

THE SPIRES | COVENTRY

[Where timeless elegance meets 21st century style]

...that's a Morris home





Enjoying modern living and historic surroundings
...that's a Morris home



Find the home you've been looking for at The Spires

Discover a striking new development in the suburbs of Coventry, surrounded by breathtaking Warwickshire countryside.

The Spires will be a carefully considered collection of 1 & 2 bedroom apartments and 2, 3, 4 and 5 bedroom homes, suitable for all tastes and budgets.

Which means whether you're a first time buyer, looking to downsize or need more room for a growing family, with such a wide range of homes available, you're sure to find the one for you at The Spires.

Close to all the amenities of one of the UK's largest cities but with green open spaces all around, The Spires promises residents a perfectly balanced life. What's more, each and every one of our homes boast all the impressive, high quality features you'd expect from a new Morris development. You'll find exceptional design, fine architecture and an exquisite specification throughout, all combined with sympathetic landscaping to complement the area's natural environment.

Beauty all around
Feel a great sense of freedom, close to everything you need





Coventry Cathedral

An inspiration for peace and reconciliation that has reached out across the globe

Discover an ultra-modern city with a legendary history

...that's a Morris home

An intricate blend of world-famous history, innovative technology and world stage events; Coventry provides a wealth of culture and diversity, sure to captivate and delight.

Coventry is brimming with everything you need to enjoy a full and vibrant life, all set against the stunning backdrop of its glorious 20th century cathedral, rising above the stark ruins of the medieval cathedral destroyed in 1940.

With a fantastic choice of shops, trendy bars, cinemas, theatres, night clubs and free attractions such as the Coventry Transport Museum and Herbert Art Gallery and Museum, you're never at a standstill in Coventry. In fact, you'll be glad to relax at one of the many cosy country pubs also waiting for you in the region.

Coventry's central location means that London is only an hour's journey by train and Birmingham, the UK's second largest city, is only 20 minutes away. For families, there is an excellent choice of primary and secondary schools within a 3-mile radius of the development.



The wonder of Warwickshire

Whilst not officially in Warwickshire itself, Coventry is nonetheless lapped by this spectacular county.

The birthplace to William Shakespeare, the home of Robin Hood and packed with magnificent castles, stately homes and celebrated gardens, Warwickshire has an enchanting history waiting to be explored. Take a seat at the Royal Shakespeare Theatre, just 30 minutes away in Stratford-upon-Avon, and walk in the footsteps of Anne Hathaway at her charming cottage. Marvel at Warwick Castle.

You'll also find an abundance of world class golf; welcoming pubs and great places to eat; elegant and quirky shops; continental and local farmers markets; top class art galleries and so much more.

Excellent transport links in the area make getting out and about easy. The M6 and Coventry Railway Station are just 3 miles away, and Birmingham international airport is only 15 miles away.



Showcase your specification

Set your eyes on a new Morris home and you'll see the classic charm and fine architecture of a home you'll be proud to own. Step inside and you'll discover the spacious layouts and high specification of a home you just can't wait to live in.

With a seamless blend of traditional style and modern design, this is the benchmark in contemporary living and it's all because every detail has been considered: elegant kitchens with sleek, flowing lines and

quality appliances, and luxurious bathroom suites with sympathetic lighting and designer finishes. Such stand-out features from this top grade specification will set your new home apart.

Having such attention to detail, inside and out

...that's a Morris home

Your signature style

Our innovative living spaces are designed around the ebb and flow of 21st century living. So whatever lifestyle you lead, you'll have the space to enjoy it to the full. And the Morris Signature Collection allows you to personalise your new home in a way that truly reflects who you are.

Select the finishing touches around your home, choose decorative features, and style your kitchen – you can make sure every room is unique to you. From elegant fireplaces and ceramic flooring, right down to chrome electrical sockets, there's a choice or upgrade in every aspect that makes your home your own.



Morris. The quality at the heart of your home

From the location and surrounding landscape to the design, architecture and specification; if there's one thing our long history of building superior homes has taught us, it's that each feature of where you live is as important as the next. A combination of factors need to work in harmony to create the perfect place for you to live and a true sense of home is only achieved when quality exudes from them all.

That's exactly what you can expect in your Morris home. Quality throughout every single stage of its creation. We invest heavily in landscaping to help our developments blend in with the style and history of the local area, and your home

itself is designed to exceed your modern lifestyle demands. That's why we're one of the country's leading independent housebuilders, setting the standards for modern living.



Setting the standards for modern living

As a new home buyer, it's reassuring to know that it's not just Morris who believe in the quality of our homes. The industry experts agree too. That's why we're proud owners of numerous awards for the build, design, landscaping, site

management and environmental commitments of our homes. And everything we build is to National House-Building Council (NHBC) standards, giving your home an NHBC 10 year warranty, for long-lasting peace of mind.

Your green peace of mind

An eco-friendly home isn't just kind on the environment, it's gentle on your pocket as well. That's two very important reasons why our commitment to greener homes is at the centre of the whole building process.

From the sustainable materials we use to construct your new Morris home, to the energy efficient 'A' rating appliances we place inside it, the smallest details can make the biggest difference when it comes to protecting the environment.

All our homes are built to strict environmental standards relating to energy efficiency and CO2 emissions

and we also take our commitment to local eco-systems seriously, regularly investing to protect natural habitats and preserve natural surroundings.

The green features included in your home are vital in saving energy, retaining heat, and reducing the cost of your household bills.

Knowing I'm making the right choice in every way

...that's a Morris home





Feeling like I'm the number one priority

...that's a Morris home

A five-star service for you

We're confident you'll love your new Morris home, so it's only right that you love the whole moving experience too. After all, buying a new home should be a fun and exciting time in your life. And that's why we place as much emphasis on the service we provide as the homes we build.

Most important to us is the feedback we receive from you, the homeowner. We want our customers to return to Morris time and time again, so your satisfaction is our motivation.

It is therefore with immense pride that Morris has achieved a five-star standard in the government backed Home Builders Federation (HBF) National New Home Customer Satisfaction Survey. This is the industry's leading benchmark in customer

satisfaction, based on honest opinions from those who matter – the people who have bought with us and live in our homes.

Our impressive five-star rating can give you complete confidence in the quality of your property, and the reassurance that you will receive only the best customer service before, during and after buying a new Morris home.



Morris. UK's No.1 for customer satisfaction

THE SPIRES

BRINDLE AVENUE | COVENTRY | CV3 1JG



From the M6

Exit the M6 at junction 2 and take the A4600/Ansty Road towards Coventry. Continue straight over three roundabouts on Ansty Road and turn left on to Hipswell Highway. Continue straight at roundabout and then turn right on Binley Road/A428 and after 0.1 miles turn left on to Brindle Avenue where you will find The Spires.

From Coventry

Take the A4600/Sky Blue Way and stay on this as the road will merge in to the A248/ Binley Road. Continue on the A248/Binley Road and after 1.2 miles turn right on to Brindle Avenue where you will find The Spires.

Sales enquiry line:

0845 601 5667 | morrishomes.co.uk

Morris Homes (Midlands) Ltd, Morland House, 15 Davey Court, Castle Mound Way, Rugby, Warwickshire, CV23 0UZ



Feeling like I'm the number one priority

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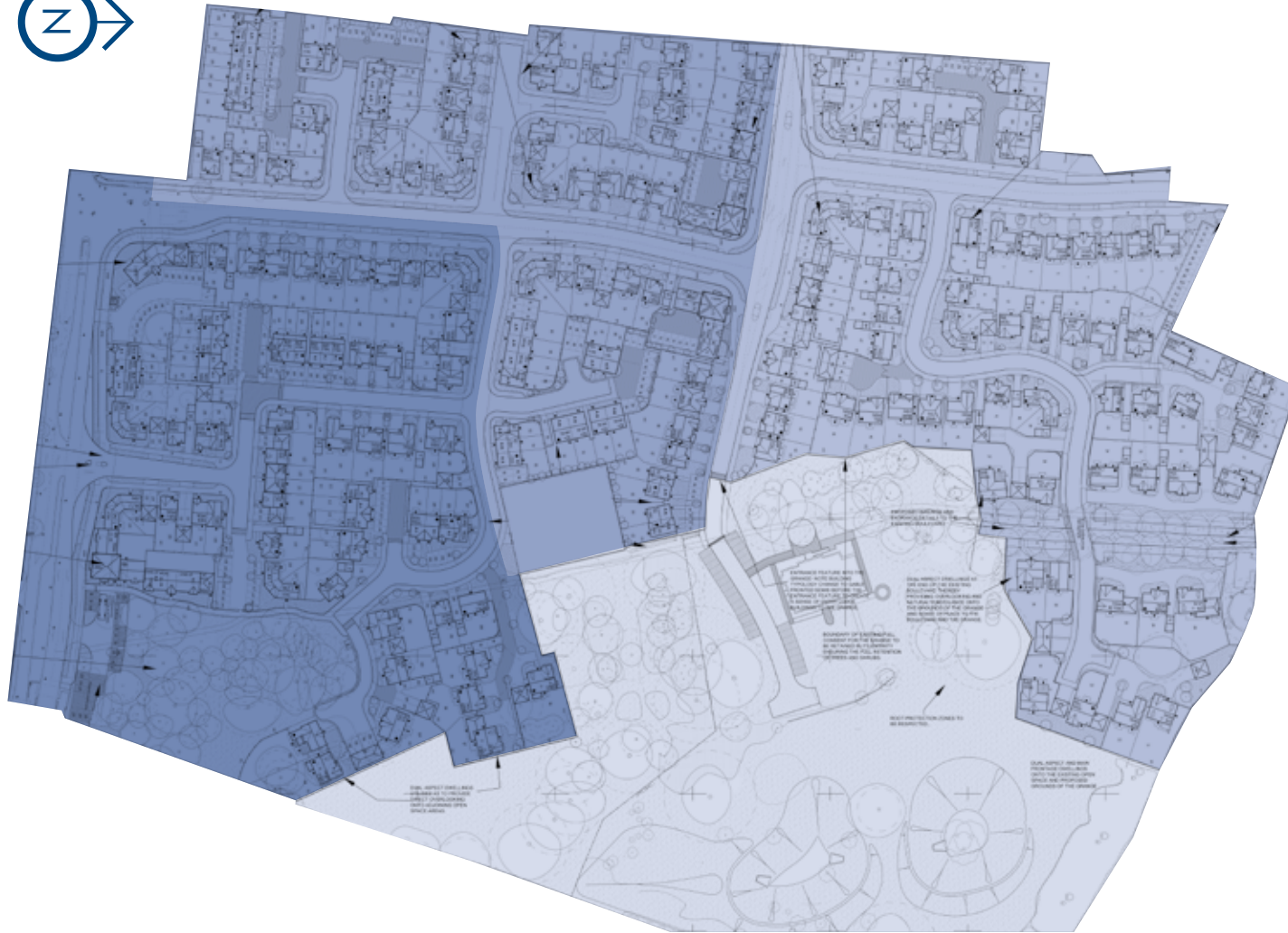


Setting the standards for modern living

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Masterplan

The Avenues

The first phase of The Spires provides the perfect entrance point and offers a good mix of 3, 4 & 5 bedroom homes. Incorporating striking tree line avenues, with cul-de-sacs and views over the large area of open space, these detached, semi-detached and mews homes are sure to be popular.

The Boulevards

This phase boast a good range of properties, from apartments and 2 bedroom mews homes, up to stunning 4 bedroom detached houses. Each section is laid out around a cul-de-sac and again some of the properties have fantastic views over the large area of open space.

The Coppice

The final phase of The Spires features a coppice area at its centre and includes a striking mix of 2, 3, 4 and 5 bedroom homes. Curving cul-de-sacs divide these stunning homes and many of the properties enjoy fantastic countryside views.

The Spires

The Spires is a stunning development that combines three separate neighbourhoods to create a strong village community for all that live there. Attractively designed with large areas of open space, tree lined boulevards and established woodland areas, The Spires works with and enhances the natural surroundings in which it is built. Close to the centre of Coventry, yet in tranquil, well landscaped grounds, with high quality build as standard, The Spires will be the perfect place to call home.

Details subject to planning approval, and correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval. Morris reserve the right to change the layout of the development and houstypes without prior notice.

THE SPIRES/POSITION/07/14/22562



KEY:

- | | | | | |
|---------------------|-----------------|---------------|---------------|-------------------|
| The Appleton 2 | The Capesthorpe | The Lymm | The Rufford 2 | The Wharfdale |
| The Berrington 2 | The Dalton | The Malham | The Staunton | The Willington |
| The Bollington 2 | The Didsbury | The Melford | The Stratford | The Willington SA |
| The Bollington 2 SA | The Dunham 2 | The Moreton 2 | The Sutton | The Winstar |
| The Bramhall | The Houghton 2 | The Pickmere | | |

The Spires - Phase 1

3, 4 & 5 bedroom homes



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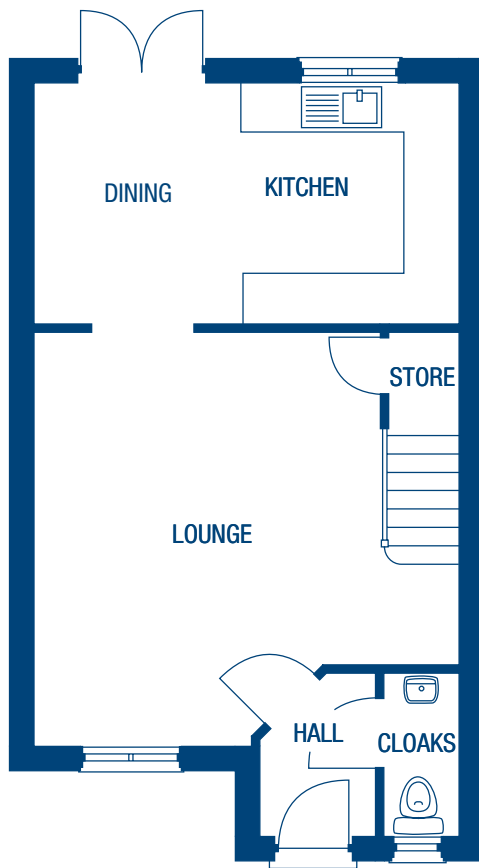
The Didsbury

Three bedroom mews home



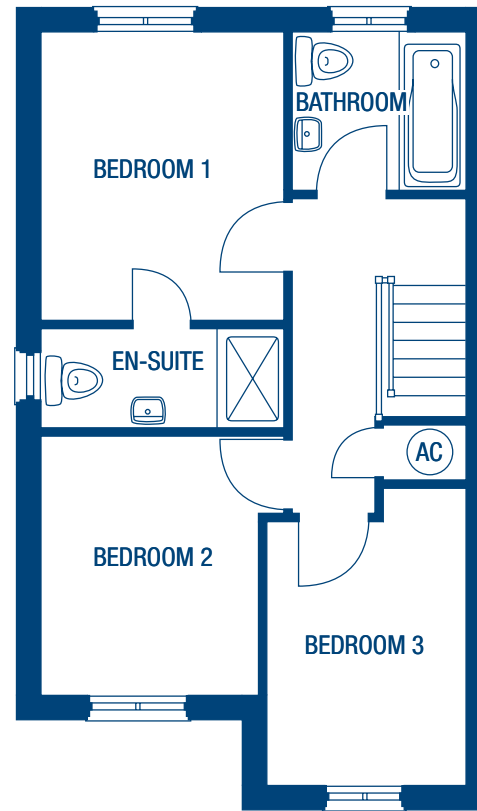
From the open plan kitchen/dining room, with French doors out to the garden, through to the en-suite master bedroom, the Didsbury has been thoughtfully designed with modern living in mind. Plus, as all Morris homes come with high quality specification as standard it's also a home you'll love for many years to come.





Ground Floor

Kitchen/Dining	4850 x 2800mm	(15'11" x 9'2")
Lounge	4850* x 4795*mm	(15'11"* x 15'9"*)
Cloakroom	1850 x 850mm	(6'1" x 2'9")



First Floor

Bedroom 1	3405 x 2795mm	(11'2" x 9'2")
En-Suite	2795 x 1195mm	(9'2" x 3'11")
Bedroom 2	2970* x 2795*mm	(9'9"* x 9'2"*)
Bedroom 3	3405* x 2280*mm	(11'2"* x 7'6"*)
Bathroom	1960 x 1850mm	(6'5" x 6'1")

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Didsbury elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

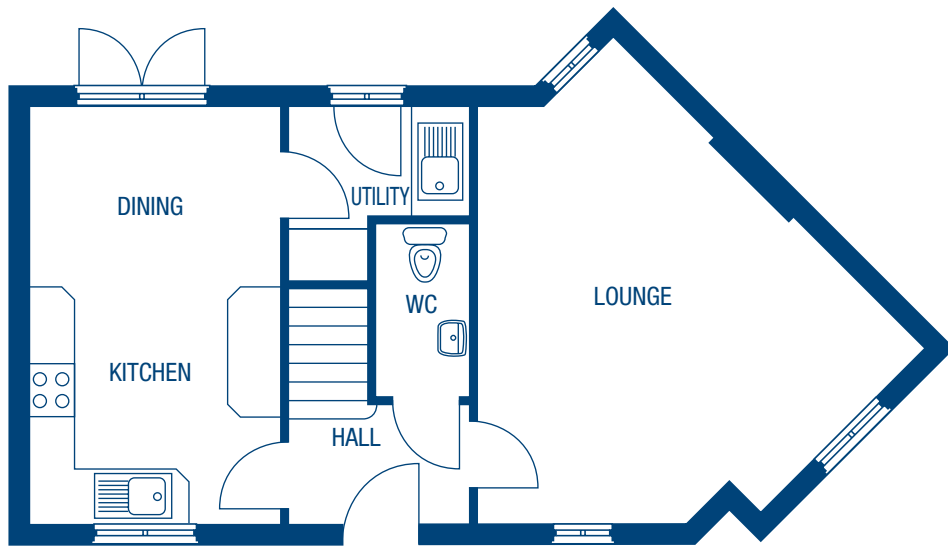
The Dalton

Three bedroom semi detached home



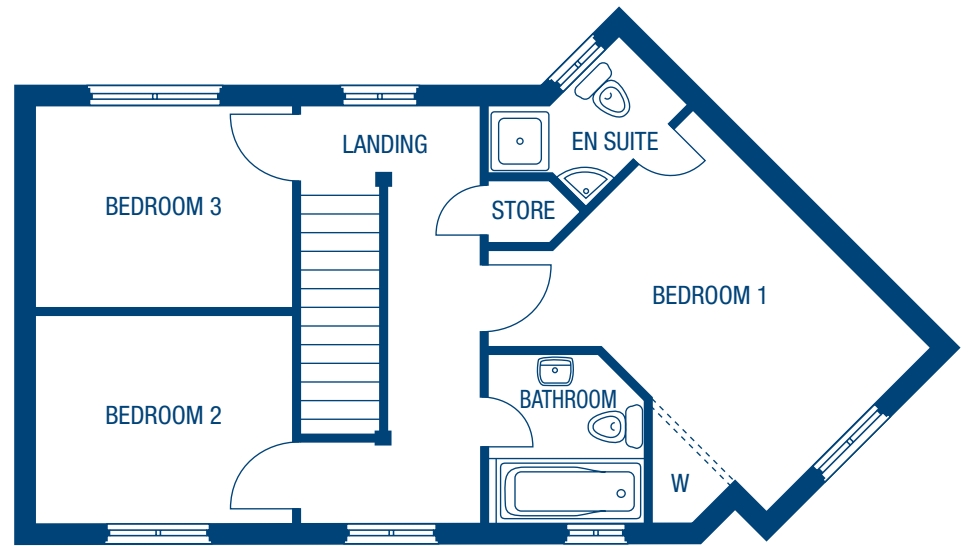
A stylish home for the growing family, The Dalton brings modern living to the forefront through its contemporary interior, spacious layout and high specification.





Ground Floor

Lounge	5070* x 3570*mm	16'8" x 11'9"*
Kitchen/Dining	4725 x 2900mm	15'6" x 9'6"
Utility	1250 x 2000mm	4'1" x 6'7"
WC/Cloaks	1875 x 1000mm	6'2" x 3'3"



First Floor

Bedroom 1	3800* x 2650*mm	12'6" x 8'8"*
En-suite	1150* x 2200*mm	3'9" x 7'3"*
Bedroom 2	2320 x 2935mm	7'7" x 9'8"
Bedroom 3	2300 x 2935mm	7'7" x 9'8"
Bathroom	1955* x 1900*mm	6'5" x 6'3"*

*Denotes maximum room dimensions excluding any wardrobes

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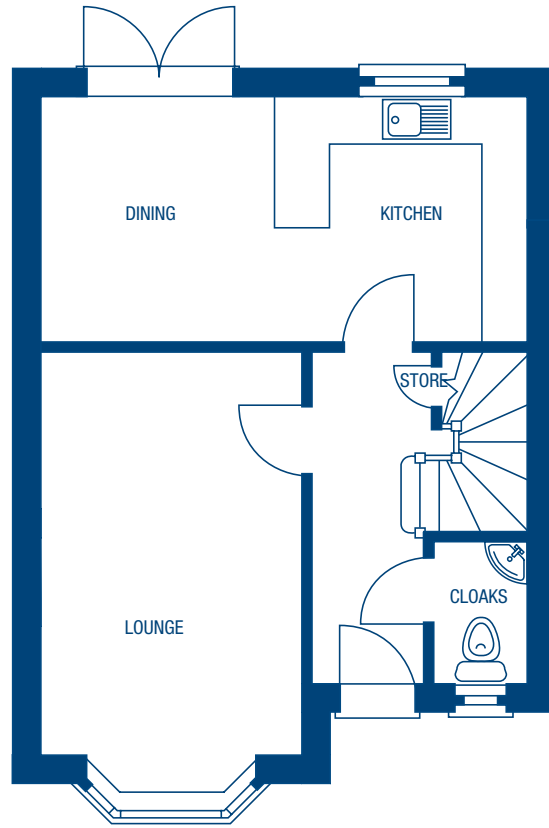
The Dunham 2

Three bedroom detached home with garage



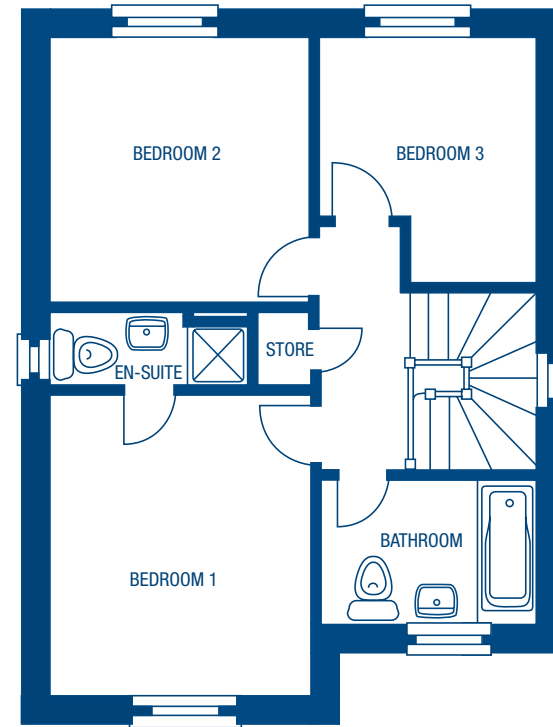
A traditional home for the growing family, complimented by a contemporary interior and high specification, The Dunham 2 is a delightful property anyone would be proud to call their own.





Ground Floor

Lounge	5310* x 3150*mm	17'5"* x 10'3"*
Kitchen/Dining	5825 x 2885mm	19'1" x 9'6"
Cloaks	1700 x 1140mm	5'7" x 3'9"



First Floor

Bedroom 1	3575 x 3150mm	11'9" x 10'4"
En-suite	2390 x 850mm	7'10" x 2'9"
Bedroom 2	3150 x 3200mm	10'4" x 10'6"
Bedroom 3	2925* x 2560mm	9'7"* x 8'5"
Bathroom	2560 x 1700mm	8'5" x 5'7"

*Denotes maximum room dimensions excluding any wardrobes

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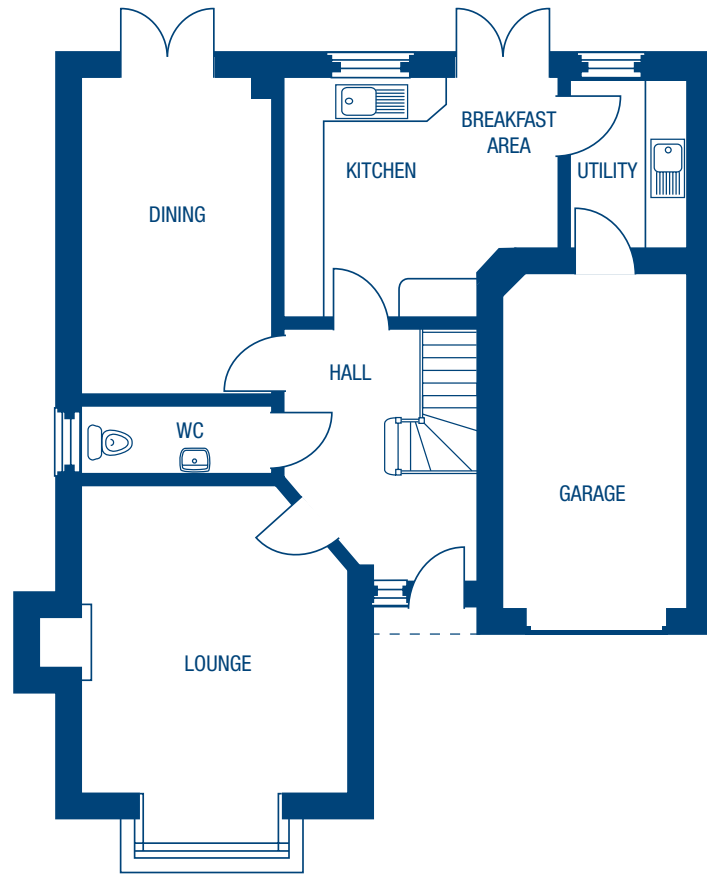
The Sutton

Four bedroom detached house with single integral garage



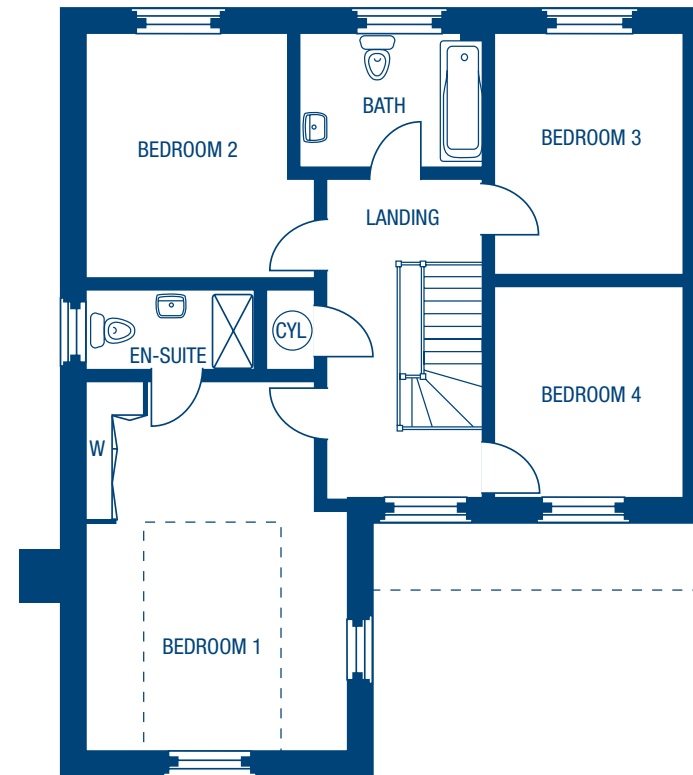
As attractive on the outside as it is stylish on the inside, The Sutton brings together traditional charm, a high specification and an impressive amount of space to create a delightful family home, with the added benefit of an integral garage.





Ground Floor

Lounge	5350* x 3930*mm	17'7"* x 12'11"*
Dining Room	4615 x 2820mm	15'2" x 9'3"
Kitchen/Breakfast	4175* x 3500*mm	13'8"* x 11'6"*
Utility	2500 x 1610mm	8'2" x 5'3"
Cloakroom	2820 x 1010mm	9'3" x 3'4"
Garage	5360 x 2750mm	17'7" x 9'0"



First Floor

Bedroom 1	5480 x 3930mm	17'12" x 12'11"
En-Suite	2785 x 1190mm	9'2" x 3'11"
Bedroom 2	3650* x 3640mm	11'12"* x 11'11"
Bedroom 3	3600 x 2860mm	11'10" x 9'5"
Bedroom 4	3100 x 2860mm	10'2" x 9'5"
Bathroom	2350 x 1960mm	7'8" x 6'5"

*Denotes maximum room dimensions excluding any wardrobes

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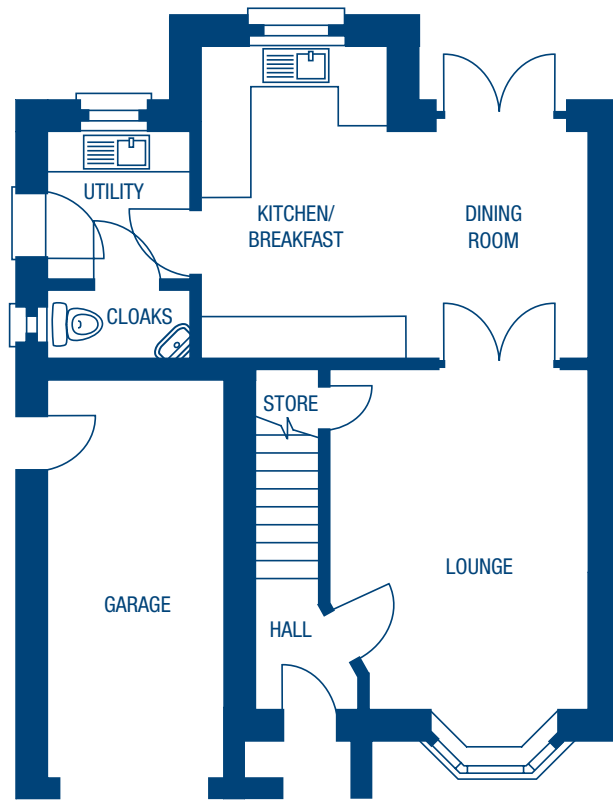
The Rufford 2

Three bedroom detached home with garage



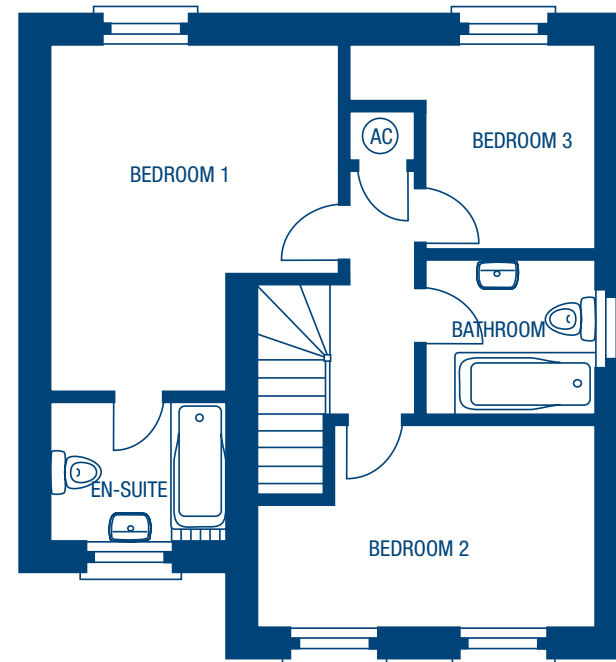
The Rufford 2 is a fantastic family home complemented by fine architecture and a modern and spacious interior which has been carefully designed around today's lifestyle.





Ground Floor

Lounge	4745* x 3300*mm	15'7"* x 10'10"*
Kitchen/Dining/Breakfast	5100* x 4065*mm	16'9"* x 13'4"*
Utility	1950 x 1800mm	6'5" x 5'11"
Cloakroom	1800 x 850mm	5'11" x 2'9"
Garage	5338 x 2458mm	17'6" x 8'1"



First Floor

Bedroom 1	4420* x 3745*mm	14'6"* x 12'3"*
En-Suite	2410 x 1750mm	7'11" x 5'9"
Bedroom 2	4290* x 2500*mm	14'1"* x 8'2"*
Bedroom 3	3190* x 2735*mm	10'6"* x 9'0"*
Bathroom	2200 x 1885mm	7'3" x 6'2"

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Rufford2, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

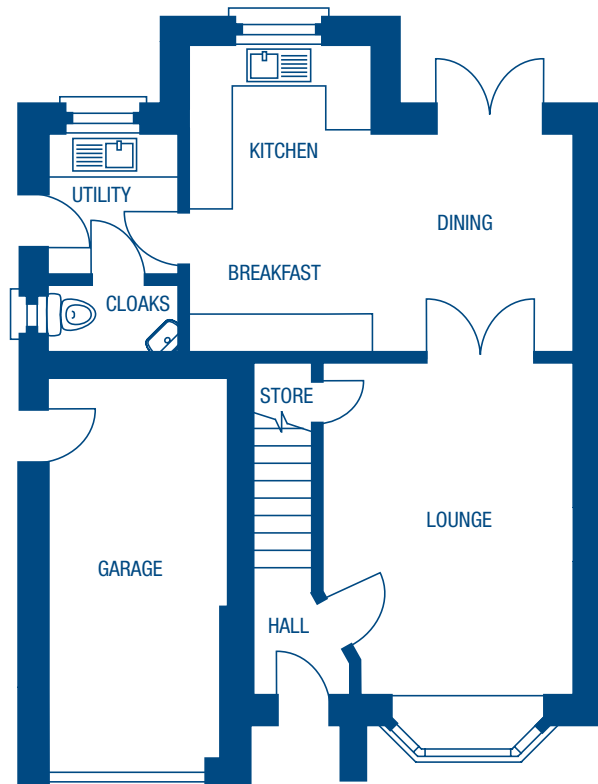
The Appleton 2

Four bedroom detached home with garage



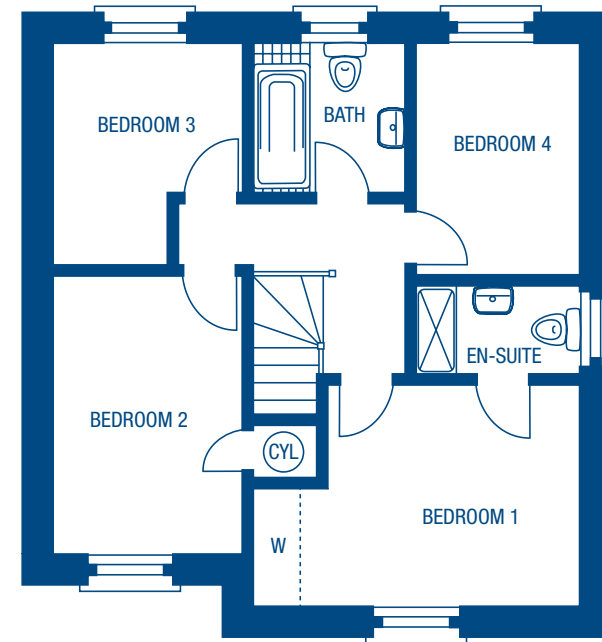
A substantial family home with luxurious master bedroom, featuring an arched cathedral window and en suite shower room. Downstairs there is a separate dining room and cloakroom/wc.





Ground Floor

Lounge	4500* x 3350*mm	14'9"* x 11'0"*
Kitchen/Dining	5200 x 4065mm	17'1" x 13'4"
Utility	1950 x 1800mm	6'5" x 5'11"
Cloakroom	1800 x 850mm	5'11" x 2'9"
Garage	5335* x 2555*mm	17'6"* x 8'5"*



First Floor

Bedroom 1	3720* x 3115*mm	12'2"* x 10'3"*
En-suite	2250 x 1175mm	7'5" x 3'10"
Bedroom 2	2650 x 3700mm	8'8" x 12'2"
Bedroom 3	2645* x 3010*mm	8'8"* x 9'11"*
Bedroom 4	2250 x 3085mm	7'5" x 10'1"
Bathroom	2030 x 2000mm	6'8" x 6'7"

*Denotes maximum room dimensions excluding any wardrobes

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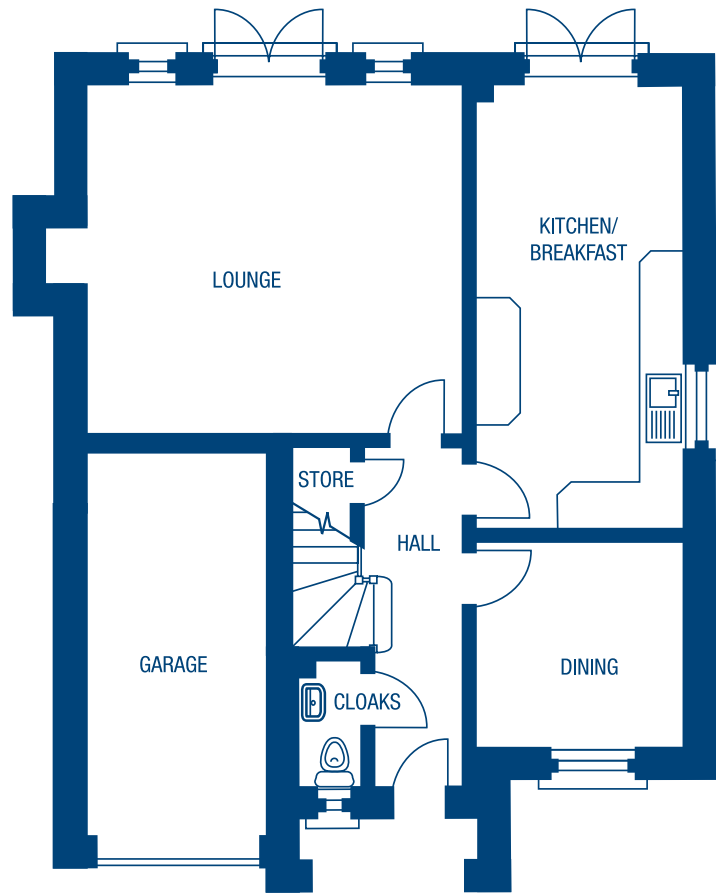
The Wharfdale

Four bedroom detached home with garage



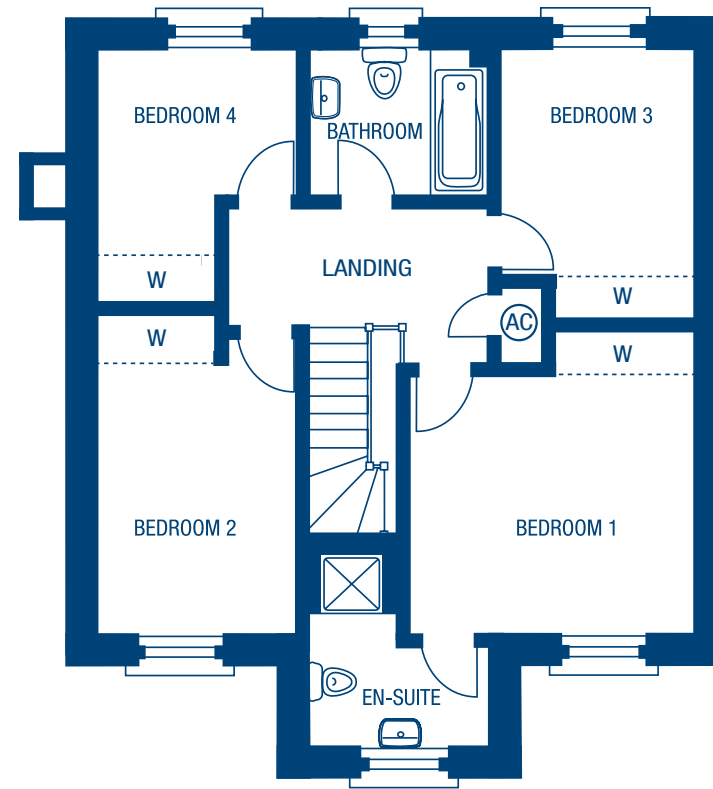
An imposing double-fronted design with a splendid entrance porch. Each of the bedrooms features fitted wardrobes, and there is an en-suite to the master bedroom.





Ground Floor

Lounge	5050 x 4540*mm	16'7" x 14'11"*
Dining Room	2760 x 2745mm	9'1" x 9'0"
Kitchen/Breakfast	5705* x 2745*mm	18'9"* x 9'0"*
Cloakroom	1700 x 855mm	5'7" x 2'10"
Garage	5160 x 2545mm	16'11" x 8'4"



First Floor

Bedroom 1	3870 x 3360mm	12'8" x 11'0"
En-suite	2715* x 2400mm	8'11"* x 7'10"
Bedroom 2	3865* x 2645*mm	12'8"* x 8'8"*
Bedroom 3	2965* x 2675mm	9'9"* x 8'9"
Bedroom 4	2710* x 2630*mm	8'11"* x 8'8"*
Bathroom	2370 x 2030mm	7'9" x 6'8"

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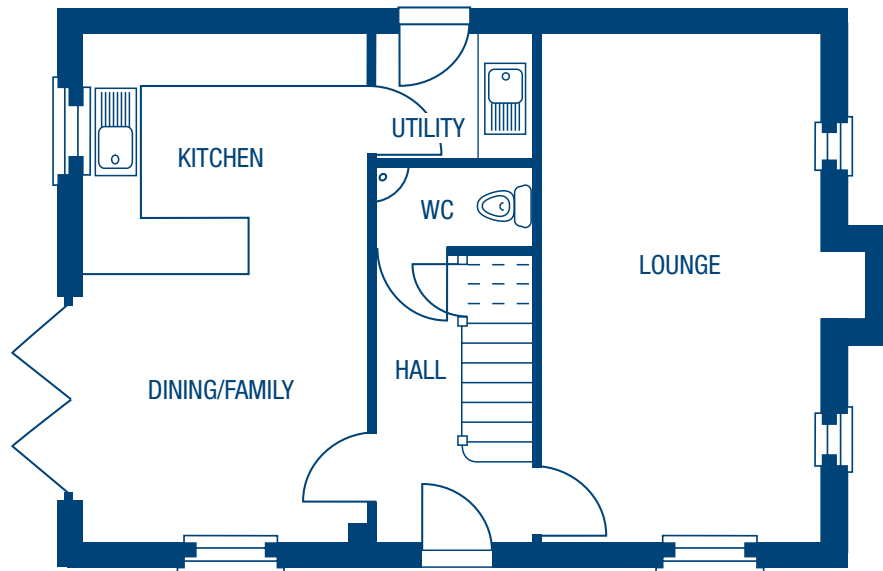
The Houghton 2

Four bedroom detached home with garage



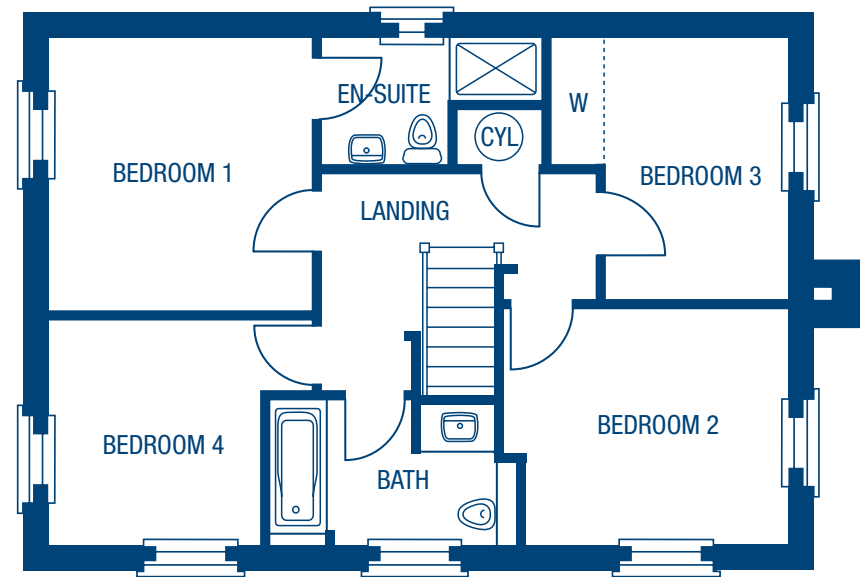
This beautiful home, with its spectacular facade, is just as impressive inside as out. The living room stretches the entire length of the house, there's a dining/family room and four generously sized bedrooms.





Ground Floor

Lounge	3620 x 6400mm	11'10" x 20'11"
Dining/Kitchen/Family	3620 x 6400mm	11'10" x 20'11"
Utility	1950 x 1560mm	6'5" x 5'1"
WC	1950 x 1000mm	6'5" x 3'3"



First Floor

Bedroom 1	3465 x 3370mm	11'4" x 11'1"
En-suite	2870* x 1600*mm	9'5"* x 5'3"*
Bedroom 2	2985 x 3680*mm	9'10" x 12'11"*
Bedroom 3	3315 x 2395mm	10'11" x 7'10"
Bedroom 4	3370* x 2840*mm	11'1"* x 9'4"*
Bathroom	3140* x 1835*mm	10'4"* x 6'0"*

*Denotes maximum room dimensions excluding any wardrobes

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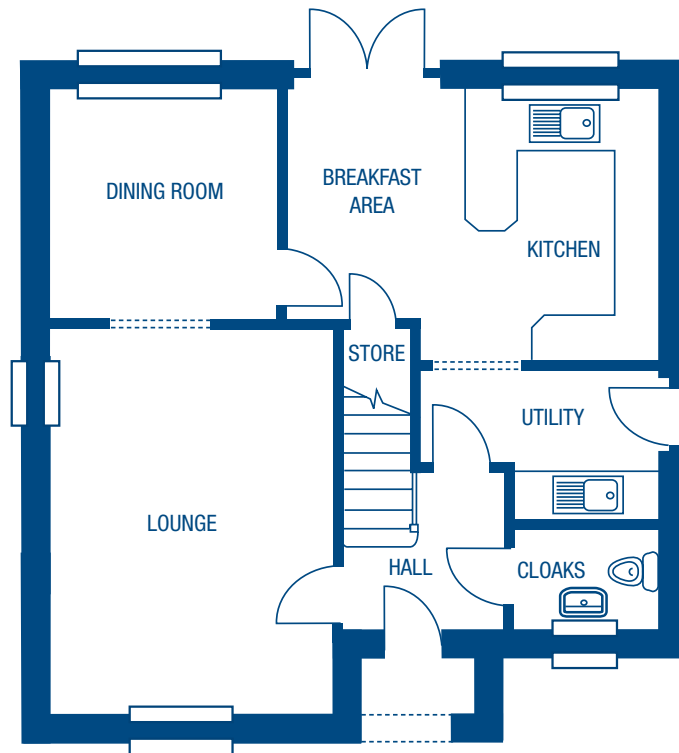
The Malham

Four bedroom detached home with garage



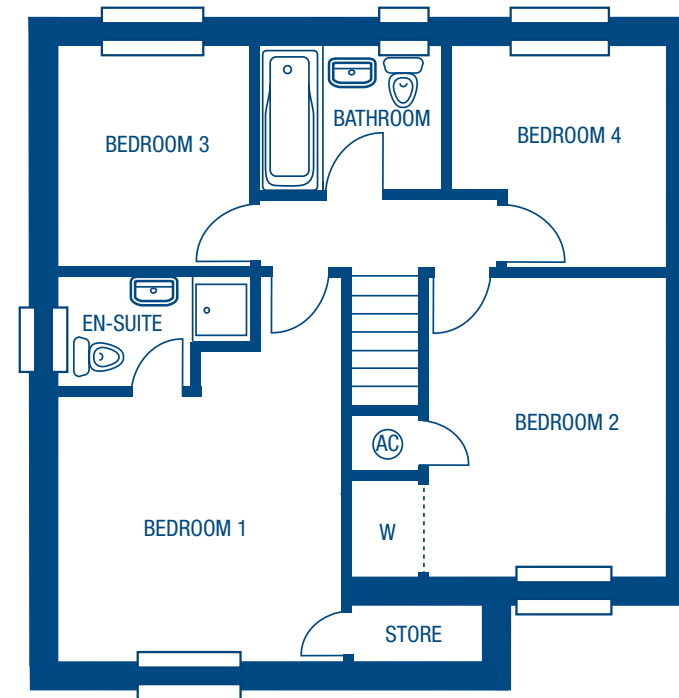
The standout appearance of The Malham is matched only by its superb interior, boasting all the space, style and thoughtful features required for harmonious, modern family living.





Ground Floor

Lounge	4850 x 3450mm	15'10" x 11'3"
Dining	2780 x 2775mm	9'1" x 9'1"
Kitchen/Breakfast	4500* x 3300*mm	14'9"* x 10'9"*
Utility	2825* x 1750*mm	9'3"* x 5'9"*
Cloaks	1750 x 1425mm	5'9" x 4'8"



First Floor

Bedroom 1	4870* x 3495mm	16'0"* x 11'5"
En Suite	2420* x 1320mm	7'11"* x 4'4"
Bedroom 2	3870 x 2910mm	12'8" x 9'7"
Bedroom 3	2860 x 2420mm	9'4" x 7'11"
Bedroom 4	2830* x 2600*mm	9'3"* x 8'6"*
Bathroom	2220 x 1850mm	7'3" x 6'1"

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Malham, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

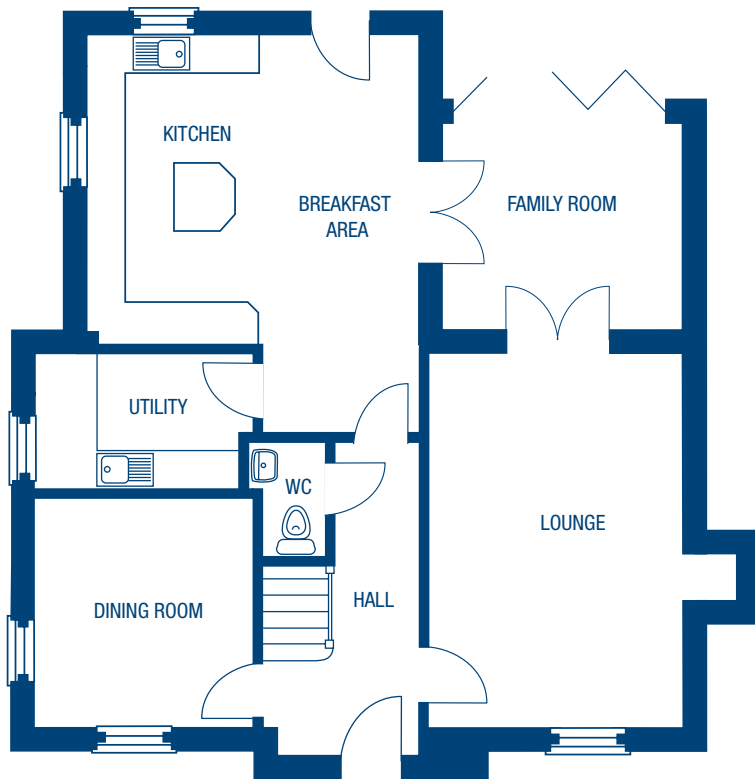
The Winstar

Four bedroom detached home with garage



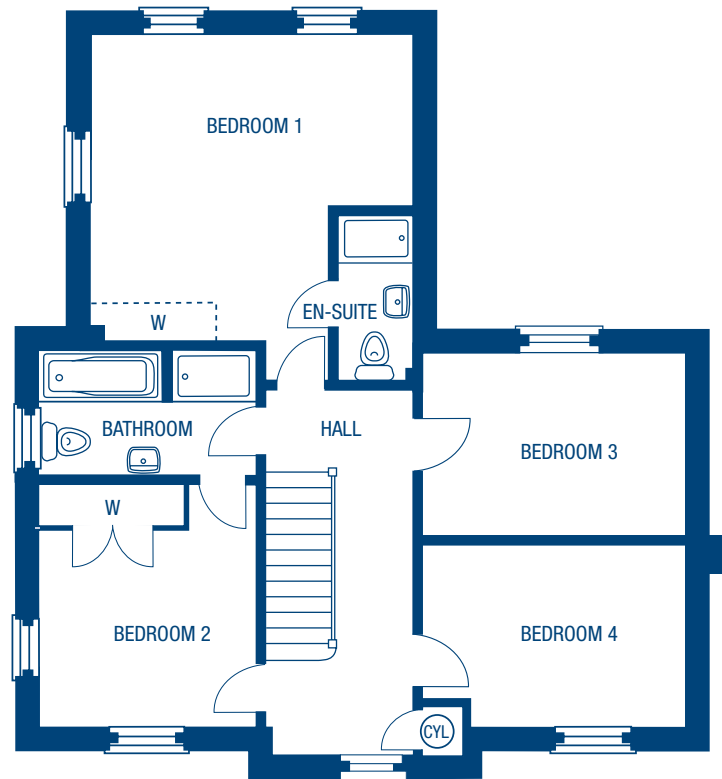
The Winstar rises above other family homes to offer unrivalled space and style. The innovative layout of this four bedroom home gives the whole family the flexibility to live life just how they choose.





Ground Floor

Lounge	5650 x 3765mm	18'6" x 12'4"
Utility	2950* x 1950*mm	9'8"* x 6'5"*
Kitchen/Breakfast	5595* x 4900*mm	18'4"* x 16'1"*
Dining Room	3650 x 2950mm	11'11" x 9'8"
Cloaks	1775* x 1360*mm	5'10"* x 4'5"*
Family Room	2950 x 3565mm	9'8" x 11'8"



First Floor

Bedroom 1	5260* x 4900mm	17'3"* x 16'1"
En-Suite	2405 x 1180mm	7'11" x 3'10"
Bedroom 2	3595* x 3240*mm	11'9"* x 10'7"*
Bedroom 3	3815 x 2775mm	12'6" x 9'1"
Bedroom 4	3815* x 2775*mm	12'6"* x 9'1"*
Bathroom	3020 x 1960mm	9'11" x 6'5"

*Denotes maximum room dimensions excluding any wardrobes

Room sizes are approximate and elevational treatments may vary. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

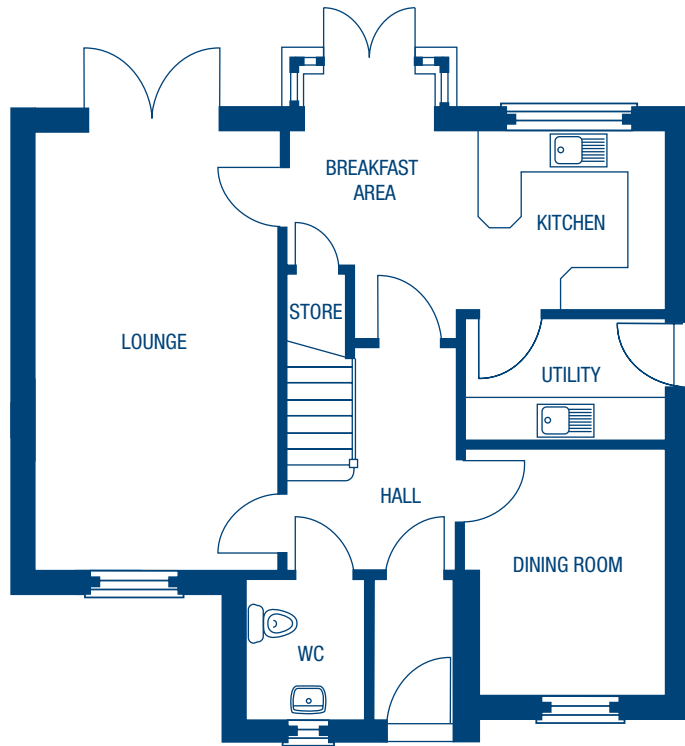
The Staunton

Four bedroom detached home with garage



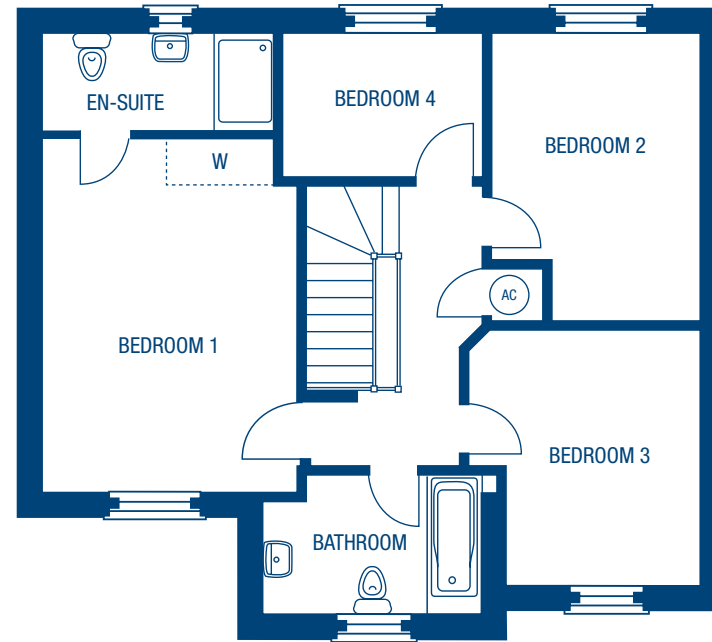
Blending traditional charm and architecture with an impressively spacious layout and contemporary interior, The Staunton is everything you look for in the family home of today, and more.





Ground Floor

Lounge	3300 x 6020mm	10'10" x 19'9"
Dining Room	2755* x 2900mm	9'0"* x 9'6"
Kitchen/Breakfast	5175* x 3620*mm	16'12"* x 11'10"*
Utility	2755 x 1600mm	9'0" x 5'3"
Cloakroom	1620 x 1415mm	5'4" x 4'8"



First Floor

Bedroom 1	3345 x 4680mm	10'2" x 15'4"
En-Suite	1245 x 2980mm	4'1" x 9'9"
Bedroom 2	2770* x 3760*mm	9'1"* x 12'4"*
Bedroom 3	2930* x 3405*mm	9'7"* x 11'2"*
Bedroom 4	2685 x 1910mm	8'10" x 6'3"
Bathroom	2875 x 1810mm	9'5" x 5'12"

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Staunton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

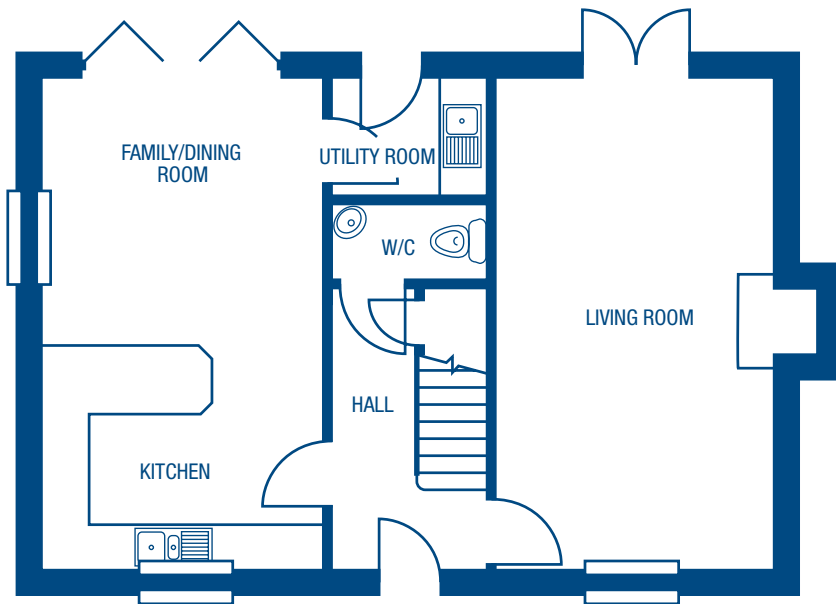
The Moreton 2

Four bedroom detached home with garage



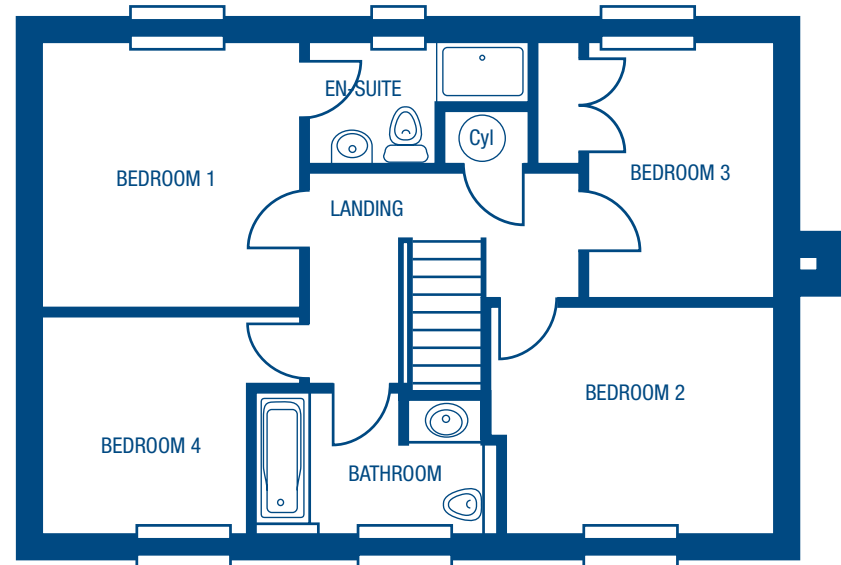
Experience the perfect combination of traditional charm and contemporary style in The Moreton 2. This impressive property has all the looks you desire and all the space you need, brought together to create the ultimate family home of today.





Ground Floor

Lounge	3620 x 6400mm	11'11" x 21'0"
Kichen/Dining/Family	3620 x 6400mm	11'11" x 21'0"
Utility	1950 x 1560mm	6'5" x 5'1"
Cloaks	1950 x 1000mm	6'5" x 3'3"



First Floor

Bedroom 1	3465 x 3370mm	11'4" x 11'1"
En-suite	2870* x 1600*mm	9'5"* x 5'3"*
Bedroom 2	2985* x 3680*mm	9'10"* x 12'1"*
Bedroom 3	3315 x 2395mm	10'11" x 7'10"
Bedroom 4	3370* x 2840*mm	11'1"* x 9'4"*
Bathroom	3140* x 1835*mm	10'4"* x 6'0"*

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Moreton 2, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

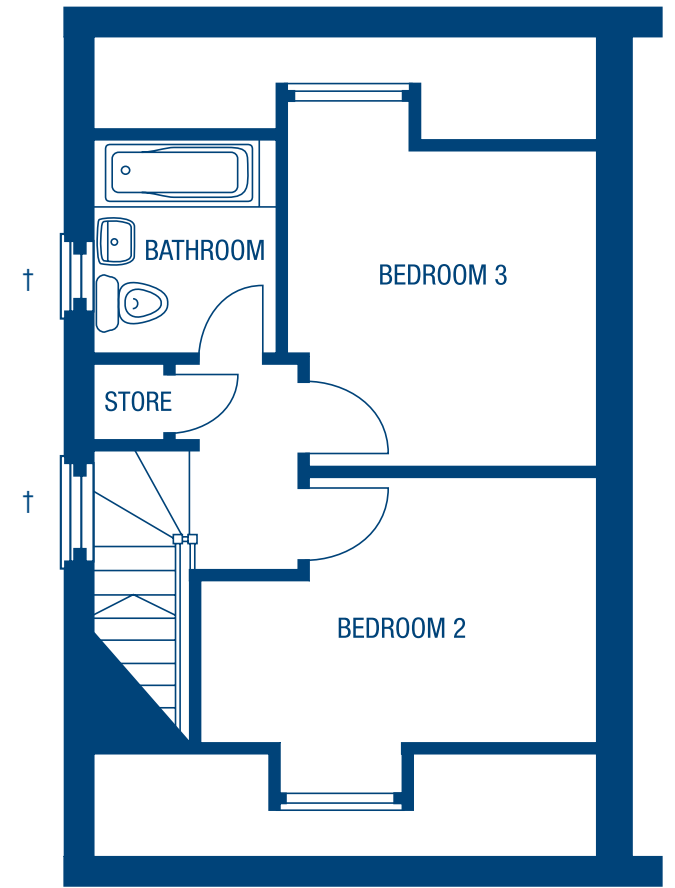
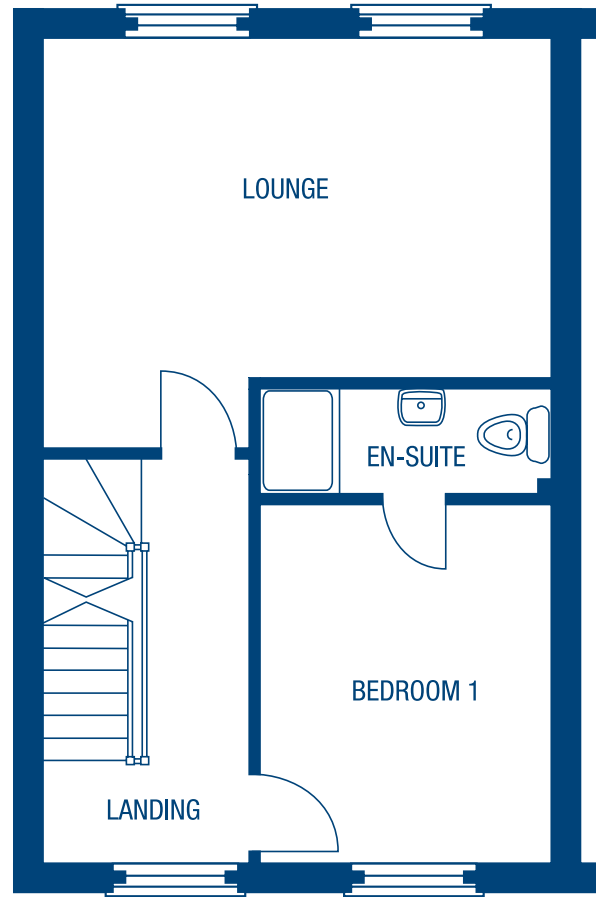
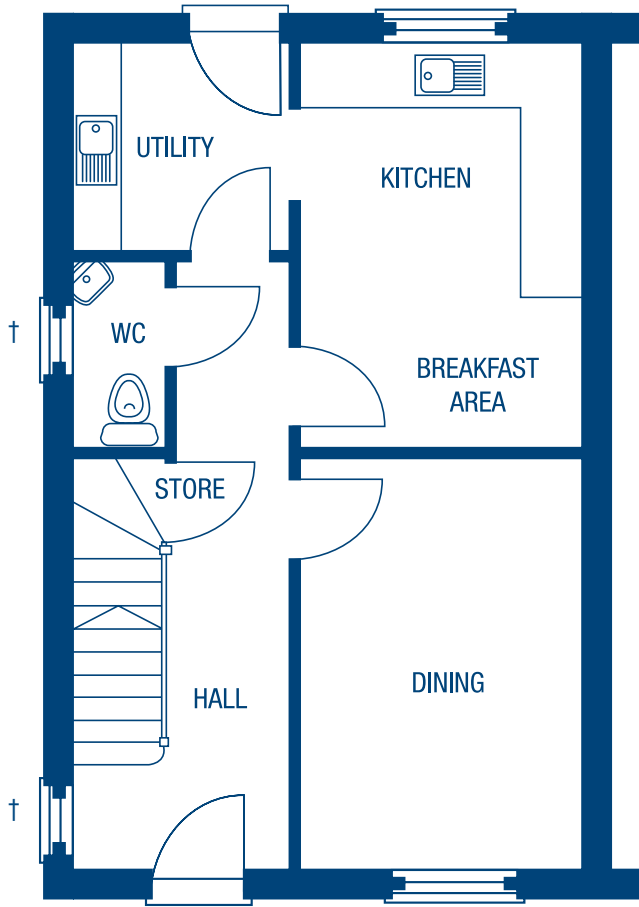
The Melford

Three bedroom three storey home



Thoughtfully designed across three spacious floors, The Melford is a fine example of flexible family living. Boasting a quality specification and with a whole extra floor to enjoy, how you make use of this fantastic new home is up to you.





Ground Floor

Dining	3995 x 2700mm	13'1" x 8'10"
Kitchen/Breakfast	3755 x 2700mm	12'4" x 8'10"
Utility	2050 x 1950mm	6'9" x 6'5"
Cloakroom/WC	1655 x 850mm	5'5" x 2'9"

First Floor

Lounge	4900 x 3800mm	16'1" x 12'6"
Bedroom 1	3430 x 2800mm	11'3" x 9'2"
En-suite	2800 x 1195mm	9'2" x 3'11"

Second Floor

Bedroom 2	3065* x 3840*mm	10'1"* x 12'7"*
Bedroom 3	3540* x 3035*mm	11'7"* x 9'11"*
Bathroom	1860 x 1770mm	6'1" x 5'10"

*Denotes maximum room dimensions
 †NB: Windows only apply to end Melford properties.

This is a computer generated image of The Melford, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

10

Great reasons to love your new home!

What are you waiting for? With so many great reasons to buy new and so many ways to purchase, now is a great time to buy the home you've always wanted.

And, if you need more reasons, here are 10:

- 1 You're the first to own it.
- 2 You won't have to repair a previous owner's amateur DIY!**
- 3 No surprises! You won't be hit with costly repair bills if something goes wrong.
- 4 If you have a house to sell, we may be able to ensure a smooth move and pay your moving costs with our part exchange scheme.
- 5 We can help first time buyers get on to the ladder with our range of specifically designed schemes.
- 6 Today's new homes are built to the latest environmental standards, so they are 60% more energy efficient and kinder to the planet.
- 7 You could save up to £500 a year on bills thanks to new double-glazing and boiler systems.^
- 8 Up-to-the-minute features include fitted kitchens, modern appliances and stylish bathrooms and cloakrooms.
- 9 Peace of mind is provided by the 10 year warranty.
- 10 A wise investment.

**Carrying out improvement work on older homes to bring them up to higher energy efficiency standards could cost as much as £30,000. National Home Improvement Council.

^new-homes.co.uk



Would you like FREE Independent Financial Advice?

An Independent Financial Adviser can help you whatever your financial circumstances, to not only make the most of your money and investments but also to give good advice on loans and mortgages from all suppliers in the market place (not just the big well known banks).

Independent Financial Advisers often have years of experience in dealing with financial products and have the ability needed to offer sound and straightforward advice, removing the stress and hassle of searching for the right mortgage. Unlike high street lenders who tend to plug their own range of products, IFA's have access to the best mortgages and exclusive tailor made products to recommend the best deal for you.

Talk to us about your next move today

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Get more for your money by buying NEW



Something Old? Something New?

Why buying new could be right for you

When you buy a new home, life takes on an entirely different perspective. When everything is fresh, you'll take extra special pride in welcoming family and friends to your new surroundings. There are no nagging worries about getting the roof fixed or the windows and doors draught proofed or making sure the heating system will see you through another winter. In fact, you are moving towards a relatively trouble-free lifestyle, giving you more time to do the things you want to rather than DIY.

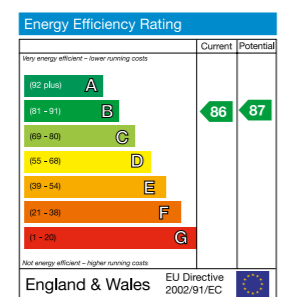
The latest energy efficient systems make new homes cheaper to run and you could save up to £500[^] a year on energy bills. It is also encouraging for buyers that interest rates are at an historic low, this makes buying easier for those looking to get a foot on the property ladder or second-time movers who want to upgrade.

[^]Source: Halifax, March 2014.

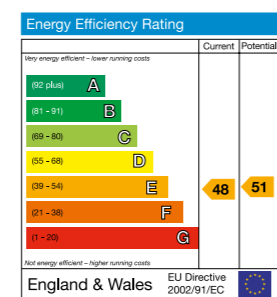
Recent figures have revealed that buying a property now costs 16% less than renting*. Buying new is a cost-effective option and Morris homes often come with fantastic moving schemes, for both first time buyers and those moving up the chain – making buying your dream home possible, and even more affordable.

See how the energy efficiency of a new home compares with an older home

A Morris home...



An older semi-detached home...



We've some great ways to help you move



Buying could save you as much as £120 a month on rent^{††}

Here are just a few schemes that Morris use to make buying easier for first-timers, by reducing the size of the deposit needed, and lowering monthly mortgage repayments.

Help to Buy[†]

This Government-backed scheme, is great news for buyers worried about saving for a deposit. The Help to Buy initiative means that you can choose from a range of quality homes at Morris developments and you will only need a 5% deposit.

The Government will provide a 20% loan to top up your deposit of 5%. This means you only have to take out a mortgage for 75% of the value of the property, and getting a mortgage could be easier and cheaper. The remaining 20% is interest free for the first 5 years and is to be repaid when you sell your home.

NewBuy[†]

NewBuy is a Government backed initiative, which is available on many of our developments.

The 95% NewBuy mortgage is available at reasonable interest rates from high street lenders, and makes buying easy and affordable and is open to everyone. So whether you're a first time buyer or a homeowner looking to upgrade to a bigger family home, NewBuy makes it easy and affordable to move.

Why not call today, buying your own Morris home could be easier than you think.

[†]Schemes subject to government allocation and are only available on specific plots on select developments. NewBuy is available on all new Morris homes in England up to a value of £500,000. Help to Buy available on all new Morris homes in England up to the value of £600,000. Not available on buy-to-let or second home properties. Terms and conditions apply. Full details are available at morris-homes.co.uk/offers/. Subject to status, terms and conditions. Limited availability. Please speak to a Sales Advisor for full details. Correct at time of going to print.

^{††}Source: Halifax, March 2014.

Part Exchange

We understand how stressful buying and selling your old home can be, so to make things easier we could part exchange your old home for 100% of its market value.

Here's how it works:

- You choose your brand new Morris home
- We'll visit your current house and arrange for a valuation from two independent estate agents
- We'll make you an offer for your house, based on these valuations, subject to survey
- If you are happy with our offer you can reserve your Morris home and secure it as yours.
- You may also be eligible for NewBuy in conjunction with Part Exchange, speak to your Sales Advisor for more information.

Smart Move

If your home doesn't meet our Part Exchange Criteria, don't worry, we can help you sell your current home through the Morris Smart Move Scheme.

With the Morris Smart Move Scheme, we manage the sale of your property and also pay your estate agent fees so you get the best possible price. Morris carefully selects the right estate agents to sell your home, giving you a better chance of making a faster sale. Working together with our Sales Advisors, we ensure you won't just find a buyer quickly, but also get the highest quality of service. Saving you time and money that you can put to far better use planning the move to your new Morris home.

It couldn't be easier! Simply check the Smart Move Scheme is available on the plot you are interested in and talk to your Sales Advisor.

Tailor Made to help you move

Morris is making home buying simpler by offering tailor-made packages to help moves happen. These packages are in place to remove the pressures you might associate with moving and will take into account your own particular set of circumstances. Offers will vary from development to development but we may be able to help with any of the following, to make your move as easy and straightforward as possible:

- Stamp duty paid
- Furniture package
- Legal fees paid
- Landscaping of your garden
- Carpets and curtains



Minimising our impact on the environment – maximising the quality of your home

That's why choosing a new home from Morris means making a positive choice for the environment.

We're committed to minimising our impact on the environment so the way we build homes reflects this. The traditional exteriors of our homes are constructed using the latest methods and materials to provide optimum energy efficiency and minimise CO2 emissions, ensuring your utility bills are kept as low as possible. We are also constantly innovating in the way that we build homes and have a zero carbon development in Peterborough, which will help to shape our thinking and make our homes even more energy efficient in the future.

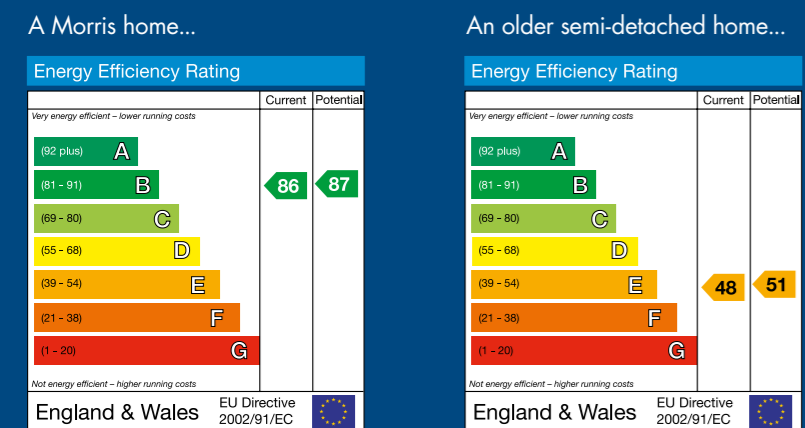
These measures help you to live in a more energy efficient way and to significantly reduce the running costs of your new home.



Considering the planet before we start to build
...that's a Morris home

Buying new, being energy efficient
...that's a Morris home

See how the energy efficiency of a new home compares with an older home



We also take our commitment to local eco-systems seriously and regularly invest to protect natural habitats and preserve natural features. Our projects have involved the relocation of rare bat species into specially built bat caves and full fish restocks of lakes. Our overall commitment to the environment has been recognised by a major national awards programme, which has voted Morris 'Green Housebuilder of the Year'. When commenting on this award win, Tim Smit, founder of The Eden Project, said that Morris had shown a 'positive response to the green agenda' by introducing sustainable features across all of its properties and developments.

- 1 New homes are built to exacting performance levels making them 60% more energy efficient than a house built up to the end of the last century, generating savings of more than £500 a year on fuel bills against less energy efficient older properties.
- 2 According to the National Home Improvement Council, carrying out improvement work on older homes so that they meet modern standards of energy efficiency could cost as much as £30,000!
- 3 In the average second-hand home, water consumption can be as high as 150 litres per person per day. In a new home designed to even the modest Level 3 of the Code for Sustainable Homes, water consumption is reduced to 105 litres per person.

Research conducted by new-homes.co.uk, June 2011. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.

0845 601 5667
morrishomes.co.uk



22 benefits of buying a new Morris home



1 Optimum Energy Performance

The average rating of a Morris home on its energy performance certificate is B. Compare this to the average rating of a second hand home on Rightmove and you can see that a new Morris home will save you money.

2 Sustainable Timber

All the timber used in the construction of a Morris home is checked and certified by the Worldwide Forestry Supply Commission to ensure that it's from a sustainable and renewable forest.

3 Noise Insulation

Morris Homes have adopted the national 'Robust Detail' approach to noise insulation. This means that when the construction of a Morris home is built to precise details, they exceed the requirements of the Building Regulations by 5db. To prove it, every Morris development is subject to sample testing or random inspections by qualified inspectors.

4 Loft Insulation

We certainly won't let your heating and bills go through the roof. Every Morris home is insulated with a massive 350mm thick blanket.



5 Thermal Double Glazing

Every window is double glazed with Pilkington Thermal K Glass. This reflects heat back into the room while also letting in free heat from the sun, ensuring your home is comfortable and utility bills are reduced!

6 Fully Insulated Floors and External Walls

The external walls of every Morris home incorporate a 100mm wide cavity of either mineral wool insulation or a 50mm wide dense foam slab and the floors are insulated with 100mm thick dense foam slab. Both of these prevent heat escape and ensure a cosy home and big savings.



7 Thermal Insulated Separating Walls

Where a Morris home includes an integral garage the walls between the rooms and garage consist of a 150mm thick thermal insulating block and the floor above the garage has an insulation blanket between the joists.

8 Insulated Front Door

The front door is made up of expanded insulation between the inside and outside surfaces.

9 Enhanced Security

The front door of every Morris home is fitted with a high security, multi point locking system. Added to this, every Morris Homes is fitted with an intruder alarm and passive infra-red activated lamp, ensuring utmost security for you.

10 Closing Openings to retain heat

Every Morris home makes the most of light and air, so when an opening is formed in a Morris home the cavity is closed properly, with an insulated cavity closure or lintel.

11 Ventilation for improved air circulation

With such high insulation values, air circulation becomes vital. That's why the roof of a Morris home is fitted with breathable roofing felt and the windows and doors are fitted with trickle vents.

12 Minimised Air Leakage

Air leakage is a well known energy waster. Morris Homes minimise the air that escapes through gaps behind skirting boards, plaster board and electrical sockets, ensuring a draft free living environment. Each individual home's air leakage is then tested prior to you moving in.

13 Insulated Loft Hatch

We don't miss a single trick when it comes to saving your hard-earned cash. Even the loft hatch comes with insulation bound to it.

14 Outside Security Light

Yet more cost efficiency, as the light is only activated when it's needed and when the front door is approached.

15 Dedicated Energy Efficient Light Fittings

To reduce the cost of lighting, every Morris home is fitted with dedicated energy efficient light bulbs.

16 Efficient Heating System

So you enjoy optimum fuel efficiency and lower bills, every Morris home is fitted with a boiler with an A rating for energy efficiency. Plus, the whole heating system, from the length of a pipe run, to the size of a radiator is designed to save both energy and expense.



17 Individual Thermostatic Room Control

Individual thermostatic control valves are fitted to all the radiators in the dry rooms. That way, you're in charge of how much you're using...and spending.



18 Cylinder Cupboard

All the heating systems within a Morris home are pressurised so that hot water flows at mains pressure. This again saves you money by removing the need for electric showers.

19 A Rated Appliances

Only kitchen appliances that achieve an A rating on their energy performance certificate are used – which could make a big difference to your fuel economy.

20 Efficient Water Usage

The sanitaryware, taps and showers in all Morris homes have been selected to reduce water usage, they also encompass technology such as aerated flows so the effects are unseen until your reduced water bill arrives.



21 Insulated, Noise Reducing Internal Walls

Most of the internal walls on the ground floor of a Morris home consist of thick concrete block and internal walls upstairs consist of thick timber frames, with extra cross members for a more rigid construction and lined with British Gypsum Sound Bloc plasterboard to reduce noise. All of this aids insulation values and reduces noise for a peaceful family home.

22 Mains Operated Smoke Alarms

All Morris homes are fitted with mains operated smoke alarms with a battery back up in case the mains power should ever fail.