



Moorland Glade

Lower Street | Rugby

Welcome to Moorland Glade

We are pleased to bring you Moorland Glade, a lovely collection of two, three and four bedroom family homes near the village of Hillmorton on the outskirts of Rugby.

Moorland Glade is near to Rugby town centre and very close to the open spaces of the GEC Recreation Ground – where the green gym and play area make it popular with both adults and children.

For trips further afield, there are excellent road links, including the A5, M1, M6 and M45. For those with children, there are several schools in the area including Paddox Primary and Ashlawn Secondary. There are also several large parks and recreational spaces in the local area where they can let off steam after a busy day at school.

From Rugby Station, there are services to the employment hubs of London Euston (fast services take under an hour) and Birmingham New Street (under 45 minutes). There is also a new railway station, Rugby Parkway, in development, which will serve Hillmorton and is expected to open in 2019.

Shopping galore

For the discerning shopper looking for something unique, Rugby has a thriving independent retail scene. Many of these stores are in the Regent Street, Albert Street, Bank Street and Castle Street area where the historic architecture gives an intimate, friendly feel and you're guaranteed a personal welcome. Whether you're after a stunning item of clothing, a gorgeous bunch of flowers or an incredible book, this is the place to go. There are also plenty of eateries in the locale where you can take a break.

Big high street brands can be found at Elliot's Field retail park. There are on-trend fashion retailers with great value clothes, sportswear and shoes, plus trusted department stores for all your wardrobe and homeware essentials. If you need to refuel, there are a good number of cafés.

Rugby's open market has been trading under Royal Charter since 1235. Now open three days a week, this is the place to come for a traditional market atmosphere. There's also a Farmers' Market for the freshest local produce, grown within 30 miles of Rugby. All the stallholders are farmers or their employees who really know what they're selling, be it a rib eye steak or jar of honey.

Leisure and entertainment

Draycote Water is ideal for a leisurely walk or cycle; afterwards, settle down in the park for a picnic. There are also sailing, fishing and bird-watching clubs, making it perfect for a family day out. Swift Valley Nature Reserve has an abundance of wildlife, from dragonflies to sparrowhawks. Head here for some peace and quiet and to feel at one with nature after a hard week at work.

For captivating history, take a tour of Rugby School and its museum. As well as being a must-visit for any rugby fan who wants to grace the pitch where William Webb Ellis first picked up the ball and ran, it's also a great insight into how much influence this school has had on nearly 450 years of sport and education.

Rugby Theatre is the venue for live entertainment. From Shakespeare to modern drama and from comedies to musicals, you're sure to be entertained. Meanwhile, Cineworld has 9 screens where you can watch the big blockbusters as well as beamed-in live performances from The Royal Shakespeare Company and others.

Keep fit and healthy at The Queen's Diamond Jubilee Centre, a state of the art leisure centre with a fully equipped 100-station gym, 2 swimming pools, sauna and steam suite, climbing wall, sports hall, and over 40 fitness classes per week. Or for some gentle exercise in a beautiful countryside setting, try Leam Valley Golf Centre, which is open to everyone regardless of age or golfing ability!



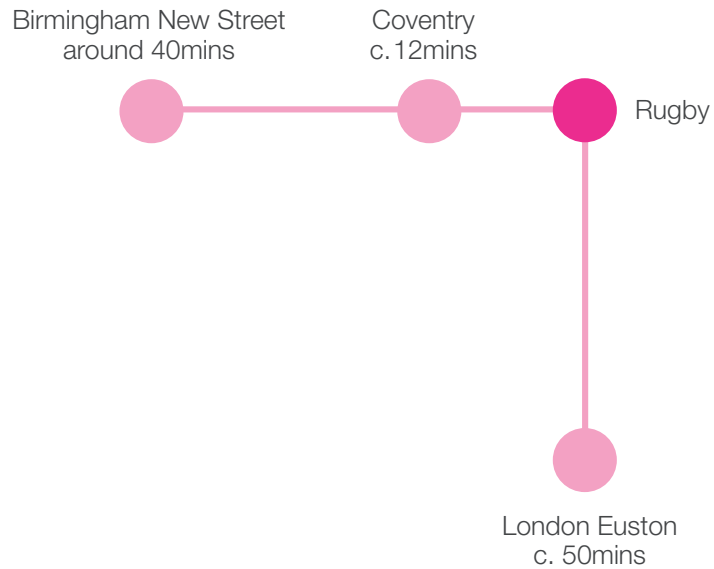
Excellent Connections

Moorland Glade is ideally situated for both commuting and leisure trips, close as it is to multiple motorways, Rugby train station, and Birmingham airport. For local travel, it is also well served by the bus network.

Drivers will have easy access to the M1; from there, you can travel south one junction to join the M45, or north one junction to join the M6. You're also close to the A426 which runs from Rugby to Leicester and the A428 which runs northwest to Coventry and southeast to Cambridge.

Rail travellers can reach many major destinations from Rugby train station, including London, Birmingham, Stafford and Crewe.

For international travel, Birmingham Airport, which has flights to over 140 destinations, is around a half hour drive.



Specification

Kitchen

- Stylish and modern fitted wall and base units
- Stainless steel oven
- Stainless steel hob
- Stainless steel splashback behind hob
- Stainless steel extractor canopy
- Stainless steel sink with chrome mixer tap
- Energy-efficient appliances
- Integrated fridge/freezer
- Spotlight track lighting
- Vinyl flooring

Bathroom

- Contemporary white sanitary ware
- Chrome mixer taps
- Shower screen
- Full height tiling around bath
- Heated towel rail
- Toilet roll holder
- Mirror
- Vinyl flooring

Plumbing

- Gas-fired central heating with thermostatically controlled radiators

Windows and doors

- High performance double glazed windows
- Front door with chrome furniture

Electrical

- TV points to living room and bedroom one
- Telephone points to living room and bedroom one
- Mains wired smoke detectors
- Carbon monoxide detector

General

- Allocated parking/driveway (plot specific)
- Turfed rear garden
- Fitted wardrobe to bedroom one
- NHBC warranty

Speak to our Sales Consultant for details.

Energy-efficient homes for modern living

All homes have been designed with energy efficiency in mind and constructed to satisfy the latest Building Regulations.

With modern central heating systems and water-efficient fittings, your home will be more energy efficient than older homes, helping you to reduce your energy bills and reduce the impact on the environment.



Images shown are from other Orbit developments.

Shared Ownership

Homes are available with Shared Ownership, a part buy – part rent scheme, which makes buying your home more affordable. Shared Ownership enables you to buy a share in a brand new home while paying a subsidised rent on the remaining share.

The initial share you buy will usually be between 25% and 75% of the full purchase price and is tailored to suit your circumstances, meaning it is not only affordable for you now, but in the future too.

You will pay a subsidised rent to Orbit on the share that you don't own and in most cases you will have the opportunity to purchase further shares in your home if you wish. This is known as 'staircasing'. When you purchase further shares in your home the rent reduces accordingly and if you staircase to 100% ownership there is no rent to pay.

For further information about Shared Ownership please refer to the 'Shared Ownership Buyers Guide' or speak to your Sales Consultant.

Orbit

We are committed to building beautiful homes designed with all of our customers in mind. Our developments range from small schemes of two or three homes in rural villages through to sites of hundreds of homes in towns and cities, from greenfield sites to urban regeneration projects.

We build a variety of homes from one bedroom apartments through to large family homes and Independent Living homes for the over 55s. Our developments include a mix of tenure from Outright Sale, Shared Ownership and Shared Equity to help us to find a home that suits you.

With extensive experience and a long history in the housing sector, you are in safe hands with us. Our experienced Sales Consultants will support you through your purchase and are dedicated to providing excellent customer service.

Safety on site

We want you to be safe on site and enjoy your visit, so the following has been issued to comply with Health and Safety Legislation. Please use the designated car park and visit our marketing suite first. A qualified Orbit employee must always accompany you anywhere within development construction areas. The marketing suite, show homes and any finished or occupied areas outside construction areas will be safe, however care needs to be taken with regard to any vehicles that may use the roads, top surfacing of roads and footpaths may not be completed and may be uneven. Please supervise any children with you when visiting our sales area (please note children under the age of 16 are not allowed in construction areas at any time even if accompanied). Hard hats and appropriate safety footwear need to be worn at all times along with high visibility jackets or waist coats, these are available within the marketing suite. There is no access to areas where scaffolding is erected or any open trenches or other excavations.

Surrounding area

Our site plan shows general information of the surrounding area outside of the scheme, details of which are beyond the control of Orbit. For more up-to-date information, please contact the relevant local planning authority.

Site plan

Boundaries and layouts can change during development; this may affect any brochure plans you hold. So please check these details with the Sales Consultant and the detailed scheme plans. You will be taken through a checklist together with the latest plans and revisions which will be noted on the checklist you will be required to sign prior to your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you to ensure it is correct in relation to the plans you have signed as having seen.

Elevations

Building materials and elevations may vary from plot to plot and surrounding areas may differ from that shown. Computer Generated Images (CGIs) depict typical house types, but please check all details in relation to your plot with the Sales Consultant at the time of reservation, this also will be captured on the check list.

Dimensions

Floor plans show approximate dimensions for each room, typical of its type. Specific plot dimensions may vary, because each one is built individually and the precise internal finishes may not always be the same.

Specification

These are indicative and applicable to this development. Please check the specification in relation to your individual plot with the Sales Consultant at the time of reservation. Show homes are decorated and furnished for your enjoyment when you visit, and to give you a taste of how they might look. When reserving, please ask the Sales Consultant to clarify which items are included as standard. In the unlikely event of any major specification change during the reservation period, we will endeavour to bring it to your attention as soon as possible.

Customer Charter

Buying a new home is one of the biggest decisions you will ever make and we want to make the process as straightforward as possible.

Our Customer Charter fully complies with the Consumer Code for Home Builders, a code which aims to ensure that buyers of new homes are treated fairly and are given reliable information about their purchase.

The Orbit Customer Charter is available at orbithomes.org.uk/customer-charter

More information on the Consumer Code for Home Builders can be found at consumercode.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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Orbit has a policy of continuous improvement and reserve the right to alter plans, specification, elevational treatments and positions of doors and windows at anytime. 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 containing any representation of fact upon which any party is entitled to rely. Images are for illustrative purposes only. Information correct at time of going to print in March 2018. OH/CPC/SO/BRO/0318