



THE
H O U L T O N
Signal



AUTUMN 2018

First with the latest messages from Houlton, Rugby



Home is where the park is!

Rugby's newest neighbourhood has a fabulous brand new play park – perfect timing for the wonderful summer weather we've been enjoying.

Featuring a showpiece tower, bridge loop and sandpit area, as well as swings, slides and climbing equipment, the play park is also surrounded by open fields for team games.

Designed to link with a nature trail opening later this year, the play area sits next to Dollman Farm, The Tuning Fork and new homes, with the expansive natural green space of Normandy Hill.

Houlton resident Brendan Mitchell is a big fan. "Our girls never need asking twice if they want to go to the playground, and we're always guaranteed to meet up with neighbours while we're there."

"We get to spend valuable time as a family outdoors and catch-up with newly made friends".

Rugby and Bulkington MP Mark Pawsey was delighted to open the play park and meet some of his newest (and youngest) constituents.

"This area is a great feature for children and their families. I know that it will draw interest from local residents and will be another great reason to come to Houlton."

Come and experience it for yourself



Also inside...

Morris Show Village now open **p2...**

Our busy summer **p4...**

First term at St Gabriel's **p6...**





MORRIS HOMES SHOW VILLAGE NOW OPEN

Morris Homes' stunning showhome village at Houlton launched in August, giving potential new residents the chance to explore three exquisite new properties.

So now there's no need to wonder what it's like to live in a Morris home – you can come and experience the quality of build and variety of designs for yourself.

It's the perfect opportunity for you to picture how life could be in a brand new home at The Beacons, part of the development of Houlton on the rural fringe of Rugby.

Marvel at the kitchens, fully equipped with the latest appliances, stylish units and durable worktops. Be inspired by beautiful furnishings and discover just how comfortable a living room can be.

The designs offer generously proportioned rooms, where the emphasis is on individuality and character. Morris truly believes the difference between a house and a home is in the finer details.

You can call in to the three bedroomed Dunham and the four bedroomed Malham and Winster, from Thursday to Monday between 10.30am and 5.30pm at Houlton.



TAKE A WALK ON THE WILD SIDE

What really brings a neighbourhood to life and a community together is the outdoor space that surrounds it.

That's why we're delighted to open our first ecology walkways this Autumn, letting you explore the green spaces, medieval ridges and furrows as well as numerous ponds around the development.

The first phase of this beautiful area features 40 acres of green space, 1600m of walkways around the ecology corridors and 23 ponds teeming with interesting wildlife in their natural habitat.

As well as providing homes for our many species of wildlife, the walkways are also great for running, cycling, walking the dog or taking the pram out.

Our walkways are another wonderful amenity that Houlton offers, complementing the recently opened state-of-the-art play park, our award-winning eatery The Tuning Fork, our community space The Barn and our first primary school which opened in September.



RUGBY'S BIGGEST FIREWORKS EVENT

RUGBY ROUND TABLE PRESENTS...

RUGBY FIREWORKS

A NIGHT AT THE MOVIES

SATURDAY 3RD NOVEMBER

WHINFIELD REC, CLIFTON ROAD

PERFORMANCES BY **MASSIVE HAPPY STUPID BOOTS**

FREE TOWN CENTRE PARKING AT THE JOHN BARFORD CAR PARK FROM 3PM

FREE RETURN SHUTTLE BUS SERVICE AVAILABLE FROM CLIFTON ROAD

TICKETS ★★ ★★ £5 IN ADVANCE AT THE GATE UNDER 3 FREE

EARLY BOOKING DISCOUNT ★★ ★★ FIND US ON FACEBOOK FOR DETAILS

DON'T MISS OUT, BUY YOUR TICKETS TODAY

WWW.RUGBYFIREWORKS.CO.UK

ORGANISED BY **ROUND TABLE** GREAT BRITAIN AND IRELAND RUGBY 113

KINDLY SPONSORED BY **Come home to HOULTON**

Make The Beacons your home.

Get ready to imagine where the sofa will go, and which bedroom is whose. Our 3 and 4 bedroom show homes at The Beacons are opening on the 4th August.

Bringing it all to life, each one of our three show homes is a different design so you'll truly get a sense of what makes a Morris home special. Not forgetting our thoughtful layouts and premium fixtures and fittings.

You can also learn more about the unique village of Houlton too. With entirely new schools, cafes and community facilities, Houlton is every inch a 21st century neighbourhood. One that's all set to blossom into a warm and vibrant community that means you'll have it all at your fingertips. For more information, visit our website.

Call: 07733008574 Open: Thurs-Mon 10:30-17:30

The Beacons, Houlton, Rugby, CV23 0AB

Details correct at time of going to print. Images representative only. Exclusive offers available on selected plots.



Exclusive offers available



HANSFORD PARK

Houlton, Warwickshire, CV23 1AP



A unique collection of 1, 2 and 3 bed Shared Ownership apartments and houses available to buy at Hansford Park. Situated close to the charming market town of Rugby, this well designed collection is in a thriving neighbourhood close to the charming Warwickshire countryside.

- Within an easy 50 minute train journey to central London
- Plenty of leisure and entertainment options plus 500 acres of open family friendly countryside to explore
- Great local schools rated 'Good' and 'Outstanding' by Ofsted
- Parking available for each home

One bedroom homes from **£60,000***
Two bedroom homes from **£72,000****
Three bedroom homes from **£100,000*****

Register your interest now on 0208 315 4136
shared.ownership@myclarionhousing.com
www.myclarionhousing.com/sharedownership

A charming location for your new home. Available through Shared Ownership



CLARION HOUSING

NOW SELLING

Built by **Crest Nicholson**

Travelling times and distances are adjusted estimates based on a variety of sources, including Google Maps and train company averages. While Clarion makes every effort to reproduce correct information from external sources, we cannot guarantee its accuracy. *One bedroom house priced from £60,000 for a 40% share of the full market value £150,000 **Two bedroom apartment priced from £72,000 for a 40% share of the full market value £180,000. Two bedroom house priced from £85,000 for a 40% share of the full market value £212,500. ***Three bedroom house priced from £100,000 for a 40% share of the full market value £250,000. Prices correct at time of press. Eligibility criteria will apply. Available to those who live or work in the area. Terms and conditions apply. Speak to our sales negotiator for further details.

Summer at Houlton

Like much of the UK, Houlton has sizzled this summer. Here's just some of what's been happening, during one of the hottest summers on record...

APRIL



Hosting residents' events (with delicious cakes all round!)

MAY



Celebrating the royal wedding of Harry and Megan in style at The Barn community centre

JUNE



Creating the first phase of open spaces which includes miles of walkways and wildlife corridors



Welcoming our newest residents – and putting them in the frame about Houlton life



Enjoying the nature on our doorstep with TV ecologist Mike Dilger and the Warwickshire Wildlife Trust

JULY



Opening the state-of-the-art play park with our local MP Mark Pawsey



AUGUST



Taking part in fun classes at The Barn community centre



Sampling delicious seasonal ingredients on the menu at The Tuning Fork café



Visiting the old Radio Station building in the company of passionate local historian, Malcolm Hancock



Preparing for the first ever school term with the excited staff at St Gabriel's CofE Academy

ST GABRIEL'S OPENS ITS DOORS TO ITS FIRST EVER PUPILS



For local children and families in the area, the opening of St Gabriel's CofE Academy was great news.

Houlton's first primary school welcomed nearly 70 pupils of all ages in the new term, offering exceptional facilities and a high standard of education for all.

Located in the heart of Houlton, headteacher Andrew Taylor believes that the school will go from strength to strength, especially as the development attracts even more families with young children.

He adds, "We are incredibly proud of our fantastic facilities and passionate about providing an excellent education to our pupils."

What makes the school especially desirable is that it's so easy to reach for the mums and dads in Houlton, with many dedicated teachers local to the area as well.

The school will also play an important role in the life and times of the community as a whole, a focal point for everyone to learn, play and interact with each other.

If you would like to find out more, please visit stgabrielshoulton.org.uk



LINK ROAD UPDATE

Works on Houlton Way, the 3.5 mile link road that will conveniently connect Houlton to Rugby are well underway.

Connecting to the existing junction at Butlers Leap, the road will feature a bridge over the canal just next to the Butlers Leap junction and will run alongside the canal, across Hillmorton Lane, and into Houlton.

Timings wise, the new canal bridge will be lifted into place over the winter and the Hillmorton Lane and Butlers Leap works are underway now and are being done by Galliford Try. The road is expected to be complete and open in summer next year.

RUGBY IN BLOOM

Houlton is the proud new sponsor of Rugby's famous Leicester Road roundabout (formally known as the Kipling roundabout) and there are exciting plans afoot for this gateway into the town.

The much-loved landmark is going to get a makeover and feature a beautiful new display reflecting life at Houlton. Due to be finished in spring next year, passers-by will see a display showing children playing, families riding bicycles and even a new home made from natural materials and flowers.

Johanne Thomas from Urban&Civic said, "We are really excited to reveal our designs for this iconic Rugby landmark. We wanted to do the site justice and give the town an attractive display that they will be proud of, as well as an insight into life at Houlton."

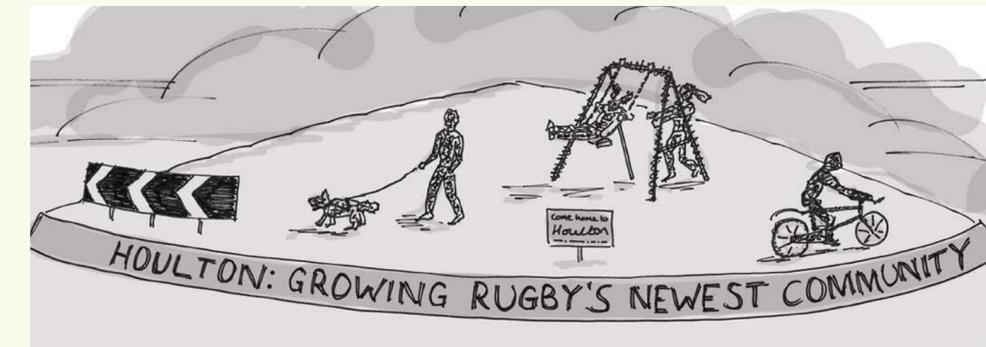


Illustration of the new roundabout design

Have your mortgage paid!

Imagine moving into a brand new home and having your mortgage paid for 6 months*...

Get the keys to your brand new home sooner than you think when you move into Hansford Park, we will pay your mortgage for 6 months so you'll have the opportunity to furnish your brand new home, buy a fancy new TV or book that holiday you've had your eye on!

Discover our contemporary collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom homes that are part of the thriving new community in Houlton.

Priced from £169,950

The Visitor Centre | Dollman Farm | Houlton | Rugby | CV230AB

Hansford Park HOULTON

www.crestnicholson.com/hansfordpark

01788 524321



Crest NICHOLSON

*Terms and Conditions apply. Offer currently available on selected plots, available on new reservations in 2018 and not available in conjunction with any other offer. The 6 months mortgage contribution will be paid as a lump sum on completion, however the contribution will not exceed more than £1,000 per month. Subject to lender conditions. For further details, please speak to a sales advisor. Digital illustration is indicative only. Show home photography, imagery includes optional upgrades at additional cost. Pricing correct on 02.08.18.

Move today with Help to Buy

Owning a Davidsons Home at Dollman Meadow is easier than you think thanks to the Government's Help to Buy Scheme!

Why not call in and see our friendly Sales Team today?

Dollman Meadow, Houlton, Rugby, CV23 0AB. Showhome open: 7 days a week 10.30 - 5.30pm



Help to Buy can be used by First Time Buyers and those moving up the property ladder.

Ask your Sales Manager how today!

Call: 07909 119 499 www.davidsonsgroup.co.uk



DAVIDSONS HOMES

Top Class at The Barn

Join in! Experience what we've got at The Barn – our purpose built community space at the heart of Houlton.

MONDAYS

9.45am

POSTNATAL PT SESSIONS WITH SINEAD

Baby-friendly and specially adapted for post-pregnancy and a great way for mum and baby to make friends.

Find out more and book your place at backtoitpt.co.uk

WEDNESDAYS

10am

MINDFUL HATHA YOGA WITH CARON

HATHA YOGA is a gentle and slow-paced to create balance, improve posture, build, strength and lengthen the muscles.

Find out more and book your place at redhatyoga.co.uk

7.30pm

BEGINNERS SALSA WITH ABC SALSA

Taking you from the basics to building on your skills and confidence over time sharing our love of dance with anybody who fancies giving it a try.

Find out more and book your place at anybodycansalsa.com

TUESDAYS

10am to 2pm

PILATES FOR ALL WITH KATE TAYLOR

Pilates for mums and their little ones.

Find out more and book your place at centre-point.me

5pm

IMPROMAGINATION WITH JOELLE

Develop the skill of impro, acting on the spot! Expand your creative potential and your capacity to handle any situation in the fun way of a play.

Find out more and book your place at: impromagination@gmail.com

7.30pm

YIN YOGA NIDRA FUSION WITH CARON

The only class of its kind in the area helping you to sleep better, manage stress and regulate mood.

Find out more and book your place at redhatyoga.co.uk



THURSDAYS

9am

STAY AND PLAY WITH DOLLMAN DOTS

For children from birth to pre-school during term time.

Find out more and book your place at [@Dollmandots on Facebook](https://www.facebook.com/Dollmandots)

5pm

IMPROMAGINATION WITH JOELLE

Find out more and book your place at impromagination@gmail.com

7pm

POWER YOGA WITH EMMA

Find your inner strength and harness your own personal power. Find out more and book your place at emmabarfield.com

More coming up...

FELT PICTURE MAKING WORKSHOP

10am, Saturday 15th September,
Saturday 20th October and
Saturday 17th November

Find out more and book your place at karenwyeth.co.uk

HANDCRAFTED DELIGHTS CRAFTS FAIR

10am - 3.30pm, Saturday, 13th and
Sunday 14th October

Find out more
[@Handcrafted Delights on Facebook](https://www.facebook.com/HandcraftedDelights)

INSPIRE GREATNESS – MOTHER & DAUGHTER WORKSHOP

2pm, Saturday 22nd September

Find out more and book your place at sofyahq.co.uk

TEAR, CUT, FOLD WITH CLARE PENTLOW

6pm, Friday 28th September

Find out more and book your place at [facebook.com/CPentlowPaper](https://www.facebook.com/CPentlowPaper)

READY, SET, SLEEP! – WITH HUDDLE & BLISS

Gentle sleep workshop for new parents
1pm, Monday 24th September

Find out more and book your place at [facebook – Huddle & Bliss Warwickshire](https://www.facebook.com/Huddle&BlissWarwickshire)

PREGNANCY RELAXATION – WITH HUDDLE & BLISS

6.45pm, Friday 19th October and
Friday 23rd November

Find out more and book your place at [facebook – Huddle & Bliss Warwickshire](https://www.facebook.com/Huddle&BlissWarwickshire)

If you're interested in running a class at The Barn, please email galina.bardarska@urbanandcivic.com