

FORGE PLACE

STANTON CROSS

A SUPERB COLLECTION OF ONE & TWO BEDROOM APARTMENTS
AND ONE, TWO, THREE & FOUR BEDROOM HOMES



TILIA
HOMES

Welcome to Forge Place

An attractive development of one and two bedroom apartments and one, two, three and four bedroom homes at the heart of Stanton Cross, a desirable new destination on the outskirts of Wellingborough. Forge Place has been designed and built using quality materials and methods to create space, style, comfort and convenience – the perfect place to call home.



Education

With new schools being built as part of the neighbourhood alongside existing options in the local area, Forge Place is spoilt for choice when it comes to education.

Stanton Cross Primary School

Stanton Cross is located just opposite Forge Place and part of the Northampton Primary Academy Trust. Their vision is to 'achieve educational excellence, create opportunities and enrich lives' for all our children. The stimulating and purposeful learning environment, complemented with a rich programme of sports and arts activities.

Sir Christopher Hatton Academy

Part of the Hatton Academies Trust, this co-educational academy is located a six-minute drive away and accepts children from the ages of 11-18 years. It is the highest performing school in Northamptonshire, is ranked in the top 1% nationally, and has been rated Outstanding by Ofsted.

Tresham College

Tresham College is part of the Bedford College Group, and its Wellingborough campus is located a seven-minute drive from Forge Place. Recently redeveloped, this modern facility provides a range of courses, including art and design, construction, engineering, beauty therapy and much more.

Wellingborough School

Wellingborough School is an independent day school, just a six-minute drive away from Forge Place. The school prides itself on its rich history and longevity, it was established in 1595 making it one of the oldest schools in the country. Today the school consists of a Prep School, Senior School and a sixth Form for ages 3-18 years.

Although the schools listed above are nearby, we cannot guarantee admission.



Connections

Good transport links to nearby towns, cities and further afield.



23
min

Northampton
13.4 miles

35
min

Bedford
20.0 miles

36
min

Milton Keynes
22.2 miles



33
min

Luton

55
min

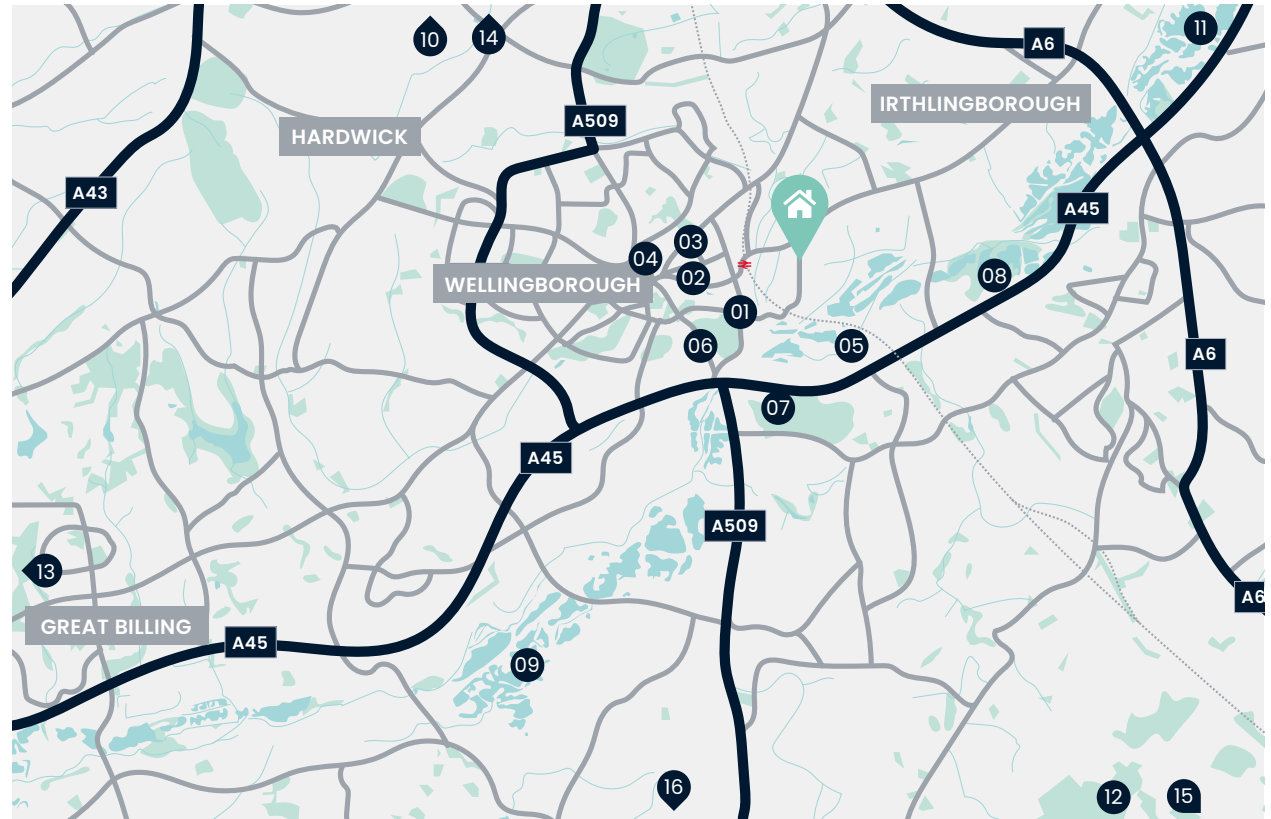
London St Pancras

1 03
hr min

Nottingham

Destinations by car

Destinations by train
Wellingborough Station



Your nearest transport links



Wellingborough Station



A45



Luton Airport

Up to 2 Miles

- 01. Nene Court Shopping Village
- 02. Castle Theatre
- 03. Waendel Leisure Centre
- 04. Wellingborough Town Centre

Up to 5 Miles

- 05. Chester House Estate
- 06. Tesco Superstore
- 07. Irchester Country Park
- 08. Rushden Lakes Shopping Centre

Up to 10 Miles

- 09. Grendon Lakes Fishing & Watersports
- 10. Kettering
- 11. Stanwick Lakes Country Park
- 12. Santa Pod Raceway

Up to 25 Miles

- 13. Northampton
- 14. Corby
- 15. Bedford
- 16. Milton Keynes



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. September 2022.

FORGE PLACE

STANTON CROSS

An attractive development of one and two bedroom apartments and one, two, three and four bedroom homes at the heart of Stanton Cross, a desirable new destination on the outskirts of Wellingborough.

1 Bedroom Homes

- The Sandringham (apartments)
- The Windsor

2 Bedroom Homes

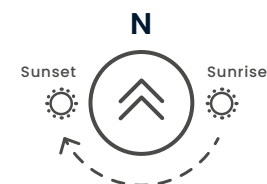
- The Balmoral (apartments)
- The Hanbury
- The Rosedene

3 Bedroom Homes

- The Coleridge
- The Derwent
- The Morden

4 Bedroom Homes

- The Chiddingstone



- - Affordable Homes
- BS - Bin Store
- CS - Cycle Store
- Shed
- V - Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. December 2022.

The Sandringham

1 Bedroom Apartment



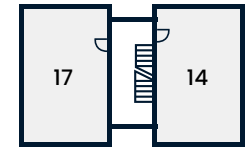
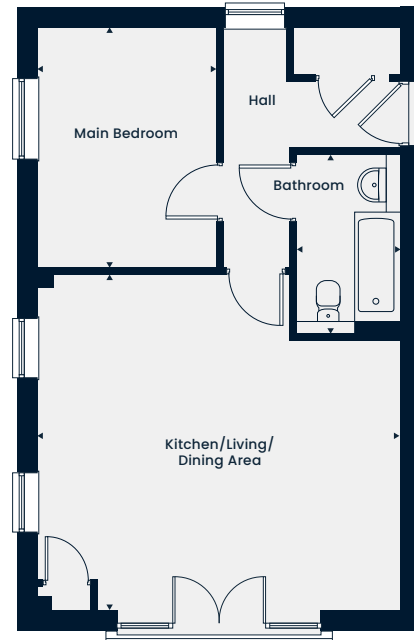
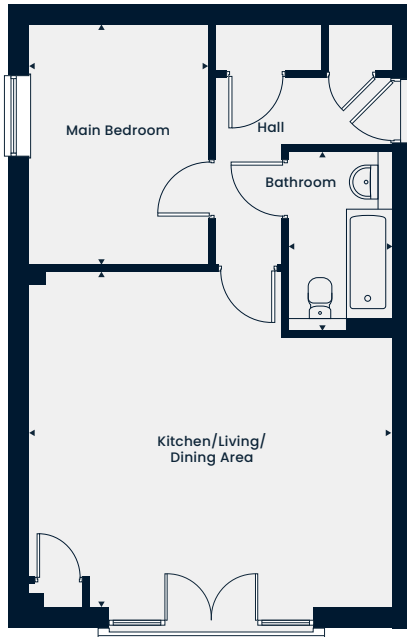
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



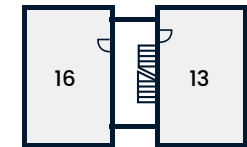
The Sandringham

1 Bedroom Apartment

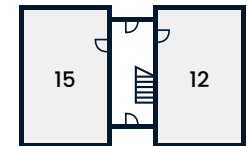
A collection of modern one bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom, family bathroom and plenty of storage.



Second Floor



First Floor



Ground Floor

Plots 15, 16 & 17

Kitchen/Living/Dining Area

5.62m x 5.18m | 18'5" x 17'0"

Main Bedroom

3.72m x 2.78m | 12'2" x 9'1"

Total Area

538 sq. ft.

Plots 12, 13 & 14

Kitchen/Living/Dining Area

5.62m x 5.18m | 18'5" x 17'0"

Main Bedroom

3.72m x 2.78m | 12'2" x 9'1"

Total Area

538 sq. ft.

*Window variations to handed plots. †Plots 12, 13 & 14 are handed. The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2022.

The Balmoral

2 Bedroom Apartment



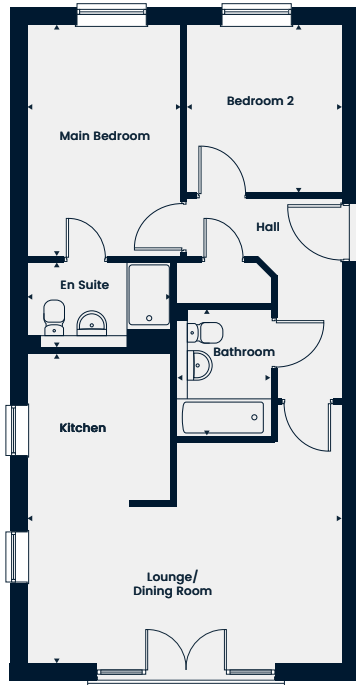
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



The Balmoral

2 Bedroom Apartment

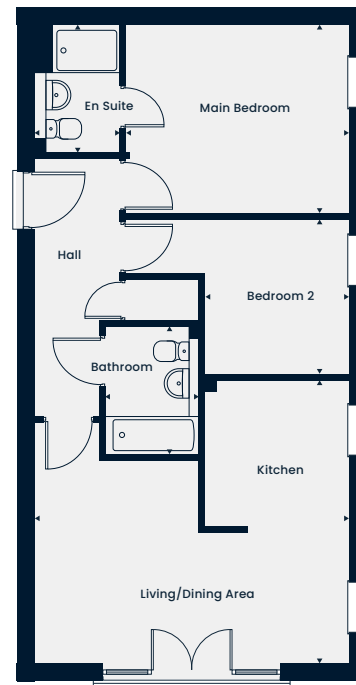
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plots 6, 7 & 8

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

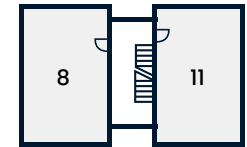
5.63m x 5.53m | 18'8" x 18'2"
4.13m x 2.76m | 13'6" x 9'1"
2.99m x 2.79m | 9'10" x 9'2"
698 sq. ft.



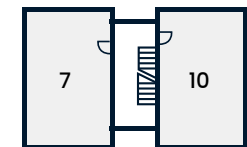
Plots 9, 10 & 11

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

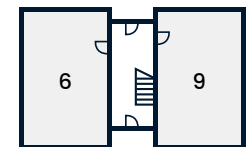
5.63m x 5.07m | 18'5" x 16'8"
4.0m x 3.35m max. | 13'1" x 11'0"
2.75m x 2.59m max. | 9'0" x 8'6"
698 sq. ft.



Second Floor



First Floor



Ground Floor

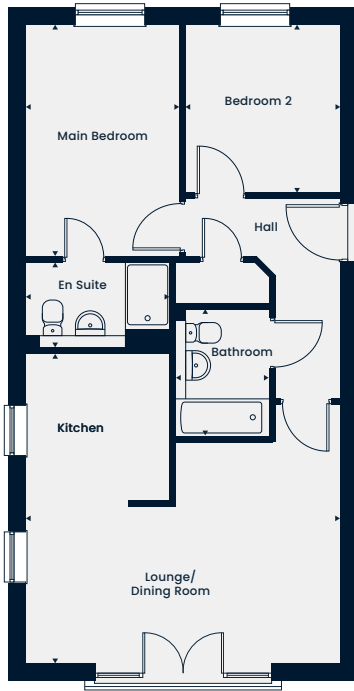
The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2022.



The Balmoral

2 Bedroom Apartment

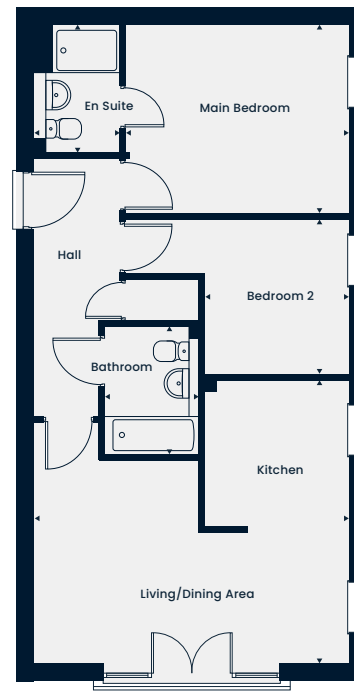
A collection of contemporary two bedroom apartments with an open-plan kitchen/living/dining area. Each apartment benefits from a main bedroom with an en suite, a second double bedroom and a family bathroom.



Plots 76, 77 & 78

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

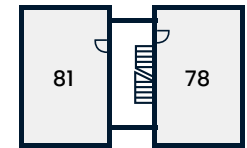
5.63m x 5.53m | 18'8" x 18'2"
4.13m x 2.76m | 13'6" x 9'1"
2.99m x 2.79m | 9'10" x 9'2"
698 sq. ft.



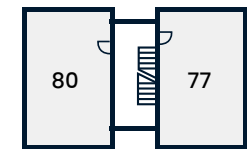
Plots 79, 80 & 81

Kitchen/Living/Dining Area
Main Bedroom
Bedroom 2
Total Area

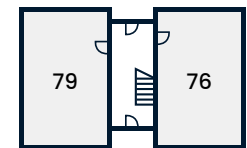
5.63m x 5.07m | 18'5" x 16'8"
4.0m x 3.35m max. | 13'1" x 11'0"
2.75m x 2.59m max. | 9'0" x 8'6"
698 sq. ft.



Second Floor



First Floor



Ground Floor

The Windsor

1 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

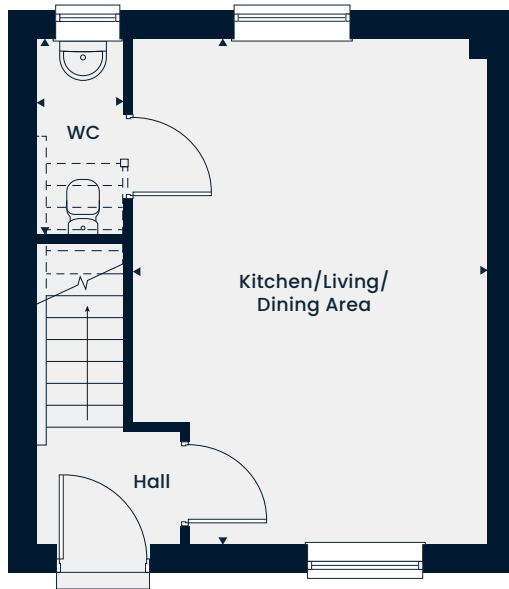


The Windsor

1 Bedroom Home

Total Area 550 sq. ft.

A one bedroom maisonette with an open-plan kitchen/living/dining area on the ground floor with a cloakroom. Upstairs to the first floor is the main bedroom, bathroom, and storage.



Ground Floor

Kitchen/Living/Dining Area 5.40m x 3.77m max. | 17'9" x 12'4" max.



First Floor

Main Bedroom 4.78m max. x 3.40m | 15'8" max. x 11'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2022.



The Rosedene

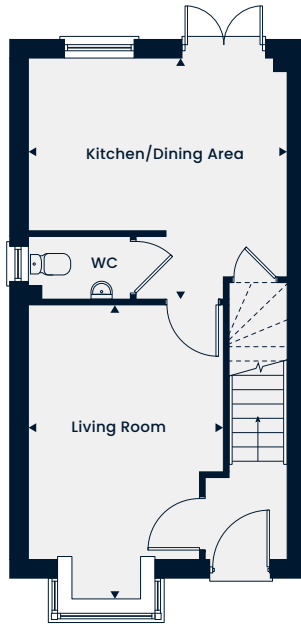
2 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

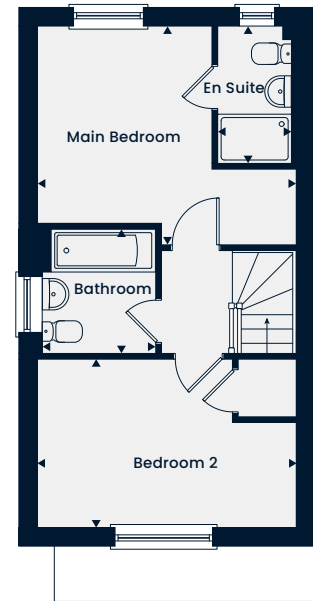


A delightful two bedroom home featuring an open-plan kitchen/dining area with double doors leading out to the garden and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



Ground Floor

Kitchen/Dining Area	4.16m x 3.89m 13'7" x 12'9"
Living Room	4.79m x 3.13m 15'8" x 10'3"



First Floor

Main Bedroom	4.16m x 3.53m 13'7" x 11'7"
En Suite	2.21m x 1.20m 7'3" x 3'11"
Bedroom 2	4.16m x 2.71m 13'7" x 8'10"
Bathroom	2.02m x 1.90m 6'7" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Hanbury

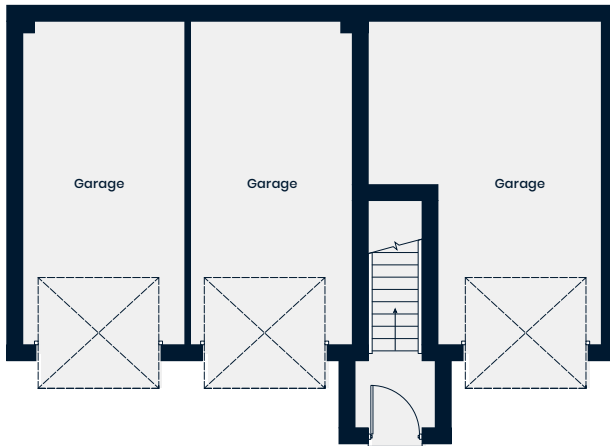
2 Bedroom Home



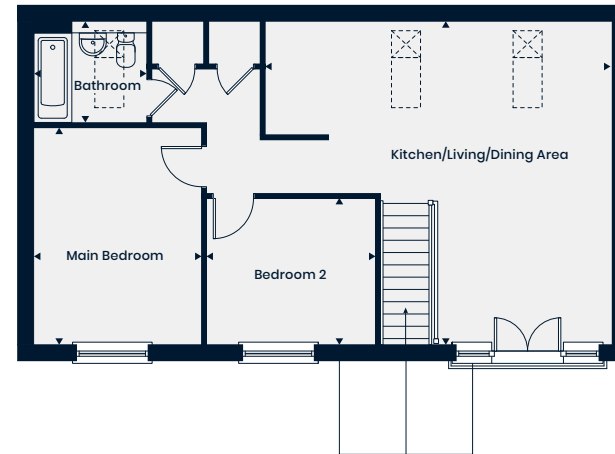
This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



A charming two bedroom home featuring a modern open-plan kitchen/living/dining area, two good-sized bedrooms, a family bathroom and also includes a garage.



Ground Floor



First Floor

Kitchen/Living/Dining Area	6.51m x 6.08m 21'4" x 19'11"
Main Bedroom	4.09m x 3.16m 13'5" x 10'4"
Bedroom 2	3.19m x 2.72m 10'5" x 8'11"
Bathroom	2.16m x 1.90m 7'1" x 6'2"

- - - - Reduced Head Height ☒ - Rooflight

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2022.

The Coleridge

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

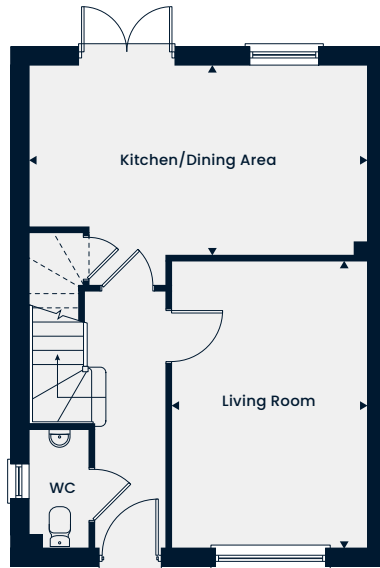


The Coleridge

3 Bedroom Home

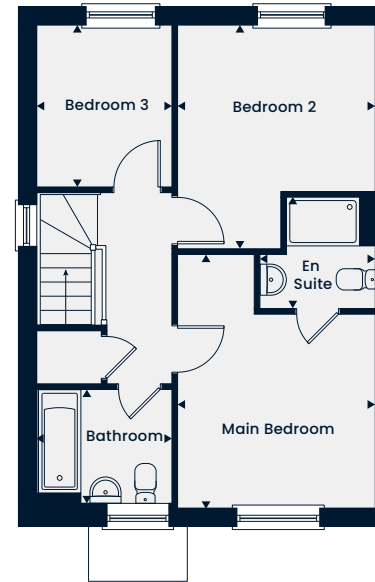
Total Area 936 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Derwent

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

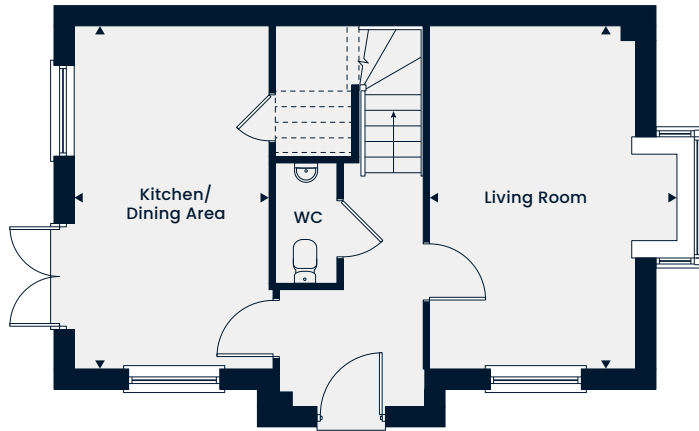


The Derwent

3 Bedroom Home

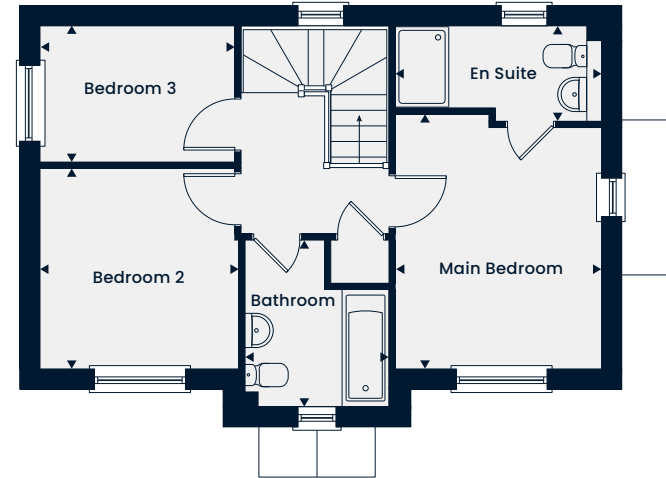
Total Area 946 sq. ft.

A delightful three bedroom home featuring a living room with a bay window allowing for plenty of natural light and a separate kitchen/dining area with double doors leading out to the garden. Upstairs, you'll find the main bedroom boasting an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.07m x 2.88m 16'7" x 9'5"
Living Room	5.07m x 3.73m 16'7" x 12'3"



First Floor

Main Bedroom	3.78m x 3.05m 12'5" x 10'0"
En Suite	3.05m x 1.40m 10'0" x 4'7"
Bedroom 2	2.97m x 2.94m 9'9" x 9'8"
Bedroom 3	2.88m x 2.01m 9'5" x 6'7"
Bathroom	2.46m x 2.15m 8'0" x 7'0"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Morden

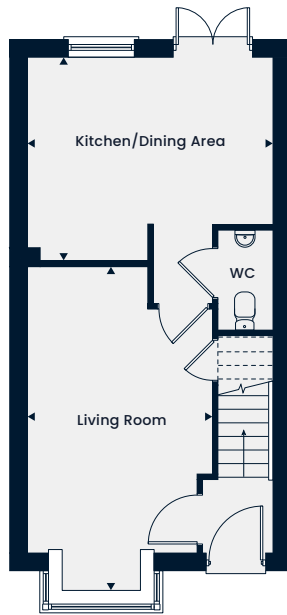
3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

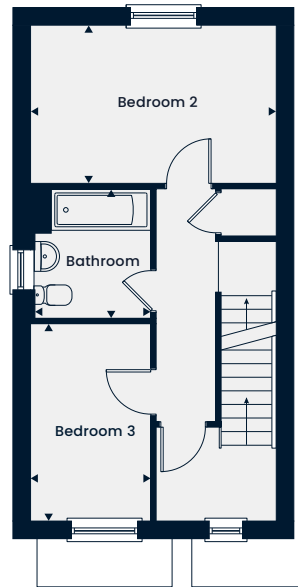


A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



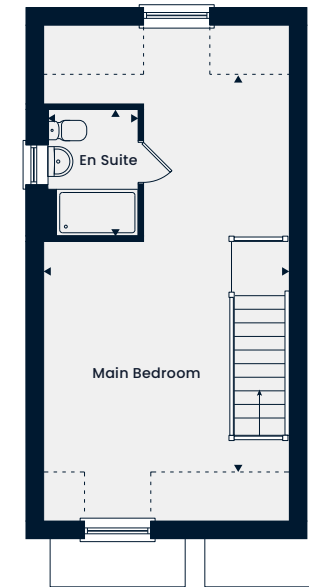
Ground Floor

Kitchen/Dining Area
4.16m x 3.49m | 13'7" x 11'5"
Living Room
5.52m x 3.14m | 18'1" x 10'3"



First Floor

Bedroom 2
4.16m x 2.68m | 13'7" x 8'9"
Bedroom 3
3.35m x 2.03m | 10'11" x 6'7"
Bathroom
2.22m x 1.98m | 7'3" x 6'6"



Second Floor

Main Bedroom
6.80m x 4.16m | 22'3" x 13'7"
En Suite
2.17m x 1.54m | 7'1" x 5'0"

- - - - Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2021.

The Chiddingstone

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

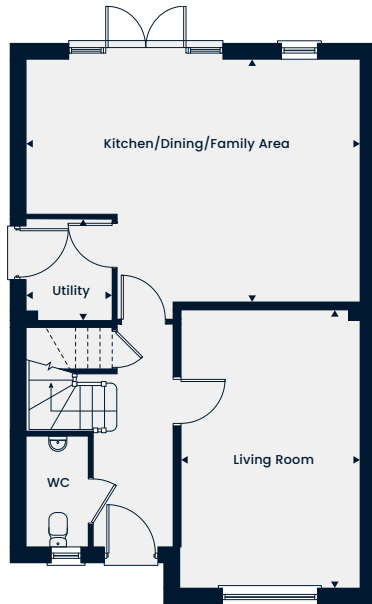


The Chiddingstone

4 Bedroom Home

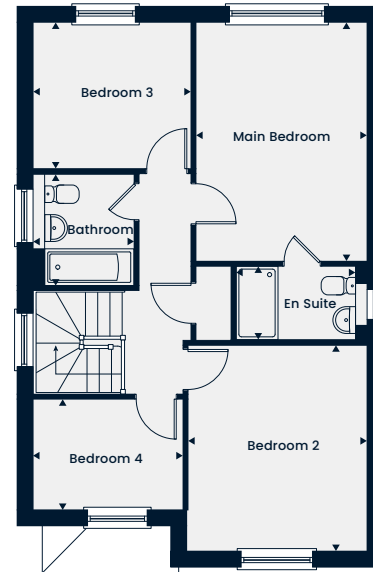
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. December 2022.

TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. May 2022.

Irthlingborough Road
Wellingborough
Northamptonshire
NN8 1TE

Find us using what3words
///pacifist.though.magpie

01933 558108
forgeplacesales@tiliahomes.co.uk
tiliahomes.co.uk

