



# Withies Green

One bedroom apartments to five bedroom houses  
Keynsham

The Weathered Tree



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

From first homes  
to forever homes.

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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.



## Welcome to Withies Green, an inspiring new neighbourhood in Keynsham.

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Located just one mile from the vibrant market town centre, Withies Green features 208 one and two bedroom apartments, and two to five bedroom houses, offering something to suit everyone.

Inside, you'll find sophisticated kitchens equipped with top-of-the-range appliances, and modern bathrooms complete with white sanitaryware and ceramic wall tiling.

Outside, many homes benefit from a private garden, off-street parking, and a garage, along with a generous amount of public open spaces. Enjoy access to a newly developed sports pitch, a community orchard, and allotments with dedicated growing patches - ideal for embracing a more outdoor, countryside lifestyle.





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Sustainable living

Each home is crafted with sustainability in mind, ensuring they're greener and cheaper to help meet the demands of modern living.

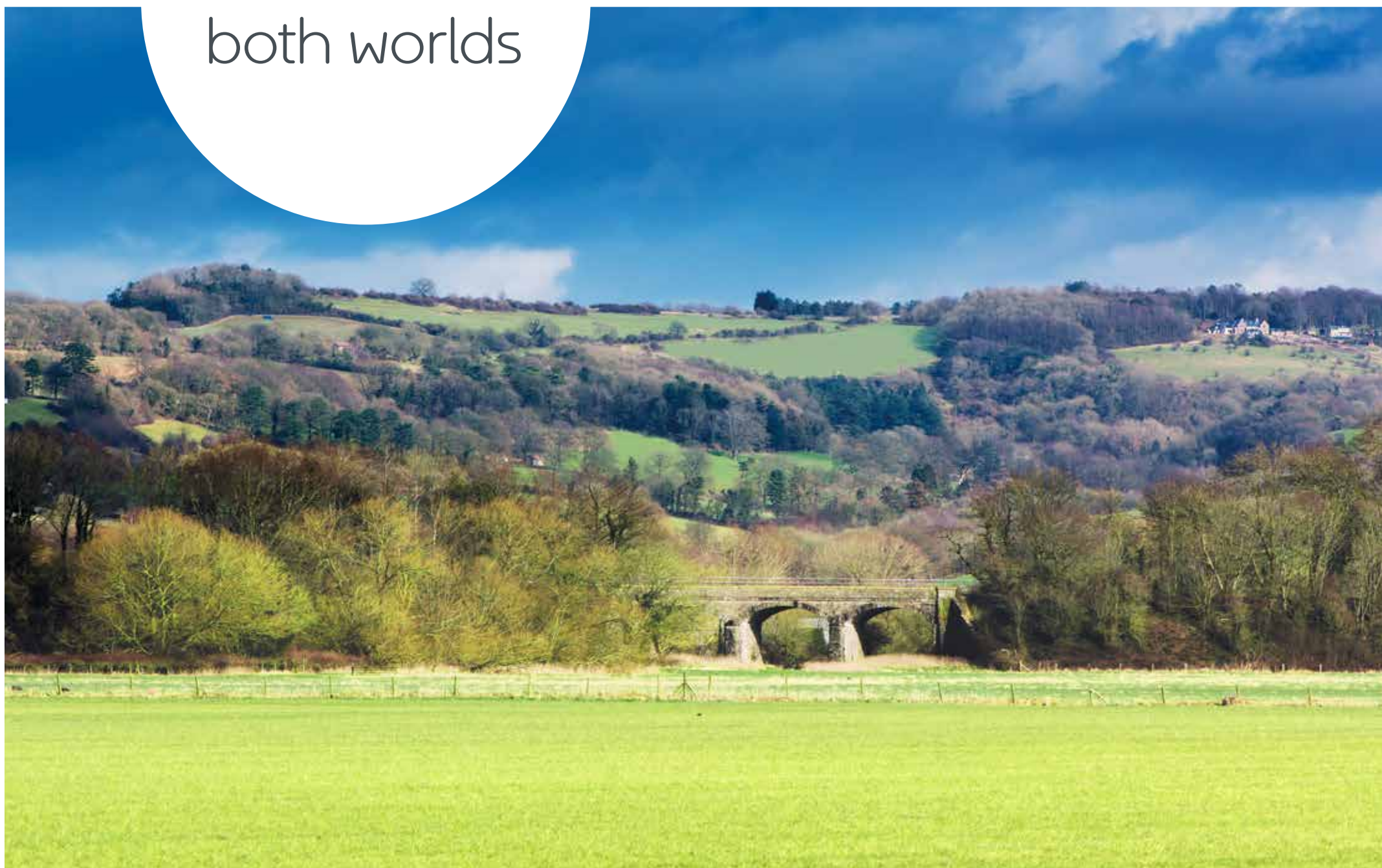
Many homes benefit from:

-  Electric car charging points
-  Solar panels
-  Air source heat pumps
-  High EPC ratings

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The best of both worlds



Keynsham is a bustling market town surrounded by green spaces.

Thanks to its prime location directly between Bristol and Bath, Keynsham combines the charm of country living with the convenience of city connections. Taking just 8-minutes to get to Bristol and 9-minutes to Bath by train\*, and with easy access directly onto the A4, Bath Road.

Within walking distance of Withies Green you'll find delightful public footpaths, a wide variety of cafés and restaurants including the much loved Flourish Foodhall & Kitchen, as well as an excellent selection of local schools and nurseries. Additionally, the regular farmers' market, a five-minute drive away, adds to the town's friendly feel.

\*Source: Times based on Google Maps April 2026.



A place  
to grow

Withies Green offers an ideal environment for families, with a wide range of quality educational options at all levels, close to home.

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With something for everyone, the area provides plenty of opportunities to play and stay active. Including Keynsham Memorial Park with its playground and skate park, Avon Valley Adventure & Wildlife Park, as well as the local leisure centre.

And for the little one's, the development is ideally located just up the road from the nearest nursery, and the new, purpose-built Two Rivers C of E Primary School is only a stone's throw away. It's also close to the highly regarded Keynsham Library and a mere 3-minute drive from Wellsway School and Sixth Form, Saltford C of E Primary School, and Chandag Junior School.



Choose your very own upgrades, from contemporary LED lit mirrors to high quality, full height tiling.

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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 a luxury finish in your bathroom, 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.

# Your buying options



We have a range of buying options to help make moving home easier, and hassle-free.



## Curo Swift Move

If you want to move to a new Curo home but you have a property to sell, our Swift Move scheme, from our partner MOVE+, makes it easy. Swift Move offers a fully assisted, fast way to sell your house at market value, while saving you money on estate agent fees, advertising and marketing costs.

## Curo Smooth Move

If you're keen to move but the stress of selling your current property is holding you back, Smooth Move could be the perfect solution. It's our part-exchange scheme where one of our trusted partners (Property PX Group or Spring) could buy your existing home, freeing you up to move into your new Curo home without delay. No chain, no hold ups and no worries about the sale falling through.



## Early Bird Reservation Scheme

If you have found your perfect Curo home but it hasn't officially been released yet, ask us about our Early Bird Reservation Scheme which could help you secure it in advance.

Ask your Sales Negotiator for more information.





# 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.

**With you from the first steps,  
to completion, and beyond.**

## 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. You will also be given access to our Welcome Home portal to help support you through your home-buying journey (see overleaf).

### Points of Contact

Your on-site Sales Negotiator will be with you throughout the build process.

### 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 Curo Create 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 before handover, 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. This will also be readily available within the Welcome Home portal.

### 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 Customer Care Manager, 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 Customer Care Manager 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.



## Welcome Home portal

Upon reservation, you will receive an invitation to Curo's Welcome Home portal. Here you'll have access to all documentation relating to your new home for you to read, understand and contact us if you have any questions.

## 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

You will have the opportunity to visit your new home as part of your buying journey. Your Sales Negotiator will arrange your visits ahead of time.

## Build completion

Your Sales Negotiator 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.

## Home sweet 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.

We are proud to be a registered developer with the New Homes Quality Board (NHQB), a non-profit organisation dedicated to improving the quality of new homes and customer service provided by developers.

They set out requirements for us in terms of the quality of the homes we build, that we offer an inclusive, clear buying process and offer you, the customer, a quality service from start to finish.

The National House Building Council (NHBC) is also a national body which regulates standards for the house building industry. For the first 2 years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines. And for extra peace of mind, you then 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.

# Our digital offering

We want you to have full confidence throughout your buying journey and are confident our investment in state-of-the-art technology helps to achieve this, right from the very beginning.

Whether you're in the comfort of your own home, or in the Marketing Suite with one of our friendly Sales Negotiators, our digital brochures and floor plans, 3D site plans and street level walk throughs can help give you a real sense of place. Gain a deep understanding of how the homes will be finished, the feel of the gardens, as well as street scenes that make you a part of the story.

With all of these visual assets at your fingertips, you'll have everything you need to proceed with confidence, at any stage of the build.





Living at Withies Green makes staying connected easy. Keynsham offers excellent transport links to Bristol and Bath, with frequent train services from Keynsham Station to London Paddington and Birmingham New Street.

The town centre is just one mile away, Waitrose is a three minute drive, and Bristol Airport is only 12 miles away, providing convenient access to a wide range of international destinations.

### By Car

Waitrose	3 mins
Keynsham Leisure Centre	4 mins
Keynsham Train Station	4 mins
Keynsham Town Centre	5 mins
Bristol	16 mins
Bath	16 mins
M4	23 mins
Bristol Airport	26 mins



0345 140 5050

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

Withies Green, Keynsham, Bristol, BS31 1TG



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