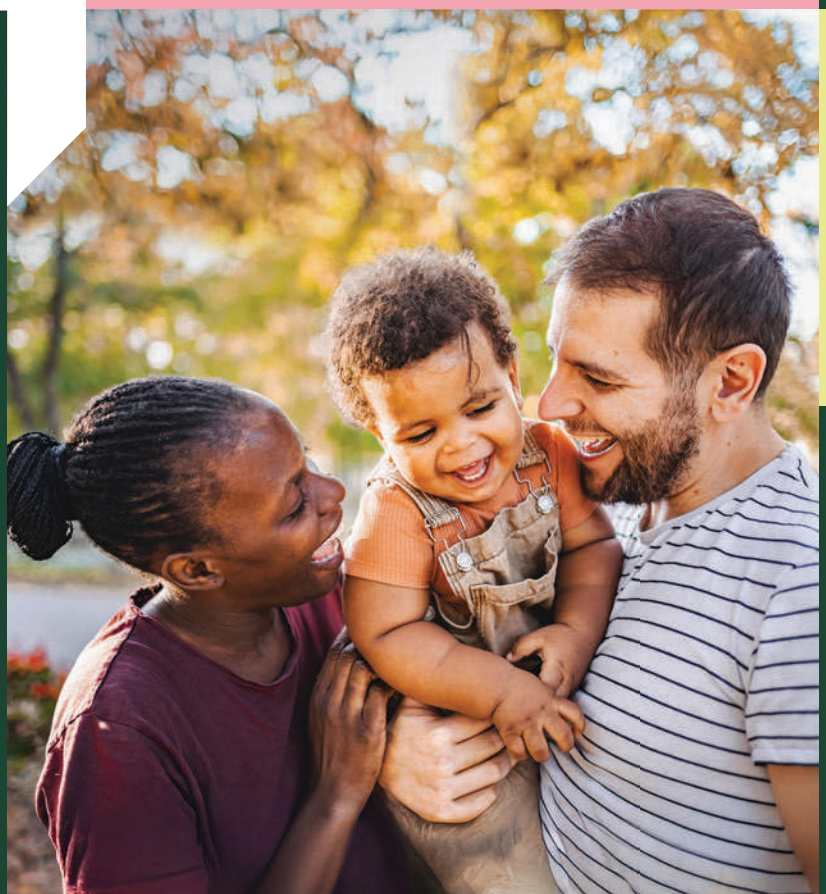
Amplius

Wixams Grange

Wixams





There's no place like home

Putting customers first

Building homes is what Amplius does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.



Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.



Home is where love resides

A welcoming community in Bedfordshire, Wixams brings together green space, connectivity and everyday convenience in a setting that continues to evolve.

Enjoy the outdoors

At the centre of Wixams is an emphasis on open space and wellbeing. Landscaped parks, walking routes and cycleways are woven throughout the development, making it easy to stay active and enjoy the outdoors.

Everything within reach

Daily life is made simple, with schools, amenities and essential services planned within the community. As Wixams continues to grow, new facilities, including a town centre, community hubs and healthcare services, will further enhance convenience for residents.

Ideal for families

With primary and secondary schools within walking distance, Wixams is well-suited to family life. Safe streets, play areas and open green spaces create an environment where families can grow and thrive.

Well connected

Located close to the A6, A1 and M1, as well as having its own train station with a direct link to London, Wixams offers excellent transport links for commuters. All whilst retaining a calm, semi-rural atmosphere, providing the perfect balance between accessibility and tranquillity.





Wixams Grange

Wixams

Development Plan

Rented

Developers homes

Facilities

Bin Collection Point

2 bedroom homes

The Bamburgh

The Bamburgh 2

The Cartmel

The Cartmel 2

The Padstow

The Padstow 2

The Whitby

The Whitby 2

The Whitby 3

3 bedroom homes

The Grasmere

The Grasmere 2

The Hurley

The Hurley 2

The Malham

The Nidderdale 2

The Nidderdale

The Oakham

The Stanton

The Windsor



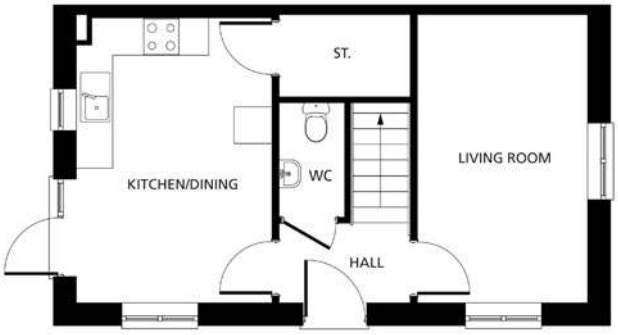
SHARED OWNERSHIP

1 2 3 4 5 6 7 8 9 10 11 12 15 18 19 22
23 24 25 36 37 38 39 40 49 54 64 65 66 69 91 92
93 94 95 96 98 99 100 110 113 114 115 116 117 118 119 120
121 122 123 124 125 126 127 128 129 130 131 132 133

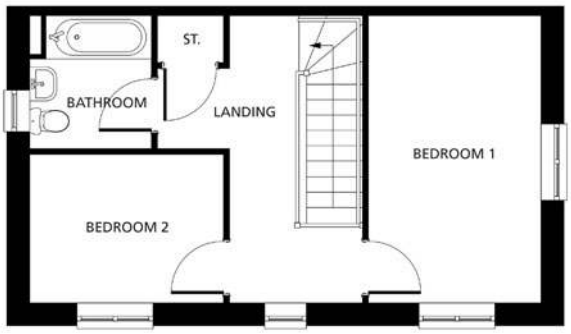
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Bamburgh



Ground Floor



First Floor

Kitchen/Dining
4.74m x 3.20m
15'6" x 10'5"

Living Room
4.74m x 2.82m
15'6" x 9'3"

Bedroom 1
4.74m x 2.86m
15'6" x 9'4"

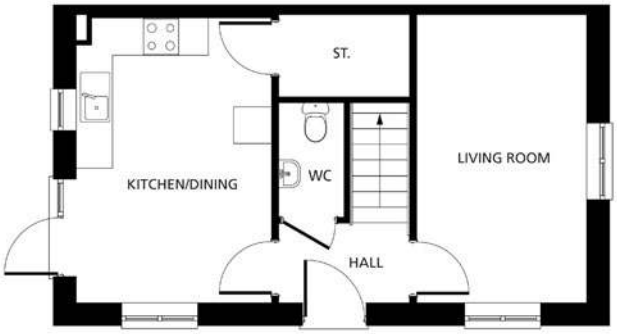
Bedroom 2
2.48m x 3.18m
8'1" x 10'5"

All dimensions are maximum sizes

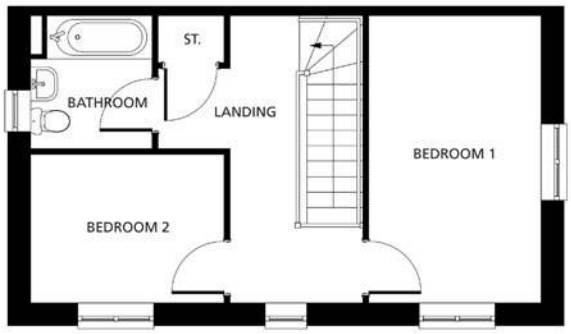
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The Bamburgh 2



Ground Floor



First Floor

Kitchen/Dining
4.74m x 3.20m
15'6" x 10'5"

Living Room
4.74m x 2.82m
15'6" x 9'3"

Bedroom 1
4.74m x 2.86m
15'6" x 9'4"

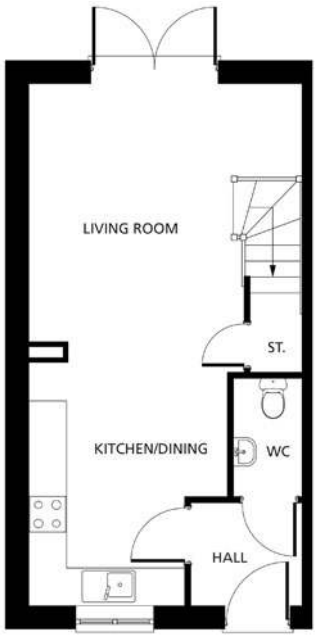
Bedroom 2
2.48m x 3.18m
8'1" x 10'5"

All dimensions are maximum sizes

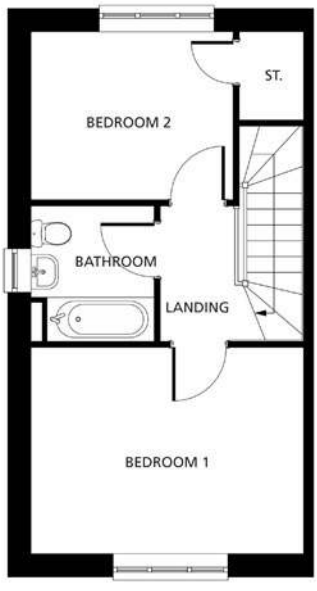
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The Cartmel



Ground Floor



First Floor

Kitchen/Dining
3.04m x 3.93m
9'12" x 12'10"

Living Room
4.40m x 4.16m
14'5" x 13'8"

Bedroom 1
4.40m x 3.33m
14'5" x 10'11"

Bedroom 2
3.28m x 2.73m
10'9" x 8'11"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Cartmel 2



Ground Floor First Floor

*Bathroom windows apply to plots 114 and 116 only.

Kitchen/Dining
3.04m x 3.93m
9'12" x 12'10"

Living Room
4.40m x 4.16m
14'5" x 13'8"

Bedroom 1
4.40m x 3.33m
14'5" x 10'11"

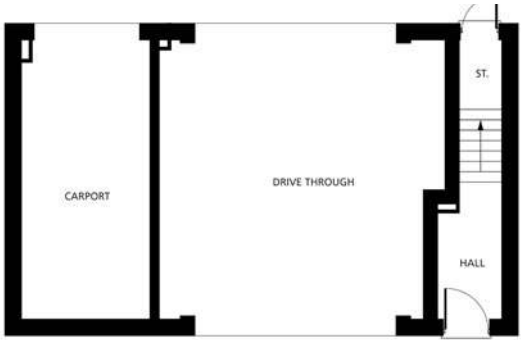
Bedroom 2
3.28m x 2.73m
10'9" x 8'11"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Padstow



Ground Floor



First Floor

Kitchen/Dining
7.02m x 3.14m
23'0" x 10'3"

Living Room
3.65m x 3.08m
11'11" x 10'1"

Bedroom 1
4.20m x 3.88m
13'9" x 12'9"

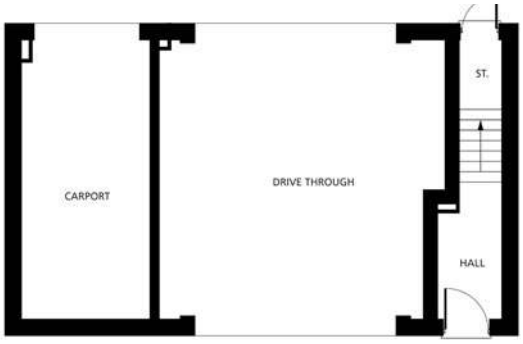
Bedroom 2
2.78m x 3.08m
9'1" x 10'1"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Padstow 2



Ground Floor



First Floor

Kitchen/Dining
7.02m x 3.14m
23'0" x 10'3"

Living Room
3.65m x 3.08m
11'11" x 10'1"

Bedroom 1
4.20m x 3.88m
13'9" x 12'9"

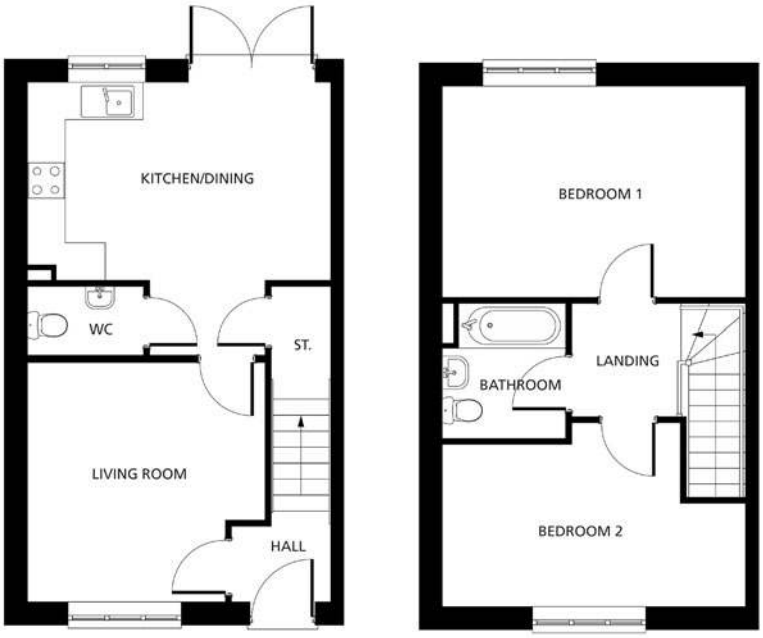
Bedroom 2
2.78m x 3.08m
9'1" x 10'1"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Whitby



Ground Floor

First Floor

Kitchen/Dining
4.95m x 4.40m
16'2" x 14'5"

Living Room
3.84m x 3.87m
12'7" x 12'8"

Bedroom 1
4.95m x 3.42m
16'2" x 11'2"

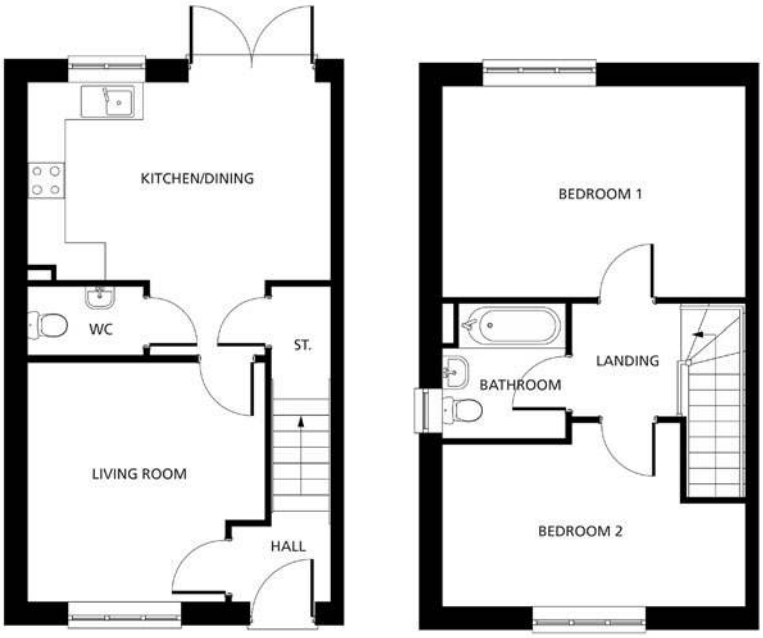
Bedroom 2
4.95m x 2.64m
16'2" x 8'8"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Whitby 2



Ground Floor

First Floor

Kitchen/Dining
4.95m x 4.40m
16'2" x 14'5"

Living Room
3.84m x 3.87m
12'7" x 12'8"

Bedroom 1
4.95m x 3.42m
16'2" x 11'2"

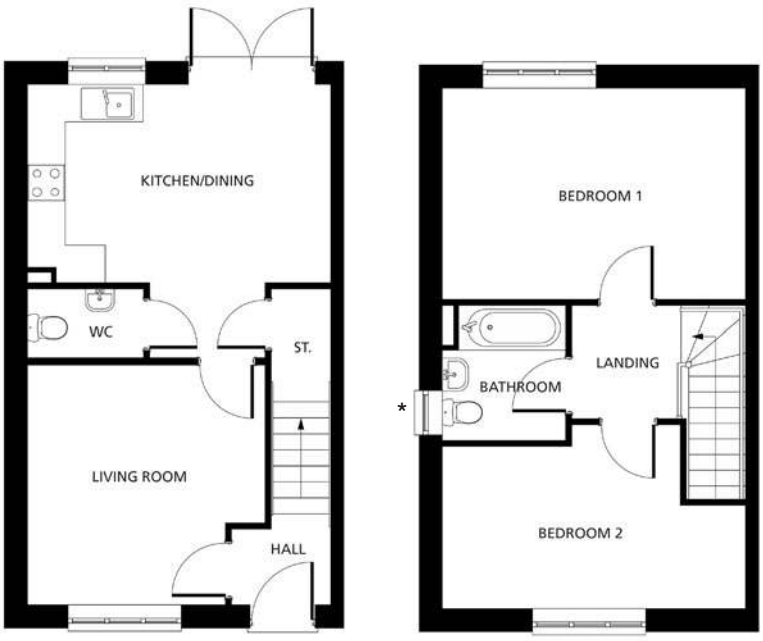
Bedroom 2
4.95m x 2.64m
16'2" x 8'8"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Whitby 3



Ground Floor First Floor

*Window applies to plots 23, 24, 93, 127 and 128.

Kitchen/Dining
4.95m x 4.40m
16'2" x 14'5"

Living Room
3.84m x 3.87m
12'7" x 12'8"

Bedroom 1
4.95m x 3.42m
16'2" x 11'2"

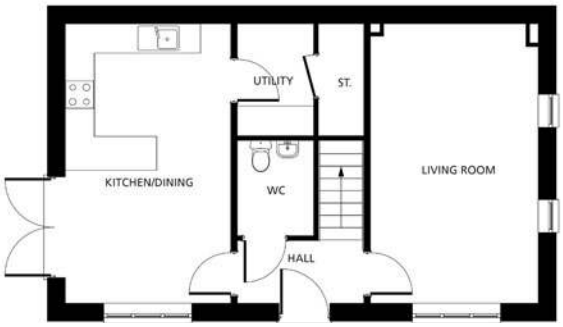
Bedroom 2
4.95m x 2.64m
16'2" x 8'8"

All dimensions are maximum sizes

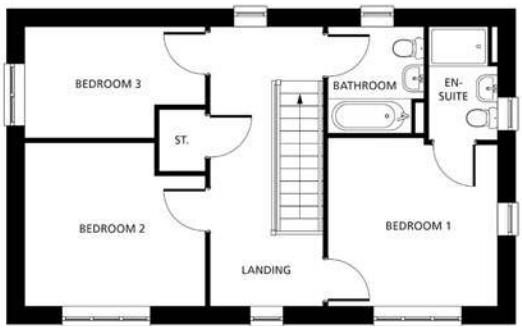
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The Malham



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
3.48m x 5.77m
11'5" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'2"

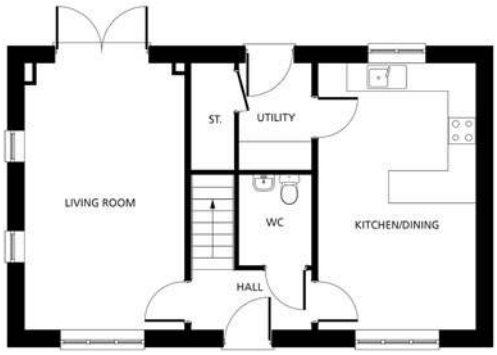
Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Grasmere



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
3.48m x 5.77m
11'5" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'1"

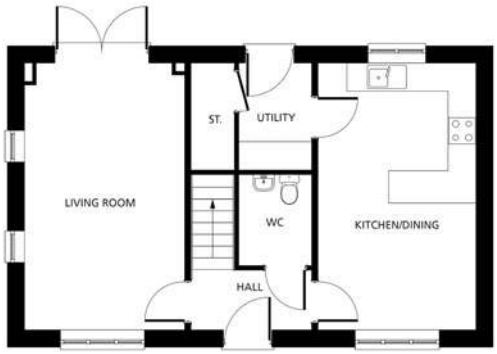
Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Grasmere 2



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
3.48m x 5.77m
11'5" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'1"

Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

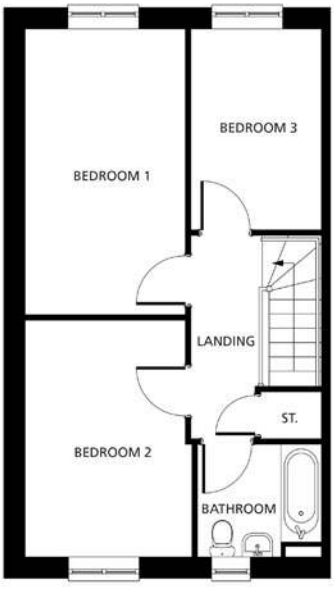
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The Hurley



Ground Floor



First Floor

Kitchen/Dining
5.22m x 3.24m
17'1" x 10'7"

Living Room
3.08m x 4.30m
10'1" x 14'1"

Bedroom 1
2.85m x 5.03m
9'4" x 16'6"

Bedroom 2
2.97m x 4.17m
9'9" x 13'8"

Bedroom 3
2.31m x 3.55m
7'6" x 11'7"

All dimensions are maximum sizes

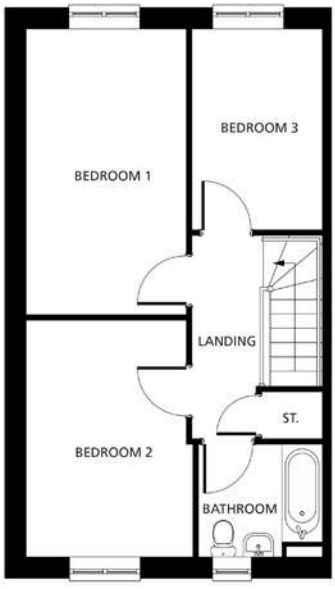
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The Hurley 2



Ground Floor



First Floor

Kitchen/Dining
5.22m x 3.24m
17'1" x 10'7"

Living Room
3.08m x 4.30m
10'1" x 14'1"

Bedroom 1
2.85m x 5.03m
9'4" x 16'6"

Bedroom 2
2.97m x 4.17m
9'9" x 13'8"

Bedroom 3
2.31m x 3.55m
7'6" x 11'7"

All dimensions are maximum sizes

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The Nidderdale



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
4.15m x 5.77m
13'7" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'1"

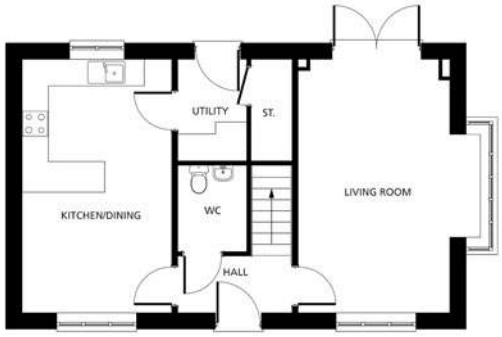
Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

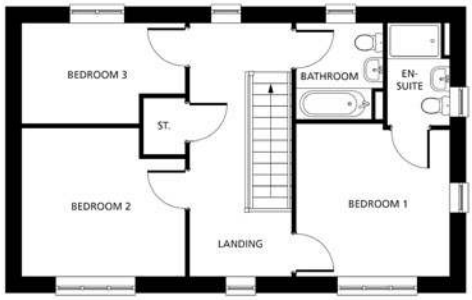
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The Nidderdale 2



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
4.15m x 5.77m
13'7" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'1"

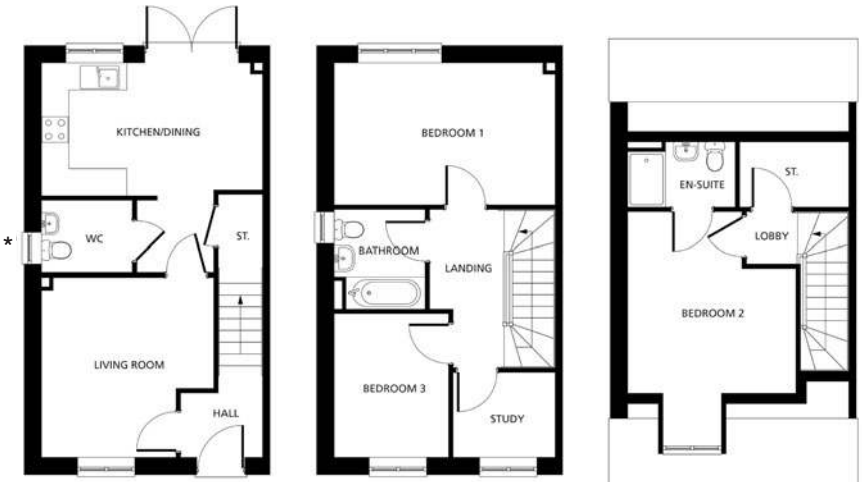
Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Oakham



*

Ground Floor First Floor Second Floor

*WC and bathroom windows apply to plots 39 and 65.

Kitchen/Dining
4.83m x 2.94m
15'10" x 9'7"

Living Room
3.77m x 3.92m
12'4" x 12'10"

Bedroom 1
4.83m x 3.13m
15'10" x 10'3"

Bedroom 2
3.65m x 3.93m
11'11" x 12'10"

Bedroom 3
2.53m x 3.16m
8'3" x 10'4"

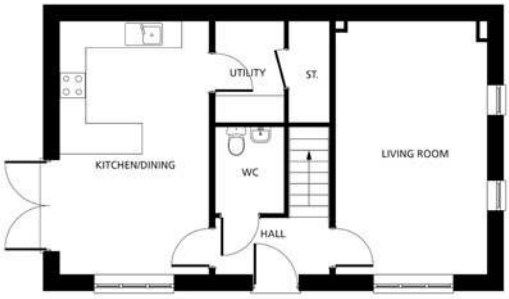
Study
2.24m x 1.91m
7'4" x 6'3"

All dimensions are maximum sizes

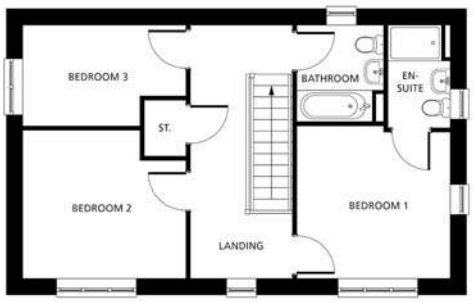
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



The Stanton



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
3.48m x 5.77m
11'5" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.74m x 3.40m
12'3" x 11'2"

Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

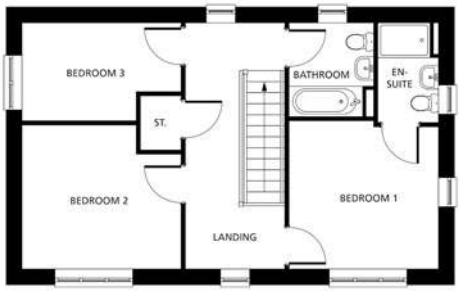
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The Windsor



Ground Floor



First Floor

Kitchen/Dining
3.43m x 5.77m
11'3" x 18'11"

Living Room
4.15m x 5.77m
13'7" x 18'11"

Bedroom 1
3.51m x 3.35m
11'6" x 10'11"

Bedroom 2
3.40m x 4.04m
11'2" x 13'3"

Bedroom 3
3.74m x 2.31m
12'3" x 7'6"

All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

Our commitment to you

Before you move

- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 0333 015 2414 or sales.gu@amplius.co.uk



Amplius

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Further information relating to Amplius can be accessed via our website: amplius.co.uk

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