



KELLEN
HOMES

VERNON GARDENS

ROYTON - OLDHAM

A COLLECTION OF
TWO, THREE AND FOUR BEDROOM HOMES

VERNONGARDENS.CO.UK



Homes for Everyone

Sunset over Dovestones, near Oldham

WELCOME TO VERNON GARDENS

Located on Radcliffe Street, in this sought after Oldham area, Vernon Gardens offers a range of new 2, 3 and 4 bedroom homes.

Each eye catching home features quality materials and energy-efficient appliances to reduce its environmental impact. So whether you're a first time buyer, a growing family or looking to downsize, we have the perfect home for you.

Royton is well serviced by a wide variety of shops, amenities and businesses. For those who enjoy the great outdoors, the Peak District National Park - the fifth largest in the UK - is fewer than 10 miles away and boasts incredible walking and biking trails, breathtaking wildlife and access to the world famous Chatsworth House.

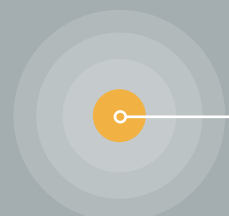
Frequent bus services operate in the town, providing residents with easy access to a variety of locations in Greater Manchester, including Manchester, Ashton-under-Lyne and Rochdale, making it a popular choice among families who love city life.

A WONDERFUL LOCATION FOR
**MODERN FAMILY
LIVING**



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VERNON GARDENS





Royton Leisure Centre



Rochdale Canal



Royton Park



Crompton & Royton Golf Club

Manchester is one of Europe's most beloved cities, with a unique mix of top-quality shops, restaurants and bars perfectly complementing its world class universities, thrilling sports arenas and thriving arts scene. It is also home to the UK's third busiest airport, which is easily accessible by motorway, train or Metrolink and offers flights to destinations the world over.

Even closer to Royton is the town of Oldham and its famous Cultural Quarter, home to the Oldham Coliseum Theatre and the Grade-II listed Oldham Gallery. In addition to a host of modern shopping facilities, the historic town also features an abundance of stunning outdoor spaces and parks. With a year-round events programme, Oldham has an activity for everyone. Royton offers plenty for sports fans to enjoy too, with football, cricket, swimming and water polo clubs, as well as the Crompton and Royton Golf Club, which operates a variety of open competitions.

With so much going on, Royton is an exceptional place to live and quickly becoming one of the jewels in Lancashire's crown.



Oldham Coliseum Theatre

Royton Leisure Centre
0.1 miles

Royton Park
0.3 miles

Post Office
1.2 miles

Oldham Athletic Football Club
1.3 miles

Tesco Express
1.5 miles

Tandle Hill Country Park
1.7 miles

M62
3.0 miles

Manchester City Centre
9.3 miles

Crompton and Royton Golf Club
0.1 miles

Co-op and Aldi
0.4 miles

Royal Oldham Hospital
1.3 miles

A627 (M)
1.5 miles

Crompton and Royton Golf Club
1.5 miles

Oldham Town Centre
2.5 miles

Manchester Golf Club
4.2 miles



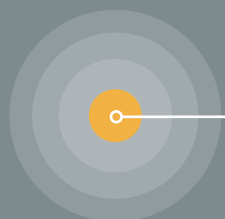
EDUCATION

Royton and the surrounding area are home to some of the best educational facilities in the UK, with 10 locations within a three mile radius rated ‘outstanding’ by the Office for Standards in Education, Children’s Services and Skills (Ofsted).

VERNON GARDENS



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The Alan Gilbert Learning Commons of University of Manchester



Among the highest ranked primary schools in the area, both the Bare Trees Primary School and the St Thomas Moorside CofE Primary School are fewer than two miles from Royton, as is one of the country's top-rated secondary schools, the Blue Coat CofE Secondary School. Another secondary school with an 'outstanding' Ofsted rating, The Radclyffe School, is located just 2.1 miles away. There are also a number of private schools available within a short commute.

For those interested in further education, The Oldham College and Hopwood Hall College offer high quality learning to school leavers, adult learners and career changers, while nearby Manchester boasts five universities, including the University of Manchester, the UK's largest single-site university.

PRIMARY SCHOOLS

Royton Hall Primary & Nursery School
Blackshaw Lane Primary School
St. Anne's C.E. (Aided) Primary School
St Joseph's R C Primary School
Crompton Primary School

SECONDARY SCHOOLS

E-act Royton and Crompton Academy
The Oldham Academy North
The Blue Coat CofE School
The Radclyffe School
Hollingworth Academy

UNIVERSITIES

University of Manchester
University of Salford
Manchester Metropolitan University

Royton Hall
Primary &
Nursery
School
0.1 miles

St. Anne's
C.E. Primary
School
0.6 miles

The Oldham
Academy
North
0.8 miles

Crompton
Primary
School
1.3 miles

The Radclyffe
School
2.5 miles

Manchester
Metropolitan
University
9.3 miles

Blackshaw
Lane Primary
School
0.5 miles

E-act
Royton and
Crompton
Academy
0.6 miles

St Joseph's
R C Primary
School
1.0 miles

The Blue
Coat CofE
School
1.8 miles

University of
Manchester
9.3 miles

University of
Salford
9.4 miles



KELLEN
HOMES



VERNONGARDENS.CO.UK

Kellen Homes brings together a team of experienced housebuilders who take great pride in the design and construction of each new home we build.

At Kellen Homes we are dedicated to delivering high quality new homes whilst enhancing the communities they're built in.

From our innovative designs to the considerate detailing of our developments landscape, we create places that people are excited to call home. homes for everyone.

We take pride in using materials that reflect our commitment to sustainability and work only with approved craftsmen.

Our commitment to quality runs through everything we do. We understand that crafting beautiful homes within thriving communities is important in reaching our aim to provide homes for everyone.



VERNON GARDENS

ROYTON - OLDHAM



SALES
OFFICE



■ AFFORDABLE HOMES
■ SHARED OWNERSHIP

VERNON GARDENS
ROYTON - OLDHAM

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SITE PLAN



THE HICKORY



THE ACACIA
 THE CEDAR
 THE CYPRESS
 THE HAZEL



THE BIRCH
 THE CHERRY



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All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Kellen Homes reserves the right to amend the specification as necessary and without notice. Development layouts are not to scale. Trees, landscaping and gardens are indicative only and may alter during construction. Development layouts, including number of homes, plot locations, parking arrangement, social / affordable housing, play areas and public open spaces may change. This does not constitute or form any part of a contract of sale. Please ask Sales Consultant for further information. November 2021.



THE ACACIA

3 BEDROOM SEMI-DETACHED AND DETACHED FAMILY HOMES



- AEG Integrated appliances as standard
- Utility store
- Two zone smart programmable gas central heating system
- Home working space to bedroom 3 with enhanced IT provision
- Chrome heated towel rail to bathroom
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Alarm system



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THE ACACIA

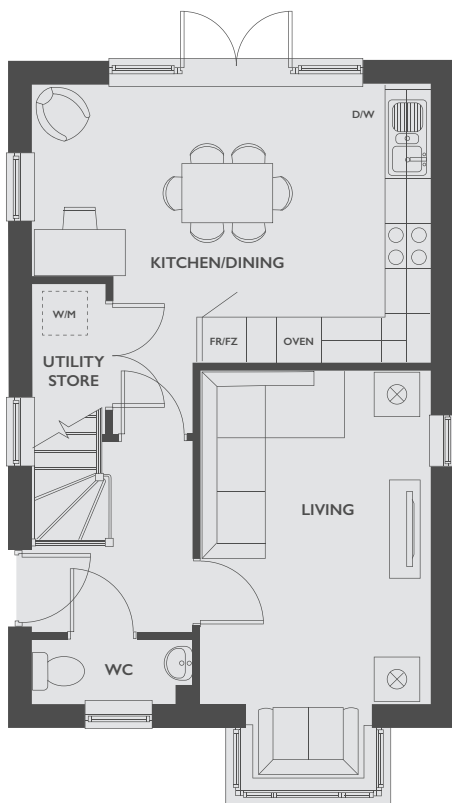
3 BEDROOM SEMI-DETACHED AND DETACHED FAMILY HOMES

958

SQ FT

89.0

SQ M

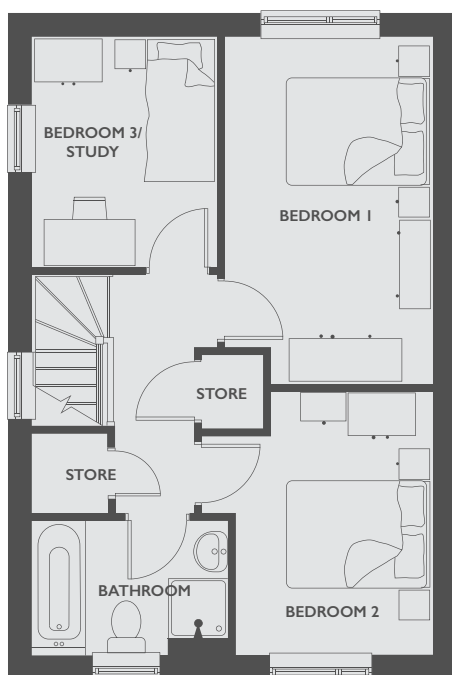


GROUND FLOOR

The three bedroom Acacia home offers a spacious living area with feature bay window allowing light to flow through and fill the room. The contemporary kitchen-diner boasts AEG integrated appliances and home working space with enhanced IT provision as standard. A utility store is a great addition to complete the downstairs.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.18 x 3.70	17' 0" x 12' 2"
LIVING ROOM	3.07 x 5.45*	10' 1" x 17' 11"
WC	2.13 x 0.86	6' 11" x 2' 10"

* into the bay



FIRST FLOOR

The upstairs features three generous double bedrooms, with work space option in bedroom 3 with enhanced IT provision. The landing offers additional storage space and a large family bathroom with free standing shower completing the upper floor.

SIZES	METRIC	IMPERIAL
BEDROOM 1	2.75 x 4.61	9' 0" x 15' 2"
BEDROOM 2	2.60 x 3.53	8' 6" x 11' 7"
BEDROOM 3	2.45 x 3.06	8' 1" x 10' 1"
BATHROOM	2.60 x 1.80	8' 6" x 5' 11"



THE BIRCH

4 BEDROOM DETACHED FAMILY HOMES



- AEG Integrated appliances as standard
- Home working space with enhanced IT provision
- Chrome heated towel rail to bathroom
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Alarm system
- Ample storage
- Integral garage



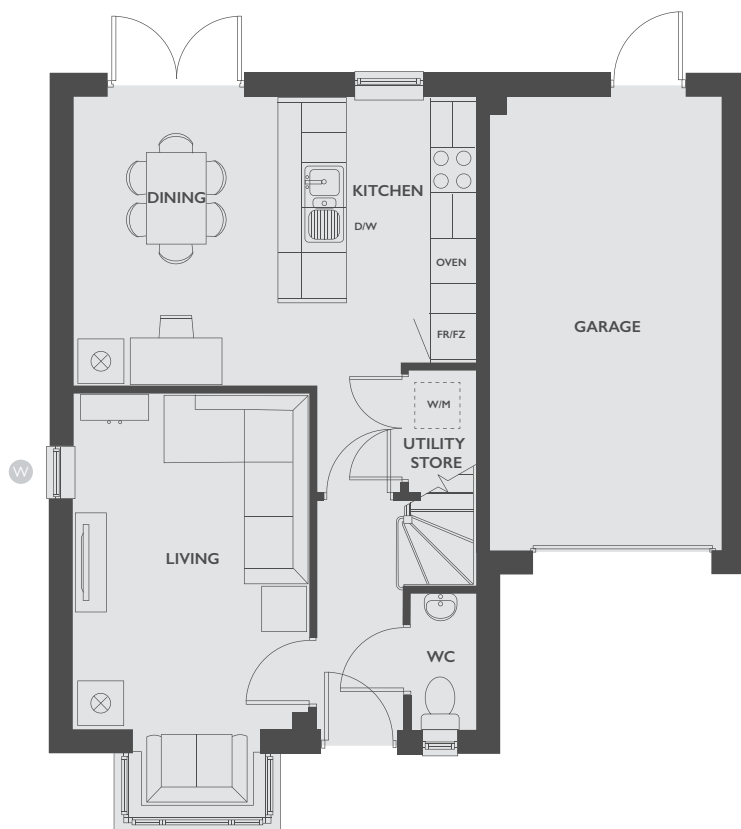
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THE BIRCH

4 BEDROOM DETACHED FAMILY HOMES

1185
SQ FT

110.1
SQ M



GROUND FLOOR

The four bedroom Birch home with single garage offers a spacious living area with feature bay window allowing light to flow through and fill the room. The contemporary open plan kitchen/diner includes AEG integrated appliances, home working space with enhanced IT provision and handy utility store.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.31 x 3.81	17' 5" x 12' 6"
LIVING ROOM	3.13 x 5.45*	10' 3" x 17' 10"
WC	0.85 x 1.80	2' 9" x 5' 11"
GARAGE	3.05 x 5.99	10' 0" x 19' 8"

* into the bay

W window to selected plots only



FIRST FLOOR

The first floor boasts generous storage facilities, whilst including four spacious double bedrooms, master with ensuite and bedroom four offering the ability to be utilised as a study with enhance IT provision. The family bathroom also features a free standing shower.

SIZES	METRIC	IMPERIAL
BEDROOM 1	3.19 x 4.50*	10' 6" x 14' 9"
EN-SUITE	2.02 x 1.80	6' 7" x 5' 11"
BEDROOM 2	2.80 x 3.76	9' 2" x 12' 4"
BEDROOM 3	3.17 x 4.39*	10' 5" x 14' 5"
BEDROOM 4	3.12 x 2.40	10' 4" x 7' 10"
BATHROOM	2.46 x 2.40	8' 0" x 7' 10"

* maximum distance



THE CEDAR

3 BEDROOM SEMI-DETACHED FAMILY HOMES



- AEG Integrated appliances as standard
- Two zone smart programmable gas central heating system
- Large family bathroom with shower unit in addition to bath
- Chrome heated towel rail to bathroom
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Outdoor tap included
- Alarm system



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THE CEDAR

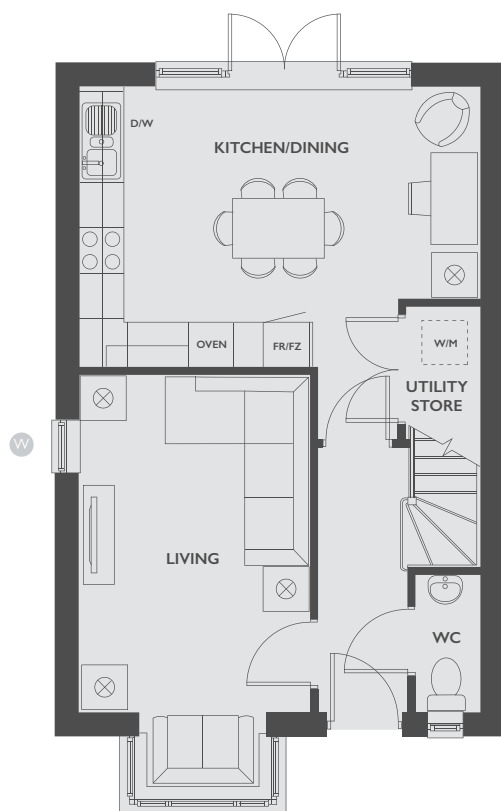
3 BEDROOM SEMI-DETACHED FAMILY HOMES

958

SQ FT

89.0

SQ M



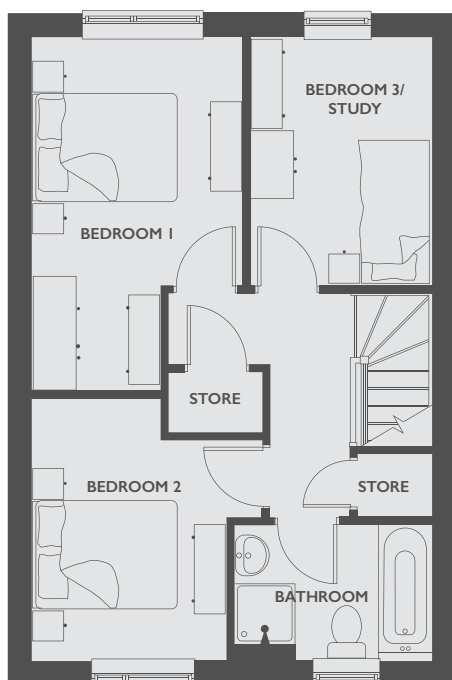
GROUND FLOOR

The ground floor offers a spacious living area flooded with light from the bay window, while the large, contemporary kitchen-diner boasts AEG integrated appliances and home working space with enhanced IT provision as standard. A handy utility store is a great addition to complete the downstairs.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.29 x 3.70	17' 5" x 12' 2"
LIVING ROOM	3.07 x 5.43*	10' 1" x 17' 10"
WC	0.90 x 1.83	2' 11" x 6' 0"

* into the bay

W window to selected plots only



FIRST FLOOR

The upstairs features three generous double bedrooms, with home work space option to bedroom 3 offering enhanced IT provision. The landing offers additional storage space and a large family bathroom with free standing shower.

SIZES	METRIC	IMPERIAL
BEDROOM 1	2.80 x 4.69	9' 2" x 15' 5"
BEDROOM 2	2.60 x 3.45	8' 6" x 11' 4"
BEDROOM 3	2.40 x 3.29	7' 10" x 10' 10"
BATHROOM	2.65 x 1.80	8' 8" x 5' 10"



THE CHERRY

4 BEDROOM DETACHED FAMILY HOMES



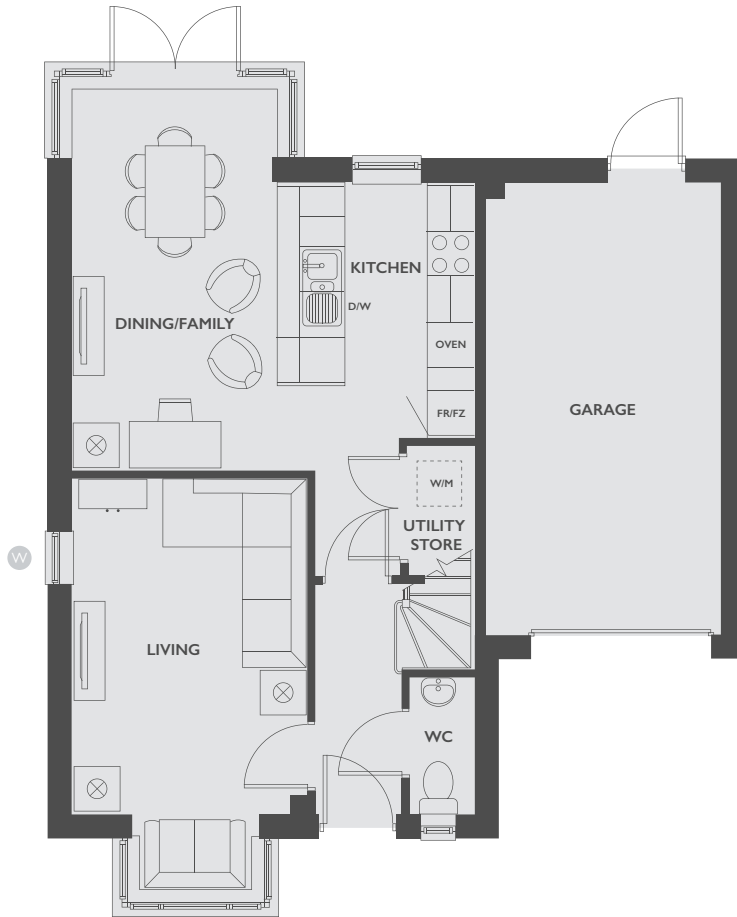
- AEG Integrated appliances as standard
- Home working space with enhanced IT provision
- Chrome heated towel rail to bathroom
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Alarm system
- Ample storage
- Integral garage



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THE CHERRY

4 BEDROOM DETACHED FAMILY HOMES



GROUND FLOOR

The four bedroom Cherry with single garage offers a spacious bay fronted lounge allowing plenty of natural light to fill the room. The luxury kitchen/family-diner showcases high specification, contemporary living with AEG integrated appliances included as standard. Work space facility with enhanced IT provision and utility store complete the ground floor.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.31 x 5.03	17' 5" x 16' 6"
LIVING ROOM	3.13 x 5.43*	10' 3" x 17' 9"
WC	0.88 x 1.83	2' 10" x 6' 0"
GARAGE	3.05 x 5.99	10' 0" x 19' 8"

* into the bay

WV window to selected plots only



FIRST FLOOR

The first floor boasts generous storage facilities, whilst including four spacious bedrooms, master with ensuite and bedroom four offering the ability to be utilised as a study with enhanced IT provision. The family bathroom also features a free standing shower.

SIZES	METRIC	IMPERIAL
BEDROOM 1	3.19 x 4.50	10' 6" x 14' 9"
EN-SUITE	2.05 x 1.83	6' 8" x 6' 0"
BEDROOM 2	2.80 x 3.76	9' 2" x 12' 4"
BEDROOM 3	3.17 x 4.39	10' 5" x 14' 5"
BEDROOM 4	3.12 x 2.40	10' 3" x 7' 10"
BATHROOM	2.46 x 2.40	8' 0" x 7' 10"



THE CYPRESS

3 BEDROOM SEMI-DETACHED FAMILY HOMES



- AEG Integrated appliances as standard
- Two zone smart programmable gas central heating system
- Large family bathroom with shower unit in addition to bath
- Chrome heated towel rail to bathroom
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Outdoor tap included
- Alarm system



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HOMES

THE CYPRESS

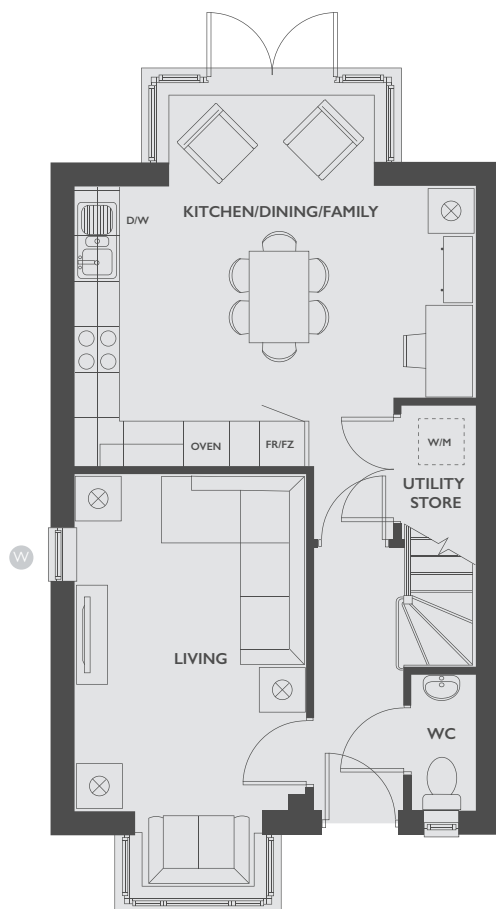
3 BEDROOM SEMI-DETACHED FAMILY HOMES

993

SQ FT

92.3

SQ M



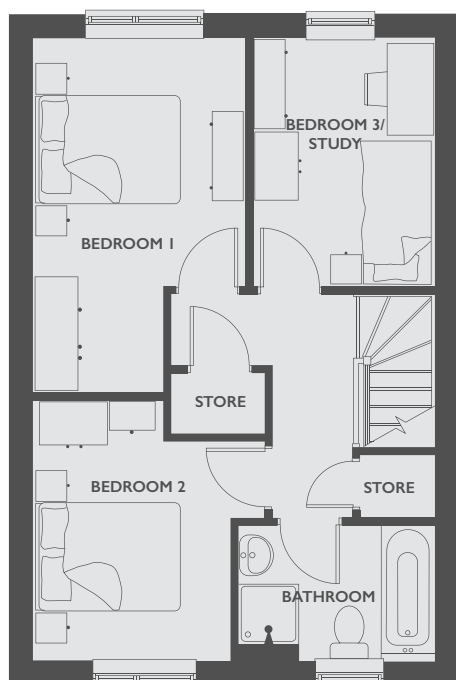
GROUND FLOOR

This three bedroom home offers spacious living throughout. The ground floor comprises a generous living/ family area featuring bay window and French doors, allowing light to flow through the room. A contemporary kitchen-diner including work space facility with enhanced IT provision, utility store and high specification AEG integrated appliances completes the ground floor.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.16 x 4.91*	16' 11" x 16' 1"*
LIVING ROOM	3.07 x 5.43*	10' 1" x 17' 10"*
WC	0.89 x 1.83	2' 11" x 6' 0"

* into the bay

W window to selected plots only



FIRST FLOOR

The upper floor boasts three spacious bedrooms with bedroom 3 featuring an additional home working space with enhanced IT provision. A handy storage cupboard and family bathroom with free standing shower.

SIZES	METRIC	IMPERIAL
BEDROOM 1	2.80 x 4.69	9' 2" x 15' 5"
BEDROOM 2	2.62 x 3.45	8' 7" x 11' 4"
BEDROOM 3	2.40 x 3.29	7' 10" x 10' 10"
BATHROOM	2.60 x 1.80	8' 6" x 5' 10"



THE HAZEL

3 BEDROOM DETACHED FAMILY HOMES



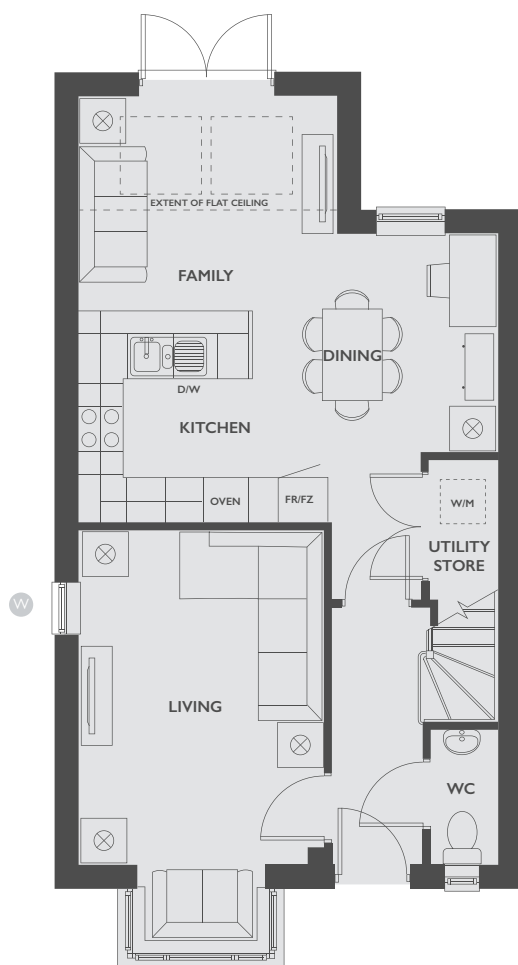
- AEG Integrated appliances as standard
- Velux rooflights to family area
- Home working space to kitchen and bedroom 3 with enhanced IT provision
- Chrome heated towel rail to bathroom
- Ample Storage
- Electric car charging point
- Ring doorbell
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Alarm system



KELLEN
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THE HAZEL

3 BEDROOM DETACHED FAMILY HOMES



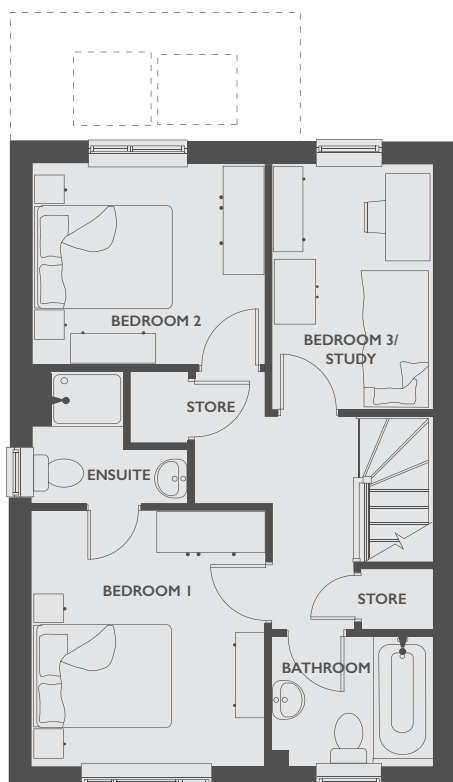
GROUND FLOOR

The Hazel offers a spacious and airy living area with bay window, allowing light to easily enter the room. A generous kitchen-diner featuring AEG integrated appliances, family area with space for additional seating and home working space with enhanced IT provision. A utility store off the kitchen provides a practical addition to the home.

SIZES	METRIC	IMPERIAL
KITCHEN / DINING	5.54 x 5.63	18' 2" x 18' 6"
LIVING ROOM	3.26 x 5.43*	10' 9" x 17' 10"
WC	0.88 x 1.80	2' 11" x 5' 11"

* into the bay

W window to selected plots only



FIRST FLOOR

The upper floor comprises three generous size rooms with bedroom one featuring an en-suite and bedroom three offering a home working space with enhanced IT provision. A storage cupboard and family bathroom with shower over the bath complete the home.

SIZES	METRIC	IMPERIAL
BEDROOM 1	3.24 x 3.54	10' 8" x 11' 8"
BEDROOM 2	3.24 x 2.79	10' 8" x 9' 2"
BEDROOM 3	2.20 x 3.40	7' 3" x 11' 2"
BATHROOM	2.20 x 1.80	7' 3" x 5' 11"



THE HICKORY

2 BEDROOM MEWS STARTER HOMES



- AEG Integrated appliances as standard
- High specification fitted kitchen
- Two zone smart programmable gas central heating system
- Home working space to bedroom 2 with enhanced IT provision
- Chrome heated towel rail to bathroom
- Ring doorbell
- Electric car charging point
- Exterior lights to front and rear
- Landscaped front garden and turf to rear garden
- Alarm system



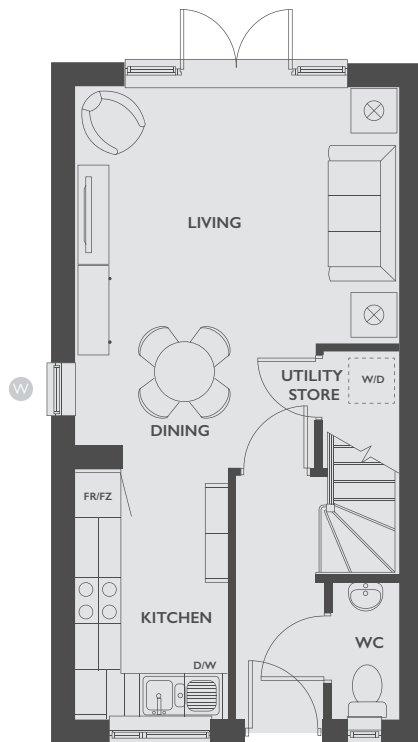
KELLEN
HOMES

THE HICKORY

2 BEDROOM MEWS STARTER HOMES

766
SQ FT

71.2
SQ M



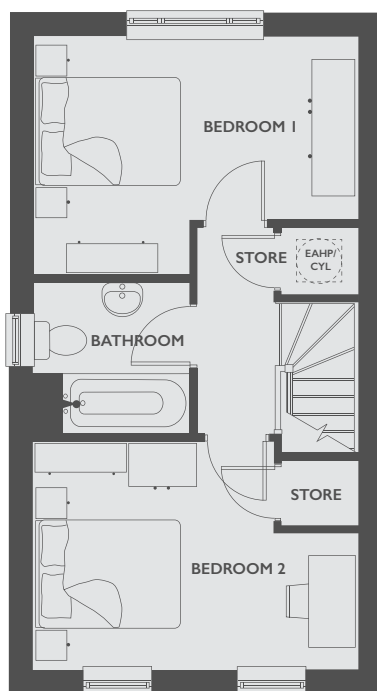
GROUND FLOOR

A spacious open plan kitchen, dining and living area flows through length of the ground floor. The kitchen features AEG integrated appliances, handy utility store and French doors leading to the rear garden.

SIZES	METRIC	IMPERIAL
LIVING / DINING	4.26 x 4.95*	14' 0" x 16' 2"*
KITCHEN	2.03 x 3.40	6' 8" x 11' 2"
WC	0.88 x 1.80	2' 10" x 5' 11"

* maximum distance

W window to selected plots only



FIRST FLOOR

The first floor boasts two double bedrooms. Bedroom 2 offers home working space including enhanced IT provision. A large family bathroom and convenient storage cupboards complete the upper floor.

SIZES	METRIC	IMPERIAL
BEDROOM 1	4.26 x 3.15*	14' 0" x 10' 4"*
BEDROOM 2	4.26 x 3.01*	14' 0" x 9' 10"*
BATHROOM	2.07 x 2.09	6' 9" x 6' 10"

* maximum distance



KITCHEN

- Choose from a range of custom designed kitchens with laminate worktops
- Upstands to worktops
- Kitchen units fitted with soft close mechanism
- Bookcase to kitchen island*
- Stainless steel 1 1/2 bowl sink
- Single lever chrome mixer taps
- AEG Integrated double electric oven*
- AEG five ring gas hob and opaque glass splashback*
- AEG Chimney hood
- AEG Integrated fridge-freezer
- AEG Integrated dishwasher
- Chrome LED downlights
- Chrome sockets with USB points

BATHROOMS

- White sanitary-ware with shower over the bath where no separate shower enclosure
- Glass screen to bath where no separate shower enclosure
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Chrome heated towel rail to bathroom and ensuite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Polished edge mirror
- Chrome LED downlights
- Shaver point (bathroom and en-suite)

INTERNAL

- Mains powered smoke detectors with battery backup
- Mains powers CO² detectors with battery backup
- Two zone smart programmable gas central heating system with thermostatic radiator valves
- Internal woodwork painted brilliant white gloss – ash handrails to stair balustrade and newel post caps
- White matt emulsion to walls and ceilings
- White 5 panel internal doors with polished chrome door furniture
- All habitable rooms will have a minimum of one double socket with USB charger outlets
- All ground floor switches and sockets chrome finish*
- White sockets and switches to upper floors/garage
- Plumbing and electrics for washer/dryer to utility store*
- Multimedia points in living room, master bedroom, family area and study
- Energy-efficient LED lighting
- Smart Meter home energy use display

EXTERNAL

- 7.4 kW electric vehicle charger
- Grey UPVC flush sash windows. French doors with double-glazed units and chrome handles.
- Polished chrome front door furniture
- Outside tap
- Outside electrical socket
- 200 litre water butt
- Landscaping and turf to front gardens and turf to rear
- 1.8 metre high timber fencing to garden
- Charcoal paving to the front and rear* (refer to landscaping layout)
- Exterior lights to front and rear

SECURITY

- Alarm system
- Ring doorbell & chime - hardwired
- Multi-point locking system to all external doors

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STANDARD SPECIFICATIONS

Availability of upgrades and standard choices are subject to build stage at point of reservation and are *plot specific and *housetype specific. These particulars do not form part of a contract or agreement and are for general guidance only. Please see our Sales Consultant for full specification and plot details.

VERNON GARDENS

ROYTON - OLDHAM



KELLEN
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When buying a home,
deciding to invest in a new
build is one of the best
decisions you will make.



VERNONGARDENS.CO.UK



MAKE IT YOUR OWN

Built to Kellen Homes high specification and packed full of your own personal choices, there's nothing quite like a clean and fresh new home.



CHAIN FREE

If you want your home buying experience to be as quick, smooth and straightforward as possible, a new build is the perfect solution. With no upward chains to slow the process down, you can move into your new home as soon as it's finished.



EXPERT ADVICE

Our panel of independent financial advisors and solicitors are all new build specialists who take the pressure out of buying a new home by guiding you through the mortgage process and taking care of the legal aspects.



ENERGY EFFICIENT AND LOW MAINTENANCE

With highly efficient insulation, energy and water appliances and low maintenance materials and components, our new homes significantly reduce running costs and help cut the impact on the environment too.



PEACE OF MIND

In addition to a ten-year warranty and a two year builder warranty, every Kellen property undergoes a stringent quality inspection prior to occupancy.



COMMUNITY SPIRIT

By thoughtfully designing our new developments, we don't just build homes, we build communities.

So whether you're a first time buyer, a growing family in need of more space or a retiree looking to downsize, Kellen Homes has a new home for you.

Homes for Everyone

The Buying Process

WHETHER YOU'RE A FIRST TIME BUYER OR MOVING UP THE PROPERTY LADDER, OUR DEDICATED SALES CONSULTANTS ARE HERE TO ASSIST YOU EVERY STEP OF THE WAY.

1 CHOOSING A HOME

Request an appointment at your preferred development. Our friendly Sales Consultant will be on hand to help with finding the perfect home to suite your needs. After agreeing on your new home you will need to seek financial advice, if you don't already have a Mortgage Advisor our sales team can put you in touch with a recommended New Build Mortgage Specialists that can assist you throughout the house buying process.

2 RESERVATION

Once the mortgage advisor has confirmed your affordability, you will be invited to complete a reservation form for your chosen plot and pay a reservation fee. This reservation form will be used as the memorandum of sale for the property. You must check that all details added to the reservation form are correct before signing as this is used to instruct all parties of the pending sale.

During this stage you will need to provide the mortgage advisor with your documents such as passports and payslips.

3 INSTRUCTING A SOLICITOR

You can now arrange an appointment with your chosen solicitor who will handle all the legal aspects of buying the property for you.

If you don't already have a Solicitor in mind, our Sales Consultant can put you in touch with a recommended solicitors to assist you throughout the house buying process.

4 SUBMITTING A MORTGAGE APPLICATION

Once you have completed your reservation paperwork, you will be contacted by your mortgage advisor to arrange an appointment to go through and submit your mortgage application. If you have chosen to use the Help to Buy scheme you will also complete your Help to Buy application.

A surveyor will then conduct a valuation survey on your prospective home to ensure that the property meets the lenders criteria.

5 ARRANGE SEARCHES

Searches are an essential part of the home buying process. These are carried out by your solicitor; they are used to ensure there are no issues you need to be aware of before taking ownership of your new home. Your solicitor will advise you which searches need to take place and ensure that they are carried out in a timely manner.

6 EXCHANGE CONTRACTS

Prior to your exchange you will receive your mortgage offer; at this stage you will need to pay your deposit to your solicitor and sign your mortgage deeds and transfers. Exchange of contracts is the point at which both parties are legally committed to the sale and purchase of the property.





7 NEW HOME DEMONSTRATION

Once your home is build complete and has passed all of its quality checks, you will be invited to attend a home demonstration at your new home. This will be carried out by our Site Manager and Sales Consultant, they will show and explain to you how various fittings and features work. Take this opportunity to ask any questions you may have.

8 MOVING IN

Our team will serve your solicitors with a legal notice to complete. This then gives you 14 days to complete on the property. Once Completion has taken place and funds have been received our sales consultant will arrange an appointment for you to collect the keys to your new home.

9 CONGRATULATIONS

You are now the proud owner of a new Kellen Home.

10 AFTER CARE

As you settle into your new home our Sales Consultant and Site Manager will carry out a sequence of visits. This will give you the opportunity to raise any questions you may have about your new property. After the settling in period you will be passed to our dedicated Customer Care team who will be on hand to give both advice and practical assistance with any concerns you may have.

Environmental Sustainability

WITH CLIMATE EMERGENCIES BEING DECLARED AT BOTH NATIONAL AND LOCAL LEVELS, THERE HAS NEVER BEEN A MORE IMPORTANT TIME TO FOCUS ON ENVIRONMENTAL SUSTAINABILITY.

WE ARE COMMITTED TO:

Reducing Site Waste - We aim to divert more than 99% of our construction waste from landfill by reusing or recycling on site, or removing from the site for re-use, recycling, recovery or disposal.

Constructing in Timber Frame – All our new homes are constructed in timber frame, a manufacturing and building method that uses FSC-certified wood from responsibly and sustainably managed forests to deliver energy efficient, precision-engineered components that meet the highest construction standards.

Delivering ecological mitigation measures – to limit the effects of our developments on wildlife, including retaining trees where possible, rehoming protected species, and providing replacement trees.

OUR PROMISE FOR THE FUTURE

Kellen Homes have adopted a 'fabric first approach' to minimise heat loss and improve airtightness in all of our homes, thus reducing energy costs for homeowners and provide a comfortable living environment all year round.

Working closely with building technology partners, we are exploring ways to provide renewable technology such as Solar PV, Airsource heat pumps and waste water heat recovery to name but a few, into our homes as standard, of which will significantly reduce carbon and lower running costs of our homes.

OUR HOMES ALSO FEATURE:

- Enhanced insulation to improve energy efficiency.
- Energy efficient boilers.
- Whole house ventilation to assist with heat recovery.
- Smart heating controls.
- Energy efficient light fittings.
- Water flow restrictors and other water saving devices.
- Electric vehicle charging points.
- Landscaping to enhance the development's ecological value.
- Additional media plates added for easier home working access.





What we will
deliver at

VERNON GARDENS
ROYTON - OLDHAM



40 TREES PLANTED



2308 HEDGES PLANTED



1047 SHRUBS PLANTED



CONSTRUCTING IN
TIMBER FRAME



15% CARBON REDUCTION
Achieved through implementing
heat recovery systems



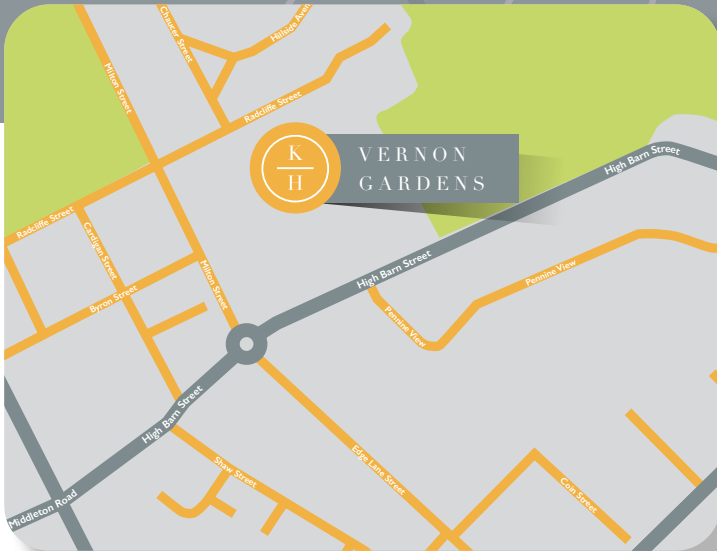
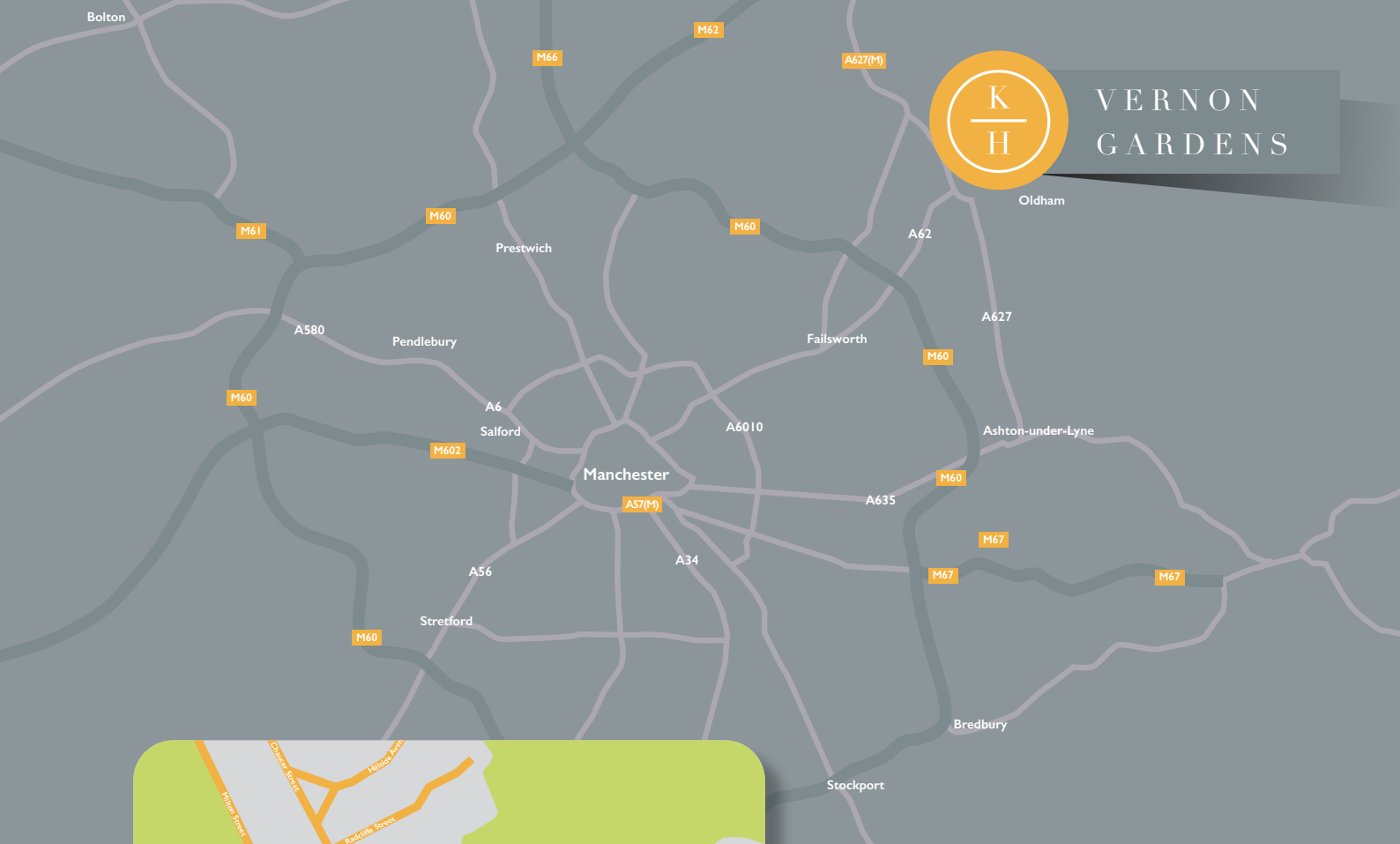
WASTE WATER HEAT RECOVERY
to selected homes



AA RATED APPLIANCES



WATER EFFICIENCY DEVICES



NEAREST METROLINK:

NEAREST TRAIN STATION:

BUSES TO VERNON GARDENS:





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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

All illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware and kitchen layouts may vary and all information is preparatory and for guidance purposes only. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture. Please check with our sales consultants for exact details available at the development.

