



HOLLINGTON GRANGE

STOKE-ON-TRENT

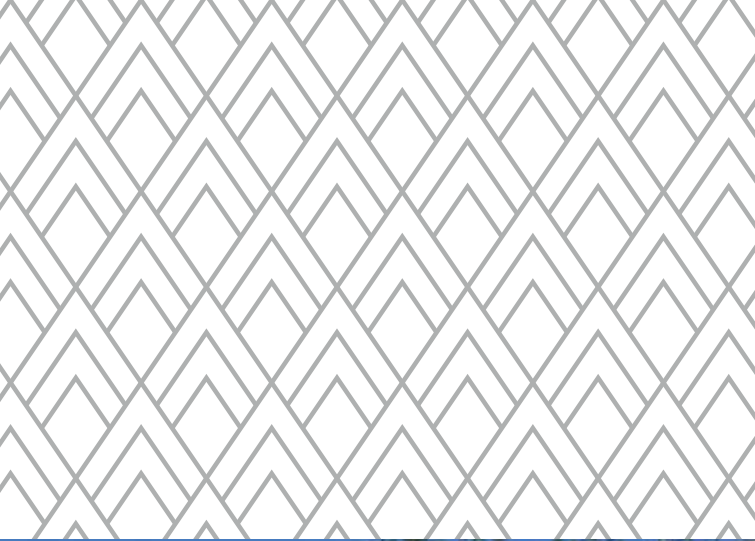
DISCOVER WHAT
MODERN LIVING
IS ALL ABOUT

keepmoat.com





BIDDULPH ROAD STOKE ON TRENT ST6 6TP

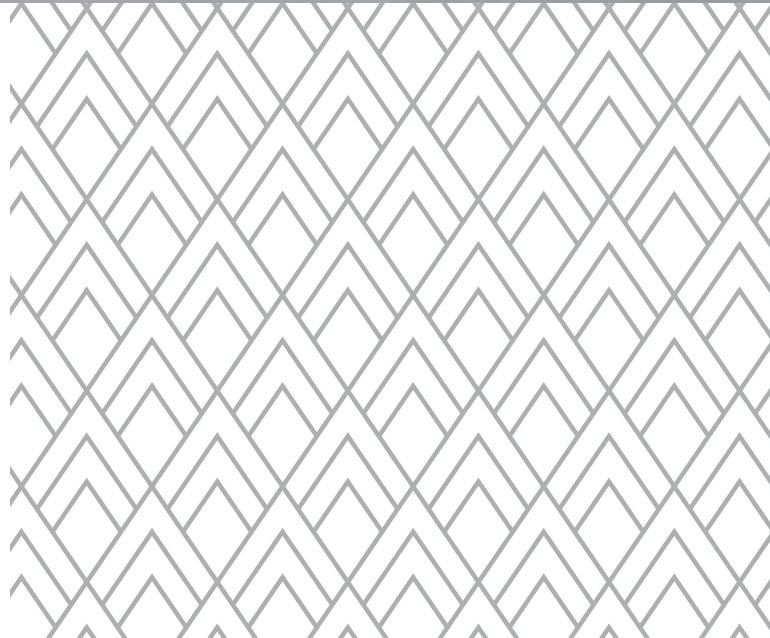


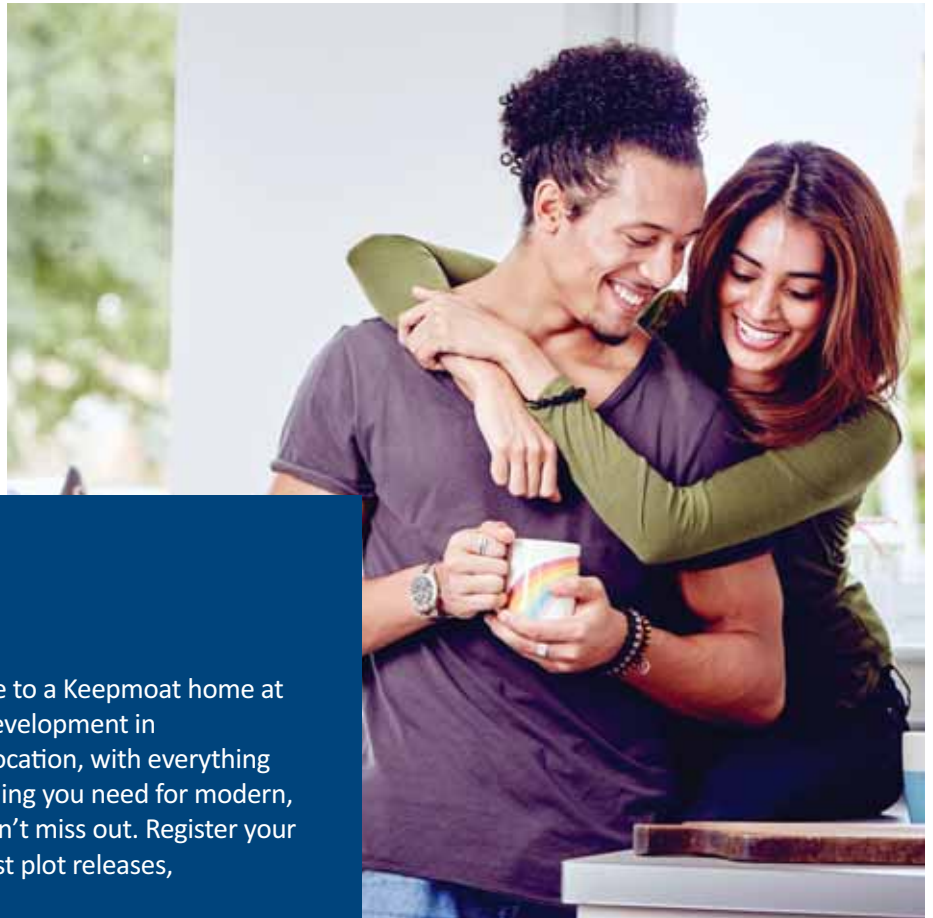
HOLLINGTON
GRANGE

► WELCOME TO HOLLINGTON GRANGE



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





ENJOY LIFE TO THE FULL

Now's the perfect time to make a move to a Keepmoat home at our stunning new Hollington Grange development in Stoke-On-Trent. This carefully chosen location, with everything you need close to home, offers everything you need for modern, connected living. So make sure you don't miss out. Register your interest now to find out about our latest plot releases, promotions and easy ways to buy.

Keepmoat Homes are one of the UK's leading homebuilders. So we know what a home really means. It's why here you'll find a stunning choice of 3 and 4 bedroom designs that thoughtfully give you the space, privacy, and high spec luxuries you're looking for. And all with our trademark affordability.

Plus, with great schemes like Help to Buy, moving could be more affordable than you think. Home to sell? Ask us about Easymove.



Easymove



► LIFE IN STOKE- ON-TRENT



Our stunning Hollington Grange development is nestled on the northern edge of the bustling town of Hanley, all the amenities that make daily living convenient are close to home. Yet some of Staffordshire's finest countryside and a fantastic choice of parks are on the doorstep too.

In the neighbourhood, you'll find handy convenience stores, Post Office, community centre, pub and so much more. Tunstall is just 2 miles away, the centre of Hanley is four miles away and Stoke Town is just over 6 miles away. So whether you love to shop, eat out, a night out, watch a film or a bit of everything, it's never too far from home.

With modern lives being so busy and stressful, we all understand the importance of green open spaces and getting close to nature. Hollington Grange has that covered too.

Within just a few minutes walk of your door, you can be in the middle of amazing parks and nature reserves. Chatterley Whitfield Heritage Park is a stone's throw from the development and offers great walks and great views too. This links up with Whitfield Valley Nature reserve to create a huge area dedicated to nature and wildlife conservation. Nearby Monks-Neil Park and Hanley park, first opening in 1897 and recently enjoyed a £multi-million restoration, also provide spaces to escape the hustle and bustle.

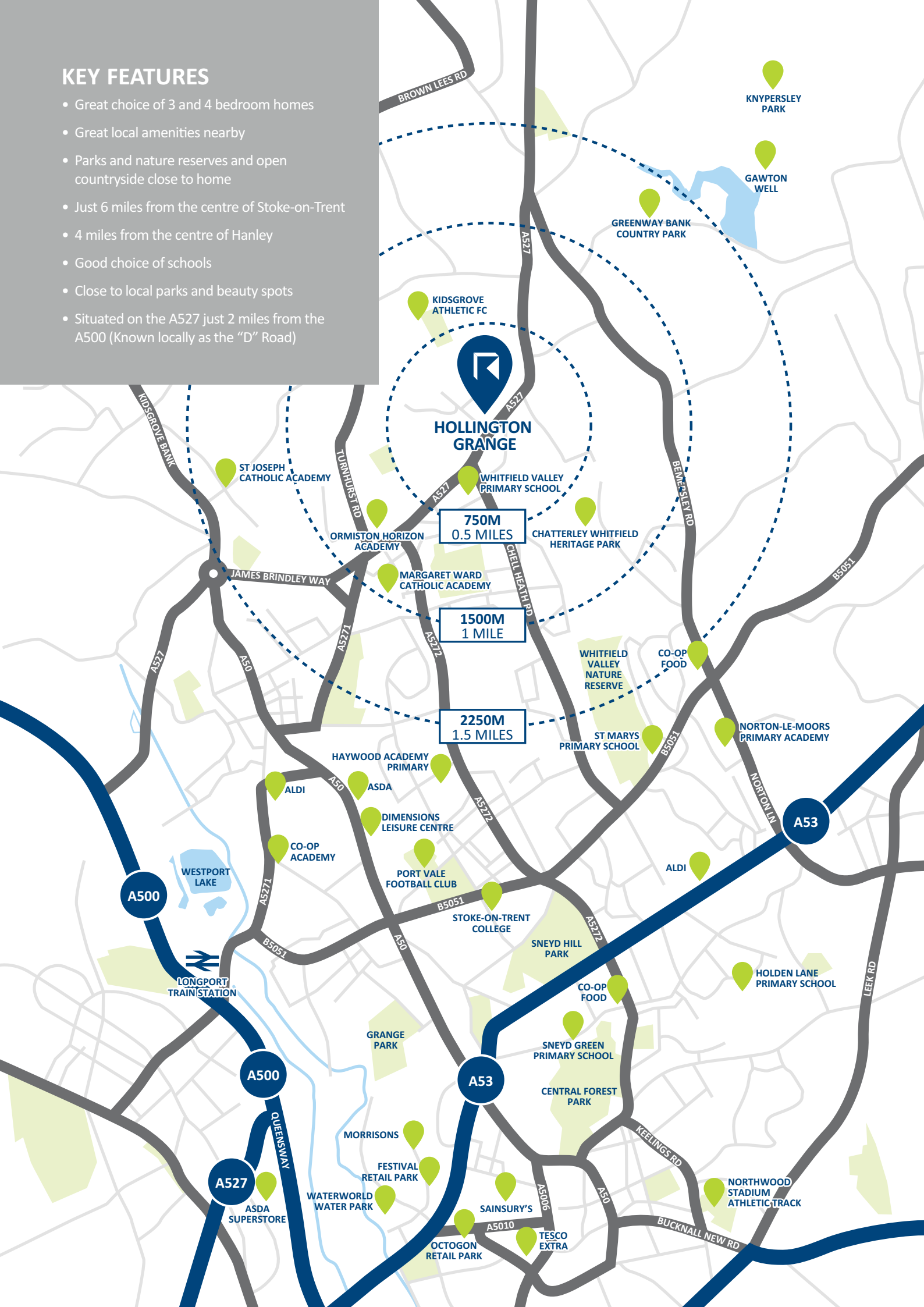
For those who have to do the school run every day, you'll be pleased to know there's a great choice of schools, all within walking distance. Whitfield Valley Primary is only a 5-minute walk away. And for older children, Ormiston Horizon Academy and St Margaret Ward Catholic Academy are both close to home.



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KEY FEATURES

- Great choice of 3 and 4 bedroom homes
- Great local amenities nearby
- Parks and nature reserves and open countryside close to home
- Just 6 miles from the centre of Stoke-on-Trent
- 4 miles from the centre of Hanley
- Good choice of schools
- Close to local parks and beauty spots
- Situated on the A527 just 2 miles from the A500 (Known locally as the "D" Road)

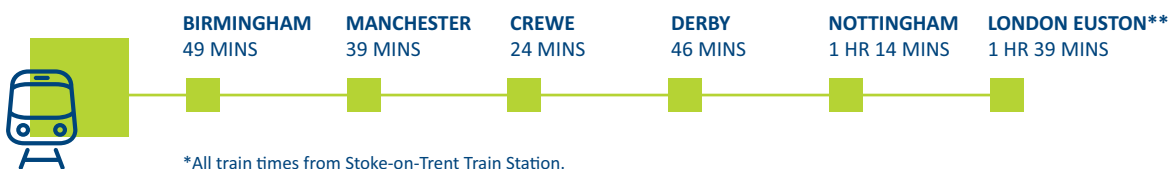


► TRAVEL LINKS

If you love modern, city life, Manchester is just 35 miles away, and Birmingham 53 miles. Both are easy to get to by train or car and offer guaranteed culture, entertainment, shopping and more.

Or if you fancy a different pace, relax and unwind in the natural beauty of the Peak District National Park. With its famous must-visit locations and a lifetime worth of hidden treasures to explore, it's a place you'll never get bored of.

If you're looking for a day out, there's so much within an hour's drive. Including Alton Towers, Chester Zoo and many more.



*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME
LOCATION

► TRAVEL LINKS

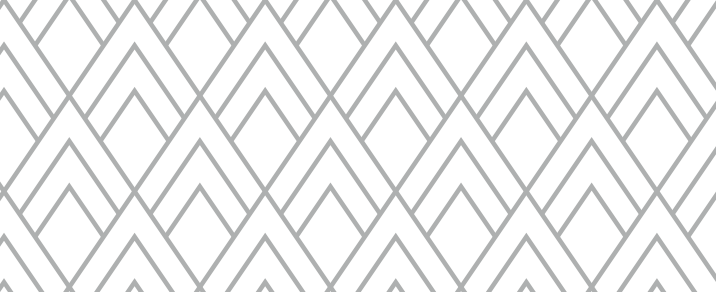
SITE PLAN

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► SITE PLAN

-  **THE DANBURY**
3 bedroom home
-  **THE KNIGHTSBRIDGE**
3 bedroom home
-  **THE SHIPLEY**
3 bedroom home
-  **THE RAVEN**
3 bedroom home
-  **THE FOXHILL**
3 bedroom home
-  **THE HADLEY**
3 bedroom home
-  **THE BAMBURGH**
3 bedroom home
-  **THE STRATTON**
3 bedroom home
-  **THE NESTON**
4 bedroom home
-  **AFFORDABLE HOMES**
-  **SALES OFFICE**
Plots 153 & 154
-  **SHOW HOMES**
Plots 155 & 156
-  **VIEW HOME**
Plot 157



WELCOME
LOCATION
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► 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



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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 Homes Customer Care 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 upgrades 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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KITCHEN / UTILITY*

- ✓ Choice of stylish kitchen units
- ✓ Choice of durable worktops with upstand
- ✓ Boiler housing
- ✓ Built-in stainless steel conventional electric oven
- ✓ Chimney extractor hood
- ✓ Gas hob with stainless steel splash back
- ✓ Stainless steel 1.5 bowl sink with mixer tap
- ✓ Glass or Stainless Steel Splashback
- ✓ Matching end panels & plinths in kitchen

BATHROOM / EN SUITE*

- ✓ Fitted contemporary white sanitaryware
- ✓ Choice of wall tiles
- ✓ Bath filler tap to the bath
- ✓ Mixer bar shower over bath (homes without en suite)*
- ✓ Mixer bar shower within glass enclosure (en suite)*
- ✓ Extractor fan
- ✓ Moisture resistant light fitting
- ✓ Apartments to have an electric shower*

ELECTRICAL

- ✓ White plastic sockets and switches
- ✓ White pendent or bulkhead fittings to rooms
- ✓ TV aerial point to lounge and master bedroom
- ✓ Data point to lounge and store
- ✓ 2 zone programmable central heating system
- ✓ USB socket to kitchen & bedroom 1*

DECOR

- ✓ Almond white matt emulsion painted walls and ceilings
- ✓ White gloss paint to interior woodwork
- ✓ 4 panel internal doors with satin chrome plated ironmongery

EXTERIORS

- ✓ Slate effect door numeral
- ✓ Turfed and/or landscaped front garden
- ✓ Rotavated rear garden
- ✓ Outside tap
- ✓ Rear fencing
- ✓ UPVC double glazed windows
- ✓ UPVC double glazed French doors*

SAFETY & SECURITY

- ✓ Security latches to windows except fire egress
- ✓ Mains fed smoke detectors to hall and landing
- ✓ External light on front of home

Make it your own with our range of optional extras



Please Note: *Exact positions are subject to variance between house types and plot location within the site. Please see plot specific working drawings for more details. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Please see our Sales Executive for full specification and plot details at this development.



► 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

Four 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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*If you have a Help to Buy ISA please let us know as soon as possible so we can discuss this with you.

**Help to buy is available on selected plots and subject to terms and conditions. † 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

Usually around four 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 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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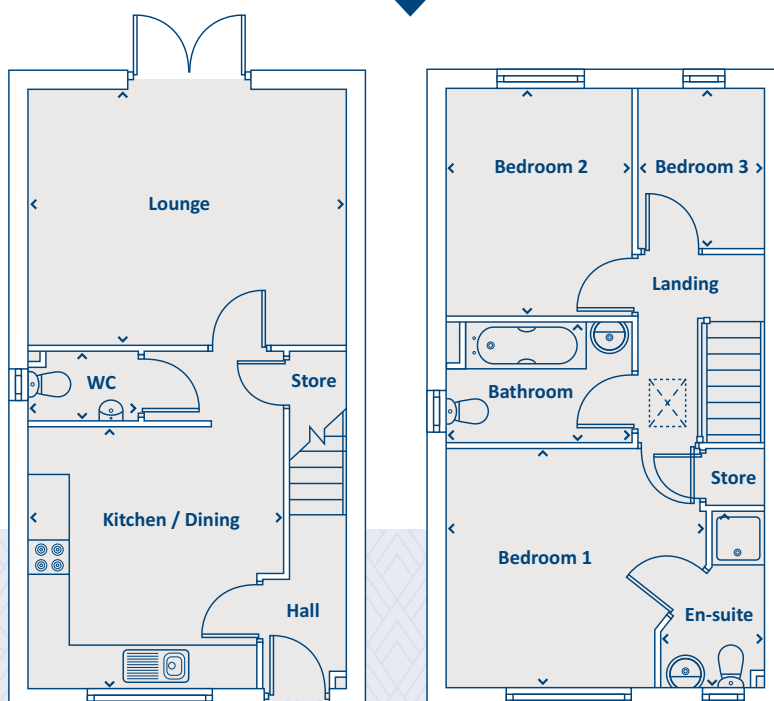
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*Start the next
exciting chapter
in your life*



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" |

FIRST FLOOR

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

➤ Longest measurement taken

PLEASE NOTE:

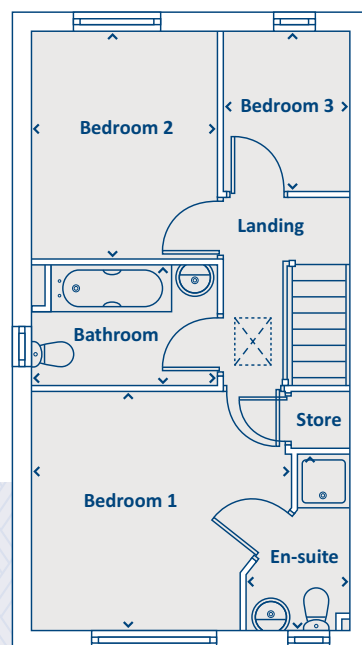
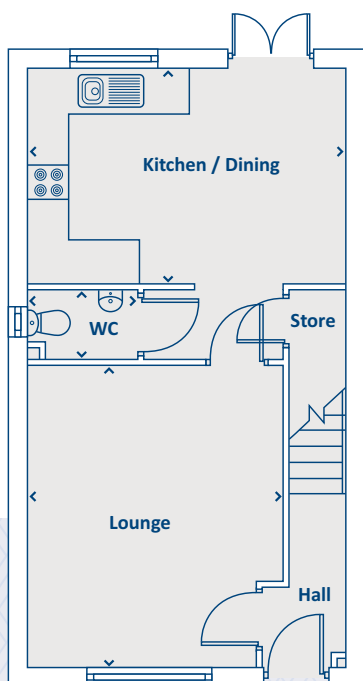
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Artists impression, features may vary

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

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

➤ Longest measurement taken

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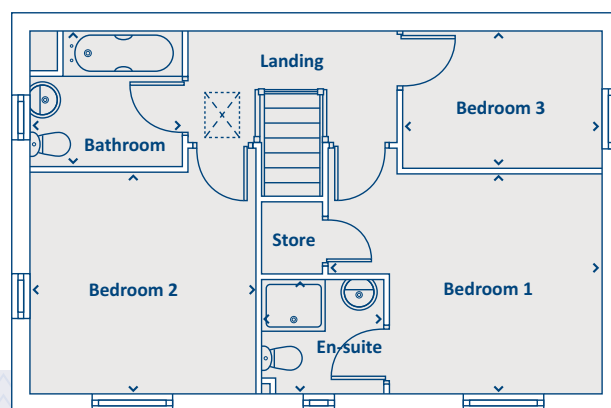
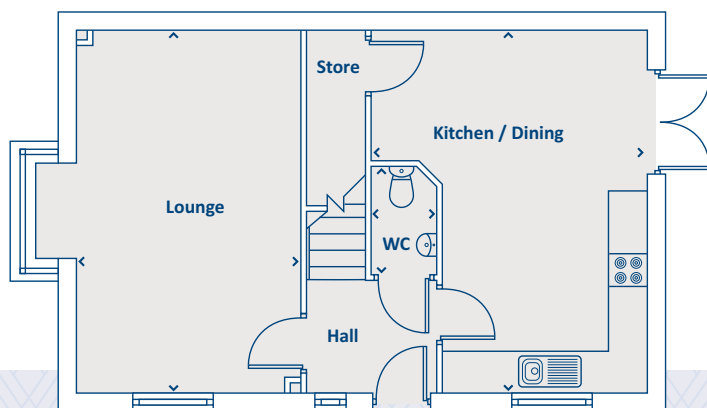
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Artists impression, features may vary

THE SHIPLEY 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| Kitchen / Dining | 2900 x 5298 | 9'6" x 17'5" |
| Lounge | 3233 x 5298 | 10'7" x 17'5" |
| WC | 956 x 1600 | 3'2" x 5'3" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3054 x 3145 | 10'0" x 10'4" |
| En-suite | 1650 x 1600 | 5'5" x 5'3" |
| Bedroom 2 | 3233 x 3155 | 10'7" x 10'4" |
| Bedroom 3 | 2856 x 2060 | 9'4" x 6'9" |
| Bathroom | 2170 x 2050 | 7'1" x 6'9" |

➤ Longest measurement taken

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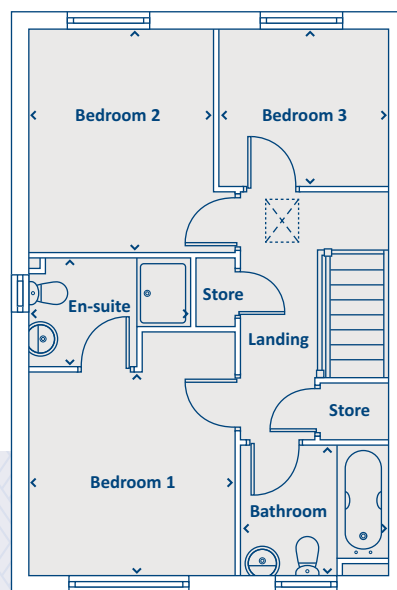
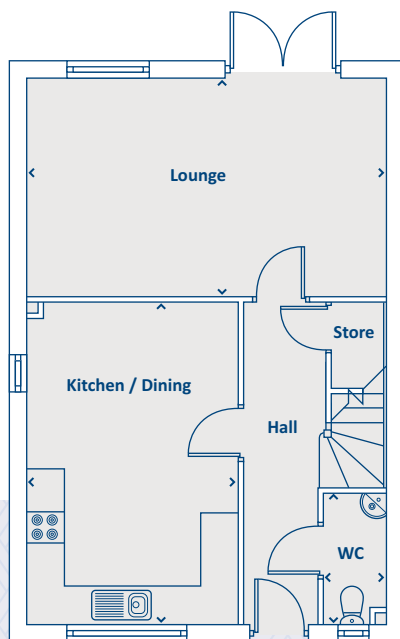
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Artists impression, features may vary

THE RAVEN 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 4855 x 3175 | 15'11" x 10'5" |
| Lounge | 3275 x 5343 | 10'9" x 17'6" |
| WC | 1940 x 903 | 6'4" x 3'0" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3050 x 3100 | 10'0" x 10'2" |
| En-suite | 1610 x 2399 | 5'3" x 7'10" |
| Bedroom 2 | 3377 x 2775 | 11'1" x 9'1" |
| Bedroom 3 | 2325 x 2475 | 7'8" x 8'1" |
| Bathroom | 1940 x 2150 | 6'4" x 7'1" |

➤ Longest measurement taken

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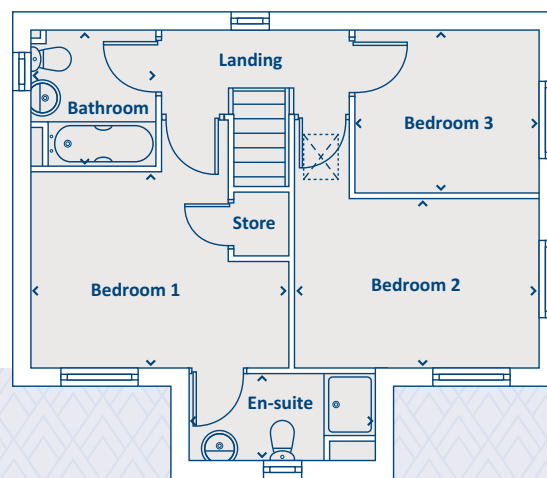
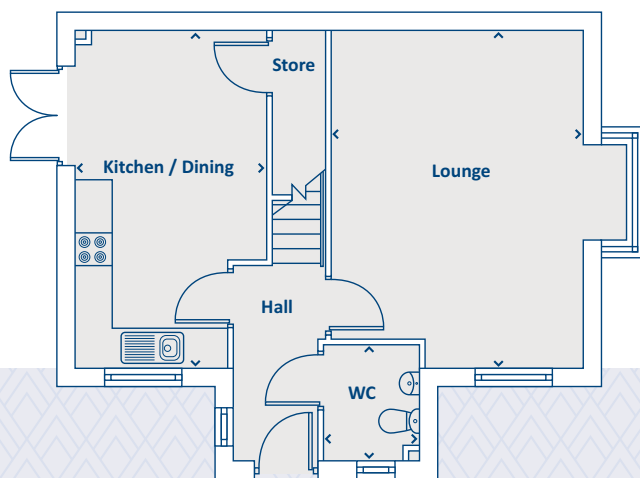
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Artists impression, features may vary

THE FOXHILL 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3008 x 5298 | 9'10" x 17'5" |
| Lounge | 3949 x 5298 | 12'11" x 17'5" |
| WC | 1445 x 1800 | 4'9" x 5'11" |

FIRST FLOOR

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3958 x 3058 | 13'0" x 10'0" |
| En-suite | 2927 x 1370 | 9'7" x 4'6" |
| Bedroom 2 | 3947 x 2620 | 12'11" x 8'7" |
| Bedroom 3 | 2904 x 2585 | 9'6" x 8'6" |
| Bathroom | 1945 x 2150 | 6'5" x 7'1" |

➤ Longest measurement taken

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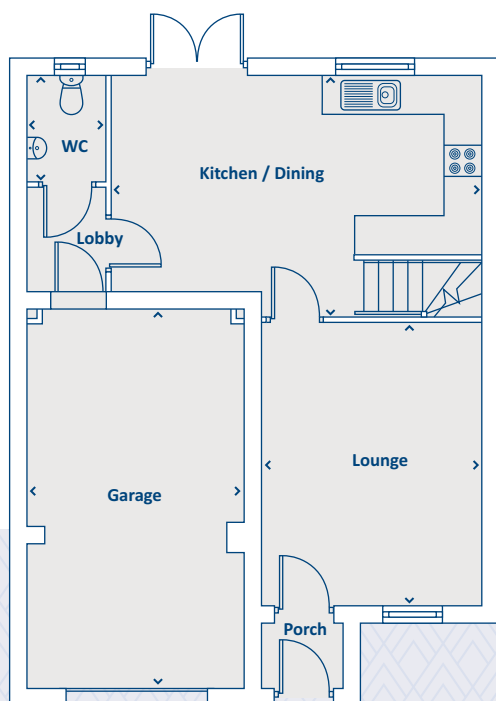
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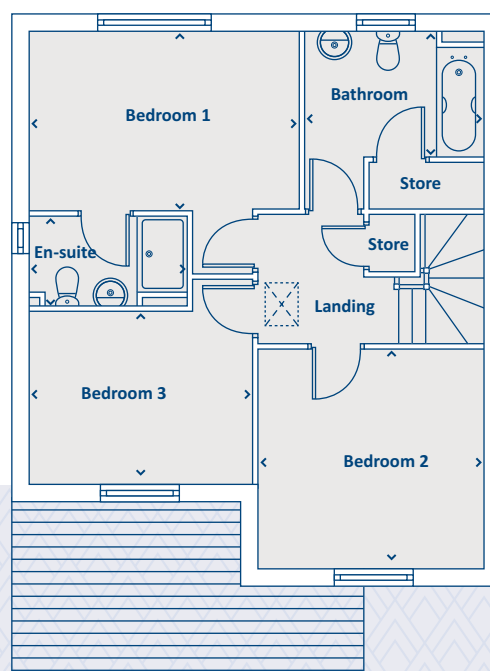
THE HADLEY 3 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3328 x 5722 | 10'11" x 18'9" |
| Lounge | 4394 x 3385 | 14'5" x 11'1" |
| WC | 1650 x 1150 | 5'5" x 3'9" |

➤ Longest measurement taken



FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 2775 x 4132 | 9'1" x 13'7" |
| En-suite | 1410 x 2377 | 4'7" x 7'10" |
| Bedroom 2 | 3302 x 3385 | 10'10" x 11'1" |
| Bedroom 3 | 2614 x 3507 | 8'7" x 11'6" |
| Bathroom | 1960 x 2760 | 6'5" x 9'1" |

PLEASE NOTE:

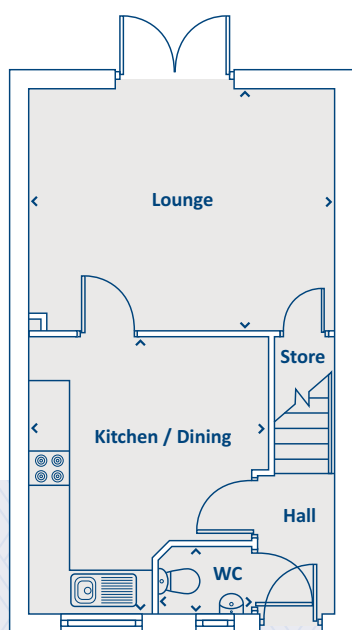
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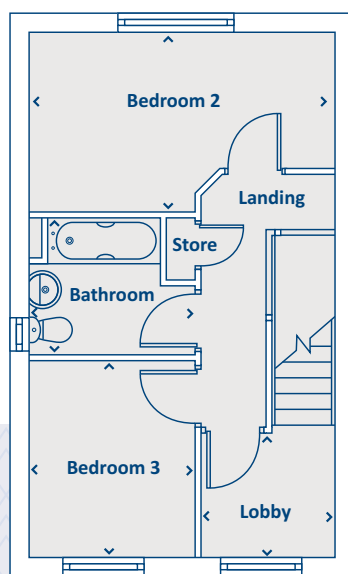
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THE BAMBURGH 3 bedroom home



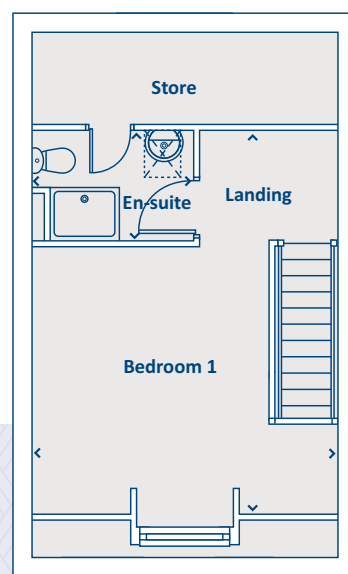
GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| 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

| | | |
|-----------|-------------|--------------|
| 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" |
| Bathroom | 2465 x 2034 | 8'1" x 6'8" |



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:

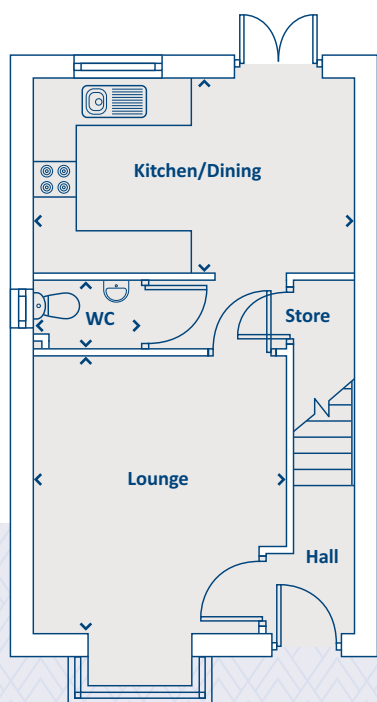
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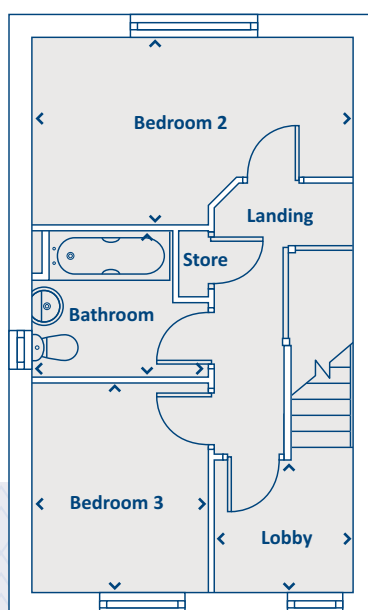
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THE STRATTON 3 bedroom home



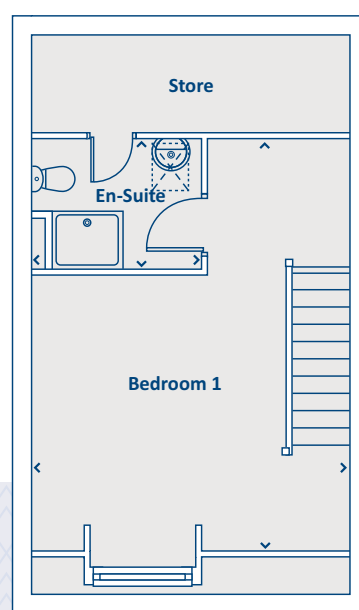
GROUND FLOOR

| | | |
|------------------|-------------|---------------|
| 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

| | | |
|-----------|-------------|--------------|
| 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" |
| Bathroom | 2465 x 2034 | 8'1" x 6'8" |



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

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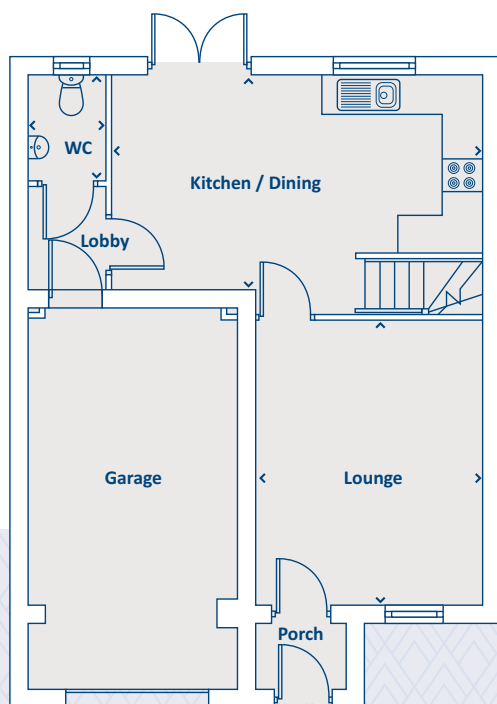
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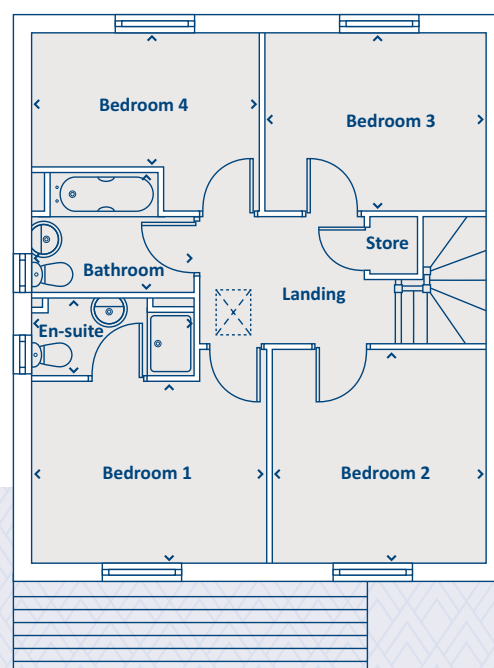
THE NESTON 4 bedroom home



GROUND FLOOR

| | | |
|------------------|-------------|----------------|
| Kitchen / Dining | 3328 x 5722 | 10'11" x 18'9" |
| Lounge | 4394 x 3548 | 14'5" x 11'8" |
| WC | 1650 x 1170 | 5'5" x 3'10" |

➤ Longest measurement taken



FIRST FLOOR

| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 2800 x 3642 | 9'2" x 11'11" |
| En-suite | 1202 x 2500 | 3'11" x 8'2" |
| Bedroom 2 | 3303 x 3250 | 10'10" x 10'8" |
| Bedroom 3 | 2763 x 3385 | 9'1" x 11'1" |
| Bedroom 4 | 2075 x 3507 | 6'10" x 11'6" |
| Bathroom | 1867 x 2500 | 6'2" x 8'2" |

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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk





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STOKE-ON-TRENT

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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.