



ST JOHN'S CIRCUS

THE STORY CONTINUES..

ABOUT US

Established over 40 years ago by David Clarke and still privately owned by him, Broadgate Homes has grown over the years to become one of the East Midlands' premier housebuilders and has an enviable reputation within the industry.



With a history of using traditional building methods and materials as well as employing longstanding, high quality, experienced craftsmen, Broadgate has been building in Spalding since it was formed and along the way the team has won numerous awards for excellence in both design and build quality. As you can see from the specification in this brochure, many features that would usually be considered an "extra" in a new property are standard in a Broadgate home.



Broadgate has always believed there is more to a home than bricks and mortar. The company is committed to enhancing the communities it builds for and over the years the group has expanded to include care homes for the elderly, the popular Spalding Water Taxi, fishing on the River Tay in Scotland and a commercial rental portfolio. This portfolio caters for large companies relocating to the area bringing jobs and also providing small start-up units to give local people the chance to grow their own business. Broadgate also offers support to many projects for the local youth, sports & art.



WHY A BROADGATE HOME?

Broadgate believes in delivering quality service throughout the buying process and beyond.

Broadgate builds more than just houses, it builds homes with a commitment to excellence and to building outstanding quality homes that are excellent value for money. We are proud to have purchasers buying their second and third Broadgate home from us over the years; as your family changes so does your ideal home and Broadgate is there along the way to help you find it.

Using only high quality materials with a well-established team providing first rate customer care the company is held in high regard and any Broadgate home is considered a desirable address.

We are also at the forefront of schemes to help people who can't afford to buy their own home. For over 40 years Broadgate has developed and participated in schemes to assist local people to get a foot on the housing ladder and we don't ever see that changing.



WHY SPALDING?

South Lincolnshire is one of the country's best kept secrets. The Fens are unique with an atmosphere and appeal all of their own. This rich and fertile landscape has some of the prettiest towns in England and can offer peace and tranquillity. Its history of land reclamation has left South Lincolnshire with some of the best flood defences in the land with an extensive network of drains, embankments and pumps protecting the land from rain and tide.



Traditionally the area relied on agriculture for its trade and although it now has a far more diverse range of industries, it still has strong links with agriculture and horticulture. Towns and communities have grown to service this successful mix of businesses, so much so that Lincolnshire can boast one of the highest rates of employment in the country.

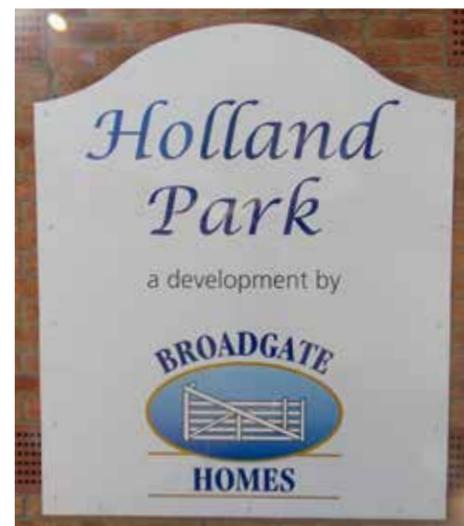


The quality of life in Lincolnshire is outstanding. Well-established grammar schools, primary and secondary schools rated excellent provide superior education. The crime rate is one of the lowest in the country and the area boasts excellent healthcare.

With good road and rail links to both the south and the north and easy access to the east coast resorts of Norfolk and Lincolnshire, South Lincolnshire really does offer a better quality of life.

LOCATION, LOCATION..

Located on the outskirts of the pretty market town of Spalding, St John's Circus is the ideal location within easy reach of schools, good education facilities, shopping, restaurants and leisure facilities.



Broadgate has been building Holland Park in Spalding for many years and St John's Circus is its latest offering. Now for the technical bit St John's Circus is the first stage of an urban extension to Spalding. Broadgate worked with South Holland District Council and consulted CABE (Chartered Association of Building Engineers) who gave it a glowing report. Detailed planning has gone in to the road network, pedestrian and cycle routes as well as providing for education and health later in the development. Spalding is a rural area where people rely on their car, so each property has parking for at least two cars.

A Broadgate home is a classic and instantly recognisable. Each home is designed and built for comfort, quality and with great attention to detail – there are no shortcuts to achieving excellence.

The innovative Broadgate design team has put a great deal of thought into the new portfolio of properties for St John's Circus. New home owners are looking for their homes to be flexible to their requirements and whether a professional couple or a growing family, purchasers expect their new home to meet all their needs.



The design team has looked at every aspect of the design and layout of the home, updating the specification to include things such as new internal doors with modern brushed chrome fittings, photovoltaic panels and high speed fibre broadband as standard to every property.



ST JOHN'S CIRCUS

2 BEDROOM PROPERTIES



THE ELCHO
2 Bedroom Terrace House
Plots: 5, 6, 8, 19, 20, 21, 22



THE KINFAUNS
2 Bedroom Terrace House
Plots: 27, 28, 29, 30, 31, 32



THE INCHYRA
2 Bedroom Coach House
Style Apartment
Plots: 69, 70

3 BEDROOM PROPERTIES



THE EARN
3 Bedroom Terrace House
Plots: 9



THE KINROULL
3 Bedroom Terrace House
Plots: 16, 67, 68



THE GLENCARSE
3 Bedroom Terrace House
Plots: 1, 2, 14, 15, 43, 44



THE INSHERRIT
3 Bedroom Semi Detached
Town House
Plots: 12, 13, 23, 24, 25, 26, 35,
36, 45, 46



THE CARGILL
3 Bedroom Cluster Town House
Plots: 47, 48, 49, 50



THE FRIARTON
3 Bedroom Semi Detached
House
Plots: 7



THE NEWBURGH
3 Bedroom Semi Detached
House
Plots: 37



THE ERROL
3 Bedroom Terrace Town House
Plots: 10, 11, 17, 18, 41, 42



THE KENMORE
3 Bedroom Terrace Town House
Plots: 3, 4, 38, 39, 40, 51, 52, 53,
57, 58, 59, 62, 63, 64, 65, 66

4 & 5 BEDROOM PROPERTIES



THE AUCHTERARDER
4 Bedroom Semi Detached
Town House
Plots: 33, 34, 55, 56, 60, 61



THE DUNKELD
5 Bedroom Detached House
Plots: 54



This plan is indicative and intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries or easements. For specific details, other than general site layout, please liaise directly with the Sales Negotiator.

BUYING YOUR NEW HOME

We provide our customers with the same high level of care that we put into building our homes.

We understand that whether you're buying your first home or moving up the housing ladder this can be a daunting task. Buying a new home is a big decision and probably the greatest financial commitment you will make. It can be a stressful time.



There are many benefits to buying a new home; it's yours, only yours and no-one has ever lived there before. You may have the luxury of choosing from a selection of fixtures and fittings to personalise your home to your taste and very importantly every new home comes with a 2 year Broadgate warranty and a 10 year NHBC warranty.



Our dedicated sales team is at your service and they have gone through extensive training to become Broadgate experts. They will be with you throughout your purchase, to explain the whole process and to answer any questions you may have about the area, the development and your new home.

In order to purchase a Broadgate home you must be in a position to proceed to exchange of contracts. This means you must either be a first time buyer, have sold your existing property subject to contract or not be dependent on the sale of your property in order to purchase your new home.



A reservation fee holds the property at a fixed price for four weeks until exchange of contracts.

Once you have paid your reservation fee we ask you to complete the reservation forms and provide us with your solicitor's details.



At this point you need to instruct your solicitor to apply for searches and you need to apply for a mortgage immediately with your financial advisor if required.

Our Sales Negotiator will arrange an appointment for you to select your kitchen and bathroom choices.



After about four weeks you will exchange contracts with us and at this point you will pay a deposit of around 10% of the value of your property. We then process your kitchen and bathroom selections and the construction team move forward with your new home. We usually estimate that your new home will be ready in a minimum of twelve weeks from this point in the process.



Your Sales Negotiator will keep in touch with you throughout the build of your new home with regular updates as to progress.

Once your home is nearly complete you will be invited to attend a meeting with your Sales Negotiator and the Site Manager to demonstrate your new home to you.

At the meeting we also hand you a Customer Information Pack. This is personal to your property and is full of practical information and handy hints about every aspect of your new home; just another one of the personal touches that makes Broadgate different.



Once the property is fully complete you pay the balance of your monies and we will hand over your keys to you on the same day!



THOSE SPECIAL TOUCHES

As you can see opposite, many features that would be considered an “extra” in a new home are standard in a Broadgate Home. We constantly strive to be at the forefront of design and innovation and in almost every room you’ll find a special feature that’s been designed to impress.

Touches you’ll find around your new home include integral photovoltaic panels, high quality kitchen units and appliances, bath and separate shower cubicle and high speed fibre broadband.



St John’s Circus is the first major development in South Holland to install a pure fibre connection between every new home they build all the way to the local exchange (FTTP). This means our new homeowners have access to some of the fastest broadband speeds in the country – up to 300Mbit/s download. Speed may vary depending on the contract and service provider.

Whatever you’re into, fibre will make it quicker and easier. But let’s be clear, it isn’t just about doing one thing online much faster. It’s also about everyone in the home being able to do their own thing online all at the same time. Depending on the broadband package offered by your preferred communications provider, you may be able to store all your files in the cloud, access everything you need – telephone, TV, internet radio, videos etc. Whether you’re at home, at a friend’s or away on holiday, download HD or 3D movies to your TV with ease and for the younger members of the family, top level gaming and social network speeds. As well as many other exciting uses.

We simply provide the access via Openreach and you choose your own contract and communications service provider – you are not tied to a single supplier.

At Broadgate Homes we continue to review new and emerging trends to ensure we bring you a truly inspirational new home.



SPECIFICATION

				
				QUALITY FEATURES
✓	✓	✓	✓	Traditional Brick and Block Build With Good Standard of Insulation
✓	✓	✓	✓	Lockable Handles to Windows (where applicable)
✓	✓	✓	✓	Turf to Front Garden (where design allows)
✓	✓	✓	✓	1.8m Fence to Rear Garden
✓	✓	✓	✓	External Cold Water Tap
✓	✓	✓	✗	Artex and Coving Throughout
E	E	E	✓	Smooth Ceilings and Coving Throughout*
✓	✓	✓	✓	Satin Chrome Door Furniture Throughout
✗	✓	✓	✓	Satin Chrome Sockets and Light Switches
✓	✓	✓	✓	10 year NHBC Buildmark Warranty
✓	✓	✓	✓	2 year Broadgate Warranty
				ENERGY SAVING & SECURITY
✓	✓	✓	✓	PVCu White Double Glazed Windows
✓	✓	✓	✓	Integral Photovoltaic Panels to Roof
✓	✓	✓	✓	Gas Central Heating with Energy Efficient Boiler
✓	✓	✓	✓	Thermostatic Radiator Valves to all Main Rooms
✓	✓	✓	✓	Mains Powered Smoke Detectors with Battery Back Up
✓	✓	✓	✓	External Lights to Front and Rear
				KITCHEN & BATHROOM
✓	✓	✓	✓	Selection of Kitchen Unit Doors with Soft Close Hinges, Worktop & Matching Upstand*
✓	✓	✓	✓	Under Cupboard Lighting to Kitchen
E	E	E	✓	Selection of Floor Tiles to Kitchen
E	E	E	E	Additional Floor Tiling
✓	✓	✓	✗	Single Neff Stainless Steel Fan Oven
E	E	E	✓	Double Neff Stainless Steel Fan Oven
E	E	E	E	Eye Level Neff Stainless Steel Double Oven
✓	✓	✓	✓	Neff Stainless Steel Gas Hob
E	E	E	E	Neff Black Ceramic Glass Hob
✓	✓	✓	✓	Neff Extractor Fan
✓	✓	✓	✓	Washing Machine Space including Plumbing
E	E	E	E	Neff Integrated Washing Machine
E	E	E	E	Neff Integrated Washer Dryer
✗	✓	✓	✓	Dishwasher Space including Plumbing to Kitchen
E	E	E	E	Neff Integrated Dishwasher to Kitchen
✓	✓	✓	✓	Fridge Freezer Space to Kitchen
E	E	E	E	Neff Integrated Fridge Freezer to Kitchen
✓	✓	✓	✓	Bathroom with Separate Shower
✗	✗	✓	✓	En-Suite to Master Bedroom
✓	✓	✓	✓	Thermostatically Controlled Shower
✓	✓	✓	✓	White Sanitaryware with Chrome Monobloc Taps
✓	✓	✓	✓	Selection of Wall Tiling to Bathroom (where design allows)*
E	E	E	E	Additional Tiling to Bathroom & Ensuite (where design allows)*
✓	✓	✓	✓	Recessed Spotlights to Kitchen, Bathroom & Ensuite (where design allows)
				TECHNOLOGY
✓	✓	✓	✓	Superfast Fibre Broadband Connection Point

✓ Standard
✗ Not Available
E Extra subject to housetype & build stage
* Subject to build stage

This specification is intended as a guide only. Please confirm the specification of your chosen property prior to reservation.

