



# THE HOULTON Signal



SUMMER 2019

*First with the latest messages from Houlton, Rugby*

## ALL PATHS LEAD TO HOULTON

**When you choose to make Houlton your home, you join a vibrant, growing community. Whether you're a young family, a first time buyer or downsizing, this exciting new neighbourhood is the perfect place to call your own. We sat down with some new residents, to find out what makes Houlton home for them.**

With over 140 residents now living at Houlton, and more moving in every week, Rugby's new neighbourhood is the perfect place to put down roots – offering buyers their dream home, first class amenities on the doorstep, and a sense of community unlike anywhere else in the region.

With Houlton having recently welcomed its fourth housebuilder, prospective buyers are spoilt for choice in the hunt for their future home; whether it's that first step on the property ladder or a five-bedroom family property.

Marie Pateman and Matthew Taylor, who moved to Houlton in February this year, identified the choice of homes as one of the key things that attracted them to Houlton.



Matthew Taylor and Marie Pateman

***"It is rare to find a development with such a fantastic range of house-styles and sizes to choose from. We loved that each housebuilder offers its own distinct character and style. Our Morris home has heaps of personality and is beautifully built to the highest specification. Often, new developments can seem like each home is a carbon copy of its neighbour, but Houlton has a charm that really makes it stand out."***

Of course, Houlton is much more than just a home for many. Brent Russell Daggett moved into his Davidsons Homes property in September 2018, and has since launched his own business, *Houlton Cars* taxi firm. It's the friendly faces Brent meets every day, both in his personal and professional life at Houlton, that makes the neighbourhood unique.



Brent Russell Daggett

Brent explained:

***"The sense of community is what makes Houlton so special for me. In my line of work, I'm lucky enough to meet new faces every day, and in just a few months I've become part of a warm and growing community. It's wonderful to be a part of it."***

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# HOULTON TO HOST SECONDARY SCHOOL COMMUNITY INFORMATION EVENT



As you may have read in the last issue of The Houlton Signal, Urban&Civic has been able to bring forward the building of Houlton's secondary school thanks to investment from the Department of Education.

The inspirational new school, which will transform the historic Grade II-listed C Station building into a state-of-the-art education facility, will open in September 2021 for a Year 7 intake.

The school will be run by the Transforming Lives Educational Trust, which is already delivering Outstanding OFSTED-rated secondary education at Rugby's Ashlawn School, ensuring that Houlton's pupils will enjoy the very best in learning, in a setting like no other.

A 3D model of the new school has been unveiled in the Houlton Visitor Centre and shows how the building will form the heart of a campus of buildings.

**The designs for the school are now with Rugby Borough Council awaiting planning permission and once received, construction will begin in Autumn. More information on admissions will be released later this year. Register your interest in the school by contacting info@tlet.org.uk**

# REDROW HOMES ARRIVE AT HOULTON

As work across the development continues to forge ahead, we have welcomed Houlton's fourth housebuilder, Redrow Homes.

The homes are being constructed on the northern edge of the site, where the new Link Road will enter Houlton. Once the Link Road opens later this summer, they'll be launching three stunning showhomes, showcasing the range of 248 beautiful two, three, four and five-bedroom properties.



Joining the existing showhomes already on offer in Phase One through Davidsons Homes, Morris Homes and Crest Nicholson, Redrow's arrival will bring the number of showhomes at Houlton to an impressive twelve different styles - more than any other development in the UK. An even greater opportunity for buyers to discover their dream home at Houlton.

# CONNECTING COMMUNITIES

Construction of the Houlton Link Road has been underway for well over a year now, and as it enters its final months, we wanted to tell you more about it.

1. It will connect Houlton to Rugby town. It was built into the planning permission for Houlton to ensure that the residents would use their local town and its amenities
2. It has been built early by developers Urban&Civic thanks to investment from the government's Homes England Agency



3. It is 4km long, goes through the centre of the Houlton development and runs parallel to the Oxford Canal. It then crosses the canal and connects up to the Butlers Leap crossroads
4. There's an off-road footpath and cycleway for its full length.

Follow us on social media to find out more

# ALL PATHS LEAD TO HOULTON

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Nurturing a strong sense of community is something which Houlton's master developer Urban&Civic focussed on from the initial planning stages; creating communal spaces and amenities that encourage neighbours to get to know one another.

This element has attracted many of the current residents to Houlton, including Matt and Steph West:

*"Working from home with a young daughter, it was really important for us to find a first home that offered the whole package. We're able to make full use of the fantastic facilities on our doorstep. We often hot desk at The Tuning Fork and enjoy walking throughout the areas green spaces on our lunch breaks. With the aid of the government's Help to Buy 5% deposit scheme, we've been able to settle down somewhere we can build a future for our family - and Houlton is the perfect place to do so."*

There are many ways to get your foot on the property ladder at Houlton, with Morris Homes, Davidsons Homes, Crest Nicholson and Redrow all offering buyers a variety of government Help to Buy schemes, and shared ownership also available through Clarion Homes.

Emma Nuttall is just one of the residents who benefited from this, using a 20% government loan to secure the perfect family home - something which wouldn't have otherwise been achievable. Emma said:

*"We moved into our four-bed Crest Nicholson home in September with our two young children. The Help to Buy scheme provided the perfect opportunity to get a family home in a*



Matt and Steph West



Emma Nuttall

*neighbourhood we might not have been able to afford otherwise. As I don't drive, it was really important that we could buy a home to grow into in a neighbourhood with great, easily-accessible amenities. It's wonderful that St. Gabriel's CofE Academy is a pleasant stroll away, and The Barn, the adventure play park and nursery are all right on our doorstep."*

With so much to offer, it's no wonder that Houlton's vibrant community is growing quickly and residents are coming together at the various community events, which provide a great opportunity to meet new faces or catch up with friends. Keep an eye out for details of future events coming soon.



Visit [houltonrugby.co.uk](http://houltonrugby.co.uk) to find out more about Houlton's range of fabulous homes.

# Breathtaking homes designed to stand the test of time!

Prepare to be amazed by the exciting second phase of beautiful new homes at Dollman Meadow this Summer. With a selection of 3 bedroom homes ready to move into now from £229,995!

Dollman Meadow, Houlton, Rugby, CV23 0AB.

Opening times  
10.30 - 5.30 Tuesday - Sunday  
and 12.00 - 5.30 Monday.

Call: 07909 119 499  
[www.davidsonshomes.co.uk](http://www.davidsonshomes.co.uk)

How Help to Buy works.

Purchase Price	£229,995
Your 5% Deposit	£11,500
Government's 20% Deposit	£45,999
Your Mortgage	£172,496
<b>Total</b>	<b>£229,995</b>



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Live in a brand new contemporary home perfectly designed with you in mind. With spacious and flexible living areas, our homes are filled with light through the unique floor-to-ceiling windows.

Reserve a brand new home at Hansford Park and we'll give you up to £5,000 towards your deposit\*, making it easier than ever to get the keys to your dream home!

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Hansford Park | Houlton | Rugby | CV23 0AB

[www.crestnicholson.com/hansfordpark](http://www.crestnicholson.com/hansfordpark)



Backed by HM Government



01788 524321

\*Terms and conditions apply. Offer applicable is up to the value of £5,000 and is available on selected plots only for reservations made by Friday 31st May 2019. The amount will be given upon legal completion. Not to be used in conjunction with any other offer. For further details, please speak to a sales advisor. Show home photography. Imagery includes optional upgrades at additional cost. Pricing correct on 23.04.19.



# Latest news



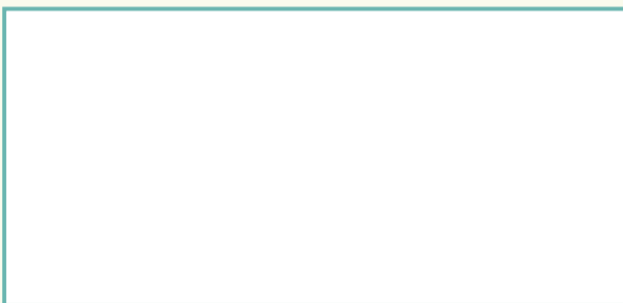
## HOULTON CELEBRATES THE PRIDE OF RUGBY

### The Pride of Rugby Awards are back!

This sensational event brings Rugby together to celebrate the outstanding work carried out by individuals across the community. And this year's event was the biggest to date, with the highest number of entries ever submitted.

Houlton is honoured to support the Pride of Rugby Awards for the fourth consecutive year, forging even stronger links with the local community. This year Houlton has sponsored the Educator of the Year category and our very own Joh Thomas returned as a member of the judging panel.

*Congratulations to all the winners and finalists, Rugby is proud of your achievements.*



## FIND YOUR NEW FAVOURITE CLASS

Throughout the year, we host a variety of weekly classes, workshops and one-off events at our community space, The Barn. These include:

### Weekly Classes

- Monday** Baby Massage Courses//Zumba
- Tuesday** Pilates//Beginners Yoga
- Wednesday** Mindful Yoga//Salsa
- Thursday** Dollman Dots//Be Inspired

### Upcoming Events

- Every weekend between the 15th – 30th June: Warwickshire Open Art Studios
- 7th July: Public defibrillator training
- 6th, 13th and 14th July: Festival of Culture exhibitions and workshops

For full listings of regular classes and what's on this spring/summer, please visit our Facebook page: [facebook.com/HoultonRugby](https://facebook.com/HoultonRugby)

## ROTARY SPRING FAIR SPONSORSHIP

At Houlton, we're dedicated to supporting a whole host of local community events and organisations, and we were delighted to sponsor the Rotary Spring Fair for the third consecutive year.

Attracting over 8,000 members of the community, this year's popular event took place on May Day Bank Holiday Monday, and delivered a packed day of fun for the whole family. The event was a huge hit with local dancers, craft activities and even an animal petting farm.

Organised by Rugby Rotary Club, we hope Houlton's continued support will help to bring Rugby together to celebrate the arrival of Spring each year.



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**Stamp Duty Paid**  
**Legal Fees Paid**

**Free flooring throughout**  
**Contribution to your deposit**



Thoughtful layouts, premium fixtures and fittings and quality materials come as standard in a Morris home. And for a limited time, our offers on selected 3, 4 & 5 bedroom homes at The Beacons mean you could be coming home to even more.

**Call: 01788 711506 Open: Daily 10.30am-5.30pm**  
**The Beacons, Crick Road, Houlton, Rugby, CV23 0AB**

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](https://morrishomes.co.uk/terms-and-conditions). Stamp Duty paid, legal fees paid, flooring throughout and a contribution to deposit available on selected plots only. Details and prices correct at time of going to print. Images representative only.



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