



First with the latest messages from Houlton, Rugby

HOULTON HOSTS 'MEET YOUR NEIGHBOURS' EVENT



A growing community

"We were inspired to move our family to Houlton because of the sense of community that has gone into everything. This is not just another housing development, quality of life for residents and regard for the environment are important cornerstones of Houlton."

- Brendan Mitchell

"The openness and lightness of the development was one of the major factors that attracted me to Houlton. I'm looking forward to more sunshine in order to make the most of all of the increasingly green outside spaces."

- Simon Smith



Rugby's newest neighbourhood invited its first residents (and those due to move in over the coming months) to get to know fellow members of the growing community at a special 'meet & greet' afternoon tea.

The new neighbours and future friends came together at the site's community venue, The Barn, to get acquainted over coffee and cake; while the youngest residents had fun drawing their future homes.

The Houlton management team was also on-hand to meet everyone and share exciting plans for the year ahead.

Galina Bardarska, Visitor Centre Manager at Houlton, said "We were delighted to welcome the first wave of residents to The Barn.

It was fantastic to meet the new members of our growing community and offer neighbours the opportunity to get to know one another.

"With our showhomes now open, we're looking forward to welcoming many more new families this year. Offering a variety of one, two, three, four and five bedroom homes on site, prospective residents can now view showhomes for Crest Nicholson and Davidsons Homes, with a Morris Homes showhome opening very soon."

The development will bring 6,200 homes to Houlton, three primary schools and a secondary school, an eight-GP health centre, extensive walkways, cycle ways and green spaces, as well as commercial spaces and new business.

THE TUNING FORK CELEBRATES FIRST YEAR WITH A PRIDE OF RUGBY AWARD NOMINATION



The Tuning Fork’s freshly prepared cakes and pastries, all lovingly hand-made by the talented team, were an instant hit, and word spread fast.

With the quality of its menu, hospitality, ambience and service... it soon became very clear that extended opening hours would be needed to satisfy growing demand. The Tuning Fork is a real local success story with over 112 satisfied customers daily.

The team takes great pride in the fact that, wherever possible, ingredients are locally sourced and benefit local producers and suppliers. Created by local people (literally from the ground up) it has made itself the central hub of Houlton’s brand new community.

The Tuning Fork team can be very proud of all that it has achieved in such a short space of time.



Move Today

Plot 102, The Darlington

A beautiful 4 bedroom detached home with detached garage and parking. **Available from:**

£414,995

Showhome Open: Daily 10.30am - 5.30pm Dollman Meadow, Houlton, Rugby, CV23 0AB

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DAVIDSONS HOMES

HOULTON'S FIRST FUN-FILLED EASTER EVENT A HUGE SUCCESS

Despite the slightly unfavourable weather, Houlton's first Easter event, held on Saturday 31st March, was a great success, with over 120 families taking part in the fun.

Fun hands-on Art & Crafts activities and an egg-citing Egg Hunt had the little ones scurrying around looking for seven brightly coloured eggs hidden throughout the development. Each egg had a letter printed on it and, when they came together, the magic word HOULTON appeared.

The trail took families through some of Houlton's key locations, including the popular eatery The Tuning Fork and the community venue, The Barn. Also on the trail were Houlton's impressive property developments – The Beacons, Dollman Meadow and Hansford Park.

Organisers now plan to make the Easter celebrations an annual fixture on Houlton's busy calendar of events.



REALLY WILD BREAKFAST CLUB

Keep your eye on our social media channels to find out more about the Really Wild Breakfast Club taking place on the 28th May.

With exciting hands-on activities and interesting talks, young explorers will get to know more about local wildlife while scouting Houlton's green spaces.



WHY RENT WHEN YOU CAN BUY AT HANSFORD PARK?*

Getting on the property ladder could be more affordable than you think, particularly in comparison to renting. The average monthly rental cost for a two-bedroom home in the area is £800*, whereas the average monthly mortgage on a home of this size at Hansford Park is £700* – saving you £100 per month.

What's more, a new home helps to reduce what you'll need to spend on utility bills. In a Crest Nicholson home we've incorporated money saving features such as 100% low energy lighting and use A-rated appliances which do all the hard work for you.

Homes at Hansford Park start from £211,950 – to find out more call 01788 524321 or visit www.crestnicholson.com/hansfordpark

*Estimated monthly rental figures provided by Connells Estate Agents. Estimated monthly mortgage figures provided by Mortgage First. Costs variable depending on mortgage provider and interest rates at time of purchase. Please speak to a Sales Advisor for further details.



**Crest
NICHOLSON**



Latest news



FESTIVAL OF CULTURE 2018

Sunday 24th June sees the Festival of Culture returning to Rugby.

Through its sponsorship of the Art Trail and the Town Centre Walking Tours, Houlton is delighted to be playing its part in promoting all that Rugby has to offer, not only to its residents, but also to visitors from near and far.

From arts and creativity, to history and industry, to the entertainment and culture of the town... the Festival of Culture is a fascinating experience.

Over the festival's bustling three week schedule there'll be all sorts of events and entertainment to be enjoyed. So make a date to be there, put yourself at the heart of it all.

The Rugby Festival of Culture 2018 runs from Sunday 24th June to Sunday 15th July.



For further information, go to www.therugbytown.co.uk/festivalofculture

CLASSES IN HOULTON

Weekly classes:

- Yoga – Tuesdays and Wednesdays
- Pilates – Tuesdays
- Dollman Dots Toddler Group – Thursdays
- FitSteps – Mondays

Upcoming Events

- Wellness Workshops – May and June
- Felting Workshops – May and September
- Warwickshire Open Studios – June
- 'Anybody Can Salsa' taster sessions – June and July
- Handcrafted Delights Craft Fairs – July
- Sewing Start Up – July

There are many activities in The Barn for you to enjoy. For more information about any of them, please visit:

facebook.com/HoultonRugby

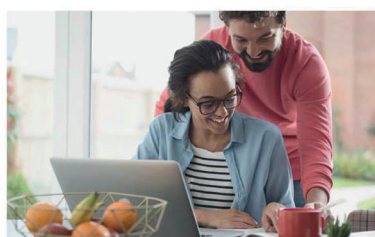


RUGBY IN BLOOM

Houlton is proud to be the new sponsors of Rugby's famous Kipling roundabout. The sponsorship, which will run for the next five years, will see the roundabout transformed with an impressive floral centrepiece as part of Rugby in Bloom.

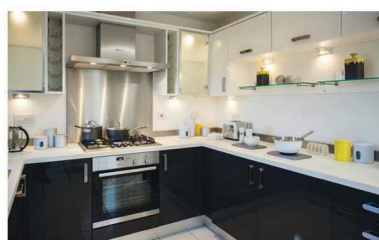
Richard Coppel, development director at Urban&Civic said: "This roundabout has been a Rugby landmark for many years, and we are delighted to be able to step in and sponsor a site that is much-loved by the community."

"The roundabout's centrepiece will create a welcoming floral gateway to the town, and we look forward to supporting the Rugby in Bloom initiative in this iconic location."



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A lovely three bedroom mews set in the peaceful and picturesque avenues of The Beacons, the Didsbury is available with Help to Buy and a 5% deposit. Another reason why the home you love is more affordable than you think.

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We're open Thursday to Monday 10am – 5pm

The Beacons, Crick Road, Houlton, Rugby, CV23 0AB

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*Help to Buy scheme available on selected plots only, subject to terms and conditions. Help to Buy prices based on 80% of full purchase price. Purchaser deposit must be a minimum of 5% after the equity loan has been applied. Help to Buy could provide an equity loan for the remaining 20% interest free for the first 5 years. After year five, you will pay a fee on the equity loan of 1.75%, rising annually by the retail price index plus 1%. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT. Offer subject to use of a mortgage broker from Morris Homes' panel. For full terms and conditions visit morrishomes.co.uk/terms-and-conditions. Mortgage paid for 6 months, payment will be made in full, in one single sum, on legal completion of contracts and will not exceed 5% of the purchase price and is subject to a maximum cashback of £6000. Free flooring throughout and £500 towards legal fees available on selected plots only. Details and prices correct at time of going to print. Images representative only.