



Your place
to grow at

Hanwood Park, Kettering



Your place
to thrive



HANWOOD PARK



Find your place to thrive at Hanwood Park

This fantastic new collection of 2 and 3 bedroom Shared Ownership homes is located in Barton Seagrave, surrounded by beautiful countryside and just minutes from the bustling market town of Kettering.



Barton Seagrave Village

As part of the wider Hanwood Park community, these beautiful new homes benefit from a great choice of brand-new local amenities. Incorporating four primary schools, a secondary school, shops, community buildings, employment spaces, leisure facilities, parks and woodlands, the development has been carefully designed with sustainability in mind to create a community that will continue to thrive long into the future.

Such an amazing selection of new facilities will complement everything that's already on offer in the village of Barton Seagrave. Set around a charming village green, the old village makes the perfect place for a stroll, while the local convenience store, post office and service station ensure the essentials are taken care of.

For socialising, the family-friendly village pub offers pub games, sports coverage, regular jazz and quiz nights, plus a great selection of real ales. Alternatively, the community centre and village hall between them host a list of classes, activities and events to suit all tastes.

Nearby Kettering is a short drive away and provides a little more choice. The historic town centre plays home to a great selection of shops and restaurants ranging from quirky independents to high street favourites, while the local theatre and vibrant nightlife always make for a great evening out.

There are also plenty of activities to enjoy in and around the town. The local swimming pool and leisure centre is excellent for fitness, Kettering Golf Club makes a great afternoon's escape and Boughton House, gardens and country park is the perfect place to forget life's stresses and strains.

There are also loads of ways to keep the family entertained, not least Wicksteed Park – one of Britain's oldest theme parks. Alternatively, soak up some culture at Kettering Museum & Art Gallery or explore the extraordinary Rushton Triangular Lodge.

Finally, if you prefer to connect with nature, the spectacular Stanwick Lakes are easily reached and provide the perfect place to walk, run, ride and much more in the natural beauty of the Nene Valley.



Boughton House, Kettering



Puddle Jumping at Wicksteed Park, Kettering

Find your place to connect at Hanwood Park

Hanwood Park is ideally located close to excellent transport links that connect you to some of the country's most exciting destinations.

The town of Northampton is a short drive south and offers a great balance between fascinating history and contemporary culture, resulting in a vibrant place the whole family will love. Continue south and you'll soon reach the numerous shopping centres, regular events and exciting venues of Milton Keynes.

A similar drive north will take you to the city of Leicester, with its rich heritage and unique attractions, while to the east is the beautiful city of Cambridge. Characterised by grand university architecture and punting trips along the River Cam, a visit to Cambridge makes an unforgettable day out.

To the west lies the UK's second largest city: Birmingham. This amazing place is bursting with culture that's just begging to be explored. Exciting shopping, electrifying nightlife and entertainment, plus endless irresistible international flavours mean this is a city you'll keep coming back to.

In addition to all this, nearby Kettering Station operates direct services to London St Pancras International in under an hour. This puts all that the capital has to offer right on your doorstep, along with Eurostar, which opens up a gateway to Europe.

For trips even further afield, Birmingham, Stansted and Luton Airports can all be reached in around an hour, between them offering flights to hundreds of destinations around the world.



Market Place, Kettering



Kettering Station



Northampton Guildhall

Get Connected

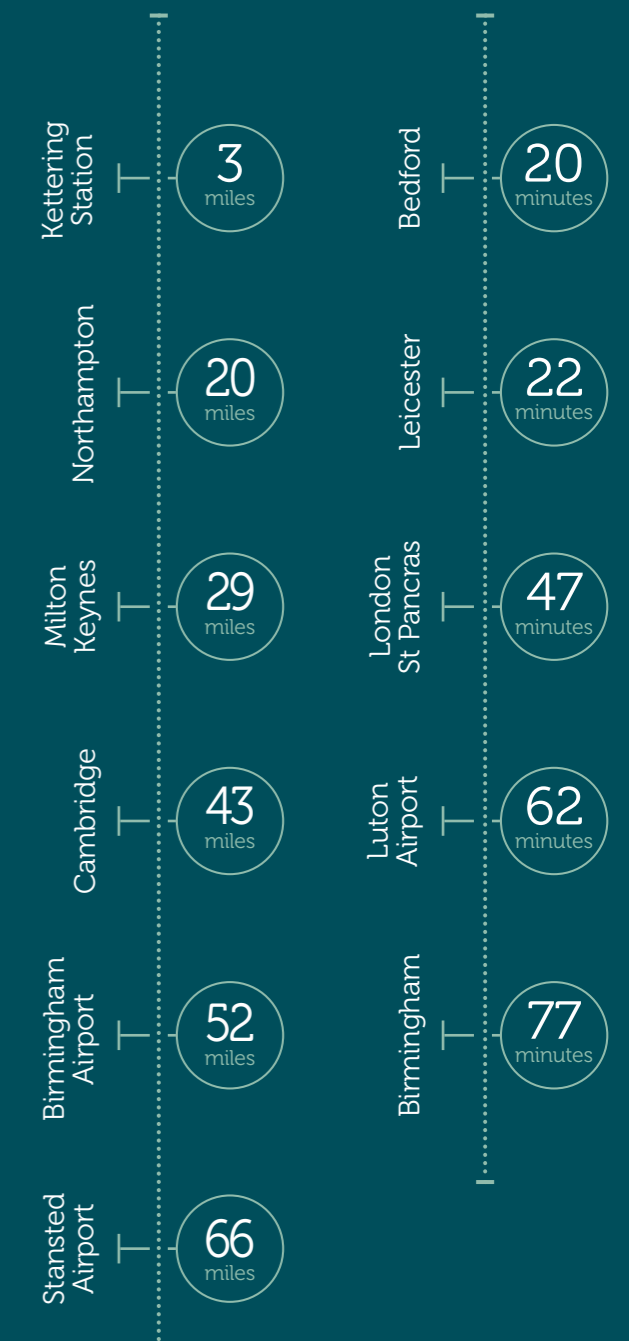
The development sits close to the A14 and A6, which not only provide direct routes to Birmingham, Cambridge, Leicester and Bedford, but also offer easy access to the A43, A1(M), M1 and M6. Between them these links make the whole country easily accessible, while a choice of airports opens up the rest of the world too. For rail travel, Kettering Station is located within minutes and operates regular services to both London and Birmingham.



By car from Hanwood Park



By train from Kettering Station





Specification

Kitchen

- Choice of fitted kitchen finishes with complementary laminate worktops*
- Stainless steel 1 bowl sink with chrome mixer tap
- Contemporary tiled kitchen splash back
- Integrated stainless-steel single oven
- Integrated fridge/freezer
- Integrated dishwasher
- Space for a washing machine
- Induction hob
- Cooker extractor fan
- Ceiling downlights
- Under wall unit LED strip lights

Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Bath with Merlyn shower screen and Vado thermostatic shower mixer
- En suites with thermostatic shower mixer
- Choice of ceramic Diesse wall tiles to selected areas*
- Heated chrome ladder radiator
- Mirror cabinets to bathrooms

Plumbing

- Gas-fired central heating with combination boiler
- Digital programmable wireless thermostatically controlled radiators

Electrical

- TV point to living room
- Fibre to property (FTP) with data points to selected rooms
- Telephone points to hallway
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance
- Double sockets with USB sockets included

Windows and Doors

- uPVC double glazed windows and patio doors
- Compliant multipoint locking front door

Internal

- Choice of carpets or Amtico flooring throughout*
- Walls and ceilings in Dulux matt white emulsion
- Woodwork in Dulux satin white
- Built-in wardrobes to a number of properties

General

- Landscaping to front garden
- Turf and paved patio to rear gardens
- 1.8m closeboard fence to rear garden
- Power and light to garages within curtilage of property
- Electric car charging points to selected properties
- 10 year NHBC warranty



* Individual choices are subject to stage of construction. Orbit reserve the right to alter specifications without prior notice. Information correct at time of going to print. Images shown from previous Show Homes.



Homes to be proud of



"Shared Ownership is such a great tool for anyone who is a solo buyer looking to buy their first home."

- Joey Masefield

Here at Orbit, not only do we believe in building quality homes, we also believe in making them accessible.

Our mission is to create welcoming communities that provide residents with a great place to live, work and play. Diversity is a big part of this and that's why we're proud to offer this all affordable scheme at Hanwood Park providing rented and Shared Ownership, helping to give the next generation of homeowners a head start.

If you're looking to take your first steps on the property ladder, Shared Ownership allows you to purchase a proportion of your home and pay a subsidised rent on the rest. You can choose the size of this share depending on your circumstances – at Hanwood Park this will be between 40% and 75%. As time goes on, it is possible to buy additional shares in your home and in doing so, your rent will reduce, until you own your home outright and rent becomes a thing of the past.

With Shared Ownership, your deposit is based on the share you are buying rather than the full purchase price, which allows for a smaller mortgage and a smaller deposit. This means the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Joey Masefield who, by taking advantage of the Shared Ownership scheme, was able to buy his first home at the age of just 25. "As a young person who has never been on the property ladder, I was new to the whole process," says Joey. "But Orbit were exceptional from start to finish. I honestly could not name a single negative." As a first-time buyer, having a close relationship with



our friendly team couldn't have been more important to Joey. By providing help and guidance throughout the process, including recommendations for a mortgage advisor and solicitor, they helped give him the confidence and reassurance he needed when taking such a life-changing step.

"Everyone I have spoken to has been helpful, communicative and friendly," continues Joey. "I would recommend Orbit to anyone looking to buy their next home."

Joey goes on to explain how it feels to have achieved his dream of being a homeowner at such a young age.

"Being able to get onto the property ladder aged 25 and having a space to call my own is such an amazing feeling. I can finally say 'I own my own home' and that's all down to the Shared Ownership scheme."

Interested in Shared Ownership?
Contact the team today to find out how we can help you.





Chapel View, Shipston-on-Stour

The Orbit Difference

The History of Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high

quality, affordable, safe and sustainable and really become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

Building For Good

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond the homes we build and sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work supporting our tenants, as a responsible landlord, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



Orbit in the community

We have invested around £25m into local community projects in the last six years through a range of local projects to improve the local community. This includes sensory gardens, skateboard parks, community farms and neighbourhood cinemas. We also provide help and support on wellbeing, employment and skills, digital inclusion and financial advice through our award-winning Better Days programme.

Alongside this, our employees are very active in the local community through our volunteering programme and contributed over 4,000 community hours in the last 12 months alone. Our employees have painted, decorated, planted and litter-picked their way to supporting our local communities, whilst raising over £45,000 for national and local charities including MIND, Shelter, Macmillan Cancer Support and Prostate Cancer Awareness UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and act in the protection of our planet. Our design standards set out the controls to ensure that the stunning new homes we build make a positive impact on the environment.

We have four main priorities:

- Climate action to become net zero carbon
- Ecological Resilience to enhance the quality of green spaces
- Responsible Partnerships and a sustainable supply chain
- Increasing biodiversity



Flying Fields, Southam

Design Standards

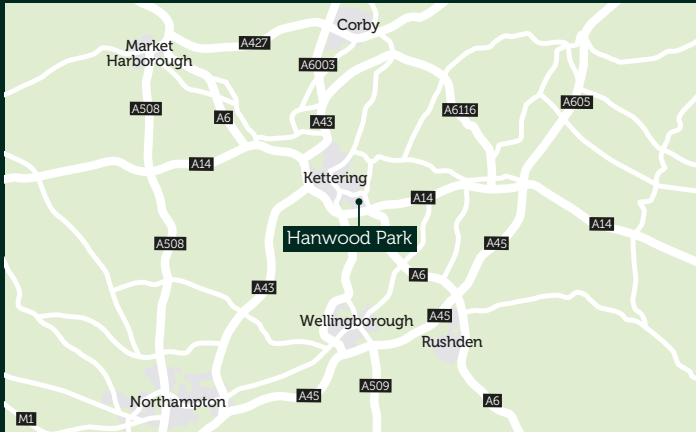
At Orbit our vision is to lead in building thriving communities and we recognise that in order to build a thriving community great care and attention needs to be taken by the way in which they are designed.

We know that communities are about people first and foremost but the design of the places we live can also have a huge impact on our lives.

From the design of each individual home to the spaces in between that make up the public realm, great design can have a positive impact through its ability to 'surprise and delight'.

At Orbit we believe that good design is at the heart of delivering thriving communities and is fundamental to our mission. It is also essential, so that we can create your place to thrive.

Hanwood Park
Off Barton Road
Kettering
NN15 6BW



Wider Area



Local Area



Your place
to thrive



HANWOOD PARK

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Head Office: Orbit, Garden Court, Harry Weston Road, Binley Business Park, Coventry CV3 2SU Orbit is an exempt charity, registered under the Industrial and Provident Societies Act 1965.

Orbit has a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. Orbit reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in April 2023. 00981-02.