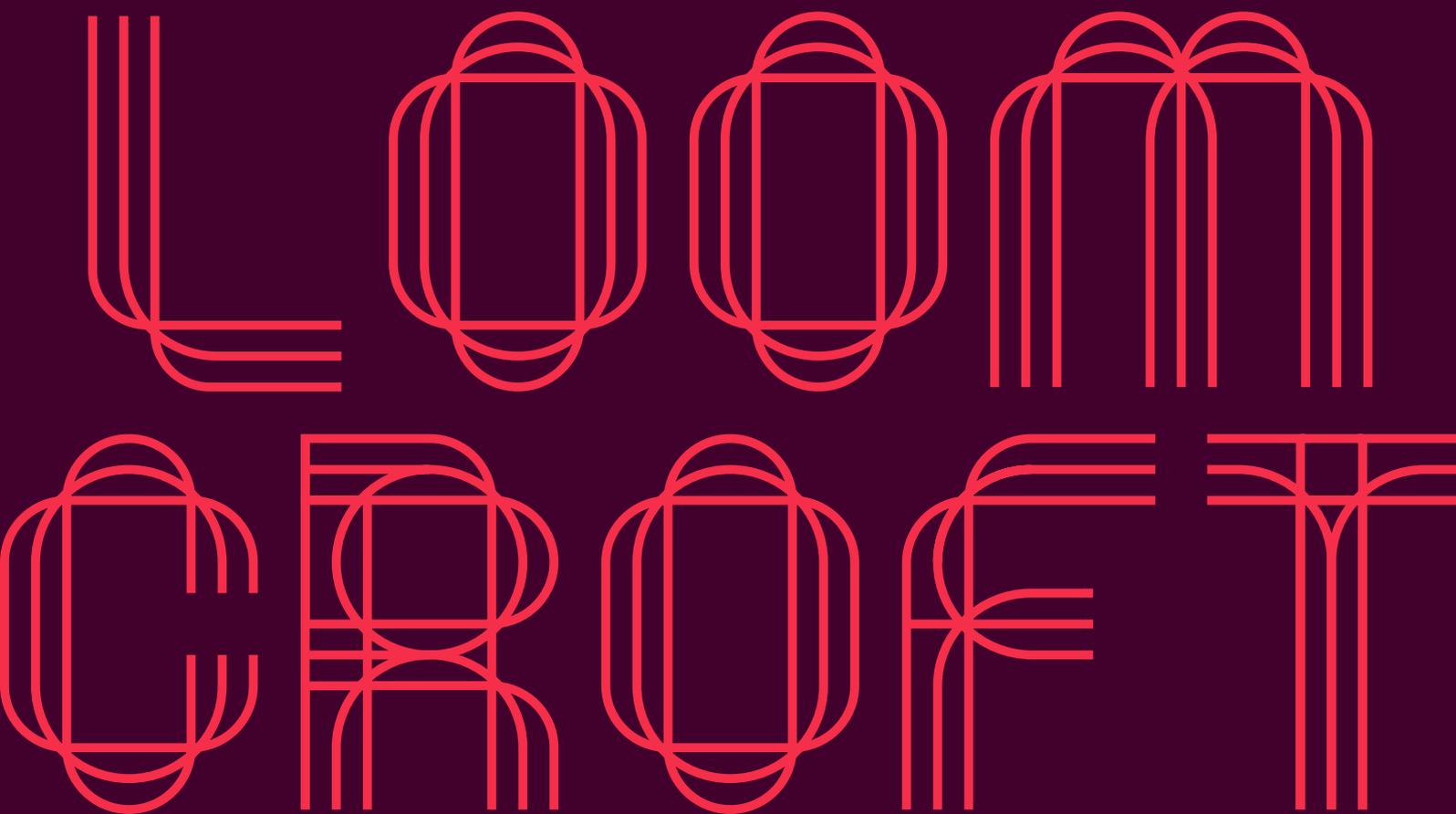




A CLOSE KNIT COMMUNITY IN THE
HEART OF KERESLEY, COVENTRY



PLATFORM HOME OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share.

Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever you're looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

BUYING YOUR LOOMCROFT HOME THROUGH SHARED OWNERSHIP

1

BUY THE FIRST SHARE IN YOUR NEW HOME

Purchase an initial share typically between 10% and 75% with a 5-10% deposit on that share

2

PAY RENT ON THE REMAINING SHARE

Pay subsidised rent on the portion you don't own, often below market rates

3

BUY MORE SHARES IN YOUR HOME LATER

Increase ownership through 'staircasing' buying additional shares as finances allow

BUILDING A BETTER FUTURE THROUGH NEW HOMES

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

WELCOME TO LOOMCROFT, A BRAND NEW DESTINATION IN KERESLEY

With a rich heritage, unparalleled location and exceptional build quality as standard, Loomcroft represents the next step for contemporary living in the local market. Named after the area's textile and agricultural heritage, this collection of two-, three and four-bedroom homes is available via Shared Ownership and Rent to Buy.

Each home will feature open-plan living spaces and contemporary fixtures to deliver market-leading energy efficiency, ensuring buyers have a broad range of options to choose from in this incredibly popular destination.

33

TWO
BEDROOM
HOMES

60

THREE
BEDROOM
HOMES

15

FOUR
BEDROOM
HOMES



1.



2.



3.

- 1. COVENTRY CATHEDRAL
- 2. WEST ORCHARDS SHOPPING CENTRE
- 3. THE GOLDEN CROSS PUB
- 4. COVENTRY POLICE MUSEUM



4.

LOCATION

ON YOUR DOORSTEP

Loomcroft sits on Bennetts Road at the heart of Keresley, an attractive suburban village four miles from Coventry city centre. Loomcroft is ideally positioned to offer residents the best of both worlds - easy access to the lifestyle and amenities of a major UK city but immediately surrounded by the beautiful ancient woodland Keresley is known for. Loomcroft represents a new addition to an already desirable postcode.



THE NEXT GENERATION

Education is a major pillar for Coventry, with the city hosting a broad range of school settings for all ages. There are 96 primary schools and 35 secondary schools across the area, 76% of which are either rated Good or Outstanding by OFSTED.

There are also four major higher education institutions in or around Coventry - the University of Warwick, Coventry University, Arden University and Coventry College. This means there are over 140 courses of study available for students in some of the best-ranked universities in the country.

NURSERY

LITTLE NUTKINS AT ST THOMAS

Type: **Private Nursery**

Age Range: **0-5**

Distance: **1.5 miles**

FOUR BROOKS DAY NURSERY & PRE-SCHOOL

Type: **Private Nursery**

Age Range: **0-5**

Distance: **2.0 miles**

ROCKING HORSE KINDERGARTEN

Type: **Private Nursery**

Age Range: **0-5**

Distance: **2.2 miles**

PRIMARY

KERESLEY NEWLAND PRIMARY ACADEMY

Type: **State**

Age Range: **3-11**

Distance: **1.6 miles**

KERESLEY GRANGE PRIMARY SCHOOL

Type: **State**

Age Range: **4-11**

Distance: **1.8 miles**

WHITMORE PARK PRIMARY SCHOOL

Type: **State**

Age Range: **3-11**

Distance: **2.0 miles**

SECONDARY

PRESIDENT KENNEDY SCHOOL ACADEMY

Type: **State Academy**

Age Range: **11-18**

Distance: **2.0 miles**

CARDINAL NEWMAN CATHOLIC SCHOOL

Type: **State Catholic School**

Age Range: **11-18**

Distance: **2.5 miles**

OUNDON COURT SCHOOL

Type: **State Academy**

Age Range: **11-18**

Distance: **2.7 miles**

STAY IN THE LOOP

As you'd imagine, the transport links in and out of Keresley are excellent thanks to its proximity to Coventry. The local bus service runs regularly, ensuring you always have access to the city's amenities including the train station, which offers links to other major UK destinations.

Coventry is one of the largest cities in the country, which brings with it all of the modern amenities you'd expect - from nightlife and shopping to leisure, connectivity and great educational facilities.



1.

1. HERBERT ART GALLERY & MUSEUM
2. COVENTRY TRAIN STATION

WALK

- Hogans Bar & Bistro
6 Minutes
- High Street (Bus Stop)
7 Minutes
- Chemycare Pharmacy
8 Minutes
- Shire (Pharmacy)
9 Minutes
- Coundon Hall Park
10 Minutes
- Wills Pharmacy
12 Minutes
- Keresley Post Office
13 Minutes
- Morrisons (Supermarket)
18 Minutes

DRIVE

- Keresley Green Medical Centre
2 Minutes
- Morrisons
5 Minutes
- Arena Park Shopping Centre
6 Minutes
- M6 J3
7 Minutes
- Alvis Retail Park
10 Minutes
- Bermuda Park (Nuneaton)
11 Minutes
- Cannon Park Shopping Centre
14 Minutes
- University Hospital Coventry & Warwickshire
20 Minutes

TRAIN

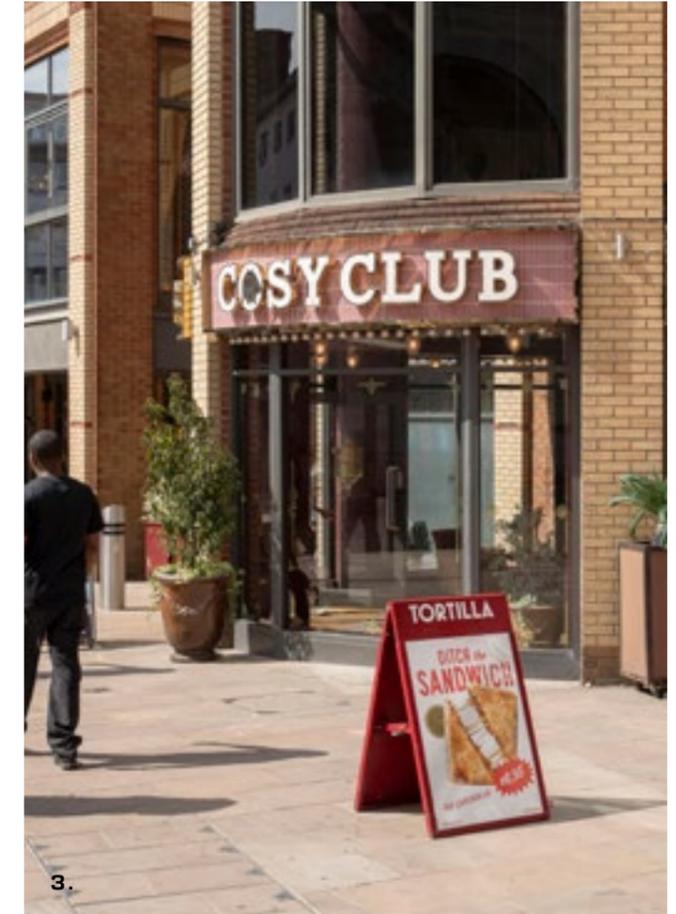
- Coventry Arena
7 Minutes
- From Coventry Station
- Rugby
9 Minutes
- Bedworth
13 Minutes
- Leamington Spa
11 Minutes
- Bermuda Park
17 Minutes
- Birmingham New Street
21 Minutes
- Nuneaton
22 Minutes
- Northampton
32 Minutes
- London Euston
57 Minutes

FASTEST JOURNEY TIMES ARE SHOWN



2.





- 1. DHILLIONS BREWERY SPIRE BAR
- 2. COVENTRY TRANSPORT MUSEUM
- 3. CATHEDRAL LANES CENTRE
- 4. COGS BAR & KITCHEN



At a time when people are looking to reduce their cost of living, features such as EV Charging Points can have a huge impact on resident finances.

Our homes are thoughtfully designed to create a lasting legacy for future generations, fostering sustainable communities that enhance wellbeing. Every detail is considered to balance environmental responsibility with modern living.



FIBRE OPTIC BROADBAND

Supporting home working while reducing your carbon footprint.



ENERGY PERFORMANCE

Highly efficient B-rated homes designed to keep costs and carbon emissions low.



WATER EFFICIENCY

100% dual flush toilets, water-saving baths, and restrictor taps.



ELECTRIC VEHICLE CHARGING POINTS

Smart green technology helps lower your carbon footprint.



RENEWABLE ENERGY

Our homes are powered by 100% renewable energy.

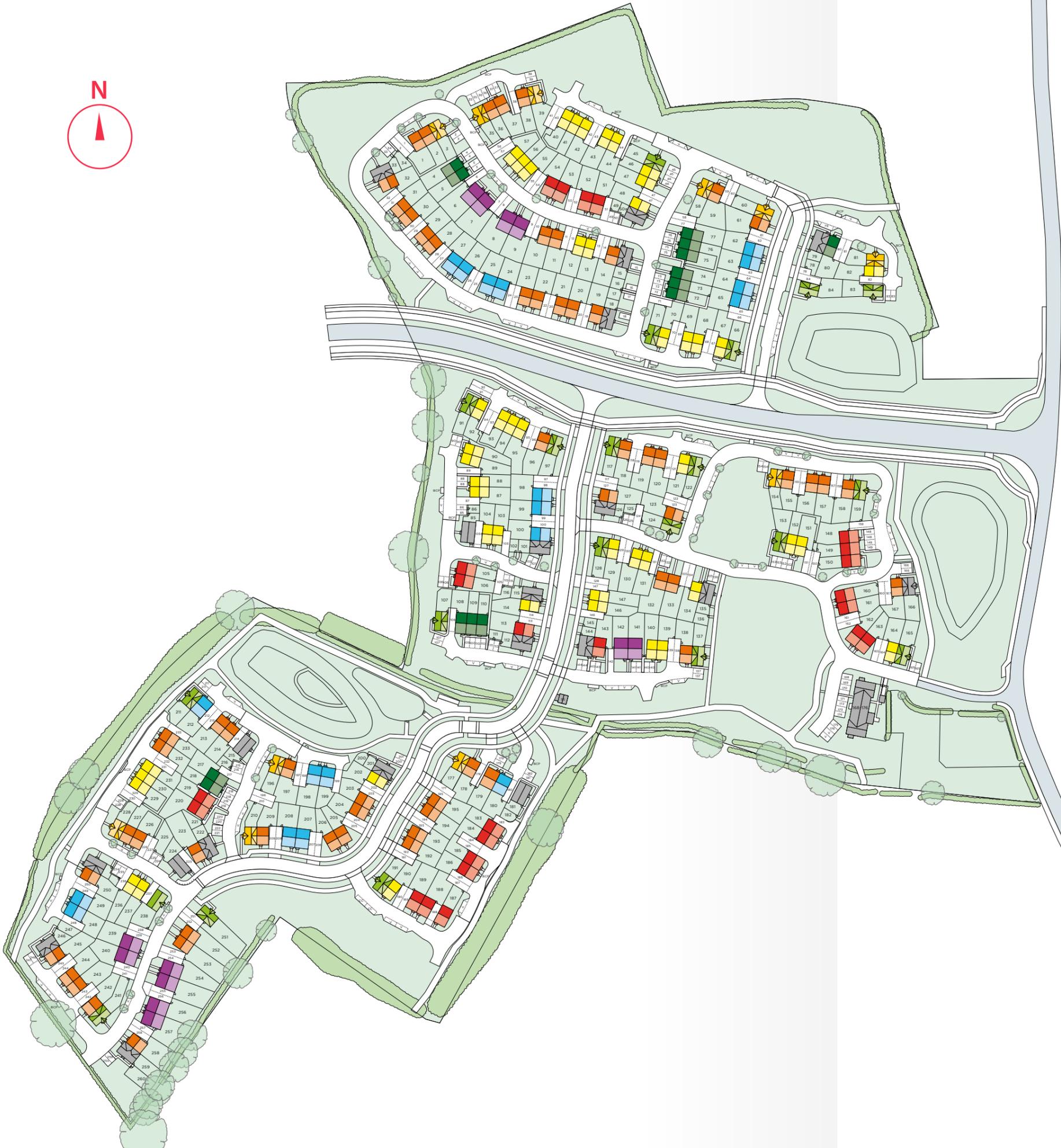
FUTURE PROOFED LIVING



ABOUT THE DEVELOPMENT

SETTLE DOWN

Loomcroft is an exceptional addition to the local property market and will set a new standard for homes for sale in Coventry. Aside from the modern features of the development itself, the desirability and accessibility offered by its location means it is ideal for couples looking to settle down or families seeking their dream home.



GET TO KNOW

LOOMCROFT

Loomcroft is an exclusive collection of two and three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.

- THE HEDDLE** 2 BEDROOM

Plots 4, 5, 72, 73, 74, 75, 76, 77, 80, 108, 110, 217 & 218.
- THE WEAVER** 2 BEDROOM

Plots 12, 13, 40, 41, 42, 43, 44, 46, 47, 48, 55, 56, 57, 67, 68, 69, 70, 82, 87, 88, 89, 90, 93, 94, 95, 114, 121, 130, 131, 134, 139, 140, 146, 147, 151, 152, 164, 190, 202, 229, 230, 231, 236 & 237.
- THE BARLEY** 3 BEDROOM

Plots 45, 66, 71, 82, 84, 91, 97, 107, 117, 122, 128, 137, 153, 191, 211, 238, 241 & 251.
- THE CROFTER** 3 BEDROOM

Plots 3, 35, 39, 58, 60, 81, 154, 177, 196, 210 & 228.
- THE DRAPER** 3 BEDROOM

Plots 51, 52, 53, 54, 105, 106, 113, 144, 148, 149, 150, 160, 161, 162, 163, 183, 184, 185, 186, 187, 188, 189, 219 & 220.
- THE ORCHARD** 3 BEDROOM

Plots 1, 2, 10, 11, 14, 19, 20, 21, 22, 23, 28, 29, 30, 31, 32, 36, 37, 38, 59, 61, 96, 118, 119, 120, 123, 127, 132, 133, 138, 155, 156, 157, 158, 167, 178, 179, 192, 193, 194, 195, 197, 204, 205, 206, 209, 213, 214, 223, 226, 227, 232, 233, 242, 243, 244, 245, 250, 252, 253 & 258.
- THE HAYFIELD** 4 BEDROOM

Plots 6, 7, 8, 9, 141, 142, 239, 240, 254, 255, 256 & 257.
- THE MEADOWGATE** 4 BEDROOM

Plots 24, 25, 26, 27, 42, 43, 44, 45, 98, 99, 100, 180, 198, 199, 207, 208, 248 & 249.

2 BEDROOM

THE WEAVER

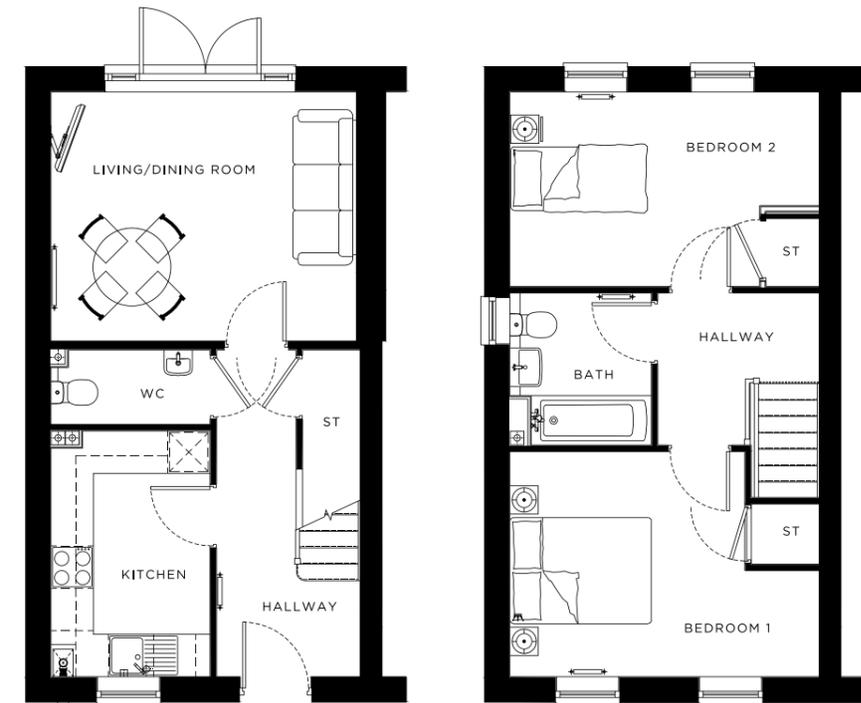
MID & END-TERRACE / SEMI-DETACHED
785 SQ FT / 72.9 M²



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GROUND FLOOR

FIRST FLOOR



KITCHEN	7.7 m ²	83 sq ft
LIVING / DINING ROOM	15.2 m ²	164 sq ft

BEDROOM 1	12.2 m ²	131 sq ft
BEDROOM 2	11.1 m ²	120 sq ft

Floorplans not to scale. For indicative purposes only

SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC

BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

2 BEDROOM

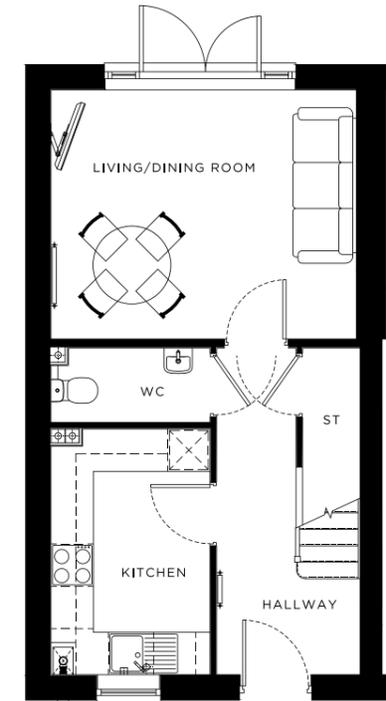
THE WEAVER

MID & END-TERRACE / SEMI-DETACHED
785 SQ FT / 72.9 M²

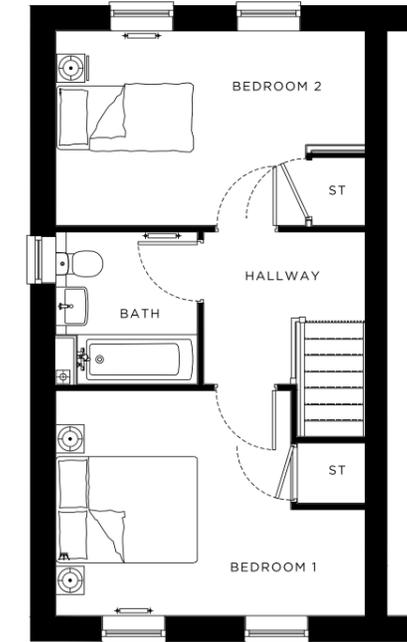


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GROUND FLOOR



FIRST FLOOR



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KITCHEN	7.7 m ²	83 sq ft
LIVING / DINING ROOM	15.2 m ²	164 sq ft

BEDROOM 1	12.2 m ²	131 sq ft
BEDROOM 2	11.1 m ²	120 sq ft

SPECIFICATION

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2 BEDROOM

THE HEDDLE

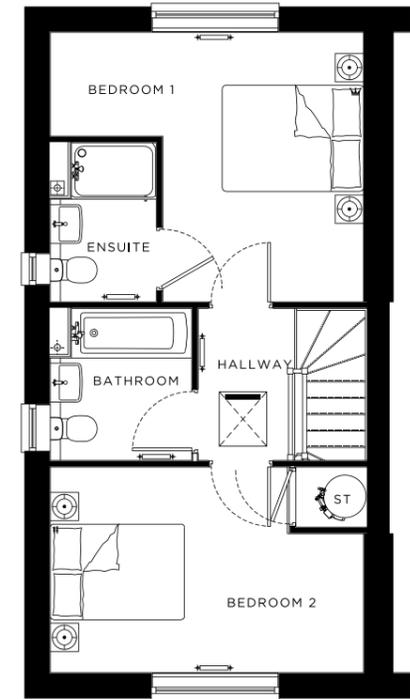
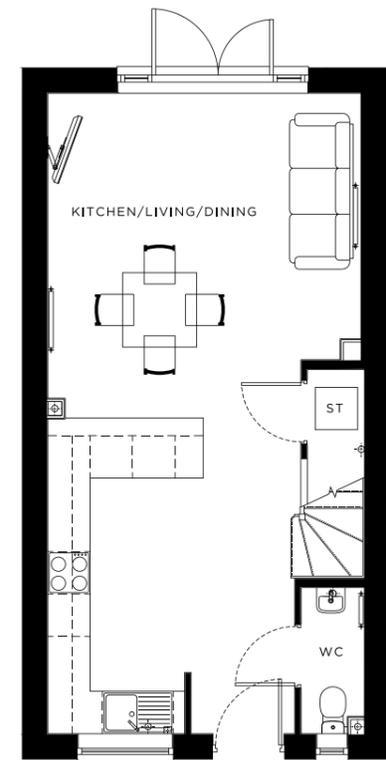
MID & END-TERRACE / SEMI-DETACHED
929 SQ FT / 86.3 M²



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GROUND FLOOR

FIRST FLOOR



Floorplans not to scale. For indicative purposes only

KITCHEN/LIVING/DINING	36.6 m ²	394 sq ft
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BEDROOM 1	12.2 m ²	132 sq ft
BEDROOM 2	11.9 m ²	128 sq ft

SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/living/dining

BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

3 BEDROOM

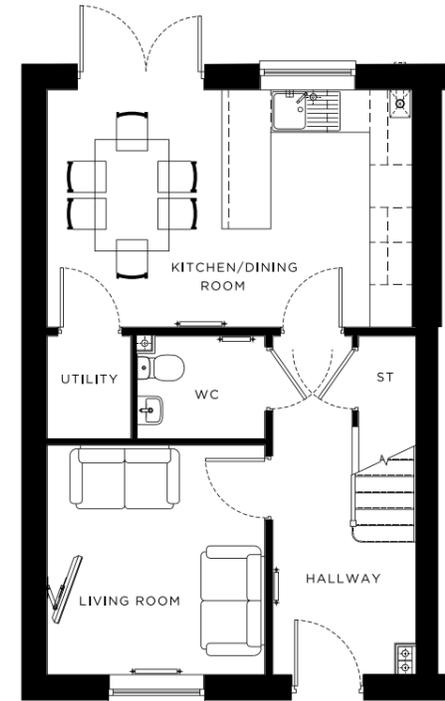
THE DRAPER

MID & END-TERRACE / SEMI-DETACHED / DETACHED
930 SQ FT / 86.4 M²

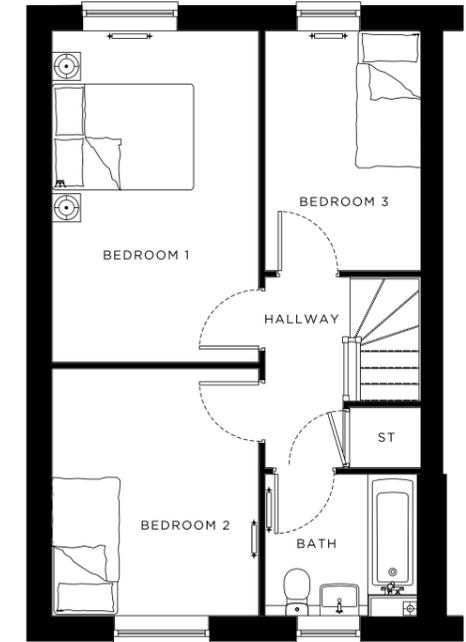


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GROUND FLOOR



FIRST FLOOR



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KITCHEN / DINING ROOM	17.1 m ²	184 sq ft
LIVING ROOM	10.0 m ²	107 sq ft

BEDROOM 1	13.7 m ²	147 sq ft
BEDROOM 2	10.2 m ²	110 sq ft
BEDROOM 3	7.5 m ²	80 sq ft

SPECIFICATION

KITCHEN

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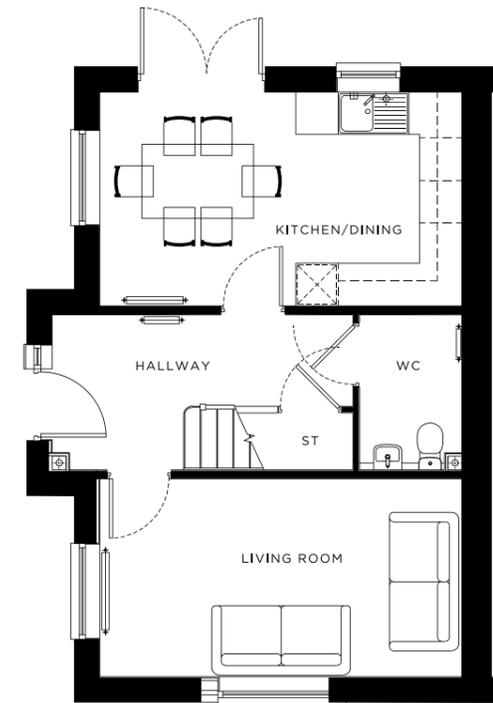
THE BARLEY

SEMI-DETACHED / DETACHED
1,020 SQ FT / 94.8 M²



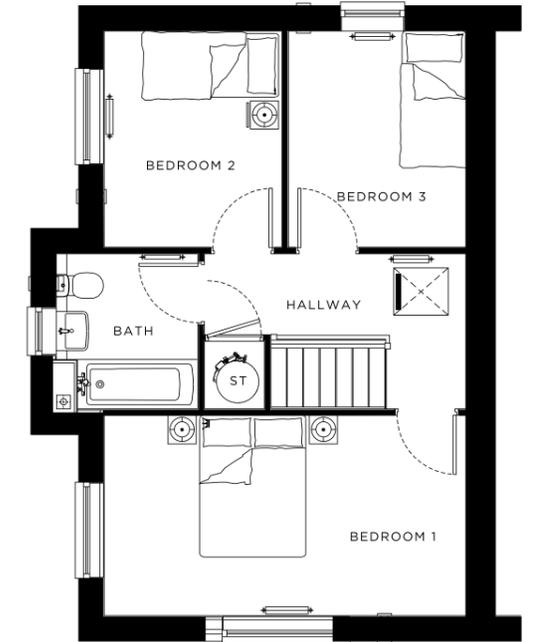
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GROUND FLOOR



KITCHEN / DINING	15.5 m ²	167 sq ft
LIVING ROOM	14.3 m ²	154 sq ft

FIRST FLOOR



BEDROOM 1	13.0 m ²	140 sq ft
BEDROOM 2	7.7 m ²	83 sq ft
BEDROOM 3	7.7 m ²	83 sq ft

Floorplans not to scale. For indicative purposes only

SPECIFICATION

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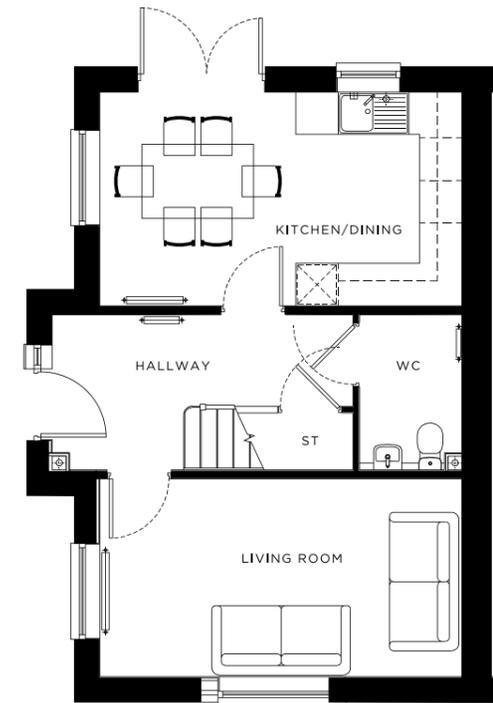
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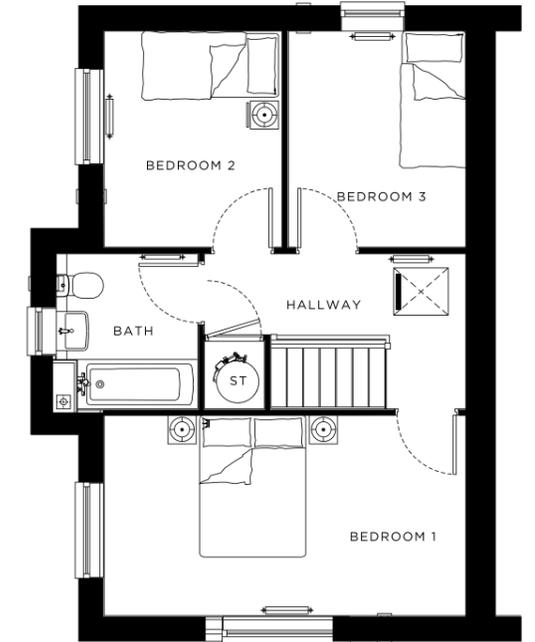


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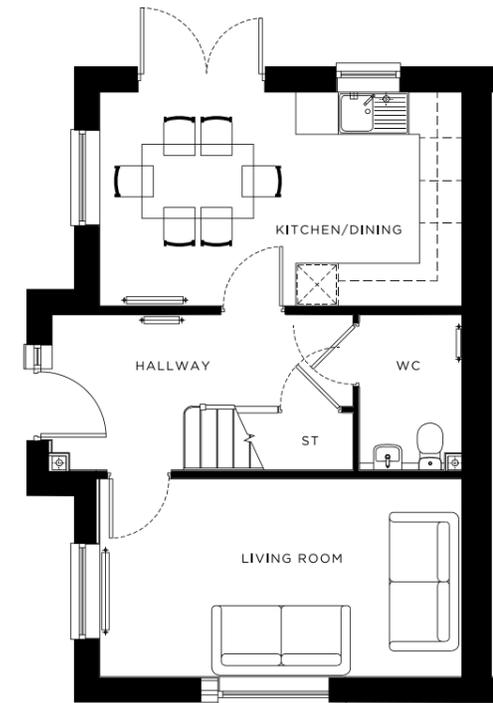
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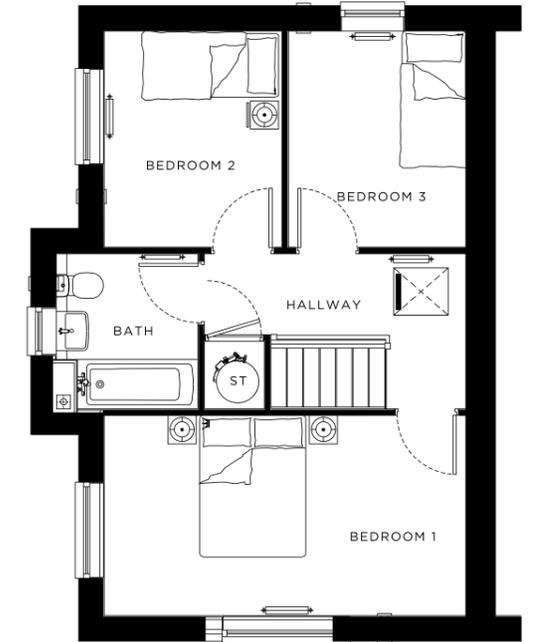


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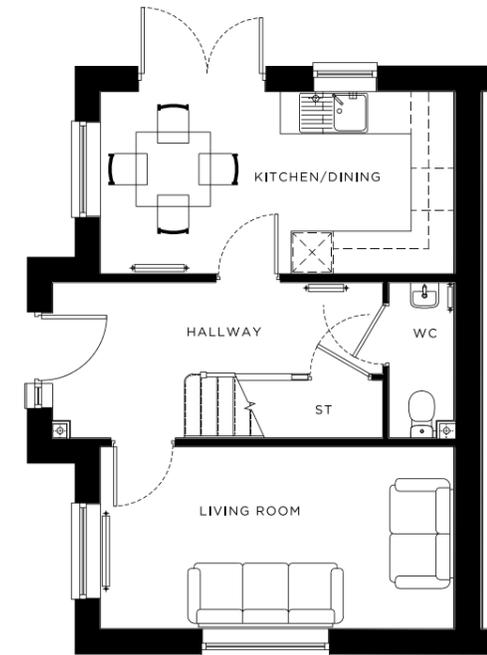
THE CROFTER

END-TERRACE / SEMI-DETACHED
930 SQ FT / 86.4 M²



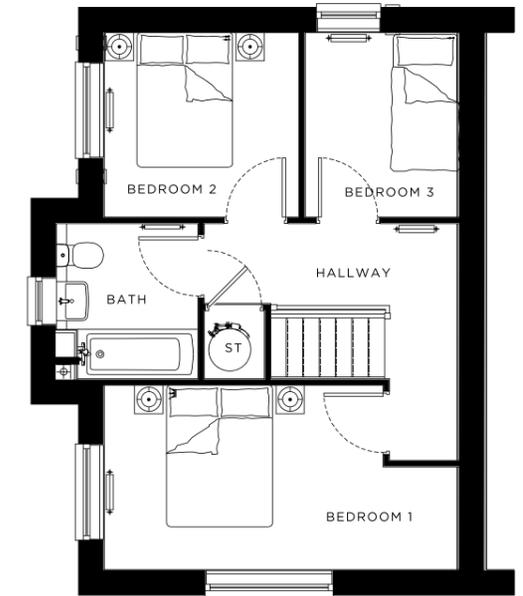
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GROUND FLOOR



KITCHEN/DINING	12.8 m ²	138 sq ft
LIVING ROOM	12.8 m ²	138 sq ft

FIRST FLOOR



BEDROOM 1	11.8 m ²	127 sq ft
BEDROOM 2	7.2 m ²	77 sq ft
BEDROOM 3	5.6 m ²	60 sq ft

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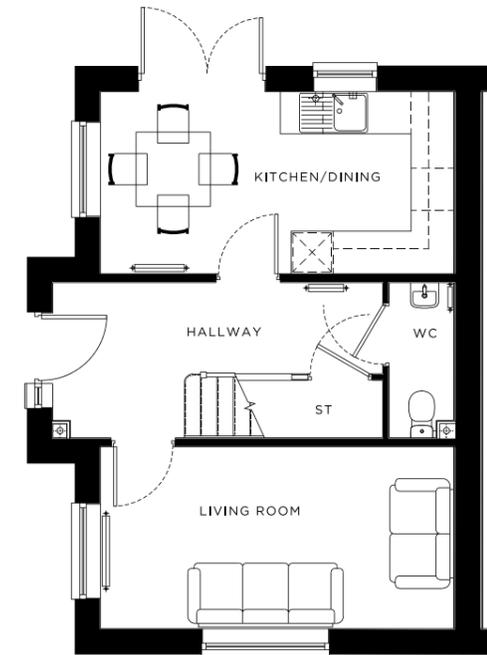
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930 SQ FT / 86.4 M²



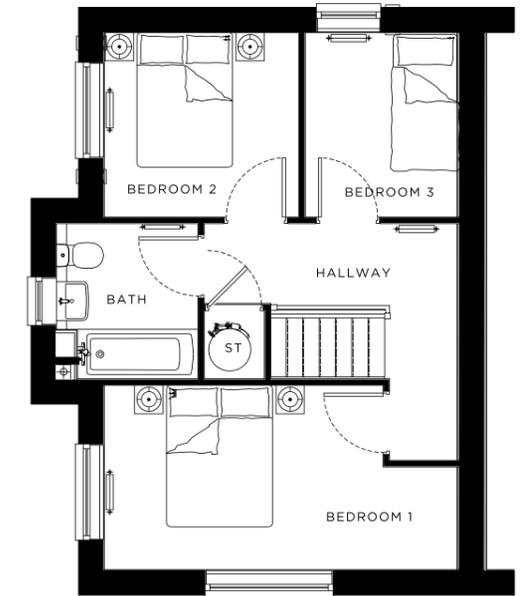
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3 BEDROOM

THE ORCHARD

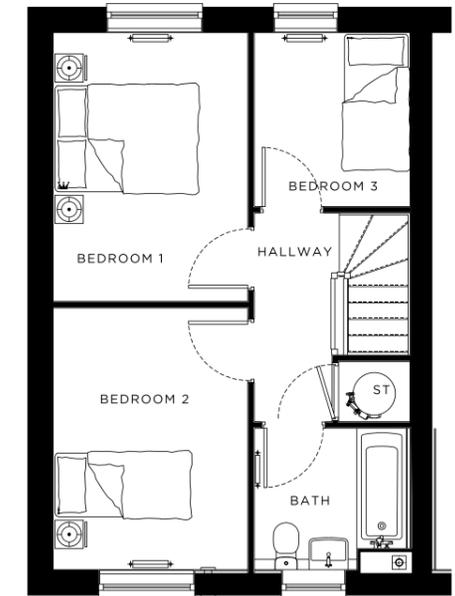
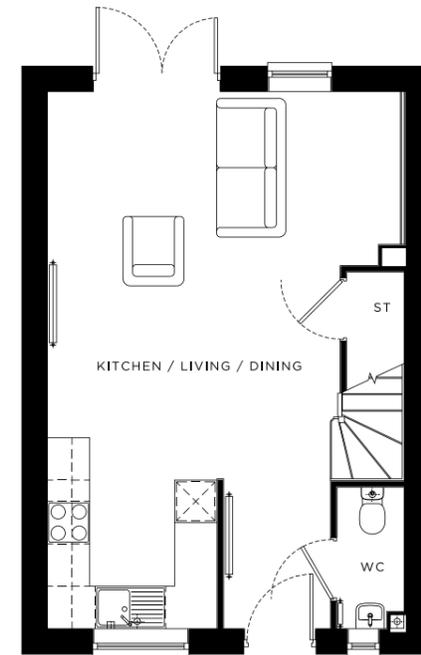
MID & END-TERRACE / SEMI-DETACHED
930 SQ FT / 86.4 M²



This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

GROUND FLOOR

FIRST FLOOR



KITCHEN/LIVING/DINING	34.8 m ²	374 sq ft
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BEDROOM 1	10.6 m ²	114 sq ft
BEDROOM 2	10.5 m ²	113 sq ft
BEDROOM 3	5.4 m ²	58 sq ft

Floorplans not to scale. For indicative purposes only

SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/living/dining

BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

3 BEDROOM

THE ORCHARD

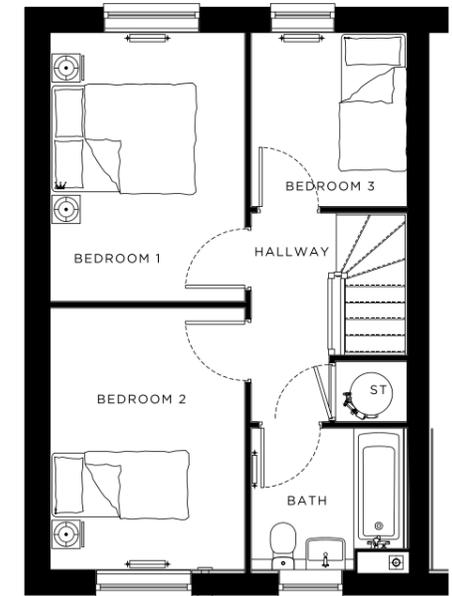
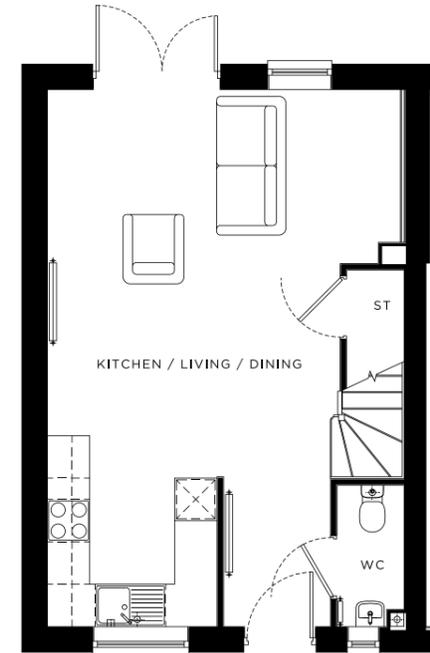
MID & END-TERRACE / SEMI-DETACHED
930 SQ FT / 86.4 M²



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GROUND FLOOR

FIRST FLOOR



Floorplans not to scale. For indicative purposes only

KITCHEN/LIVING/DINING 34.8 m² 374 sq ft

BEDROOM 1	10.6 m ²	114 sq ft
BEDROOM 2	10.5 m ²	113 sq ft
BEDROOM 3	5.4 m ²	58 sq ft

SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/living/dining

BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

4 BEDROOM

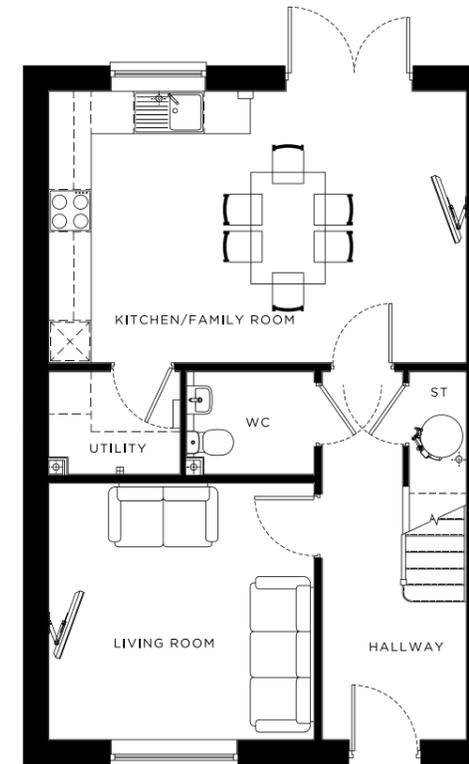
THE HAYFIELD

SEMI-DETACHED
1,145 SQ FT / 106.4 M²



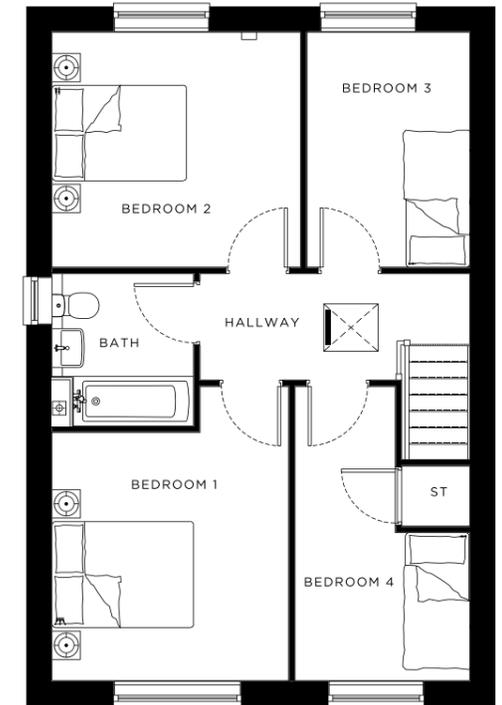
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GROUND FLOOR



KITCHEN/DINING/FAMILY	22.7 m ²	244 sq ft
LIVING ROOM	13.6 m ²	146 sq ft

FIRST FLOOR



BEDROOM 1	12.6 m ²	135 sq ft
BEDROOM 2	11.7 m ²	126 sq ft
BEDROOM 3	7.6 m ²	82 sq ft
BEDROOM 4	8.1 m ²	87 sq ft

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SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/family room

BATHROOM

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

GENERAL

- Nearby schools and local amenities
- Excellent location
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

4 BEDROOM

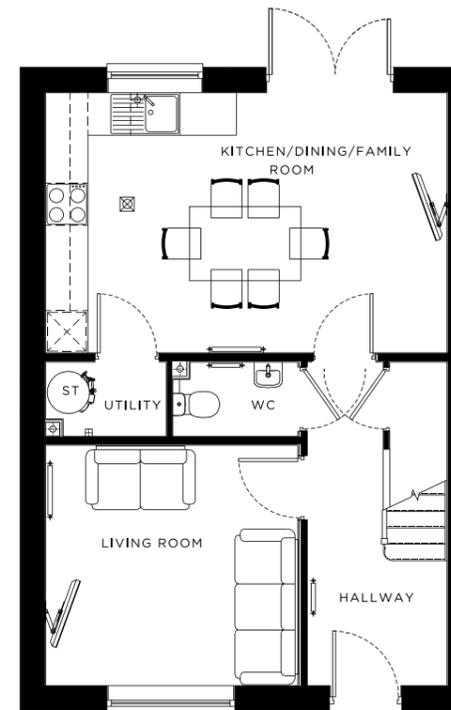
THE MEADOWGATE

SEMI-DETACHED
1,097 SQ FT / 101.9 M²



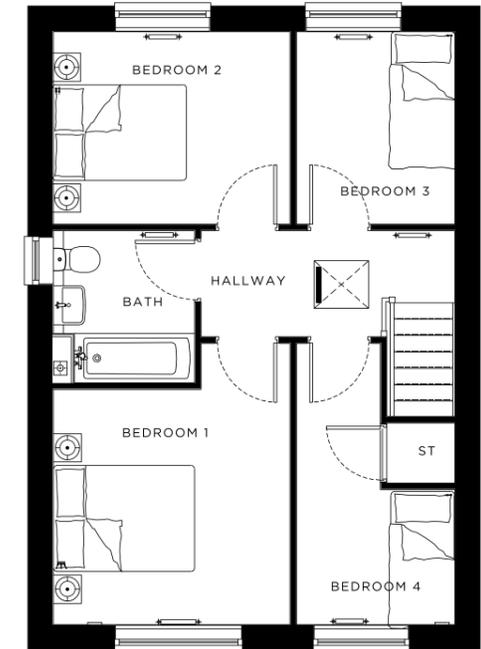
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GROUND FLOOR



KITCHEN/DINING/FAMILY	20.9 m ²	225 sq ft
LIVING ROOM	12.2 m ²	132 sq ft

FIRST FLOOR



BEDROOM 1	12.0 m ²	129 sq ft
BEDROOM 2	9.1 m ²	98 sq ft
BEDROOM 3	6.1 m ²	66 sq ft
BEDROOM 4	6.7 m ²	72 sq ft

Floorplans not to scale. For indicative purposes only

SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
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- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining/family room

BATHROOM

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WHAT3WORDS

///LAYING.TRAIL.SENSES

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