



Come home to
HOULTON

Delivering our promise

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“We care passionately about the community we are working with and creating. They come with us on the journey and help steer us in crafting a place that truly fits with Rugby and its existing communities.”

Urban&Civic  AVIVA™

— COME HOME TO HOULTON —

The information in this document is indicative and is intended to act as a guide only with regard to the final product. This information does not constitute a contract or warranty. Lifestyle and computer-generated images are for illustrative purposes only.



You are nearly home

This piece of stunning Warwickshire countryside was made famous in 1927 when its familiar radio masts transmitted the country's first ever phone conversation across the globe. This call was made to America, and was received in a town in Maine, called Houlton.

A rich history and exciting future.
Welcome home to Houlton.



*“...how is the weather
in London?”*



Back in the 1920s, the Government commissioned the advancement of long wave radio and built Rugby Radio Station. It became a particularly important part of the history in the advancement of transatlantic communications. In the first conversation between America & England they marveled at the technology, discussed distance between US cities, and, of course, spoke about the weather.

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Building for the future



What you see today is only the beginning
of your journey, as well as ours.

6,200 homes will be created in the verdant
Warwickshire countryside with new schools and an
excellent location. Set within 1,200 acres of beautiful
open space, this is an unspoiled, super-connected
place with a rich history and an exciting future.

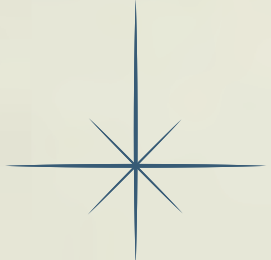


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Scotland



London



The bigger picture

This illustrative masterplan gives you an insight into how Houlton shapes up over the next 15-20 years. Some aspects are subject to change but this is broadly how it will look.

An interactive version of this plan is available at www.houltonrugby.co.uk/development



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Benefits of community

From day one of living in Houlton, you can enjoy the benefits of community life at Dollman Farm. Join a class or club in The Barn and enjoy a cup of barista coffee and a delicious bite to eat in The Tuning Fork.

Dollman Farm is the first of several local centres being created across the development and as the community grows so will the amenities offering a mix of shops, leisure and small business.

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*A slice of
the good life*



The Tuning Fork is home to breakfasts, arriving hot and fresh at the table; to lunch that's locally sourced and seasonally inspired; to tempting pastries and cakes, with artisan coffees and full flavoured teas. Also, a venue for evening dining.

Every day. A stroll away.

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The neighbours

The cows, sheep and rabbits offer great company, and it's lovely when you see our resident owls and curlews. You may bump into the folk from nearby Hillmorton and Clifton-upon-Dunsmore whilst in the café or walking the dog.

At Houlton, we are blending all of the things that make living in the east of Rugby great - the village amenities of Hillmorton and the community spirit of Clifton.

We have worked closely with both communities to craft Houlton and we're sure they'll make you feel right at home.

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Homes

We are working with the country's leading housebuilders to craft homes of the highest quality, based on inspiration not convention.

A range of homes are available at Houlton, designed around the fresh air, green space and excellent connections on your doorstep.

A place with room to grow.

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DAVIDSONS
HOMES



Crest
NICHOLSON

Lay of the Land



EXPLORE

Doleman is a medieval term for village official and the doleman was responsible for areas of common land within the village. This was the inspiration for the original name Dollman Farm and our newly created Dollman Common.

Use one of our many walkways and ecology corridors running through the development to explore over 500 acres of natural, unspoiled Warwickshire countryside, fields and wildflowers, landscaped parks and common areas.

Take a walk over Normandy Hill and see the medieval Ridge and Furrow land, a protected feature of bygone farming. You will also see some famous mast anchors from the land's historic years as the world's most powerful radio station.

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500
ACRES OF
OPEN SPACE



1
NEW
SECONDARY
SCHOOL



NATURAL
PLAY



13,850M
OF FOOTPATHS



15

HECTARES OF
WILDLIFE HABITAT
IN PHASE ONE



3,000M²
COMMUNITY
FACILITIES



8 GP
HEALTH
CENTRE



GRADE II LISTED
HERITAGE
BUILDING



NEW
LINK ROAD
INTO RUGBY

DISTRICT
CENTRE AND
3 LOCAL
CENTRES

6,200
NEW HOMES



3
NEW PRIMARY
SCHOOLS



NETWORK OF
CYCLE PATHS

The school run



NURTURING THE FUTURE

You'll never be more than a mile from the school gate at Houlton whether your little one is 4 or 14. Three primary schools and one secondary school will feature across the development nurturing future generations at Houlton. And our specially designed civic spaces show that even the school gate has been crafted with you in mind.

Walkways and cycle paths crisscross through the community, making getting to school on foot or bicycle really easy, and if you're in the car then don't worry, we design effective drop-off and pick-up points too.

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St Gabriel's Primary School

Children at St. Gabriel's CofE Academy have a unique opportunity to help shape the creation of this new place, a place many of our pupils will call home.

Standing proud of place in the first phase at Houlton, the school is underpinned by the Coventry Diocese Board of Education in partnership with developers Urban&Civic, who have a long-term stake in the creation of Houlton and all of its schools.

St Gabriel's will start small and grow in line with the community at Houlton, meaning you will benefit from good availability for school places and a very short school run!

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Just down the road



With roots going all the way back to Roman times, Rugby is most famous as the birthplace for the game where William Webb-Ellis picked up that ball. Its centre retains a true market town feel with a vibrant independent quarter boasting quaint boutique shops and fantastic eateries. And of course, the prestigious Rugby School.

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Well connected



Approximately 80% of the country can be reached within 4 hours from Rugby so you're pretty central here.

If your work or family are a little closer then you can still benefit from great accessibility into Rugby via the new link road, getting you to the station or to the shops in less than 10 minutes.

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Perfect Growing Conditions



Houlton has everything that would make you want to put down roots.

Shops, schools, footpaths, canals and open spaces where people can mix and mingle with their neighbours. There are fantastic transport links, job opportunities and cutting-edge health facilities.

Houlton is creating the kind of environment that will allow a strong sense of partnership, belonging and community to grow.

Houlton is creating somewhere you can call home.

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Come home to Houlton

You can find out all about life in Houlton
by visiting us at Dollman Farm.

You'll find our Visitor Centre, The Barn and
The Tuning Fork all within the courtyard
and our show home villages just down the road.

Keep in touch with Houlton life online
through our website and social media.

Visitor Centre, Dollman Farm, Houlton, CV23 1AL

www.houltonrugby.com

 /HoultonRugby  @HoultonRugby



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