



# Your place to connect at

Compton Locks, Fenny Compton



Your place  
to thrive



Fenny Compton Wharf

# Find your place to connect at Compton Locks

Compton Locks is an exciting new development of 2 and 3-bedroom Shared Ownership homes, close to the bustling village of Fenny Compton. While its rural location on the edge of the Cotswolds offers peace and tranquillity, the excitement of the town centre can still be found nearby, striking the perfect balance.

Fenny Compton offers a nursery, primary school, doctor's surgery, and convenience store, along with a choice of two local pubs, both serving a hearty selection of food. In addition, the village hall regularly hosts clubs and activities for the entire family, while the generous playing field and playground are perfect for letting off steam.

The charming market town of Southam is located a short drive to the north and is home to a secondary school, leisure centre and swimming pool, along with a variety of independent shops and services. Alternatively, head south to Banbury where you'll find Castle Quay

Shopping Centre. This modern complex, nestled between the historic Market Place and the picturesque Oxford Canal includes over a hundred shops, cafés and restaurants, a cinema, and much more.

If you are a fan of the arts, there are few better places to immerse yourself in culture than nearby Stratford-upon-Avon, the birthplace of William Shakespeare. Here you can enjoy a performance at the Royal Shakespeare Company and even visit The Bard's childhood home.

There are also many ways to escape to more natural surroundings. The panoramic countryside views of Burton Dassett Hills Country Park and the Victorian beauty of Charlecote Park house, gardens and estate are both within minutes' drive away.

For family days out, Compton Verney offers a fantastic mix of art exhibitions, walking trails, children's activities and play areas.



Castle Quay Waterfront, Banbury



William Shakespeare's house in Stratford-upon-Avon



Charlecote House & Gardens in Charlecote Park

## Get Connected

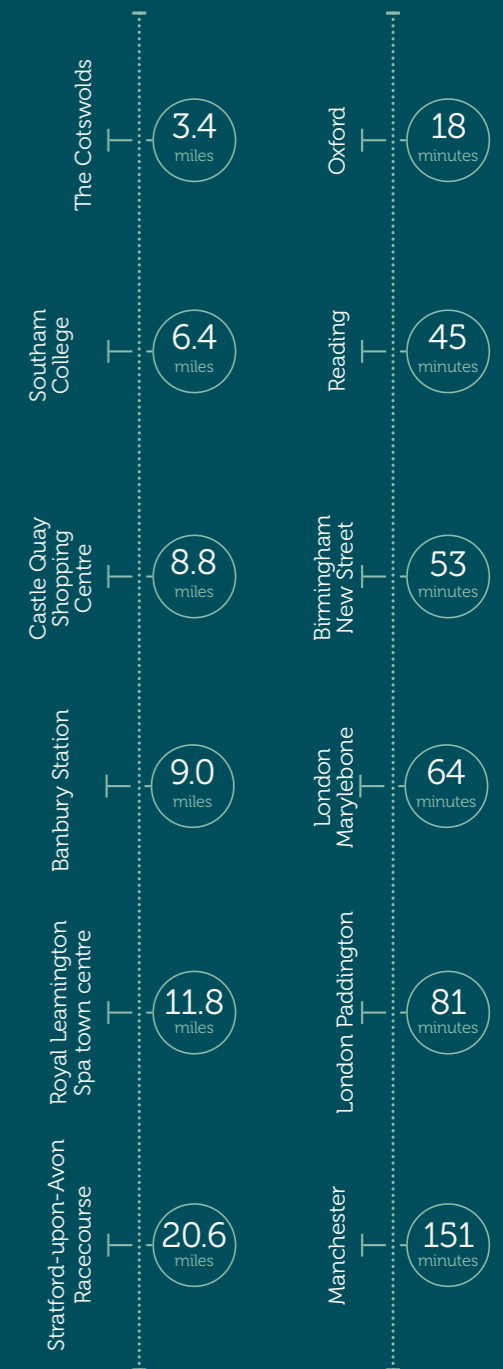
Despite its rural location, Compton Locks enjoys excellent transport links that ensure you stay connected. The nearby A423 provides a direct route north to Southam and Coventry, and south to Banbury. It also connects to the M40, which carves an uninterrupted line between Birmingham and London. The nearest train station is in Banbury and operates services to London, Birmingham, Oxford and Reading, while Birmingham airport offers direct flights to over 150 worldwide destinations.



By car from Compton Locks



By train from Banbury station





# Specification

## Kitchen

- Stylish, contemporary fitted kitchen with a range of wall and base units with soft close doors
- 22mm square edge laminate worktops
- Tiled splashback
- Stainless steel sink with chrome mixer tap
- Integrated stainless-steel single oven
- Extractor hood
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Plumbing for washing machine to houses

## Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Thermostatically controlled shower over bath and glass shower screen with full height tiling to bath. (Houses without a separate shower within the family bathroom)
- Thermostatically controlled shower to en-suite and glass shower cubicle with full height tiling
- Lockable mirror fronted vanity cabinet with shaver socket
- Chrome ladder radiator to bathroom and en-suite
- Diesse wall tiles

## Plumbing

- Gas fired central heating with combination boiler
- Thermostatically controlled radiators

## Electrical

- Downlights to kitchen, utility, bathroom, en-suite, cloakroom, hall, and landing
- Pendant lights to living room and bedrooms
- LED under-cupboard lighting to kitchens
- TV point to bedroom one
- Media plate TV and telephone point to living room
- Data point to living room and up to three bedrooms
- One double socket with USB charging port to each bedroom, kitchen and living room
- Mains-wired smoke detector and alarm

- Carbon monoxide detector and alarm
- PIR outside light to front and rear of the property
- Electric Vehicle charging point infrastructure within curtilage of property

## Windows and Doors

- Front door with multi point locking, deadbolt, and chrome ironmongery
- PVCu double glazed lockable windows and patio doors. Timber lockable windows to plots 1 and 2

## Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white satin
- White internal doors with chrome ironmongery
- Oak handrail to staircase
- Amtico flooring to hall, living room, cloakroom, kitchen, utility, bathroom, and en-suite
- Carpets to stairs, landing, and all bedrooms
- Built-in wardrobe to bedroom one

## General

- Choice of Light, Colour or Wood palette for kitchen, bathroom and flooring finishes, dependent on build stage
- Landscaping to front garden
- Turf and patio to rear gardens
- 1.8m close board fence to rear garden
- Outside tap
- 10-year NHBC warranty





# Homes to be proud of



"Orbit Homes could not have been more helpful and friendly in their service. I would definitely recommend them to anyone looking to buy a new property."

- Adrian

Here at Orbit, we believe everyone is entitled to a good quality home that they can afford in a place that they are proud to live.

Our mission is to build thriving communities that provide residents with a great place to live, work and play. Diversity is a big part of this, and we are proud to offer every Orbit home at Compton Locks with the Shared Ownership scheme, helping more people to become homeowners.

The Shared Ownership scheme allows you to purchase an agreed percentage of your new home, usually from 25% to 75%, and pay rent on the remaining share. As time goes on, you may be able to buy your home outright.\*

When you buy with Shared Ownership, the deposit you need is based on the shares you are buying, rather than the full market value, making it a more affordable way to buy a new home. This means that the idea of owning your own home in today's challenging market is not so crazy after all.

Just ask Adrian, who, by taking advantage of the Shared Ownership scheme, managed to get back on the property ladder following a divorce.

Adrian's main concern was whether he could afford the mortgage repayments, but he soon realised that with Shared Ownership he would need to borrow less than if he bought outright, meaning his repayments would be lower.

He found his perfect home with Orbit, at Savant Court in Lichfield, close to the city centre but in a desirable and quiet area away from the hustle and bustle of the city. Attracted by the high specification design and savings on monthly bills for a new, energy-efficient home, he wasted no time in reserving off plan.

"The home that I chose has a perfect layout, with bright and spacious rooms. My friends and family are very impressed with it and think it's lovely, so I feel quite proud of my home," explains Adrian.

He was also impressed by how easy the process was, saying: "It is a lot simpler than many people would think, in fact, it was easier to get through with this purchase than it was to buy my last car."

When all this was combined with the expert guidance he received from the Orbit Sales team, Adrian knew he'd made the right choice.

"Orbit Homes could not have been more helpful and friendly in their service. I would definitely recommend them to anyone looking to buy a new property".

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



\*Please check your lease for any exceptions to this.



Hanwood Park, Kettering

# 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. Since 2019, we have reduced our organisation's carbon footprint by 33%.

We have four main priorities:

- Climate action to become net zero carbon
- Enhancement of green spaces to promote biodiversity
- Sustainable consumption of resources to reduce waste
- Responsible partnerships and a sustainable supply chain



St Anne's Quarter, Norwich

## 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.

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Wider Area

Local Area



Your place  
to thrive

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