

Chime Grange

Dunton








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

Biggleswade, a historic market town in Central Bedfordshire, combines rural character with modern living, set against a backdrop of open countryside and green space.

Nature

Biggleswade has a strong connection to the landscape. The 300-acre Biggleswade Common, the largest in Bedfordshire, offers wide open grassland and grazing meadows, linking directly to the River Ivel and its peaceful riverside walks. Beyond the town, the Sandy Warren hills and surrounding countryside provide scenic views and space to explore.



Community life

A lively town centre boasts traditional markets, independent shops, cafés and pubs, alongside parks, playgrounds and sports facilities, creating welcoming spaces where people can meet, connect and feel part of a strong local community. New neighbourhoods are designed as walkable, self-sustaining villages with country parks and green corridors woven into everyday life.

Heritage and lifestyle

Biggleswade's market town heritage gives it a character and identity all of its own. Historic streets, riverside paths and nearby country estates such as Shortmead reflect the town's long-standing rural heritage, while modern amenities support contemporary living.

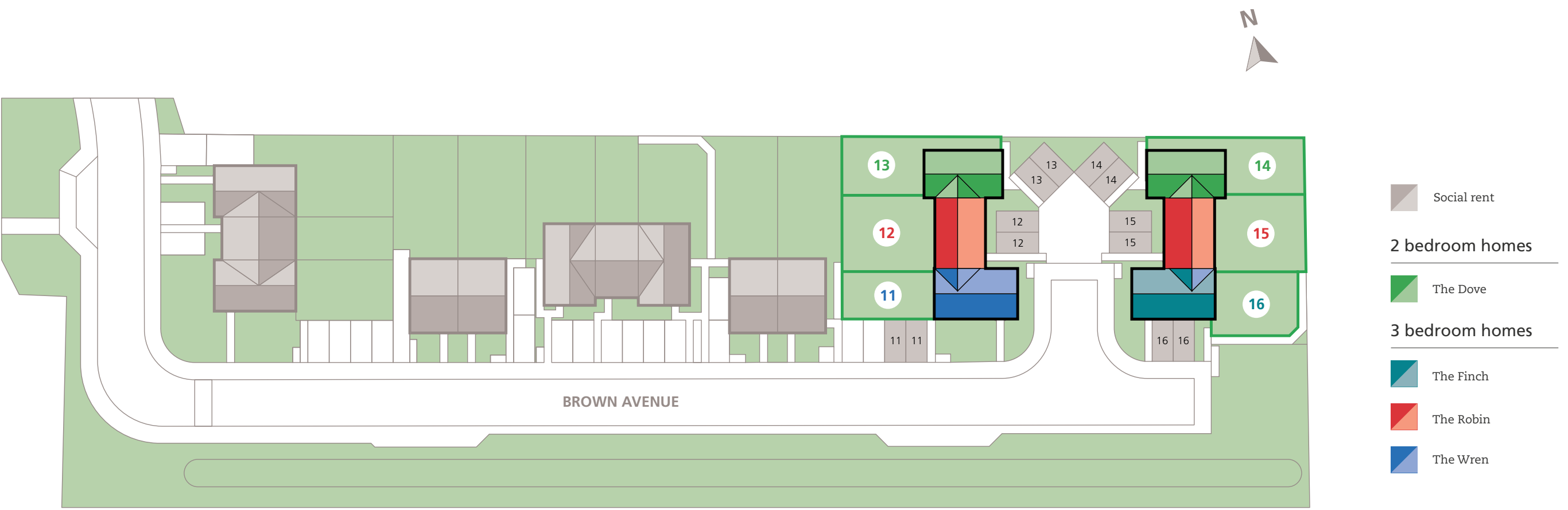
Well connected

Biggleswade offers excellent links to the capital and surrounding towns, making it an ideal base for enjoying both city access and the beauty of Bedfordshire's countryside.



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Development Plan



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 Dove



Ground Floor



First Floor

Kitchen/Dining

4.68m x 3.70m
15'4" x 12'1"

Lounge

3.41m x 4.52m
11'2" x 14'9"

Bedroom 1

4.68m x 3.21m
15'4" x 10'6"

Bedroom 2

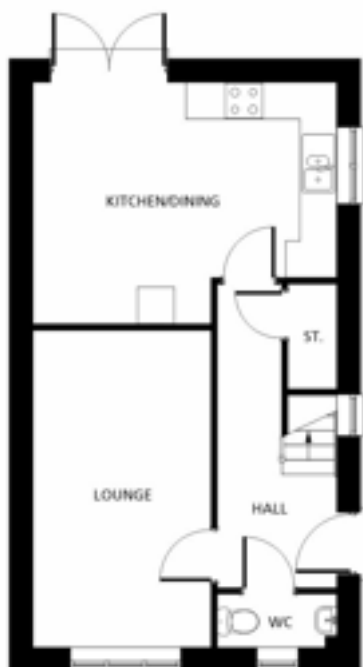
4.68m x 2.86m
15'4" x 9'4"

**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 Finch



Ground Floor



First Floor

Kitchen/Dining

5.02m x 4.00m

16'5" x 13'1"

Lounge

2.96m x 5.23m

9'8" x 17'1"

Bedroom 1

2.90m x 4.94m

9'6" x 16'2"

Bedroom 2

2.85m x 3.24m

9'4" x 10'7"

Bedroom 3

2.10m x 4.29m

6'10" x 14'0"

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The Robin



Ground Floor



First Floor

Kitchen/Dining

4.00m x 5.02m
13'1" x 16'5"

Lounge

4.83m x 2.96m
15'10" x 9'8"

Bedroom 1

4.54m x 2.90m
14'10" x 9'6"

Bedroom 2

2.89m x 2.85m
9'5" x 9'4"

Bedroom 3

4.29m x 2.10m
14'0" x 6'10"

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The Wren



Ground Floor

First Floor

Kitchen/Dining

5.02m x 4.00m
16'5" x 13'1"

Lounge

2.95m x 4.78m
9'8" x 15'8"

Bedroom 1

2.90m x 4.49m
9'6" x 14'8"

Bedroom 2

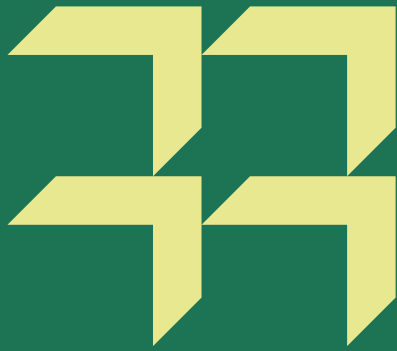
2.85m x 2.89m
9'4" x 9'5"

Bedroom 3

2.10m x 4.29m
6'10" x 14'0"

**All dimensions are
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Our commitment to you

Before you move

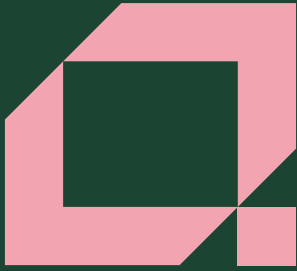
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set 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





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

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