

GLENVALE PARK R10A

Niort Way, Wellingborough, Northamptonshire NN8 6DD

3 bedroom homes with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater with United Living Homes are building a total of **148 affordable homes at Glenvale Park, comprising a mix of flats and houses for affordable rent, social rent, shared ownership and Rent to Buy.** There will be 35 new homes available for shared ownership, and 39 being offered through the Rent to Buy scheme. To support Stonewater's environmental commitments and ensure low carbon emissions, the completed houses on the development will be powered entirely by air-source heat pumps and Stonewater will also be providing electric vehicle (EV) charging points.

Glenvale Park is a brand-new neighbourhood for Wellingborough, conveniently located for easy access to transport links to local towns and major cities. Plans include two new primary schools, a community hub, local shops, and green spaces with additional trees and public art for new residents and the local community.

Nearby Wellingborough is a bustling town located in the south east corner of Northamptonshire. As one of the county's oldest recorded towns Wellingborough is listed in the Domesday Book, and today offers a relaxed, market-town atmosphere surrounded by beautiful open countryside.

The town is home to a variety of pubs, bars and restaurants as well as shops. The Swansgate Centre shopping mall in the town centre, for example, hosts many well-known high street stores including Boots, Superdrug and Wilkinsons. Nene Court Shopping Village, also in the town centre, is home to a variety of independent shops, cafes and businesses set within former Victorian gasworks buildings. Wellingborough's general market takes place every Wednesday, Friday and Saturday in the Market Square with an additional bric-a-brac market being held every Tuesday. Closer to home, everyday shopping needs are catered for by a local Tesco Express; Wellingborough also has several edge-of-town superstores including Sainsbury's, Morrisons and Tesco.

Exercise enthusiasts are well served by the Redwell Leisure Centre, a short walk from the development. The Centre offers a gym, a studio, squash courts and runs a variety of exercise classes including aerobics and yoga.

Wellingborough is surrounded by glorious open countryside including several popular country parks. Nearby Sywell Country Park has a 67-acre lake popular with anglers and is ideal for wild water swimming. Slightly further afield is Stanwick Lakes, a 750-acre nature reserve with more than seven miles of walks, cycle tracks, a heritage trail and picnic areas.

Wellingborough is well known for its schools which include Wellingborough School, one of the UK's oldest. The town also boasts a 100 per cent Ofsted rating of either 'Good' or 'Outstanding' for all of its secondary schools. Schools close to the development include Redwell Primary School, an Academy for ages 4 to 11 years rated 'Good' by Ofsted. Nearby Sir Christopher Hatton Academy for pupils aged 11 to 18 years boasts an 'Outstanding' Ofsted rating.

Glenvale Park is well placed for travel, being conveniently located for the A6 and A45. Neighbouring towns such as Kettering and Northampton are easily accessible by car as are both the A1(M) and the M1 motorways. Luton Airport is 45 miles away via the A508 and the M1. Direct services of 55 minutes travelling time run into London St Pancras International from Wellingborough station; cities to the north including Leicester and Nottingham are 38 minutes and 60 minutes away respectively



- | | | | |
|----------------------------------|-----------|---------------------------|------------|
| • Tesco Express | 0.3 miles | • Sywell Country Park | 5.0 miles |
| • Redwell Leisure Centre | 0.5 miles | • Stanwick Lakes | 7.7 miles |
| • Redwell Primary School | 0.6 miles | • Kettering town centre | 6.7 miles |
| • Sir Christopher Hatton Academy | 1.4 miles | • Northampton town centre | 12.7 miles |
| • Wellingborough station | 4.4 miles | • Luton Airport | 45.0 miles |

SITE PLAN



PLOT 31

3 Nost Grove, Wellingborough NN8 6EJ



3 bed detached house

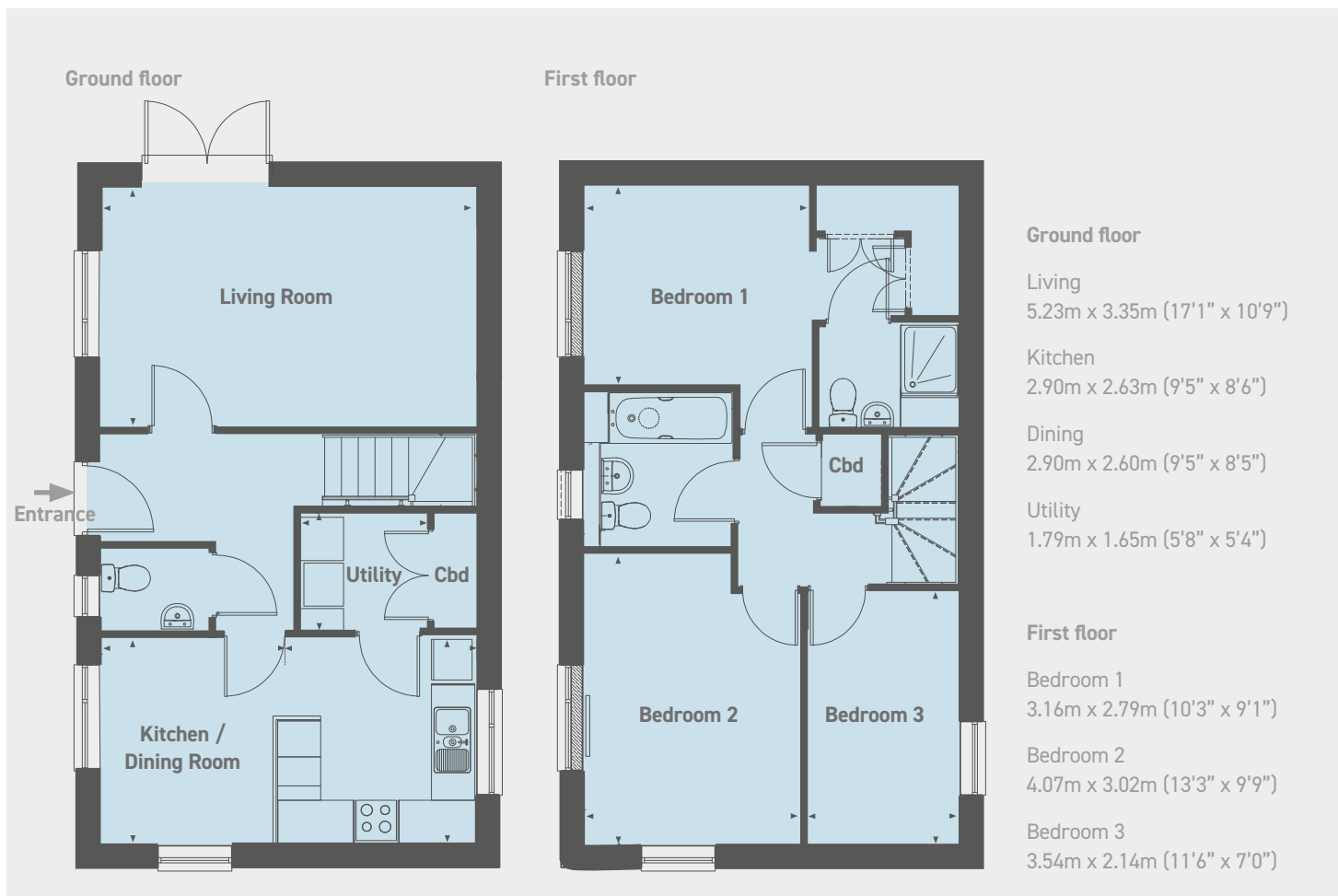
Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

£140,000 for a 40% share

Open Market Value: **£350,000**

Monthly Rent: **£481.25**

Monthly Service Charge: **£36.41**



Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary.

PLOT 46

11 Hercules Drive, Wellingborough NN8 6EL



3 bed semi-detached house

Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

£134,000 for a 40% share

Open Market Value: **£335,000**

Monthly Rent: **£460.63**

Monthly Service Charge: **£36.41**



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PLOT 49

19 Hercules Drive, Wellingborough NN8 6EL



3 bed semi-detached house

Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

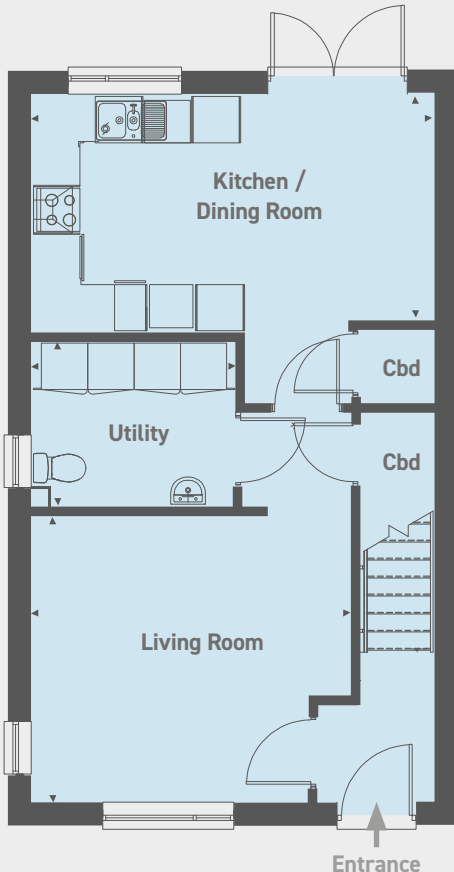
£134,000 for a 40% share

Open Market Value: **£335,000**

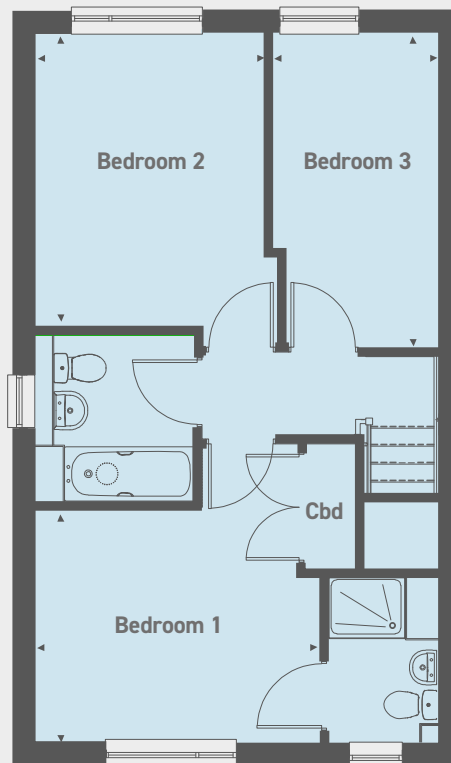
Monthly Rent: **£460.63**

Monthly Service Charge: **£36.41**

Ground floor



First floor



Ground floor

Living Room
4.28m x 3.89m (14'0" x 12'7")
Kitchen / Dining Room
5.34m x 3.05m (17'5" x 10'0")
Utility
2.64m x 2.14m (8'6" x 7'0")

First floor

Bedroom 1
3.82m x 3.17m (12'5" x 10'4")
Bedroom 2
3.92m x 3.11m (12'8" x 10'2")
Bedroom 3
4.16m x 2.17m (13'6" x 7'1")

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PLOT 50

21 Hercules Drive, Wellingborough NN8 6EL



3 bed semi-detached house

Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

£134,000 for a 40% share

Open Market Value: **£335,000**

Monthly Rent: **£460.63**

Monthly Service Charge: **£36.41**



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PLOT 140

8 Statue Close, Wellingborough NN8 6EG



3 bed end-of-terrace house

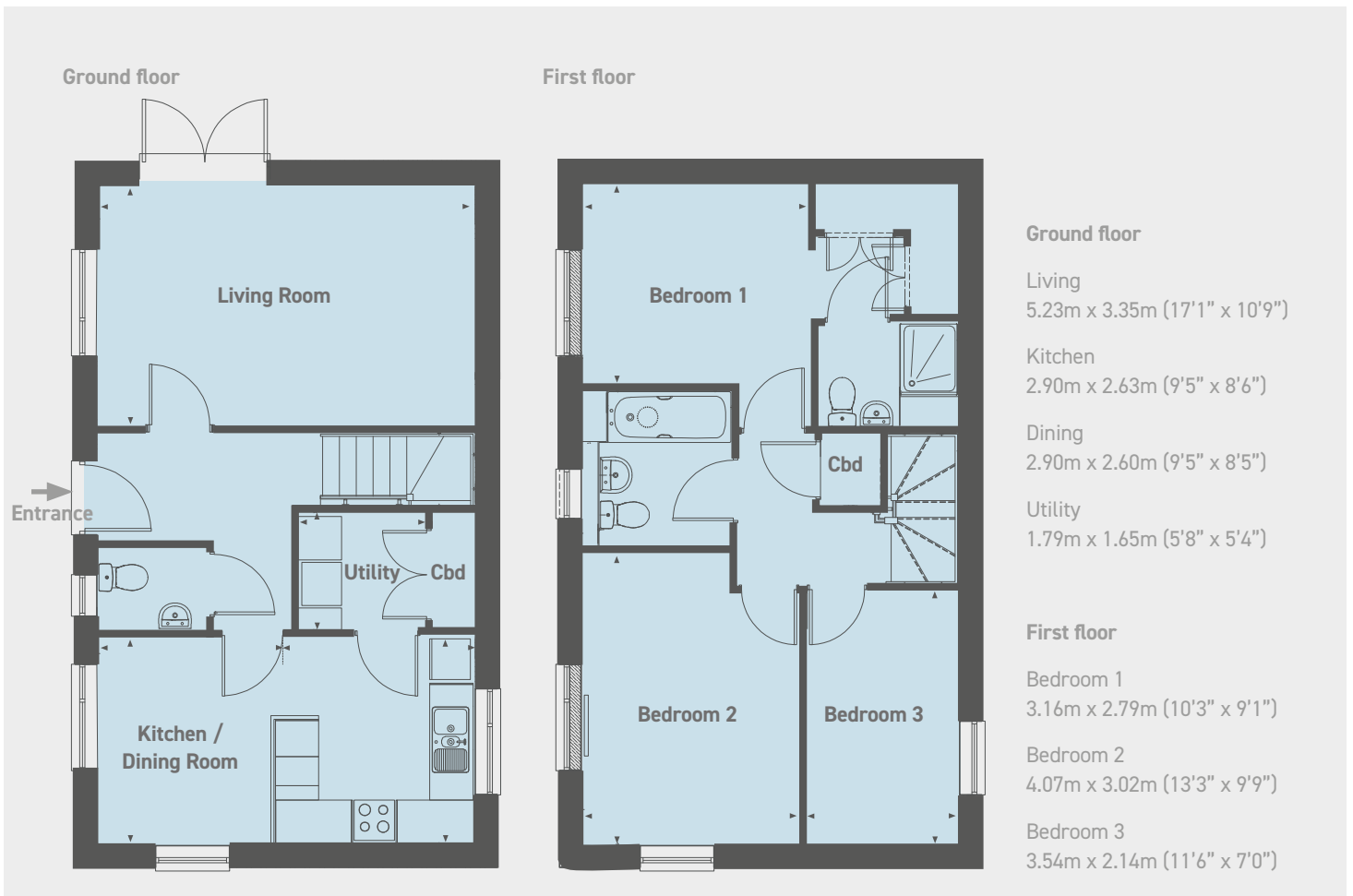
Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

£134,000 for a 40% share

Open Market Value: **£335,000**

Monthly Rent: **£460.63**

Monthly Service Charge: **£36.41**



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PLOT 143

5 Statue Close, Wellingborough NN8 6EG



3 bed detached house

Off-road parking for 2 cars
Turfed rear garden
Downstairs WC

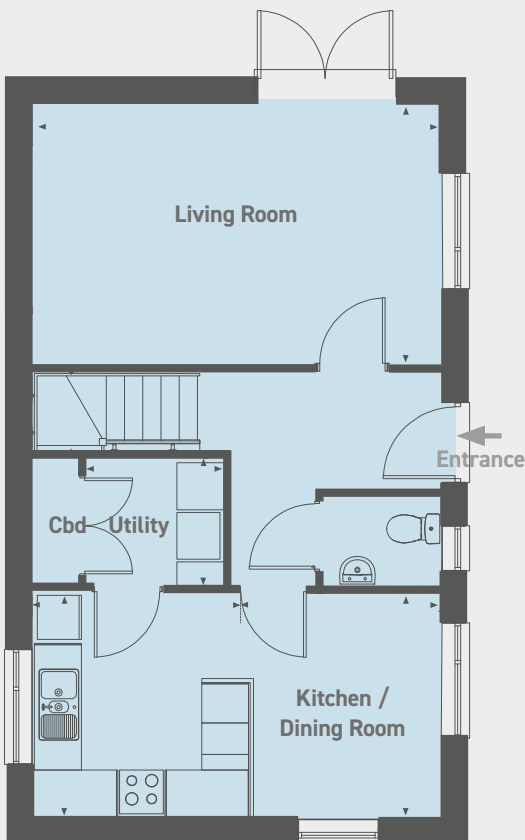
£140,000 for a 40% share

Open Market Value: **£350,000**

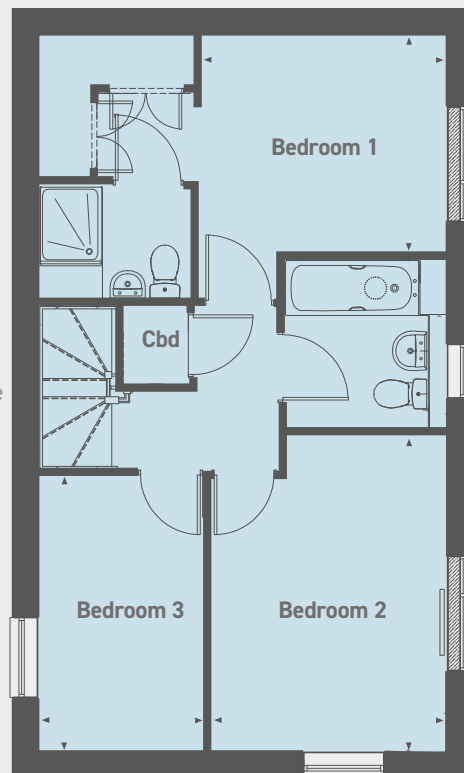
Monthly Rent: **£481.25**

Monthly Service Charge: **£36.41**

Ground floor



First floor



Ground floor

Living
5.23m x 3.35m (17'1" x 10'9")

Kitchen
2.90m x 2.63m (9'5" x 8'6")

Dining
2.90m x 2.60m (9'5" x 8'5")

Utility
1.79m x 1.65m (5'8" x 5'4")

First floor

Bedroom 1
3.16m x 2.79m (10'3" x 9'1")

Bedroom 2
4.07m x 3.02m (13'3" x 9'9")

Bedroom 3
3.54m x 2.14m (11'6" x 7'0")

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

