Priors Hall Park

Corby

NEW HOMES QUALITY CODE

Linden Homes



A taste of **local life**

Located in the vibrant Northamptonshire town of Corby, this exciting new development enjoys an enviable position within easy reach of both Kettering and Market Harborough.

Priors Hall Park

Corby, Northamptonshire NN17 5JJ | **01536 614 862**

Linden Homes

Welcome to **Priors Hall Park**

Step into a vibrant new chapter at **Priors Hall Park**, where an exceptional range of thoughtfully designed 3, 4 and 5-bedroom homes sits, offering space, comfort and a true sense of place.

More than just a place to live, Priors Hall Park is a community with everything you need right on your doorstep. Enjoy the on-site district centre with a Sainsbury's Local, café and more, plus multiple themed play areas and scenic trails running through the heart of the development. You can also benefit from a dedicated residents' app to help you stay connected with your neighbours, local events and everything happening around you.

With easy access to Peterborough, Leicester, Northampton and Milton Keynes, you're perfectly placed to enjoy the best of the region, while coming home every day to the calm and convenience of Priors Hall Park. Come and see it for yourself – we'd love to welcome you.





The perfect **location**

Priors Hall Park sits amid the rolling Northamptonshire countryside. Here, a connected community awaits, with walking trails on your doorstep, active resident groups, and green spaces that bring neighbours together—offering space, comfort and a true sense of place.

Priors Hall Park is a thriving development set to span 907 acres, already enriched with green spaces and useful local amenities. Enjoy a coffee at the community café, meet friends at the amphitheatre, or make the most of the outdoors with play areas for children and sports pitches perfect for keeping active.

When you're ready to explore further, a wealth of countryside and attractions are close by. King's Wood Nature Reserve is just a 15-minute drive away, offering ancient woodland, diverse wildlife and over 250 plant species. Fineshade Woods is also 15-minutes drive away and offers cycle trails, family-friendly walking paths, and kids' playgrounds. Corby Central Park and Boating Lake provides peaceful gardens and picnic spots, while East Carlton Country Park delivers 102 acres of woodland, walking routes and family-friendly activities. For a touch of history, Kirby Hall and Deene Park are within minutes, and Rutland Water Country Park offers trails, cycling, fishing and watersports just under 18 miles away.

Everyday essentials are also close at hand. A Sainsbury's Local is a short walk from the development, while Corby town centre is just eight minutes by car or a short bus ride. Here, you'll find independent eateries, cafés and a wide choice of shops at Willow Place Shopping Centre.

Families are well catered for, with several 'Good' and 'Outstanding' Ofsted-rated primary and secondary schools within the catchment area, including Corby Primary Academy, Corby Technical School, Corby Business Academy and Stanion C of E Primary School. The Universities of Leicester and Northampton are also easily reached by car.

Commuters benefit from excellent connections. The A43 offers simple travel across Northamptonshire, while major destinations such as Milton Keynes, Northampton, Leicester and Peterborough are within an hour's drive. Corby Station is just eight minutes away, providing direct services to London St Pancras in a little over an hour. For longer journeys, four international airports—Luton, Stansted, East Midlands and Birmingham—are all within around ninety minutes.

Experience a truly connected lifestyle with the exclusive Priors Hall Park Community App. Unique to this development, the app helps you stay updated on local events and offers, join resident groups, browse opening hours and even explore maps of scenic walking trails. It's the perfect way to stay informed and well-integrated into your vibrant new neighbourhood.

View the Priors Hall Park Community App

Priors Hall Park

Weldon Woodland Park
1.1 miles | 3 mins drive

Sainsbury's Local
1.2 miles | 4 mins drive

Priors Hall Golf Course
1.4 miles | 4 mins drive

Deene Park
1.6 miles | 2 mins drive

Corby Business Academy
1.9 miles | 6 mins walk

Corby Railway Station
3.1 miles | 6 mins drive

Asda Superstore
3.7 miles | 7 mins drive

Corby Swimming Pool
4.0 miles | 8 mins drive

Willow Place Shopping Centre
4.6 miles | 11 mins drive

Corby Community Hospital
4.9 miles | 12 mins drive









Purchase assistance **schemes**

Wherever you are in the home-buying market - a **first-time buyer,** looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



*Please note that all schemes are subject to Terms & Conditions. Schemes are not in conjunction with any other offers. For more details please visit our website or contact the Sales Consultant.

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Key Worker

The **Key Worker** scheme is exclusively available to Key Workers and it offers a price discount of £1,000 for every £20,000 you spend on a Linden Home, up to a maximum of £25,000. Plus we'll also include your flooring to help save you even more!

Armed Forces

Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.

Family Assist

When your friends or family contribute a minimum of 5% to your deposit for a new Linden home, we'll say thanks to them with £2,000 and give you another 5% towards your deposit!



Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



GREENER BY DESIGN

Green living **starts here**

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£3 million** in local schemes to support the community surrounding your new home at Priors Hall Park.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.

Green initiatives found at Priors Hall Park:

HEDGEHOG HIGHWAYS



WASTE WATER HEAT RECOVERY SYSTEMS



81

TREES PLANTED



PV SOLAR PANELS



VEHICLE CHARGING POINTS



A+ RATED DOUBLE-GLAZED WINDOWS










SAVE UP TO
£2,200
A YEAR!



Development plan

Priors Hall Park

Burdock Street, Corby NN17 5JJ | **01536 614 862**

Linden Homes

Priors Hall Park

Corby

The Eveleigh
3 bedroom home

The Mountford
3 bedroom home

The Mylne
4 bedroom home

The Aslin
4 bedroom home

The Knightley
4 bedroom home

The Pembroke
4 bedroom home

The Ripley II
4 bedroom home

The Collcutt
5 bedroom home

The Fletcher
5 bedroom home

PRE Pre-sold homes

V Visitor parking

BCP Bin collection point



The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Scan me
for directions

Priors Hall Park

Corby, Northamptonshire,
NN17 5JJ

01536 614 862

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Anglia region
Ashurst, Southgate Park, Bakewell Road, Peterborough PE2 6YS. Telephone: 01733 396 600

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Linden Homes



The Eveleigh

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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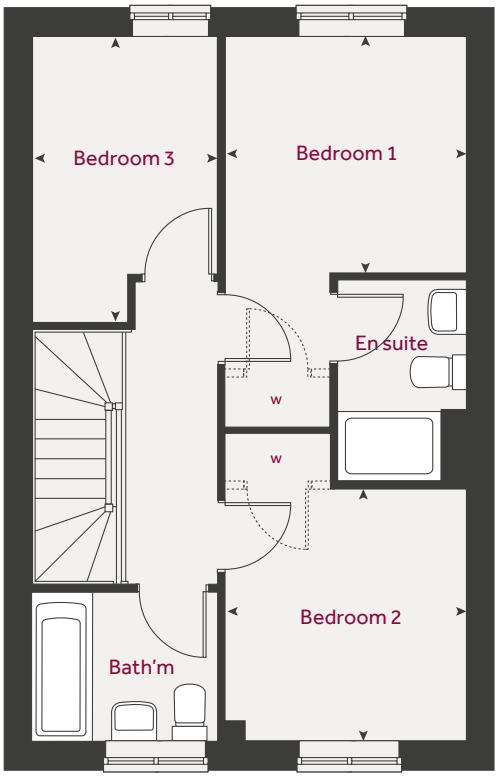
Linden Homes

The Eveleigh

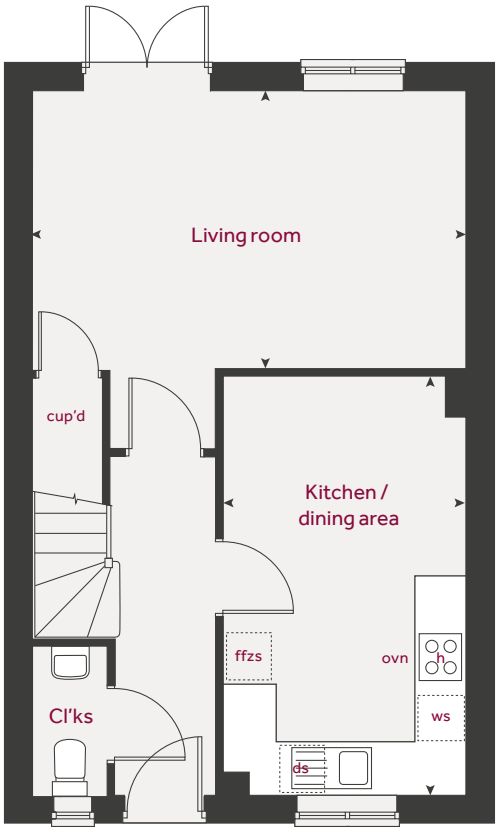
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.95 x 3.19	16' 4" x 10' 6"

First floor		
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	optional wardrobe
ds	dishwasher space	◄ ►	measuring points

The Eveleigh | Corby |

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Linden Homes



The Mountford

3 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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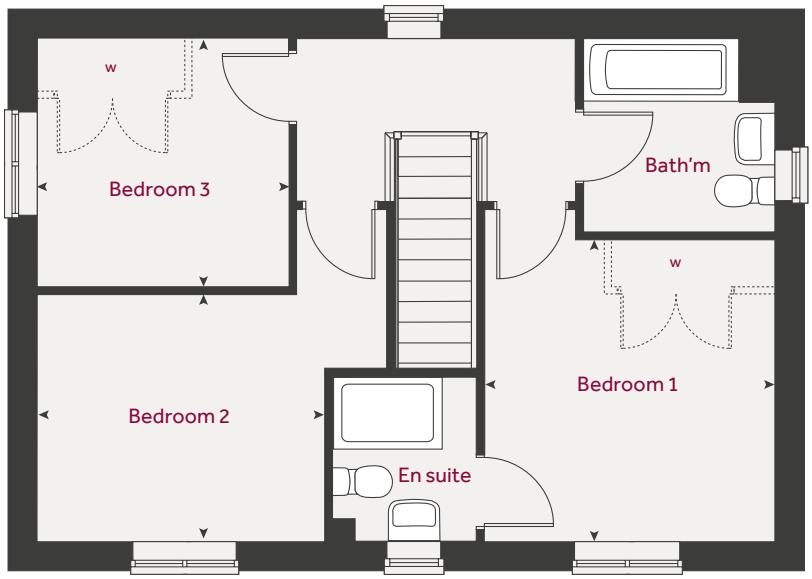
Linden Homes

The Mountford

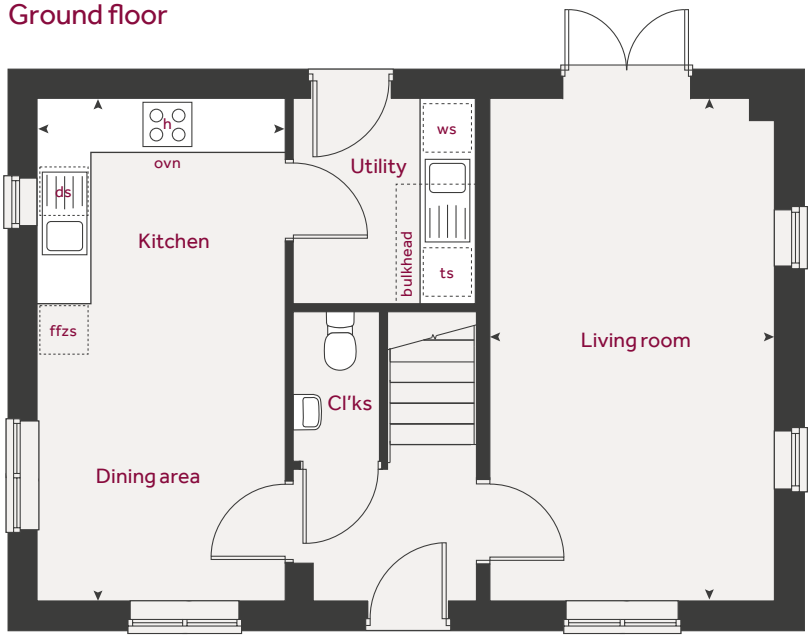
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.70	18' 4" x 8' 9"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor		
Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ts	tumble dryer space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	optional wardrobe
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Mountford | Corby |

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The Aslin

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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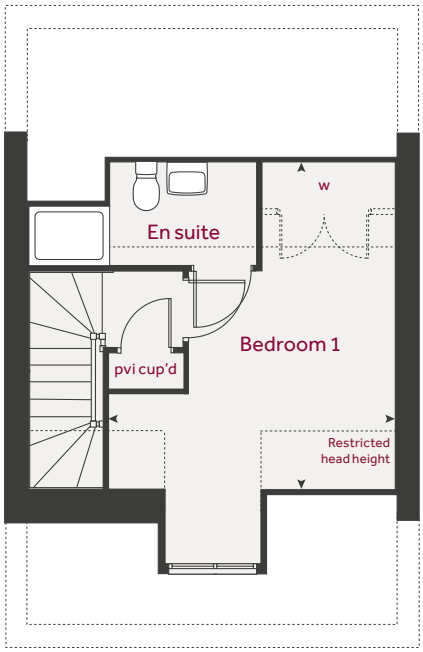
Linden Homes

The Aslin

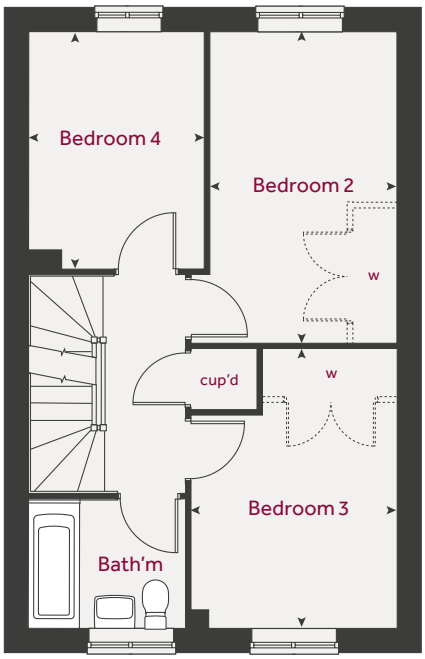
4 bedroom home



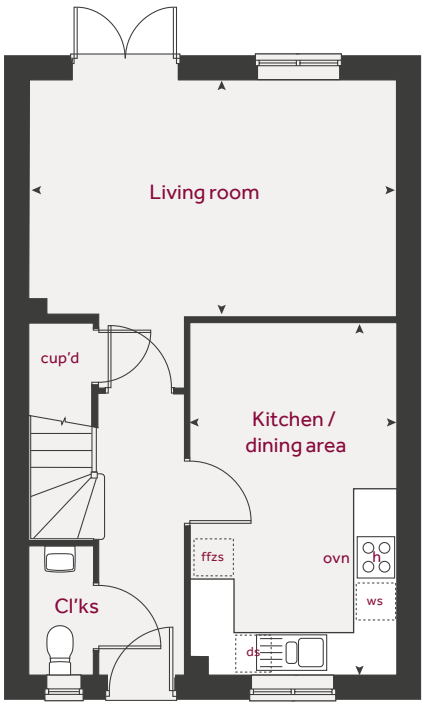
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 4"

First floor		
Bedroom 2	4.19 x 2.52	13' 9" x 8' 3"
Bedroom 3	3.78 x 2.77	12' 5" x 9' 1"
Bedroom 4	3.19 x 2.37	10' 6" x 7' 9"

Second floor		
Bedroom 1	4.29 x 3.88	14' 1" x 12' 9"

h	hob	w	optional wardrobe
ovn	oven	pvi cup'd	photovoltaic inverter cupboard
ffzs	fridge freezer space		
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Aslin | Corby |

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The Mylne

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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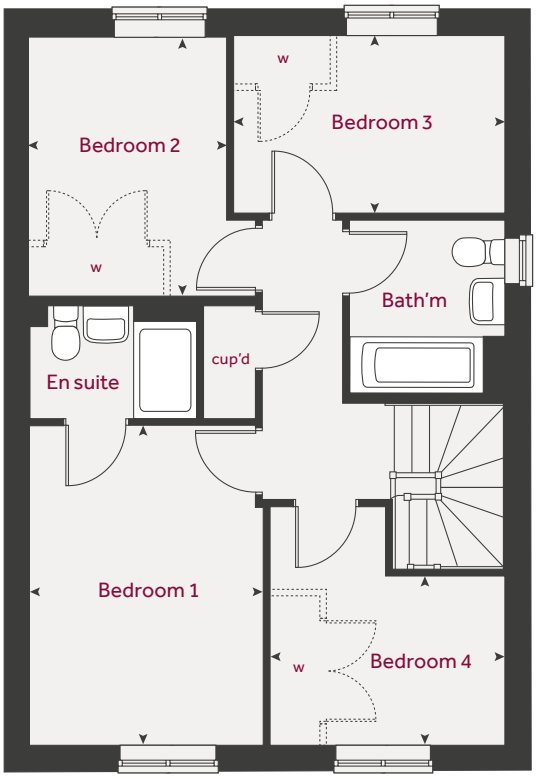
Linden Homes

The Mylne

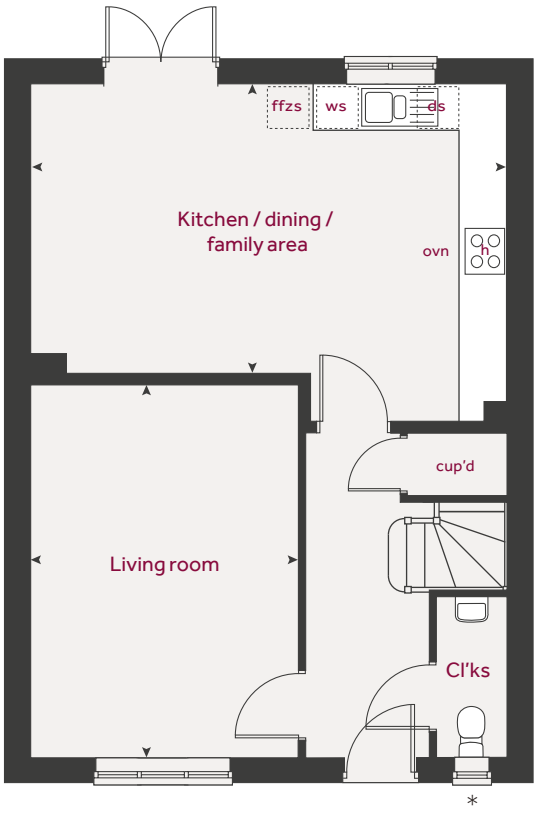
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor		
Bedroom 1	3.97 x 2.98	13' 0" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 3	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.09 x 2.08	9' 10" x 6' 10"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	optional wardrobe
ds	dishwasher space	◄ ►	measuring points

The Mylne | Corby |

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* Window applies to specific plots only. Please see sales consultant for further details.

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Linden Homes



The Knightley

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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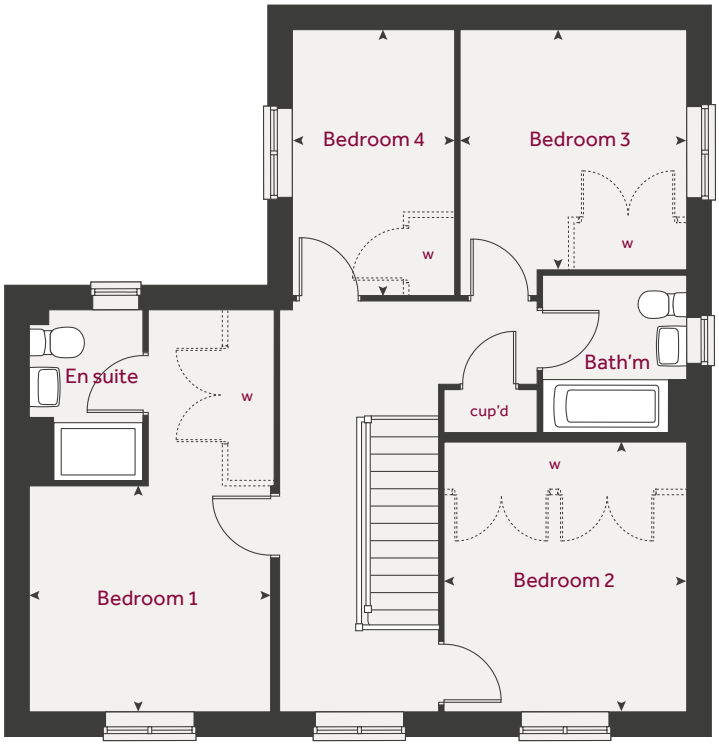
Linden Homes

The Knightley

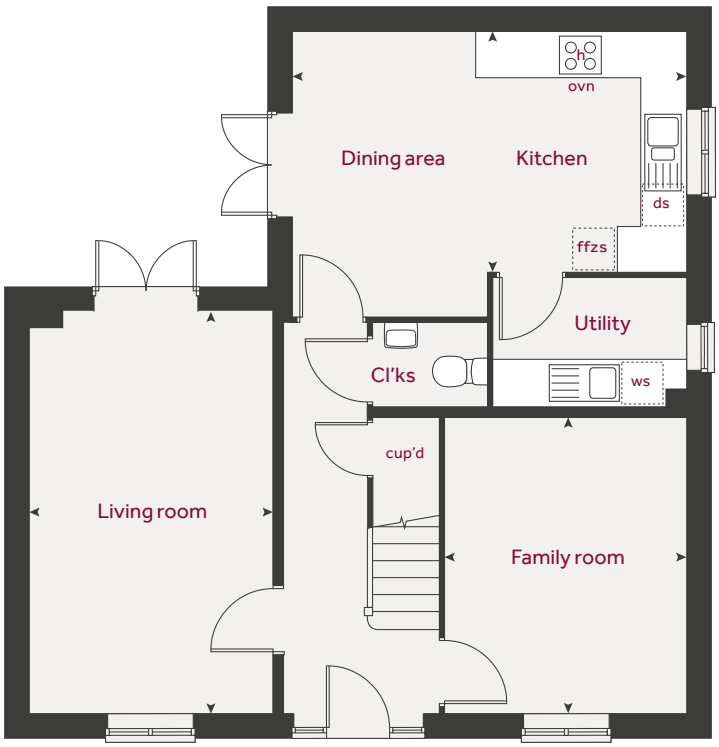
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.25 x 3.20	17' 2" x 10' 5"
Living room	5.36 x 3.22	17' 7" x 10' 7"
Family room	3.93 x 3.21	12' 10" x 10' 5"

First floor		
Bedroom 1	3.20 x 2.98	10' 6" x 9' 10"
Bedroom 2	3.58 x 3.21	10' 7" x 11' 9"
Bedroom 3	3.17 x 3.01	10' 5" x 9' 11"
Bedroom 4	3.52 x 2.15	11' 7" x 7' 1"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	optional wardrobe
ds	dishwasher space	◄ ►	measuring points

The Knightley | Corby |

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The Pembroke

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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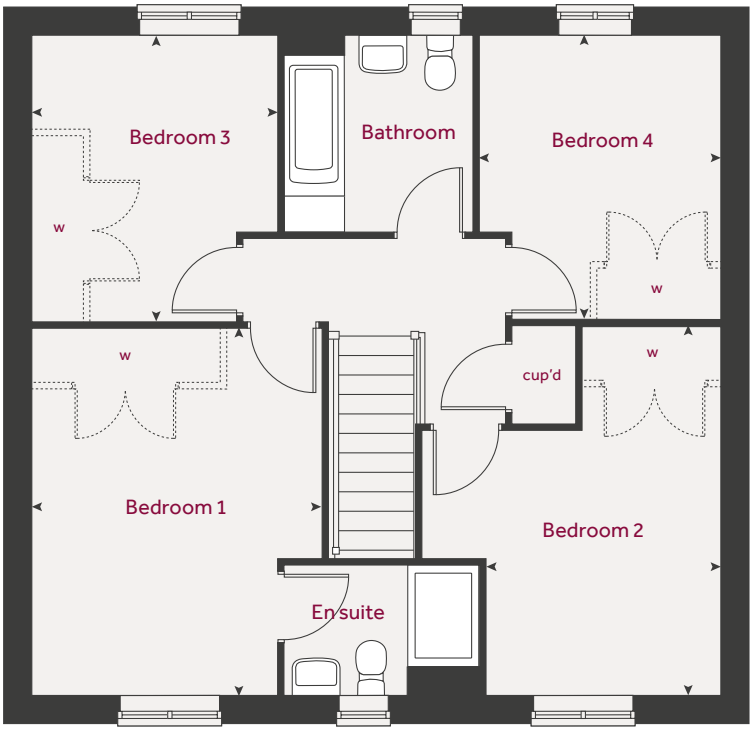
Linden Homes

The Pembroke

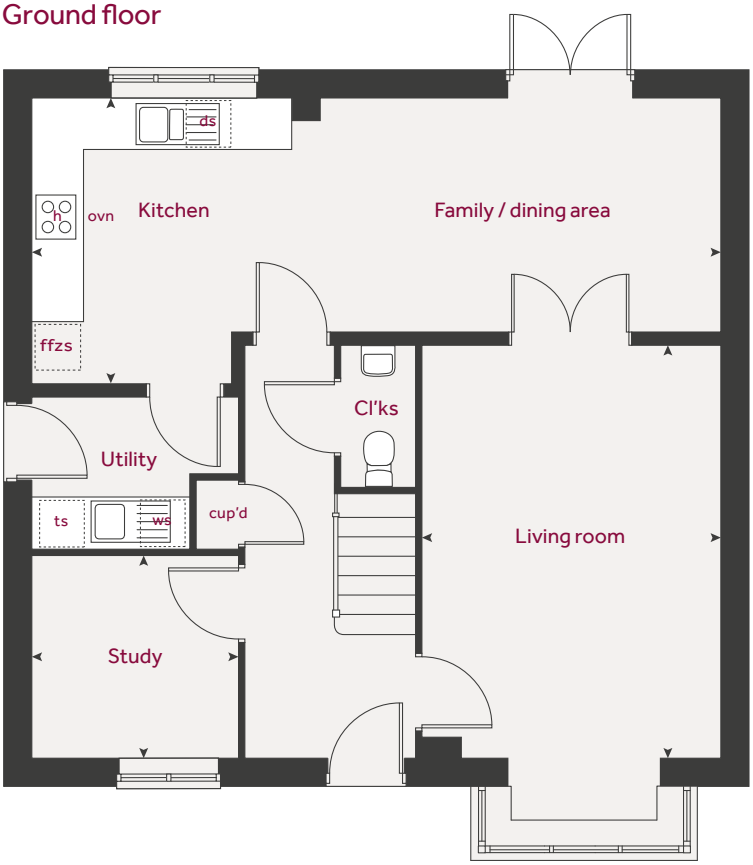
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family	8.07 x 3.36	26' 6" x 11' 0"
Living room	4.83 x 3.48	15' 10" x 11' 5"
Study	2.40 x 2.35	7' 11" x 7' 9"

First floor		
Bedroom 1	4.29 x 3.38	14' 1" x 11' 1"
Bedroom 2	4.31 x 2.73	14' 2" x 9' 0"
Bedroom 3	3.35 x 2.87	11' 0" x 9' 5"
Bedroom 4	3.32 x 2.81	10' 11" x 9' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	optional wardrobe
ds	dishwasher space	◄ ►	measuring points
ts	tumble dryer space		

The Pembroke | Corby |

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Linden Homes



The Ripley II

4 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

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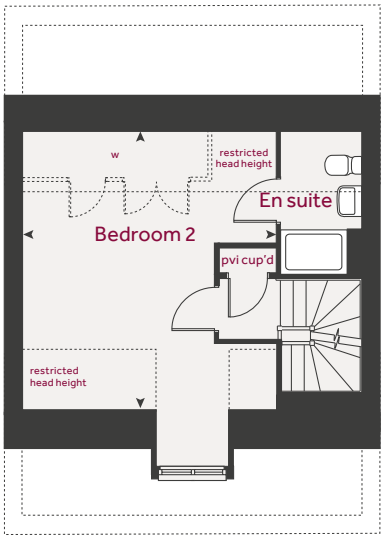
Linden Homes

The Ripley II

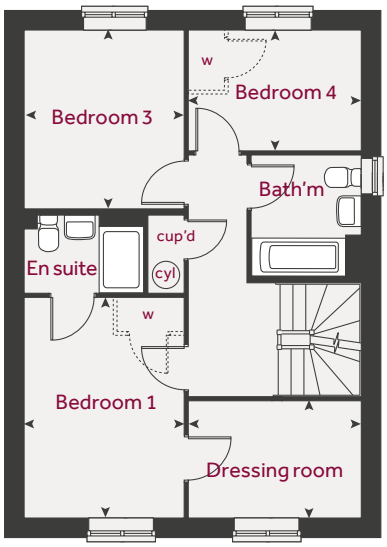
4 bedroom home



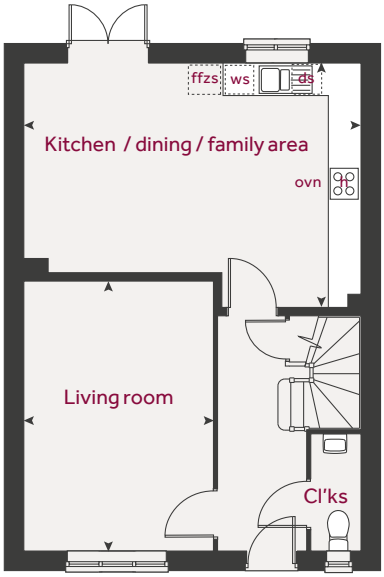
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family	6.04 x 3.80	19' 8" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 1"

First floor		
Bedroom 1	3.95 x 2.86	12' 11" x 9' 5"
Bedroom 3	3.20 x 2.86	10' 6" x 9' 5"
Bedroom 4	3.10 x 2.16	10' 2" x 7' 1"
Dressing room	3.10 x 2.10	10' 2" x 6' 10"

Second floor		
Bedroom 2	4.97 x 4.50	16' 3" x 14' 8"

h	hob	cup'd	cupboard
ovn	oven	pvi cup'd	photovoltaic
ffzs	fridge freezer space		inverter cupboard
ds	dishwasher space	w	optional wardrobe
ws	washing machine space	◄ ►	measuring points
cyl	hot water cylinder		

The Ripley | Corby |

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The Collcutt

5 bedroom home

- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels

Priors Hall Park

Burdock Street, Corby NN17 5JJ | **01536 614 862**

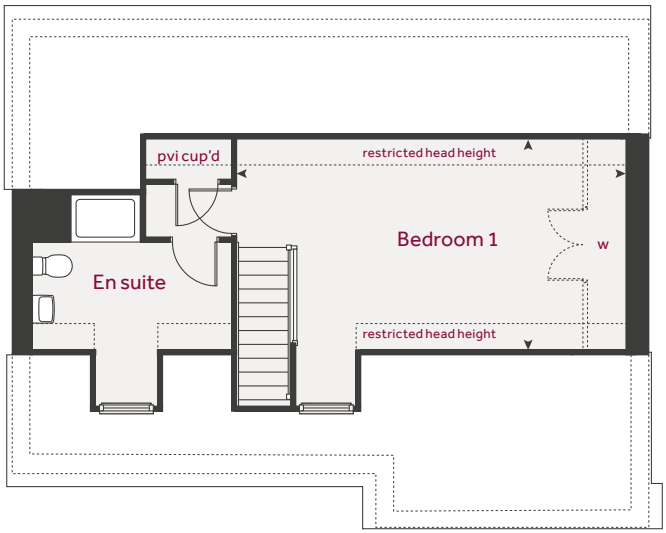
Linden Homes

The Collcutt

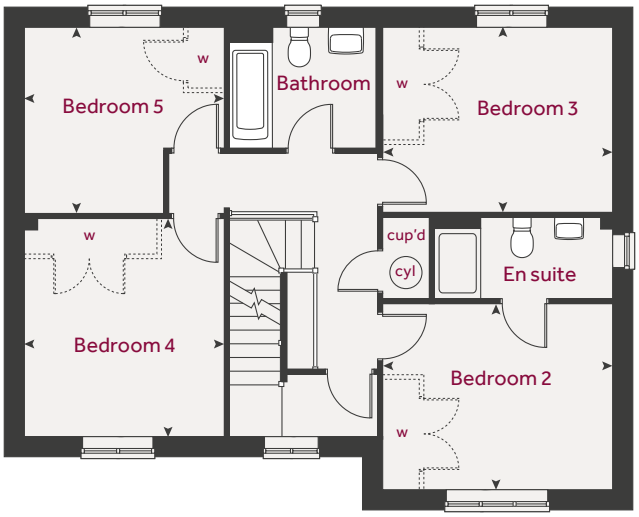
5 bedroom home



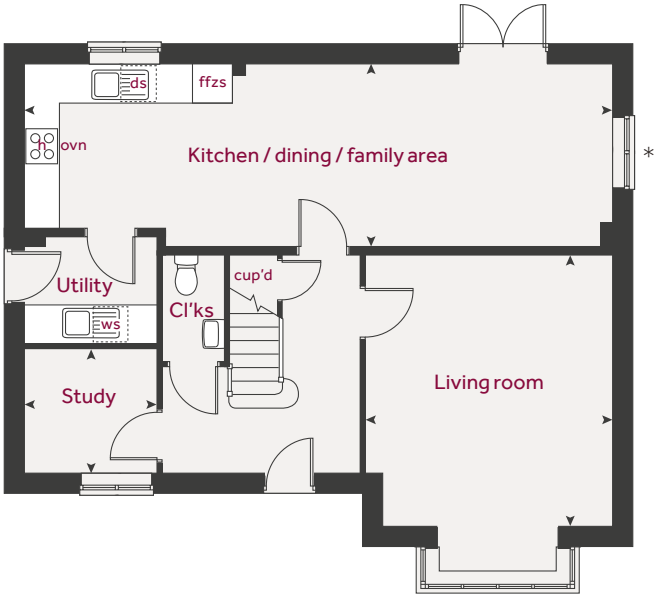
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family	9.97 x 3.09	32' 8" x 10' 1"
Living room	4.60 x 4.20	15' 1" x 13' 9"
Study	2.24 x 2.10	7' 4" x 6' 10"

First floor		
Bedroom 2	3.90 x 3.12	12' 9" x 10' 3"
Bedroom 3	3.90 x 3.10	12' 9" x 10' 2"
Bedroom 4	3.70 x 3.35	12' 2" x 11' 0"
Bedroom 5	3.35 x 3.12	10' 11" x 10' 3"

Second floor		
Bedroom 1	8.02 x 3.56	26' 4" x 11' 8"

h	hob	cup'd	cupboard
ovn	oven	pvi cup'd	photovoltaic
ffzs	fridge freezer space		inverter cupboard
ds	dishwasher space	w	optional wardrobe
ws	washing machine space	◄ ►	measuring points
cyl	hot water cylinder		

The Collcutt | Corby |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

* Window applies to plot 178 only. Please see sales consultant for further details.

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The Fletcher

5 bedroom home

- Low energy lighting and ventilation systems
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Priors Hall Park

Burdock Street, Corby NN17 5JJ | **01536 614 862**

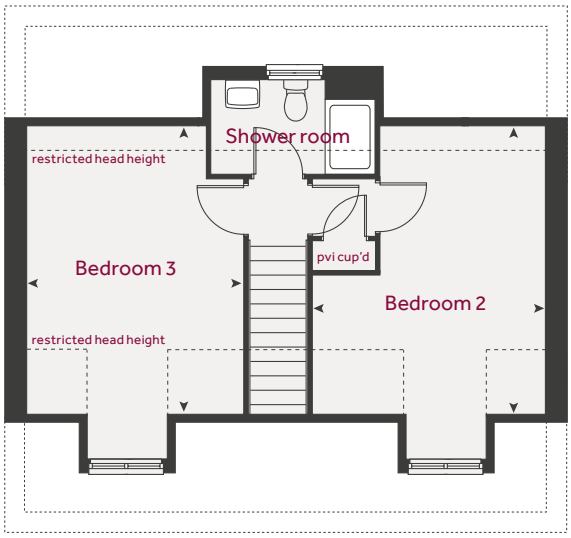
Linden Homes

The Fletcher

5 bedroom home



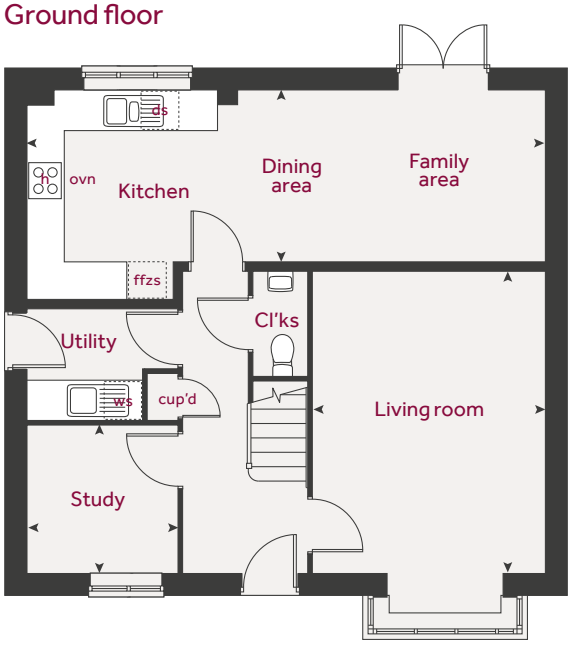
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining / family	8.29 x 2.74	27' 2" x 9' 0"
Living room	4.83 x 3.72	15' 10" x 12' 2"
Study	2.41 x 2.37	7' 11" x 7' 9"

First floor		
Bedroom 1	3.52 x 3.45	11' 5" x 11' 3"
Bedroom 4	4.21 x 3.03	13' 8" x 9' 9"
Bedroom 5	3.42 x 2.67	11' 2" x 8' 8"

Second floor		
Bedroom 2	3.96 x 3.66	13' 0" x 12' 0"
Bedroom 3	3.96 x 3.45	13' 0" x 11' 3"

h	hob	cup'd	cupboard
ovn	oven	cup'd	photovoltaic inverter
ffzs	fridge freezer space		cupboard
ds	dishwasher space	w	optional wardrobe
ws	washing machine space	◄ ►	measuring points
cyl	hot water cylinder		

The Fletcher | Corby |

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Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Priors Hall Park

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Linden Homes

Priors Hall Park

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

	3 bedroom		4 bedroom					5 bedroom	
	The Eveleigh	The Mountford	The Aslin	The Mylne	The Pembroke	The Knightley	The Ripley II	The Fletcher	The Collcutt
Kitchen									
Standard range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■							
Stainless steel sink and drainer (bowl and a half) with chrome mixer tap			■	■	■	■	■	■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■							
Indesit gas hob (60 cm) with built-in single under oven, with stainless steel splashback and stainless steel chimney hood			■	■	■	■	■	■	■
White pendant light holder	■	■	■	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■	■	■	■
Space for dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■	■			■		
Space for washing machine with plumbing and electrics in utility		■			■	■		■	■
Bathrooms and en suite(s)									
Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom with soft close mechanism	■	■	■	■	■	■	■	■	■
Ideal Standard profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■





	3 bedroom	The Eveleigh	The Mountford	4 bedroom	The Aslin	The Mylne	The Pembroke	The Knightley	The Ripley II	5 bedroom	The Fletcher	The Collcutt
Doors and Windows												
Front door with multi-point security locking system, viewer and security chain		■	■		■	■	■	■	■		■	■
Chrome plated front door numerals		■	■		■	■	■	■	■		■	■
PVCu double glazing to windows		■	■		■	■	■	■	■		■	■
Double glazed PVCu French doors		■	■		■	■	■	■	■		■	■
Contemporary Internal ladder door style with satin chrome finish handles		■	■		■	■	■	■	■		■	■
Paving outside French door		■	■		■	■	■	■	■		■	■
General												
PV Solar Panels		■	■		■	■	■	■	■		■	■
EV car charging (where in curtilage of the plot)		■	■		■	■	■	■	■		■	■
White painted walls and smooth white ceilings		■	■		■	■	■	■	■		■	■
Combined USBc/double sockets in kitchen and Bedroom 1		■	■		■	■	■	■	■		■	■
TV point to lounge room (where applicable)		■	■		■	■	■	■	■		■	■
Telephone socket to lounge and study where applicable		■	■		■	■	■	■	■		■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)		■	■		■	■	■	■	■		■	■
Contemporary lantern to front door and wiring only to the rear door		■	■		■	■	■	■	■		■	■
Mains wired smoke detectors with battery back-up		■	■		■	■	■	■	■		■	■
Battery powered Carbon Monoxide detector (wall mounted)		■	■		■	■	■	■	■		■	■
Power and lighting to garage (where in curtilage of the plot)		■	■		■	■	■	■	■		■	■
Enclosed fenced / walled rear garden, and garden gate (where applicable)		■	■		■	■	■	■	■		■	■
Landscaped front garden		■	■		■	■	■	■	■		■	■
NHBC Buildmark cover		■	■		■	■	■	■	■		■	■
First two years' customer service support from Linden Homes		■	■		■	■	■	■	■		■	■

■ Fitted as standard - included in the property
* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

This specification indicates, by means of a dot ■, the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select upgrade options available depending on build stage, please speak with a sales consultant.