



# Locking Parklands

One, two, three and four bedroom homes  
Weston-super-Mare



## Homes for Good

Whether you're looking for your first home, next home or forever home, Curo can help.

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We build quality, attractive homes designed for modern living, giving you confidence that you're making a great investment in your family's future. We believe a home is more than bricks and mortar; we create thoughtfully designed developments with connections, community and our customers at their heart.

We're proud to be a business with social objectives. That's why, instead of having shareholders, we re-invest all our profits to achieve our purpose – to create Homes for Good.



Locking Parklands comprises one and two bedroom apartments and two, three and four bedroom homes.

Situated in the village of Locking, just on the outskirts of Weston-super-Mare, the Locking Parklands development is well underway, with this latest phase located right in the heart of a wonderful new community.

Perfect for first time buyers and families, this modern scheme benefits from both convenient connections, and the tranquillity of living away from the hustle and bustle. The new homes will be attractive, energy-efficient and based within a beautiful open green space setting.

This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.



A selection of 124 homes benefitting from private gardens and off-street parking.

The properties at Locking Parklands are built to the highest standards, with sustainability and the environment at the forefront. Set within 80 acres of green space, the established trees and rich wildlife habitats have been protected, creating a palpable sense of nature.

A network of footpaths shall link the new homes with the many green spaces, community facilities, flexible workspace, new schools, shops and cafes.

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Locking is a peaceful new village that has many amenities right on its doorstep.

A popular location



It's also only a 10-minute drive from the increasingly popular Weston-super-Mare: a vibrant coastal town with so much on offer. Home to a two-mile long sandy beach and the iconic Grand Pier, activities such as water sports, seawater swimming or fish and chips on the beach no longer have to be a yearly treat.

Weston has developed into a destination designed for year-round living. With parks, cinemas, music venues, independent shops, two theatres and amazing restaurants, there are endless activities to keep you and your loved ones entertained.

Getting to the city is quick and stress-free. From Weston-super-Mare, there is a direct train to London, and it takes less than half an hour to get to Bristol. For drivers, you can get on the M5 in under 10-minutes.



Ideal for families and first time buyers

## From schools to leisure, Locking Parklands has it all.

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With several good nurseries and schools in the area – including two primary schools within walking distance from Locking Parklands – you are spoilt for choice across every age group. For further educational options, close links to both Weston-super-Mare and Bristol offer a multitude of opportunities.

Living in Locking is sublime for families, with so much to explore. Whether it's a family day out or a moment's peace, the breathtaking Mendip Hills (recognised as an Area of Outstanding Natural Beauty) are practically on your doorstep, with Cheddar Gorge's infamous caves and cliffs only a short drive away.

For sport and leisure, there are a myriad of options in Weston. Hutton Moor Leisure Centre has a pool, gym and a range of other facilities, while there are numerous different sports clubs across the town.



Choose your very own upgrades, from luxurious quartz worktops to an eco-friendly rainfall shower.

At Curo, we believe in providing Homes for Good, which is why with Curo Create you can make your new home truly unique.

While all our homes are built to a high specification, including the appliances and energy efficient lighting, we have an exciting range of options and upgrades, allowing you to imprint your own style and personality.

Personalise every detail – from the choice of worktop in your kitchen to the flooring in your bedroom – and create the home you've always wanted before you have even moved in.

And to make things even better, all options are covered by our 2-year guarantee.



# “The Curo commitment”

The Curo commitment is our guarantee to our customers to make the experience of buying a new home as easy, enjoyable and informative as possible. This does not stop when the keys are handed over; the Customer Care Team will be on hand to support you when you move into your new home.

## Before you move:

### Reservation agreement

Once you have chosen your perfect plot your Sales Negotiator will be on hand to ensure all aspects of the reservation process are fully explained.

### Point of contact

Your Sales Negotiator on site will be your point of contact throughout the building process and beyond.

### Specification

When moving into your new home with Curo you can be assured that the build quality, internal specification and finish of our individually designed homes will exceed expectations. Our contemporary well-designed kitchens are both sophisticated and practical, offering quality units and integrated appliances.

Your Sales Negotiator will be able to guide you through your selections and other optional extras you may require from our extensive range.

### Estimated build completion

When you reserve your new home with us we will provide you with an estimated completion date and keep you informed of the progression of the construction, up to the point when it is ready for you to move.

### New home demonstration

The Site Manager who built your new home and your Sales Negotiator will be on hand either on the day of your move or soon after, to guide you through the key features of the property and the best ways to maintain it. All the information demonstrated to you will be included within your Handover Pack for reference.

## After you move:

### Handover Pack

On completion of your new home you will receive a Handover Pack which contains all the information you will require about your property.

### Courtesy call

A short while after you have moved in either your Sales Negotiator or the Site Manager (if the development is still under construction) will contact you to ensure that you are completely happy with your new home.

### Quality assured

Throughout the build process we inspect the quality of the workmanship, with the support of the NHBC Building Inspector and Local Authority Building Control Officer. Our Head of Customer Care, who will have watched your new home being built, will be your point of contact once you move in. Your new home will be covered by a 10 year NHBC Warranty alongside a 2 year Curo Warranty.

### Dedicated customer care helpline

At Curo we operate a dedicated service to our customers and the helpline details will be included within the Handover Pack. You will also be supported by our Head of Customer Care who will be monitoring calls made to the helpline to ensure that any issues are dealt with effectively and efficiently.



# “ The buying process”

Buying a new home is an exciting time. Now you have found your new Curo home, the following information will help you with your move.

## **Obtain financial advice**

Although you will already have had some advice by this stage, Curo can recommend independent new build lending specialists who will help with your requirements.

## **Appoint a solicitor**

Once you have reserved your new Curo home you will need to instruct a new build solicitor or new build conveyancer to act on your behalf. We will be happy to recommend a local company on request.

## **Organise your mortgage**

Contact your mortgage broker to get everything in place.

## **Selling another property?**

Please give the details of your current property sale to your Curo Sales Negotiator. They will monitor the sale to make sure it runs as smoothly as possible.

## **Signing and exchanging contracts**

Once your solicitor has received your mortgage offer you will be ready to sign your contracts. At this stage you will be asked to pay your deposit. You will be ready to exchange contracts when your buyers are in a position to proceed.

## **Confirming your specification choices**

Your Curo Sales Negotiator will be on hand to talk you through the specification options for your new home (dependent on build stage at time of purchase).



## **Home visit**

Should you wish to come and see the progress of your property, your Curo Sales Negotiator will do their best to arrange a visit with the Site Manager.

## **Build completion**

Curo will keep you informed at all times of the estimated completion date of your new home. We will endeavour to deliver the property on time however this final date may be affected by weather conditions, connections of services and material shortages.

## **Legal completion and home handover**

Completion will take place on an agreed date when the balance of payment has been received by Curo. You will then be given the keys to your new home.

## **Welcome home!**

Along with your keys, you will also be given a certificate to confirm that your new home is in perfect order and a Handover Pack which covers information on warranties, Customer Care and advice on how to look after your new home.

Then simply move in!

# “Peace of mind”

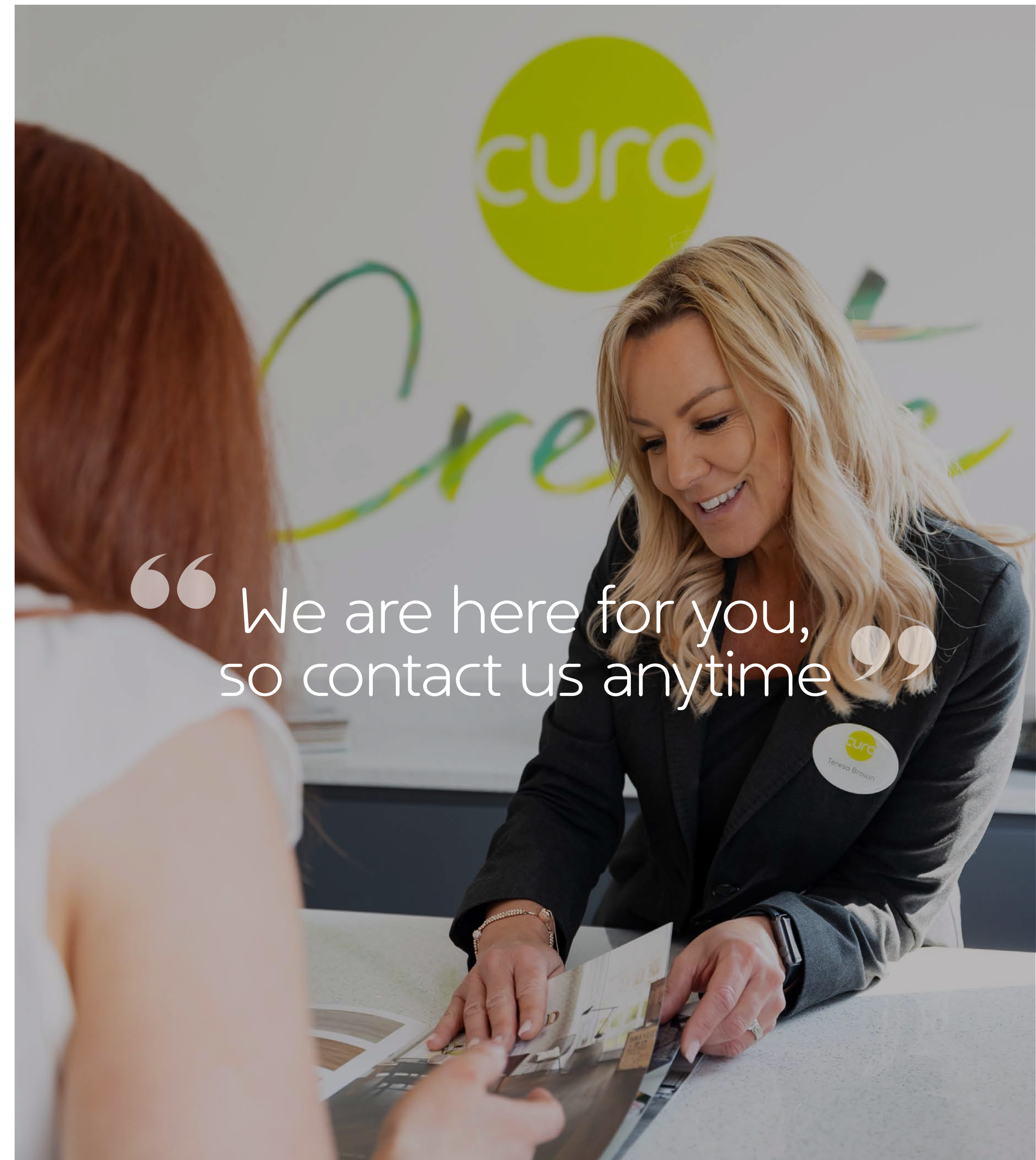
Thanks to our award winning site managers and high quality materials, Curo builds every house to the highest standard providing you with a home you can count on.

The National House Building Council, known as the NHBC, is a national body which regulates standards for the house building industry.

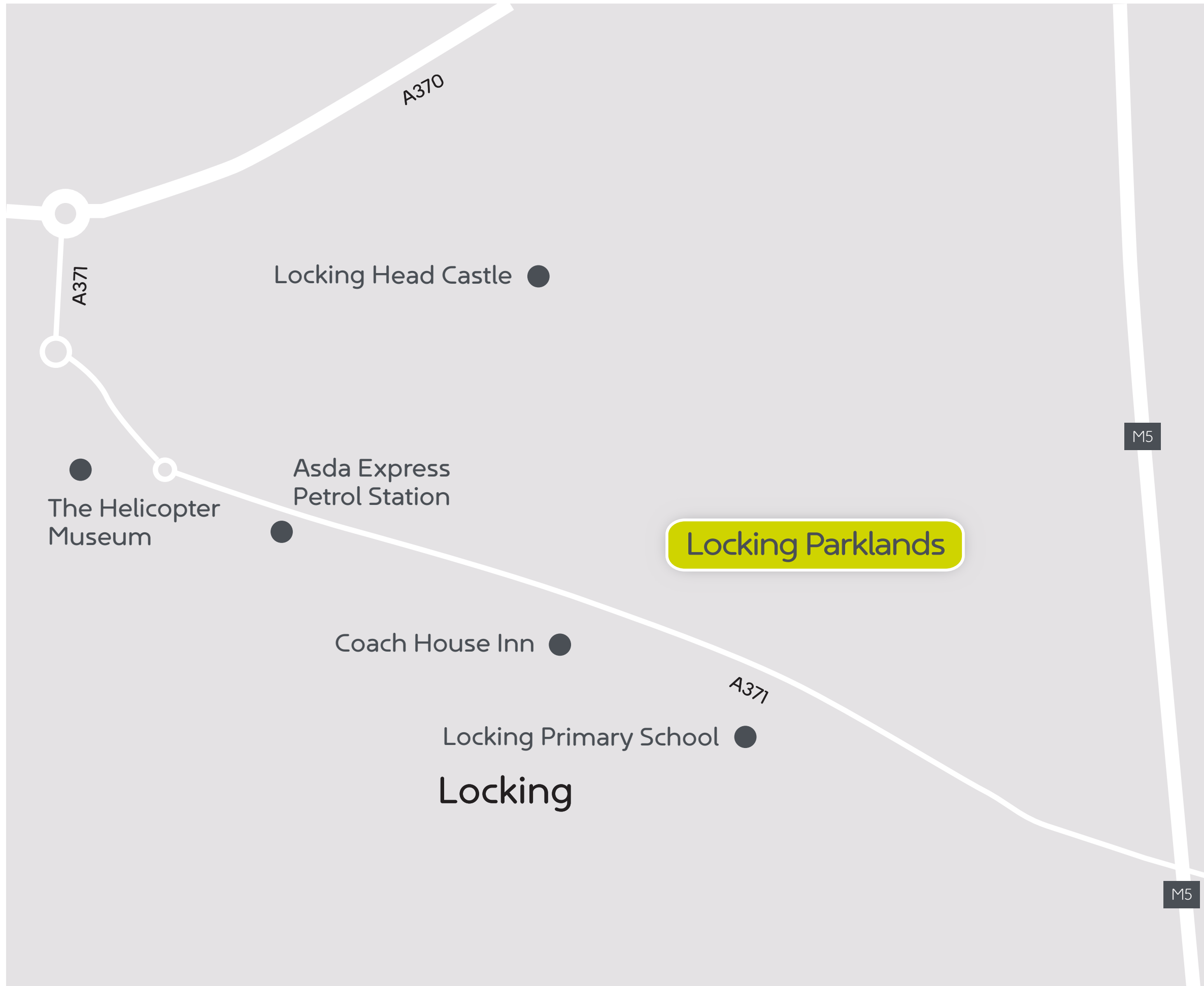
For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

In addition for extra peace of mind you have a 10 year NHBC warranty.

More information and a list of what is covered by the warranty will be provided in your Handover Pack.



“We are here for you, so contact us anytime”



Built on a former RAF training base, Locking Parklands is enriched in local history. Now it is an undisturbed and peaceful destination, offering a great quality of life, whilst remaining well connected. Driving to the beach takes only 11 minutes, while large supermarkets and Weston General Hospital are also close by.

To get further afield, the well-connected Weston-super-Mare train station is merely a 10-minute drive away, and international holidays are easy considering Bristol International Airport takes 21-minutes via car.



Source: Times based on Google Maps October 2023.

### By Car

Locking	4 mins
Morrisons	8 mins
W-s-M train station	10 mins
M5 junction	10mins
Weston General Hospital	10mins
Seafront promenade	11 mins
Bristol International Airport	21 mins
Bristol city centre	40 mins

### By Train (from W-s-M train station)

Taunton train station	28 mins
Bristol Temple Meads	30 mins
Exeter St Davids	55 mins
London Paddington	2 hrs 12 mins



0345 140 5050

[www.curo-sales.co.uk](http://www.curo-sales.co.uk)

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