



Orbit Homes at Woodland Valley

Rothwell





Making it your home, together



at **Orbit Homes at Woodland Valley**

A superb new collection of 2, 3 and 4 bedroom Shared Ownership homes in the historic market town of Rothwell, combining countryside calm with the convenience of nearby Kettering and excellent transport connections.

Nestled on the edge of Rothwell and set among lush Northamptonshire countryside, yet within easy reach of the hustle and bustle of town, Orbit Homes at Woodland Valley offers the perfect balance.

Each home has been thoughtfully designed to meet the demands of modern living. Attractive exteriors with off-road parking give way to light, versatile interiors, making these energy-efficient homes equally suited to both busy working weeks and lazy long weekends.

Everyday life is well catered-for nearby. Rothwell offers a choice of supermarkets, cafés, pubs and eateries, along with schools, healthcare and green spaces – all within easy reach.

The picturesque town centre plays home to a range of independent shops and local services, while every Saturday the historic streets come alive with market traders selling all manner of goods. Nearby Kettering broadens the choice even further with shopping centres, large retail parks and national brands, all just a short drive away.

For those who love the outdoors, Rothwell Gullet nature reserve is a stone's throw away and provides a beautiful backdrop for walks and wildlife spotting. Alternatively, head south to Pitsford Water – an expansive nature reserve that makes the perfect spot for walking, cycling, fishing, sailing and open-water swimming.

Families seeking ideas for a day out should look no further than Wicksteed Park, Kettering's historic theme park. This grade 2 listed attraction dates back to 1921 and is one of the UK's oldest amusement parks. In addition to its 25 rides, there are also 281 acres of parkland, footpaths and playgrounds to enjoy.

Sporting activities are close at hand too, with nearby Montsaye Community Sports Centre located within walking distance. Here you can find a 25m pool, gym and a selection of fitness classes.

Local culture can be explored at the Rothwell Arts and Heritage Centre, which hosts art exhibitions, events and local history displays that celebrate this thriving community.





Market Hill, Rothwell

Find your place to connect at Orbit Homes at Woodland Valley

Orbit Homes at Woodland Valley enjoys excellent transport links that connect you to everything from peaceful countryside to lively cities.



Puddle Jumping at Wicksteed Park, Kettering



Kettering Station

Your place for culture...

Just a short drive away, the market town of Kettering provides a vibrant mix of high street favourites, cafés, restaurants and entertainment. Newlands Shopping Centre, in the centre of town, plays home to a range of high-street names and everyday essentials. Alternatively, Rushden Lakes retail park is located a half-an-hour's drive away, offering big brands, boutiques and waterside dining.

Further south, Northampton blends rich history with contemporary culture. Lose yourself in the fascinating independent stores and artisan markets of the Cultural Quarter, or enjoy a night out at the Royal & Derngate Theatre, which hosts a long list of comedy, live music and drama.

To the north is Leicester – a city characterised by irresistible energy and diversity. Marvel at the award-winning National Space Centre, explore the bustling lanes of the Old Town or sample the vibrant global flavours of the city's fantastic street-food scene.

Moving a little further afield, Milton Keynes invites visitors with its extensive shopping malls, indoor snow dome, lakeside walks and lively events calendar, while the punting, museums and grand architecture of Cambridge are also easily reached.

Furthermore, Birmingham's world-class shopping, nightlife and culture are a direct train from Kettering. Experience the thriving arts venues, famous Bullring shopping centre and endless restaurants and bars of the UK's second biggest city.

With so many fantastic destinations close by, life at Orbit Homes at Woodland Valley offers something new every weekend.



Market Place, Kettering



Northampton Guildhall

Your place to connect...

Orbit Homes at Woodland Valley enjoys excellent transport connections via road, rail and air. The A14 and A6 connect seamlessly with the A43, A1(M), M1 and M6 to open up access to the national motorway network. This results in direct routes to Birmingham, Cambridge, Leicester and Bedford, while London Stanstead and Birmingham International airports operate flights to hundreds of destinations around the globe. Rail travel is equally strong, 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

- Stylish, contemporary fitted kitchen with a range of wall and base units with soft close doors
- Laminate worktops
- Diesse tiles to splashback
- Stainless-steel sink with chrome mixer tap
- Integrated stainless-steel single oven
- Induction hob
- Extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom and En-Suite

- Diesse wall tiles
- Contemporary white sanitaryware
- Heated towel radiator

Plumbing and Electrical

- Gas fired central heating with combination boiler and thermostatic radiator valves
- Data point to living room and bedroom 1
- TV point to living room and bedroom 1
- Telephone point to living room
- PIR outside light to front of property
- Electric Vehicle charging point
- Pendant lights to living room and bedrooms
- Downlights to kitchen, utility, hall, landing, and cloakroom
- Smoke detectors and alarms
- Carbon monoxide detector and alarm



Windows, Doors and Internal

- PVCu double glazed windows
- Front door with multipoint locking, spyhole, letterbox, and chain
- Built in wardrobe to bedroom 1
- Solid oak handrail to staircase
- Woodwork in Dulux in pure white satinwood
- Walls and ceilings in Dulux pure brilliant white
- Vinyl flooring to hall, living room, kitchen, utility, cloakroom, bathroom and en-suites
- Carpets to stairs, landing, and bedrooms

General

- 1.8m close board fencing to rear garden
- Turf and patio to rear garden
- Landscaping to front garden
- External tap

Please speak to our Sales Consultants for plot specific details.



Homes to be proud of



“ We’d like to say a big thank you to Orbit Homes for a friendly, smooth, and professional experience. ”
Jono and Ria

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 Orbit Homes at Woodland Valley 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 Jono and Ria, who recently moved into their brand-new Shared Ownership home at our popular Hanwood Park development in Kettering.

The couple needed to relocate from Scotland to the Midlands with Jono’s work but discovered that house prices were far more expensive than in the north. Added to that, Ria was a full-time mum, so finding an affordable home with only one income was challenging.

However, after researching their options they found that Jono was eligible to buy a new home with Shared Ownership, a scheme that allows you to buy a share of a new home and then pay a subsidised monthly rent on the rest. The couple wanted to move to Kettering to be near to family so were delighted to find Hanwood Park, which was ideally located not far from the A14 for Jono’s commute to work.

A new build home was at the top of their wish list, as it would be ready to move into with no work required, which suited their busy lifestyle. When they viewed the show homes at Hanwood Park, they were very impressed with the specification: “We have lived in two other new build homes and researched the market, and none of them are even close to the level of specification and extras included as standard that are offered by Orbit Homes. We honestly were blown away.”

Throughout the buying process Jono and Ria felt fully supported by the Orbit Homes team: “It’s the journey that stood out for us. The support was second to none and we’d like to say a big thank you to Orbit Homes for a friendly, smooth, and professional experience.”

The couple are living proof that home ownership in today’s challenging market is something that can be achieved, with a little help from Shared Ownership.

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

*This is an incentivised testimonial. We gave our customer a monetary gift as a thank you for taking part in a case study. We only invite customers who have already rated us 9 or 10 on the Net Promoter Score and would recommend us to a friend.





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

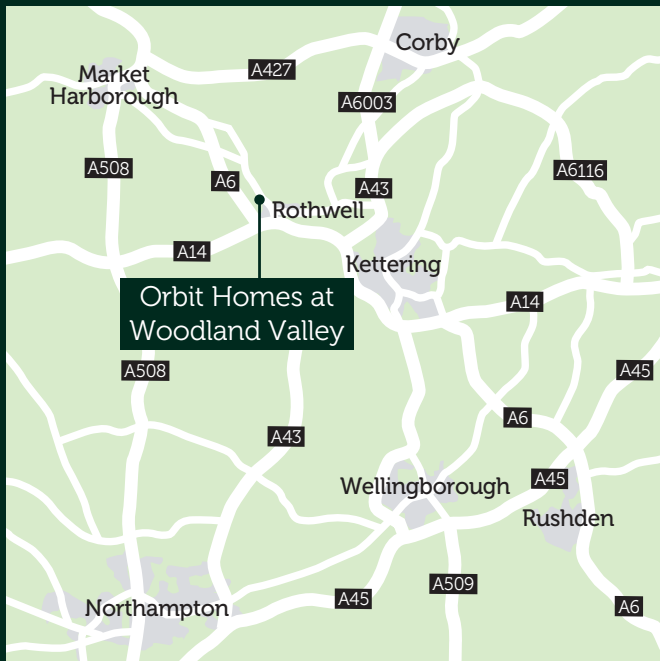
At Orbit, our vision is to take the lead in building thriving communities, and we recognise that to build a thriving community, great care and attention needs to be given to the way in which they are designed.

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'.

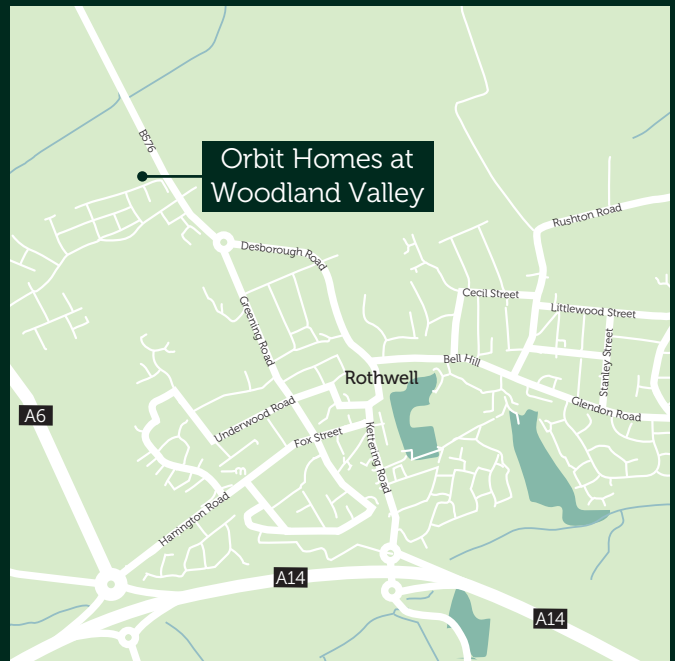
At Orbit, we believe that good design is at the heart of delivering thriving communities, and it is fundamental to our mission. It is also essential to our creation of your place to thrive.



Orbit Homes at Woodland Valley
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Kettering
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Wider Area



Local Area

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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 September 2025. 07164-01.