



The Spinneys at Cawston Grange

Rugby, Warwickshire CV22

An elegant collection of two, three and four-bedroom homes
available for Shared Ownership
25 homes available



CLARION
HOUSING



The ideal place to make a home

Welcome to The Spinneys at Cawston Grange – a new collection of outstanding homes available for Shared Ownership in the market town of Rugby, Warwickshire.

Ideally located in a village setting close to the beautiful Cawston Spinney Park, Cawston Grange is just a short drive from Rugby’s centre and as little as 50 minutes* from London by train – the perfect place for those who want the best of city and country.

Clarion Housing also ensures that each home is built to the highest standards, with tasteful traditional exteriors, a fresh contemporary interior and a fitted kitchen. With a choice of two, three or four bedrooms, you can choose a home perfectly suited to your needs – making The Spinneys at Cawston Grange perfect for first-time buyers, couples and families of all sizes.

* Journey times sources: Nationalrail.co.uk. Train travel times are measured from Rugby station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).

A picturesque market town

We understand that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Clarion Housing Group has over 100 years’ experience in building new homes. The result is superbly designed properties that improve your quality of living.

With its long and rich history, the Warwickshire market town of Rugby has an abundance of picturesque architecture, culture and natural scenery – and is only 50 minutes* from London by train.

For day-to-day needs, Cawston Grange residents can choose from nearby amenities in Cawston and Bilton, including Co-op, Tesco and Lidl supermarkets, a GP practice and a Post Office. High street names are available at Rugby Central shopping centre and Elliott’s Field; Rugby also has an historic market (under Royal Charter since 1235) that trades three days a week, in addition to a monthly farmer’s market. A number of local schools are rated “Good” by Ofsted, including Henry Hinde Infant School, Bilton Infant School, Bawnmore Community Infant School, Cawston Grange Primary School, and Avon Valley secondary school.

When it’s time to relax, try distinctive restaurants, pubs and cafes such as Cafe Vin Cinq, Rama, Bacco Lounge, The Black Swan and London Calling. Take in a show at the Rugby Theatre or The Benn Hall, catch a film at Cineworld, visit the celebrated Rugby Museum & Art Gallery, or check out annual events like the Festival of Culture. You can keep fit at the Queen’s Diamond Jubilee Centre, relax in Caldecott Park or take a walk in the picturesque countryside around Cawston – you’ll never run out of ways to unwind here.

* Images displayed (including computer-generated images) are for illustrative purposes only, and may not correspond exactly to the available properties described in this brochure.
** Train travel times are taken from Nationalrail.co.uk, measured from Rugby station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).
Information about the local area is based on a variety of external sources: while Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



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What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Warwickshire countryside.

 **The Spinneys at Cawston Grange -**
Cawston, Rugby, Warwickshire CV22



Food & drink

- 1 Cafe Vin Cinq
- 2 Café Coco
- 3 Bacco Lounge
- 4 Prezzo
- 5 La Casa Loco
- 6 Rama
- 7 The Bear
- 8 The George Rugby
- 9 The Black Swan
- 10 London Calling



Attractions and parks

- 1 Cawston Spinney Park and Garden
- 2 Rugby Theatre
- 3 Rugby Town FC
- 4 The Adventure Zone
- 5 The Benn Hall
- 6 Rugby Art Gallery and Museum
- 7 Whitehall Recreation Ground
- 8 St Andrew's Church
- 9 Rugby School Museum



Schools

- 1 Henry Hinde Junior & Infant Schools
- 2 Bilton Infant School
- 3 Bawnmore Community Infant School
- 4 Cawston Grange Primary School
- 5 Rugby Free Secondary School
- 6 Lawrence Sheriff School (secondary)
- 7 Avon Valley School (secondary)



Amenities

- 1 Rugby Central Shopping Centre
- 2 Elliott's Field Retail Park
- 3 Cineworld Rugby
- 4 Co-op
- 5 Tesco
- 6 Lidl
- 7 Asda



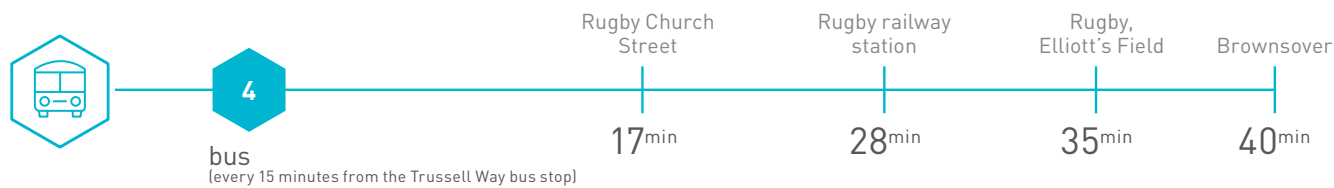
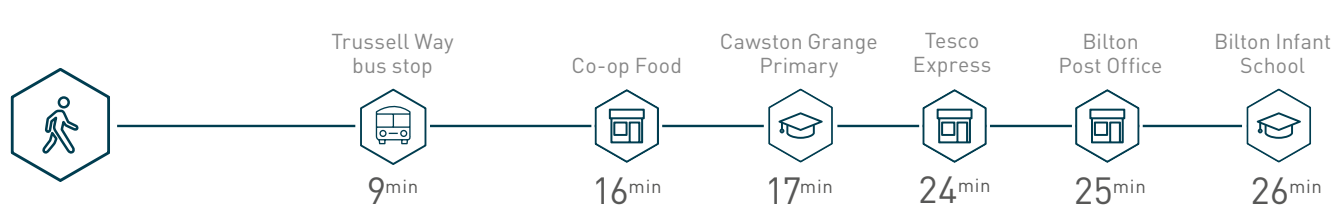
Fitness & leisure

- 1 Sports Direct Fitness Rugby
- 2 Queen's Diamond Jubilee Centre
- 3 Physio Fitness Hub
- 4 Anytime Fitness Rugby
- 5 Rugby Gymnastic Club
- 6 Harris Sports Centre

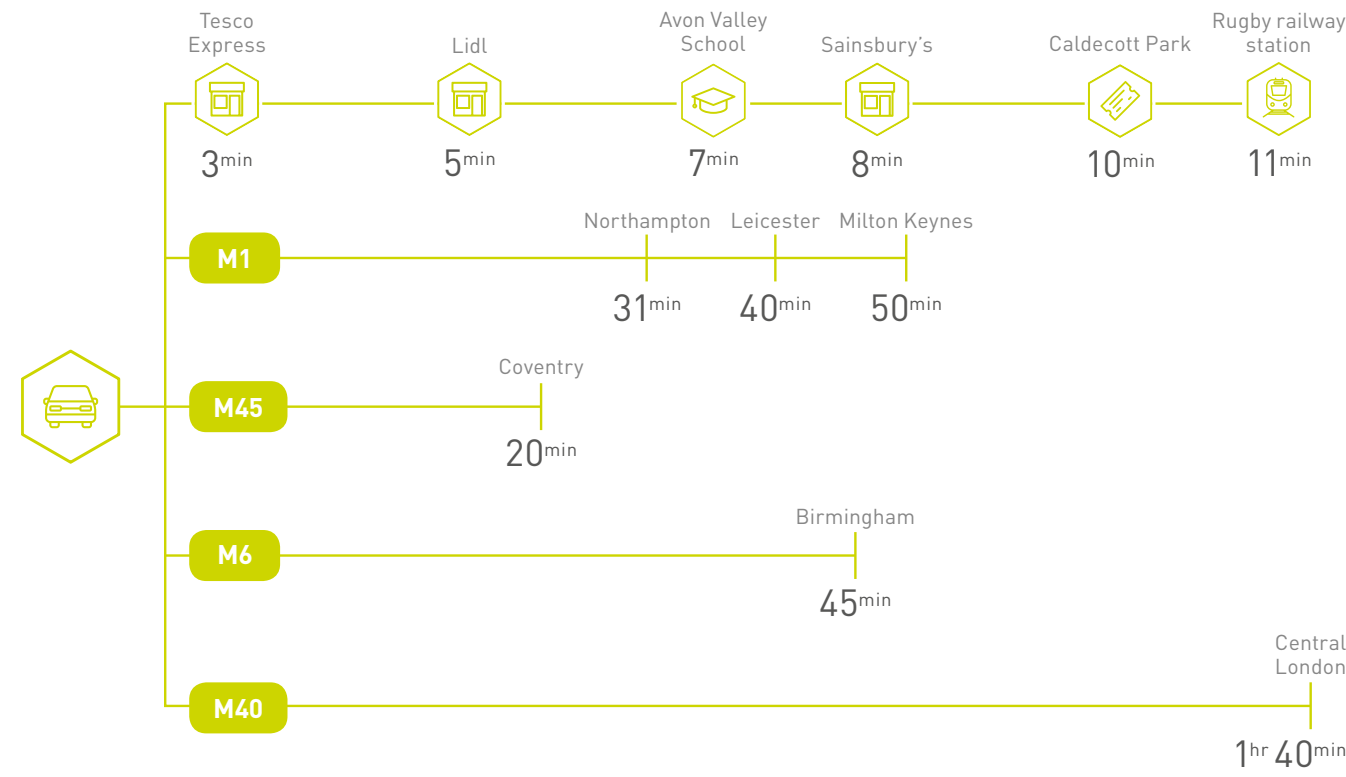
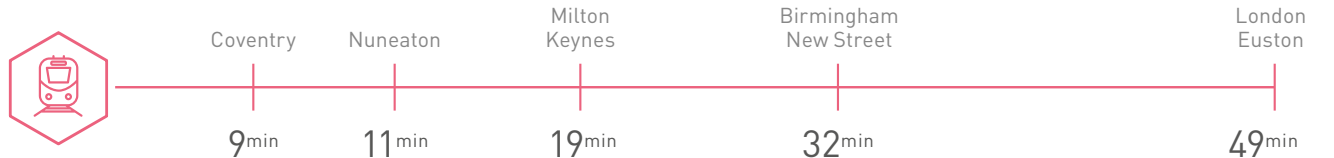


Transport Links

Rugby is well connected to major destinations throughout the wider UK.



Journey times are measured from Rugby station*:



Map not to scale, indicative only.

* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops (unless a night service applies), but may change depending on time, day and traffic.

Explore Cawston Grange

Cawston Grange is situated on a green and spacious semi-rural site on the southwestern edge of Cawston, Rugby. Accessed from Trussell Way, the development benefits from a large open area of dedicated outdoor space, while existing trees and hedgerows complement new planting along the perimeter.

Each property is allocated one or two parking spaces – please see site map below or enquire for further details.



Map not to scale, indicative only.



Key to Site Plan

Two bedroom houses

Three bedroom houses [Type A]

Three bedroom houses [Type B]

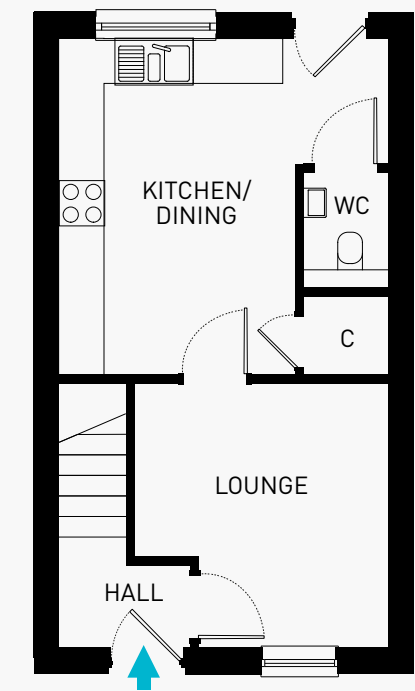
Four bedroom houses

Parking spaces

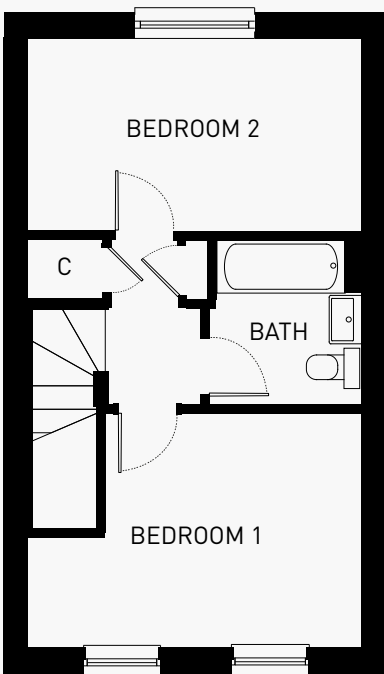
2 bedroom house

Plots 70, 71, 72, 73, 74, 214, 226 – 70.61m²

GROUND FLOOR



FIRST FLOOR



Lounge	9.67m ²
Kitchen/Dining	16.9m ²
Bedroom 1	12.55m ²
Bedroom 2	11.60m ²

Plots 70, 71, 72,
73, 74, 214

Plot 226

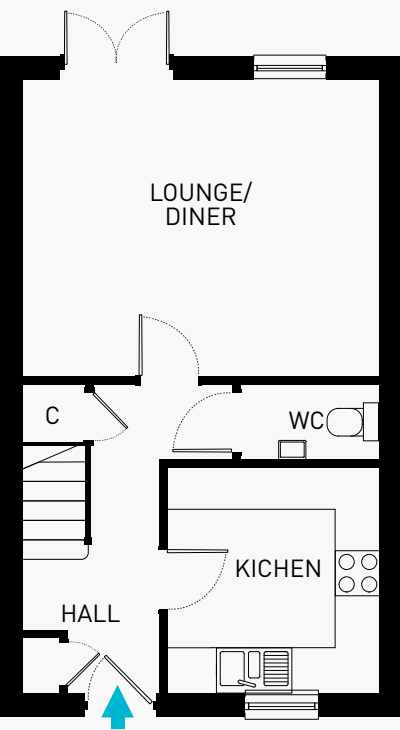
C = Cupboard
▲ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

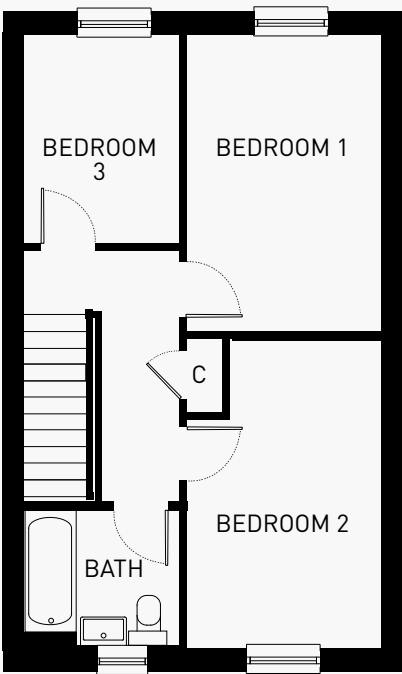
3 bedroom house (Type A)

Plots 58, 59, 82, 85, 88, 117, 118, 132, 133, 176, 177 – 84.08m²

GROUND FLOOR



FIRST FLOOR



Lounge/Diner	20.80m ²
Kitchen	9.58m ²
Bedroom 1	13.35m ²
Bedroom 2	10.25m ²
Bedroom 3	5.94m ²

Plots 58, 59

Plots 85, 88

Plots 82, 132, 133

Plots 117, 118

Plots 176, 177

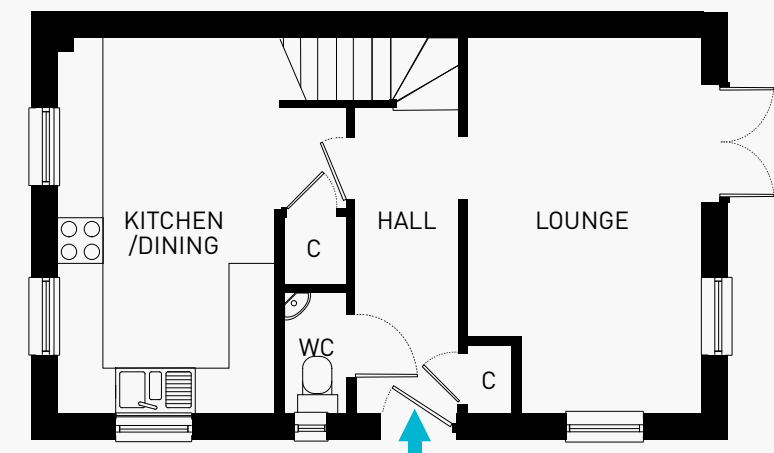
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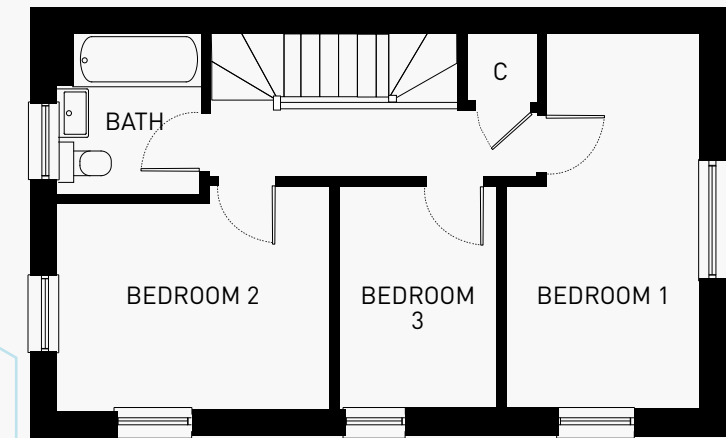
3 bedroom house (Type B)

Plots 62, 68, 81, 170, 235 – 84.91m²

GROUND FLOOR



FIRST FLOOR



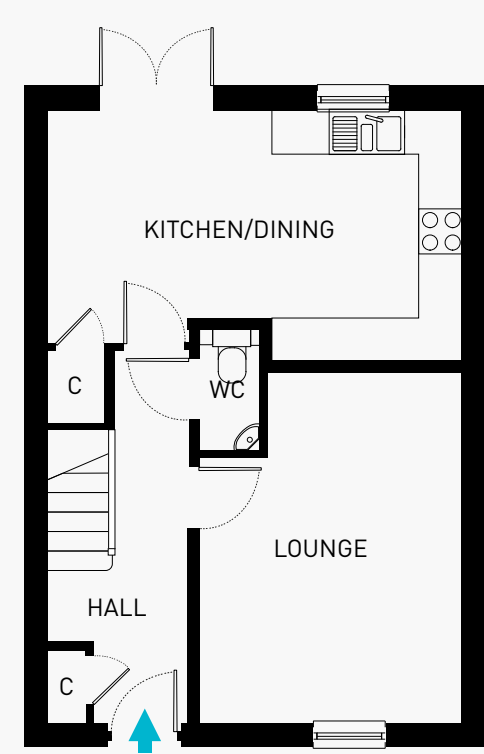
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Lounge	15.60m²
Kitchen/Dining	17.07m²
Bedroom 1	13.35m²
Bedroom 2	10.25m²
Bedroom 3	5.94m²

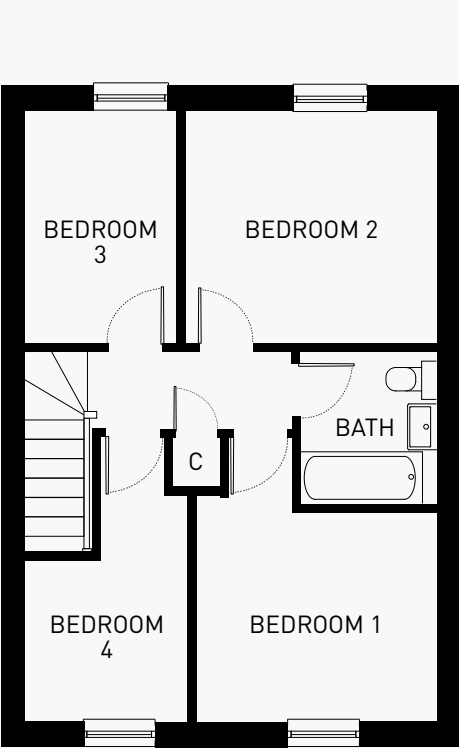
4 bedroom house

Plots 127, 129 – 98.29m²

GROUND FLOOR



FIRST FLOOR



Lounge	10.93m²
Kitchen/Dining	24.00m²
Bedroom 1	10.09m²
Bedroom 2	11.73m²
Bedroom 3	7.20m²
Bedroom 4	5.35m²

C = Cupboard
▲ = Main Entrance

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Specification

The Spinneys at Cawston Grange homes come with a selection of quality modern fittings and finishes. A kitchen with selected appliances is installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

Kitchen

- Fully fitted kitchen units, 30mm worktops and 1.5 bowl sink
- Vinyl to kitchen floor
- Recessed spotlights
- Integrated fridge/freezer
- Integrated washer/dryer
- Power and plumbing for future installation of dishwasher

Bathroom

- Bathroom suite including bath, washbasin and WC
- Large mirror
- Roman shower screen
- Tiling around bath and above washbasin

General

- Eclipse carpets in lounge, hallway, stairs and bedrooms
- Vinyl flooring in dining area
- Sky point in lounge
- TV point in master bedroom
- 1.8m fencing installed between gardens (where applicable)

*Energy Efficiency and Environmental Impact ratings vary by property, inquire further for details.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion reserves the right to amend the specification as necessary and without notification.

Previous Clarion development photography, indicative only

Shared Ownership

What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

Am I eligible?

To be eligible for a Shared Ownership home at The Spinneys at Cawston Grange:

- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

shared.ownership@myclarionhousing.com

Picture credits: 'Happy man lifting woman in new house' by *Milan_Jovic*; CC image, sourced from iStock.



Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**Register your interest now
by contacting our sales team:**

shared.ownership@myclarionhousing.com

0300 100 0309

myclarionhousing.com/sharedownership

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at The Spinneys at Cawston Grange. We may change the tenure of some homes subject to demand.

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