



Arkwood  
LIVING



More than a *home*

*The Avenues*  
NEWARK

A Stunning Collection of 2, 3 & 4  
Bedroom Homes

# More than a home

At Arkwood Living we are proud to build homes valued by the communities we are part of and our exciting new development is no exception.

The Avenues is a stunning collection of contemporary 2 bed apartments, bungalows, houses and spacious 3 and 4 bed homes; there really is something for everyone! In a great location with leisure facilities on your doorstep you wouldn't want to miss out.

Simply choose, The Avenues.

Reserve off plan and open up a whole world of choices to personalise your new home!



## WHY ARKWOOD?



We take pride in the homes we build right on our own doorstep.



Our homes are designed with you in mind and are built to an excellent build quality.



Our homes come with a very high specification as standard and a range of further exciting personalisation options.



Many of our homes are designed with a flexible living space that can be tailored to suit your individual needs.



Customer service sits at the core of everything we do and so we strive to make the whole customer journey an exceptional experience.

# Our Core Values

We take a holistic approach to building new homes and have a purpose beyond profit. Whilst profit is important, it is never made at the expense of our customers. Quality and service is of paramount importance to us and our aim is to leave a positive legacy wherever we build. Our core values which set us apart from other housebuilders are;

## LOCAL RESPONSIBILITY

We are proud to be part of our local communities. Being a local business means we are here for the long term and therefore our reputation is extremely important to us. The way we do business is defined by our exemplary ethics and wherever possible we aim to invest in the local economy by employing local businesses and people to help us build.

## DEPENDABLE QUALITY

The quality of an Arkwood Living home is much more than the exceptional level of specification we offer. Our houses are constructed to outstanding quality standards and great care is taken to make sure everything is built properly - including the things you can't see.

## BETTER BY DESIGN

The quality of our homes is driven by design excellence. We take pride in designing homes that actually work, where families can live comfortably and safely. We do this by understanding what people actually want rather than what's best for us. We take care to understand what's important to our customers and incorporate these features into our homes.



## MORE THAN A HOME

Our developments are much more than a home, they're a place to live where communities can thrive. We believe that people and their aspirations are unique and therefore the homes we build can be personalised to meet individual needs. By engaging with our customers and the community to understand what they really need, we make sure the places we build are where people are proud to live.

## WE CARE

Making sure our customers are happy is a priority for everyone at Arkwood Living. We believe that buying a new home is a life changing experience and our purpose is to make it better.

Our exceptional customer service is underpinned by our [ten stage customer journey](#) which makes you a priority in every step of moving into your new home. Our service doesn't end once you've moved in. We also provide an extensive aftercare service backed up by a 10 year new build warranty.



# The Avenues

## NEWARK

### A Stunning Collection of Contemporary Designed Homes

Whether you're 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 bed apartments ideal for young professionals, 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 apartments and bungalows 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.

We understand that the location of your new home is an important 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 to The Avenues, a location which offers you all the convenience you are seeking, without compromise.

This new community of high-quality luxury homes are conveniently located on the outskirts, yet still within easy walking distance from the historic town of Newark-on-Trent, making The Avenues 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 a great day out, ranging from the usual highstreet 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 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're 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 to Nottingham, just a 30 minute train journey puts you right in the heart of things.

## Local Amenities

Supermarket	1.4 miles	5 minutes*
Dentist	0.7 miles	3 minutes*
Leisure	0 miles	On your doorstep
Doctors	0.8 miles	4 minutes*
Pharmacy	2 miles	7 minutes*
Vets	1.4 miles	6 minutes*
Post Office	1.6 miles	7 minutes*
Pubs	0.4 miles	3 minutes*
Primary School	0.4 miles	7 minute walk
Secondary School	0.5 miles	11 minute walk

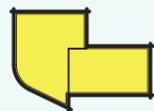
\* Estimated drive time

# The Avenues

## MAIN SITE PLAN

A selection of stylish 2, 3, 4 bedroom houses, apartments and bungalows thoughtfully designed to meet your requirements. All set in a convenient location with easy access to your every need.

### 2 BEDROOM APARTMENTS



**THE LOWDHAM**  
Plots 68, 69, 70, 71 & 72

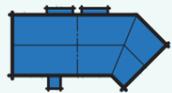


**THE OXTON**  
Plots 41, 42, 43 & 44

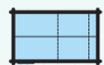


**THE FARDON**  
Plots 29, 30, 31 & 32

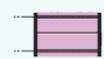
### 2 BEDROOM HOMES



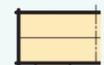
**THE KIRTON**  
Plots 73, 74, 75 & 76



**THE AVERHAM**  
Plots 49 & 61



**THE WINTHORPE**  
Plots 33, 34, 35, 36, 37, 38, 39 & 40



**THE COLLINGHAM**  
Plots 19 (v), 20, 21, 22, 23 & 24

### 3 BEDROOM HOMES



**THE EDINGLEY**  
Plots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18 (v),  
50, 51, 52, 53, 54 (v), 55, 57, 58, 59, 60



**THE HOVERINGHAM**  
Plots 5, 6, 45, 48, 62 & 63



**THE ROLLESTON**  
Plots 1, 2, 3 & 4

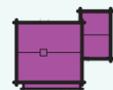


**THE MAPLEBECK**  
Plots 64, 65, 66 & 67



**THE GONALSTON**  
Plots 46 & 47

### 4 BEDROOM HOMES



**THE CAUNTON**  
17 (v), 25, 26, 27, 28 (v) & 56

(v) This plot has a different internal layout.  
Please ask the sales adviser for more information



# Retirement Living by Arkwood

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

Or you could simply be looking to relocate to a more convenient location, then look no further. Our stunning collection of luxury retirement bungalows and apartments exclusively for people over the age of 60 could be just what you've been waiting for.

Set in its own dedicated and peaceful area 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.

To find out more speak to our friendly sales adviser.



## KEY FEATURES

- Additional external storage
- High quality range of kitchens
- Upstairs bedroom and second en suite bathroom to dormer bungalows
- Dedicated cycle store to the apartments
- Fitted flooring throughout



# 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.

At Arkwood we also understand how important it is to put your own stamp on your home, which is why we've gone the extra mile in not just offering a range of kitchen, flooring and electrical choices, but also the opportunity to tailor the flow and internal layout of your new home from separate rooms to fully open plan.

To find out more about the range of choices you can make to tailor your home to your needs, just speak to our sales adviser.

*Reserve off plan and  
open up a whole  
world of choices to  
personalise your  
new home!*

**Magnet**  
*part of the family*

# Included in Your New Home

At Arkwood Living we're proud to offer a high base specification all included in the price of your new home. So knowing that we've got you covered, you don't have to worry about the little things and can just look forward to selecting the colour choices that will personalise your home in your own style.

## 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
- Soft door and drawer closures
- 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 to 2 bed apartments, 4 hob gas ring to 2 and 3 bedroom houses and 5 hob gas ring to 4 bed houses

A range of options to further customise your new kitchen are available. Please ask the sales adviser for more information.

## Bathroom, en suite 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 en suites
- Chrome LED downlights to bathrooms and en suites
- Vanity Unit to family bathroom

## Internal Finishes

- Light Oak veneer internal doors throughout
- High quality chrome electrical fittings throughout
- 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 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 WC's will have modern vinyl flooring with a range of colour choices

## Electrical and Lighting

- 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 gas combination boiler with a 5 year warranty
- Compact radiators installed to all rooms
- A programmable heating controller is installed for convenience
- Low energy lighting is installed throughout, supporting reduced running costs
- A passive ventilation system is fitted to improve air circulation throughout the property and reduce the risk of condensation

## 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
- A Mains Powered Intruder Alarm with LED keypad and bell box to each home

- All ground floor windows shall be fitted with key operated locks and anti-jemmy device and security restrictors
- Your front doors will be insulated and fitted with a multi-point locking system, door chain and spy hole
- 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
- Grass seeded rear garden and patio area with low level planting and turf to the front of the property
- Paved patio
- Bi-folding doors / Sliding doors and French doors dependent on house type
- Juliet balconies to apartment windows
- High quality frost resistant facing brickwork in a range of finishes

## KEY FEATURES

- Local suppliers
- Contemporary design
- High quality materials
- Exceptional choice of finishes
- Be involved through our [10 stage Customer Journey](#)
- Good-sized bedrooms
- Safety and security measures as standard



Please note the standard specification may vary by house type and is subject to change. Images provided throughout this brochure are for illustrative and marketing purposes only and may not fully reflect the Arkwood Living specification.

# Ways to Help you Buy a New Home

Whether you're a first time buyer or home mover, we understand that the idea of buying a new home can sometimes seem out of reach. So it's important to know that there are a few different ways to get you that step closer to securing your dream home today.

## Help to Buy

Help to Buy is a government-backed scheme designed to help first time buyers get onto the property ladder. Provided as an equity loan, it could give you the financial boost you need to purchase your first brand new home.



## EASYMove

If you've already found your dream Arkwood Living home but haven't yet been able to sell your current property, we could help you and even pay your estate agent fees.

## Part Exchange

If you want to take the stress and hassle out of selling your property then Part Exchange could be the scheme for you. Our Part Exchange partner could purchase your house, making you chain-free and able to move into your new Arkwood Living home as soon as it's ready.



# Taking Good Care of You



## 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.

## 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, reassuring you that quality is at the heart of everything we do.

## 2 ALL ABOUT YOUR NEW HOME

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



## 5 A MOMENT TO CHERISH

We know that it's not every day that you buy a brand new home and so we'll invite you on-site to create a moment to remember by laying a brick or placing a time capsule for generations to come.



## 4 CONFIRMING OUR BUILD PROGRAMME

Within 7 days of placing your reservation, we'll write to you confirming when your new home is programmed for completion, so you can get on with planning your move.



## 6 ADDING THAT PERSONAL TOUCH

At Arkwood Living we offer you an impressive range of standard choices and additional items which, subject to the build stage, will allow you to make those personal choices that help to turn a new house into your new home.



## 7 QUALITY ASSURANCE - WITH EXTRA PRIDE

We take great pride in the construction of your new home and so not only will it be subject to rigorous quality checks and will meet with approved best practice and building regulations; but we'll also go that step further by ensuring that every single home is inspected by a member of the senior management team making sure that the build quality meets our exacting standards.

## 8 HANDOVER & DEMONSTRATION

On move in day you will be given a home demonstration of the appliances, heating and hot water systems and your sales adviser will also explain our 2-year customer care cover and your 10-year structural warranty.



## 9 SETTLING IN

Our customer care doesn't stop on the day you move in. Within 7 days of completion, a member of the team will visit you to check how you're settling in and will also help with any minor operational aspects of your home or remedial items that require our attention.



## 10 YOUR FEEDBACK

How you found your experience is incredibly important to us and we are always keen to listen and learn. Within 28 days of moving in we'll contact you to find out how well we did.





Arkwood  
LIVING

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