

OAKTHORPE

PETERBOROUGH

A STUNNING COLLECTION OF 2 BEDROOM APARTMENTS



Welcome to Oakthorpe

A stunning collection of new two bedroom apartments. Oakthorpe is perfectly situated in the fine cathedral city of Peterborough, which boasts a variety of attractions and amenities. It's a great place to live, work and enjoy life.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Location

Located in the historic Cambridgeshire city of Peterborough, this area is also referred to as the Green City of the East of England, and for good reason.

Just one of the nearby glorious open spaces is Nene Park, a 10-mile stretch which is home to the Ferry Meadows Country Park – just perfect for enjoying the fresh air.



Queensgate Shopping Centre

Peterborough city centre's leading shopping destination.



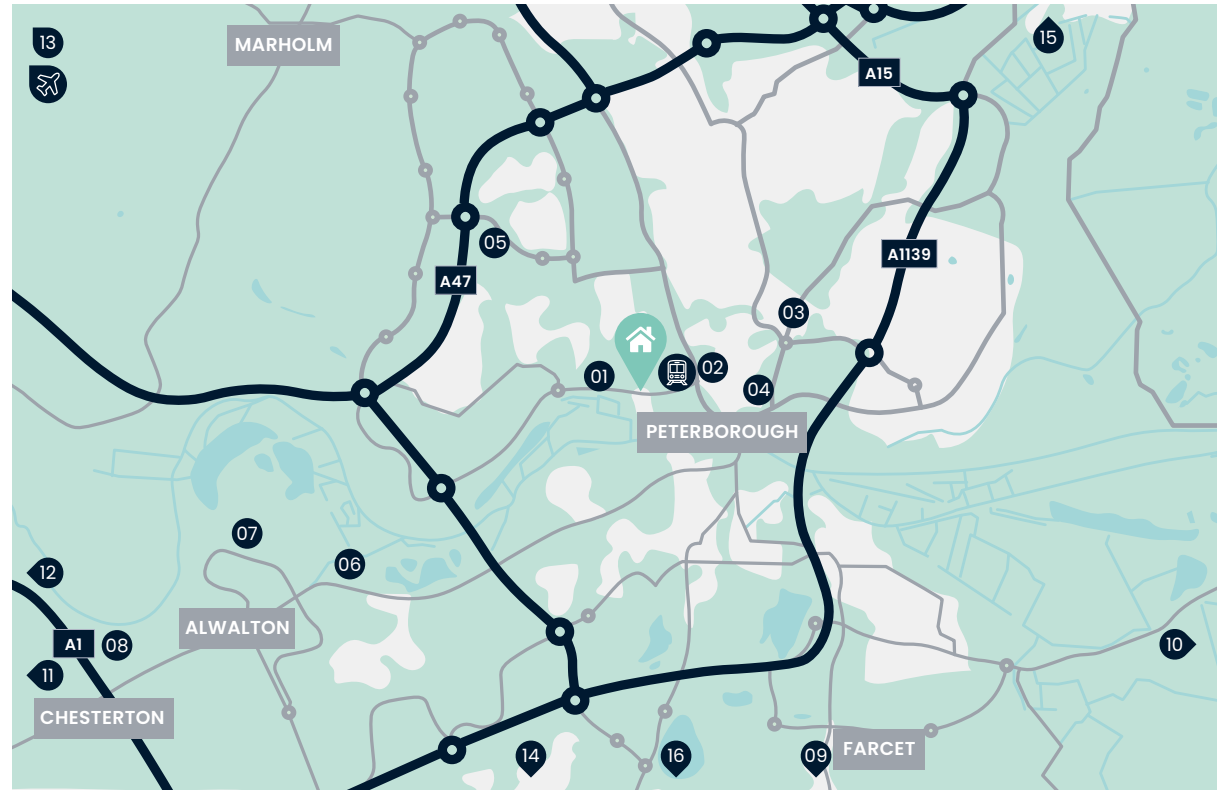
Peterborough Cathedral

Founded in 654 AD. It is one of the most significant medieval abbeys in the country.



Ferry Meadows Country Park

An ideal place for a family day out and one of the largest parks in the region.



Your nearest transport links



Peterborough Train Station



A1



Nottingham Airport

Up to 2 Miles

- 01. Co-Op Food
- 02. Queensgate Shopping Centre
- 03. Post Office
- 04. Peterborough Cathedral

Up to 5 Miles

- 05. Peterborough City Hospital
- 06. Orton Meadows Golf Course
- 07. Ferry Meadows Country Park
- 08. EoE Arena and Events Centre

Up to 10 Miles

- 09. Crown Lakes Country Park
- 10. Whittlesey
- 11. Sibson Aerodrome
- 12. Sibson Marina

Up to 25 Miles

- 13. Burghley House
- 14. Hamerton Zoo Park
- 15. Springfields Outlet Shopping & Leisure
- 16. Huntingdon

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

Connections

Oakthorpe is excellently placed for transport links meaning journeys to Cambridge, London and the north of England are extremely straightforward.

The A1 can be reached in under 15 minutes by car and Peterborough railway station is a 10-minute walk away, affording journeys to London Kings Cross in as little as 49 minutes.

Other destinations include Liverpool Lime Street, Stansted Airport and Edinburgh. For international travel, Nottingham Airport is a 70-minute drive from the development.



44
min

Kettering
31 miles

Destinations by car

50
min

Bedford
39.7 miles

52
min

Cambridge
43 miles



49
min

London King's Cross

Destinations by train

Peterborough
Railway Station

1 14
hr min

York

1 51
hr min

Birmingham New Street

Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk).



Education

A home at Oakthorpe provides the perfect place for your family to thrive.

Oakthorpe is located within easy reach of a variety of local schools, which between them offer education from nursery right through to university.

West Town Primary Academy

West Town Primary Academy is within walking distance and caters for pupils aged 3–11 years. It's a state-of-the-art building, with large break areas, dedicated cooking and art rooms as well as dance and music studios.

Jack Hunt Secondary School

Jack Hunt School exists to provide high quality learning and teaching in a supportive and caring environment for mixed secondary school pupils aged 11–19. Specialising in language and sport, this school has also been a part of the Leading Edge Partnership since 2004 to adapt professional practice and raise the standards of learning and teaching.

University Centre Peterborough

The University Centre offers a broad portfolio of courses covering a range of subject areas where students will learn from lecturers who are highly qualified and experienced in their fields.

Although the schools listed above are nearby, we cannot guarantee admission.

OAKTHORPE

PETERBOROUGH

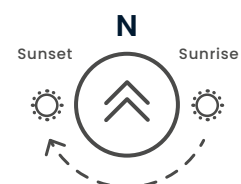
This outstanding collection of homes is perfectly situated in the fine cathedral city of Peterborough, which boasts a variety of attractions and amenities.



2 Bedroom Apartments

- Ash House
- Beech House
- Chestnut House
- Maple House
- Pine House
- Sycamore House
- Walnut House

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. May 2022.



BS - Bin Store
CS - Cycle Store

Walnut House

2 Bedroom Apartment



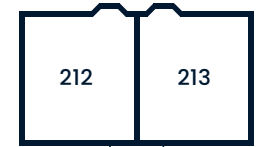
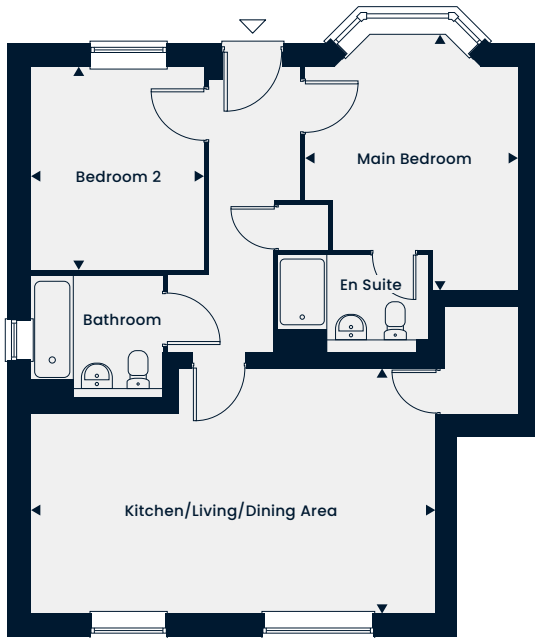
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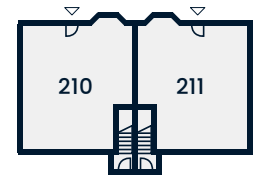
Walnut House

2 Bedroom Apartment

A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



First Floor



Ground Floor

Plot 210

Kitchen/Living/Dining Area

6.59m x 4.00m | 21'7" x 13'1"

Main Bedroom

4.20m x 3.47m | 13'9" x 11'4"

Bedroom 2

3.31m x 2.82m | 10'10" x 9'3"

Total Area

728 sq. ft.

Plot 211

Kitchen/Living/Dining Area

6.59m x 4.00m | 21'7" x 13'1"

Main Bedroom

4.20m x 3.47m | 13'9" x 11'4"

Bedroom 2

3.31m x 2.82m | 10'10" x 9'3"

Total Area

728 sq. ft.

▷ – Entrance

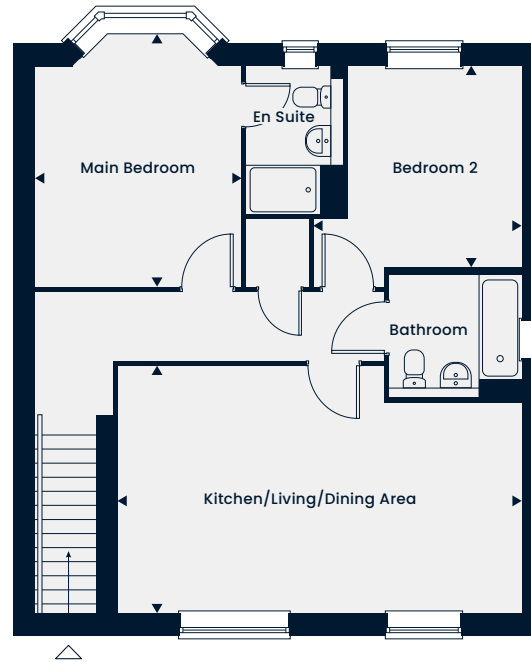
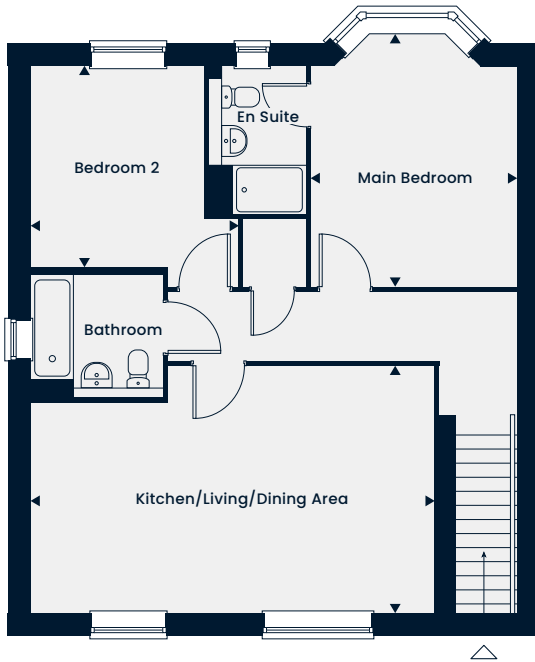
The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.



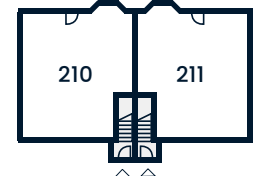
Walnut House

2 Bedroom Apartment

A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



First Floor



Ground Floor

Plot 212

Kitchen/Living/Dining Area

6.59m x 4.04m | 21'7" x 13'3"

Main Bedroom

4.15m x 3.37m | 13'7" x 11'1"

Bedroom 2

3.28m x 2.83m | 11'1" x 9'3"

Total Area

796 sq. ft.

Plot 213

Kitchen/Living/Dining Area

6.59m x 4.04m | 21'7" x 13'3"

Main Bedroom

4.15m x 3.37m | 13'7" x 11'1"

Bedroom 2

3.28m x 2.83m | 11'1" x 9'3"

Total Area

796 sq. ft.

▷ - Entrance

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Sycamore House

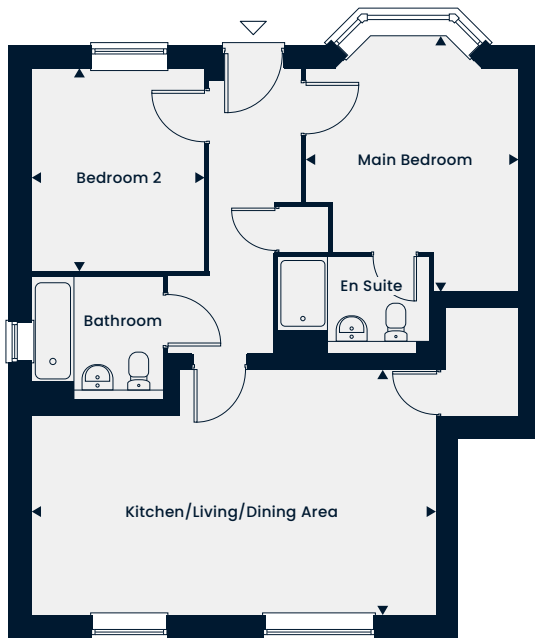
2 Bedroom Apartment



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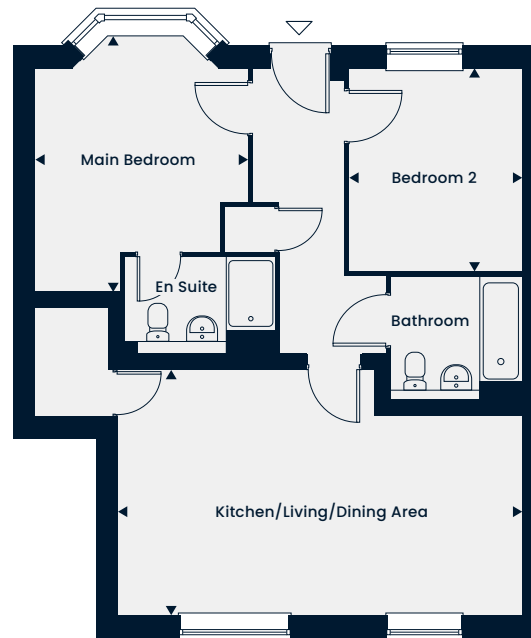


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plot 214

Kitchen/Living/Dining Area	6.59m x 4.04m 21'7" x 13'1"
Main Bedroom	4.20m x 3.47m 13'9" x 11'4"
Bedroom 2	3.28m x 2.83m 11'1" x 9'3"
Total Area	728 sq. ft.

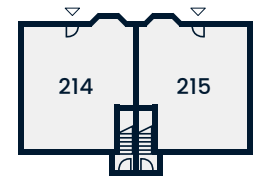


Plot 215

Kitchen/Living/Dining Area	6.59m x 4.04m 21'7" x 13'3"
Main Bedroom	4.20m x 3.47m 13'9" x 11'4"
Bedroom 2	3.28m x 2.83m 11'1" x 9'3"
Total Area	728 sq. ft.



First Floor



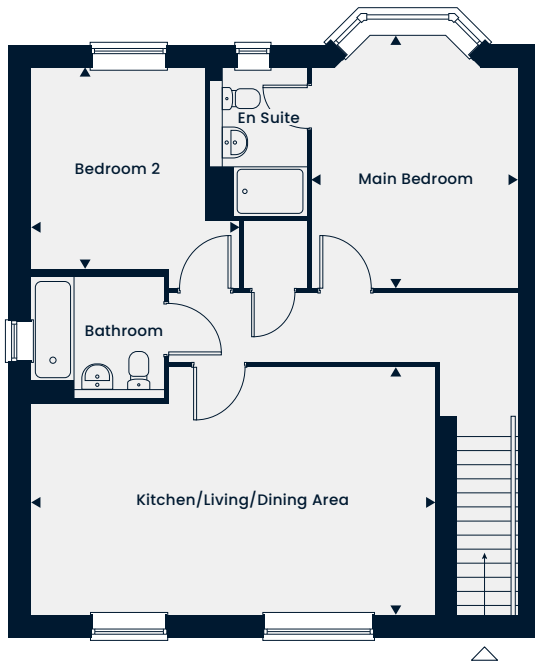
Ground Floor

▷ - Entrance

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Plot 216

Kitchen/Living/Dining Area

6.59m x 4.04m | 21'7" x 13'3"

Main Bedroom

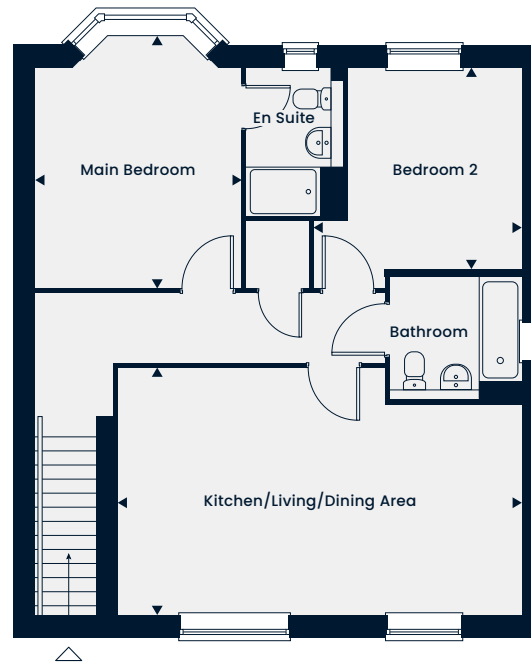
4.15m x 3.37m | 13'7" x 11'1"

Bedroom 2

3.28m x 2.83m | 11'1" x 9'3"

Total Area

796 sq. ft.



Plot 217

Kitchen/Living/Dining Area

6.59m x 4.04m | 21'7" x 13'3"

Main Bedroom

4.15m x 3.37m | 13'7" x 11'1"

Bedroom 2

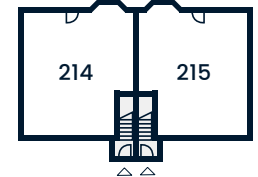
3.28m x 2.83m | 11'1" x 9'3"

Total Area

796 sq. ft.



First Floor



Ground Floor

▷ - Entrance

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Beech House

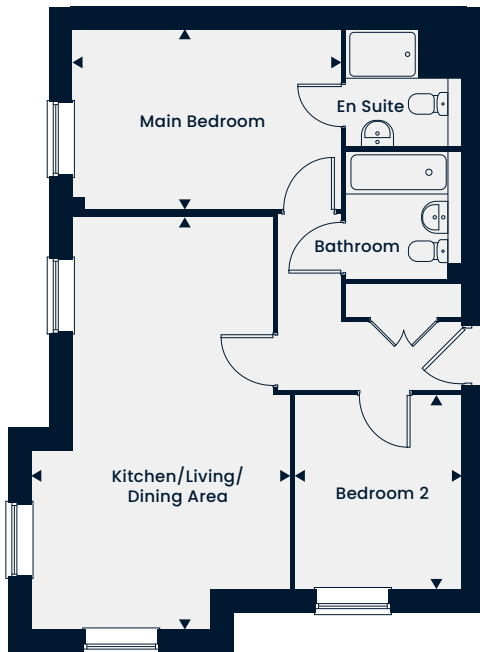
2 Bedroom Apartment



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A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plots 218 & 220

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

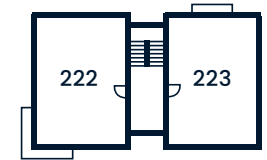
6.82m x 4.27m | 22'4" x 14'0"
4.44m x 2.98m | 14'7" x 9'9"
3.20m x 2.77m | 10'6" x 9'1"
682 sq. ft.



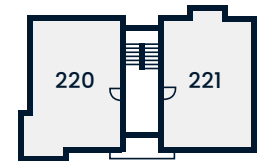
Plots 219 & 221

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

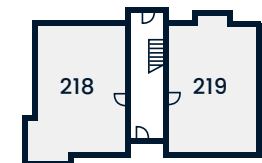
6.45m x 5.14m | 21'2" x 16'10"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
662 sq. ft.



Second Floor



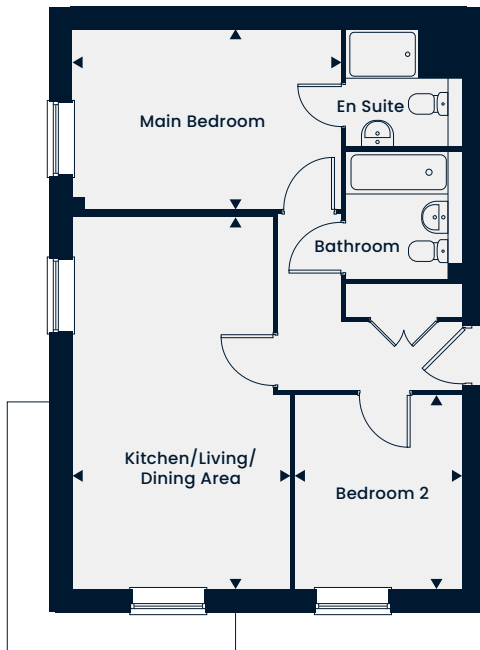
First Floor



Ground Floor



A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plot 222

Kitchen/Living/Dining Area
 Main Bedroom
 Bedroom 2
Total Area

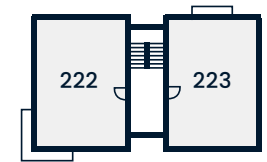
6.15m x 3.60m | 20'2" x 11'10"
 4.44m x 2.98m | 14'7" x 9'9"
 3.21m x 2.77m | 10'6" x 9'1"
644 sq. ft.



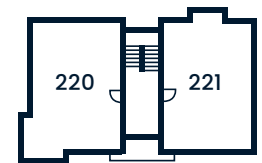
Plot 223

Kitchen/Living/Dining Area
 Main Bedroom
 Bedroom 2
Total Area

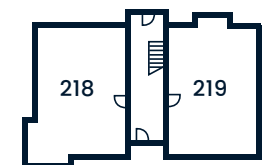
6.45m x 4.35m | 21'2" x 14'3"
 3.62m x 3.16m | 11'10" x 10'4"
 3.16m x 2.75m | 10'4" x 9'0"
644 sq. ft.



Second Floor



First Floor



Ground Floor

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Ash House

2 Bedroom Apartment



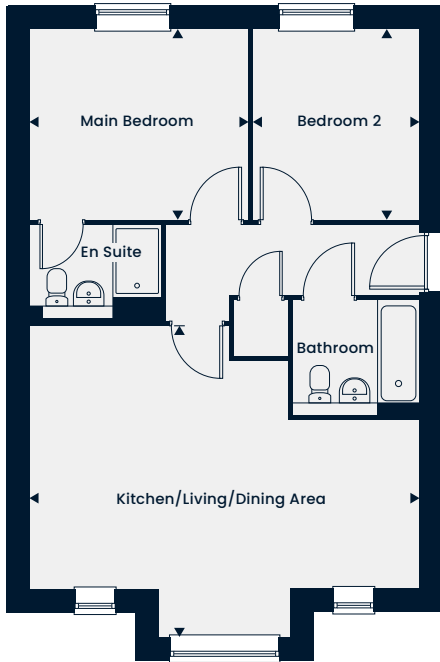
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Ash House

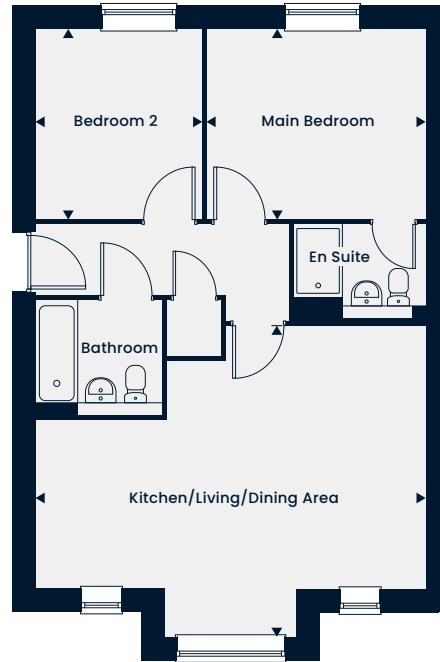
2 Bedroom Apartment

A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



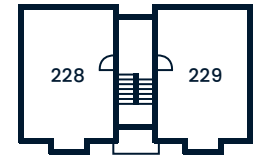
Plot 224

Kitchen/Living/Dining Area	6.45m x 5.14m 21'2" x 16'10"
Main Bedroom	3.62m x 3.16m 11'10" x 10'4"
Bedroom 2	3.16m x 2.75m 10'4" x 9'0"
Total Area	662 sq. ft.

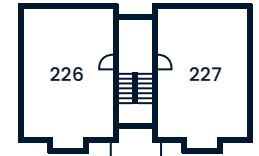


Plot 225

Kitchen/Living/Dining Area	6.45m x 5.14m 21'2" x 16'10"
Main Bedroom	3.62m x 3.16m 11'10" x 10'4"
Bedroom 2	3.16m x 2.75m 10'4" x 9'0"
Total Area	662 sq. ft.



Second Floor



First Floor



Ground Floor

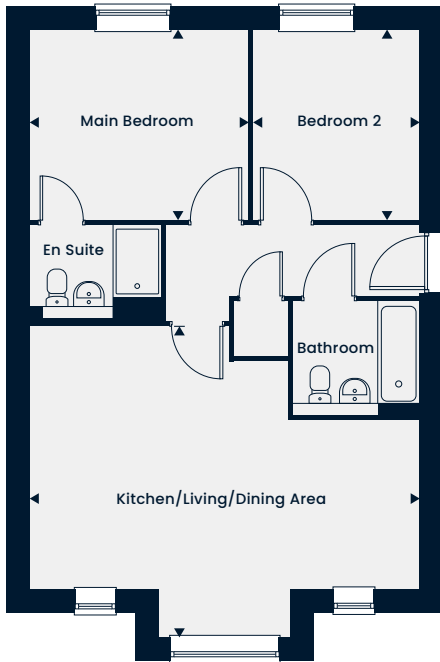
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Ash House

2 Bedroom Apartment

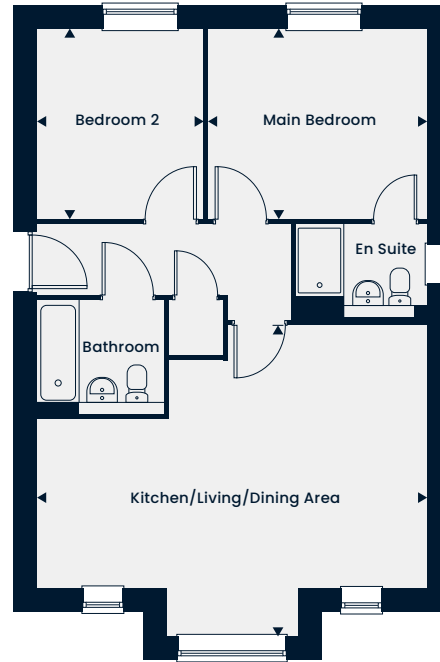
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plot 226

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

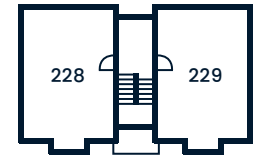
6.45m x 5.14m | 21'2" x 16'10"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
662 sq. ft.



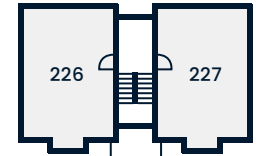
Plot 227

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

6.45m x 5.14m | 21'2" x 16'10"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
662 sq. ft.



Second Floor



First Floor



Ground Floor

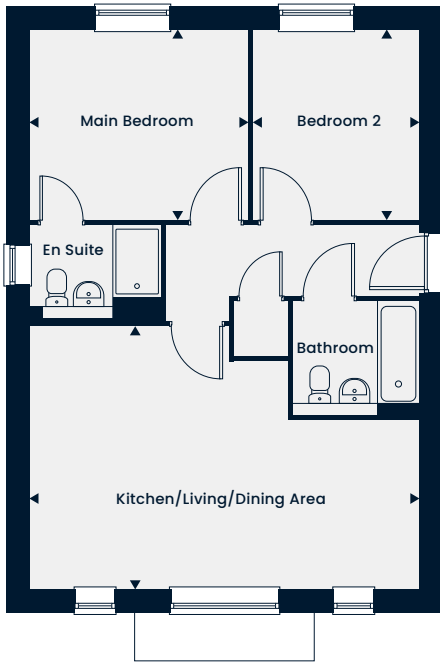
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Ash House

2 Bedroom Apartment

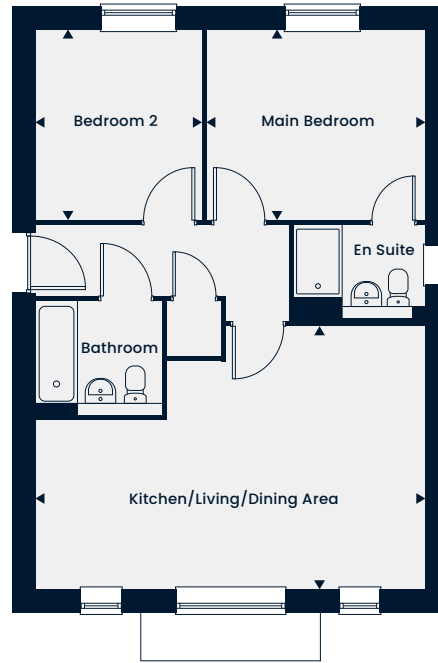
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plot 228

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

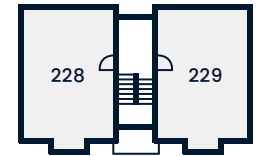
6.45m x 4.35m | 21'2" x 14'3"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
644 sq. ft.



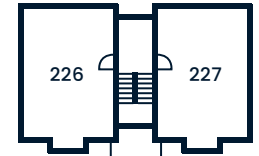
Plot 229

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

6.45m x 4.35m | 21'2" x 14'3"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
644 sq. ft.



Second Floor



First Floor



Ground Floor

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Chestnut House

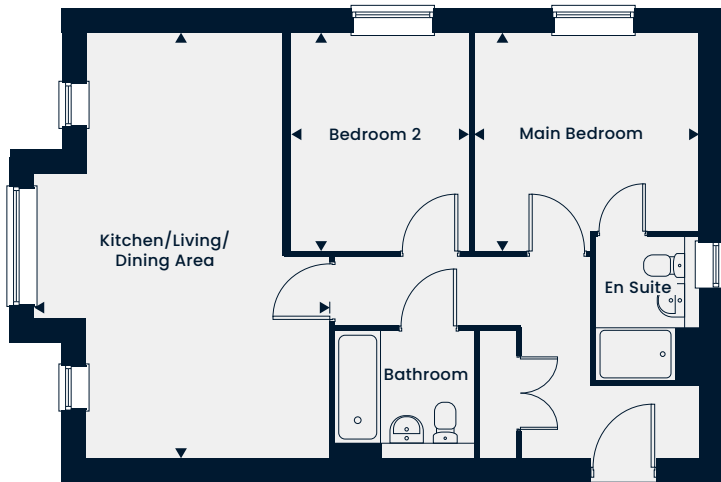
2 Bedroom Apartment



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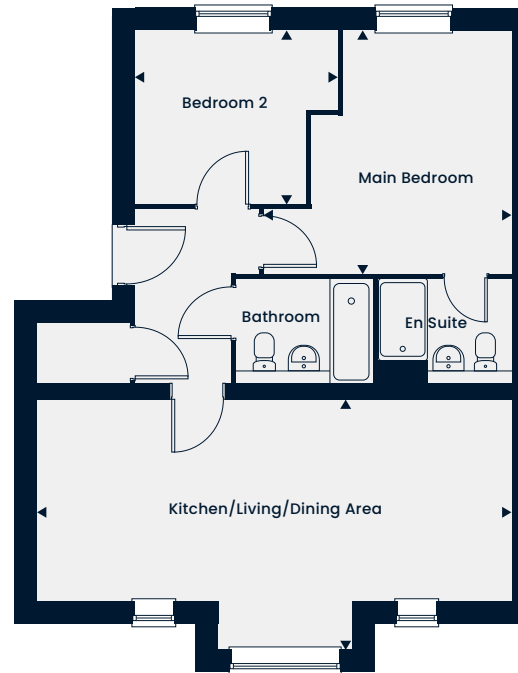


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



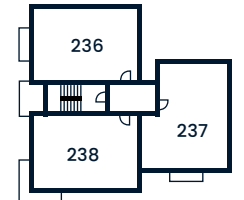
Plots 230 & 233

Kitchen/Living/Dining Area	6.43m x 4.47m 21'1" x 14'8"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	660 sq. ft.

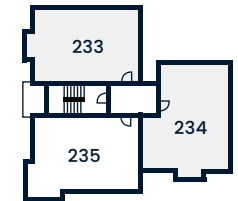


Plots 231 & 234

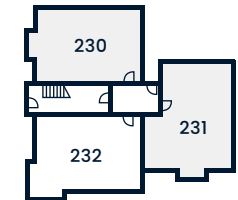
Kitchen/Living/Dining Area	7.70m x 4.06m 25'3" x 13'4"
Main Bedroom	4.03m x 3.94m 13'2" x 12'11"
Bedroom 2	3.29m x 2.81m 10'9" x 9'3"
Total Area	706 sq. ft.



Second Floor



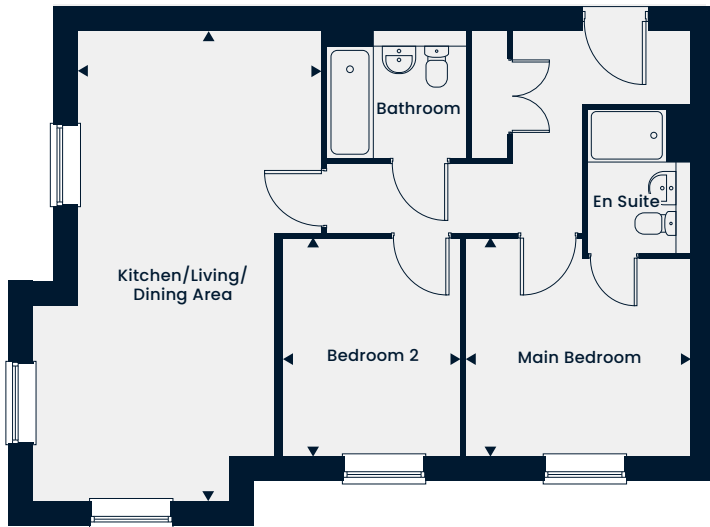
First Floor



Ground Floor

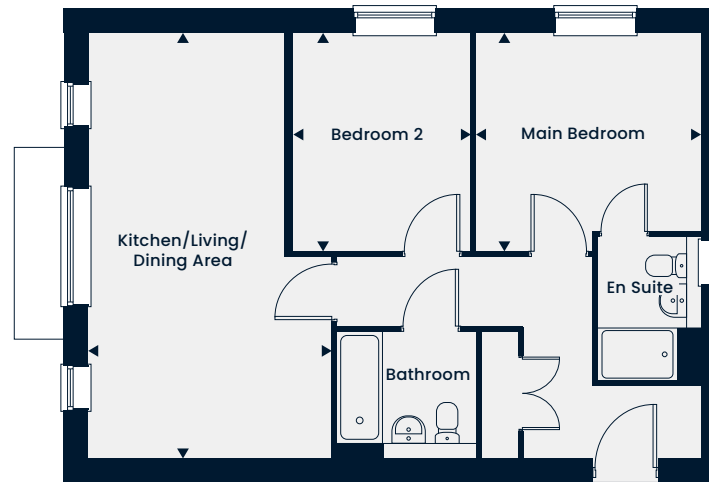


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



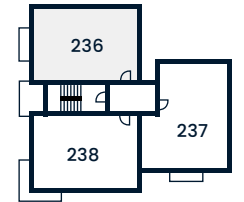
Plots 232 & 235

Kitchen/Living/Dining Area	7.10m x 3.68m 23'3" x 12'1"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	684 sq. ft.

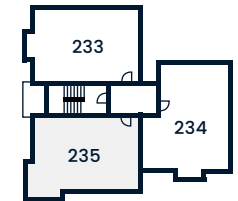


Plot 236

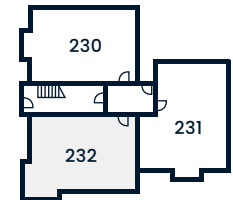
Kitchen/Living/Dining Area	6.43m x 3.68m 21'1" x 12'1"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	644 sq. ft.



Second Floor



First Floor

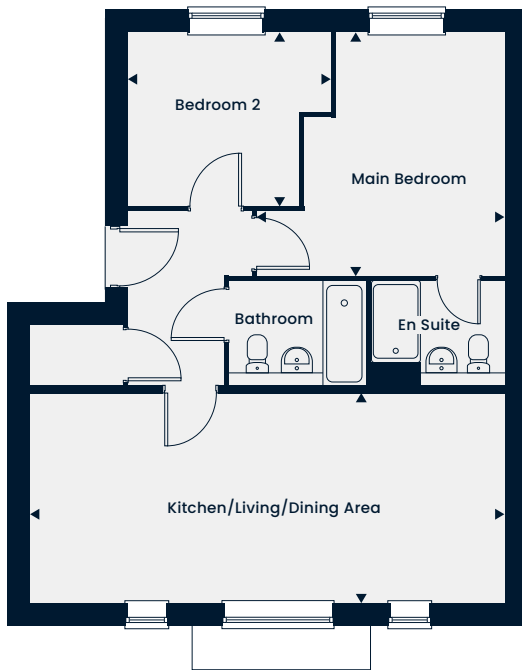


Ground Floor

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

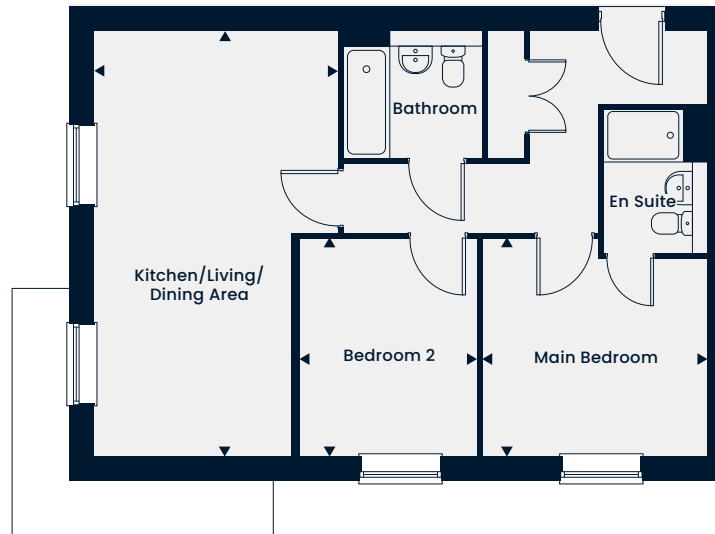


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



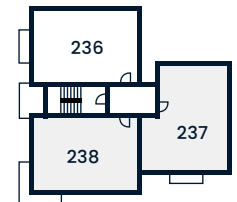
Plot 237

Kitchen/Living/Dining Area	7.70m x 3.27m 25'3" x 10'9"
Main Bedroom	4.03m x 3.94m 13'2" x 12'11"
Bedroom 2	3.29m x 2.81m 10'9" x 9'3"
Total Area	680 sq. ft.

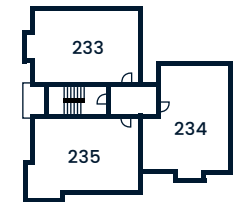


Plot 238

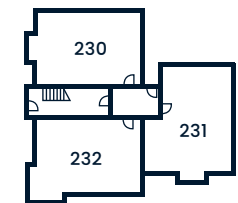
Kitchen/Living/Dining Area	6.43m x 3.68m 21'1" x 12'1"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	644 sq. ft.



Second Floor



First Floor



Ground Floor

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

Maple House

2 Bedroom Apartment



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A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



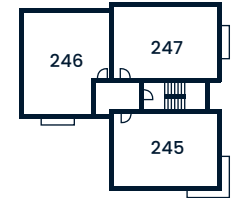
Plots 239 & 242

Kitchen/Living/Dining Area	7.11m x 3.65m 23'3" x 11'11"
Main Bedroom	3.40m x 3.00m 11'2" x 9'10"
Bedroom 2	3.33m x 2.69m 10'10" x 8'10"
Total Area	660 sq. ft.

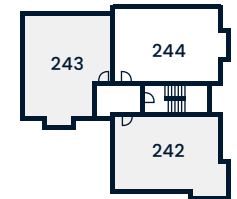


Plots 240 & 243

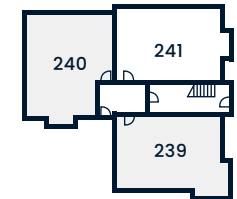
Kitchen/Living/Dining Area	6.12m x 4.77m 20'1" x 15'8"
Main Bedroom	3.66m x 3.25m 12'0" x 10'8"
Bedroom 2	3.66m x 2.76m 12'0" x 9'1"
Total Area	715 sq. ft.



Second Floor



First Floor

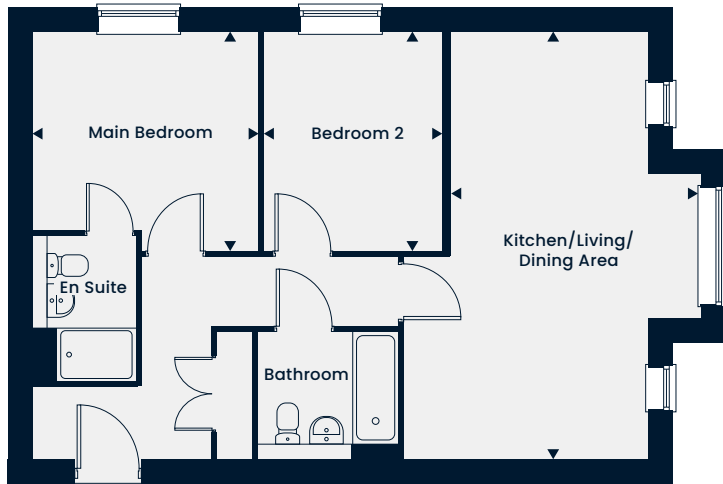


Ground Floor

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

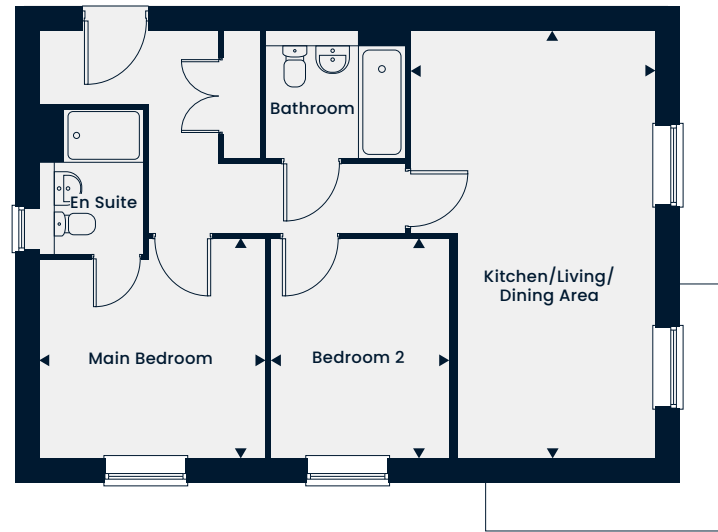


A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



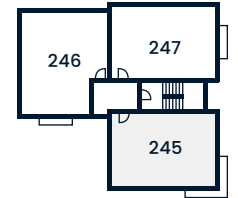
Plots 241 & 244

Kitchen/Living/Dining Area	6.43m x 3.75m 21'1" x 12'4"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	660 sq. ft.

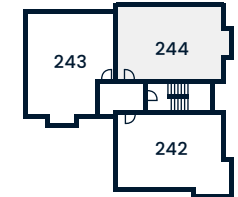


Plot 245

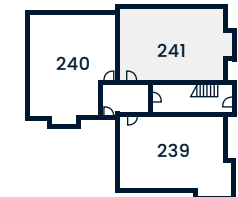
Kitchen/Living/Dining Area	6.43m x 3.68m 21'1" x 12'1"
Main Bedroom	3.40m x 3.00m 11'2" x 9'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	642 sq. ft.



Second Floor



First Floor

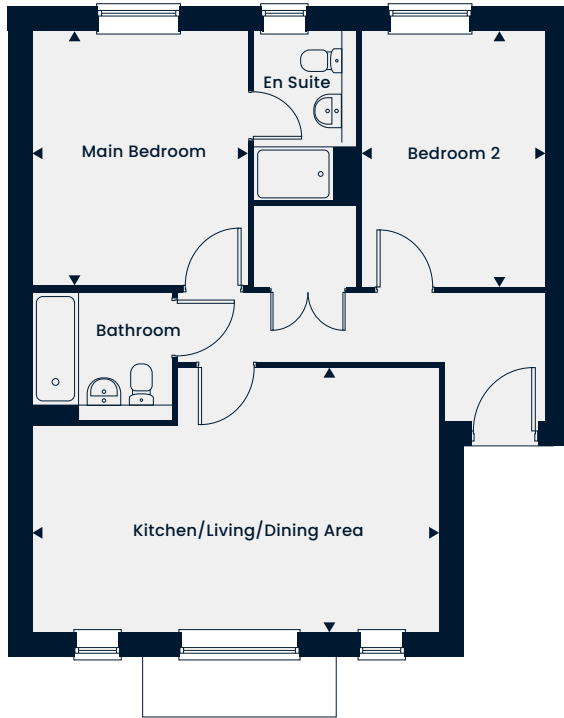


Ground Floor

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.



A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



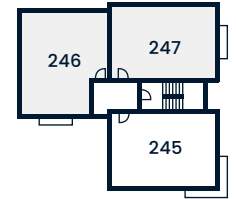
Plot 246

Kitchen/Living/Dining Area	6.12m x 3.98m 20'1" x 13'1"
Main Bedroom	3.85m x 3.25m 12'7" x 10'10"
Bedroom 2	3.85m x 2.76m 12'7" x 9'1"
Total Area	696 sq. ft.

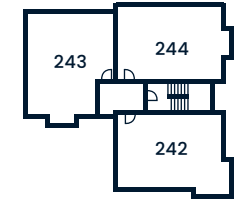


Plot 247

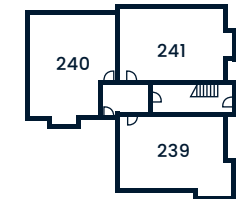
Kitchen/Living/Dining Area	6.43m x 3.68m 21'1" x 12'1"
Main Bedroom	3.40m x 3.30m 11'2" x 10'10"
Bedroom 2	3.30m x 2.69m 10'10" x 8'10"
Total Area	642 sq. ft.



Second Floor



First Floor



Ground Floor

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. January 2022.

Pine House

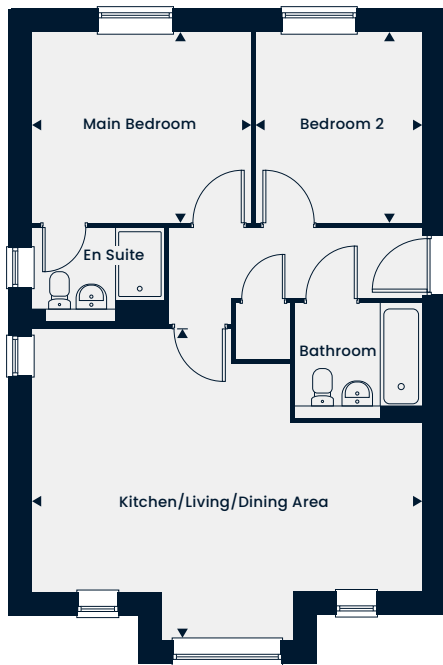
2 Bedroom Apartment



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



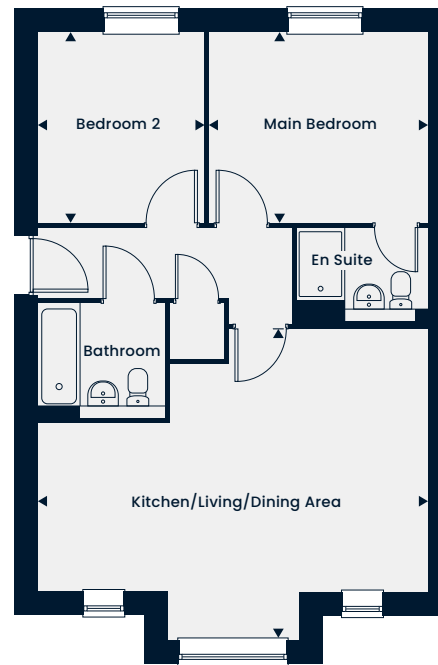
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plots 248 & 250

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

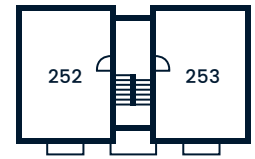
6.45m x 5.14m | 21'2" x 16'10"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
662 sq. ft.



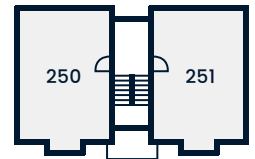
Plots 249 & 251

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

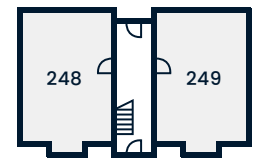
6.45m x 5.14m | 21'2" x 16'10"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
662 sq. ft.



Second Floor



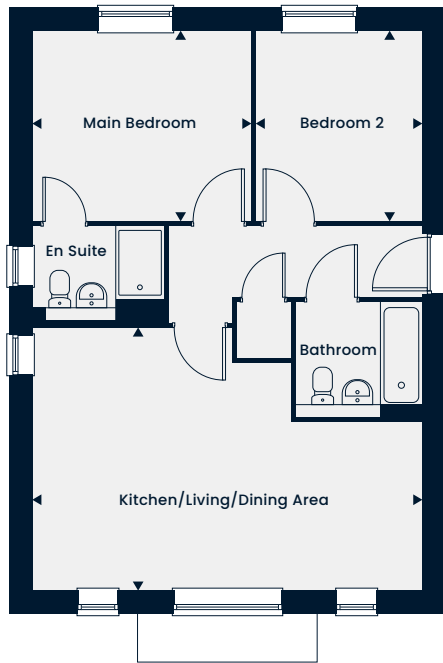
First Floor



Ground Floor



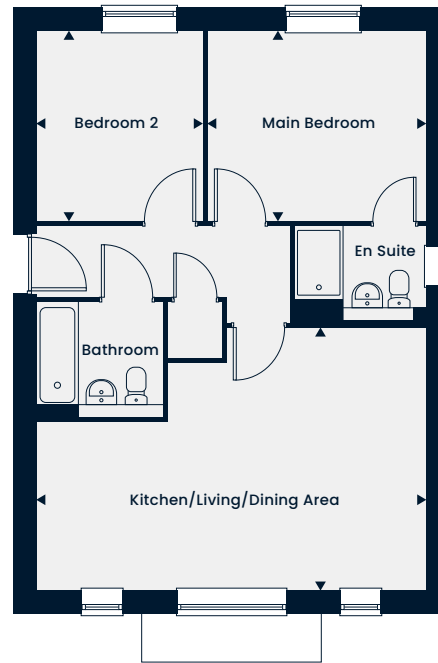
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plot 252

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

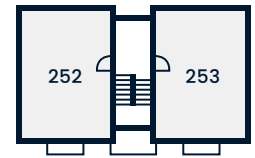
6.45m x 4.35m | 21'2" x 14'3"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
644 sq. ft.



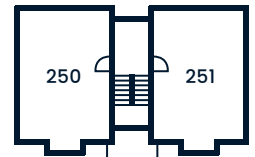
Plot 253

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

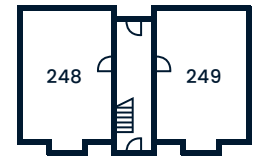
6.45m x 4.35m | 21'2" x 14'3"
3.62m x 3.16m | 11'10" x 10'4"
3.16m x 2.75m | 10'4" x 9'0"
644 sq. ft.



Second Floor



First Floor



Ground Floor

OAKTHORPE

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

	2 bedroom apartments	3 bedroom houses	4 bedroom houses
Kitchen			
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓	✓	
Stainless steel one and a half bowl sink with mixer tap to kitchen			✓
Stainless steel four-ring gas hob	✓	✓	✓
Under counter single oven	✓	✓	
Built-in double oven			✓
Electrical			
TV points to living room and main bedroom**	✓	✓	✓
BT telephone points to: living room, main bedroom	✓	✓	✓
Ceiling fitted light to bathrooms and en suites	✓	✓	
Ceiling fitted light to WC	✓	✓	✓
Chrome downlights to kitchen/bathroom and en suites			✓
Ceiling track lighting to kitchen	✓	✓	
Bathroom & En Suite			
Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites†			✓
Internal Features			
All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white satin	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder††			✓
Gas-fired Ideal combi-boiler	✓	✓	
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓
External Features			
Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to both the front door and rear door‡	✓	✓	✓
Rear gardens to be tidied, rotovated and graded‡‡	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights only provided to integral garages			✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Available only on 4 beds over 1,400 sq. ft. ††Alfriston and Arlington have a gas-fired combi-boiler. ‡Not applicable on apartments, refer to the sales executive. ‡‡Not applicable on apartments, the apartments have landscaped communal gardens. Photography is indicative only. March 2022.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Backed by
HM Government

Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

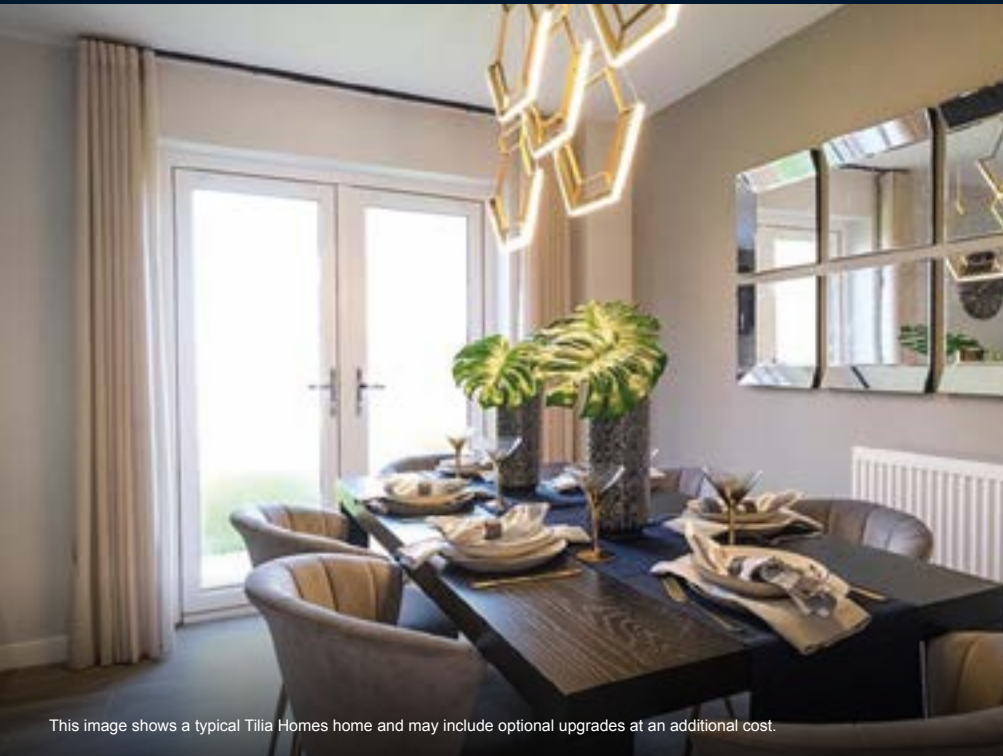


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2022.

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oakthorpe.sales@tiliahomes.co.uk
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