Delapré Point

Everyday, done better.

TILIA HOMES





More room for life, *to happen naturally.*

If you're looking for a traditional sense of community, where everyday essentials are within walking distance, family-friendly spaces bring people together and open space balances modern living, Delapré Point could be the perfect place to call home.

Just a mile from Northampton town centre, the development is designed around sustainable living and community. Shops, a primary school, cafés and pubs are all within easy reach, while footpaths lead through 12 acres of common land to a new play park surrounded by wildflower meadows.

There's plenty to explore nearby, from Becks Meadow Nature Reserve and the River Nene to the beautiful Delapré Estate. Beckets Park offers a play area, tennis courts and café, while nearby Northampton Marina is a popular stop for canal boats.

Delapré Abbey is also home to The Orangery, a family-friendly café serving locally sourced food, from afternoon tea and brunches to Sunday roasts.

Inside the 2, 3 and 4 bedroom homes, energy-efficient features and air source heat pumps can help reduce bills and carbon footprints, while practical layouts are designed for modern family life.

Learn where *you live.*



Walking to the school gates on your wish list? You've come to the right place. Queen Eleanor Primary School is less than a mile from Delapré Point, so you can set your alarm that little bit later and leave the car at home.

Additional education options include:

- The Abbey Primary School - rated 'good' by Ofsted
- Abbeyfield School - a secondary school easily accessible by bus
- New Horizons Academy - an alternative education provision for children aged 5 to 11
- Northampton High School - fee-paying school for girls, from nursery to 6th form
- University of Northampton - a 15-minute walk from Delapré Point

Students can make a seamless transition from the toddler years to the undergraduate phase, with an excellent choice of local facilities.







Walking to the school gates on your wishlist? You've come to the right place.













You'll find us *outside.*



Need a wellbeing boost? Simply step outside your front door. You'll need little encouragement at Delapré Point as there's 12 acres of public open space, interlaced with accessible footpaths that make exploring easy. Footpaths also link the neighbourhood to Ransome Road, Delapré Lake and the University of Northampton.

And when you want bigger skies, waterside views and more ways to connect with the natural world, no effort is required. On the edge of Delapré Point is Becks Meadow Nature Reserve, Delapré Lake and the River Nene. Or walk to the 500 acres of Delapré Park, with its Grade II* listed Delapré Abbey and walled gardens.

Active play is at the heart of Delapré Point. Head to a dedicated area where little people can step, swing, spin, see-saw and shout to their heart's content.

You'll find wheelchair-accessible picnic benches, an inclusive basket swing and roundabout, plus safety surfacing that's kind when kids tumble.

And when you want to get back to nature, pay a visit to the on-site ponds, pass by the insect-friendly log piles and watch for movement around the reptile hibernacula.

Getting from A to B, *the easy way.*





We've taken the stress out of getting where you need to be. Integration is important, so the footpaths connect to surrounding roads, Delapré Lake and to the University of Northampton – ideal if you're determined to get your steps in.

Travelling further afield? Several bus routes stop at the end of Ransome Road, whisking you off to Northampton town centre, schools and supermarkets without the hassle of parking.

If you really need to put in the miles, the A508 offers links to the M1, London and Leicester. Alternatively, let the train take the strain. Northampton railway station is a mile and a half away, for sub-65 minute journeys to London, Birmingham and Coventry.






17:35

Grab your *shopping list.*









Forgot the mince for your spag bol? Need a last-minute ingredient, somewhere for lunch or simply a great coffee? Everyday essentials are close at hand, with an Asda, convenience store, restaurants and cafés around Ransome Road.

Coffee lovers are particularly well catered for. Close to Delapré Point, you'll find independent favourites including The Northstar Cafe and Create Coffee on St Leonards Road, while Becket's coffee shop offers coffee and refreshments beside the River Nene in Beckets Park. For something a little more leisurely, head to The Orangery at Delapré Abbey for barista coffee, brunch, afternoon tea or a Sunday roast.

For your weekly shop, Northampton has all the big names, from Waitrose for something special to Aldi for great-value essentials.

And when you fancy some retail therapy, Grosvenor Shopping Centre, Weston Favell Shopping Centre and St James Retail Park offer plenty of choice, all within easy reach of home.

Connections.

Good transport links to nearby towns, cities and further afield.

Destinations by car

23 min	Wellingborough 13 miles
27 min	Milton Keynes 19 miles
1 hr 7 min	London 58 miles

Destinations by train Northampton

18 min	Milton Keynes
35 min	Coventry
59 min	London Euston
1 hr 4 min	Birmingham

Travel.

Your nearest transport links

- Delapré Crescent Bus Stop
- Birmingham or East Midlands Airport
- Northampton Train Station
- M1 → Birmingham and London

Under a mile away

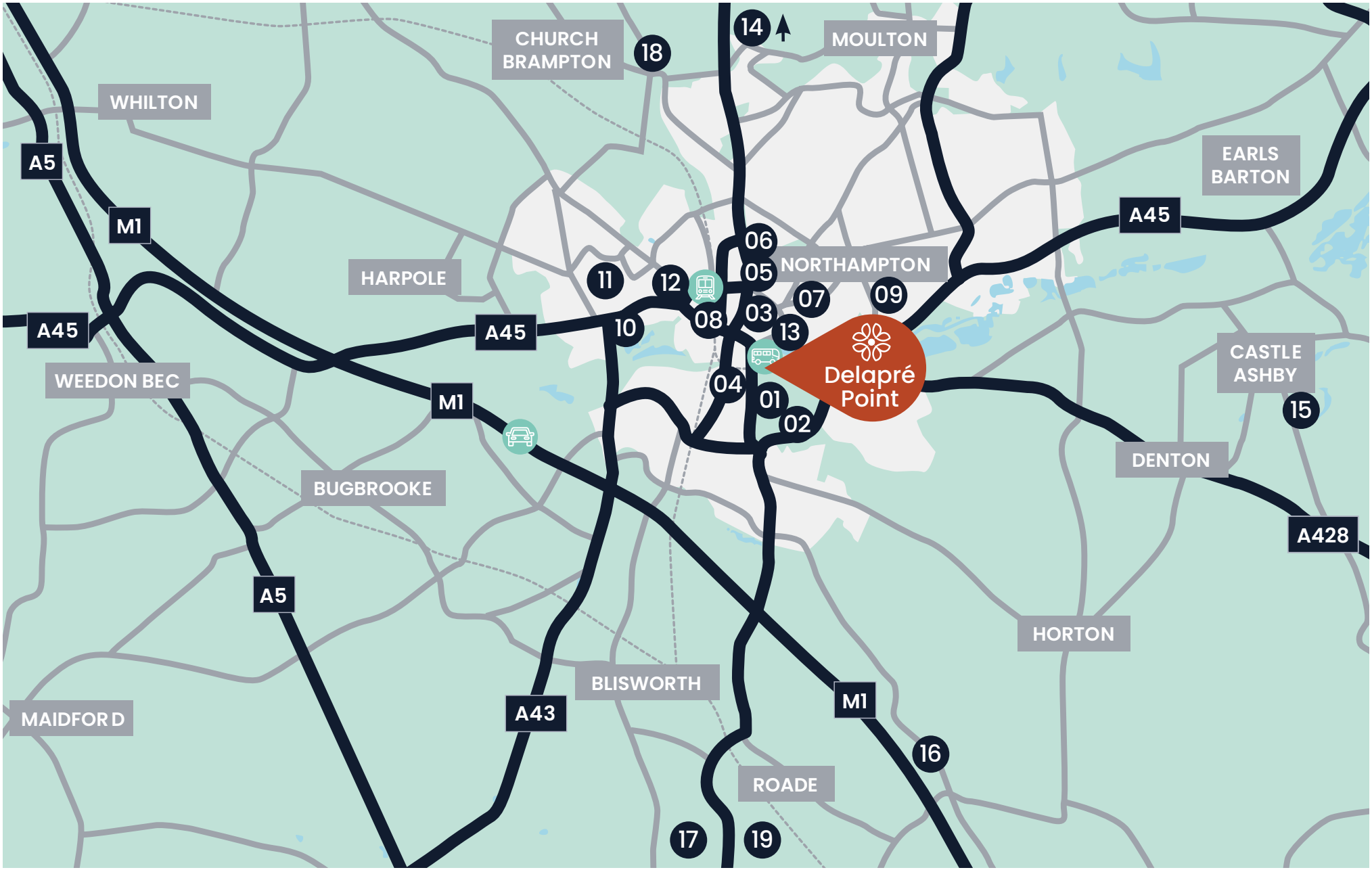
01. Delapré Park
02. Delapré Abbey
03. Morrisons
04. Queen Eleanor Primary Academy
05. PureGym
06. Asda

Up to 5 miles

07. Northampton Town Centre
08. Northampton Railway Station
09. Northampton General Hospital
10. Northampton Town Football Club
11. M&S Foodhall
12. Saints Rugby
13. University of Northampton

Up to 10 miles

14. Brixworth Country Park
15. Castle Ashby Gardens
16. Salcey Forest
17. The Canal Museum
18. The Windhover Pub
19. Stoke Bruerne



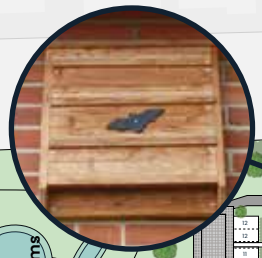
Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. January 2026.

DELAPRÉ POINT

NORTHAMPTON



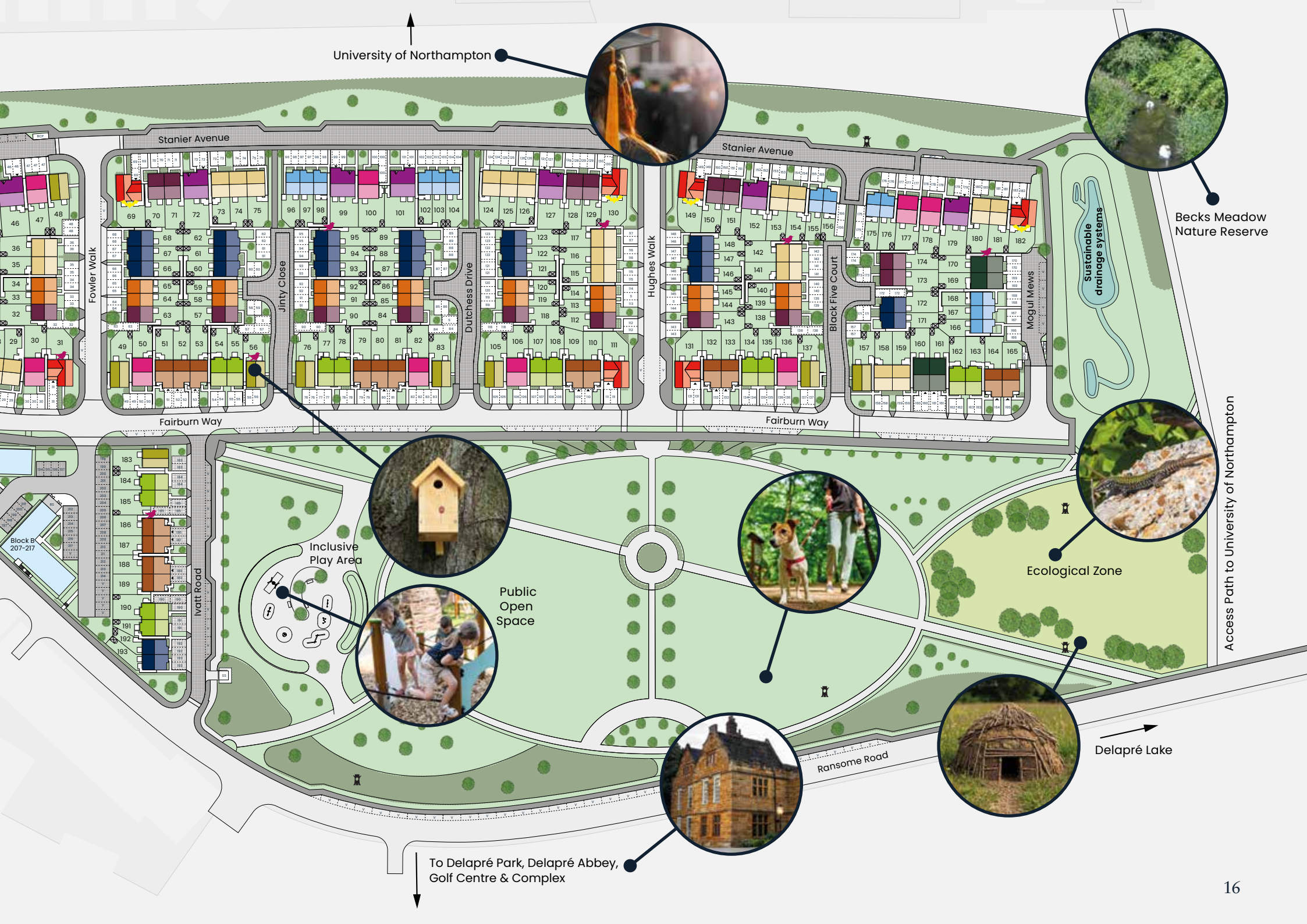




2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
The Marston	The Coleridge	The Lawford
	The Cornwood	The Chelford
	The Lingwood	The Desford
	The Hartwood	The Norford
	The Kingston	
	The Scotswood	
	The Verwood	

- Affordable Homes
- Bat Box
- Bike Shed
- BCP – Bin Collection Point
- BS – Bin Store
- Bird Box
- CS – Cycle Store
- Garage
- Hibernacula
- LEAP – Local Equipped Area for Play
- S – Shared Parking
- SS – Sub-Station
- V – Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured grey will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2025.


University of Northampton
Stanier Avenue
Stanier Avenue
Fowler Walk
Jinty Close
Dutchess Drive
Hughes Walk
Black Five Court
Mogul Mews
Sustainable drainage systems
Becks Meadow Nature Reserve
Fairburn Way
Fairburn Way
Block B 207-217
Ivatt Road
Inclusive Play Area
Public Open Space
Ecological Zone
Access Path to University of Northampton
Ransome Road
Delapré Lake
To Delapré Park, Delapré Abbey, Golf Centre & Complex



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The Marston

2 Bedroom Home

Total Area 709 sq. ft.





Ground Floor

Kitchen/Dining Area	4.01m x 3.16m | 13'2" x 10'4"
Living Room	4.01m x 3.71m | 13'2" x 12'2"

First Floor

Main Bedroom	3.16m x 2.92m | 10'4" x 9'7"
En Suite	3.16m x 1.00m | 10'4" x 3'3"
Bedroom 2	4.01m x 2.64m | 13'2" x 6'8"
Bathroom	2.07m x 1.88m | 6'9" x 6'2"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. The floorplan indicates the placement of the kitchen appliances only, but the appliances themselves are not included. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.



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The Coleridge

3 Bedroom Home

Total Area 938 sq. ft.





Ground Floor

Kitchen/Dining Area	5.47m x 3.07m | 17'11" x 10'1"
Living Room	4.70m x 3.18m | 15'5" x 10'5"

First Floor

Main Bedroom	4.12m x 3.21m | 13'6" x 10'6"
En Suite	1.85m x 1.81m | 6'1" x 5'11"
Bedroom 2	3.62m x 3.21m | 11'10" x 10'6"
Bedroom 3	2.61m x 2.17m | 8'7" x 7'1"
Bathroom	2.17m x 1.90m | 7'1" x 6'3"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Cornwood

3 Bedroom Home

Total Area 783 sq. ft.





Ground Floor

Kitchen/Dining Area	4.68m x 2.86m | 15'4" x 9'5"
Living Room	4.54m x 3.63m | 14'11" x 11'11"

First Floor

Main Bedroom	3.59m x 3.55m | 11'9" x 11'8"
En Suite	2.03m x 1.61m | 6'8" x 5'3"
Bedroom 2	2.70m x 2.46m | 8'10" x 8'1"
Bedroom 3	2.46m x 2.30m | 8'1" x 7'7"
Bathroom	2.04m x 1.70m | 6'8" x 5'7"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Lingwood

3 Bedroom Home

Total Area 906 sq. ft.







Ground Floor

Kitchen/Living/Dining Area	7.50m x 4.12m | 24'3" x 13'6"

First Floor

Bedroom 2	4.12m x 2.46m | 13'6" x 8'1"
Bedroom 3	2.78m x 2.01m | 9'1" x 6'7"
Bathroom	2.06m x 2.01m | 6'9" x 6'7"

Second Floor

Main Bedroom	3.25m x 3.12m | 10'8" x 10'3"
En Suite	4.12m x 1.46m | 13'6" x 4'9"

HWC – Hot Water Cylinder - - - – Reduced Head Height ⊠ – Rooflight ST – Store WC – Cloakroom

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The Hartwood

3 Bedroom Home

Total Area 866 sq. ft.





Ground Floor

Kitchen/Dining Area	4.91m x 4.23m | 16'1" x 13'11"
Living Room	4.79m x 2.66m | 15'9" x 8'9"

First Floor

Main Bedroom	4.52m x 2.76m | 14'10" x 9'1"
En Suite	2.15m x 1.47m | 7'1" x 4'10"
Bedroom 2	3.45m x 2.76m | 11'4" x 9'1"
Bedroom 3	3.20m x 2.06m | 10'6" x 6'9"
Bathroom	2.06m x 1.72m | 6'9" x 5'8"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Kingston

3 Bedroom Detached Home

Total Area 984 sq. ft.





Ground Floor

Kitchen/Dining Area	4.64m x 2.38m | 15'3" x 7'10"
Living Room	4.51m x 3.48m | 14'9" x 11'5"

First Floor

Main Bedroom	4.85m x 2.95m | 15'11" x 9'8"
En Suite	2.26m x 1.42m | 7'5" x 4'8"
Bedroom 2	4.51m x 3.08m | 14'9" x 10'1"
Bedroom 3	3.44m x 2.88m | 11'3" x 9'5"
Bathroom	2.39m x 2.07m | 7'10" x 6'9"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Scotswood

3 Bedroom Detached Home

Total Area 984 sq. ft.





Ground Floor

Kitchen/Dining Area	5.58m x 2.76m | 18'4" x 9'1"
Living Room	5.58m x 3.10m | 18'4" x 10'2"
Utility	2.01m x 1.86m | 6'7" x 6'1"

First Floor

Main Bedroom	3.84m x 3.10m | 12'7" x 10'2"
En Suite	2.14m x 2.00m | 7'0" x 6'7"
Bedroom 2	3.86m x 3.23m | 12'8" x 10'7"
Bedroom 3	2.77m x 2.26m | 9'1" x 7'5"
Bathroom	2.10m x 2.01m | 6'11" x 6'7"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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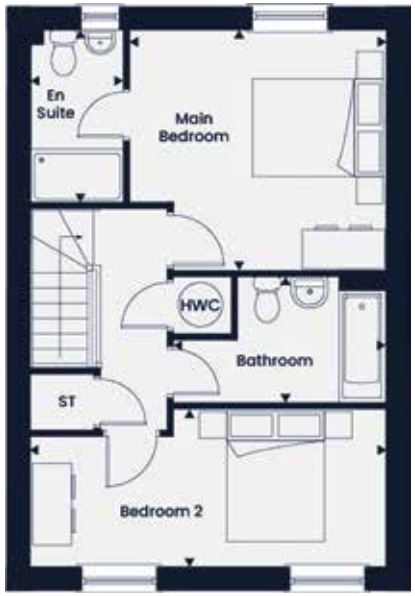
The Verwood

3 Bedroom Home

Total Area 1,195 sq. ft.







Ground Floor

Bedroom 3	3.00m x 2.55m | 9'10" x 8'4"

First Floor

Kitchen/Dining/Family Area	5.36m x 3.83m | 17'7" x 12'7"
Living Room	5.36m x 4.13m | 17'7" x 13'7"

Second Floor

Main Bedroom	3.93m x 3.58m | 12'11" x 11'9"
En Suite	2.54m x 1.40m | 8'4" x 4'7"
Bedroom 2	5.36m x 2.37m | 17'7" x 7'9"
Bathroom	3.27m x 1.91m | 10'9" x 6'3"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Lawford

4 Bedroom Home

Total Area 1,345 sq. ft.







Ground Floor

Kitchen/Living/Dining Area	8.28m x 5.56m | 27'2" x 18'3"

First Floor

Main Bedroom	5.56m x 3.21m | 18'3" x 10'6"
En Suite 1	2.76m x 1.40m | 9'1" x 4'7"
Bedroom 4	3.49m x 2.76m | 11'5" x 9'1"
Bathroom	2.06m x 1.90m | 6'9" x 6'3"

Second Floor

Bedroom 2	5.56m x 3.21m | 18'3" x 10'6"
En Suite 2	2.66m x 1.40m | 8'9" x 4'7"
Bedroom 3	5.56m x 3.49m | 18'3" x 11'5"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Chelford

4 Bedroom Detached Home

Total Area 1,151 sq. ft.





Ground Floor

Kitchen/Dining/Family Area	6.03m x 4.38m | 19'11" x 14'8"
Living Room	5.02m x 3.50m | 16'6" x 11'7"

First Floor

Main Bedroom	3.83m x 2.95m | 12'7" x 9'8"
En Suite	2.03m x 1.40m | 6'8" x 4'7"
Bedroom 2	3.32m x 2.95m | 10'11" x 9'8"
Bedroom 3	2.99m x 2.26m | 9'10" x 7'5"
Bedroom 4	2.90m x 2.06m | 6'10" x 6'9"
Bathroom	2.07m x 1.90m | 6'9" x 6'3"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Desford

4 Bedroom Detached Home

Total Area 1,156 sq. ft.





Ground Floor

Kitchen/Dining Area	5.65m x 3.06m | 18'6" x 10'0"
Living Room	4.85m x 3.36m | 15'11" x 11'0"
Utility	1.86m x 1.86m | 6'1" x 4'11"

First Floor

Main Bedroom	4.46m x 3.15m | 14'8" x 10'4"
En Suite	2.13m x 1.54m | 7'0" x 5'1"
Bedroom 2	4.46m x 3.36m | 14'8" x 11'0"
Bedroom 3	3.86m x 2.36m | 12'8" x 7'9"
Bedroom 4	3.66m x 2.36m | 12'0" x 7'9"
Bathroom	2.15m x 1.90m | 7'1" x 6'3"

HWC – Hot Water Cylinder ST – Store WC – Cloakroom

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The Norford

4 Bedroom Home

Total Area 1,487 sq. ft.







Ground Floor

Kitchen/Dining Area	4.91m x 3.66m | 16'1" x 12'0"

First Floor

Bedroom 3	4.91m x 3.66m | 16'1" x 12'0"
En Suite 3	2.73m x 1.64m | 8'11" x 5'5"
Bedroom 4	4.91m x 3.09m | 16'1" x 10'2"
En Suite 4	2.73m x 1.64m | 8'11" x 5'5"

Second Floor

Main Bedroom	4.91m x 3.66m | 16'1" x 12'0"
En Suite 1	2.73m x 1.64m | 8'11" x 5'5"
Bedroom 2	4.91m x 3.09m | 16'1" x 12'0"
En Suite 2	2.73m x 1.64m | 8'11" x 5'5"

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About Tilia.

Building homes, not just houses.

As ‘Tilia’ you’ll have seen us around for a while, but we actually have over 70 years of experience in the construction industry to deliver well designed, energy efficient new homes across England.

Now part of untypical, alongside Hopkins Homes, Tilia combines national strength with a strong regional focus. The ambition is simple: to build sustainable, inclusive communities where people feel proud to live.

Every home is carefully planned with design, functionality and long term value in mind. From modern kitchens and bathrooms to generous gardens and practical storage, spaces are created for real life.

Buying new with Tilia also means peace of mind. Homes come with a comprehensive warranty, high energy efficiency standards and a dedicated customer care team to support you from reservation through to moving in and beyond.

With no onward chain and a range of buying incentives available, owning a Tilia home is straightforward, transparent and built around you.





“The development is in a great location, close to my family and friends, and the property prices were reasonable. The flexible buying incentives meant we even had flooring installed before we got the keys, which was a huge help.”

– Tilia homeowner





The *benefits* of buying new.

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.

Energy-efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.

No chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.

Great schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.

Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.

Low maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while.

It's brand new

Be the first to live in the property. It's brand new – and all yours!

Moving schemes.

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price - and we'll pay the estate agent's fees.

Key Workers

If you work in a key role supporting your community, our Key Worker offer is designed to help you take the next step towards owning a new home.

Deposit paid

We can top up your deposit by up to 5% to help make owning your dream home a reality.

Stamp duty paid

We'll cover the Stamp Duty on your new home, helping you move with less to worry about.



Customer commitment.

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home - we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process - and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. June 2025.

Sustainability.

Modern homes. Thoughtfully designed.

Air source heat pumps

Each home is fitted with an energy-efficient air source heat pump from leading manufacturers including Vaillant or Ideal. Rather than burning gas, it captures heat from the outside air to provide heating and hot water. This all-electric system produces lower carbon emissions, removes the risk of carbon monoxide and is designed to provide reliable, efficient heating throughout the year. Combined with modern construction standards, the homes achieve an average SAP rating of around 86 and an EPC rating of B, helping to reduce energy use and running costs.

Electric vehicle charging

Every home is equipped with a dedicated electric vehicle charging point, making it easy to charge your car at home. Overnight charging can be more convenient and cost effective than using public charging stations, helping make the transition to electric vehicles simpler.

Designed for people and wildlife

Delapré Point has been designed to create a greener, more biodiverse neighbourhood, with an extensive **ecological zone** providing valuable habitat for local wildlife alongside attractive spaces for residents to enjoy.

The landscape incorporates a range of features designed specifically to support nature. **Hibernacula** provide sheltered habitats for reptiles, amphibians and other small animals, while hedgehog highways create safe routes through the development. Swift bricks and bee bricks provide nesting and sheltering opportunities for birds and pollinators, complemented by new planting that helps create a richer and more connected habitat.

The result is a neighbourhood where nature is part of everyday life. You can walk, run or simply enjoy the green spaces around your home, with **Becks Meadow Nature Reserve and the River Nene** providing further opportunities to experience the local natural environment.






Modern homes. Thoughtfully designed
for people, nature and the future.



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