



Arkwood  
LIVING



*The Avenues*  
NEWARK

A stunning collection of 2, 3 & 4  
Bedroom Homes

More than a *home*





# The Avenues

## NEWARK

### A Stunning Collection of Contemporary Designed Homes

Whether you are looking to take your first steps onto the property ladder or taking the next step in the property market, The Avenues offers something for everyone.

Our stunning collection of contemporary designed new homes includes two-bedroomed bungalows, a range of spacious two and three-bedroom homes and a selection of executive four-bedroom homes that are perfect for the larger family. Separately, set in its own quiet location we offer a range of exclusive retirement homes, perfect for downsizers and retirees looking for an energy efficient, high quality and low maintenance new home.

Arkwood Living strives to create the perfect home for you. To achieve this, we understand that it is more than just a home.

### OUR PHILOSOPHY

Since Countryside was founded in 1958, we have maintained a belief that placemaking is more than geography. It is both a practice and a philosophy. A place to us is as much about the feeling people experience in our homes as it is the physical buildings. We recognise that choosing a place to live is just as much an emotional decision as a financial one. As we enter the next phase of growth, our philosophy remains unchanged. We have secured a leading position, with our strategic land and relationships with regeneration partners, that helps create a distinct advantage in the market and long-term growth for our business



We understand that the location of your new home is most probably the main factor in choosing where you want to live and often that final decision can be a compromise against your list of key “must haves”

We also recognise that many of us lead busy lives and living in a convenient location can be a real benefit to making sure you can relax and enjoy some important quality time.

At Arkwood Living we believe we have found your perfect solution and are excited to introduce you The Avenues, a location which offers you all the convenience you are seeking, without compromise.

Based around a community of new high-quality luxury homes designed by Arkwood Living and conveniently located on the fringe of the historic market town of Newark-on-Trent, The Avenues is simply the perfect place to set up home.

LONDON IN  
*1hr 15 mins*

NOTTINGHAM IN  
*30 mins*

LINCOLN IN  
*25 mins*

# CONVENIENCE WITHOUT COMPROMISE



## KEY FEATURES

- A close proximity to the town centre – within walking distance
- Easy access to local amenities
- Excellent commuter connections
- A short distance from nearby large Cities
- A great selection of good and outstanding schools
- A wide range of first class leisure facilities right on your doorstep.





# LOCAL AREA AND AMENITIES

Newark is a historic and thriving market town with a superb range of historic landmarks and buildings that blend perfectly alongside all of the modern local amenities that you would expect to find.

The town is famed for the role it played in the historic 15th Century War of the Roses and this is centred around the stunning Newark Castle set beautifully on the banks of the River Trent. A family visit is simply a must.

For the keen shopper, Newark is simply a great day out, ranging from the usually High St brands, through to a whole host of smaller “boutique” style shops tucked away in some of the quaint parts of the town, there is something for everyone. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to this a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from. Ranging from first class gyms and leisure centres to taking a leisurely stroll in a number of local parks that include children’s playgrounds and on-site cafés, perfect for relaxing and whiling away a few hours.

For those wishing to socialise, Newark also has a great choice of bars and restaurants, so if you are looking to enjoy a meal with friends and family or just a night out on the town, there’s something for everyone.

For those wanting to explore just a little further afield ;

Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out

Historic Lincoln is always worth a visit. Just a short drive or train journey away, Lincoln offers a superb blend of both the past and present with its Castle, Cathedral and a great range of modern shops and amenities.

For those that seek the bright lights of the big city, then try a visit Nottingham, just a 30 min train journey puts you right in the heart of things.

## Local Amenities

Supermarket	0.3miles	2 mins
Dentist	0.3miles	2 mins
Leisure	0.3miles	2 mins
Doctors	0.3miles	2 mins
Pharmacy	0.3miles	2 mins
Vets	0.3miles	2 mins
Post Office	0.3miles	2 mins
Pubs	0.3miles	2 mins
Education	0.3miles	2 mins



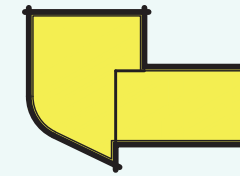
# The Avenues

## MAIN SITE PLAN

As selection of stylish 2,3,4 bed houses, apartments and bungalows thoughtfully designed to meet your requirements. With an added touch of luxury. All set in a convenient location with easy access to your every need.

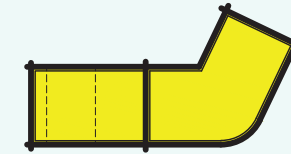


This site plan is for guidance only and should not be relied on. Please check with a sales advisor for the latest, most up-to-date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.



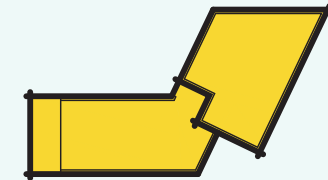
### THE LOWDHAM

2B3P APARTMENTS (VARIANT 1)



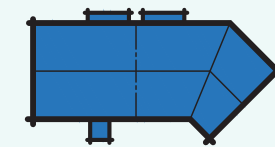
### THE OXTON

2B3P APARTMENTS (VARIANT 2)



### THE FARNDON

2B3P APARTMENTS (VARIANT 3)



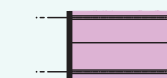
### THE KIRTON

2B3P MAISONETTE



### THE AVERHAM

2B3P COACH HOUSE



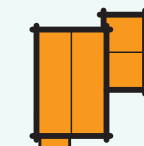
### THE WINTHORPE

2B4P TERRACED HOUSE



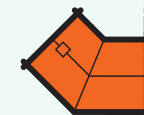
### THE COLLINGHAM

2B4P BUNGALOW.



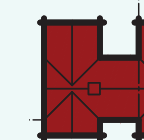
### THE EDINGLEY

3B5P LINEAR HOUSE



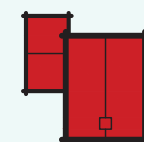
### THE HOVERINGHAM

3B5P CORNER HOUSE



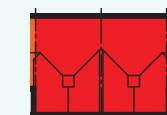
### THE ROLLESTON

3B5P LINKED TERRACED HOUSE



### THE MAPLEBECK

3B5P STANDARD DETACHED HOUSE



### THE GONALSTON

3B5P 2.5 STOREY HOUSE



# Retirement Living by Arkwood

Perhaps you are thinking of downsizing, without compromise?  
Maybe you are looking to release equity for your retirement from your existing home?

Or you could be simply looking to relocate to a more convenient location...then look no further as our stunning collection of luxury retirement bungalows and apartments could be just what you have been seeking.

Set in its own dedicated and quiet section of the development creating its own exclusive community, The Avenues retirement living collection offers a selection of deceptively spacious two bedroom dormer bungalows and high quality apartments.

## The Ossington

### Ground Floor

- Live & Eat** – 3740mm x 6890mm.
- Kitchen** – 2600mm x 3600mm.
- Store (Eat)** – 665mm x 1925mm.
- Bath** – 2100mm x 2100mm.
- Master Bed** – 3275mm x 4665mm.

### First Floor

- Bed 2** – 3147mm x 3715mm (excluding dormer).
- En-suite** – 2100mm x 2100mm.
- External Store** – 1600mm x 2975mm.
- Gross internal floor area** – 96m

## KEY FEATURES

- Additional external storage
- High quality range kitchens
- Upstairs bedroom and second ensuite bathroom to dormer bungalows
- Dedicated cycle store to the apartments

## The Buddy

### FLAT A1

- Live, Live/Eat & Eat** – 4775mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bath** – 2100mm x 2100mm
- Store** – 1050mm x 1890mm

**Flat A1:** Gross internal floor area – 69.5m<sup>2</sup>

### FLAT A2

- Live, Live/Eat & Eat** – 6105mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bath** – 2100mm x 2100mm
- Store** – 1035mm x 1640mm

**Flat A2:** Gross internal floor area – 72m<sup>2</sup>

### FLAT A3

- Live, Live/Eat & Eat** – 4775mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bath** – 2100mm x 2100mm
- Store** – 1050mm x 1890mm

**Flat A3:** Gross internal floor area – 69m<sup>2</sup>

### FLAT A4

- Live, Live/Eat & Eat** – 4775mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bath** – 2100mm x 2100mm
- Store** – 1050mm x 1890mm

**Flat A4:** Gross internal floor area – 69.5m<sup>2</sup>

### FLAT A5

- Live, Live/Eat & Eat** – 6105mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bathroom** – 2100mm x 2100mm
- Store** – 1035mm x 1640mm

**Flat A5:** Gross internal floor area – 72m<sup>2</sup>

### FLAT A6

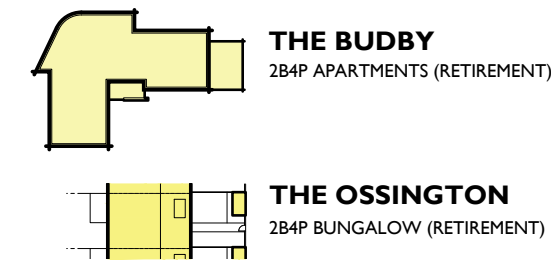
- Live, Live/Eat & Eat** – 4775mm x 7365mm.
- Master Bed** – 3000mm x 4000mm
- Bed 2** – 3000mm x 4000mm
- Bath** – 2100mm x 2100mm
- Store** – 1050mm x 1890mm

**Flat A6:** Gross internal floor area – 69m<sup>2</sup>

- Bin Store** – 2175mm x 4400mm
- Cycle store** – 3785mm x 4400 mm
- Store(GF)** – 900mm x 1475mmm
- Store(FF)** – 900mm x 1475mmm

**Overall GF:** Gross internal floor area – 245m<sup>2</sup>  
(exc. cycle and bin store)

**Overall FF:** Gross internal floor area – 245m<sup>2</sup>



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# ALL INCLUSIVE...PLUS

## *Bespoke Home Choice*

Choose an Arkwood Living Home and you will immediately appreciate the thought and detail that has gone into designing our homes with you in mind.

Add to this a well thought out and high base specification, all designed to make moving into your new home so simple and an experience to remember.

Plus we have gone that extra mile, why not tailor the internal layout of your new home to suit your exact requirements. The majority of our new homes give you the option to choose just how you want the internal layout to flow, from separate rooms to fully open plan.

To find out more about the standard specification in your new Arkwood Living home and the range of choices you can make to tailor it to your needs please contact us and speak to our sales advisor.





# All Inclusive

## Kitchen and Utility

- The option of either contemporary or traditional “Shaker” style unit door finishes
- A range of finishes and handles to choose from allowing you to tailor the kitchen to your individual taste
- 40mm Laminate Worktop as standard to Kitchen and Utility \*option to upgrade to other materials
- Soft door and drawer closers
- Stainless steel 1.5 bowl sink
- Chrome LED downlights to the ceiling
- Under Pelmet Chrome LED downlights
- Chrome Sockets

**White goods as standard from the Zanussi range including:**

- Integrated Washer/Dryer (1200 rpm)
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Stainless Steel Double Built Under Oven
- Ceramic 4 ring hob with rotary controls as standard

A range of options to further customise your new home, such as quartz or granite worktops.

## Bathroom, Ensuite and WC

- White floor mounted contemporary bathroom suite with chrome fittings.
- Full Height Tiling around Baths and Shower Cubicles from a range of finishes from our extensive range
- Over Bath Shower
- White Porcelain wash hand basin with Chrome taps
- Chrome Heated Towel Rail to all bathrooms and Ensuities
- Chrome LED downlights to bathrooms and Ensuities
- Vanity Unit to Family Bathroom

## Internal Finishes

- Light Oak veneered internal doors throughout
- High quality Chrome electrical fittings throughout
- High quality Chrome finish door furniture
- Square section contemporary white gloss finished skirting and architraves
- White Matt Emulsion to all walls

## Floor Coverings

- Entrance matting included as standard to all hallways by the front entrance door.
- Contemporary Amtico frosted oak flooring throughout the ground floor, other finishes are available.

- First floor areas and staircases will come fitted with our high quality carpets in a colour of your choosing from our selected range.
- Bathrooms, en suites and W/C's will have modern vinyl flooring with a range of colour choices.

## Electrical and Lighting

- Kitchens, Bathrooms, Ensuities and WC's recessed Chrome LED downlights
- Polished Chrome sockets and switches
- TV points and Sky Q connectivity to the living room
- Chime Doorbell installed
- Contemporary external lighting included
- Florescent Tube and power sockets to garages

## Connectivity

- Multimedia points have been allowed for in your lounge and master bedroom including phone, digital aerial and Sky Q compatibility
- Subsequent bedrooms will have a tv point.

## Home Comfort

- Your home will come fitted with an efficient Worcester Bosch 30i gas combination boiler with a 5 year warranty
- Compact radiators installed to all rooms
- A HIVE active compatible programmable heating controller is installed for convenience
- Low energy lighting is installed throughout, supporting reduced running costs
- Your new home benefits from a passive ventilation system, which extracts warm damp air from your kitchen and bathrooms, reducing the risk of condensation and by creating negative pressure brings fresh air into your home via the trickle vents in your windows

## Safety and Security Features

- Smoke, heat and carbon monoxide detectors installed to your new home.
- Contemporary low energy external light to the front and rear elevation
- Honeywell Accenta Mains Powered Intruder Alarm with LED keypad and bell box to each dwelling
- Front entrance doors shall be insulated composite GRP, fitted with pre-hung security door sets and a multipoint locking system, door chain and spy hole. Our doors are certified by Q mark against their enhanced security door scheme
- All ground floor windows shall be fitted with key operated locks and anti-jemmy device and security restrictors

- Rear gardens to have 1.8m close boarded timber fencing, for properties with a front garden, boundaries will be finished with either low level hedges or decorative metal railings
- Apartments include a video door entry system for the main access doors, with key fob access and individual remote release

## External Finishes

- UPVC double glazed windows throughout in a stylish grey modern slim profile, supplied by one of the leading British manufacturers with Contemporary tall design feature windows
- Front doors are a composite GRP with a secure multipoint locking system with a range of finishes
- Turf to gardens areas with shrubs and low level planting to gardens
- Paved patio with option for increased area.
- Bi-folding Doors / Sliding Doors and French doors
- Juliet Balconies to Apartment windows
- High Quality Frost resistant facing brickwork in a range of finishes supplied by local manufacturer

## Bespoke Choices

Reserve your property early and benefit from the opportunity to add that personal touch to your home. Options include, Kitchens, quartz worktops, floor finishes and tiles from our extensive and quality range.

## KEY FEATURES

- Local Suppliers
- Contemporary Design
- High quality materials
- Exceptional Choice of finishes
- Be involved through our 10 point Customer Journey
- Good sized bedrooms – “where furniture fits”
- Safety and Security measures as standard

## DISCLAIMER

Whilst every effort is made to ensure that the information contained within the brochure is correct, we do endeavour to continually improve and, therefore we may occasionally substitute items within this specification. Arkwood Living reserves the right to make these substitutions as necessary and without notice. Please ask a sales advisor for further details. Images are for marketing purpose only and may not fully reflect the Arkwood Living specification. If you have already agreed the specification to your new home, we will not amend this without notifying you directly.



# Customer Care For the extra piece of mind

We at Arkwood Living care about our customers and recognise that buying your home is more than just making a reservation and moving in.

We want to share the whole experience with our customers... from the moment you find your dream home through to you enjoying years of making happy memories there, offering you piece of mind each and every step of the way.

Being locally based, we have that extra pride in everything we do. We put our customers first at all times and delivering you a quality home and excellent aftercare service, that lives up to your every expectation. Backing this up are;

- A comprehensive 2 year warranty with 24hr response for emergency items
- A LABC Warranty, protecting your home against structural defects for a further 10-year period following the date of legal completion.

We have set our own unique standards in customer care through our Arkwood Living 10 stage Customer Journey, which guides you through the whole process of how we will look after you. The aim of our experienced Construction Team and dedicated Sales Consultants is to always keep you involved and informed, to make the Arkwood Living experience as easy and pleasurable as possible

Why not find out more about our unique 10 stage customer journey on our website at: [arkwooddevelopment.co.uk](https://arkwooddevelopment.co.uk)





# 10 Stage Customer Journey

## 1. RESERVING YOUR HOME

After payment of the reservation fee, we will confirm this to you in writing within 48 hours, which gives you the complete peace of mind that your new home has been reserved for 28 days. The agreed price will remain fixed during the 28 day reservation period and you have the added security that we will not allow any other reservation agreement with another customer on the same property. If you haven't been able to exchange contracts within the 28 days, then don't worry, speak to your Arkwood Living Sales Team Advisor to discuss your options.

## 2. ALL ABOUT YOUR NEW HOME

Within 10 days of reserving your home, you will have a home review meeting with your Sales Team Advisor that will make sure you understand everything about your new home.

This is a comprehensive review of every aspect of your new home including confirming the standard specification, the internal layout, the external appearance, its location and boundaries from our working plans.

## 3. MEETING THE CONSTRUCTION TEAM

Within 14 days of completing your reservation, your Sales Adviser will give you the opportunity to meet a representative from our Construction Team.

The purpose of the meeting is for you have the opportunity to discuss any construction-related matters, issues or concerns that you may have about your new home. We also believe that meeting the people involved in actually building your new home, goes that extra mile towards reassuring you that quality is at the heart of everything we do!

## 4. CONFIRMING OUR BUILD PROGRAMME

Within 7 days of placing your reservation, we will write to you confirming when your new home is programmed for completion. This is designed to keep you informed and help you to plan your move. We will make you aware of the various key stages of the build programme along with indicative timescales, all aimed at keeping you in the loop with when your new home will be ready.

## 5. A MOMENT TO CHERISH

At Arkwood Living we understand that we are building the dream home of every customer.

So, to share some of the magic of your new home being built, if there is the opportunity, then we want to go that extra mile by inviting you on-site create a moment to remember, maybe laying a brick or placing a time capsule. This is an emotional landmark in the completion of your new home, one which we want you to remember forever and should you wish, we will capture the moment on camera

## 6. ADDING THAT PERSONAL TOUCH

No matter how much care and attention we put into designing and detailing every Arkwood Living Home, we know the importance of giving you the opportunity to make those personal choices that help to turn our new house into your new home. That is why Arkwood Living offers you an impressive range of standard choices and additional items which, subject to the build stage, will allow you to add these.

We will be in touch to make sure you have the chance to take up this great opportunity to make your new home your own. Any extras are paid for at the time of order and at this stage, time is of the essence, as the build programme never stops. We will advise you of the timescales you have to meet, any delay in choosing, ordering or paying for extras and you could miss out on the significant opportunity to make your home your own.

## 7. QUALITY ASSURANCE – WITH EXTRA PRIDE

The construction of your new home - through all stages – will be subject to rigorous quality checks that ensure it is built to our exacting standards and also meets with approved best practice and building regulations. Upon completion of the construction process, the site team will undertake a handover inspection.

However, Arkwood Living's commitment to quality does not end there...we like to take it a step further. Being local gives us an immense sense of pride in our work, so every single home that we complete will have one final inspection undertaken by a member of our Senior Management Team.

Our Senior Management representative will have only one criteria - "Does this meet the high quality standards set by Arkwood Living?"

Only when they confirm this to be the case, will your new home be finally signed off for occupancy and we can then confirm you moving in date.

## 8. HANDOVER AND DEMONSTRATION

Following final sign off by our Senior Management, it's now time to move in!

We will agree with you a handover date and begin making preparations for your big day. On move in day, let us know when you are due to arrive and you will be met by your Sales Adviser, who will hand over the keys to your new home, read the utility meters and present you with your sales manual. This will include a complete walk around and a demonstration of the appliances, heating and hot water systems. Your Sales Adviser will also explain all about our 2-year customer care cover and your 10-year structural warranty.

Your sales manual will provide you with information about your new home, including a schedule of internal and external finishes, information on caring and maintaining your home, plus details of warranties and customer care information.

### FOR COMPLETE PEACE OF MIND

You will be given emergency call out numbers so help will never be more than a phone call away.

## 9. YOUR FEEDBACK

Customer service is one of Arkwood Living's key performance indicators, for us, how you found the experience is so very important and we are always keen to learn. But we can only improve our service if you provide us with detailed feedback. Within 28 days of your completion, we will make contact with you by telephone and look forward to your honest feedback on how well we did.

## 10. SETTLING IN

Within 7 days of you moving in, a member of the Sales Team will visit you to check you are settling in well and to help with any minor operational aspects of your home.

Hopefully all will be well, but our experience tells us that occasionally with a man-made product, built in varying weather conditions, there may be some remedial items that require our attention. Any issues noted will be discussed with you and together we will agree how they will be rectified.

Within 5 days of this visit, we will confirm any issues that we have agreed to resolve and outline proposals and timescales for how and when we will do this. Our aim is to complete non-urgent items within 2 weeks and carry out any emergency works within 24 hours.





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