

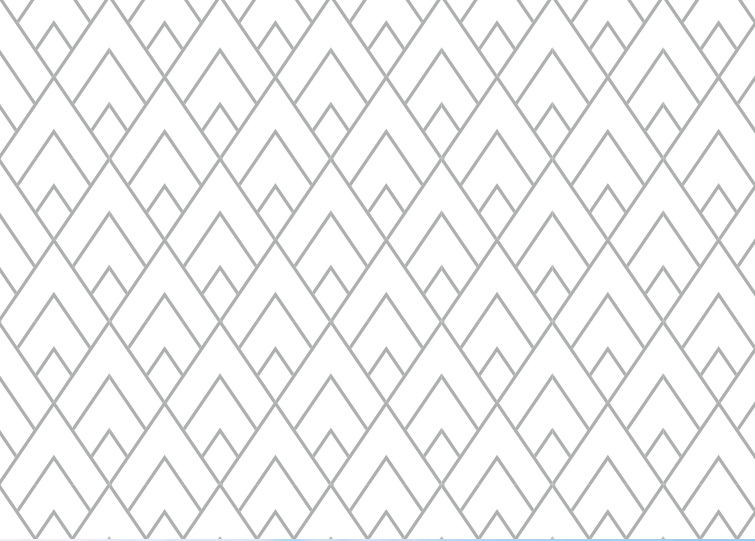
THE
DOCKLANDS
BIRKENHEAD

FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





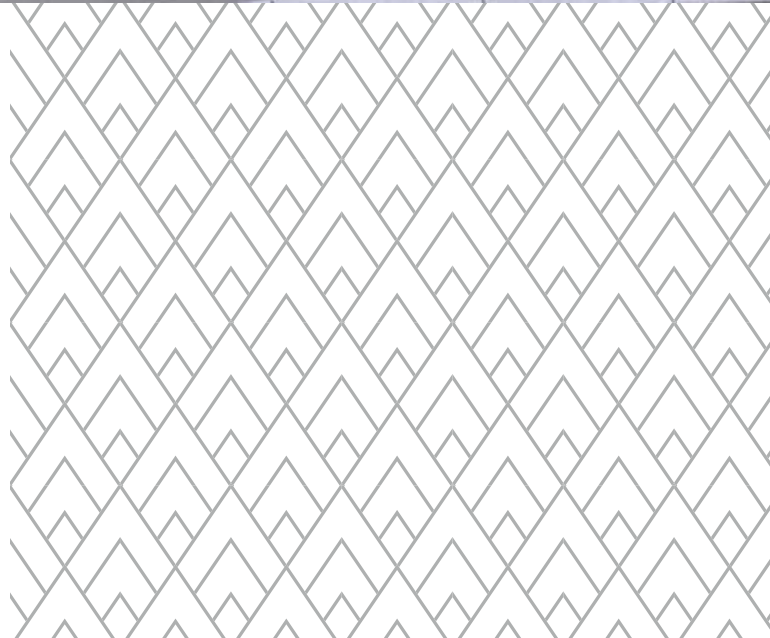


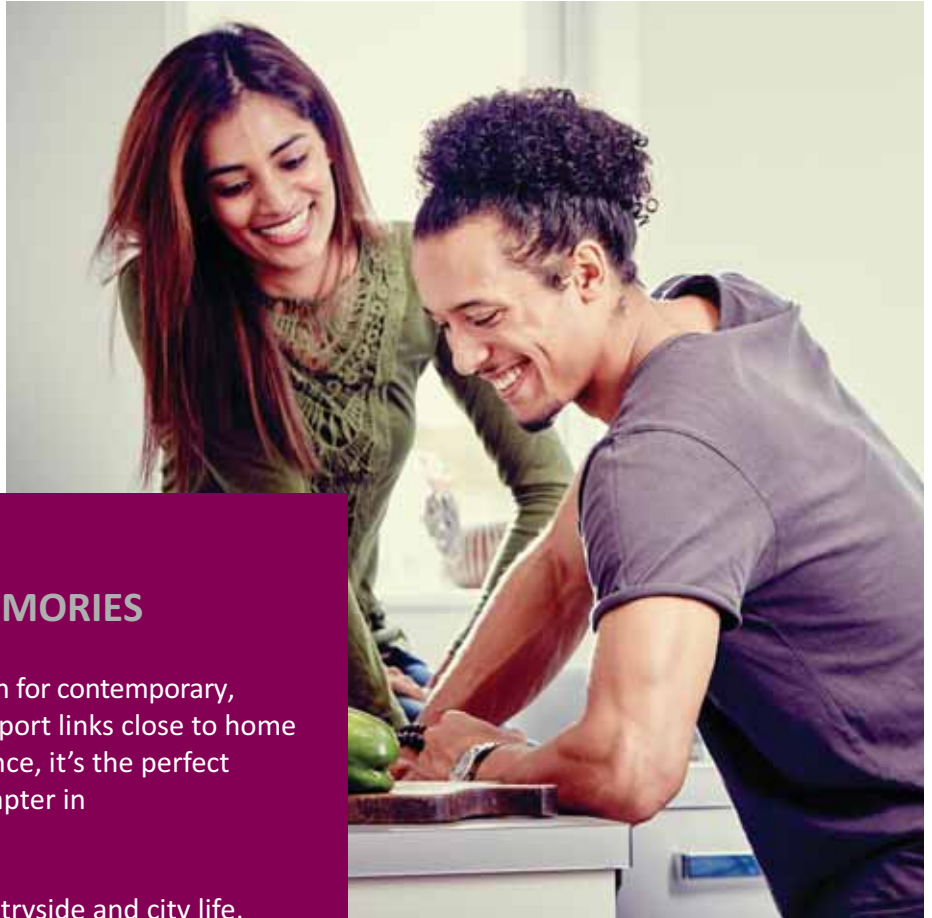
THE
DOCKLANDS

► WELCOME TO THE DOCKLANDS



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





MADE FOR MAKING MEMORIES

The Docklands is a fantastic location for contemporary, connected living. With great transport links close to home and so much within walking distance, it's the perfect place to start the next exciting chapter in your life.

Combining the best of coast, countryside and city life, here you'll find a great choice of two, three and four bedroom energy efficient, low maintenance homes.

And with Help to Buy, moving into your dream home could be more affordable than you think. If you have a home to sell our Easymove service can help too.



Easymove



► LIFE IN BIRKENHEAD



SPOILT FOR CHOICE

Situated in the heart of North Birkenhead The Docklands is surrounded by everything you need for convenient modern living. Within walking distance you'll find a wide range of independent shops convenience stores cafes delis Post Office pharmacy and lots of places to get a bite to eat. There's also an ASDA supermarket just around the corner plus a Tesco Extra just a few minutes' drive away.

This unique location provides the ideal balance between day-to-day suburban convenience and access to stunning coastline countryside and green open spaces. In fact the abundance of local parks makes this development perfect for everyone looking to live an active lifestyle.



WELCOME

► **LOCATION**

TRAVEL LINKS

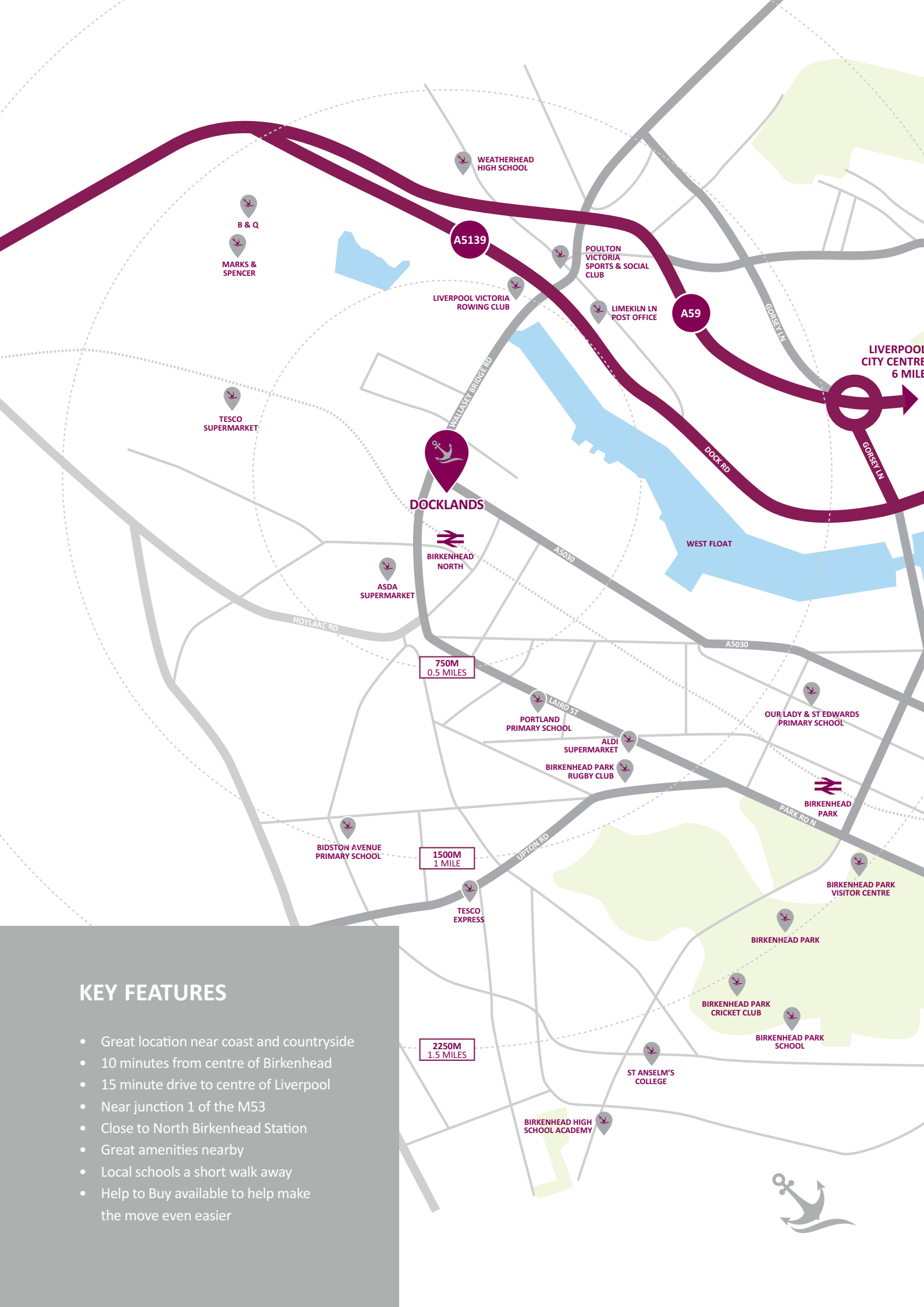
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



KEY FEATURES

- Great location near coast and countryside
- 10 minutes from centre of Birkenhead
- 15 minute drive to centre of Liverpool
- Near junction 1 of the M53
- Close to North Birkenhead Station
- Great amenities nearby
- Local schools a short walk away
- Help to Buy available to help make the move even easier

► TRAVEL LINKS

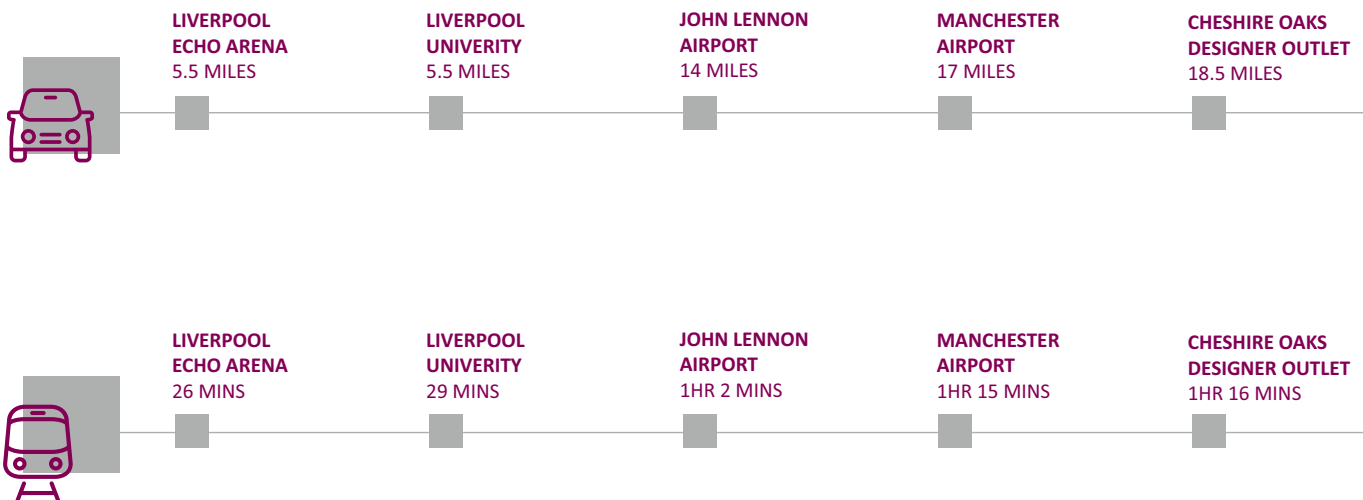
PERFECT FOR EXPLORING

Chester Park is just a few minutes' walk from The Docklands and has a playground multi sports pitch as well as lots of green open space.

Nearby Birkenhead Park is a Grade I listed historic park that's a great day out for all the family. With Roman Boathouse two lakes children play area fitness trail and beautiful woodland walks it's a place you'll enjoy coming to all year round.

Also close to home is Bidston Moss nature reserve. This 170 acres community woodland has a fishing lake cycle routes fantastic walks and great views over the coastline. And just a 5 minute drive or 20 minute walk away is the 100 acre Bidston Nature Reserve. With heathland and woodland is a haven for wildlife and the famous Bidston windmill is always worth a visit.

With so much close to home this fantastic development is a perfect location for families. Holy Cross Catholic Primary School and Portland Primary School are both within easy walking distance. For Year 7 students and above Weatherhead High School and Birkenhead Park School are just a couple of your options.



WELCOME
LOCATION

► TRAVEL LINKS

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CHESTER
ZOO
22 MILES

CHESTER
TOWN
24 MILES

JOHN LENNON
AIRPORT
40 MILES

MANCHESTER
CITY AIRPORT
45 MILES

CHESTER
ZOO
17 MINS

CHESTER
TOWN
56 MINS

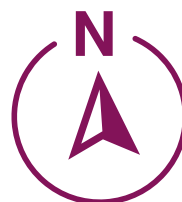
JOHN LENNON
AIRPORT
1HR 43 MINS

MANCHESTER
CITY AIRPORT
1HR 43 MINS



► SITE PLAN

-  **THE HALSTEAD**
2 bedroom home
-  **THE LEVEN**
2 bedroom home
-  **THE KENDAL**
3 bedroom home
-  **THE DANBURY**
3 bedroom home
-  **THE KNIGHTSBRIDGE**
3 bedroom home
-  **THE WARWICK**
3 bedroom home
-  **THE WINDSOR**
3 bedroom home
-  **THE BAMBURGH**
3 bedroom home
-  **THE STRATTON**
3 bedroom home
-  **THE HADLEY**
3 bedroom home
-  **THE ROTHWAY**
4 bedroom home
-  **JIGSAW HOMES**
-  **SHOW HOME**
Plots 22 & 23
-  **SALES OFFICE**
Plot 21

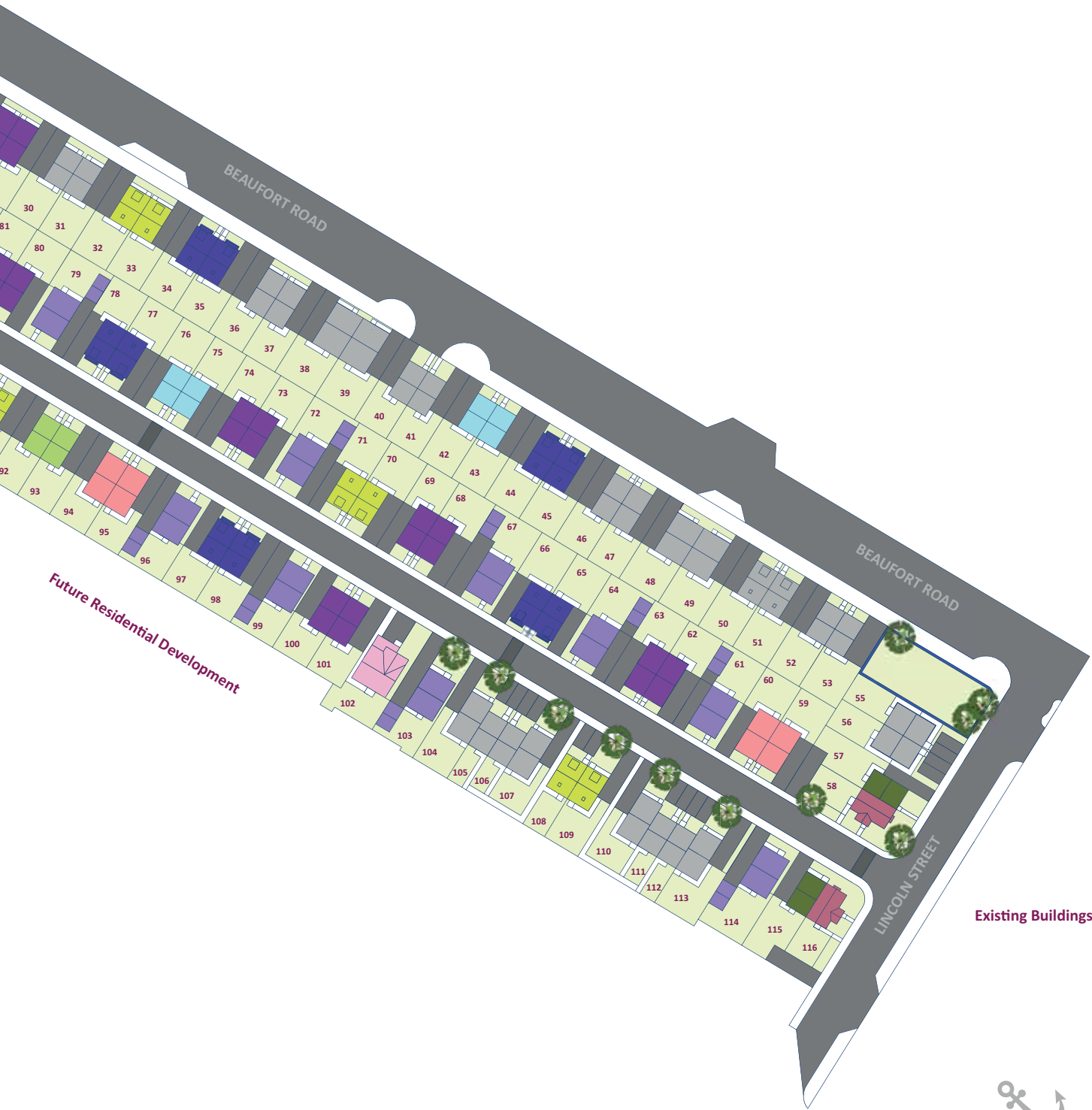


WELCOME
LOCATION
TRAVEL LINKS

► SITE PLAN

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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► MAKE IT YOUR OWN



WELCOME

LOCATION

TRAVEL LINKS

SITE PLAN

► **MAKE IT YOUR OWN**

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WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout smart modern designs and living spaces that are designed with families in mind. Benefitting from a range of optional extras you can move into a new home that truly feels like your own.

When you buy a Keepmoat Home you can rest assured that it's covered with not one but two warranties. Our two year Keepmoat Home Warranty as well as the NHBC 10 Year Building Warranty

Practical and stylish homes that are perfectly suited to the demands of modern living.

Availability of up-grades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.



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► **SPECIFICATION**
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GENERAL

- ✓ White sockets and switches
- ✓ Polished chrome ironmongery to all doors
- ✓ 1.8 close boarded fence (as per working drawings)
- ✓ Flagged patio area (as per working drawings)
- ✓ UPVC double glazed windows / UPVC double glazed French door (housetype specific, please refer to working drawings**)

DECORATING

- ✓ Matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior wood work

KITCHEN / UTILITY

- ✓ Choice of kitchen units*
- ✓ Choice of worktops with upstand*
- ✓ Stainless steel oven, gas hob, stainless steel splash back and integrated extractor hood
- ✓ Stainless steel sink with mixer tap

BATHROOM / EN-SUITE

- ✓ Fitted white sanitaryware
- ✓ Choice of wall tiles*
- ✓ Homes with no en-suite; thermostatic bar shower fitted over the bath. The bath taps in this instance would be Bristan Smile Monoblock bath filler tap
- ✓ Homes with en-suite; thermostatic bar shower fitted in the en-suite. The bath taps in this instance would be Bristan Smile Bath Shower Mixer Tap in the bathroom
- ✓ Shower curtain and rail where thermostatic shower fitted over the bath
- ✓ Extractor fan to bathroom

ELECTRICAL

- ✓ TV aerial socket to lounge
- ✓ BT socket to lounge

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hallway and landing

Make it your own with our range of optional extras



► YOUR BUYING GUIDE



STEP 01

Reservation

Once you've chosen the home for you your sales executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means subject to contracts and meeting the timescales in the agreement the home is yours at the price agreed.

Now's a good time if you haven't already to ask us about how the Government-backed Help to Buy scheme can make buying your dream home more affordable. And if you've got a home to sell our Easymove scheme could make moving easy as we'll arrange an estate agent and even pay their fees.



STEP 02

The Mortgage and Legal Advisor

If you need a mortgage and haven't already arranged one you'll need to do so quickly. We can give you the details of some reputable independent financial advisers and solicitors if you need a little help. All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts provide legal advice and carry out local council searches work with the Land Registry and transfer the funds to pay for your property.



STEP 03

Exchange of Contracts

About four to six weeks after reservation (depending on the build stage of your new home) and if all the mortgage and legal documents are in place we'll exchange contracts*.

At this point you'll need to pay the balance of the deposit and the whole transaction becomes legally binding. Please remember that if your deposit is in an account that you need to give notice of withdrawal make sure you let the bank know well in advance to avoid having to pay any penalties.

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*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee. If the exchange does not take place on the agreed date we are within our rights to place the property back on the open market. .



STEP 04

Build Completion

It's great to see your home taking shape and many of our customers love to see their home during construction. We never forget that it's your home and providing it's safe to do so your sales executive will be able to arrange this for you.

Usually around five to six weeks before your home is finished we'll get in touch to let you know of your legal completion date. This is normally within 7 – 14 days of construction ending. Your home will also undergo thorough quality inspections both internally and externally to ensure that it meets our quality standards. It will also be subject to several inspections by the National House-Building Council (NHBC).

Around this time we'll invite you to a home demonstration to familiarise yourself with your new home. During the demonstration we'll show you everything from how to work your heating system and appliances to the location of your fuse box.



STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your lender releases the funds to pay for your home. This is all done through your solicitor.

Through your advisor you will be notified of the specific completion date which will take place within a 2 week period after the physical completion of the property. We'll then provide your solicitor with the title deeds of your home and register you as the home owner with the relevant utility companies.



STEP 06

Move in

Your dream Keepmoat home and a great new life awaits... once you've unpacked all the boxes.

Don't forget we're always on hand to help you every step of the way even after you've moved in. Our regional customer care teams featuring highly trained staff can address any questions or issues that you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

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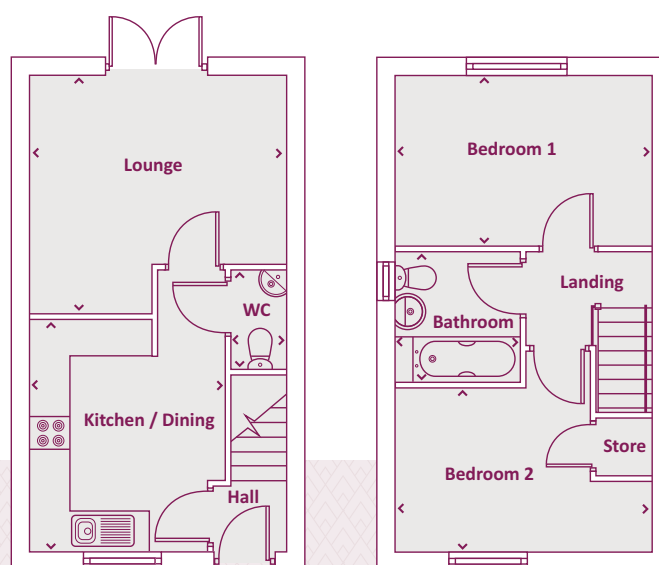
► **30,000 HOMES & COUNTING**





Artists impression, features may vary

THE HALSTEAD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3625 x 3045	11'11" x 10'0"
Lounge	3717 x 3993	12'2" x 13'1"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2016 x 1941	6'7" x 6'4"
Bedroom 1	2673 x 3993	8'9" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

› Longest measurement taken

PLEASE NOTE:

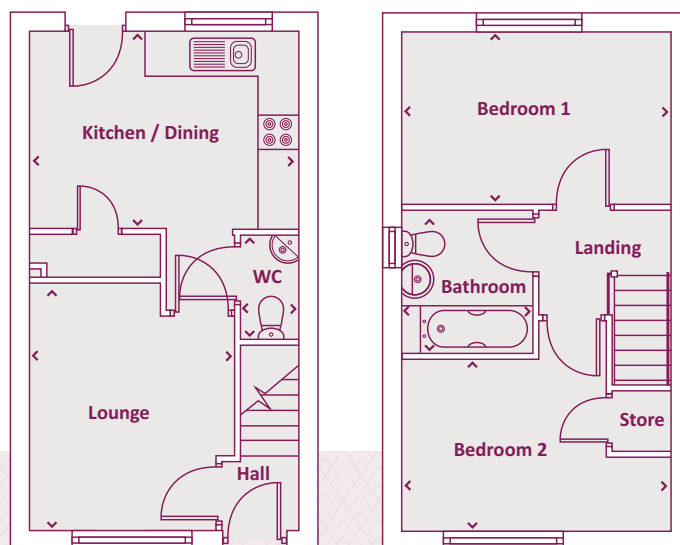
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Artists impression, features may vary

THE LEVEN 2 bedroom home



GROUND FLOOR

Kitchen / Dining	2942 x 3993	9'8" x 13'1"
Lounge	3687 x 3045	12'1" x 10'0"
WC	1558 x 855	5'1" x 2'10"

FIRST FLOOR

Bathroom	2145 x 1941	7'0" x 6'4"
Bedroom 1	2545 x 3993	8'4" x 13'1"
Bedroom 2	2560 x 3993	8'5" x 13'1"

➤ Longest measurement taken

PLEASE NOTE:

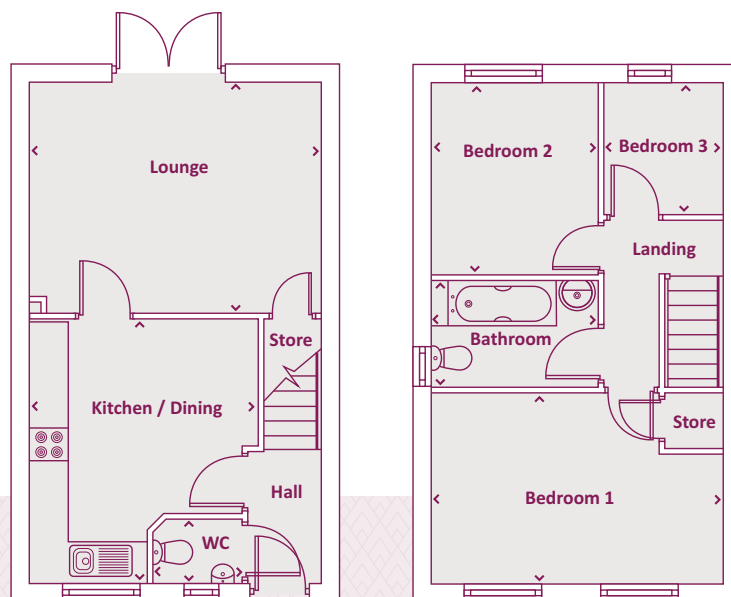
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Artists impression, features may vary

THE KENDAL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4100 x 3551	13'5" x 11'8"
Lounge	3580 x 4499	11'9" x 14'9"
WC	1010 x 1408	3'4" x 4'7"

FIRST FLOOR

Bathroom	1655 x 2571	5'5" x 8'5"
Bedroom 1	2942 x 4499	9'8" x 14'9"
Bedroom 2	2990 x 2571	9'10" x 8'5"
Bedroom 3	2049 x 1835	6'9" x 6'0"

➤ Longest measurement taken

PLEASE NOTE:

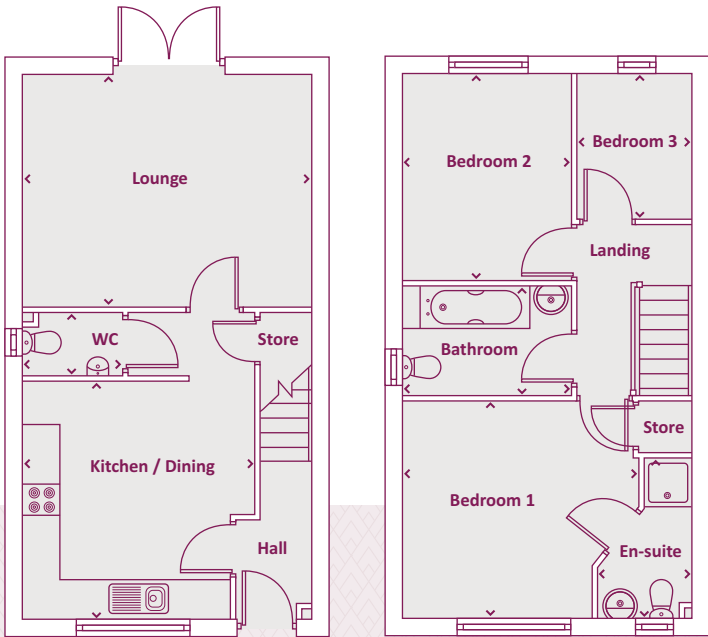
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Artists impression, features may vary

THE DANBURY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3700 x 3551	12'2" x 11'8"
Lounge	3602 x 4499	11'10" x 14'9"
WC	960 x 1510	3'2" x 4'11"

➤ Longest measurement taken

FIRST FLOOR

Bathroom	1661 x 2587	5'5" x 8'6"
Bedroom 1	3390 x 3646	11'1" x 12'0"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
En-suite	2472 x 1492	8'1" x 4'11"

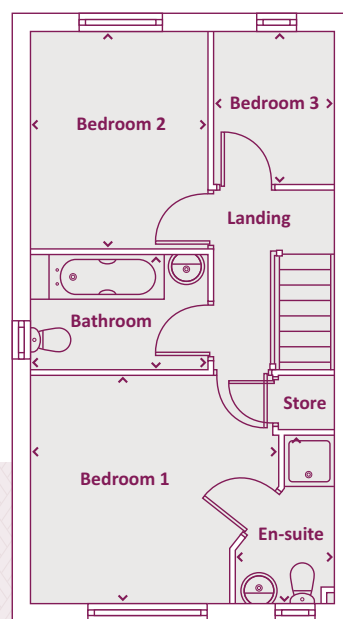
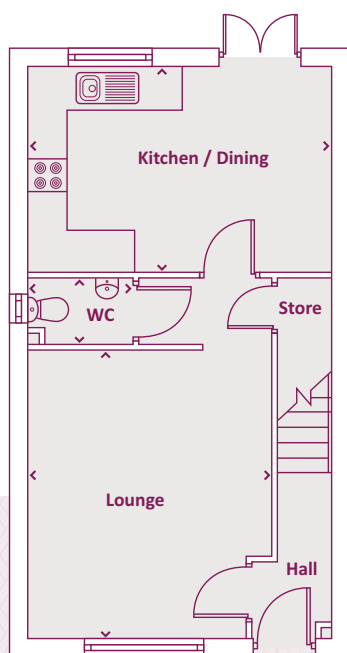
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Artists impression, features may vary

THE KNIGHTSBRIDGE 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3035 x 4499	9'11" x 14'9"
Lounge	4266 x 3551	14'0" x 11'8"
WC	961 x 1510	3'2" x 4'11"

FIRST FLOOR

Bathroom	1661 x 2587	5'5" x 8'6"
Bedroom 1	3390 x 3646	11'1" x 12'0"
Bedroom 2	3211 x 2587	10'6" x 8'6"
Bedroom 3	2240 x 1819	7'4" x 6'0"
En-suite	2472 x 1492	8'1" x 4'11"

➤ Longest measurement taken

PLEASE NOTE:

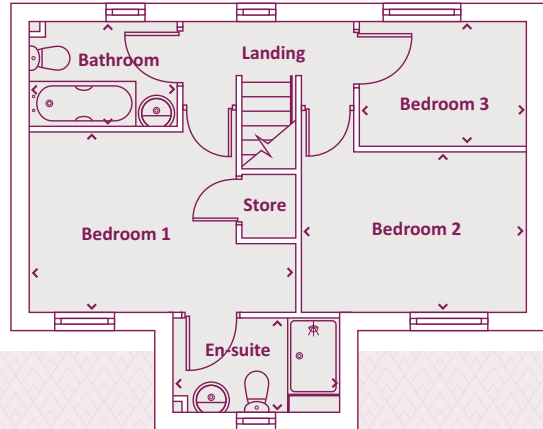
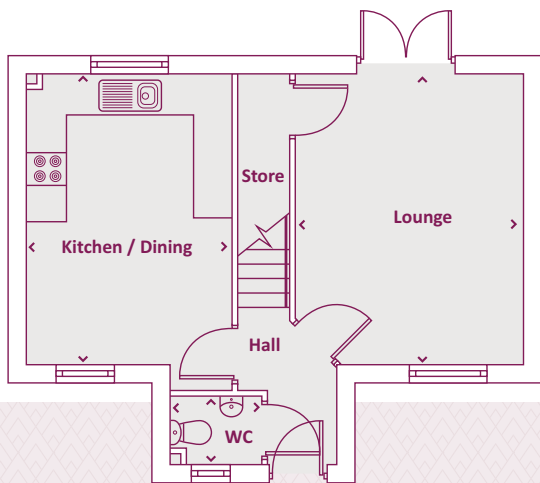
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Artists impression, features may vary

THE WARWICK 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
En-suite	2598 x 1482	8'6" x 4'10"

➤ Longest measurement taken

PLEASE NOTE:

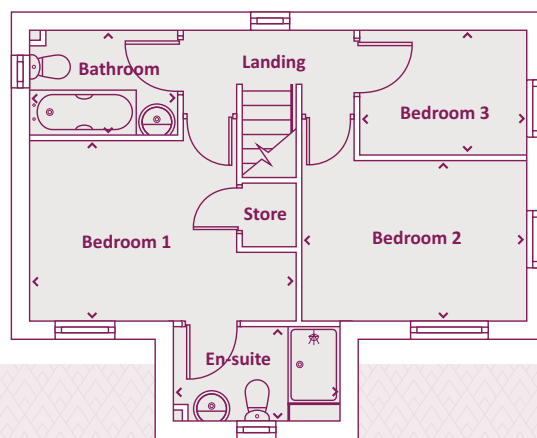
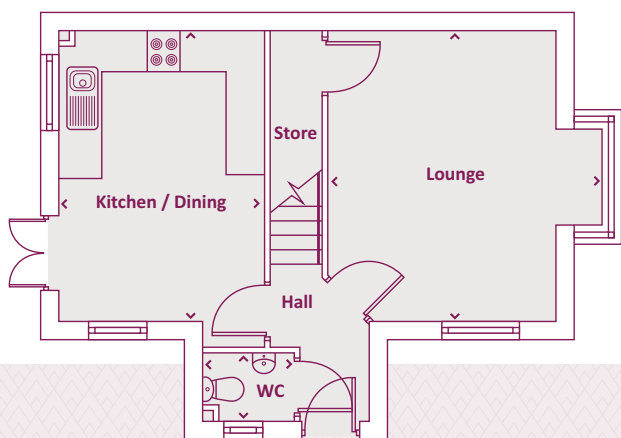
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Artists impression, features may vary

THE WINDSOR 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3202 x 4510	10'6" x 14'10"
Lounge	3530 x 4510	11'7" x 14'10"
WC	1454 x 1054	4'9" x 3'5"

FIRST FLOOR

Bathroom	2292 x 1586	7'6" x 5'2"
Bedroom 1	3202 x 2831	10'6" x 9'3"
Bedroom 2	3530 x 2500	11'7" x 8'2"
Bedroom 3	2568 x 1917	8'5" x 6'3"
En-suite	2598 x 1482	8'6" x 4'10"

➤ Longest measurement taken

PLEASE NOTE:

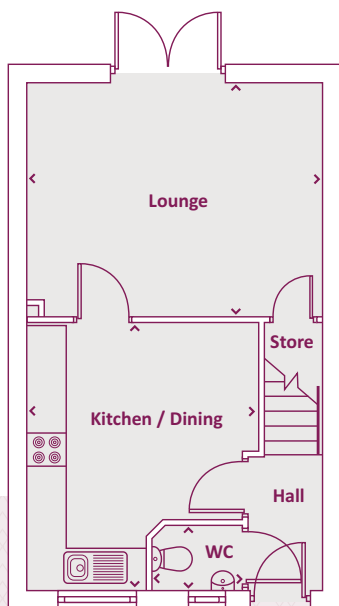
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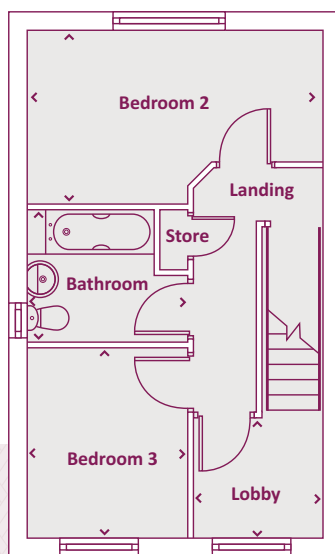
Artists impression, features may vary

THE BAMBURGH 3 bedroom home



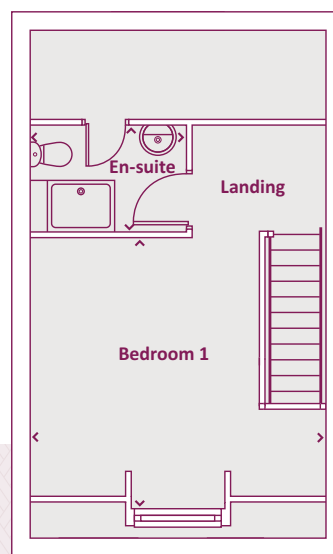
GROUND FLOOR

Kitchen / Dining	3551 x 4100	11'8" x 13'5"
Lounge	4499 x 3580	14'9" x 11'9"
WC	1408 x 1010	4'7" x 3'4"



FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"



SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

➤ Longest measurement taken

PLEASE NOTE:

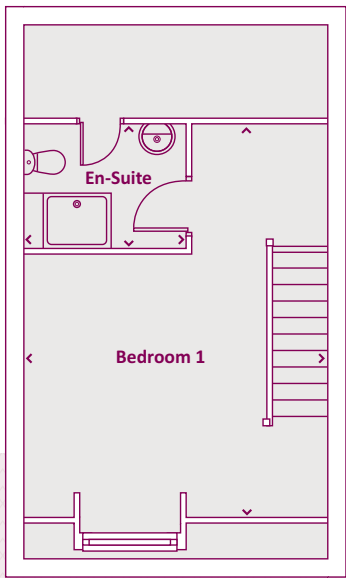
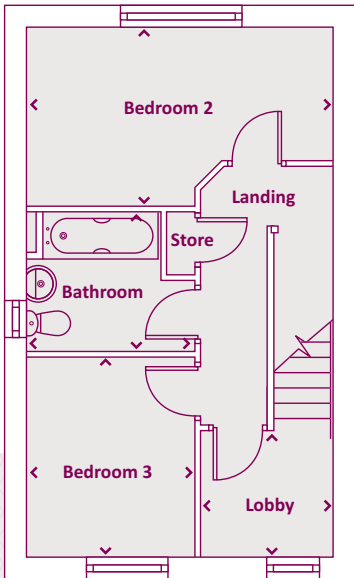
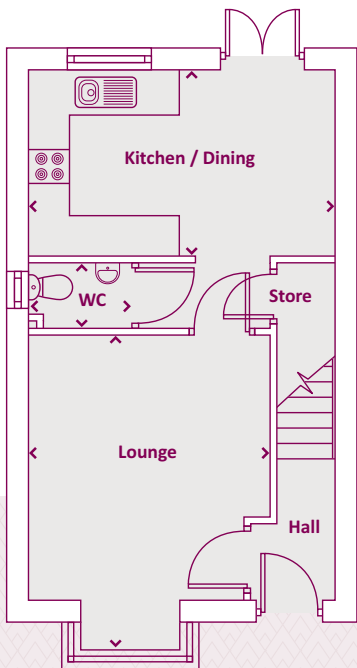
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Artists impression, features may vary

THE STRATTON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	4499 x 2735	14'9" x 9'0"
Lounge	3551 x 3892	11'8" x 12'9"
WC	1510 x 960	4'11" x 3'2"

FIRST FLOOR

Bathroom	2465 x 2034	8'1" x 6'8"
Bedroom 2	4499 x 2670	14'9" x 8'9"
Bedroom 3	2465 x 2883	8'1" x 9'6"
Lobby	1941 x 1777	6'4" x 5'10"

SECOND FLOOR

Bedroom 1	4499 x 5735	14'9" x 18'10"
En-suite	2369 x 1660	7'9" x 5'5"

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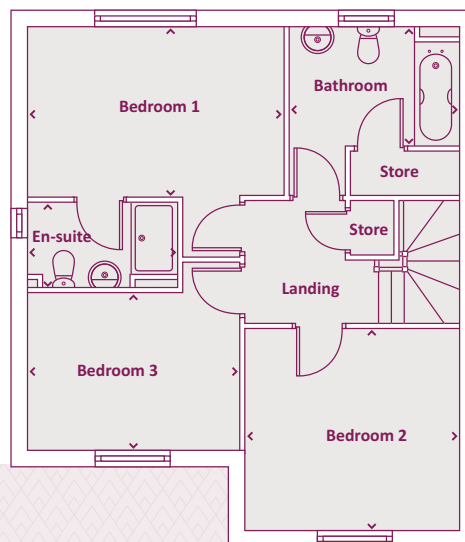
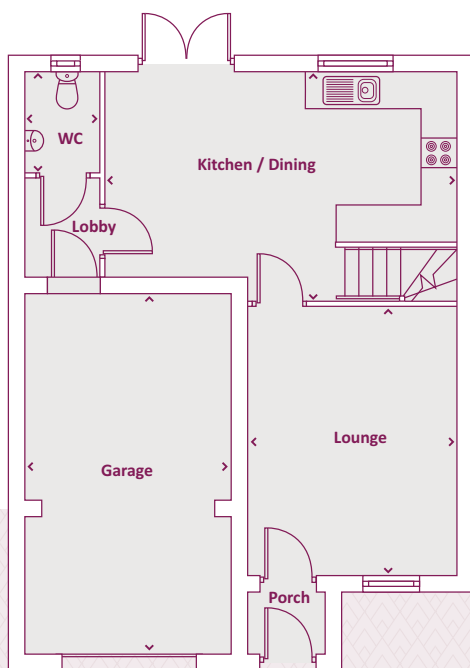
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Artists impression, features may vary

THE HADLEY 3 bedroom home



GROUND FLOOR

Kitchen / Dining	3313 x 5707	10'10" x 18'9"
Lounge	4379 x 3370	14'4" x 11'1"
WC	1635 x 1155	5'4" x 3'9"

FIRST FLOOR

Bathroom	1945 x 2745	6'5" x 9'0"
Bedroom 1	2760 x 4117	9'1" x 13'6"
Bedroom 2	3287 x 3370	10'9" x 11'1"
Bedroom 3	2612 x 3492	8'7" x 11'5"
En-suite 1	410 x 2362	4'7" x 7'9"

› Longest measurement taken

PLEASE NOTE:

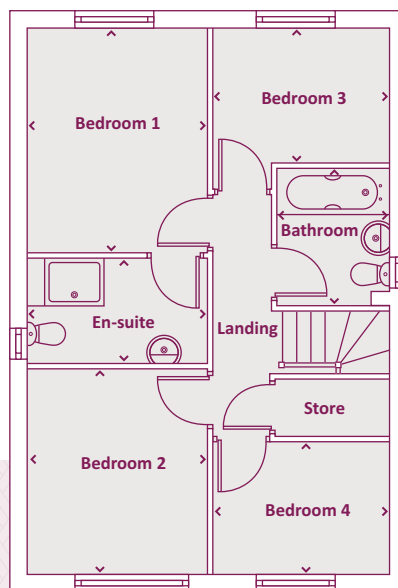
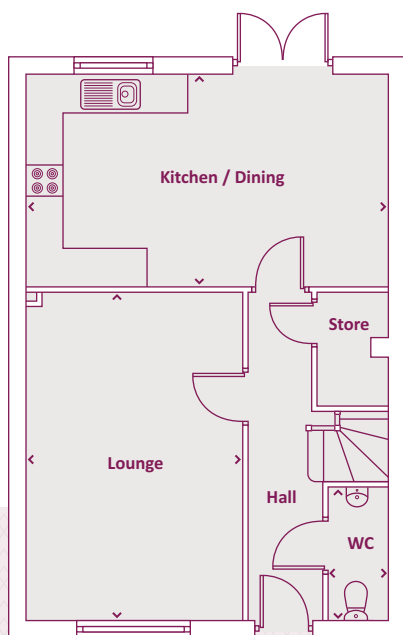
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Artists impression, features may vary

THE ROTHWAY 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3285 x 5568	10'9" x 18'3"
Lounge	5070 x 3325	16'8" x 10'11"
WC	2010 x 907	6'7" x 3'0"

➤ Longest measurement taken

FIRST FLOOR

Bathroom	2093 x 1700	6'10" x 5'7"
Bedroom 1	3469 x 2761	11'5" x 9'1"
Bedroom 2	3149 x 2761	10'4" x 9'1"
Bedroom 3	2112 x 2714	6'11" x 8'11"
Bedroom 4	2010 x 2714	6'7" x 8'11"
En-suite	1644 x 2761	5'5" x 9'1"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.

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DOCKLANDS**
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This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.