



Hanwood Park

Kettering



orbithomes.org.uk



Making it your home, together



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.

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.

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.





Barton Seagrave Village

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.



Puddle Jumping at Wicksteed Park, Kettering



Kettering Station

Your place for culture...

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.



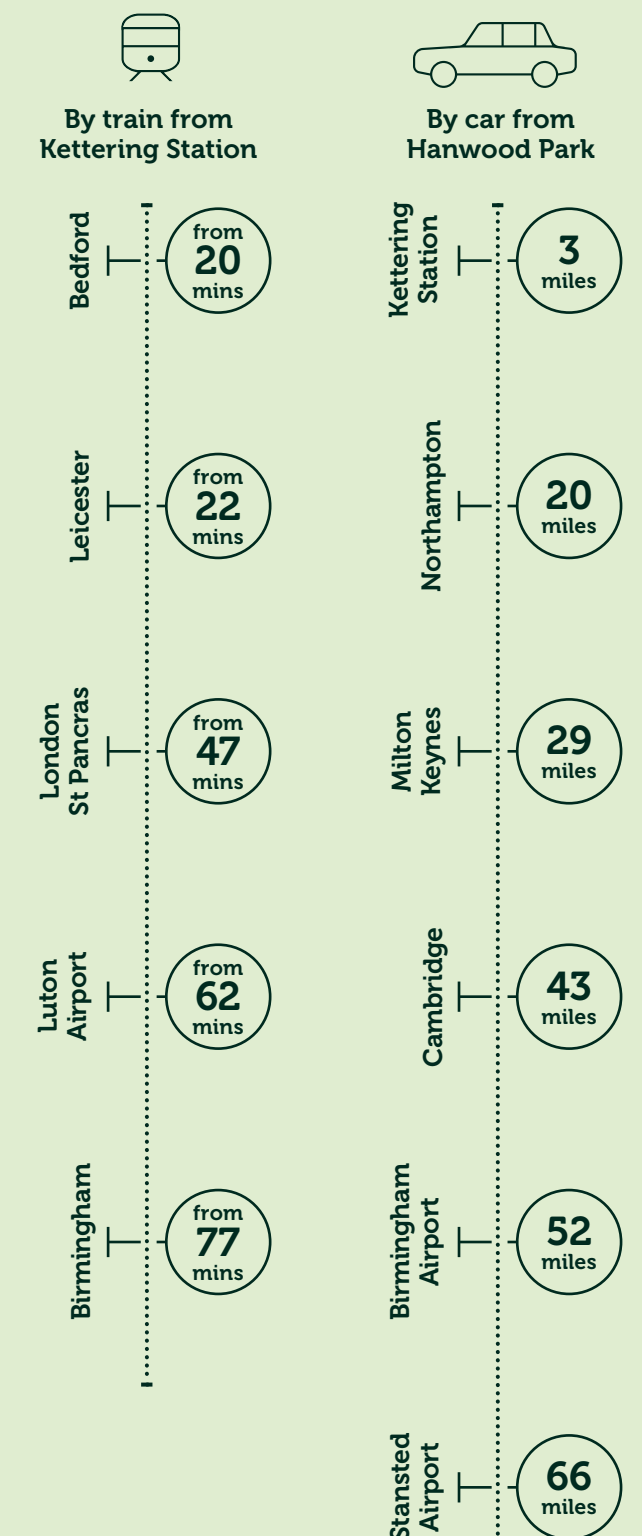
Market Place, Kettering



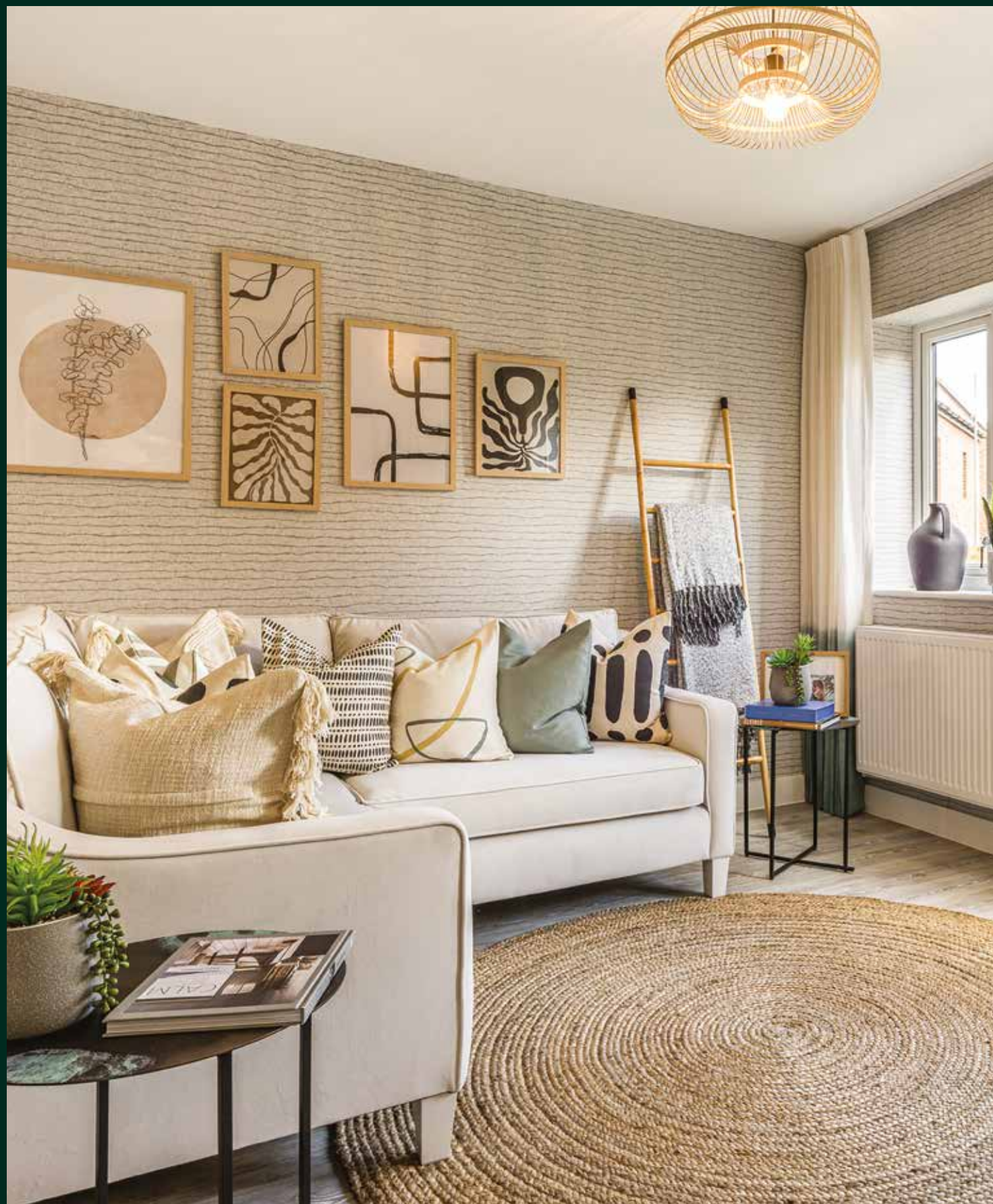
Northampton Guildhall

Your place to connect...

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.



Distances are approximate only and are taken from maps.google.com and nationalrail.co.uk



Orbit reserves the right to alter specification without prior notice. Please ask your Sales Consultant for current information when reserving your new home. Information correct at time of going to print. Images shown are from other Orbit show homes.

Specification

Kitchen

- Choice of fitted kitchen finishes with complementary laminate worktops*
- Stainless steel 1 bowl sink with chrome mixer tap
- Integrated stainless-steel single oven
- Ceramic hob
- Cooker extractor fan
- Integrated fridge/freezer
- Space for a washing machine
- Downlights to kitchen, utility, bathroom, en suite, cloakroom, hall and landing
- LED under wall cupboard lighting to kitchen

Bathroom and Cloakroom

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

Electrical

- Media plate TV & telephone point to living room
- Fibre to property (FTP) with data points to selected rooms
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance
- One double socket with USB charging to each bedroom, kitchen and living room

Plumbing

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

Windows and Doors

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

Internal

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

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
- 10 year NHBC warranty
- Electric car charging points to selected properties**
- Photovoltaic panels

Please speak to our Sales Consultants for plot specific details.

* Individual choices are subject to stage of construction.

**Location of EVCP varies and may be attached to the house or remote from the house dependent upon parking space location. Please speak to our Sales Consultants for plot specific details.



Homes to be proud of



“Orbit Homes not only met but exceeded our expectations, offering a home that felt designed with us in mind.”

Kamila Jurdzinska

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 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. The size of the share you buy is based on your circumstances, but 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.

Meet Kamila and Robert, who purchased their new home at Hanwood Park with the Shared Ownership scheme. Originally from Poland, the couple had been privately renting in the UK for 10 years but had a deep desire for permanence and personal space, and a place their family could truly call home. To attain their dream of home ownership, they had been consistently saving for a deposit, prioritising saving over spending on non-essential items.

The Shared Ownership scheme made their dream significantly more attainable than they initially thought, as being able to purchase with a 5% deposit provided a feasible path for them to save the funds needed without the overwhelming pressure of accumulating a large sum upfront.

Kamila says: “The Shared Ownership scheme offered us a practical and accessible path to home ownership, allowing us to balance our financial responsibilities more effectively while achieving the dream of owning our home.”

Their decision to buy a brand new home was influenced by years of privately renting and living in properties that constantly needed repairs. “Opting for a new build meant we could move in immediately without the added stress of planning renovations during an already busy moving period. It represents a fresh start, allowing us to establish our own memories and traditions in a space that feels designed for us.”

They visited Hanwood Park and were immediately drawn to the spaciousness of the development, given their preference for a more open living space. After viewing The Maple, a 3-bed semi-detached house, they knew it was the home they had been searching for: “Orbit Homes not only met but exceeded our expectations, offering a home that felt designed with us in mind.”

Our all-inclusive specification was a contributing factor in their decision to buy with Orbit Homes: “The fact that our home came with all the essentials already in place was a delightful surprise that set Orbit Homes apart from other developers. In our experience, many other new builds come at a price that doesn’t include many essentials, requiring additional investments right from the start.”

The process of buying a new home can often be daunting for first time buyers, and at Orbit Homes we strive to make our customers’ journey as easy as possible, so we’re very pleased to hear Kamila’s thoughts on their purchasing journey: “From the outset, the process of purchasing our home through the Shared Ownership scheme was made straightforward and transparent, thanks to the exceptional guidance and support provided by Orbit Homes”.

One of the benefits of buying a new build home is the running costs. On average, new build houses are 66% more energy efficient, saving homeowners up to £184 a month in energy bills and the average new build energy bill is 55% cheaper than the running costs for older properties.*

Kamila and Robert moved into their new home in November 2023 and have experienced this first hand: “The energy efficiency of our new home has been a remarkable benefit, bringing comfort and financial savings that exceeded our expectations”.

“We are excited about the years ahead in our Orbit home, embracing the community, and enjoying the security and stability our new home offers. To anyone considering this path, our experience stands as a testament to the tangible benefits and joy that come from choosing Shared Ownership and Orbit Homes.”

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

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 only through our work as responsible landlords in supporting our tenants 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 initiatives 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 schemes in the last six years through a range of 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, contributing 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 UK.

Orbit Earth

Orbit Earth was established to recognise the importance of protecting the environment and to 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



Enstone Leys, Enstone, Oxfordshire

Design standards

At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to 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 in 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 it is fundamental to our mission. It is also essential to our creation of your place to thrive.



Orbit Homes at Hanwood Park Off Barton Road Kettering East NN15 6BW



Wider Area



Local Area

orbithomes.org.uk

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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 July 2025. 00981-05.