

LOVELL
HOMES

PRESENTS



REDWING SQUARE
PRIORS HALL PARK

WELCOME TO



REDWING SQUARE
PRIORS HALL PARK

Redwing Square is a beautiful collection of 2, 3 and 4 bedroom homes, part of the exciting Priors Hall Park development in Corby, North Northamptonshire.

Each home has been carefully designed to a high specification to suit a wide range of buyers – from those taking their first step on the ladder to families looking for more space. Offering the best of both worlds, Redwing Square is close to the idyllic countryside while benefitting from all the perks of town living.

This new welcoming community has everything you need right on your doorstep, including a full range of amenities and services, such as shops, parks and recreational facilities, within Corby and the surrounding areas. The development is also well located for easy access to national transport links.

With customer satisfaction as our number one priority, the exceptional homes at Redwing Square ensure that everyone is catered for, whether this is your first home or your next one.





Lovell uses sustainable products wherever possible. So not only do our homes help look after the environment, but for homeowners, they also offer excellently insulated properties, minimal maintenance and they stand the test of time.

All of our homes are of extremely high quality and specification. Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character and attention to detail. We want your home to be interesting, inviting and individual.

Most of all, once you step through the front door, we want you to know you're home.



Somerford Park show home interior



Somerford Park show home interior



Somerford Park show home interior



Every one of the homes we build is built with one crucial extra element: pride. Lovell only builds high-quality homes and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.





SQV
STYLE
QUALITY
VALUE

It's what makes
our homes unique

Somerford Park show home interior

**At Lovell we believe your home should be more than about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start,
making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offers, with a rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.



REDWING SQUARE
PRIORS HALL PARK

LIFE AT REDWING SQUARE

Set within 907 acres of parkland as part of the Priors Hall Park development, Redwing Square benefits from close proximity to a wide range of local amenities that provide residents of any age with many social and leisure opportunities.

In the new District Centre at the heart of the Priors Hall Park, you'll find a large Sainsbury's supermarket for groceries, a hairdresser, a dental surgery, a vets and Busy Bees nursery. Close by, the Good Bean Café is the local social hub and is a great spot for a bite to eat. As the development grows, more retail outlets and other convenient amenities, such as a GP surgery, will be available to serve the community.

In the heart of Corby town centre is the Corby East Midlands International Pool, which is an outstanding leisure facility with facilities including a 50m pool, fun pool, flumes and diving boards as well as an onsite gym, exercise studio and café.

Those who like to get out and about will be spoilt for choice. In the local area, there are eight play areas, featuring equipment for toddlers to teens to keep families entertained. You'll enjoy a stroll around a nearby beauty spot called the 'Gulley', a designated County Wildlife Site that meets with an eight-acre lake and dogs can run free with their owners in the gated paddock.

As part of Priors Hall Park, two new schools have been built for the community. Designed by the Woodnewton Academy Trust, Priors Hall – A Learning Community is a co-educational primary school offering an excellent standard of education to younger children and The Corby Business Academy provides high performing secondary education.



PLACES TO SEE,
LOCATIONS TO EXPLORE

Rockingham Castle, a former royal castle and hunting lodge in Rockingham Forest is around two miles north from the centre of Corby, offering a year-round calendar of events. And in just 25 minutes, you can drive to the charming town of Market Harborough for some retail therapy and delicious food in one of its many quality restaurants.

Corby's neighbouring villages are perfect for a day out to relax at the weekend. These rural gems, such as Barton Seagrave and Braybrook are the ideal antidote to the working week where you can explore the picturesque Northamptonshire countryside and stop for lunch in a local pub.



Kirby Hall



Welland Valley viaduct



Rockingham Castle



Market Harborough

Corby is a great base for exploring nearby attractions, surrounded by some of the country's most beautiful stately homes and grand parks. Just a five minute drive from Redwing Square is Kirby Hall, one of England's greatest Elizabethan and 17th-century houses. A 13-minute drive will find you at East Carlton Country Park, situated on the edge of the beautiful Welland Valley, where you can explore the wood and grasslands and enjoy the play equipment.

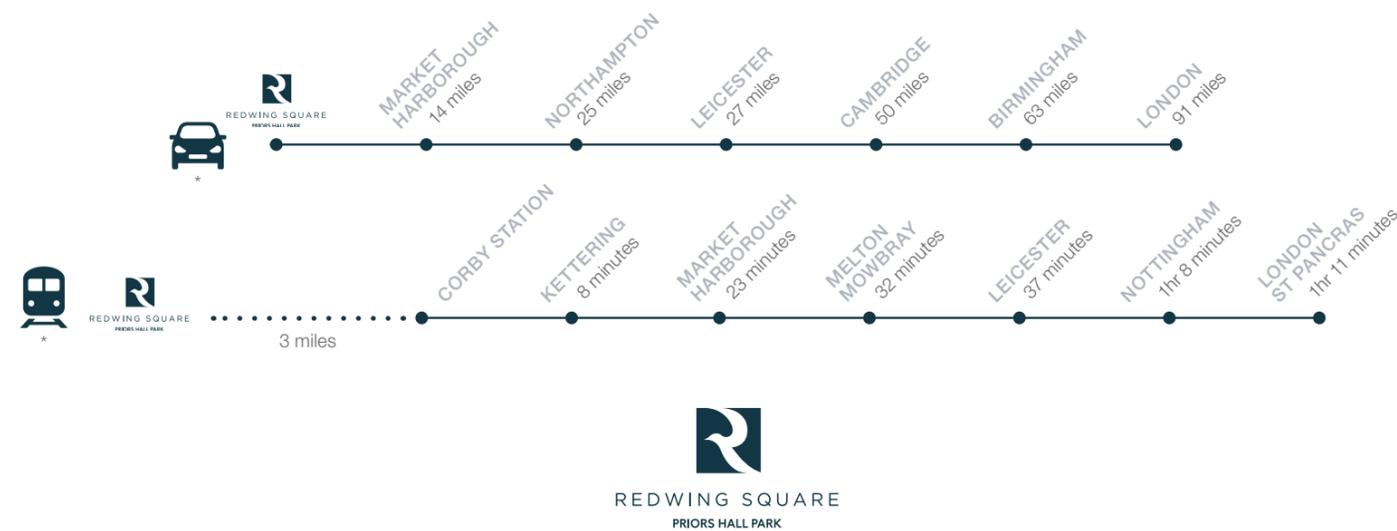


REDWING SQUARE
PRIORS HALL PARK

IDEALLY LOCATED

Corby train station is just minutes from Redwing Square, taking you to the centre of London in just over an hour, with trains running regularly to Kings Cross St Pancras International which links into Europe on the Eurostar. Frequent trains to Nottingham and Sheffield are also available and offer connections to Liverpool, Leeds and beyond.

Redwing Square is well connected to major road networks through the A43 and within 30 minutes you can be on the M1 heading south to London or north to the Peak District. There is also easy access to Birmingham and the Midlands via the M6.



*Distances and times taken from Google Maps & the Trainline.co.uk

FROM THE NORTH/A43

Follow the A43 south and continue until you reach Kirby Lane.
 Turn right onto Kirby Lane and continue until you reach Gretton Road.
 Turn left onto Gretton Road and follow this until you reach Kestrel Road and then turn left onto Kestrel Road. Redwing Square will be located on your right.

FROM THE SOUTH/A43

Follow the A43 north and continue until you reach Steel Road/A6116.
 At the roundabout, take the first exit onto Brigstock Road/Steel Road/A6116. At the next roundabout, take the 2nd exit and continue until you reach another roundabout in which you will take the 1st exit onto Gretton Road. Continue on Gretton Road until you reach Kestrel Road and follow this and Redwing Square will be on your right.



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Development Name is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



GOVE
2 bedroom home


REDWING SQUARE
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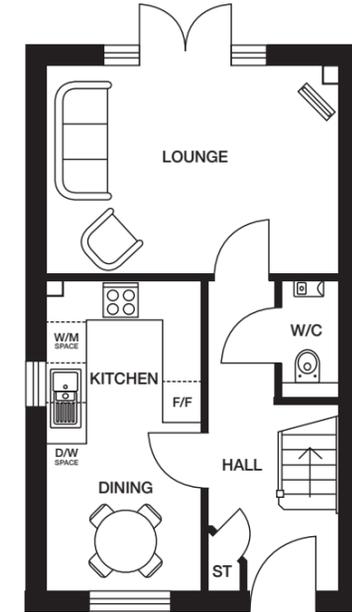
CGI shows plots 45-47
CGIs are indicative, external finishes and features may vary.

GOVE

2 bedroom home

Plots 2, 11, 12, 19, 20, 45, 46 and 47

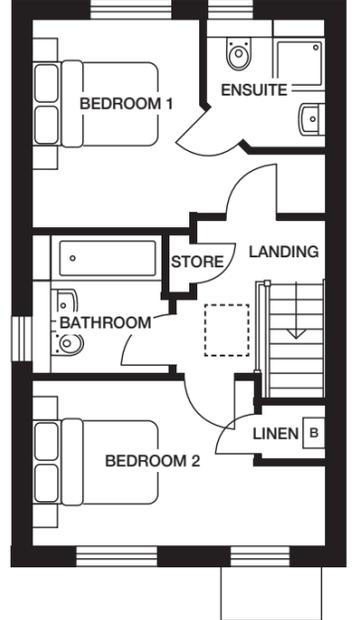
No ground floor window in kitchen for plots 46 & 47



Ground Floor

- Lounge 4460mm x 3160mm 14'7" x 10'4"
- Kitchen/Dining 2374mm x 4695mm 7'9" x 15'5"
- Cloaks 872mm x 1770mm 2'10" x 5'9"

No first floor window in bathroom for plot 46



First Floor

- Bedroom 1 4460mm^{max} x 3150mm 14'7"^{max} x 10'4"
- Ensuite 1819mm x 1929mm 5'11" x 6'4"
- Bedroom 2 4460mm^{max} x 2511mm 14'7"^{max} x 8'3"
- Bathroom 2091mm x 2100mm 6'10" x 6'10"

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LANSDOWN
3 bedroom home

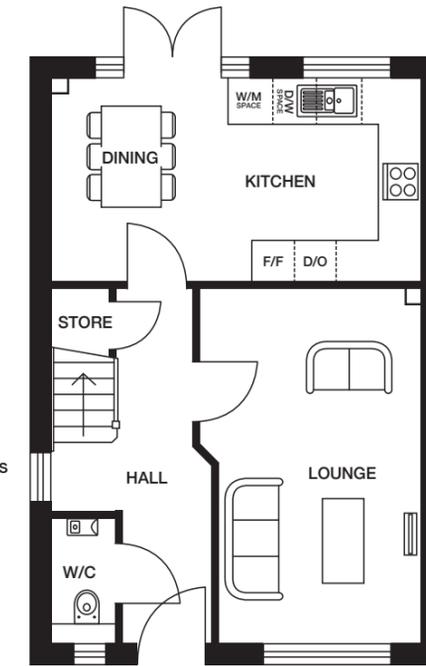


REDWING SQUARE
PRIORS HALL PARK

CGI shows plots 37-38
CGIs are indicative, external finishes and features may vary.

LANSDOWN
3 bedroom home

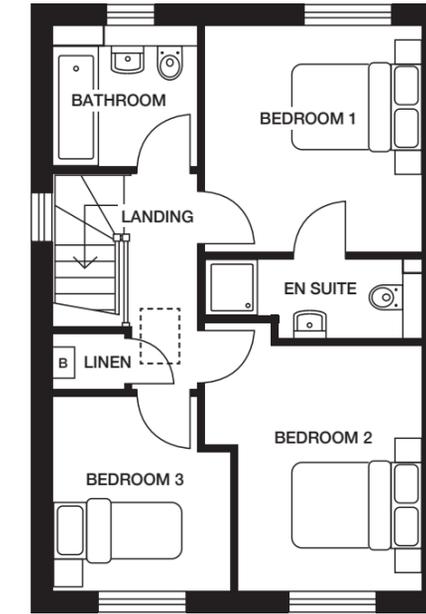
Plots 9, 15, 16, 22, 23, 37, 38, 40, 41, 42 and 43



No window to plots
37, 41 & 42

Ground Floor

- Lounge 3146mm^{max} x 4983mm 10'3" ^{max} x 16'4"
- Kitchen/Dining 5248mm x 2872mm 17'2" x 9'5"
- Cloaks 910mm x 1760mm 2'11" x 5'9"



First Floor

- Bedroom 1 3085mm x 3181mm 10'1" x 10'5"
- Ensuite 3085mm^{max} x 1121mm 10'1" ^{max} x 3'8"
- Bedroom 2 3085mm^{max} x 3460mm 10'1" ^{max} x 11'4"
- Bedroom 3 2535mm^{max} x 2738mm 8'3" ^{max} x 8'11"
- Bathroom 2070mm x 1970mm 6'9" x 6'5"

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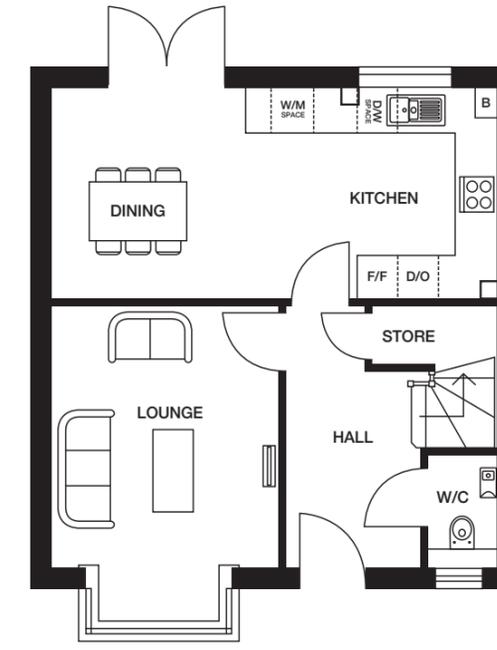


MILFORD
3 bedroom home


REDWING SQUARE
PRIORS HALL PARK

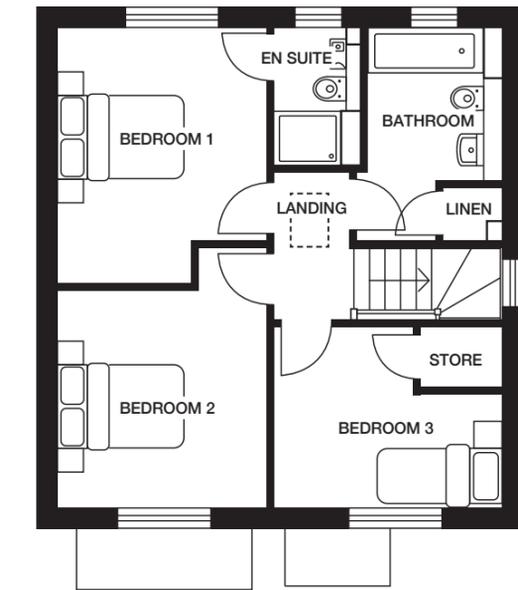
CGI shows plot 28
CGIs are indicative, external finishes and features may vary.

MILFORD
3 bedroom home
Plots 13 and 28



Ground Floor

- Lounge 3314mm x 4579mm^{max} 10'10" x 15'0" ^{max}
- Kitchen/Dining 6485mm x 3019mm 21'3" x 9'10"
- Cloaks 1006mm x 1629mm 3'3" x 5'4"



First Floor

- Bedroom 1 3045mm x 3697mm^{max} 9'11" x 12'1" ^{max}
- Ensuite 1284mm x 1995mm 4'2" x 6'6"
- Bedroom 2 3045mm x 3145mm 9'11" x 10'3"
- Bedroom 3 3347mm^{max} x 2622mm^{max} 10'11" ^{max} x 8'7" ^{max}
- Bathroom 1970mm x 3076mm^{max} 6'5" x 10'1" ^{max}

No window to plot 13

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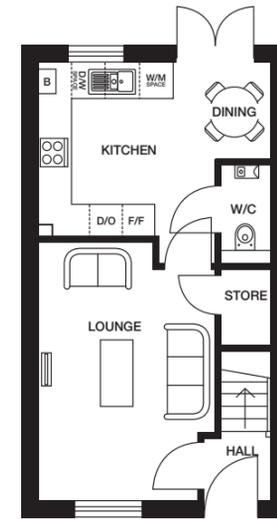


MOTTRAM
3 bedroom home



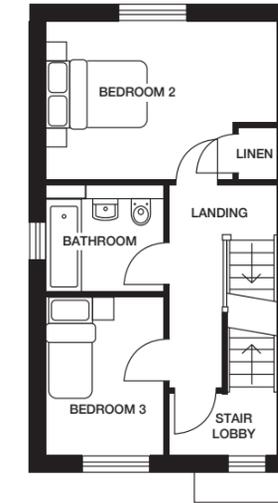
REDWING SQUARE
PRIORS HALL PARK

MOTTRAM
3 bedroom home
Plots 3, 4, 5, 6, 7, 8, 25, 26, 35 and 36



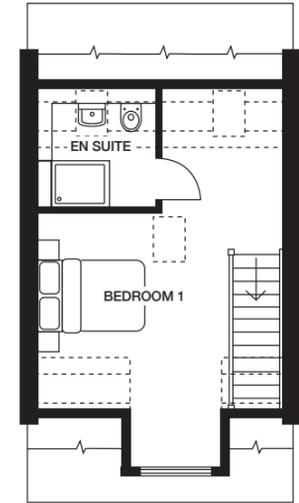
Ground Floor

Lounge 3242mm^{max} x 4684mm^{max} 10'7"^{max} x 15'4"^{max}
 Kitchen/Dining 4235mm^{max} x 3648mm^{max} 13'10"^{max} x 11'11"^{max}
 Cloaks 900mm x 1785mm 2'11" x 5'10"



First Floor

Bedroom 2 4235mm x 2910mm 13'10" x 9'6"
 Bedroom 3 2161mm x 2894mm 7'1" x 9'6"
 Bathroom 2161mm x 1957mm 7'1" x 6'5"



Second Floor

Bedroom 1 4235mm^{max} x 6335mm^{max} 13'10"^{max} x 20'9"^{max}
 Ensuite 2060mm x 2040mm 6'9" x 6'8"

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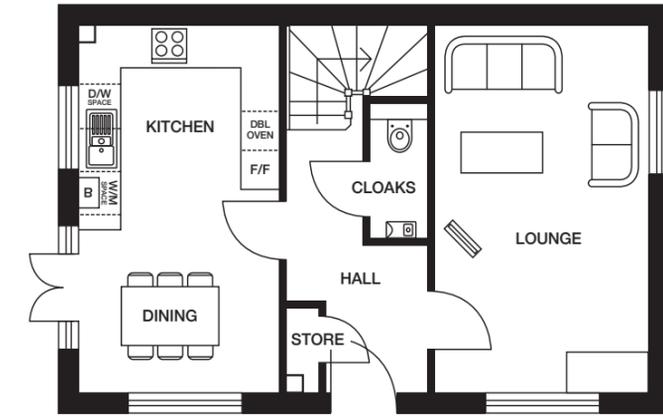


NEWBURY
3 bedroom home


REDWING SQUARE
PRIORS HALL PARK

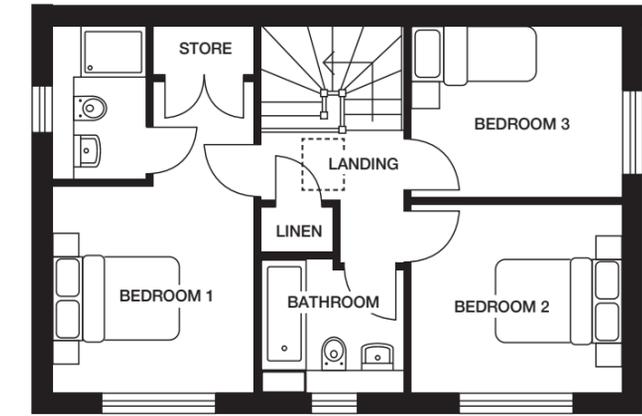
CGI shows plot 34
CGIs are indicative, external finishes and features may vary.

NEWBURY
3 bedroom home
Plots 1, 10, 14, 17, 21, 24, 27, 34 and 39



Ground Floor

- Lounge 3212mm x 5472mm 10'6" x 17'11"
- Kitchen/Dining 3028mm x 5472mm 9'11" x 17'11"
- Cloaks 893mm x 2048mm 2'11" x 6'8"



First Floor

- Bedroom 1 3028mm x 4669mm ^{max} 9'11" x 15'3" ^{max}
- Ensuite 1410mm x 2280mm 4'7" x 7'5"
- Bedroom 2 3212mm x 2859mm 10'6" x 9'4"
- Bedroom 3 3212mm x 2520mm 10'6" x 8'3"
- Bathroom 2196mm x 1970mm ^{max} 7'2" x 6'5" ^{max}

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NEWBURY V2
3 bedroom home

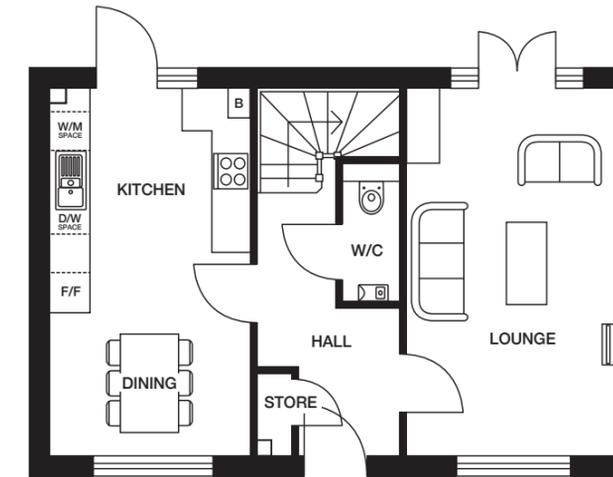


REDWING SQUARE
PRIORS HALL PARK



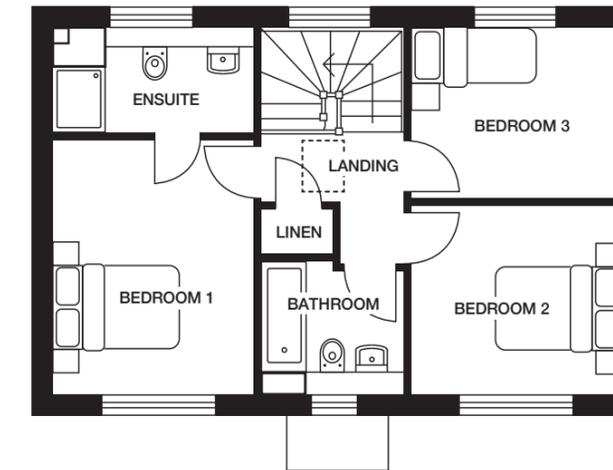
CGI shows plot 18.
CGIs are indicative, external finishes and features may vary.

NEWBURY V2
3 bedroom home
Plot 18



Ground Floor

Lounge 3212mm x 5472mm 10'6" x 17'11"
Kitchen/Dining 3028mm x 5472mm 9'11" x 17'11"
Cloaks 893mm x 2048mm 2'11" x 6'8"



First Floor

Bedroom 1 3028mm x 3826mm 9'11" x 12'6"
Ensuite 3028mm x 1553mm 9'11" x 5'1"
Bedroom 2 3212mm x 2859mm 10'6" x 9'4"
Bedroom 3 3212mm x 2520mm 10'6" x 8'3"
Bathroom 2196mm x 1970mm^{max} 7'2" x 6'5"^{max}

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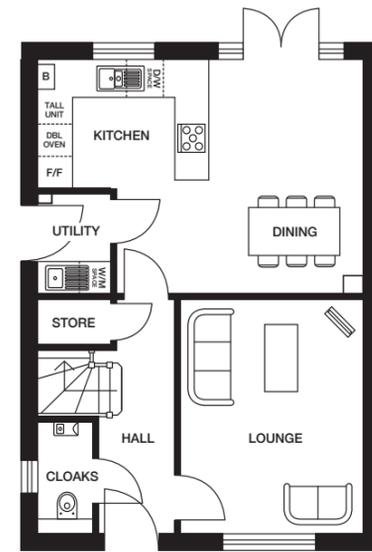


RAMSEY
4 bedroom home


REDWING SQUARE
PRIORS HALL PARK

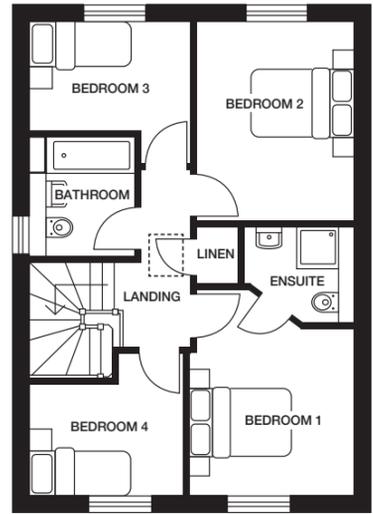
CGI shows plot 33
CGIs are indicative, external finishes and features may vary.

RAMSEY
4 bedroom home
Plots 33, 44 and 48



Ground Floor

- Lounge 3402mm x 4333mm 11'2" x 14'2"
- Kitchen/Dining 6035mm x 4308mm 19'9" x 14'1"
- Utility 1345mm x 1863mm 4'5" x 6'1"
- Cloaks 1010mm x 2040mm 3'3" x 6'8"



First Floor

- Bedroom 1 3081mm x 3768mm^{max} 10'1" x 12'4" ^{max}
- Ensuite 2060mm^{max} x 1790mm^{max} 6'9" ^{max} x 5'10" ^{max}
- Bedroom 2 2929mm x 3662mm 9'7" x 12'0"
- Bedroom 3 3013mm x 2016mm 9'10" x 6'7"
- Bedroom 4 2861mm x 2611mm^{max} 9'4" x 8'6" ^{max}
- Bathroom 1970mm x 2200mm 6'5" x 7'2"

Plots 33 & 48 garage attached, plot 44 stand alone garage

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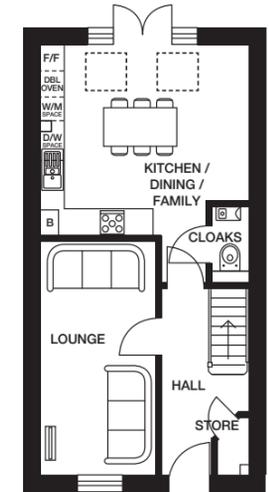
WALTON
4 bedroom home



REDWING SQUARE
PRIORS HALL PARK

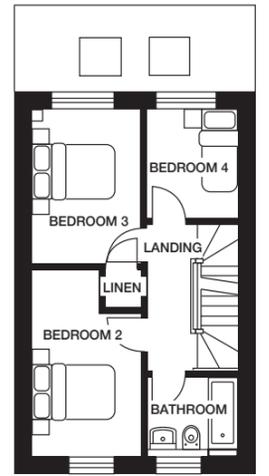
CGI shows plot 29-30
CGIs are indicative, external finishes and features may vary.

WALTON
4 bedroom home
Plots 29, 30, 31 and 32



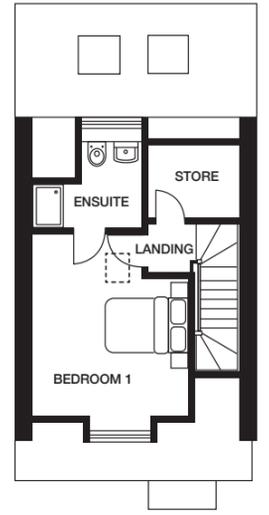
Ground Floor

- Lounge 2735mm x 5385mm 8'11" x 17'8"
- Kitchen/Dining/Family 4797mm x 5479mm^{max} 15'8" x 17'11"^{max}
- Cloaks 858mm x 1770mm 2'9" x 5'9"



First Floor

- Bedroom 2 2579mm x 4269mm^{max} 8'5" x 14'0"^{max}
- Bedroom 3 2579mm x 3697mm 8'5" x 12'1"
- Bedroom 4 2125mm x 2569mm 6'11" x 8'5"
- Bathroom 2125mm x 1905mm 6'11" x 6'3"



Second Floor

- Bedroom 1 3683mm x 4190mm 12'1" x 13'9"
- Ensuite 2625mm^{max} x 1913mm^{max} 8'7"^{max} x 6'3"^{max}

All four plots have an attached garage

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REDWING SQUARE PRIORS HALL PARK



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DEVELOPMENT LAYOUT

- Cove
2 bedroom home
Plan 2, 11, 12, 13, 14, 15, 16, 17
- Landown
2 bedroom home
Plan 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Newbury
2 bedroom home
Plan 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Easingy
4 bedroom home
Plan 11, 12, 13
- Grand Overlook
- Newbury V2
2 bedroom home
Plan 1
- Melrose
2 bedroom home
Plan 1, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23
- Millford
2 bedroom home
Plan 11, 12
- Walnut
4 bedroom home
Plan 11, 12, 13, 14



Priors Hall Park



REDWING SQUARE
PRIORS HALL PARK

Kestrel Road, Priors Hall Park, Corby, NN17 5EB

T: 01604 273 900



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