



# Your place to enjoy at

Micklewell Park, Daventry





An exceptional collection of 2, 3, 4, and 5 bedroom houses, 2 bedroom coach houses, and 2 bedroom bungalows embraced by nature and beautiful green spaces. Designed for a desirable quality of life today and a sustainable future.





# Find your place to belong at Micklewell Park

Home is a special place. Which is why you'll feel you belong at Micklewell Park.

With well-designed space inside and in the streetscapes in which each home is set, Micklewell Park is much more than a new development. Inspired by the surrounding green Northamptonshire landscape, it offers a sense of openness and of being close to nature, and it is bringing a new chapter in the story of Daventry and to this corner of Northamptonshire.



Micklewell Park places the promotion of wellbeing at its heart in many different ways bringing them all together beautifully, from homes that welcome in the light in thoughtfully planned homes that feel comfortable, secure and warm, to the sense of the community around you. Micklewell Park will see new amenities including two local stores and a new primary school, and our new purpose-built Community Hub is where people can meet up, relax, and enjoy a variety of activity groups and community events. Micklewell Park is growing the seeds of a sustainable community in its outdoor spaces too, with everything from dedicated play areas to allotments. So whatever the time of day or year you can step outdoors to enjoy a walk, work out along the trim-trail, or take a bike ride along the new cycle path for traffic-free fun and exercise.

You will find yourself amongst a rich tapestry of the green and blue spaces now recognized as so important for healthy bodies and minds. Each has its own character, atmosphere and habitats, like the new towpath along the waterside or the eight acres of woodland being planted. A woodland is a magical setting all year round, rich in wildlife and birdlife, flora and fungi, the place to watch the seasons change in its sights and sounds from spring's flowers and summer's birdsong to autumn's vibrant colour and winter's frosty wonderland. The wider landscape is just as diverse too, with ancient villages like nearby Welton complete with welcoming country inn, bustling market towns, as well as elegant spa towns and the county town, all within easy reach.

Wherever you are exploring, you'll arrive back to a home that is a pleasure to live in, with a high specification finish that includes quality global and British brands from the flooring to the bathroom tiling as well as energy-efficient heating and appliances. At Orbit we go even further to make you feel welcome, so your back garden is turfed and has a patio area making it truly move-in and summer-ready. We are offering 2, 3, 4, and 5 bedroom houses, 2 bedroom bungalows and 2 bedroom coach houses at Micklewell Park, so it is a place for every stage of life and is the perfect choice to enjoy an enviable lifestyle and be part of a new, growing community.







# Find your place to relax at Micklewell Park

At Orbit Homes, we believe a home should be designed with our customers front of mind, so they have a house that they truly want to live in.

We want to create new homes in which people aspire to live and where customers are treated equally no matter their tenure or budget.



Rather than focusing on glamorous show homes which sell an unrealistic aspirational view of life, we want to deliver real homes for real people, which are welcoming and warm. This requires a mix of practicality, design and consumer understanding, and that's what our focus is at Orbit. By getting this right, we will have happier customers with homes that require less maintenance.

When we started looking at our specification, surprisingly, whilst a range of choice may appear beneficial, we found it was having the opposite effect with our customers, many of whom were overwhelmed by so many options. So, as

part of this process we have moved to a new, consistent specification that comprises of three choices in wood, colour or light palettes to ensure the process of selection for you is easier and more enjoyable.

We chose the fully considered interior specification to blend harmoniously throughout the home, colour blending from the kitchens and flooring, right through to the bathrooms and tiles.

As part of this improved specification, a lot of the products used will be more durable, long-lasting, and better quality, and Orbit expects this to translate to fewer customer care issues.

Moreover, we want to provide our customers with high quality homes that they can feel comfortable and safe in, whilst delivering their needs and match changing lifestyles.





# Find your place to grow at Micklewell Park

This unique new community is conveniently located on the northern outskirts of Daventry within easy reach of this thriving market town.



High Street, Daventry

In its historic centre, you'll find a great mix of independent shops, high street favourites, and superstores, and of course, on Tuesdays and Fridays the market on the High Street. Its royal Charter dates from Elizabeth I, and today the market tradition is as popular as ever at the weekly markets and monthly Farmers' Markets with their stalls selling freshly baked bread, vegetables picked from Northamptonshire fields, chocolate, cheese, and much more.

For a real treat, travel a little further out of town to discover the Heart of the Shires Shopping Village. Clothing, antiques, collectibles, gifts and kitchenware are just some of the things for sale in this selection of characterful boutiques and galleries, all set around a splendid Victorian courtyard.

Daventry is also a great place to be social, with an excellent choice of cafés, pubs and restaurants that offer everything from traditional local fare to international delights.

When it comes to open space, Micklewell Park features plenty, along with a new canal towpath, an activity centre and a network of cycle paths and trim trails, but for even more space, the stunning Daventry Country Park and Drayton Reservoir are just minutes away. Between them they provide the perfect family-friendly setting to get away from it all with a stroll, run, ride or sail. The reservoir is also a premier UK fishing venue, making it an angler's heaven.

Golfers will love nearby Daventry and District Golf Club and fitness fanatics can find everything they need at Daventry Leisure Centre with its gym, swimming pool, fitness classes, sports courts and football pitches.

There is also a selection of local schools that all sit within minutes of your door, ranging from primary right through to Sixth Form. With all this close by, it's easy to see why Micklewell Park makes the ideal home for all the family.



Daventry Country Park







Badby Wood, Badby

# Find your place to connect at Micklewell Park

Micklewell Park is situated within reach of some of the country's most exciting destinations and is served by outstanding transport links that make accessing them easy.

For a day out soaking up local history and culture, the towns of Rugby and Royal Leamington Spa are located within 20 minutes and 33 minutes respectively by road. Rugby's extraordinary history is well worth a visit, being the birthplace of the sport of rugby, the jet engine and even the modern Olympics, while the elegant regency architecture, Georgian crescents, and wide boulevards of Royal Leamington Spa make the perfect backdrop for wonderful days out.

For a little more choice, Coventry and Northampton are both around a 30-minute drive away and offer a wide range of shopping, arts, culture and nightlife. Both find the perfect balance between fascinating history and contemporary culture to create vibrant destinations for all the family.

The modern garden city of Milton Keynes is also close by. Located 41 minutes away by road, it plays home to a vast selection of shops across its two shopping centres – including many designer brands.

Long Buckby Railway Station is located less than 15 minutes' drive from Micklewell Park and will take you north to Birmingham and south to London in around an hour. Such great access to a cosmopolitan city and global capital means being able to experience everything only world-class cities offer all-year-round.

International travel is also well catered for too with Birmingham Airport 44 minutes away and Luton Airport around an hour by car; departure points for sun, ski, and city destinations around the globe.



Royal Leamington Spa



Rugby Town Centre



Northampton Town Centre

## Get Connected

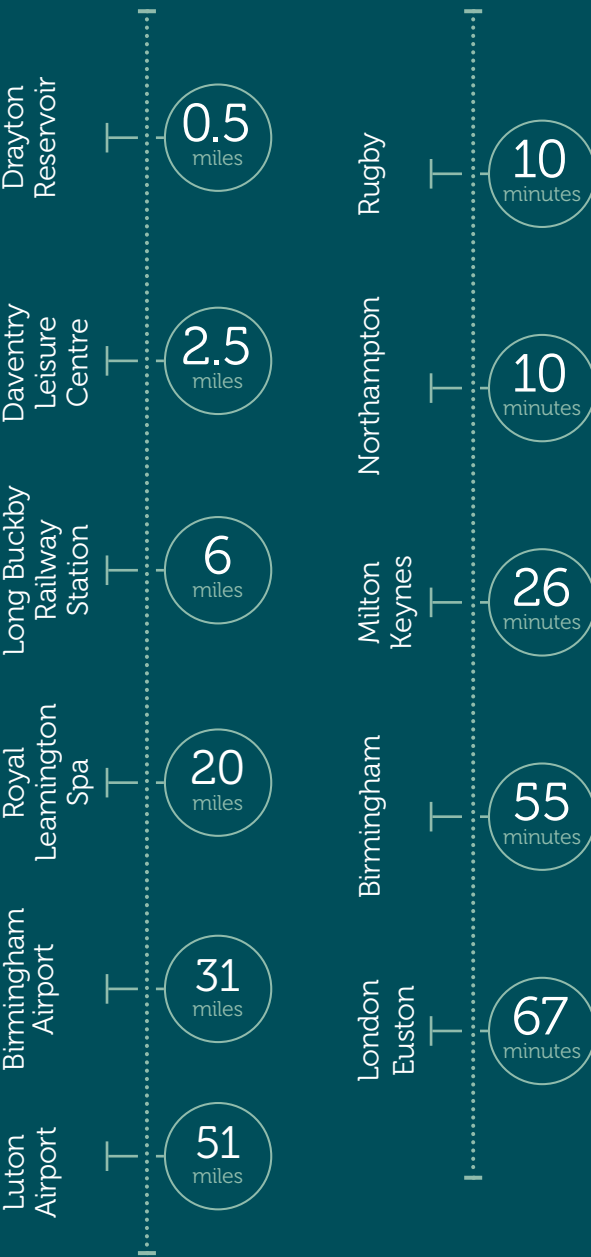
Micklewell Park will be part of local bus routes, with its own new stops, while a superb combination of road, rail and air links make this development the perfect home for those who want to be more widely connected. The nearby M1, M6 and A14 together provide access to the major motorways on the national network, making both Birmingham and Luton airports a conveniently short journey away, while Long Buckby Station is on the West Coast Line for access north and south.



By car from  
Micklewell Park



By train from  
Long Buckby Station







# Specification

## Kitchen

- Choice of fitted kitchen finishes with complementary laminate worktops\*
- Stainless steel 1 bowl sink with chrome mixer tap
- Stainless steel 1.5 bowl sink with chrome mixer tap (4 & 5 bedroom homes only)
- Stainless steel single oven
- Ceramic hob
- Cooker extractor fan
- Integrated fridge/freezer
- Stainless steel microwave with grill function (4 & 5 bedroom homes only)
- Ceiling downlights
- Space for washer/dryer

## Bathroom and cloakroom

- Contemporary Roca white sanitaryware
- Bath with shower screen and thermostatic shower mixer
- En suites with thermostatic shower mixer
- Ceramic wall tiles to selected areas
- Heated chrome ladder radiator

## Plumbing

- Gas-fired central heating with combination boiler (2 & 3 bedroom homes only)
- Gas fired central heating and system boiler and OSO cylinder tank (4 & 5 bedroom homes only)
- Digital programmable wireless thermostatically controlled radiators

## Windows and Doors

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

## Electrical

- TV point to living room and bedroom 1
- Fibre to property (FTP) with data points to selected rooms
- Telephone point to living room
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance

## Internal

- Carpets fitted to living room, stairs, landing, and all bedrooms
- Vinyl flooring fitted to kitchen, hall, cloakroom and bathroom
- Walls and ceilings in super matt white emulsion
- Woodwork in satinwood white
- Built in wardrobe to bedroom 1

## General

- Photovoltaic panels
- Landscaping to front garden
- Turf and paved patio to rear garden
- 1.8m closeboard fence to rear garden
- Power and light to garages within curtilage of property
- 10 year NHBC warranty







# Homes to be proud of



"Everything has been perfect; I've bought new build homes before and the quality from Orbit Homes is above all others on every level."

- Darren, Micklewell Park

Here at Orbit Homes, 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 at Micklewell Park we're proud to offer a mixture of Shared Ownership, Market Sale and rented housing.

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 – usually between 25% 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 means 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.

Meet Darren, who recently moved into his new home at Micklewell Park, our thriving new development on the outskirts of Daventry.

Following a relationship breakdown, Darren was looking for a new home that would be suitable for him and his three children. He regularly drove past Micklewell Park so one day decided to pop in and have a chat with our friendly sales team.

Micklewell Park offers a wide range of house styles and purchasing options and Darren was pleased to find homes available to buy with Shared Ownership. "I didn't want to rent, as I had some equity from the sale of my last home. However, this wasn't enough to purchase outright, so the option to buy with Shared Ownership was affordable and within my budget."

After viewing one of our show homes Darren chose The Heather, a two-bedroom house "Which was exactly what I was looking for."

Our homes are built to our high, all-inclusive specification and come with many features as standard, including integrated kitchen appliances, carpets and vinyl flooring, fitted wardrobe to the main bedroom, and turf and closeboard fencing to the rear garden.

Once he had reserved his new home, Darren found the buying process with Shared Ownership very straightforward and was fully supported by our sales team throughout: "Emily in the sales office was excellent throughout the process and was always very positive and supportive – 10/10 for service!"

Now that he has moved into his new home, we asked Darren how he is settling in: "I love the view opposite, the layout of the rooms, the outside brick colour, the space in all the rooms ... everything!" "Everything has been perfect; I've bought new build homes before and the quality from Orbit Homes is above all others on every level." "My friends and family absolutely love it too and keep saying how lucky I am and how perfect it is for me."

Buying with Shared Ownership was the right move for Darren, and he has this advice for anyone thinking of doing the same: "Do it! It's a better option than renting and a great opportunity to build your ownership percentage over the coming years."

NHBC



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





# Sustainability and Wellbeing at Micklewell Park

At Orbit sustainability is about everything from creating places where a community establishes roots for a successful future to homes that reduce our carbon footprint in our day-to-day lives. We have always considered a home's surroundings to be just as important as the living spaces inside, so that means well-designed community facilities where people can meet up and get together. It also means good quality open space, from play areas to leafy footpath is literally a breath of fresh air, lifting our mood, reducing stress and isolation, and connecting us with nature. So we don't just protect, we also enhance and enrich local habitats which is good for the local wildlife and landscape, and we enjoy the benefits too. Which is why at Orbit we believe sustainability and wellbeing go hand-in-hand for an improved quality of life.

## Constructing a greener future

Homes at Micklewell Park incorporate technologies that make our homes more energy efficient and reduce water usage with benefits for your running costs and the planet.

- All houses feature Shower Save Wastewater Heat Recovery (WWHR) which captures and reuses energy while you or your family are showering.
- All houses feature photovoltaic panels to make use of solar energy.



## Joined up thinking

A sustainable community develops through the social networks of those who live there, and it happens everywhere, from the school gate to the yoga group at the Community Hub.

- Micklewell Park has opened its own purpose-built Community Hub on site for residents and the local community to enjoy.
- A new school is planned, making Micklewell Park perfect for family life.

## It's all happening outdoors

A raft of studies show that getting outdoors impacts positively on our physical and mental wellbeing, whether it's growing vegetables, group activities or green gyms.

- 20 allotments will provide space to grow vegetables and grow friendships with like-minded people.
- A new cycle path and improved towpath will provide traffic-free routes for exercise and leisure.
- A trim trail and dedicated play spaces will offer recreational opportunities for all ages.



## An enriched ecology

Our place-making principles include retaining existing trees and hedgerows where possible, safeguarding species and habitats, and introducing new ones from aquatic eco-systems to the wildflower meadows that pollinators, bees and butterflies love.

- Eight acres of woodland and thousands of trees are being planted at Micklewell Park.
- Wildlife corridors will integrate wildlife habitats across the site and beyond.
- Bird boxes for woodland warblers to bats will encourage even more nesting.





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 far reaches 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 is our proactive approach for protecting the planet and putting into practice our ethos that our responsibilities go beyond purely business. In the supply chain process, we work with many companies and organisations who share our Orbit Earth ambitions, including social enterprises (who reinvest profits to achieve social and environmental benefits). Working with Recycling Lives and Community Wood Recycling for example has seen our landfill waste reduced, while sustainable stationery company Ethstat employs homeless people to fulfil our orders, channelling profits back to assist with homelessness. Our two related Orbit Earth priorities of strengthening local ecologies and increasing biodiversity has seen partnerships with Wildlife Trusts for habitat surveys and enhancement plans.

A key objective of Orbit Earth is becoming net zero carbon and our operational carbon footprint has reduced by 21% since 2018-19 with initiatives like investing in lower-carbon tools, switching to 100% renewable electricity for offices and communal areas where feasible, and many more. We continue to explore the potential of new technologies and methods such as off-site modular construction. Orbit Earth is an ongoing process, but it is already benefitting people - not just our residents - and the planet.



Orbit at Hanwood Park, Northamptonshire

## 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'.

With each of our homes built to our own high standards, we operate under the requirements of the New Homes Quality Code for Home Builders. 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.



Micklewell Park,  
Ashby Road,  
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Northamptonshire  
NN11 8JZ



Wider Area



Local Area



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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 June 2025. 01302-30.