

Wellington *Place*

WILLIAM DAVIS AT MARKET HARBOROUGH




WILLIAM
DAVIS



William Davis

Est. 1935

We’ve been building beautiful homes for more than 80 years.

And throughout that time the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You’ll see this in everything from our unique sale packages and upgrades to the fine details we add to make each house a home.

But most of all, you’ll see it in our service. Having spent all these years really getting to know our customers, we know it’s important that we do everything we can to make finding your new home easier. Whether you’d like to know more about the local area of our latest development, or you’re being held back by the buyer of

your current home, with our expert consultants and tailored buying options we’ll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That’s why, in the annual Home Builders Federation survey, we’ve been rated a five-star developer three years in a row.

In this brochure you’ll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.



*“Every detail has
been considered,
from the pathways
to the handles on
the cupboards.”*

Craftsmen

To build the very best homes, we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home, you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchen.





Detail

It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve. Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.

Wellington Place

Market Harborough

Everything's just right at Wellington Place

In the 2018 edition of the Sunday Times Best Places to Live, Market Harborough was rated one of the top 10 addresses in the Midlands. It's easy to see why. Picturesque, with brilliant shopping, restaurants and local schools, this historic market town gets everything right. Living up the road at Wellington Place, you'll be in the perfect spot to enjoy everything Harborough has to offer, while nestled in beautiful rural surroundings. Here, weekends are made for coffees, catch-ups, country rambles and retail therapy. Come and settle in.



Harborough town centre



The Old Grammar School



Foxton Locks



Sidewalk shops

Whether you're a first-time buyer or are looking for room for your family to grow, the perfect home's waiting for you at Wellington Place. In this first phase we've just 68 plots, and whichever you choose you'll always find the same elegant designs and uncompromising quality.

Property Details

Inside and out, each William Davis property has been perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. At Wellington Place our homes come in a range of sizes and designs, and the details will slightly differ depending on the type of home you choose.

Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher and microwave, we have something for you at Wellington Place.

Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage, you might be able to upgrade your kitchen with different cupboards and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our sales team.



Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose, you'll have some green space to make your own; each William Davis home has a private landscaped garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



Amenities

For everything you need, you needn't go further than Harborough

Wellington Place is less than 10 minutes' drive from the top-rated restaurants, cosy cafés, shops, healthcare and schools of Market Harborough. When it comes to education there's a lot of choice, from excellent independents to professional preschools, and if you're looking to keep the kids busy you'll find lots of sports clubs in the area too. Stock up on supplies in one of the many supermarkets, pick up treats on the high street, and get all the fresh air you need from your rural surroundings and pretty local villages. And if you're looking to explore? Leicester is about 30 minutes away, Northampton 40 minutes, and London just under an hour on the train.

Find out more about Market Harborough and the local area over the following pages.

Schools



Foxton Primary (1.7 miles)

A non-religious community primary school for 4 to 11 year olds.

Great Bowden Academy (1.8 miles)

A small Church of England primary school in the nearby village of Great Bowden.

Ridgeway Primary Academy (2.1 miles)

A vibrant and welcoming primary school under 10 minutes' drive from the development.

Church Langton C of E (2.8 miles)

A rural primary school with an education rooted in Christian values.

Brooke House College (1.3 miles)

A co-educational international high school and college with boarding facilities.

Robert Smyth Academy (1.5 miles)

A co-educational state school for children aged 11 to 19 years old.

Welland Park Academy (2.2 miles)

An in-demand 11 to 16 community college with an inclusive family feel.

University of Leicester (12.8 miles)

A respected research university, now well known for identifying the remains of King Richard III.

De Montfort University (14.3 miles)

A Leicester-based university offering a vast range of courses.

Loughborough University (17.6 miles)

A high-ranking university with strengths in engineering, technology, and sport.

Medical



GPs and health services

It's easy to keep your family's health in check at Wellington Place; find GPs nearby in Market Harborough, as well as a well-appointed medical centre.

The development is around 20 minutes from both NHS and private hospitals, and you'll find dentists and other health services in town.

Take a look at local GPs and more on the NHS website: www.nhs.uk/service-search

Other



Fitness

There's a leisure centre with a swimming pool, gym, and health suite in town, as well as gyms and sports clubs. A little further out you'll find the rugby and golf clubs and, if you're looking for more specialist facilities or equipment, there are lots of gyms and fitness centres over in Leicester.

Outdoors

Wellington Place is nestled in the heart of the Midlands, so if you love to get outdoors you'll find plenty of local walking trails, woodland and country parks. Head to East Carlton Country Park with the kids and the dog, or go for a stroll around Welland Park, Foxton Lock or Rockingham Castle.

Transport

The development's a short drive from the M1 and close to the A6, so it's only a 30-minute journey into Leicester. Getting into Market Harborough is simple - just catch a quick bus ride from right outside Wellington Place. Plus, it's less than an hour to London via train from Market Harborough station, making it easier than you'd think to commute.

Food and drink

Thai, Indian, Italian, Mexican, dim sum – if you're eating in Harborough you're really spoilt for choice. There's a refreshing mix of independents alongside your favourite chains, as well as classic takeaways and fish and chips when you're craving something simple. Head to town or the nearby villages to find pubs and coffee spots or, for a special night out, take the easy trip into Leicester.

Shopping

First things first: Market Harborough is the birthplace of Joules, so the flagship store is sure to be a top stop on any shopping trip. The town is full of high street favourites as well as quirky independent shops, though if you're after something particular Highcross Shopping Centre is only 30 minutes away in Leicester. For your weekly food shop there are lots of supermarkets to choose from, including Aldi, Lidl, and Waitrose.

Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home, it's immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years, your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For three years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating three times in a row.

Customer care

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so if you need urgent help, we'll always be there.



“With everything so beautifully finished our house felt like home immediately. We’re delighted.”

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we’ve mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don’t form part of any contract or warranty. If you’d like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

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Living in Market Harborough