

# Wendelburie Rise

Wellingborough





# Wendelburie Rise

Wellingborough

A taste of local life

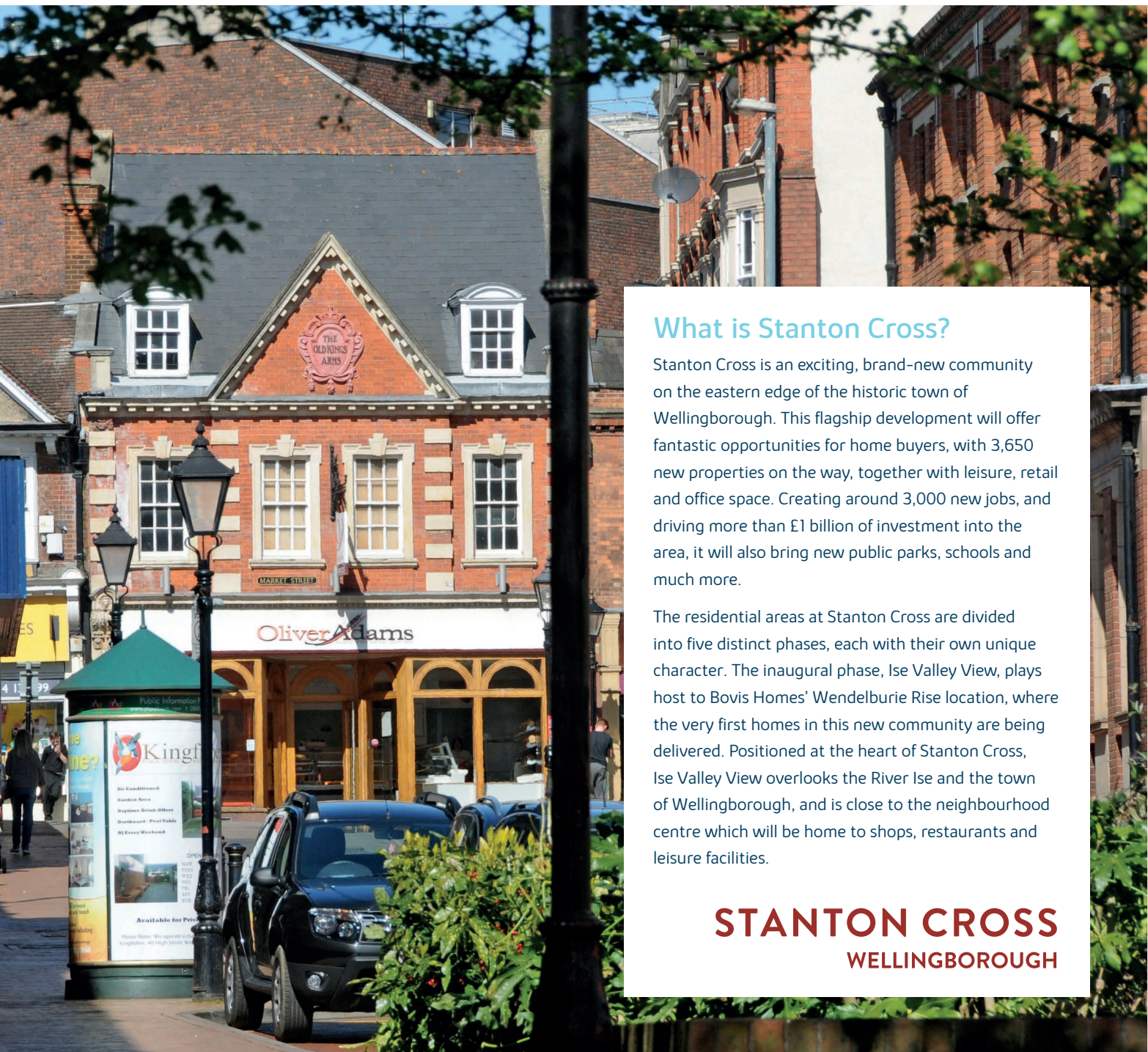
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# Welcome to Wendelburie Rise

On the edge of the market town of Wellingborough, Wendelburie Rise forms part of Ise Valley View, the first phase of development at Stanton Cross. Right at the heart of the scheme, scenic rivers, lakes and country parks are all within touching distance.



**What is Stanton Cross?**

Stanton Cross is an exciting, brand-new community on the eastern edge of the historic town of Wellingborough. This flagship development will offer fantastic opportunities for home buyers, with 3,650 new properties on the way, together with leisure, retail and office space. Creating around 3,000 new jobs, and driving more than £1 billion of investment into the area, it will also bring new public parks, schools and much more.

The residential areas at Stanton Cross are divided into five distinct phases, each with their own unique character. The inaugural phase, Ise Valley View, plays host to Bovis Homes' Wendelburie Rise location, where the very first homes in this new community are being delivered. Positioned at the heart of Stanton Cross, Ise Valley View overlooks the River Ise and the town of Wellingborough, and is close to the neighbourhood centre which will be home to shops, restaurants and leisure facilities.

**STANTON CROSS**  
WELLINGBOROUGH

Be part of Wendelburie Rise, an exciting new location at the heart of Northamptonshire's flagship development Stanton Cross.

It's just 1 mile to Wellingborough town centre via the new railway bridge and road 'Driver Way'.

All our brand new homes are carefully designed to meet your needs and at Wendelburie Rise we're combining a countryside setting with excellent commuter links.

If you'd like to live in a great location with a fantastic future your search ends here.

### Getting around

The A45 dual-carriageway links Wellingborough and Stanton Cross with Northampton, 12 miles away, and the M1, 15 miles. Wellingborough railway station, which is less than a mile walk via Driver Way, provides regular train services to London St Pancras that take just under an hour. The railway station will become a state-of-the-art transport hub, as part of the Stanton Cross plans, with bus links and car parking.

### A trip to the shops

Find many of your favourite stores just off the A45 at at Rushden Lakes. This waterside centre has more than 40 shops and cafes including M&S, House of Fraser and many leading fashion outlets. There's also a Waitrose nearby. You'll also find Tesco, Morrisons and Lidl supermarkets within easy reach. Just over 1 mile away via Driver Way at Nene Court Shopping Village you can browse independent shops and cafes. A range of new shops will also be provided as part of the Stanton Cross community.

### Taking time out

For the great outdoors Wendelburie Rise is close to Irchester Country Park, with its 200 acres of woodland, nature trails and an adventure course. Further up the Nene Valley is beautiful Stanwick Lakes, a 750-acre nature reserve, with paths, cycle ways and play areas and at Rushden Lakes, part of Nene Wetlands, there's boating, water sports, a 14 screen Cineworld cinema, or relax lakeside with some alfresco dining. For swimming and fitness Waendel Leisure Centre is ideal and there are sports clubs offering golf, rugby, athletics, bowling, football, karate and more. Once complete, Stanton Cross will include an attractive 143-acre country park set alongside the River Ise and River Nene, as well as a neighbourhood and local centre, a church and allotments.

### Education

There is a wide range of primary schools in Wellingborough. The nearest to Wendelburie Rise is Stanton Cross Primary School which is just 322 metres away in a new, state-of-the-art building! The Victoria Primary Academy, the All Saints Church of England Primary School and Park Junior School are all within a few miles of Wendelburie Rise. For older pupils there is the Wrenn Academy, the Sir Christopher Hatton Academy and Weavers Academy as well as the independent Wellingborough School, a mixed boarding and day school for students from 3 to 18 years. For further and higher education Tresham College provides a wide choice of courses. It is proposed that Stanton Cross will also include another primary school and a secondary school for children living in the new community.

# Wendelburie Rise

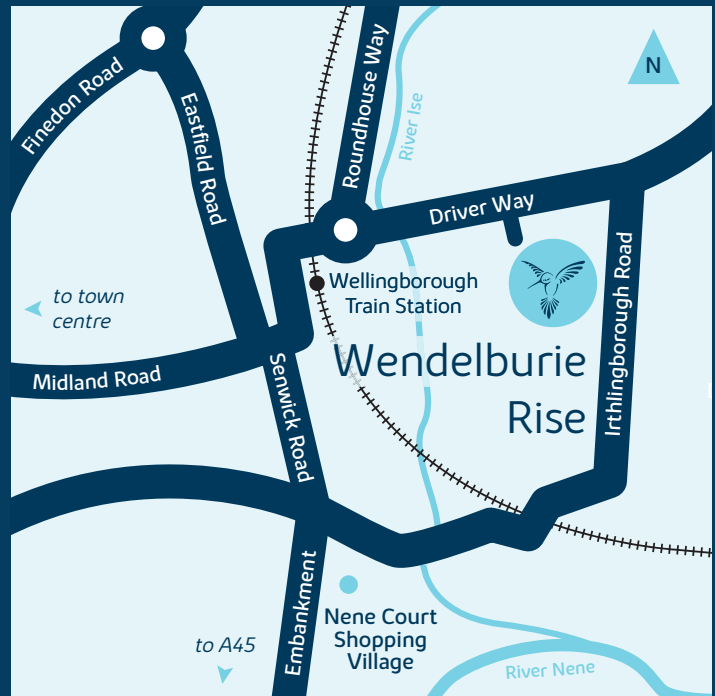
Driver Way,  
Wellingborough NN8 1RF

## From A45 East, Northampton

- Turn right at Wilby Way roundabout
- Bear left onto slip road / Junction 14
- Take the second exit at both roundabouts to Embankment
- Continue straight and then turn right at Midland Road
- Continue straight onto Driver Way
- Follow Driver Way for 400 yards, and turn right onto the sales centre approach

## From A14, Kettering

- Take the A6 south at Junction 10 A14 roundabout
- Keep right at the first roundabout and continue straight at the next two roundabouts
- In Finedon, turn left at the roundabout to A510
- In 1.4 miles, turn left on to Sidegate Lane
- Continue for approximately 1 mile, and turn right onto Irthlingborough Road
- Continue straight onto Driver Way
- In 200 yards, turn left onto the sales centre approach



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Cover photograph of Wellingborough. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Northern Home Counties region  
Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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MWE15 2b GD56810 / 09.20

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# Wendelburie Rise

Wellingborough

Development plan

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# Wendelburie Rise

## Wellingborough - Area 10 Phase 2

Future development  
by Bovis Homes



### 2 bedroom homes

- The Holly
- The Hawthorn
- The Rose

### 4 bedroom homes

- The Chestnut
- The Chestnut II
- The Aspen

### 3 bedroom homes

- The Spruce
- The Spruce II
- The Cypress
- The Cypress II
- The Beech
- The Magnolia
- The Hazel

### 5 bedroom homes

- The Yew II
- The Yew
- The Lime
- The Birch

### Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

ss sub station  
bcp bin collection point  
cp carport

Public open space

Sports pitches

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

**Vistry Northern Home Counties region**

Building 7, Caldecotte Lake Business Park, Milton Keynes, Buckinghamshire MK7 8JU. Telephone: 01908 088 500

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## So much choice...

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 contemporary 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.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

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 guidance.



## Wendelburie Rise Wellingborough

The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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MWE10 DS09972 / 04.24



Specification

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# Wendelburie Rise

## Wellingborough

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

	2 bedroom The Hawthorn The Holly	3 bedroom The Hazel The Magnolia The Cypress The Cypress II The Spruce The Spruce II The Beech	4 bedroom The Chestnut The Chestnut II The Aspen	5 bedroom The Birch The Lime The Yew The Yew II
Choice of fitted kitchen (doors and worktop/s)*	■	■	■	■
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				■
Hob with built-in single under-oven, with stainless steel splashback and chimney hood	■	■	■	■
Hob (75cm) with built-in double high level oven, with glass splashback and chimney hood			■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood				■
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood				■
LED under-unit flexible strip lighting				■
Fridge / freezer space	■	■	■	■
Integrated (Indesit) 50/50 fridge-freezer			■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Integrated (Indesit) dishwasher				■
Space for washing machine with plumbing and electrics in kitchen or utility	■	■	■	■

### Bathroom and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■
Ideal Standard close coupled WC to cloakroom and splashback wall tiling to basin	■	■	■	■
Ideal Standard shower tray with glass enclosure		■	■	■
Shower over bath with glazed screen	■			
Handheld hair wash attachment to bath		■	■	■
Choice of Porcelanosa wall tiling (splashback and full height over bath)	■			
Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*				■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)			■	■

### Doors and Windows

	2 bedroom The Hawthorn The Holly	3 bedroom The Hazel The Magnolia The Cypress The Cypress II The Spruce The Spruce II The Beech	4 bedroom The Chestnut The Chestnut II The Aspen	5 bedroom The Birch The Lime The Yew The Yew II
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Double glazed powder-coated aluminium bi-fold doors			■	■
White painted internal doors with satin chrome handles	■	■	■	■
Paving outside French / bi-fold door (where applicable)	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■
Multi-media plate in sitting room	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Fitted external tap	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Landscaped front garden (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.



# The Holly

2 bedroom home

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# The Holly

2 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.23	15' 7" x 10' 7"
Sitting room	3.70 x 3.65	12' 2" x 12' 0"

## First floor

Bedroom 1	4.74 x 3.58	15' 7" x 11' 9"
Bedroom 2	4.74 x 2.56	15' 7" x 8' 5"

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

### The Holly | X204 03 Phase 3 Wellingborough |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

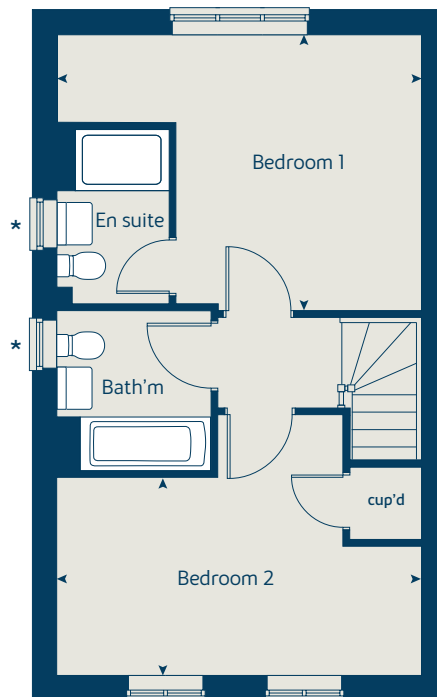
\* Windows apply to end of terrace plots only. Please see sales consultant for further details.

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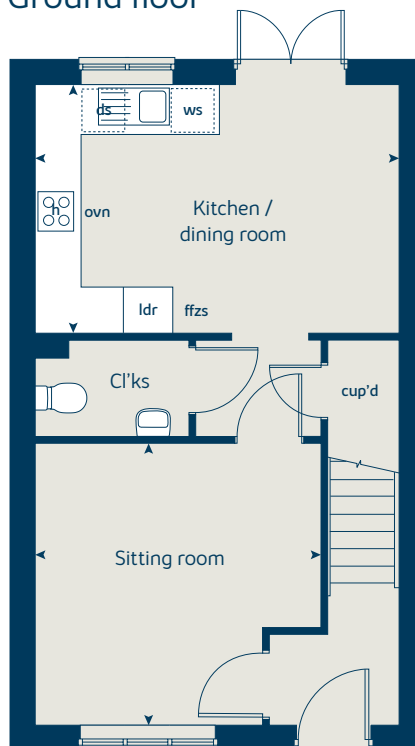
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MWE10 Phase 3 DS12406 / 01.25

## First floor



## Ground floor





# The Magnolia

3 bedroom home

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# The Magnolia

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.70 x 3.70	12' 2" x 12' 2"

### First floor

Bedroom 1	3.05 x 2.54	10' 0" x 8' 4"
Bedroom 2	2.98 x 2.54	9' 10" x 8' 4"
Bedroom 3	2.79 x 2.08	9' 2" x 6' 10"

### The Magnolia | X327 01 MWE10 |

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ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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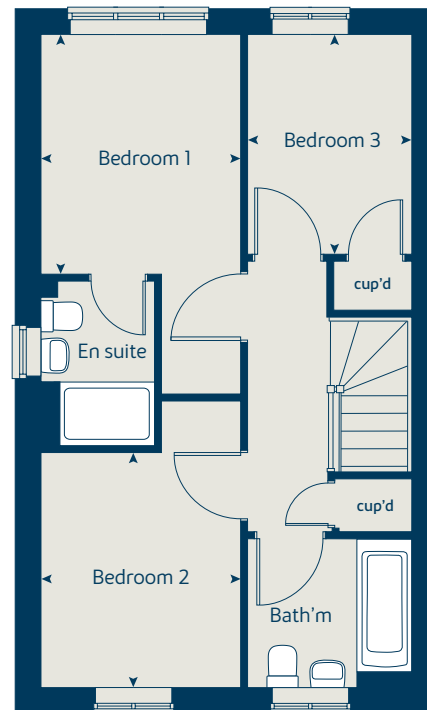
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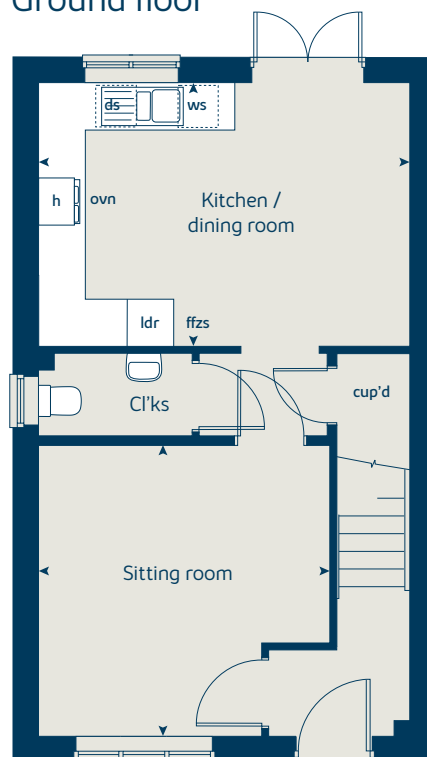
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MWE10 DS02803 / 06.22

### First floor



### Ground floor





# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.97	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

### First floor

Bedroom 1	3.52 x 3.29	11' 7" x 9' 8"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.47 x 2.14	11' 5" x 7' 1"

### The Hazel | X305 03 MWE10 PH2 |

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\* Windows apply to plot 163 only. Please see sales consultant for further details.

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

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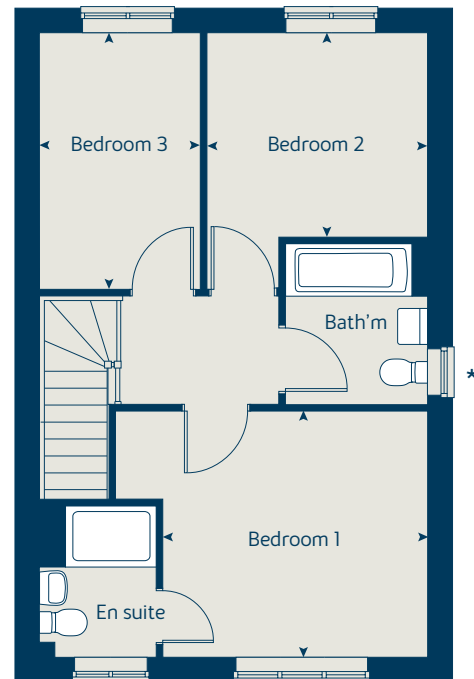
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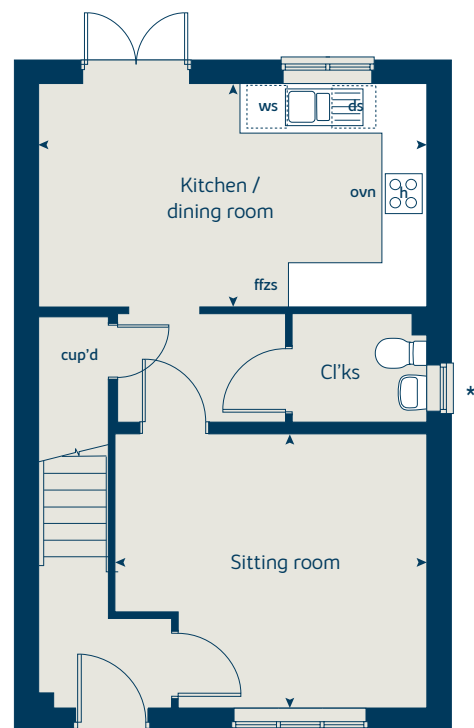
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MWE10 Phase 2 DS05535 / 07.23

## First floor



## Ground floor





# The Spruce

3 bedroom home

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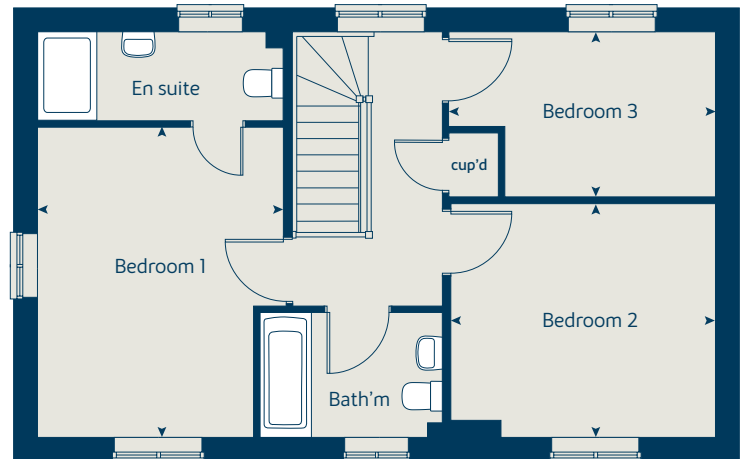
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# The Spruce

## 3 bedroom home

### First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.54	18' 2" x 11' 8"
Sitting room	5.52 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	4.22 x 3.34	13' 10" x 11' 0"
Bedroom 2	3.59 x 3.17	11' 10" x 10' 5"
Bedroom 3	3.62 x 2.24	11' 11" x 7' 4"

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

#### The Spruce | X307 (IF) 02 Phase 3 Wellingborough |

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① Bay window applies to plots 81 and 96 only. Please see sales consultant for further details.

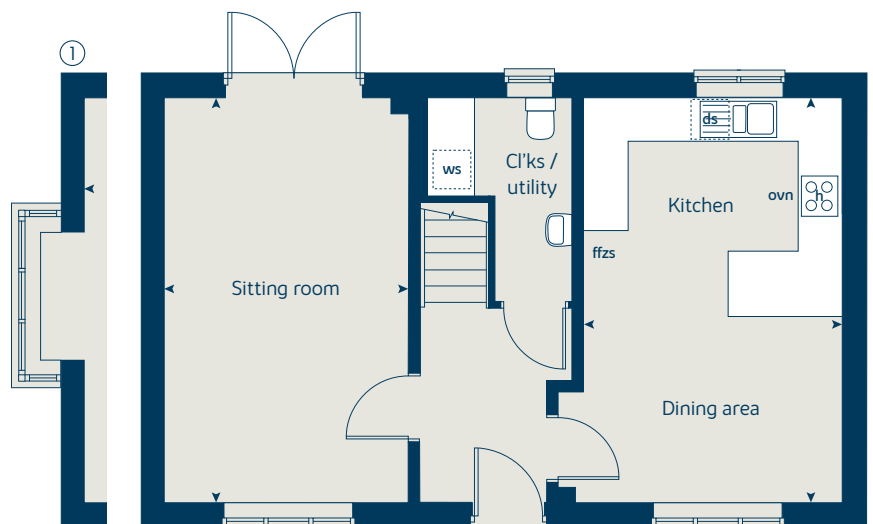
\* Window applies to plots 81, 95 and 96 only. Please see sales consultant for further details.

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### Ground floor





# The Spruce II

3 bedroom home

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# The Spruce II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.54	18' 2" x 11' 8"
Sitting room	5.52 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	4.22 x 3.34	13' 10" x 11' 0"
Bedroom 2	3.59 x 3.17	11' 10" x 10' 5"
Bedroom 3	3.62 x 2.24	11' 11" x 7' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Spruce | X307 (IF) 02 Phase 3 Wellingborough |

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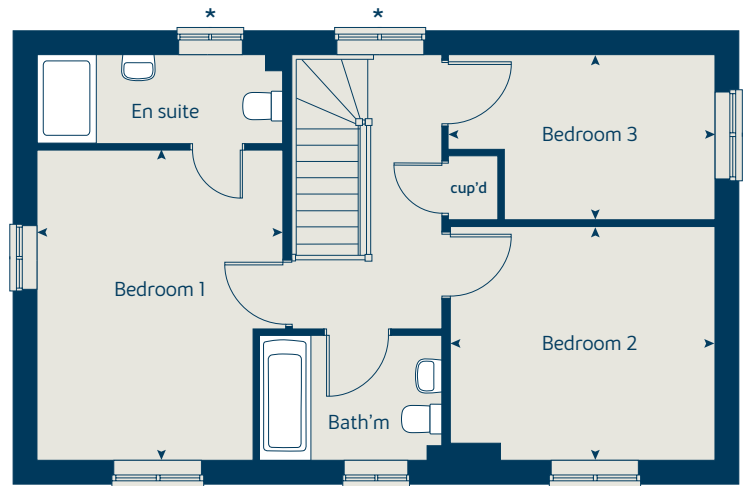
\* Windows omitted on semi and mid terrace situations and plot 104. Please see sales consultant for further details.

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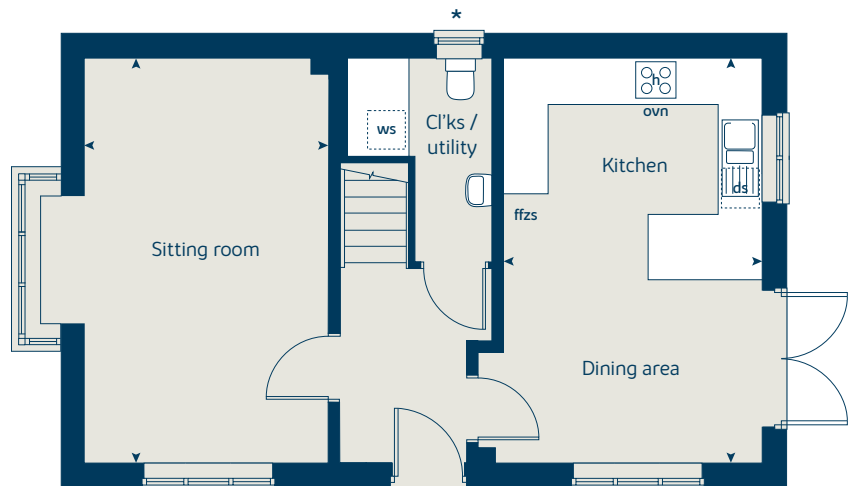
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### First floor



### Ground floor





# The Cypress II

3 bedroom home

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# The Cypress II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 1" x 10' 3"
Sitting room	4.39 x 3.40	14' 5" x 11' 1"

### First floor

Bedroom 1	4.08 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.26 x 2.82	10' 8" x 9' 3"
Bedroom 3	3.52 x 2.15	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Cypress II | X308 (IF) 02 Phase 3 Wellingborough |

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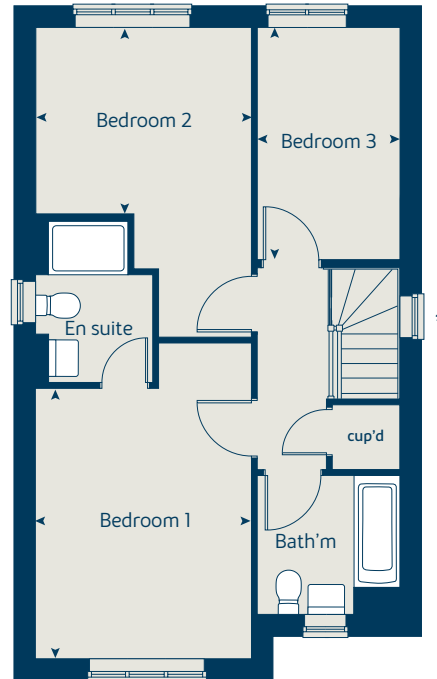
\* Windows apply to selected plots only. Please see sales consultant for further details.

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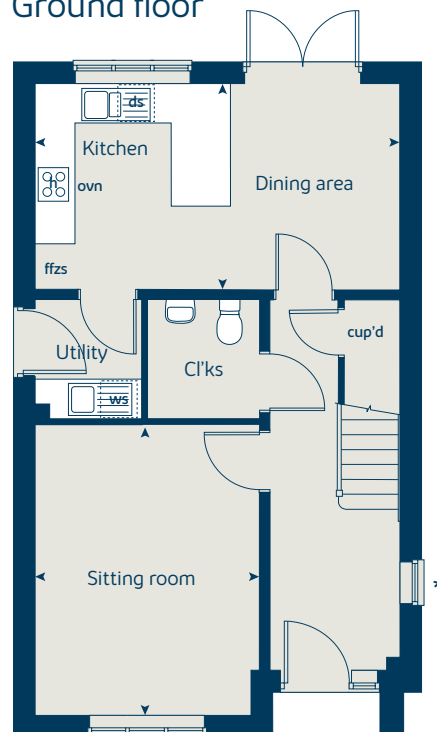
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.13	18' 1" x 10' 3"
Sitting room	4.39 x 3.40	14' 5" x 11' 1"

### First floor

Bedroom 1	4.08 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.26 x 2.82	10' 8" x 9' 3"
Bedroom 3	3.52 x 2.15	11' 7" x 7' 1"

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

### The Cypress | X308 (IF) 02 Phase 3 Wellingborough |

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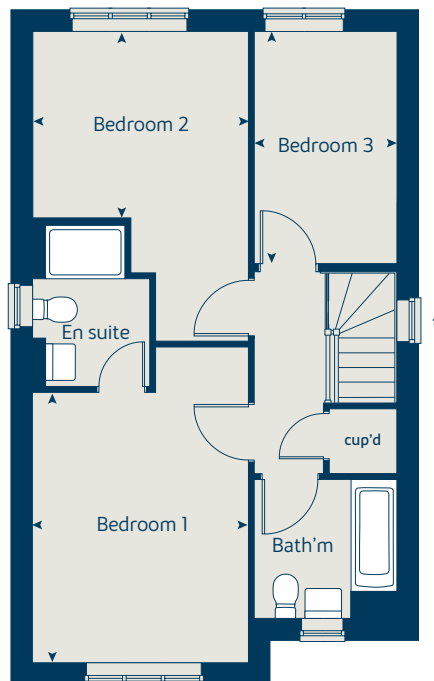
\* Windows omitted to plots 59, 60, 94, 102, 103 and 362. Please see sales consultant for further details.

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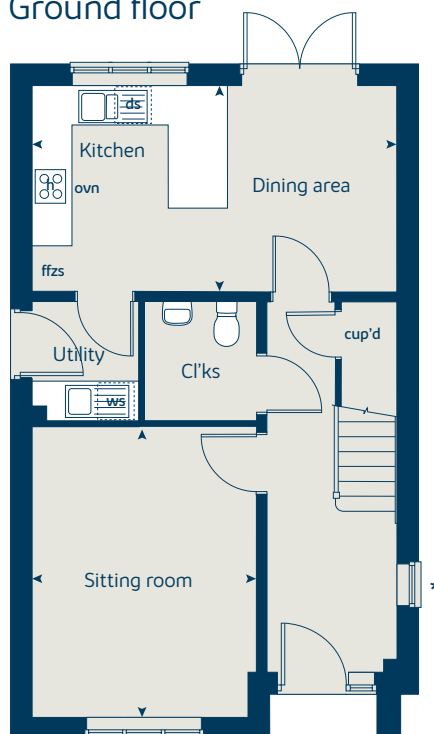
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MWE10 Phase 3 DS12406 / 01.25

### First floor



### Ground floor





# The Beech

3 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.90	15' 7" x 9' 6"
Sitting room	3.98 x 3.70	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.60	15' 7" x 8' 7"
Bedroom 3	3.38 x 2.48	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.60 x 3.42	11' 10" x 11' 3"

### The Beech | X309 01 MWE10 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

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

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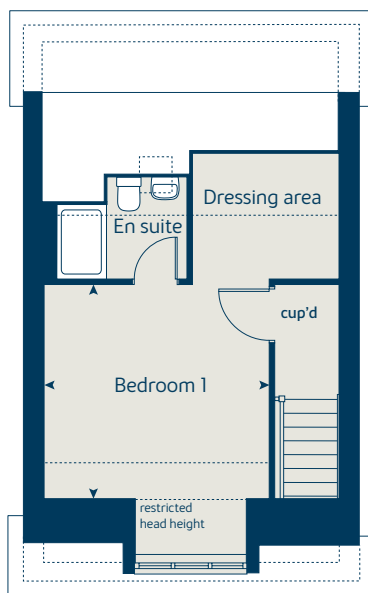
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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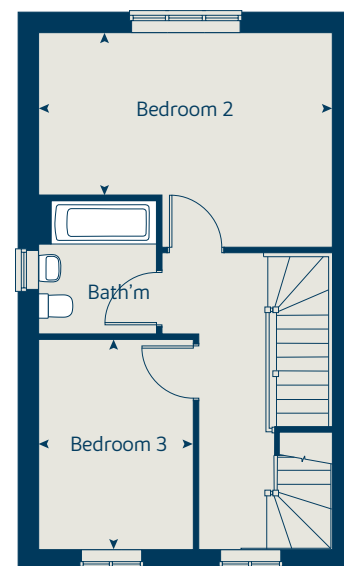
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MWE10 GD62209 / 04.22

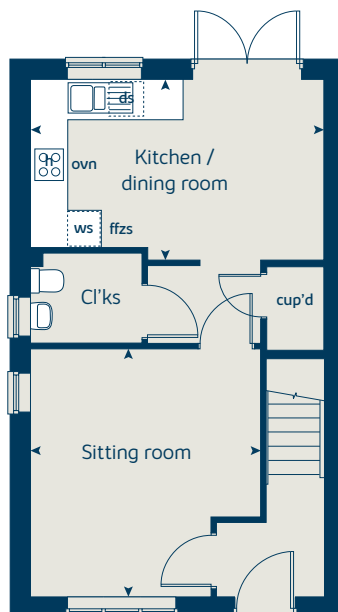
## Second floor



## First floor



## Ground floor





# The Chestnut

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Chestnut

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.88 x 3.04	12' 9" x 10' 0"
Dining / family area	4.59 x 3.03	15' 1" x 9' 11"
Sitting room	4.98 x 3.40	16' 3" x 11' 2"
Study	3.40 x 1.80	11' 0" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.06	14' 8" x 10' 1"
Bedroom 2	3.42 x 3.35	11' 3" x 11' 0"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.51	10' 6" x 8' 3"

### The Chestnut | X413 01 MWE10 |

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\* Window omitted to plot 44 only.  
Please see sales consultant for further details.

\*\* Window fixed shut to plot 44 only.  
Please see sales consultant for further details.

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

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

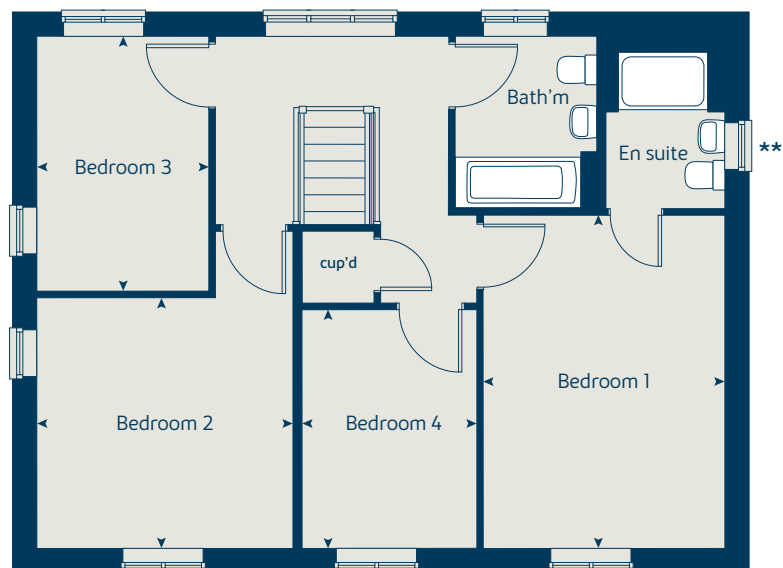
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

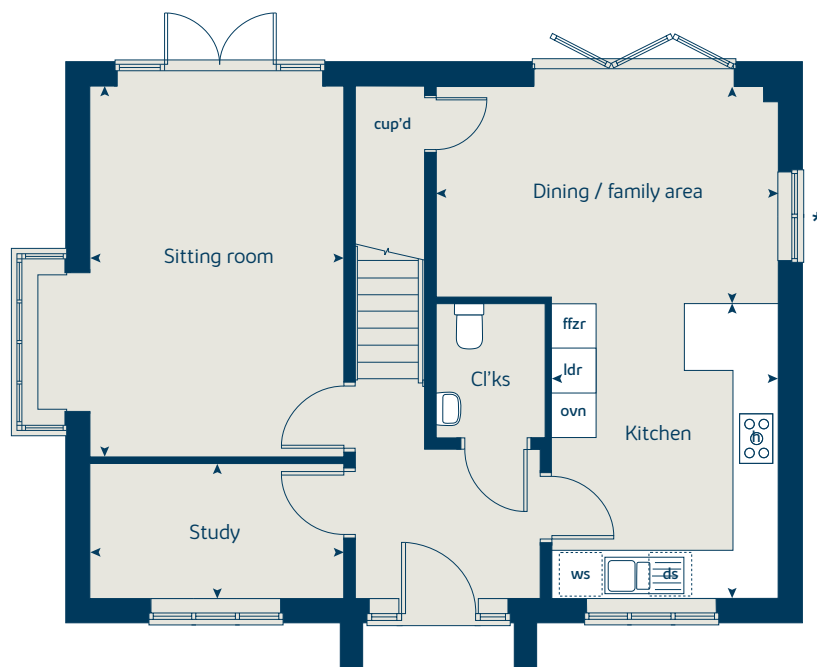
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MWE10 DS05516 / 04.23

## First floor



## Ground floor





# The Chestnut II

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Chestnut II

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining	6.87 x 4.59	22' 7" x 15' 1"
Sitting room	4.96 x 3.40	16' 3" x 11' 2"
Study	3.40 x 1.80	11' 2" x 5' 11"

### First floor

Bedroom 1	4.46 x 3.23	14' 8" x 10' 7"
Bedroom 2	3.35 x 3.43	11' 0" x 11' 3"
Bedroom 3	3.41 x 2.29	11' 2" x 7' 6"
Bedroom 4	3.19 x 2.33	10' 6" x 7' 8"

ovn	oven	w	wardrobe
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

### The Chestnut II | X413 02 Phase 3 Wellingborough |

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\* Windows omitted to plot 93 only. Please see sales consultant for further details.

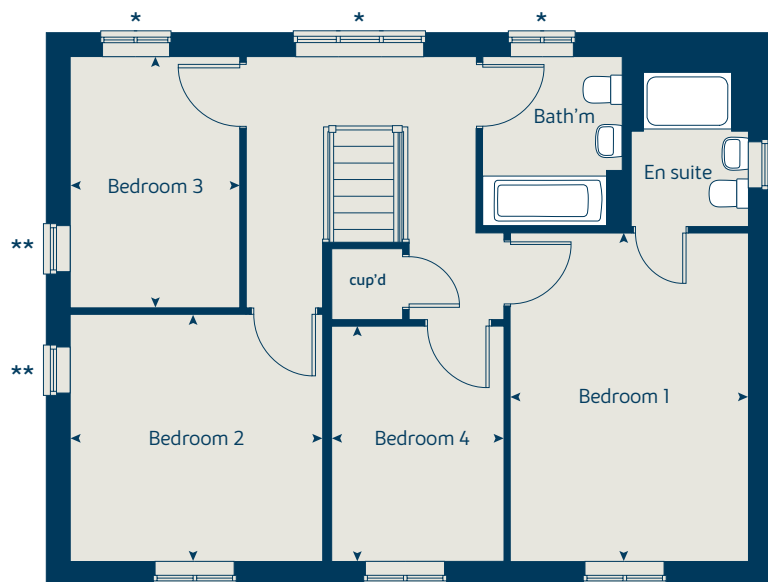
\*\* Windows are wider to plot 93 only. Please see sales consultant for further details.

Produced by the Vistry Group Design Studio.

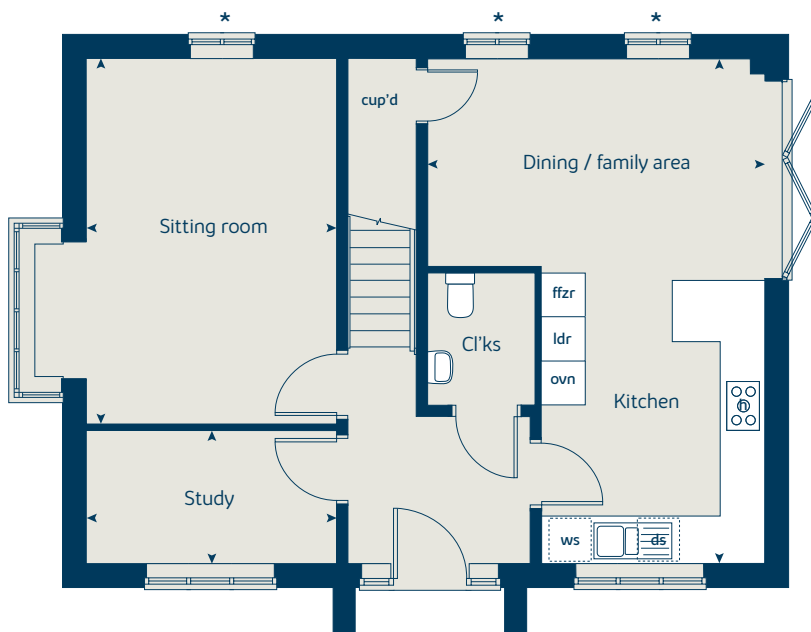
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MWE10 Phase 3 DS12406 / 01.25

### First floor



### Ground floor





# The Aspen

4 bedroom home

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 

# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / family / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.00 x 2.00	6' 7" x 6' 7"

### First floor

Bedroom 1	4.50 x 3.39	14' 9" x 11' 1"
Bedroom 2	3.81 x 3.09	12' 6" x 10' 2"
Bedroom 3	4.06 x 2.41	13' 4" x 7' 11"
Bedroom 4	3.60 x 2.44	11' 10" x 8' 0"

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

### The Aspen | X414 (IF) 01 Phase 10 3a MWE10 |

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The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

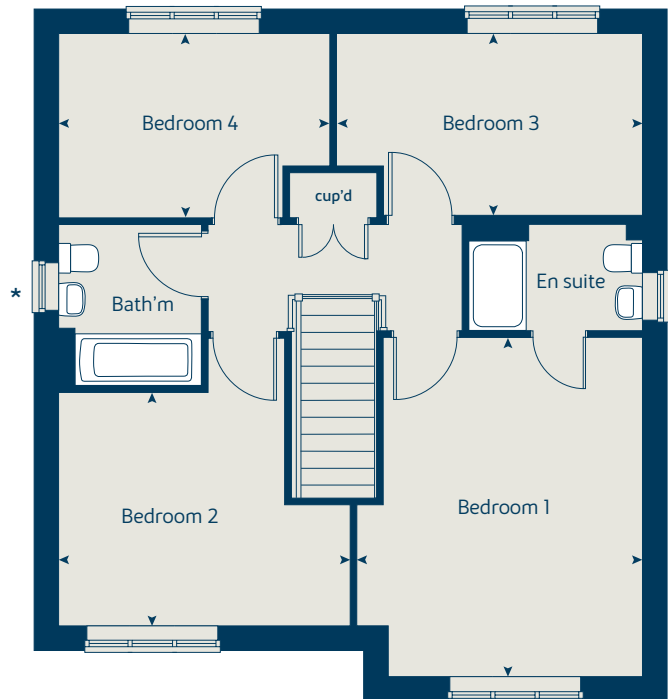
- \* Window fixed shut on plot 336 only. Please see sales consultant for further details.

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MWE10 DS09109 / 03.24

### First floor



### Ground floor

