



Western Gate

Northampton

lindenhomes.co.uk

Linden
HOMES

The buying process

1

Reserve your home

A reservation fee will secure your home for a 28 day period.

2

After you reserve

Instruct your solicitor and select a mortgage provider to ensure your mortgage offer is in place.

3

Post reservation meeting

After you reserve we will book an appointment to take you through every detail of your home.

4

Exchange of contracts

Your solicitor will check all the details of your purchase and will exchange contracts with us.

5

Legal completion

The day you have been waiting for, you will now become the legal home owner once the full cost of the property has been received.

Welcome to Western Gate

Our stylish development of brand-new homes is located on the outskirts of the desirable village of Harpole, west of Northampton. Western Gate offers a contemporary collection of 2, 3, 4 and 5 bedroom homes.

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk





A taste of local life

Western Gate is a unique development of brand new homes offering contemporary living in a vibrant village environment with rural views. It is also within easy reach of Bicester, Oxford, London and Birmingham.

A taste of local life

The western side of Northampton, puts you in the perfect location for work, rest and play with superb commuter links and easy access to amenities, entertainment and the great outdoors.

A trip to the shops

For essentials, a Tesco Express is just 2 miles away, while less than 3 miles away you'll find a Sainsburys and other large supermarkets. Northampton town centre offers a great mix of national retailers, smaller independents, and several designer boutiques, as well as weekly general markets and a monthly farmers market. The Grosvenor Shopping Centre has more than 60 stores and the town also offers well-known outlets at Nene Valley Retail Park. You'll discover many things to do nearby to keep the whole family entertained, including stately homes, Michelin star restaurants and theatres. You can unwind at a spa or stay active with tennis, golf or cricket. There are many pubs and restaurants close to the development and many popular pubs and bars in the town of Northampton. The rural location of the development, means that the Northamptonshire countryside is right on your doorstep.

Location

Western Gate is located west of Northampton, on the outskirts of Harpole. This village is located less than 2 miles from the development putting Western Gate less than 5 miles from Northampton town centre, while access to the M1 is less than 4 miles away.

Western Gate's ideal location means that Towcester and Daventry are just 10 miles away, while Milton Keynes is 25 miles away. Northampton runs regular trains directly into London Euston taking around an hour. Alternatively, a drive to Milton Keynes will mean you can take a train that will get you into the City in less than 40 minutes. Heading north, the train takes about 1 hour 10 mins to Birmingham New Street and just under an hour to Birmingham International Airport.


Education

Northampton provides a great selection of schools and nurseries, and many are within a short distance of the development. With provision of settings from reception to sixth form the area provides a rich mix of state and independent schools for children of all ages in the surrounding area.

The Western Gate collection

Western Gate boasts a stunning range of 2 to 5 bedroom homes each with unique views and aspects. Discover your dream home in Northampton today.



 The Ripley
5 bedroom home



 The Birkdale
4 bedroom home



 The Goodridge
4 bedroom home



 The Aslin
4 bedroom home



 The Emmett
3 bedroom home




 The Mountford
3 bedroom home



 The Wyatt SE
3 bedroom home




 The Harcourt SE
2 bedroom home



 The Holdenby
2 bedroom home



 The Hollowell
2 bedroom apartment

 Affordable housing

bcp bin collection point

leap local equipped area of play





The Ripley

5 bedroom home

Floor area		
1470 sqft		
Ground floor		
Kitchen / dining area		
6.04m x 4.37m	19' 9" x 14' 4"	
Living room		
4.83m x 3.39m	15' 10" x 11' 1"	
First floor		
Bedroom 2		
3.93m x 2.86m	12' 10" x 9' 4"	
Bedroom 3		
3.20m x 2.86m	10' 5" x 9' 4"	
Bedroom 4		
3.09m x 2.15m	10' 1" x 7' 0"	
Bedroom 5		
3.09m x 2.08m	10' 1" x 6' 9"	
Second floor		
Bedroom 1		
4.98m x 4.50m	16' 4" x 14' 9"	

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points



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The Birkdale

4 bedroom home

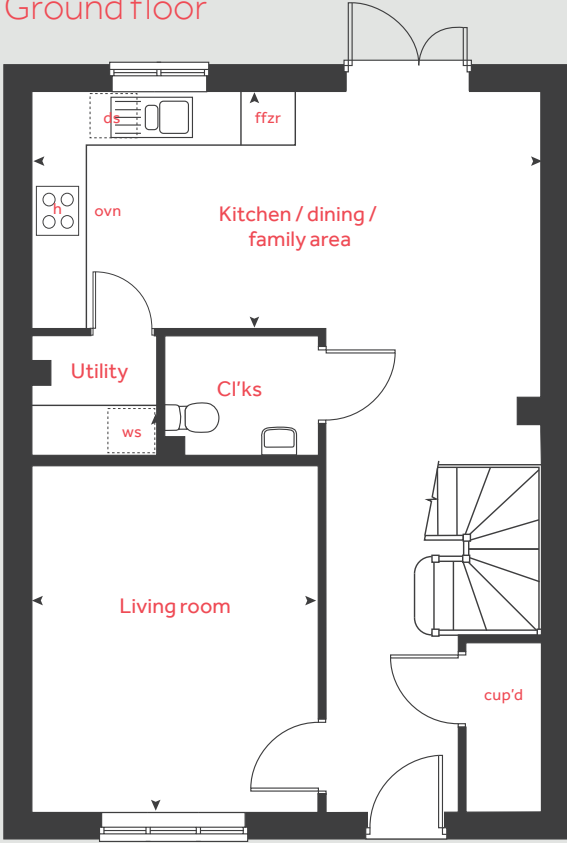
Floor area
1136 sqft

Ground floor
Kitchen / dining / family area
6.04m x 2.87m 19' 9" x 9' 4"
Living room
4.20m x 3.39m 13' 9" x 11' 1"

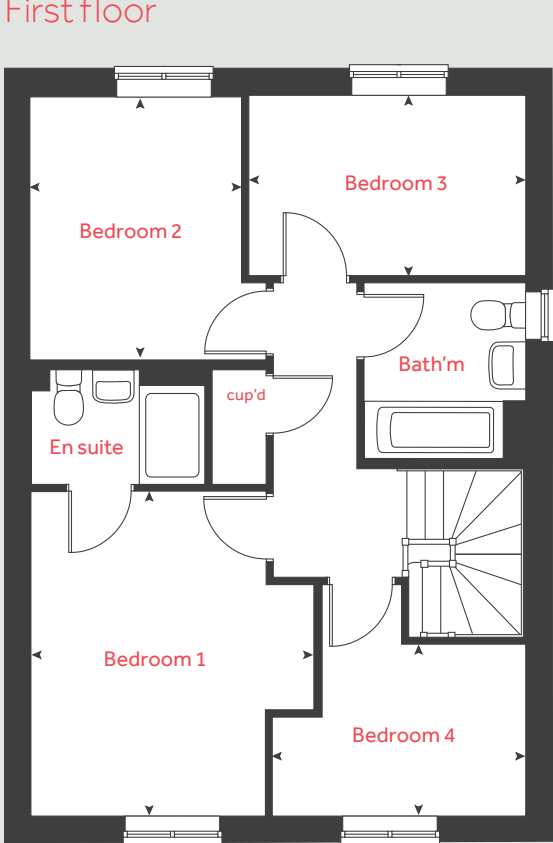
First floor
Bedroom 1
3.93m x 3.44m 12' 10" x 11' 3"
Bedroom 2
3.20m x 2.75m 10' 5" x 9' 0"
Bedroom 3
3.20m x 2.18m 10' 5" x 7' 1"
Bedroom 4
3.08m x 2.08m 10' 1" x 6' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



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The Aslin

4 bedroom home

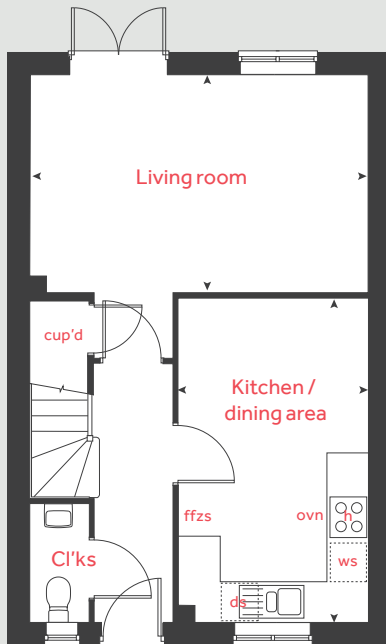
Floor area		
1112 sqft		
Ground floor		
Kitchen / dining area	4.75m x 2.80m	15' 7" x 9' 2"
Living room	4.98m x 3.21m	16' 4" x 10' 6"

First floor		
Bedroom 2	4.20m x 2.52m	13' 9" x 8' 3"
Bedroom 3	3.77m x 2.77m	12' 4" x 9' 1"
Bedroom 4	3.19m x 2.37m	10' 5" x 7' 9"

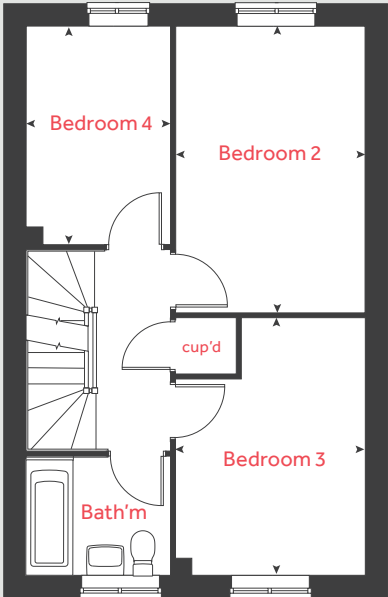
Second floor		
Bedroom 1	4.47m x 3.88m	14' 7" x 12' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

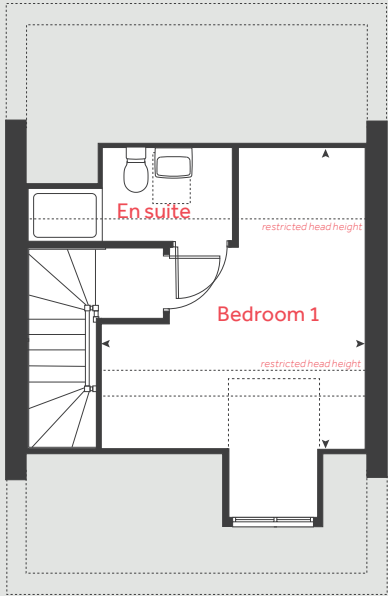
Ground floor



First floor



Second floor



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The Goodridge

4 bedroom home

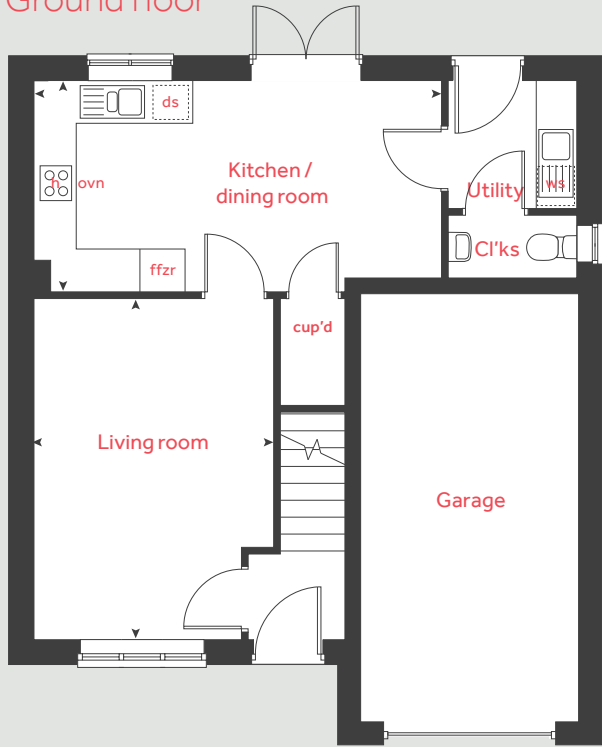
Floor area
1112 sqft

Ground floor
Kitchen / dining room
5.71m x 2.97m 18' 8" x 9' 7"
Living room
4.74m x 3.46m 15' 6" x 11' 4"

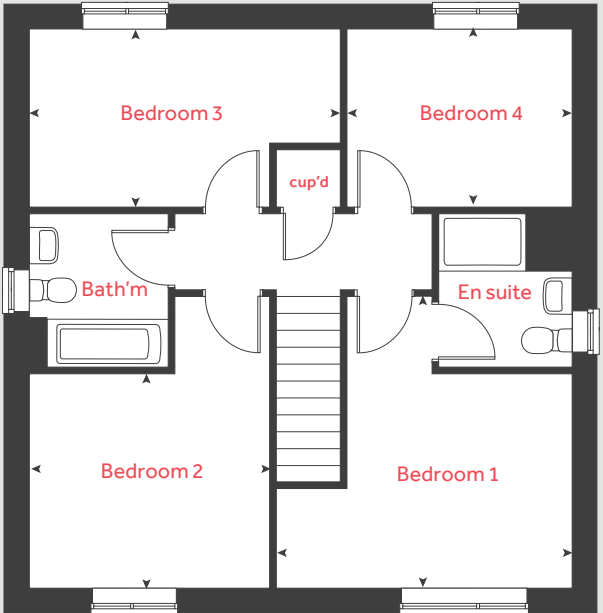
First floor
Bedroom 1
4.10m x 4.06m 13' 4" x 13' 3"
Bedroom 2
3.46m x 2.98m 11' 4" x 9' 9"
Bedroom 3
4.36m x 2.50m 14' 4" x 8' 2"
Bedroom 4
3.17m x 2.50m 10' 4" x 8' 2"

h	hob	ffzr	fridge freezer
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



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The Mountford

3 bedroom home

Floor area

970 sqft

Ground floor

Kitchen / dining area

5.59m x 2.70m 18' 4" x 8' 10"

Living room

5.59m x 3.11m 18' 4" x 10' 2"

First floor

Bedroom 1

3.35m x 3.17m 10' 11" x 10' 4"

Bedroom 2

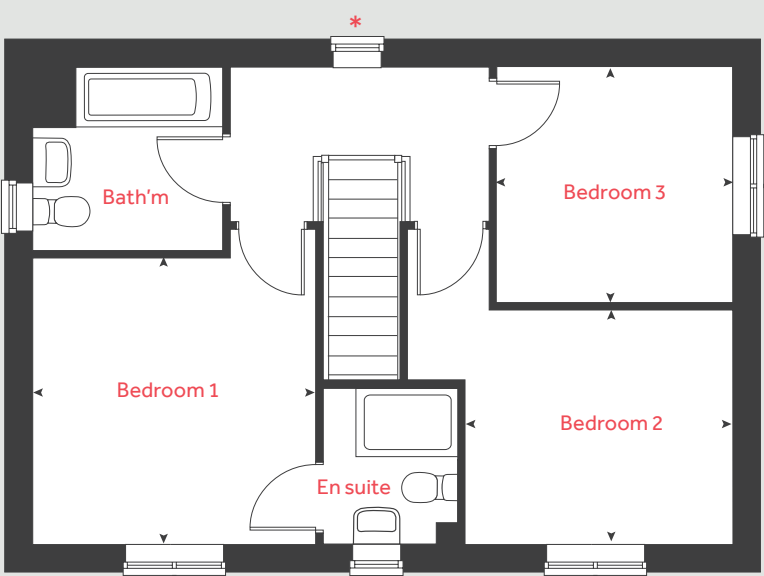
3.13m x 2.74m 10' 3" x 7' 8"

Bedroom 3

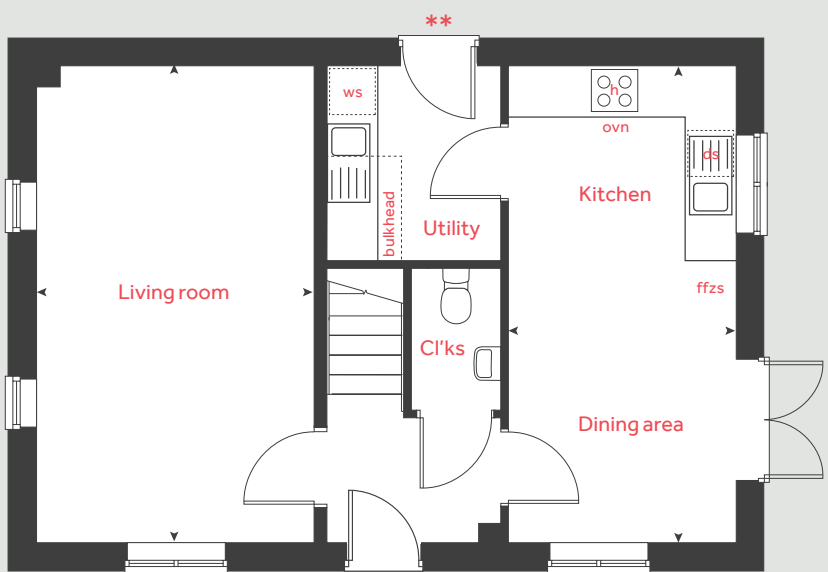
2.76m x 2.75m 9' 0" x 8' 2"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

First floor



Ground floor



* Window omitted to plot 395 only. Please see sales consultant for further details.

** Door omitted to plots 42, 159 and 395 only. Please see sales consultant for further details.

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The Emmett

3 bedroom home

Floor area

769 sqft

Ground floor

Kitchen / dining room

4.75m x 2.96m

15' 7" x 9' 8"

Living room

4.34m x 3.77m

14' 2" x 12' 4"

First floor

Bedroom 1

3.67m x 2.68m

12' 0" x 8' 9"

Bedroom 2

2.67m x 2.35m

8' 9" x 7' 8"

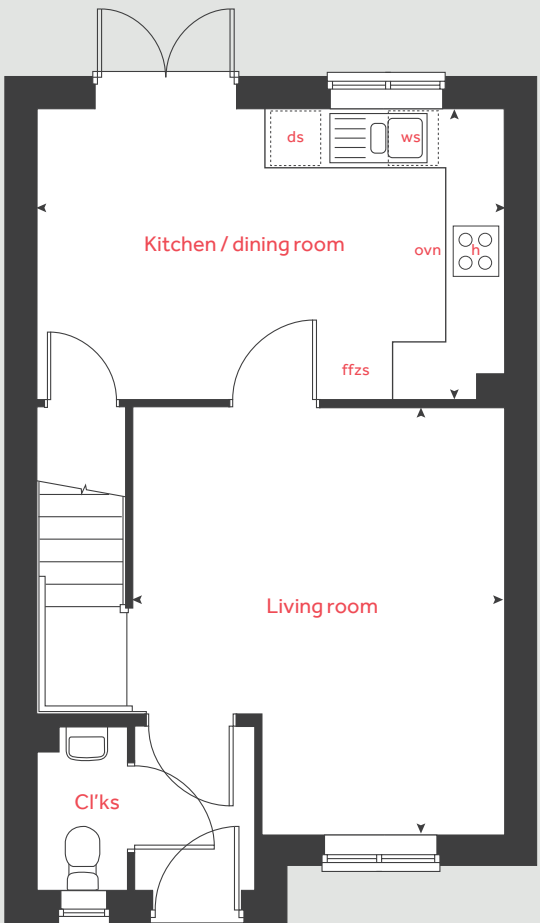
Bedroom 3

2.35m x 1.99m

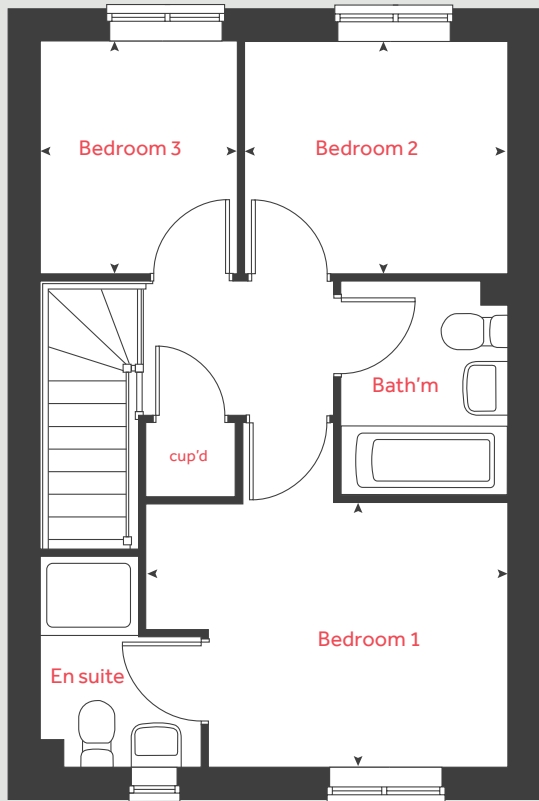
7' 8" x 6' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



First floor



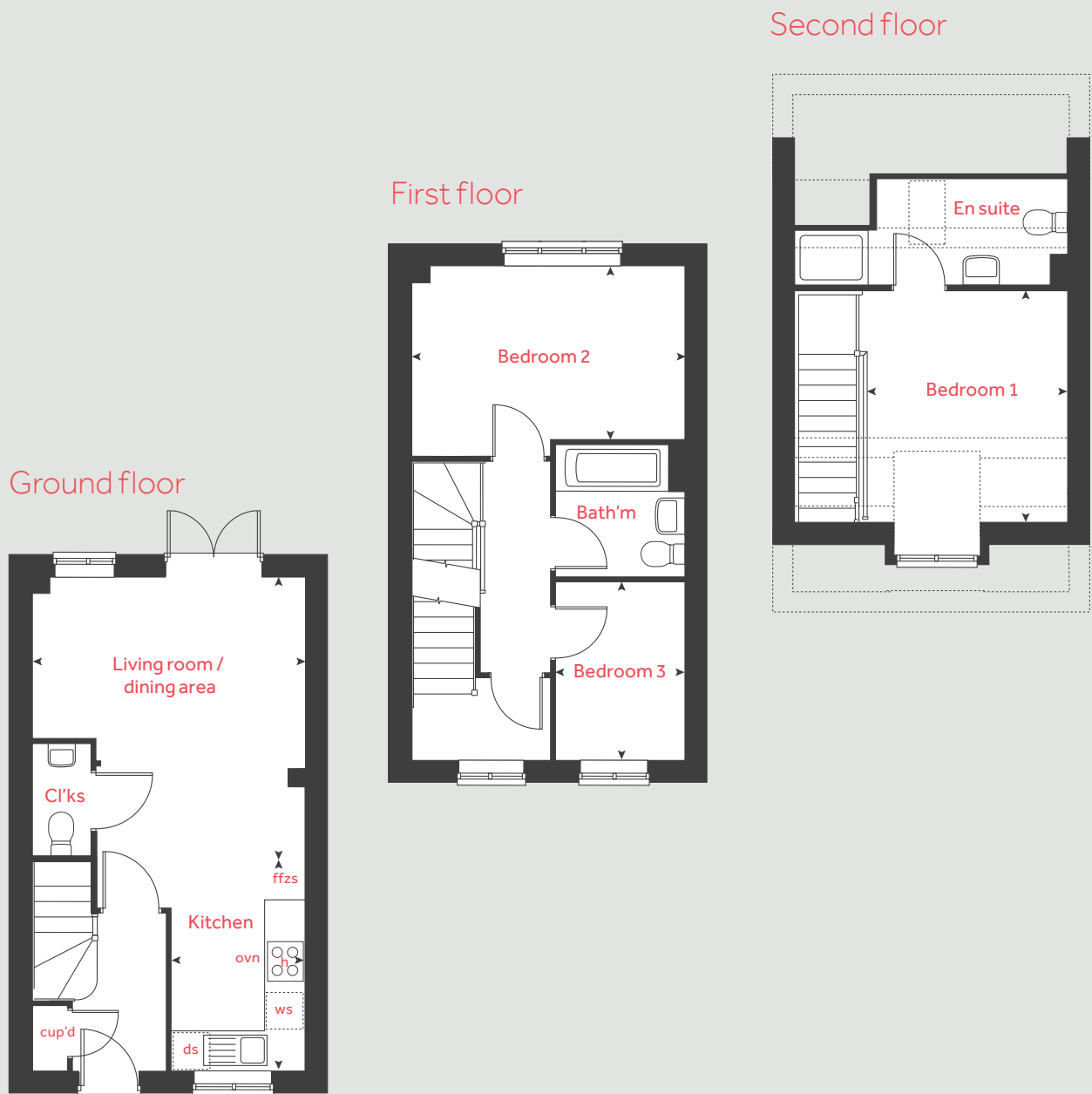
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The Wyatt SE

3 bedroom home

Floor area		
866 sqft		
Ground floor		
Kitchen	3.15m x 2.00m	10' 3" x 6' 7"
Living room / dining area	4.23m x 4.08m	13' 8" x 13' 5"
First floor		
Bedroom 2	4.08m x 2.58m	13' 5" x 8' 4"
Bedroom 3	2.65m x 1.93m	8' 8" x 6' 3"
Second floor		
Bedroom 1	3.46m x 2.99m	11' 4" x 9' 9"
Legend		
h	hob	ffzs
ovn	oven	cup'd
ws	washing machine space	◀ ▶
ds	dishwasher space	measuring points



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The Harcourt SE

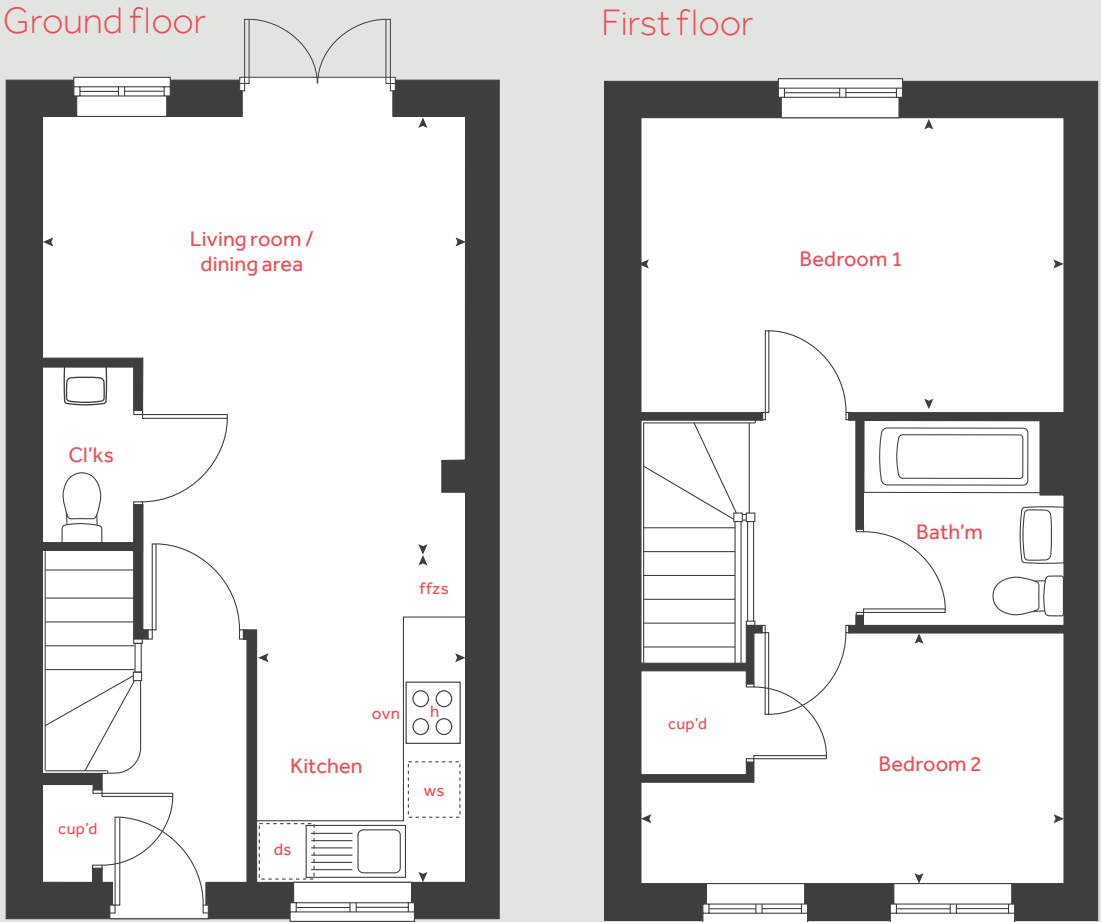
2 bedroom home

Floor area
649 sqft

Ground floor
Kitchen
3.15m x 2.01m 10' 3" x 6' 5"
Living room / dining area
4.23m x 4.08m 13' 8" x 13' 5"

First floor
Bedroom 1
4.08m x 2.83m 13' 4" x 9' 3"
Bedroom 2
4.08m x 2.40m 13' 4" x 7' 10"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		



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The Hollowell

2 bedroom apartment

Floor area

636 sqft

Apartment A

Kitchen / dining / living area

6.64m 3.69m 21' 7" x 12' 1"

Bedroom 1

3.52m x 2.75m 11' 5" x 9' 0"

Bedroom 2

3.56m x 2.25m 11' 6" x 7' 3"

Apartment B

Kitchen / dining / living area

6.56m 3.67m 21' 5" x 12' 0"

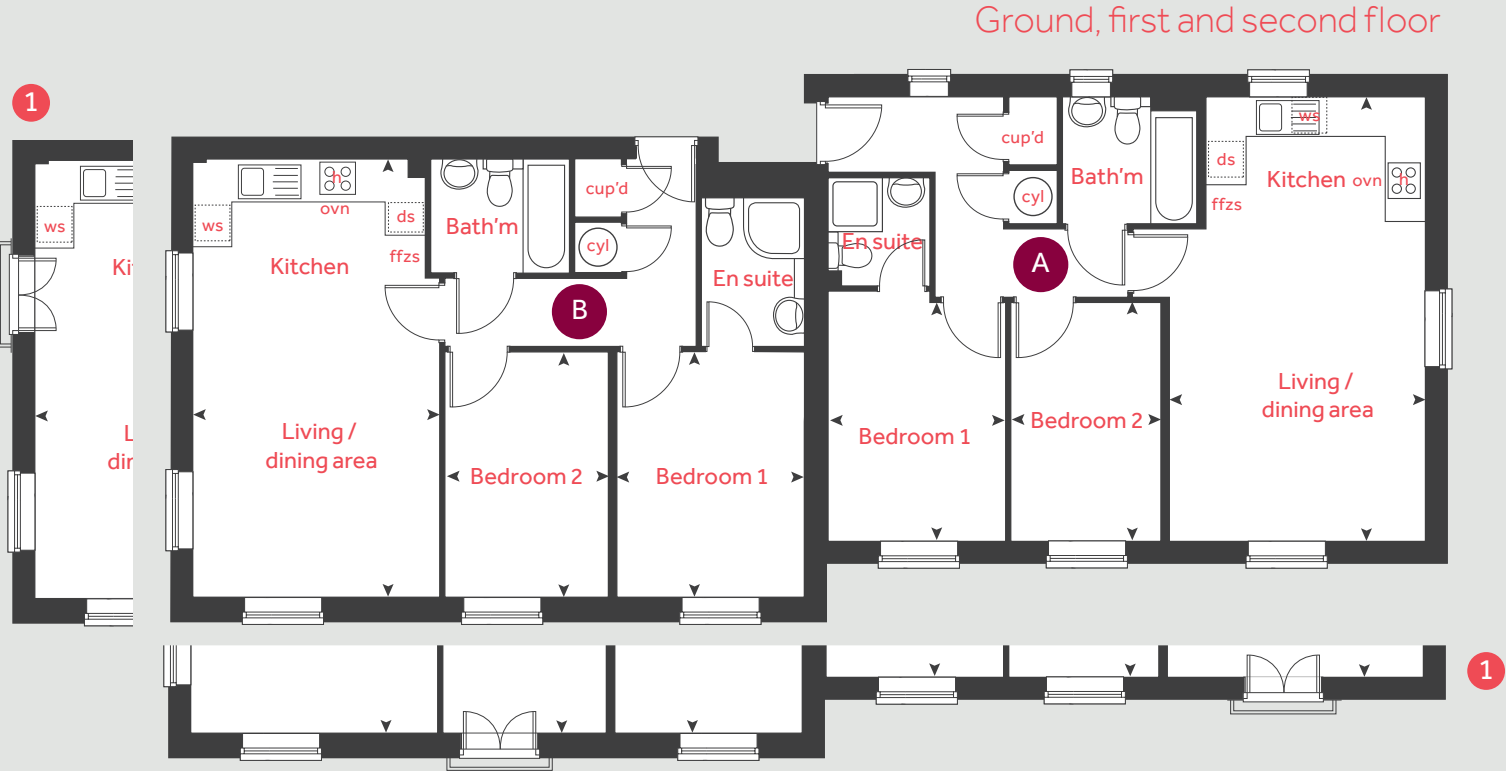
Bedroom 1

3.66m x 2.80m 12' 0" x 9' 1"

Bedroom 2

3.66m x 2.44m 12' 0" x 8' 0"

h	hob	w	wardrobe
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		



1 Juliet balconies apply to the second floor only. Please see sales consultant for further details.

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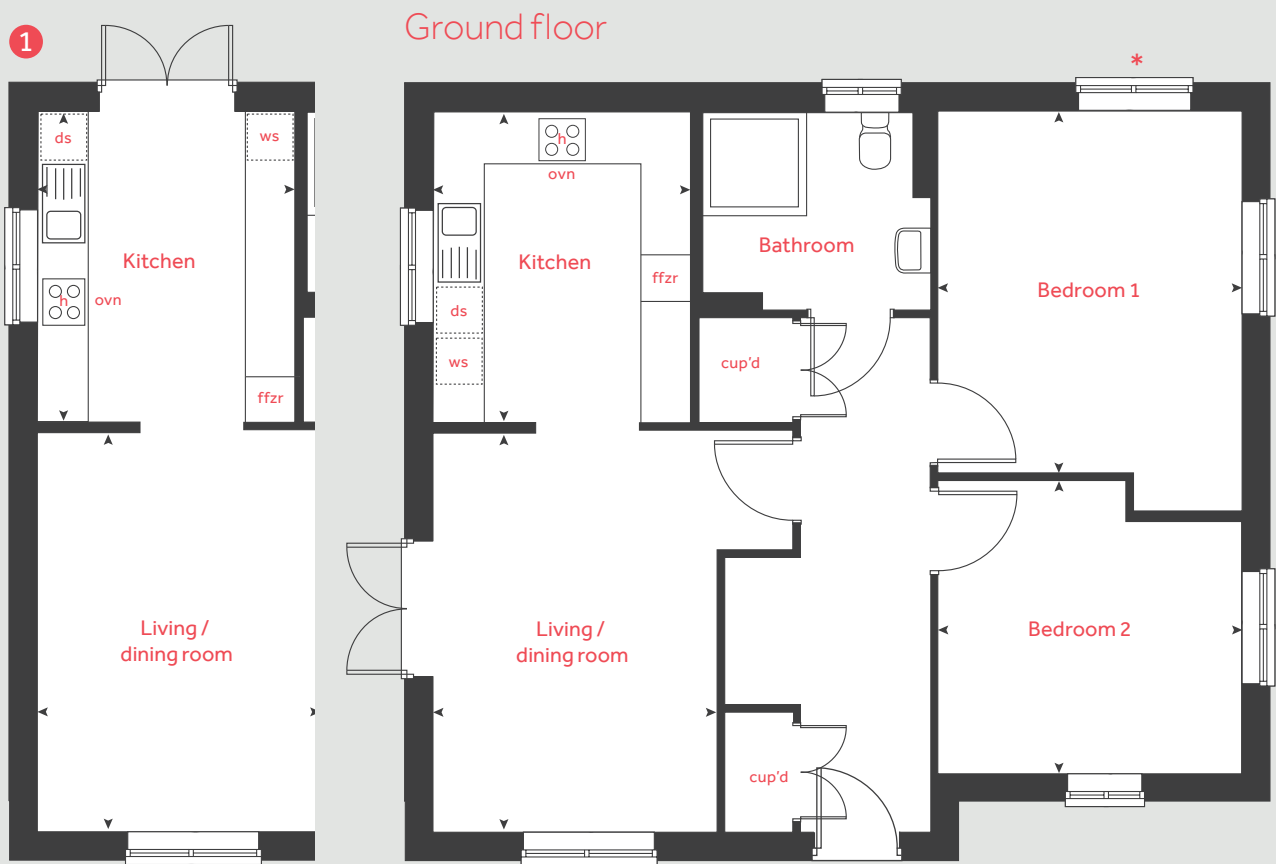


The Holdenby

2 bedroom bungalow

Floor area		
812 sqft		
Ground floor		
Kitchen	3.60m x 2.98m	11' 9" x 9' 9"
Living / dining area	4.61m x 3.28m	15' 1" x 10' 9"
Bedroom 1	4.18m x 3.51m	13' 8" x 11' 6"
Bedroom 2	3.51m x 3.39m	11' 6" x 11' 1"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzr	fridge freezer	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points



* Window applies to plot 387 only. Please see sales consultant for further details.

1 Alternative layout applies to plot 387 only. Please see sales consultant for further details.

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Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations

and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

Kitchen							
				2 bedroom	The Hollowell	The Holdenby	The Harcourt SE
Symphony range kitchen with laminate worktop							
Stainless steel sink and drainer (single bowl) with chrome mixer tap							
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap							
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood							
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood							
Fridge / freezer space							
Integrated (Indesit) 50 / 50 fridge freezer							
Space for integrated dishwasher with plumbing and electrics							
Space for washing machine with plumbing and electrics in utility or kitchen							

Bathrooms and en suite(s)				2 bedroom	The Hollowell	The Holdenby	The Harcourt SE
Ideal Standard contemporary white Tempo Arc sanitaryware suite							
Ideal Standard close coupled WC to cloakroom							
Ideal Standard low profile shower tray with glass enclosure in en suite							
Handheld hair wash attachment in bathroom							
Shower over the bath							
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*							
Radiator in bathroom / en-suite							
Doors and Windows				3 bedroom	The Emmett	The Wyatt SE	The Mountford
Front door with multi-point security locking system and security chain							
PVCu double glazing to windows							
Double glazed PVCu French doors							
White ladder style internal doors with chrome lever							
Paving outside French/bifold door and path to garage personnel door (where applicable)							

General				2 bedroom	The Hollowell	The Holdenby	The Harcourt SE
White painted walls and white ceilings							
Multi-media point in living room (CAT 6 cabling)							
TV point to bedroom 1 and family room (where applicable)							
Master telephone socket (plus to study where applicable)							
Ideal combi-boiler with heating control and room thermostat(s)							
Ideal system boiler and separate hot water cylinder, with heating control and room thermostat(s)							
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)							
Outside tap							
Contemporary lantern to front door and wiring only to the rear door							
Mains wired smoke detectors with battery back-up (1 per floor)							
Battery powered Carbon Monoxide detector located next to boiler							
Power and lighting to 'on plot' garage (where applicable)							
Enclosed fenced rear garden, and garden gate (where applicable)							
Landscaped front gardens							
NHBC Buildmark cover							
First two years' customer service support from Bovis Homes							

- Fitted as standard - included in the property
- * Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.



Beautiful spaces for you to **Enhance**

There's nothing more exciting than reserving your new Linden home.

With Enhance, there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available, it suits your needs and wants perfectly and so moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances make your home more your own with **Enhance**.

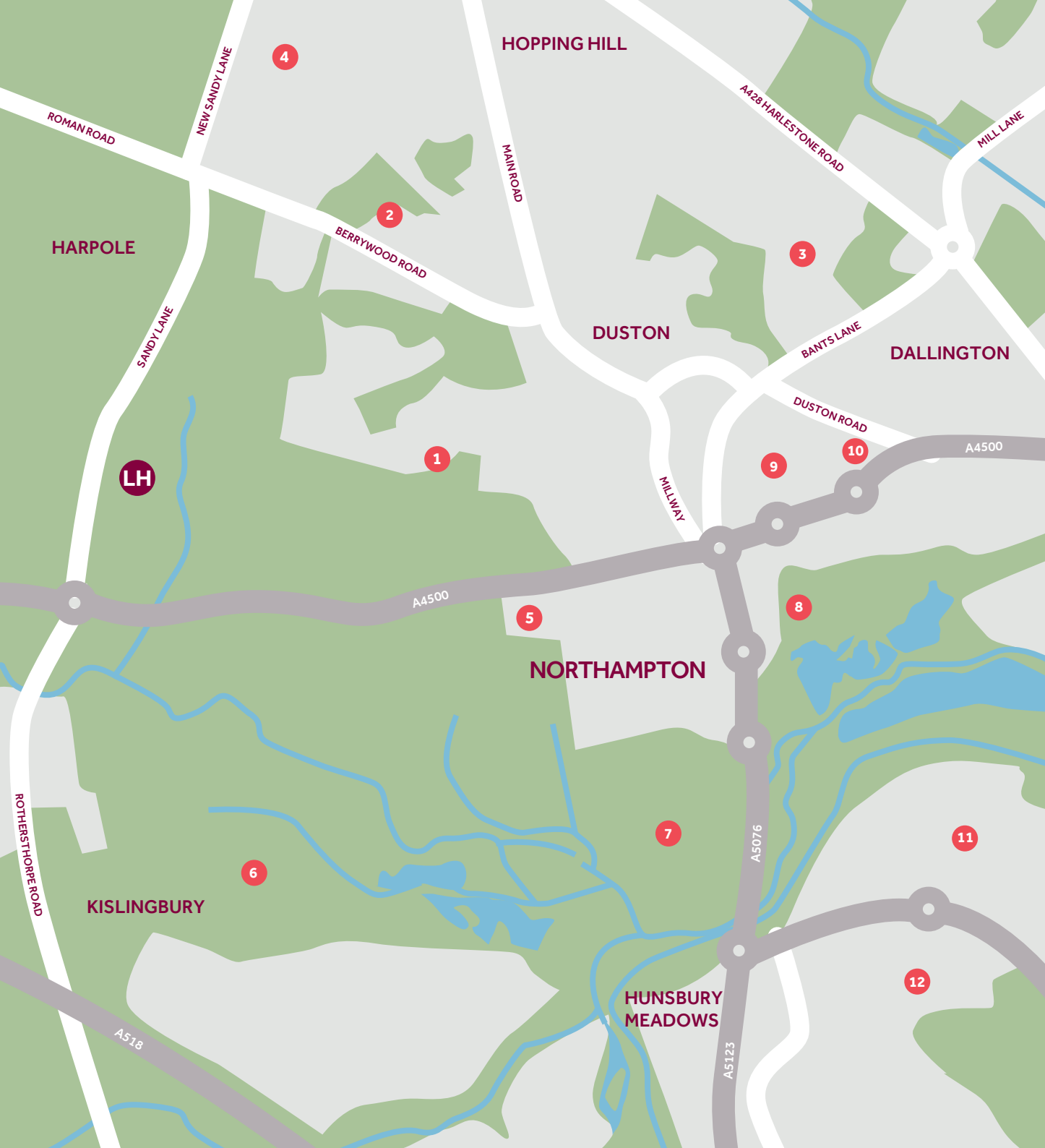
Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style,

it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home. The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you will a full brochure and guidance.



Western Gate

Sandy Lane, Harpole,
Northampton NN7 4AP

- 1 St Luke's Ceva Primary School
NN5 4UL
- 2 The Duston School
NN5 6XA
- 3 Malvern Grove Post Office
NN5 6AY
- 4 TESCO Express
NN5 6YR
- 5 Quinton House School
NN5 4UX
- 6 Pineham Park - Activity Trail
NN4 9BX
- 7 Upton Country Park
NN5 4EQ
- 8 Northampton Town FC
NN5 5QA
- 9 Westgate Industrial Estate
NN5 5DL
- 10 ALDI Supermarket
NN5 5DF
- 11 Briar Hill Primary School
NN4 8SW
- 12 Whitefields Surgery
NN4 9UW





When you have finished with this brochure please recycle it.

The streetscene shown on the front has been produced for illustrative purposes only.
Please check the details of the homes you are interested in with the sales consultant.

Linden Homes Limited, West Midlands region

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Linden HOMES