



Keyford Meadows

One, two, three, four and five bedroom homes
Frome, Somerset



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.

Homes for Good

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

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.



Keyford Meadows is a development of one and two bedroom apartments and two, three, four and five bedroom houses.

The perfect location for first-time buyers and families alike, Keyford Meadows straddles Sandys Hill Lane in Little Keyford, just on the outskirts of Frome.

Named the number one place to live in the South West by the Sunday Times in 2021, Frome is a vibrant town with a strong sense of identity. Home to a vast number of independent shops, fine food & drink destinations and green spaces, there is a palpable sense of community to the town.

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.



Sustainable
living

A collection of 198 new homes, benefitting from over two hectares of open space.

Homes are built to the highest standard at Keyford Meadows, with sustainability and the environment at the forefront.

Green energy is provided using highly efficient heat pumps or photovoltaic solar panels. In turn, these homes will emit 41% lower CO₂ emissions compared to current Building Regulations and 10% lower compared to emerging standards, not only saving you money on your household bills, but helping the environment too.

Outside of the homes is an attractive environment that's ecologically rich and diverse with hectares of green space to be explored. Meanwhile, biodiversity in the area shall be greatly enhanced thanks to several features – such as integrated bat and bird boxes – adding to Frome's already wonderful ecosystem, aided by designated wildlife corridors that allow it to flourish.

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.




With something for everyone, Frome is the place to be.

A unique location



Keyford Meadows gives you all the benefits of living in a beautiful, creative town but with the city in easy reach, with Frome train station connecting directly to Bath and Bristol. Nearby you have access to a variety of independent shops, diverse weekly and monthly markets, delicious restaurant, cafes and wine bars, whilst Clarks Village outlet centre is only a short drive away.

For those seeking excitement, Frome boasts an arts and entertainment scene which is uniquely large for its size. There are two theatres, a cinema, several galleries and exhibitions, as well as the Cheese and Grain – a not-for-profit venue that has attracted the likes of Foo Fighters, Paul McCartney and Fatboy Slim.



From first
time buyers
to families

Frome and beyond.

With nine Good and Outstanding rated schools within a 10-minute drive of Keyford Meadows, there are excellent educational options from nursery through to secondary. In addition to Frome Community College's sixth form, strong links to Bruton, Street, Bath and Bristol leaves a myriad of further educational options.

Life in Frome is truly a breath of fresh air, with fun and adventure to be had on your doorstep. Indulge in a long country walk, canoe in the River Frome or drive 15-minutes to be at the world famous Longleat and enjoy the perfect antidote to the modern stresses of everyday life.



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”

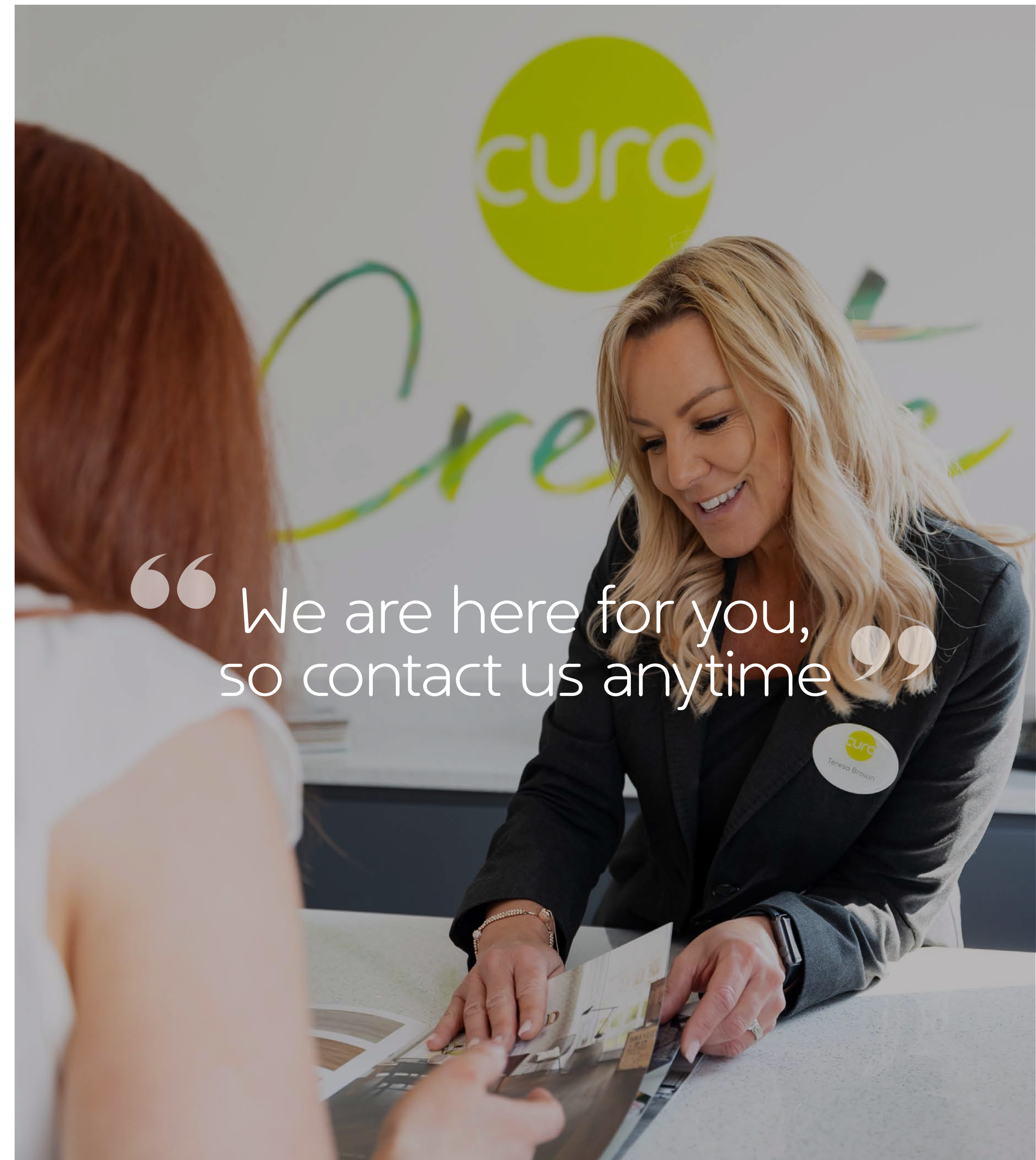
Thanks to our award winning site managers and high quality materials, Curo builds every house to the highest standard providing you with a home you can count on.

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

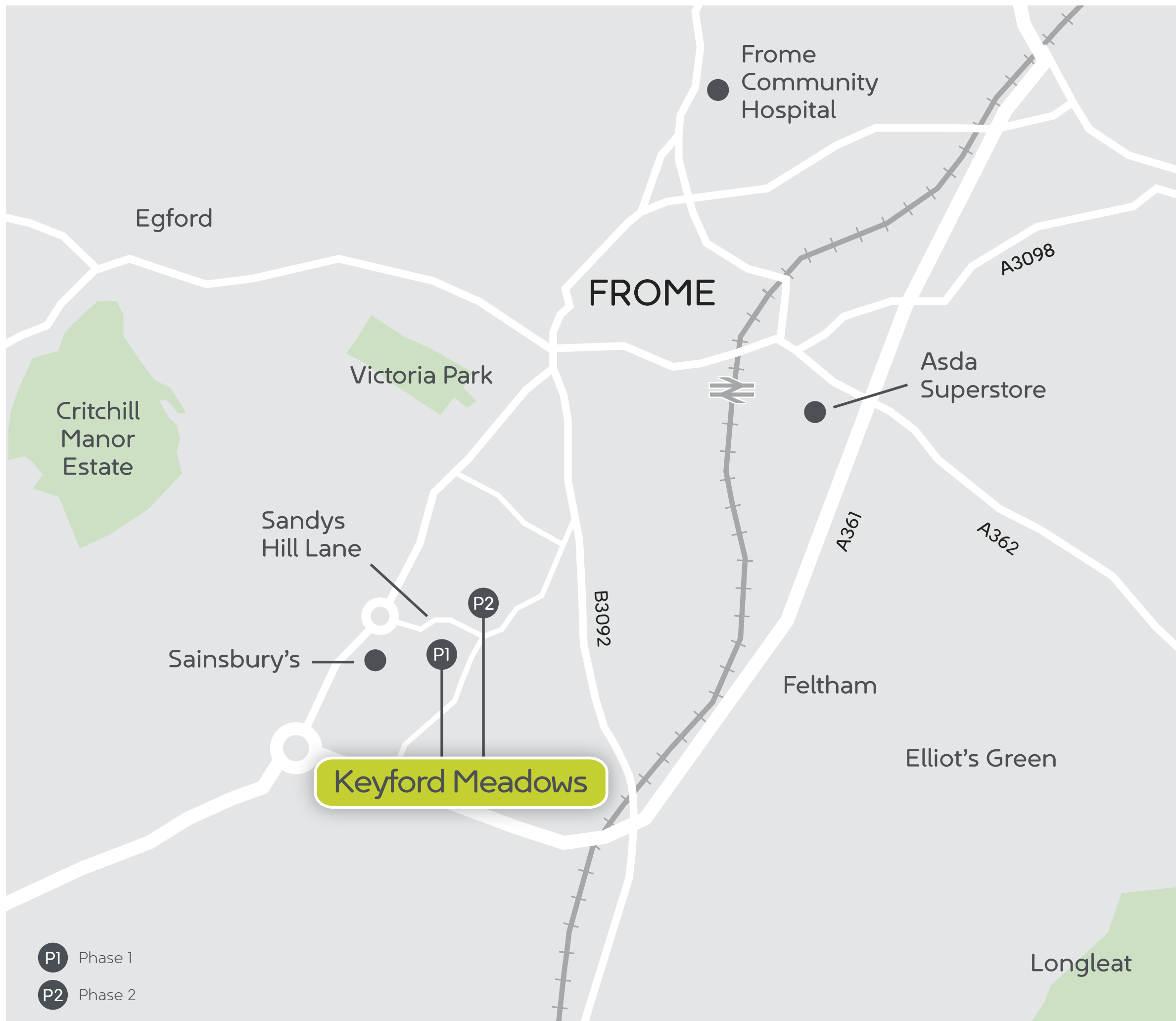
For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

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”



Ideally located within Frome's outskirts, Keyford Meadows offers a great quality of life whilst remaining connected. Nestled in the countryside, just a 24-minute walk will take you to Frome town centre and all its amenities, including the local train station. You can access Bath in just a 30-minute car journey and Bristol Airport is approximately 45-minutes away, allowing residents the best of both worlds.



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.

By Car

Frome Town Centre	5 mins
Frome Train Station	6 mins
Longleat	15 mins
Bath	30 mins
Clarks Outlet Village	35 mins
Bristol International Airport	45 mins

By Train (from Frome train station)

Westbry	10 mins
Bruton	11 mins
Bath	39 mins
Bristol	58 mins

Source: Times based on Google Maps November 2022.



0345 140 5050
www.curo-sales.co.uk

Keyford Meadows, Sandys Hill Lane, Frome BA11 4DH



Curo Group give notice that these particulars are provided as a general guide of what is being offered subject to contract and availability. The finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Consumer Protection Regulations 2008. Nor do they constitute a contract or warranty. All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith, purchasers must satisfy themselves by inspection or otherwise. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal standard. Please note whilst current views may be unrestricted these could alter in the future. No person in our employment as a selling agent and representative has any authority to make any representations or warranty whatsoever in relation to the property. CGI's and internal images are indicative only. 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. Internal images are computer generated and may include additional features available at extra cost. Layouts may differ according to plot. Details are correct at time of production, April 2023.