

William Davis Homes

REGENCY PARK | CASTLE DONINGTON





William Davis

Est. 1935

We've been building beautiful homes for more than 90 years.

And throughout that time, the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our tailored sales packages and upgrades, to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer ten years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.



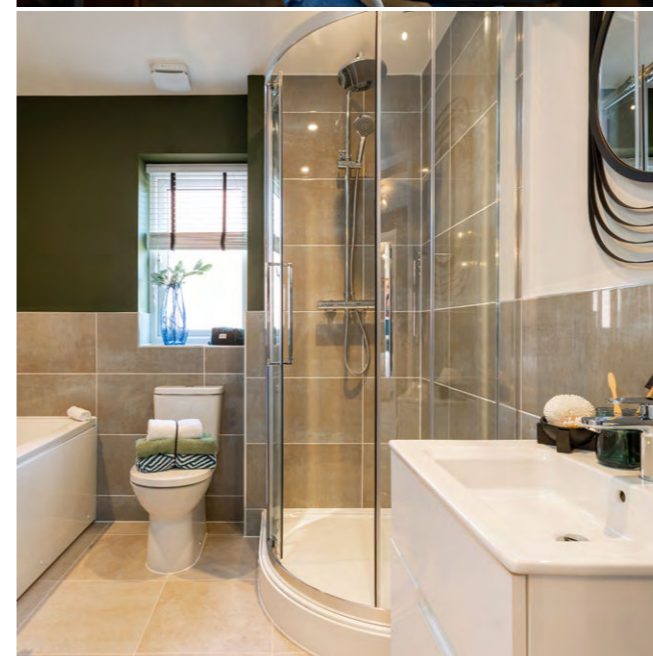


Craftsmanship

To build the very best homes we work with the most talented tradespeople.

Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team.

So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.



“We love the finishing touches to our home – being part of that journey has made all the difference”



Detail

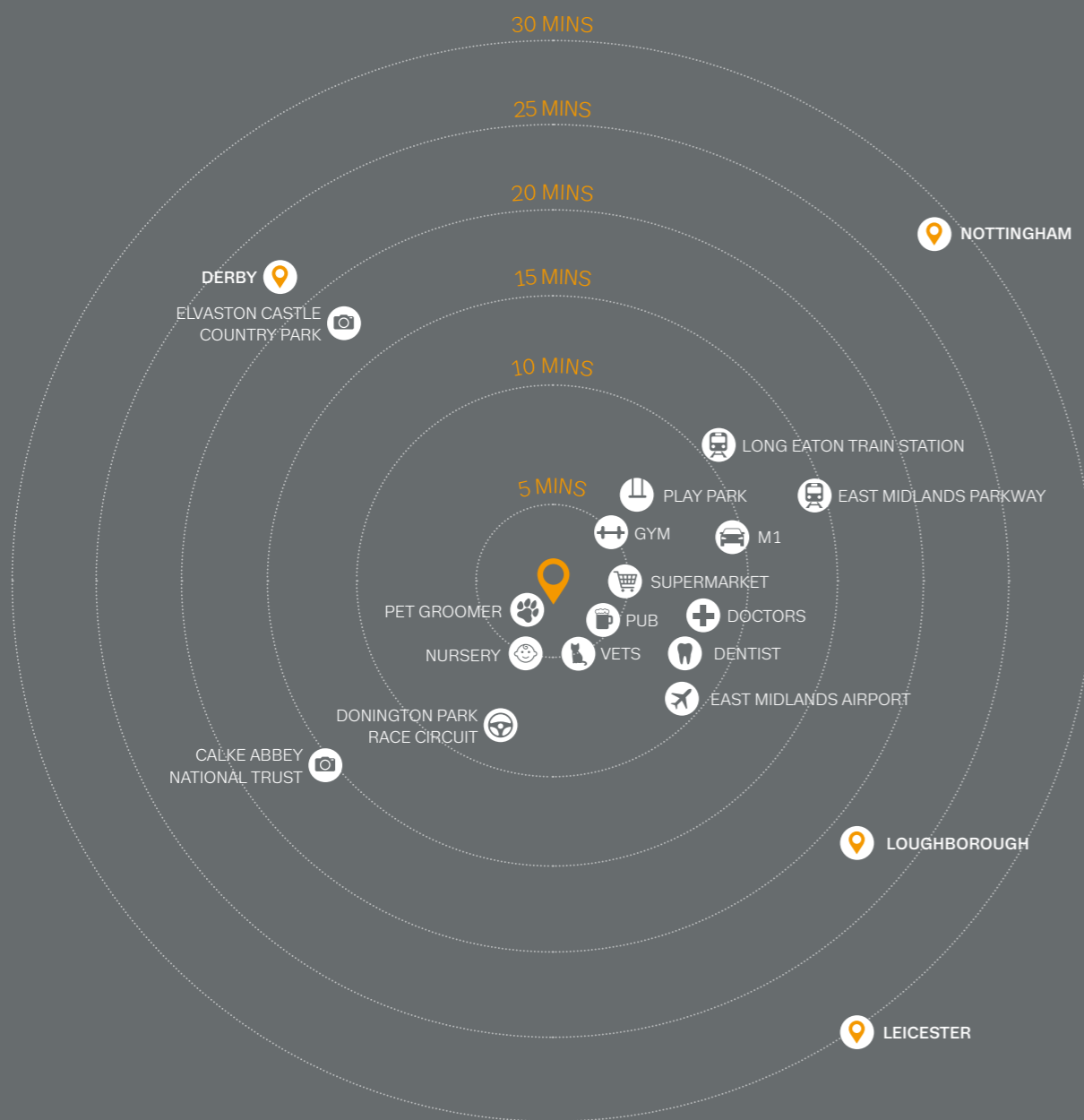
It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.

Regency Park

Castle Donington

Before we give you a glimpse of your new home and life at Regency Park, here's a quick overview of the local area and just a few of the things you can reach by hopping in the car for 30 minutes or less.



Travelling by car

You're spoilt for choice at Regency Park.

Although all of our beautiful developments are unique and special in their own way, they all have one thing common – they are perfectly positioned to offer you the best of town and country. And you'll find life at Regency Park is no exception. Tucked away on the edge of Castle Donington, an historic market town in Leicestershire, you'll find yourself close to the hustle and bustle of village life when you want it, and within easy reach of picturesque countryside when you don't. Local shops, cafés, pubs, restaurants and good schools are all within easy reach. As are the vast and varied amenities of Derby, Nottingham and even London thanks to Castle Donington's excellent travel links.



Castle Donington



Apiary Gate



The Castle Inn Pub



St Edward's Church

Regency Park is a stunning development with 183 plots, offering everyone from families and couples to first-time buyers an excellent choice of 2, 3 and 4-bedroom homes. All are beautifully designed inside and out, with every little detail taken care of so you feel right at home from the moment you walk through the front door.

Property Details

Inside and out, each William Davis property is perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. At Regency Park our homes range in size and design, and the details will slightly differ depending on the type of home you choose.

Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integral freezer, dishwasher, and microwave, we have something for you at Regency Park

Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage, you might be able to upgrade your kitchen with different units and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our Sales Consultants.



Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. All of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integral fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own; each William Davis home has a private turfed garden.

For more on the features that make a William Davis home, contact one of our sales consultants.



Amenities

Despite its excellent travel links to nearby towns and cities, you needn't travel far for all of life's little necessities when you're settled at Castle Donington.

A 5-minute car ride or 20-minute stroll will get you into the village where you'll find a good mix of local shops, a large supermarket, pubs, cafés, restaurants and a post office, as well as a doctor's surgery, dental practice and a vet to name a few. If you have little ones, the village play park provides some welcome fun in the fresh air, or you can head to the Spital Park and Pavilion which offers a wide variety of recreational activities for the whole family. When you need to travel further afield either for work, a meal out or some more serious retail therapy, you'll find Derby, Leicester and Nottingham all within easy reach.

Find out more about Regency Park and the local area over the following pages.

Schools and nurseries



Nightingale Nursery (0.2 miles)

A nursery for babies, toddlers and preschoolers that's ideally positioned for early morning drop-offs and after work pick-ups, just over the road from the development.

Footsteps Nursery (1.4 miles)

A nursery for babies, toddlers and preschoolers that's on the other side of Castle Donington and provides activities such as sensory garden and allotment.

St Edward's Church of England Primary School (1 mile)

A primary school for boys and girls aged from 4 to 11 years old with a Good Ofsted rating.

Foxbridge Primary School (0.4 miles)

A small primary school for boys and girls aged from 4 to 11 years old with a Good Ofsted rating.

Castle Donington College (1.1 miles)

A comprehensive school for boys and girls aged from 11 to 16 years old with a Good Ofsted rating.

The Long Eaton School (5.2 miles)

A Good Ofsted rated school with a sixth form catering for boys and girls aged from 11 to 18 years old. Although it's too far to walk, there is a regular bus service that travels from the village and stops by the school.

Stanton Vale School (5.5 miles)

A well-equipped special school for boys and girls aged from 2 to 19 years old with a Good Ofsted rating that includes a hydrotherapy pool, speech therapy and physiotherapy.

Diseworth C of E, Diesworth (3.2 miles)

A small rural village Church of England primary school for boys and girls aged from 4-11 years old. It has a breakfast and after school club and a 'Good' rating by Ofsted.

Medical



Medical

When you move into a new home, whether it's a short distance away or you're relocating to a new area, you'll want to know that you and your family's health needs will be met. And at Regency Park, you can feel confident that everything you need is nearby. In the village you'll find a doctor's surgery as well as a dental practice that welcomes private and NHS patients, and a local vet for the furry members of the family. And less than 25 minutes away by car is the Royal Derby Hospital.

Take a look at local GPs and more on the NHS website:

www.nhs.uk/service-search

Other



Fitness & Wellbeing

Whether you're getting fit or getting pampered – the choice is yours at Regency Park. For a quick workout or fitness class, The Workhouse Gym is easily reached in the village. Or if you prefer the full health club member experience with a swimming pool, steam room and sauna, the Living Well Health Club is just a 10-minute car ride away. In the village you also have quick access to The Beauty Temple, which offers everything from manicures to massages, as well as a hair salon, a Pilates class and even a kickboxing school, which offers junior and adult classes.

Outdoors

On the edge of Castle Donington, you're perfectly placed to enjoy the picturesque countryside as well as the wide variety of things to see and do in it. Elvaston Castle Country Park is just 15 minutes away by car or there is the National Trust's Calke Abbey, which is only 20 minutes away. Even closer to home is Donington Race Circuit, which has a full line-up of events throughout the race season including the World Superbike and British Superbike race weekends. And within the village itself, there is a local play park as well as regular outdoor events, including the annual May Bank Holiday Medieval Market and the Farmer's Market, which is held at The Hub every second Saturday of the month.

Shopping

Picking up your weekly shop from the large Co-op supermarket, or popping out for a few midweek essentials from any one of the various local convenience stores, is easy when everything you need is conveniently located in the village. If you feel like a weekend stroll

along the High Street, you'll find a good choice of gift shops and other independents. And if you feel like creating the perfect garden oasis, then Donington Nurseries has a great selection of plants, trees and shrubs. And of course, when you need to get some serious shopping done, Derby, Nottingham and Leicester are never too far away.

Transport

Trains, planes and cars – Castle Donington is ideally situated whether you're commuting to work, heading out for some retail therapy, exploring the Midlands, travelling to London and even flying abroad for a holiday from East Midlands Airport. The M1 and A50 are both within easy reach and there are good links to Nottingham, Leicester and Derby. If you would rather travel by bus, there is an efficient Skylink service that gets you to Derby in around 35 minutes. Or you can head to Long Eaton Train Station or East Midlands Parkway, which offer regular services to Nottingham, London St Pancras International, Derby, Birmingham New Street, Sheffield and Matlock.

Food and drink

Whatever you're in the mood for, there's plenty of choice in Castle Donington and the surrounding area. For a quick drink at the end of the week, you'll find a variety of pubs and bars, and for morning coffee or brunch on the weekends you have a selection of cafés to choose from. If you're dining out, The Apiary Bar & Restaurant is highly rated, as are the various local takeaways if you'd rather stay in. And if you'd like to explore further afield, you'll find every culinary box ticked in either Derby or Nottingham.

Your Home

Buying a new house – whether it's your first or your third – is a big commitment, and you need to feel that you're making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC's Registered Builders doesn't just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we'll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK's main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They're also asked whether they'd recommend their builder to friends.

For ten years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating.

Customer Services

Having spent all these years working closely with our customers, we know it's important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we're only a phone call away. And the experience doesn't end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we'll always be there.



“Everyone at William Davis has been so helpful – we haven’t had to worry about a thing.”

All information in this brochure, including home, development, and location details, is correct to the best of our information and belief at the time of print. Where we’ve mentioned distances, travelling times, or routes, these are for general guidance and assume journeys by car. Times will vary according to traffic. Images are used for illustrative purposes, and the styling of your home may vary from those shown. The details of this brochure don’t form part of any contract or warranty. If you’d like further details, speak to your sales consultant and then check these details with your conveyancer.

We adjust the look and feel of our homes to suit changing trends, so the colours, appliances and other fittings and finishes shown in our photography might vary from current William Davis home interiors. For more information, talk to our sales team.

williamdavis.co.uk



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Living in Castle Donington