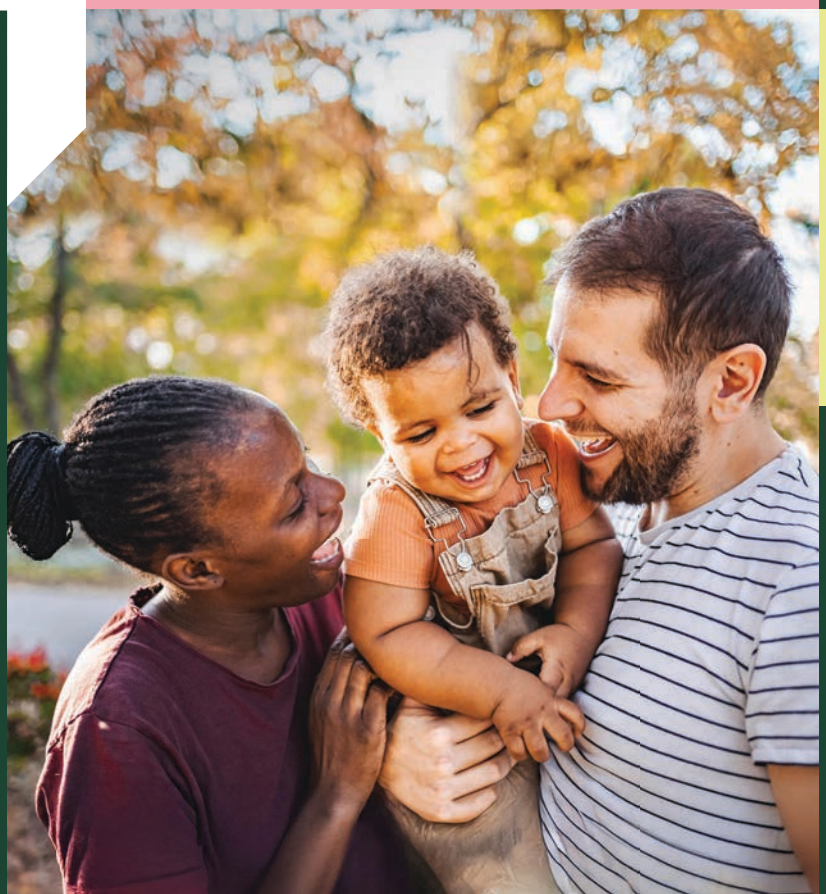
Amplius

Great Ouse View

Biddenham





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

Biddenham is a picturesque and sought-after village in Bedfordshire, just two miles west of Bedford town centre.

Everyday Living

Biddenham offers a welcoming village atmosphere, with community facilities including the village hall. A short journey into Bedford provides an extensive choice of shops, cafés, restaurants and everyday amenities.

Education

Families are well served locally when it comes to education. There's a primary school in the village, with access to secondary and sixth form education nearby.

Nature

Surrounded by the scenic River Great Ouse, Biddenham offers plenty of opportunities to enjoy the outdoors. Riverside walks, countryside trails and cycling routes provide a wonderful way to explore the local landscape, while nearby Great Denham Country Park offers green spaces, family-friendly play areas and opportunities to enjoy the natural surroundings.

Well connected

Biddenham benefits from excellent access to Bedford town centre, with its wider range of amenities and transport links. Nearby road connections and local bus services provide convenient access to surrounding towns, while Bedford railway station offers regular services to London.





Great Ouse View

Biddenham

Development Plan



Affordable Rent

Developer Homes

3 bedroom homes

The Willow

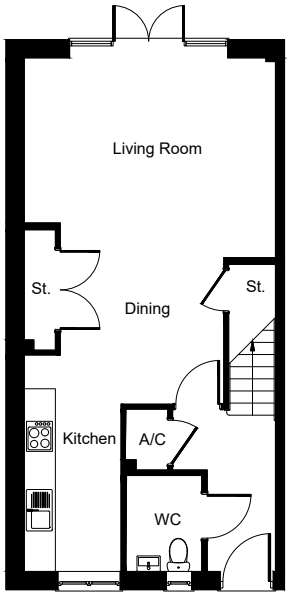
Facilities

Play Area

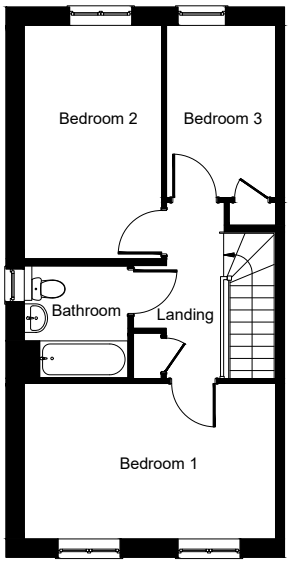
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



The Willow Plots 8, 9 10 and 11



Ground Floor



First Floor

Kitchen/Dining
1.87m x 4.18m
6'2" x 13'9"

Dining
3.16m x 2.83m
10'4" x 9'3"

Living Room
4.85m x 3.86m
15'11" x 12'8"

Bedroom 1
4.85m x 3.00m
15'11" x 9'10"

Bedroom 2
2.65m x 4.50m
8'8" x 14'9"

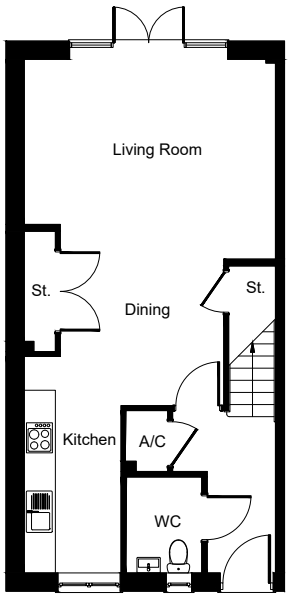
Bedroom 3
2.10m x 3.86m
6'11" x 12'8"

All dimensions are maximum sizes

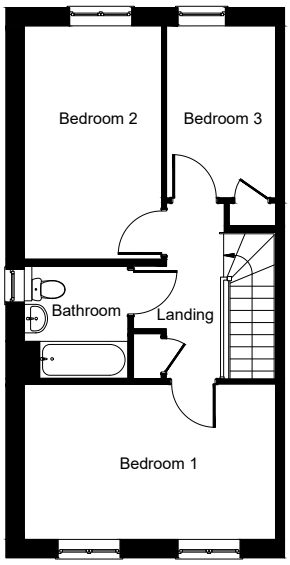
Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used 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 Willow Plots 25 and 26



Ground Floor



First Floor

Kitchen/Dining
1.87m x 4.18m
6'2" x 13'9"

Dining
3.16m x 2.83m
10'4" x 9'3"

Living Room
4.85m x 3.86m
15'11" x 12'8"

Bedroom 1
4.85m x 3.00m
15'11" x 9'10"

Bedroom 2
2.65m x 4.50m
8'8" x 14'9"

Bedroom 3
2.10m x 3.86m
6'11" x 12'8"

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.

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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