHGATE II FIRST FLOOR



5	Bedroom 1	13'1" x 12'1"	4.0 x 3.7 m
6	Dressing	11'9" x 7'6"	3.6 x 2.3 m
7	En-suite	10'9" x 5'2"	3.3 x 1.9 m
8	Bedroom 2	11'9" x 10'2"	3.6 x 3.1 m
9	Bedroom 3	11'1" x 10'2"	3.4 x 3.1 m
10	Bathroom	7'10" x 6'2"	2.4 x 1.9 m

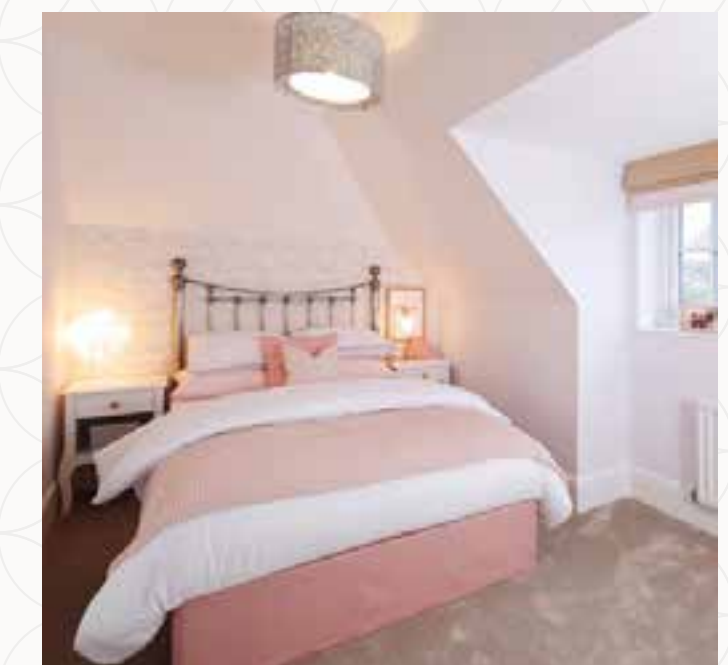


## KEY

- ◀ Dimensions start
- OP** Customer option
- ST** Storage cupboard
- HW** Hot water storage

# THE HIGHGATE II SECOND FLOOR

11	Bedroom 4/Media room	14'5" x 12'1"	4.4 x 3.7 m
12	Bedroom 5	12'4" x 9'5"	4.1 x 3.8 m
13	Shower	8'8" x 4'3"	2.7 x 1.3 m

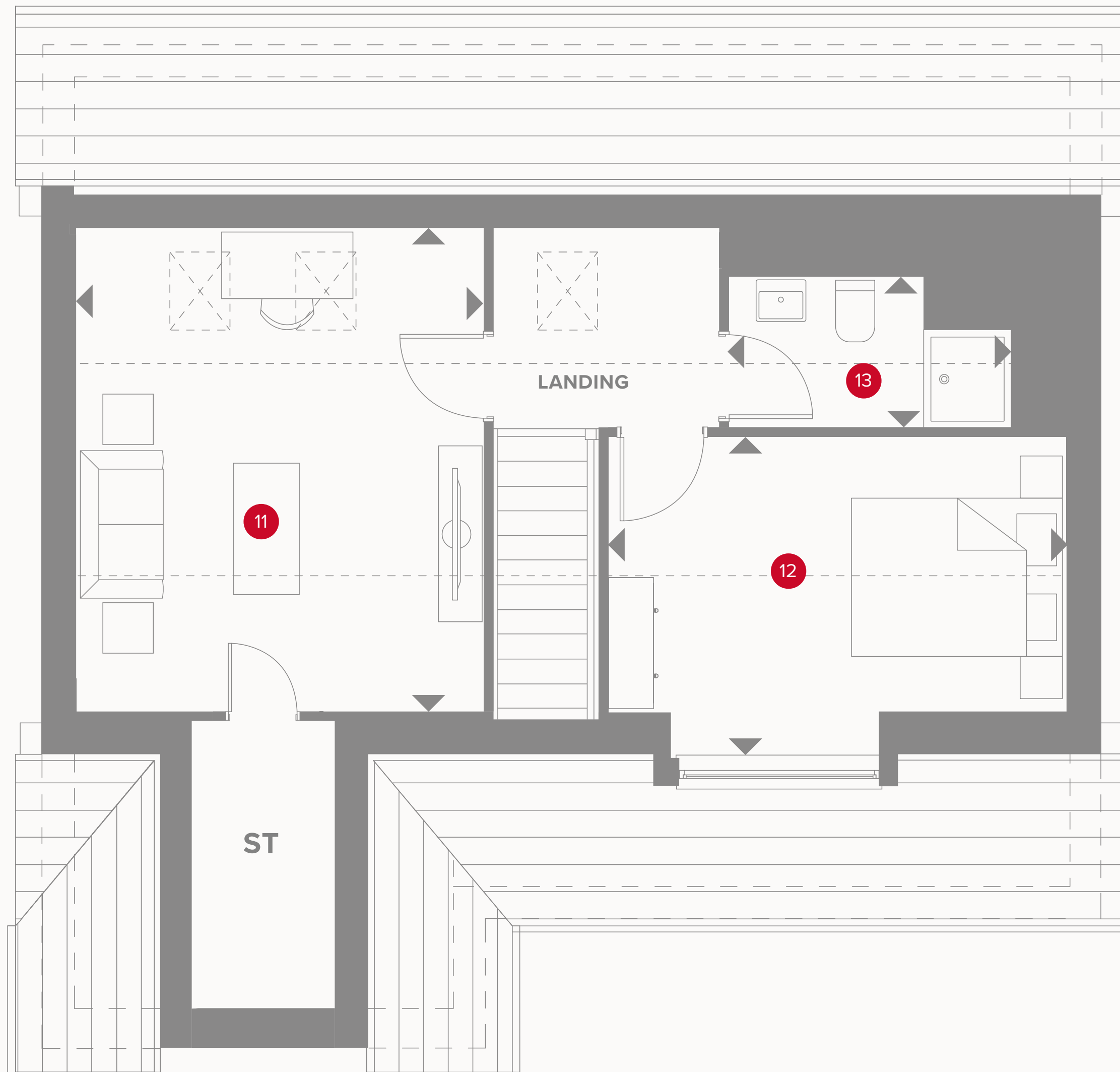


## KEY

- ◀ Dimensions start
- ST Storage cupboard

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Highgate 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 Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





**HERITAGE**

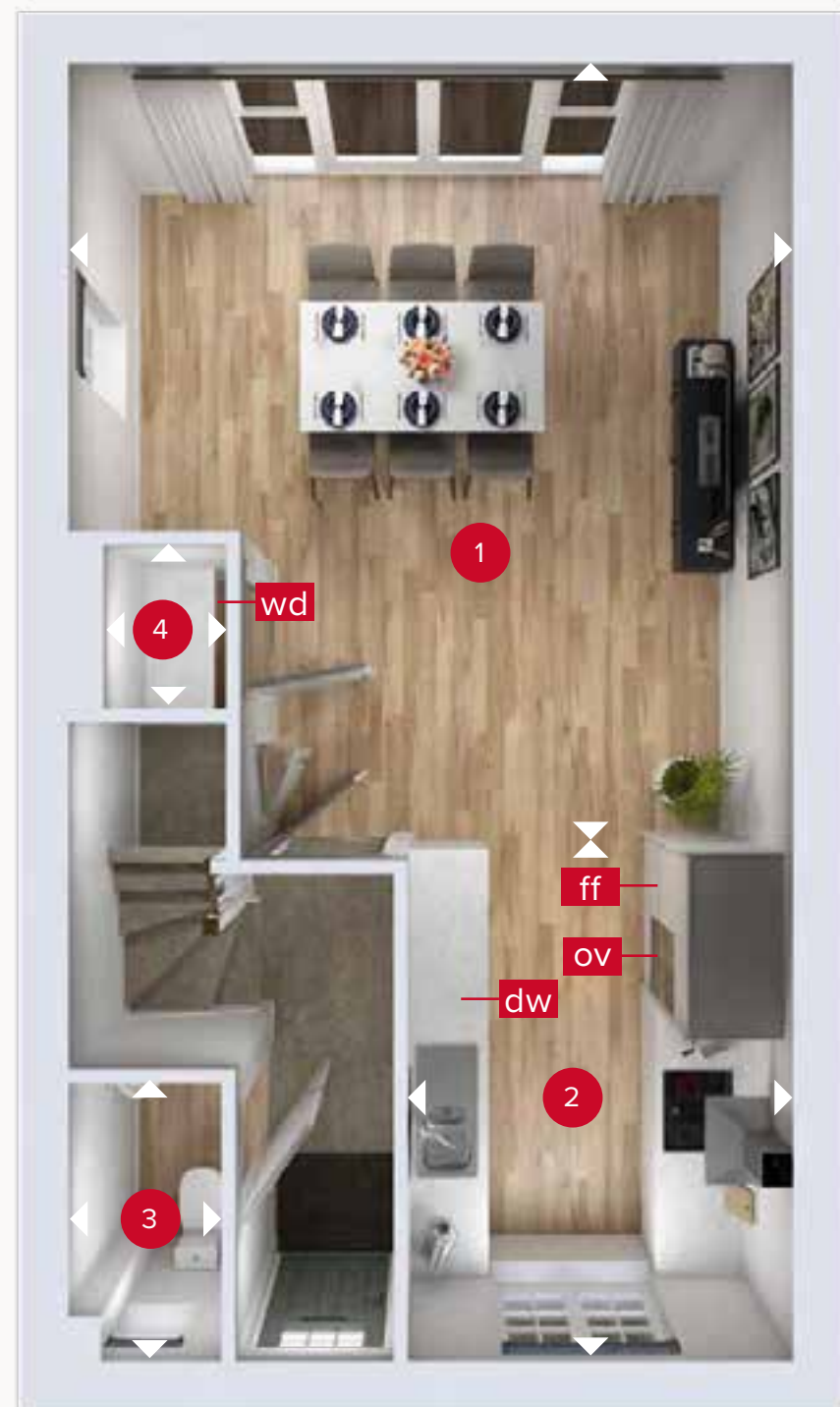
- REDROW -

# THE PORTMAN 3

THREE BEDROOM SEMI-DETACHED HOME

 **REDROW**

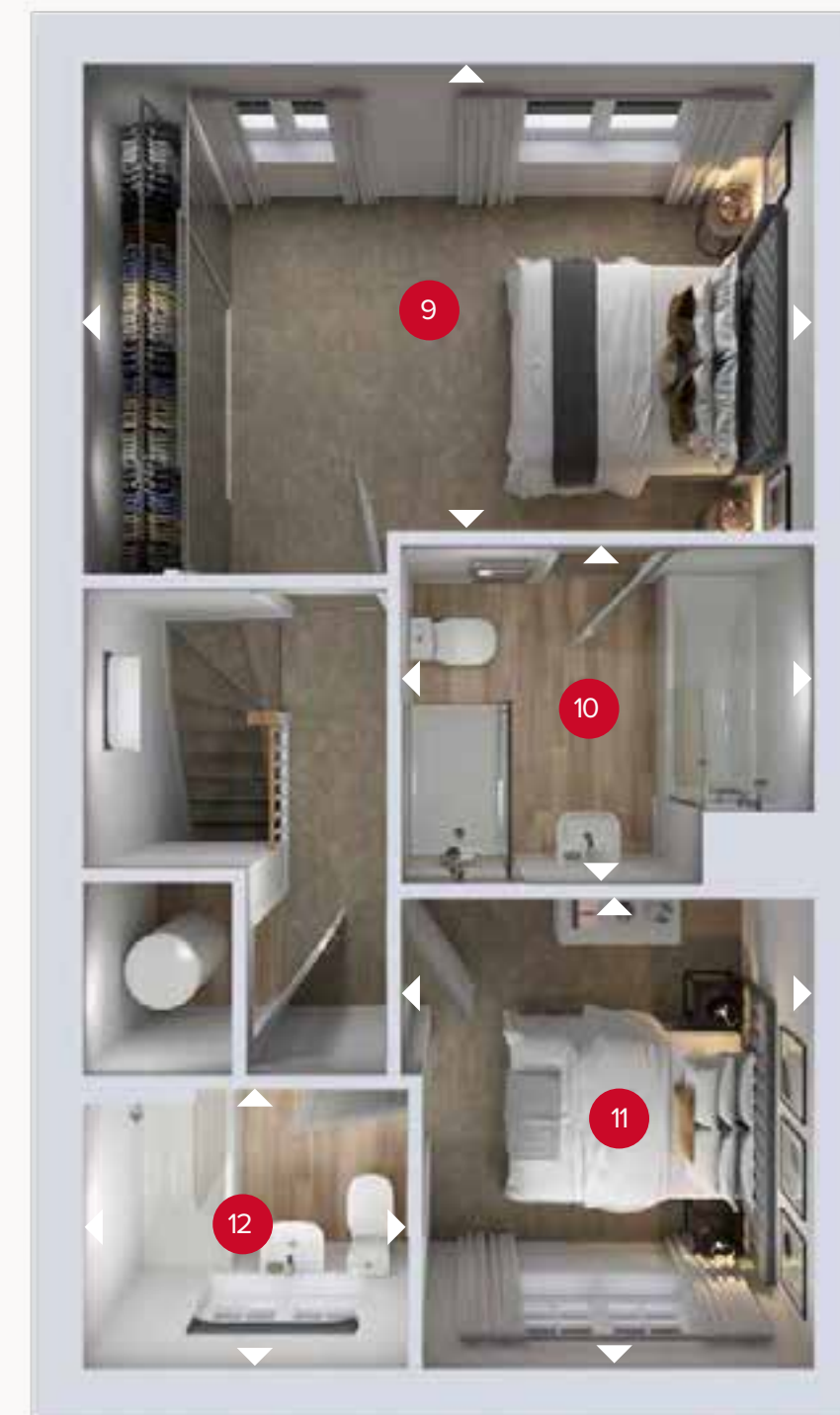
# THE PORTMAN 3



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## GROUND FLOOR

1	Family/Dining	16'8" x 15'1"	5.09 x 4.61 m
2	Kitchen	10'6" x 8'1"	3.19 x 2.46 m
3	Cloaks	5'9" x 3'2"	1.76 x 0.96 m
4	Laundry	3'5" x 2'6"	1.05 x 0.76 m

## FIRST FLOOR

5	Lounge	15'1" x 10'7"	4.61 x 3.23 m
6	Cloaks	8'1" x 3'5"	2.46 x 1.05 m
7	Bedroom 1	12'8" x 9'5"	3.86 x 2.86 m
8	En-suite 1	5'9" x 5'5"	1.76 x 1.66 m

## SECOND FLOOR

9	Bedroom 2	15'1" x 9'9"	4.61 x 2.96 m
10	En-suite 2	8'7" x 8'7"	2.61 x 2.61 m
11	Bedroom 3	9'9" x 8'1"	2.97 x 2.47 m
12	En-suite 3	6'9" x 5'9"	2.05 x 1.76 m



Customers should note this illustration is an example of the Portman 3 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_POR3\_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wd - washer/dryer space





**HERITAGE**

- REDROW -

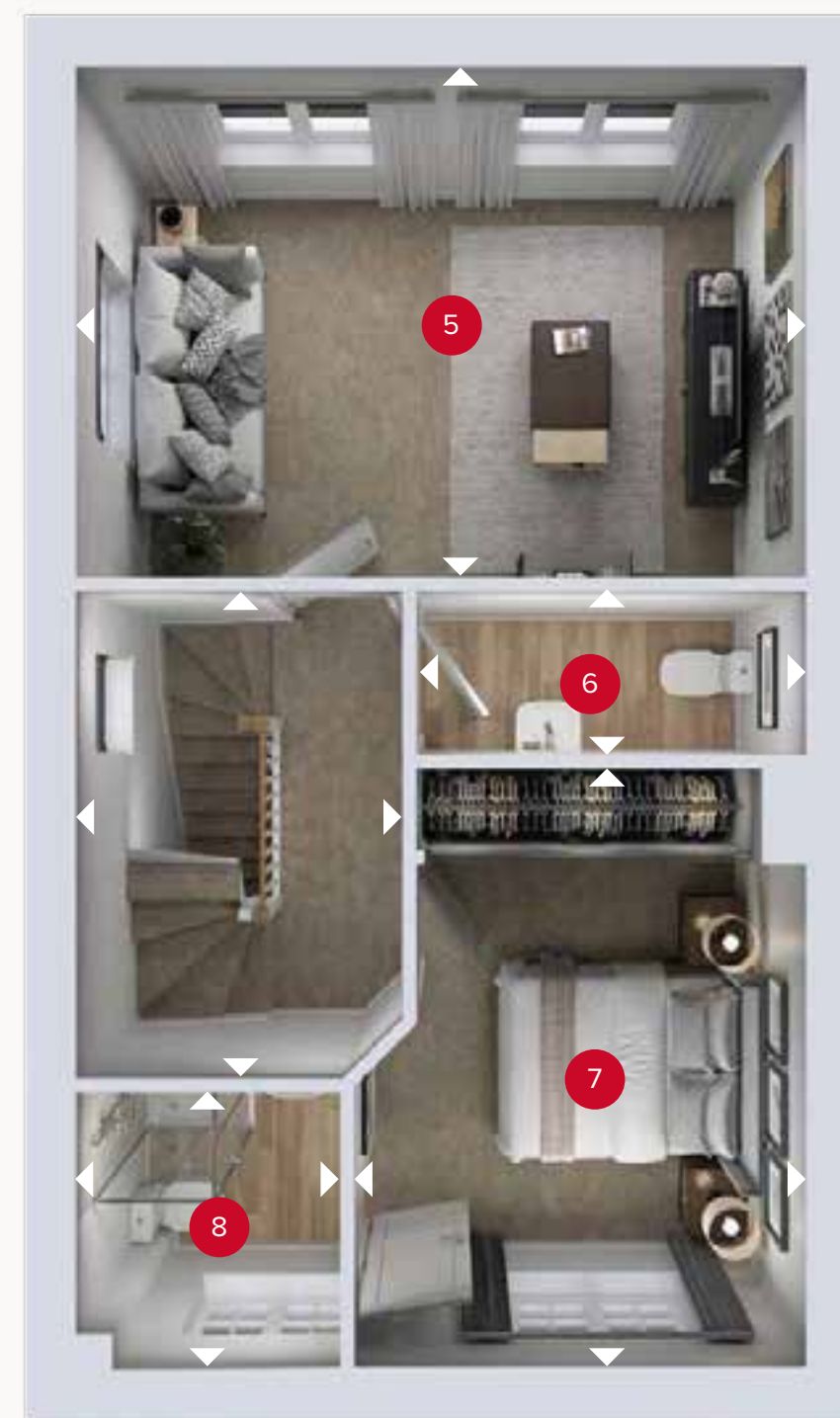
# THE PORTMAN 3 MARKER

THREE BEDROOM SEMI-DETACHED HOME

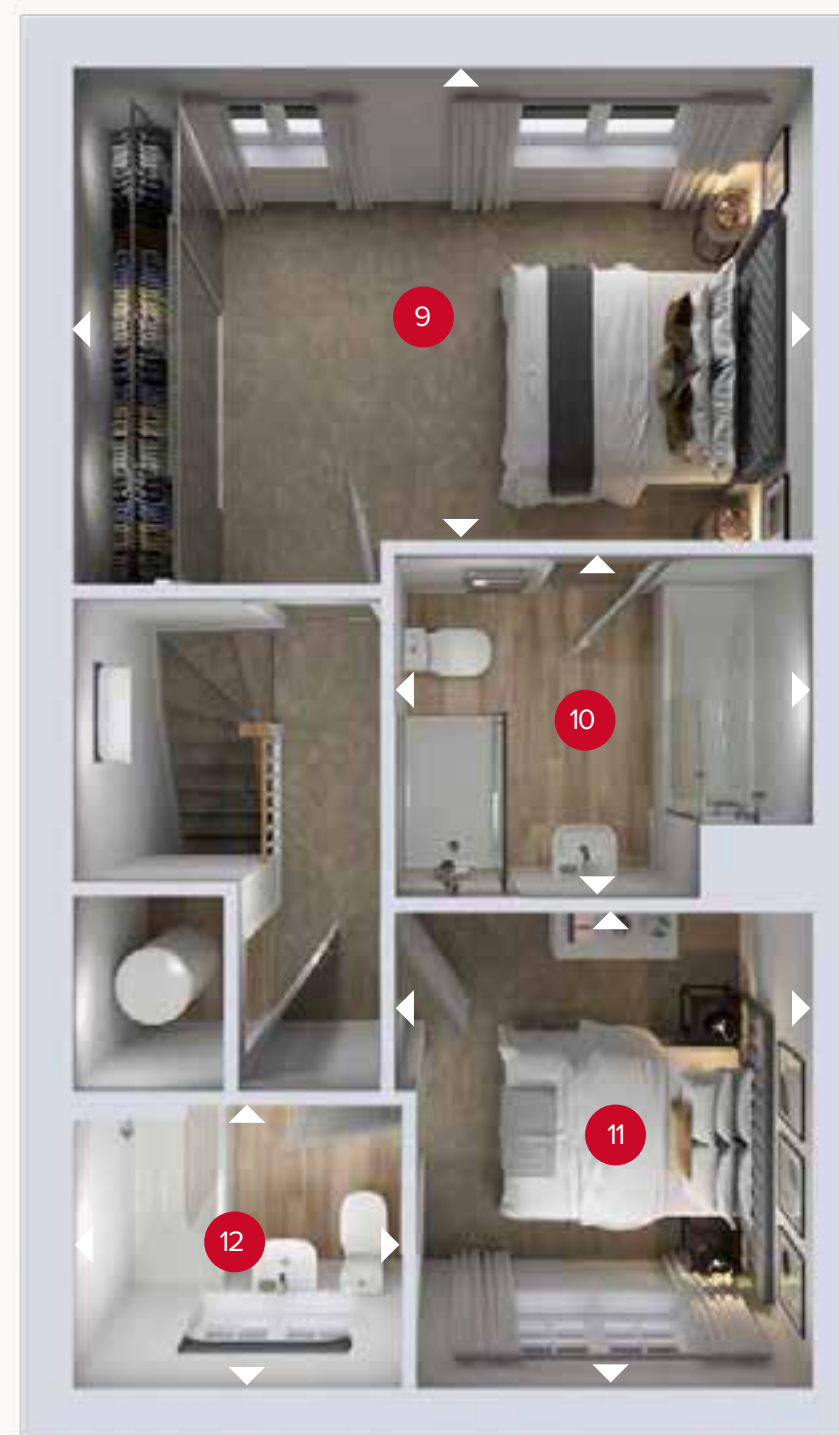
 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

# THE PORTMAN 3 MARKER

## GROUND FLOOR

1	Family/Dining	16'7" x 15'1"	5.09 x 4.61 m
2	Kitchen	10'4" x 8'0"	3.17 x 2.44 m
3	Cloaks	5'7" x 3'1"	1.7- x 0.94 m
4	Laundry	3'4" x 2'4"	1.01 x 0.71 m

## FIRST FLOOR

5	Lounge	15'1" x 10'6"	4.60 x 3.20 m
6	Cloaks	8'0" x 3'3"	2.44 x 0.99 m
7	Bedroom 1	12'6" x 9'3"	3.81 x 2.81 m
8	En-suite 1	5'7" x 5'4"	1.70 x 1.62 m

## SECOND FLOOR

9	Bedroom 2	15'1" x 9'7"	4.60 x 2.92 m
10	En-suite 2	8'2" x 8'5"	2.48 x 2.56 m
11	Bedroom 3	9'7" x 8'1"	2.92 x 2.46 m
12	En-suite 3	6'7" x 5'7"	2.00 x 1.70 m



Customers should note this illustration is an example of the Portman 3 Marker house type. All dimensions indicated are 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_POR3M\_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wd - washer/dryer space





**HERITAGE**

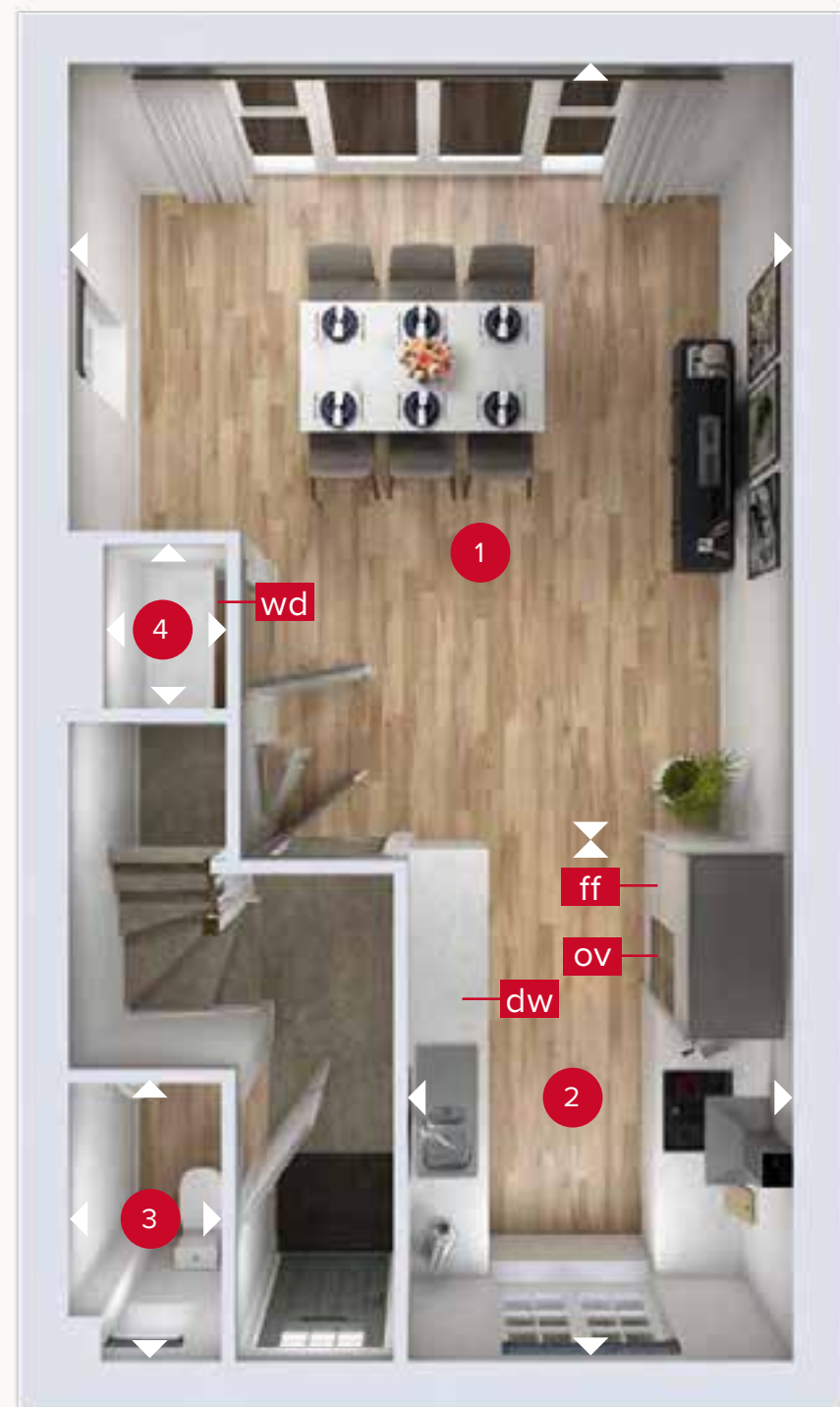
- REDROW -

# THE PORTMAN 4

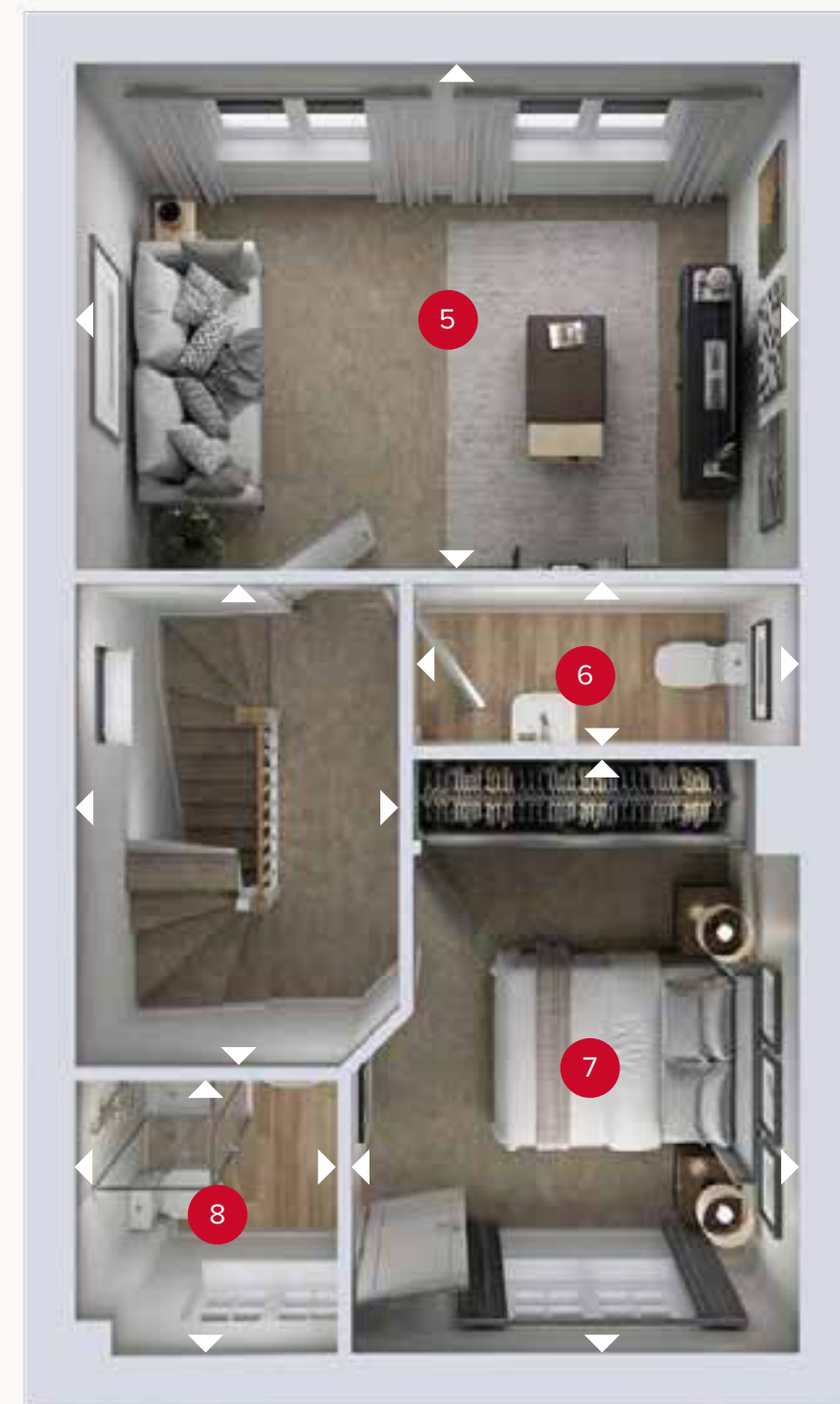
FOUR BEDROOM SEMI-DETACHED HOME

 **REDROW**

# THE PORTMAN 4



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## GROUND FLOOR

1	Family/Dining	16'8" x 15'1"	5.09 x 4.61 m
2	Kitchen	10'6" x 8'1"	3.19 x 2.46 m
3	Cloaks	5'9" x 3'2"	1.76 x 0.96 m
4	Laundry	3'5" x 2'6"	1.05 x 0.76 m

## FIRST FLOOR

5	Lounge	15'1" x 10'7"	4.61 x 3.23 m
6	Cloaks	8'1" x 3'5"	2.46 x 1.05 m
7	Bedroom 1	12'8" x 9'5"	3.86 x 2.86 m
8	En-suite 1	5'9" x 5'5"	1.76 x 1.66 m

## SECOND FLOOR

9	Bedroom 2	13'4" x 8'7"	4.07 x 2.61 m
10	En-suite 2	8'7" x 5'8"	2.61 x 1.72 m
11	Bedroom 3	9'9" x 8'1"	2.97 x 2.47 m
12	Bedroom 4/Study	10'7" x 6'3"	3.23 x 1.91 m
13	Bathroom	6'9" x 5'9"	2.05 x 1.76 m



Customers should note this illustration is an example of the Portman 4 house type. All dimensions indicated are 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 Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EG\_POR4\_DM.2

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher  
wd - washer/dryer space



# 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.



SPEC TBC

# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

### Work Surfaces

Square Edged worktops. Refer to agreed group specifications.

### Upstand

Matching above worktops, with stainless Steel splashback behind Hob.

### Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft).  
Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

### Appliances AEG

- AEG Gas Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50

SPEC TBC



## INTERIOR

### Walls

Crown Pale Cashew and White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

### Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

### Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

### Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

### Ceilings

Crown Pale Cashew and White paint finish.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler. Please see sales consultant for details.

### Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

### Wardrobes

Symphony wardrobes to all bedrooms are available as an optional upgrade.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

SPEC TBC

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



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

### Wall Tiles to Cloakroom, Bathroom & En-suite

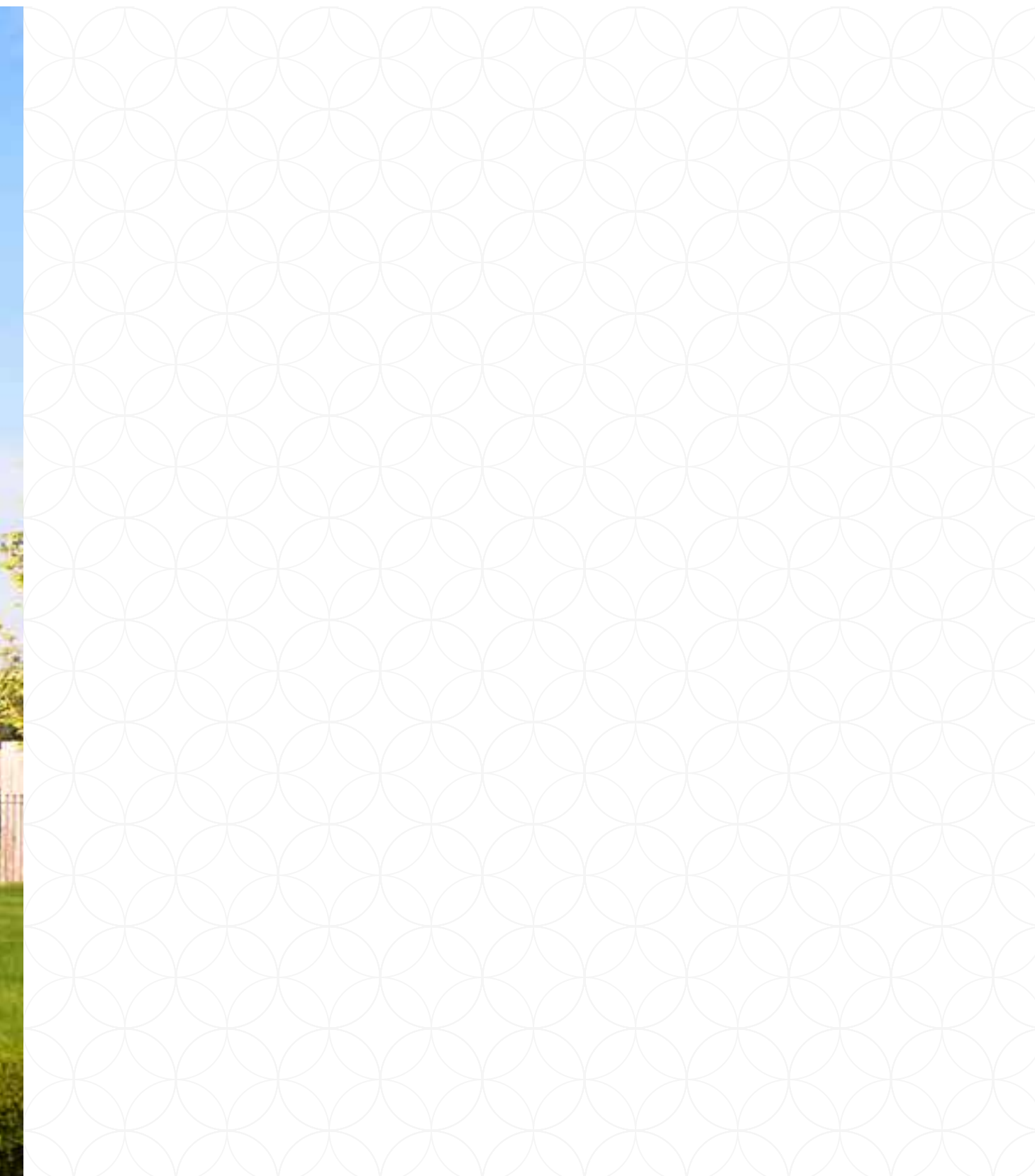
Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

### Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.  
Low profile Tray Acrylic capped low profile shower tray.  
Shower Screen Polished Chrome effect finish shower door.

SPEC TBC



## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

### External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

### House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

### External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

### Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

### Door Bell

Black bell push with transformer.

### Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.

# 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](http://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.





# ALCONBURY WEALD II

—  
Bardolph Way, Alconbury, Huntingdon, Cambridgeshire PE28 4YF

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