



MULBERRY
H O M E S

MIDDLETON CHENEY

RURAL · CONNECTED · RELAXED

OUR HOMES ARE DESIGNED, BUILT
AND FINISHED USING ONLY THE
HIGHEST QUALITY CRAFTSMANSHIP
TO A METICULOUS STANDARD.



WELCOME TO
**MIDDLETON
CHENEY**
RURAL · CONNECTED · RELAXED

INTRODUCING MULBERRY HOMES

PRIVATELY OWNED WITH A FAMILY FEEL,
WE UNDERSTAND THE MEANING OF HOME.
WE ARE EXPERIENCED PEOPLE WHO LOVE WHAT
WE DO: BUILDING NEW HOMES THAT GIVE PEOPLE
THE TIME AND SPACE TO LIVE LIFE MAGNIFICENTLY.

Based in Warwickshire, we began designing and building luxury homes in sought-after locations across the Midlands in 2011. Since then, we've expanded our reach to encompass hand-picked locations in the South East and East of England regions, too.

We know that the homes we build will be the most important spaces in our customers' lives. That's why we take a proactive approach, carefully considering every component – from locations and materials to external designs and internal specifications and, of course, the sales, purchase and aftercare experiences – so you receive the best result and service possible from people who know what they're doing and what they're talking about.



*Customer satisfaction score of 98.6% as of February 2024





**MULBERRY HOMES AT MIDDLETON CHENEY
BRINGS AN EXCLUSIVE COLLECTION OF JUST 27
TWO, THREE, FOUR AND FIVE BEDROOM HOMES
TO THE OPEN MARKET.**

Computer generated image depicts typical Salcey, Welland and Humberstone house types and is indicative only.

MULBERRY HOMES AT MIDDLETON CHENEY

SET IN THE BEAUTIFUL COUNTRYSIDE OF WEST NORTHAMPTONSHIRE, JUST THREE MILES FROM THE HISTORIC OXFORDSHIRE MARKET TOWN OF BANBURY AND A STONE'S THROW FROM THE COTSWOLDS, THE VIBRANT VILLAGE OF MIDDLETON CHENEY OFFERS THE BEST OF RURAL LIVING AND MODERN CONVENIENCE.

A timeless collection of homes that blend beautifully into their surroundings

The development lies on the eastern edge of Middleton Cheney, bordering centuries-old agricultural land. Exceptionally built in either stone with slate roof tiles, or in red brick, the timeless architecture sits comfortably within its environment.

With ten different house types to choose from, the site has an organic feel which ensures that each new home complements the village's more established properties as well as its immediate neighbours.

Space to live

Whether set across one, two or three storeys, welcoming hallways lead onto generously proportioned interiors designed for modern life. Each home is built to bring in natural light with plentiful windows and open plan kitchen/dining areas - even the more traditional designs feel bright and spacious.

WE'VE GIVEN EQUAL CONSIDERATION TO THE LANDSCAPING AND GREEN SPACES, SO YOUR HOME FEELS PRIVATE YET CONNECTED, AND WITH SPACE TO BREATHE AND TO PLAY.

Space to breathe

Each home sits on a generous plot within an attractive street-scape. Front gardens are planted thoughtfully with a variety of attractive plants, adding to the fresh, open feel of Mulberry Homes at Middleton Cheney, where the low-density building allows for more space than you might find at many new developments.

THE 7.25 ACRE SITE ALSO PROVIDES A SUSTAINABLE HABITAT FOR THE LOCAL FLORA AND FAUNA, SO THEY CAN THRIVE ALONGSIDE THEIR NEW NEIGHBOURS.

Space to play

To the north of the development lies open grassland where established trees and hedgerows are enhanced by the planting of UK-grown native tree species and the sowing of meadow and woodland seeds. To the west of the site, a water basin is sympathetically planted with marginal and aquatic plants. A path meanders around the perimeter towards seating and a children's play area, so you can enjoy a morning stroll, or children can let off steam after school.

IF YOU LOVE THOUGHTFUL DESIGN, QUALITY THAT IS SECOND TO NONE, AND A LOCATION THAT HAS BEEN CHOSEN WITH CARE, YOU'LL LOVE YOUR NEW MULBERRY HOME AT MIDDLETON CHENEY.





Computer generated image depicts typical Rockingham and Warwick house types and is indicative only.

A THRIVING COMMUNITY SET AMONG SOFTLY ROLLING HILLS AND VALLEYS

ORIGINALLY AN AGRICULTURAL VILLAGE, MIDDLETON CHENEY HAS A RICH HISTORY AND WAS THE SITE OF A CIVIL WAR BATTLE, THE BATTLE OF MIDDLETON CHENEY, IN 1643. IT IS ALSO HOME TO A GRADE I LISTED 14TH CENTURY CHURCH, ALL SAINTS.

TODAY, THE VILLAGE SUPPORTS MODERN LIFESTYLES THROUGH A VARIETY OF AMENITIES AND EASY ACCESS TO TRANSPORT LINKS FOR WORK AND RECREATION FURTHER AFIELD.

What you'll find in Middleton Cheney

Middleton Cheney is a vibrant community with plenty to do and see for all ages and interests. In addition to an impressive range of amenities, the village is also home to the only purpose-built art gallery in south Northamptonshire. Based at Chenderit School, The Heseltine Gallery is an exciting, contemporary arts venue in the heart of the village.

There are clubs for garden enthusiasts and scale model aficionados, amateur dramatics and more. There is even a Pilates studio on the outskirts of the village, offering a variety of fitness and well-being classes.

COMMUNITY



HOW MULBERRY HOMES IS SUPPORTING THE LOCAL COMMUNITY

WE WANT THE COMMUNITIES WE BUILD TO THRIVE. THAT'S WHY WE LOOK FOR OPPORTUNITIES TO SUPPORT AND ENHANCE EXISTING ASSETS AND INFRASTRUCTURE WHERE WE CAN AT MIDDLETON CHENEY.

We have committed to contributing over £1 million to the village of Middleton Cheney to support the local allotments, education and healthcare, the public library, playing fields, and more.

Schools

All school ages are catered for within the village:

- Early Years - Bambooh Education. Ofsted rating: **Good**
- 2 to 5 years: Middleton Cheney Pre School. Ofsted rating: **Good**
- 4 to 11 years: Middleton Cheney Primary Academy. Ofsted rating: **Good**
- 11 to 18 years: Chenderit School. Ofsted rating: **Good**

Several preparatory and public schools can also be found in the local vicinity.

SPIRITED



EXPLORE THE SURROUNDING AREA

THE AREA SURROUNDING MIDDLETON CHENEY IS RICH WITH ACTIVITIES AND ATTRACTIONS, OFFERING A BLEND OF HISTORICAL SITES, SCENIC LANDSCAPES, AND CULTURAL EXPERIENCES TO EXPLORE.

Walking and Rambling

Make the most of countryside living by exploring the many walks and rambles accessible from the village.

If you fancy testing your stamina, the 100-mile-long Millennium Way runs from Middleton Cheney all the way to Pershore in Worcestershire.

Local Shopping

Just a short drive away is Banbury, famed for the nursery rhyme ‘Ride a cock horse to Banbury Cross’ and for its Banbury cakes. As well as a good variety of high street shops, you will find a seven-screen cinema and lots of places to eat and drink. A traditional market, Banbury Charter Market, is held every Thursday and Saturday, and a farmer’s market is held on the first Friday of every month.

A little further afield (approx. 20 miles) is the designer outlet shopping mecca that is Bicester Village, with over 150 luxury fashion, lifestyle, beauty and homeware boutiques. Oxford, ‘the city of dreaming spires’, is just over just 30 miles away.

JOURNEY BY CAR FROM MIDDLETON CHENEY (MINS)

THE VILLAGE LIES ON A422 PROVIDING EASY ACCESS TO JUNCTION 11 OF THE M40

7	13	14	22	37
BANBURY	BROUGHTON CASTLE	BRACKLEY	BICESTER VILLAGE	OXFORD

JOURNEY BY TRAIN FROM BANBURY STATION (MINS)

JUST FOUR MILES FROM MIDDLETON CHENEY

42	55	
BIRMINGHAM NEW STREET	LONDON MARYLEBONE	ADDITIONAL CONNECTIONS TO OXFORD AND READING

JOURNEY BY BUS

A REGULAR BUS SERVICE RUNS BETWEEN BANBURY AND BICESTER VILLAGE, STOPPING AT VILLAGES, INCLUDING MIDDLETON CHENEY, ALONG THE ROUTE.



MIDDLETON CHENEY

RURAL › CONNECTED › RELAXED

“BORDERING THE COTSWOLDS AND JUST A FEW MINUTES FROM THE HISTORIC MARKET TOWN OF BANBURY, MIDDLETON CHENEY STRADDLES THE BEST OF BOTH WORLDS. A GOOD-SIZED VILLAGE AND VIBRANT AND ARTY COMMUNITY WITHIN EASY REACH OF THE M40.”

Voted one of the top ten places to live in Northamptonshire in 2023 - Muddy Stilettos

AMENITIES

- PUBLIC LIBRARY
- VETERINARY SURGERY
- PHARMACY
- POST OFFICE
- SUPERMARKET
- HAIRDRESSER
- VILLAGE HALL
- SPORTS AND SOCIAL CLUB
- PUBS
- CAFÉ
- TAKEAWAYS
- ART GALLERY



MIDDLETON CHENEY

Edgcote Plot 30	2 Bedrooms	Salcey Plot 2, 4, 13, 24	4 Bedrooms
Rockingham Plot 26, 27, 37, 38	3 Bedrooms	Welland Plot 3, 14, 20, 23	4 Bedrooms
Warwick Plot 5, 36, 39, 53	3 Bedrooms	Oakwell Plot 1, 29	4 Bedrooms
Humberstone Plot 15, 19, 22	3 Bedrooms	Earlswood Plot 21, 54	5 Bedrooms
Richmond Plot 25, 28	4 Bedrooms	Affordable Home Plot 6, 7, 8, 9, 10, 11, 12, 17, 18, 31, 32, 33, 34, 35, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52	
Sandringham Plot 16	4 Bedrooms		

SITE PLAN
MIDDLETON
CHENEY

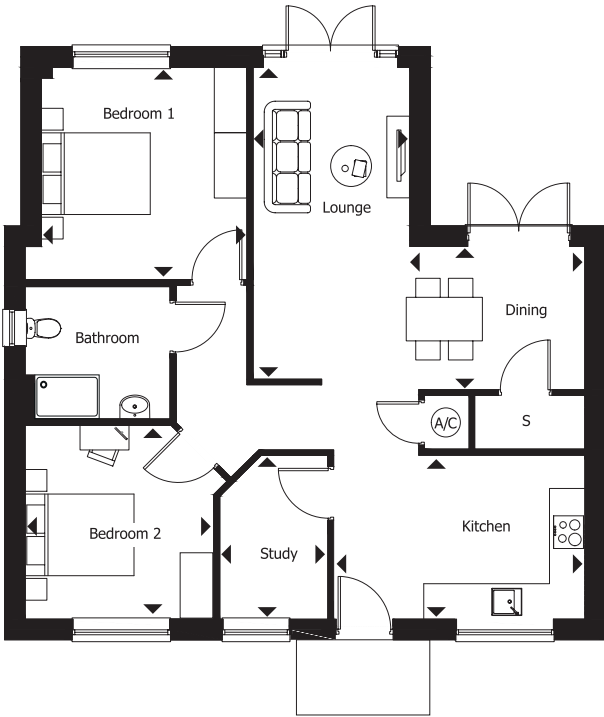
RURAL • CONNECTED • RELAXED



THE EDGCOTE
2 BEDROOM DETACHED HOME

PLOT
30

A/C = Airing Cupboard
S=Store



GROUND FLOOR

Kitchen	4.61m x 3.01m	15' 1" x 9' 10"
Dining Room	3.21m x 2.63m	10' 6" x 8' 7"
Living Room	5.73m x 2.88m	18' 9" x 9' 5"
Bedroom 1	3.89m x 3.77m	12' 9" x 12' 4"
Bedroom 2	3.56m x 3.47m	11' 8" x 11' 5"

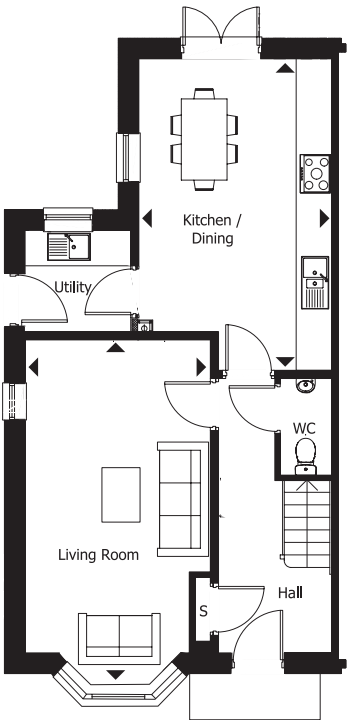
Computer generated image depicts plot 30, The Edgcote house type and is indicative only.



THE ROCKINGHAM
3 BEDROOM SEMI-DETACHED HOME

PLOTS
26, 27, 37 & 38

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR

Kitchen / Dining	5.77m x 3.59m	18'11" x 11'9"
Living Room	6.29m x 3.40m	20'7" x 11'1"

Computer generated image depicts plot 37 & 38, The Rockingham house types and is indicative only.

FIRST FLOOR

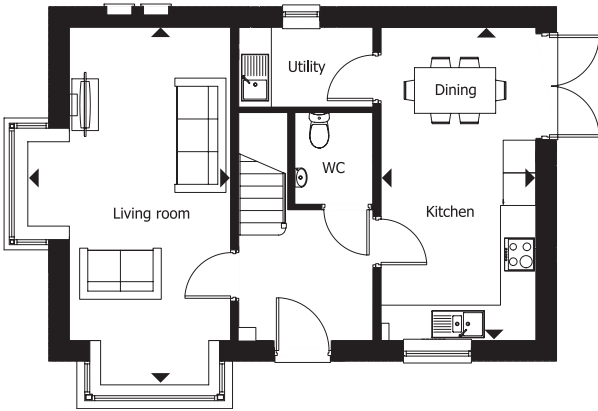
Bedroom 1	5.10m x 3.59m	16'9" x 11'9"
Bedroom 2	3.12m x 3.13m	10'2" x 10'2"
Bedroom 3	3.54m x 2.93m	11'7" x 9'7"



THE WARWICK
3 BEDROOM DETACHED HOME

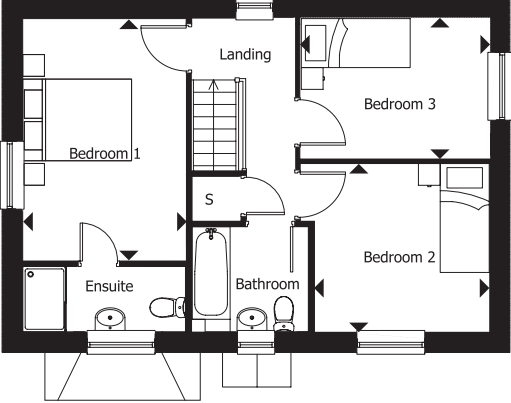
PLOTS
5, 36, 39 & 53

S=Store



GROUND FLOOR

Kitchen / Dining	5.75m x 2.85m	18'10" x 9'4"
Living Room	6.54m x 2.96m	21'5" x 12'3"



FIRST FLOOR

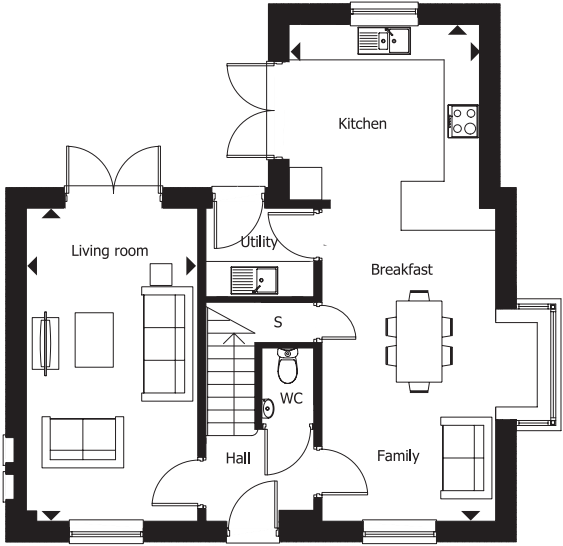
Bedroom 1	4.41m x 3.00m	14'6" x 9'10"
Bedroom 2	3.22m x 2.75m	10'7" x 9'0"
Bedroom 3	3.00m x 2.75m	9'8" x 9'0"



THE HUMBERSTONE
4 BEDROOM DETACHED HOME

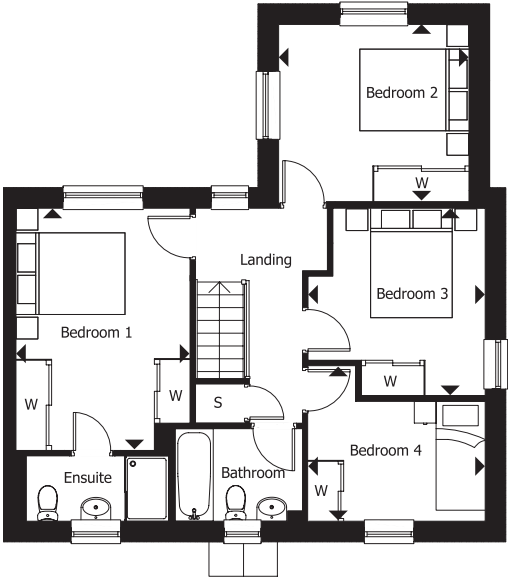
PLOTS
15, 19 & 22

S=Store
W = Wardrobe



GROUND FLOOR

Kitchen / Dining / Family	9.12m x 3.49m	29'11" x 11'5"
Living Room	5.75m x 3.14m	18'10" x 10'3"



FIRST FLOOR

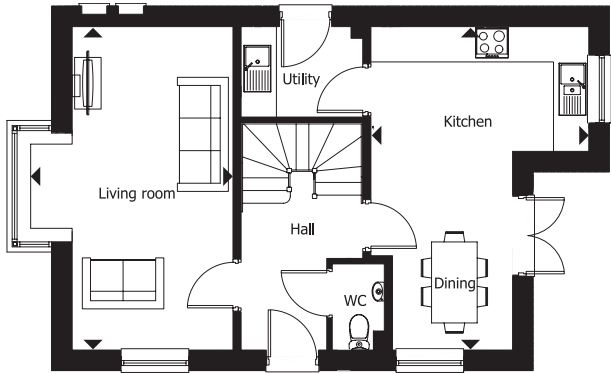
Bedroom 1	4.44m x 3.19m	14'7" x 10'6"
Bedroom 2	3.50m x 3.25m	11'6" x 10'8"
Bedroom 3	3.45m x 2.95m	10'4" x 9'8"
Bedroom 4	2.95m x 2.20m	9'8" x 7'3"



THE RICHMOND
4 BEDROOM DETACHED HOME

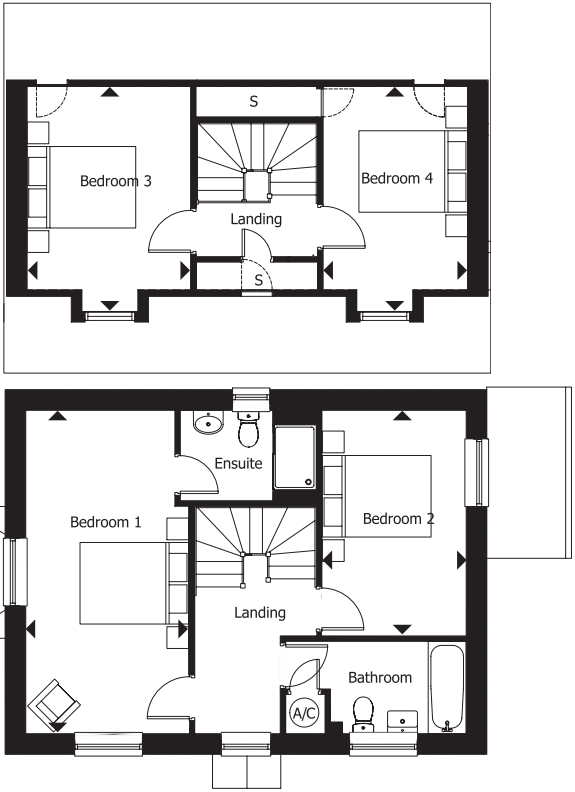
PLOTS
25 & 28

A/C = Airing Cupboard
S=Store



GROUND FLOOR

Kitchen / Dining	5.95m x 4.01m	19'5" x 13'2"
Living Room	5.95m x 3.77m	19'5" x 12'4"



FIRST FLOOR

Bedroom 1	5.95m x 3.01m	19'5" x 9'9"
Bedroom 2	4.15m x 2.65m	13'6" x 8'7"

SECOND FLOOR

Bedroom 3	3.74m x 3.01m	12'3" x 9'9"
Bedroom 4	3.74m x 2.65m	12'3" x 8'7"

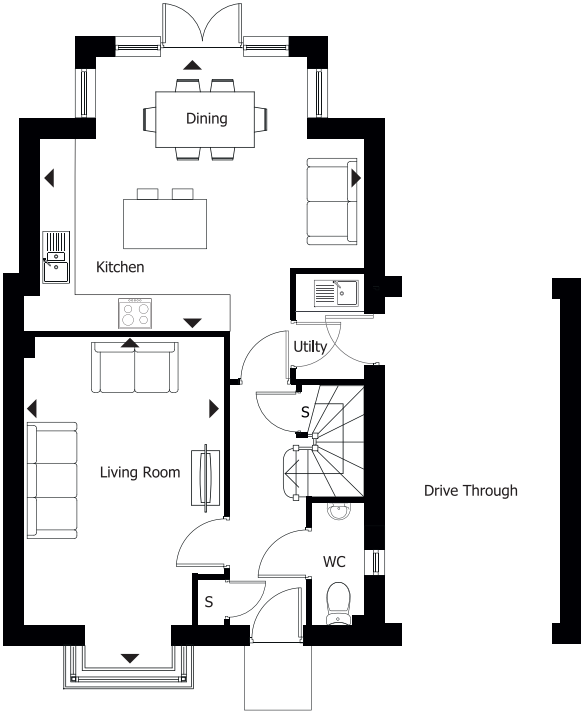
Computer generated image depicts plot 25, The Richmond house type and is indicative only.



THE SANDRINGHAM
4 BEDROOM DETACHED HOME

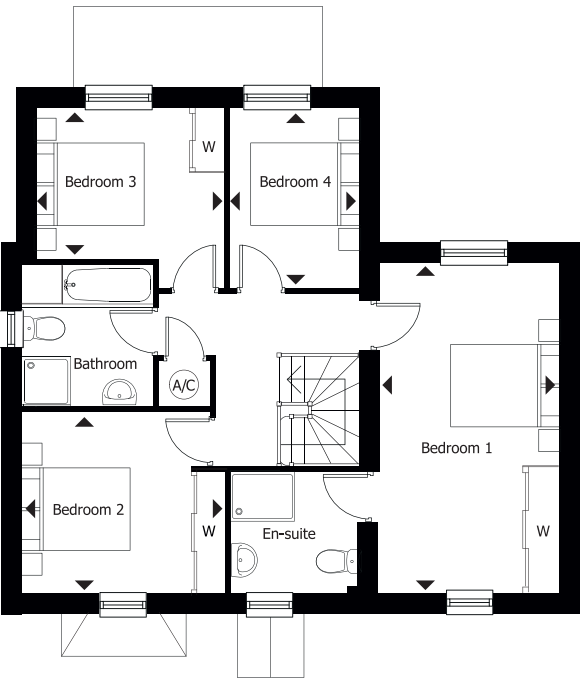
PLOT
16

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR

Kitchen / Dining	5.93m x 5.00m	19'5" x 16'4"
Living Room	5.98m x 3.35m	19'7" x 11'2"



FIRST FLOOR

Bedroom 1	6.04m x 3.43m	19'9" x 11'5"
Bedroom 2	3.47m x 3.35m	12'1" x 10'8"
Bedroom 3	3.44m x 2.78m	11'4" x 9'0"
Bedroom 4	3.99m x 2.39m	13'0" x 7'10"

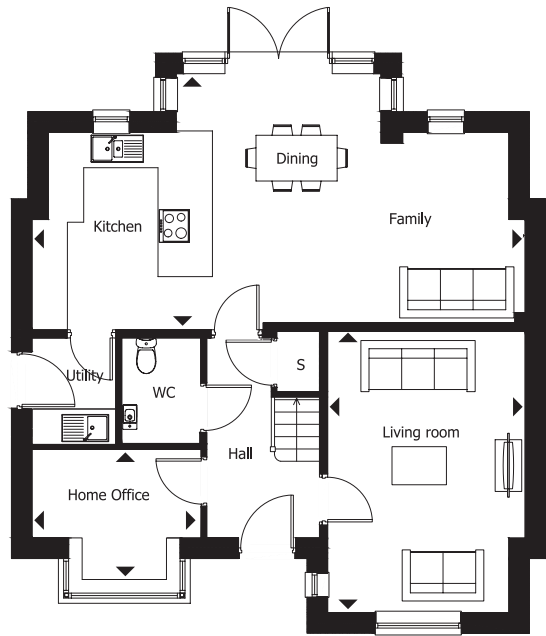
Computer generated image depicts plot 16, The Sandringham house type and is indicative only.



THE SALCEY
4 BEDROOM DETACHED HOME

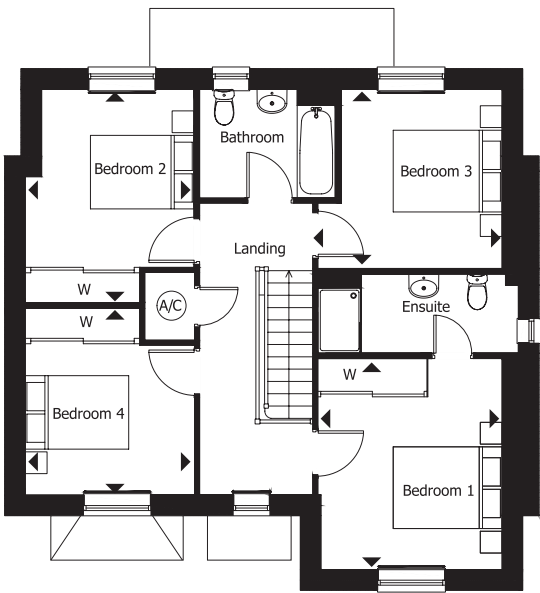
PLOTS
2, 4, 13 & 24

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR

Kitchen / Dining / Family	8.19m x 3.50m	26'9" x 11'5"
Living Room	5.17m x 3.33m	16'7" x 10'9"
Study	2.78m x 1.63m	9'1" x 5'3"



FIRST FLOOR

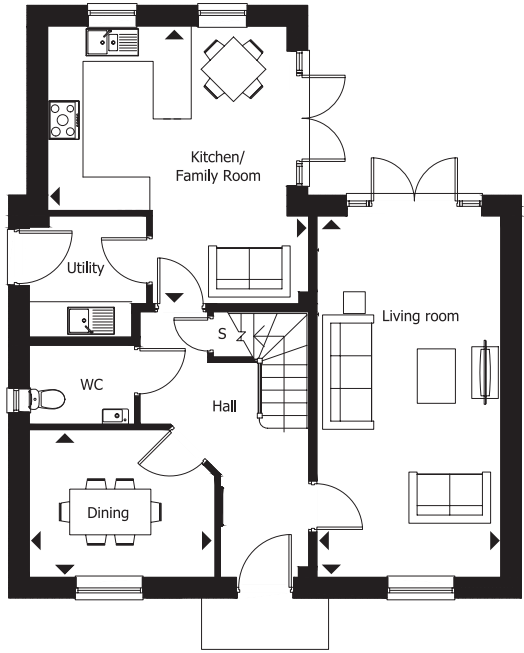
Bedroom 1	4.73m x 3.33m	15'5" x 10'9"
Bedroom 2	3.92m x 2.80m	12'8" x 9'1"
Bedroom 3	3.92m x 2.78m	12'8" x 9'1"
Bedroom 4	3.43m x 2.81m	11'2" x 9'2"



THE WELLAND
4 BEDROOM DETACHED HOME

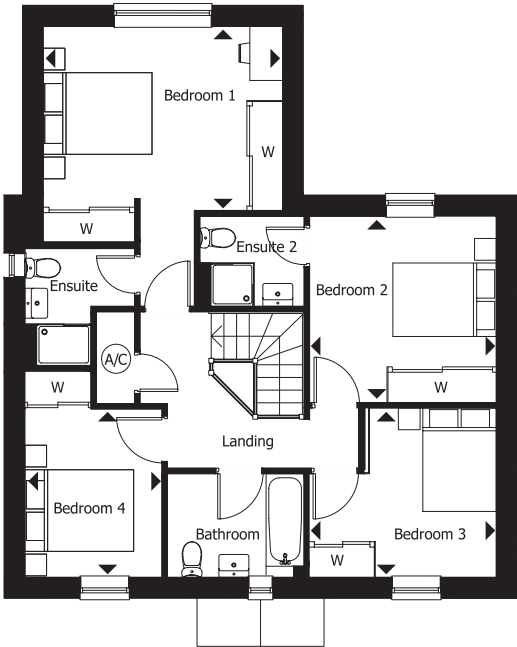
PLOTS
3, 14, 20 & 23

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR

Kitchen / Dining / Family	5.10m x 4.40m	16'9" x 14'5"
Dining Room	3.39m x 3.15m	11'1" x 10'4"
Living Room	6.63m x 3.38m	21'9" x 11'1"



FIRST FLOOR

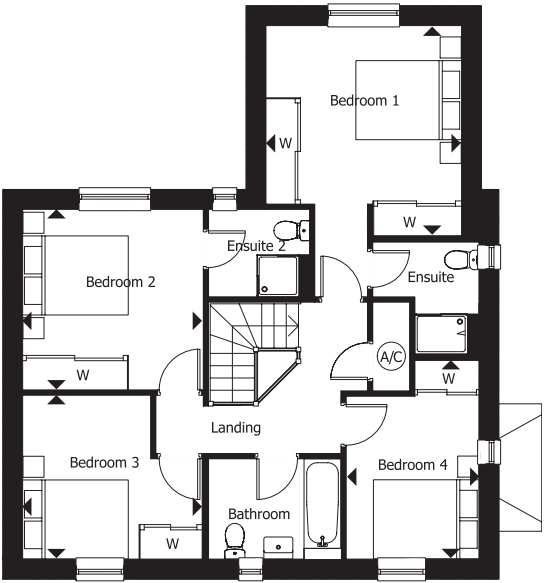
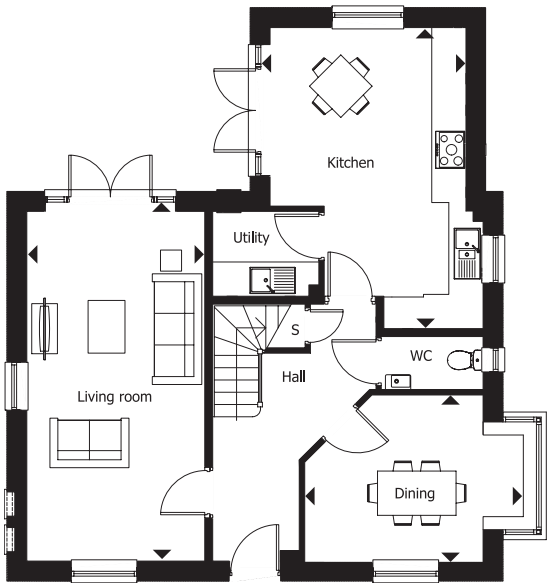
Bedroom 1	4.40m x 3.97m	14'5" x 13'0"
Bedroom 2	3.43m x 3.43m	11'3" x 11'3"
Bedroom 3	3.42m x 3.11m	11'3" x 10'2"
Bedroom 4	3.79m x 2.52m	12'5" x 8'3"



THE OAKWELL
4 BEDROOM DETACHED HOME

PLOTS
1 & 29

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR		
Kitchen / Dining	5.71m x 3.71m	18'9" x 12'2"
Dining Room	4.13m x 3.11m	13'7" x 10'2"
Living Room	6.64m x 3.38m	21'9" x 11'1"

FIRST FLOOR		
Bedroom 1	3.98m x 3.71m	13'1" x 12'2"
Bedroom 2	3.42m x 3.42m	11'2" x 11'2"
Bedroom 3	3.40m x 3.10m	11'2" x 10'2"
Bedroom 4	3.76m x 2.51m	12'4" x 8'3"

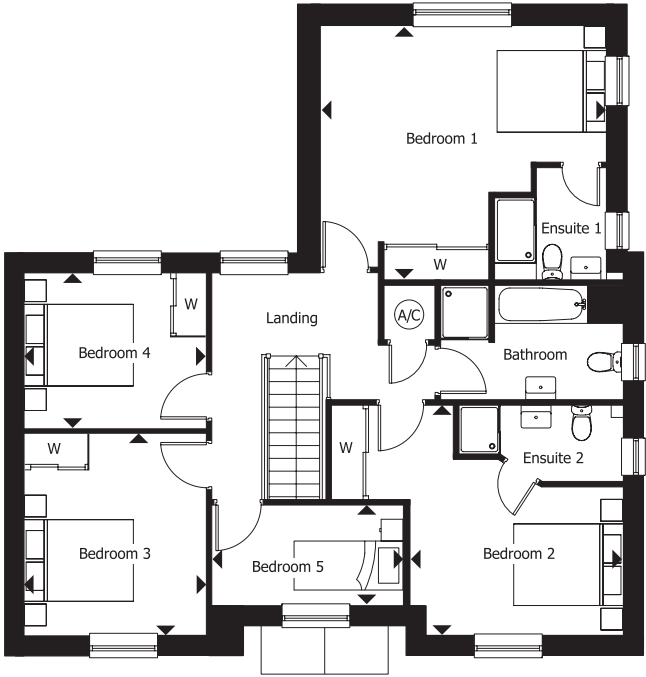
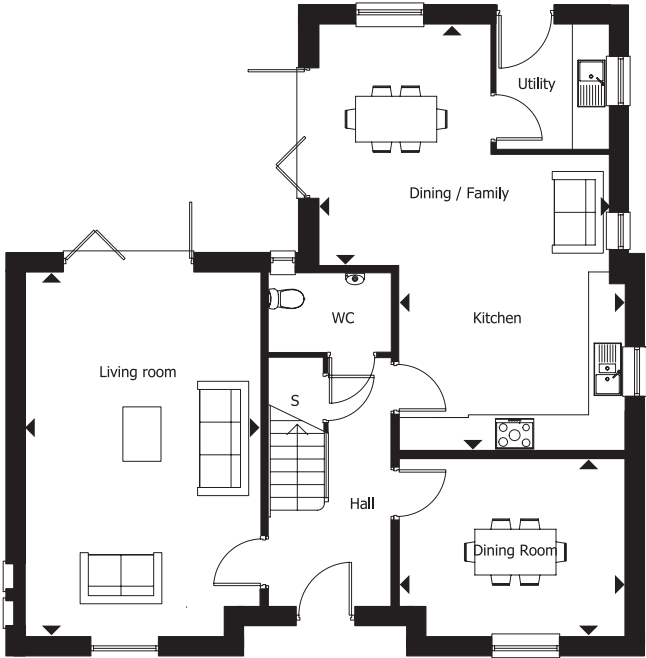
Computer generated image depicts plot 1, The Oakwell house type and is indicative only.



THE EARLSWOOD
5 BEDROOM DETACHED HOME

PLOTS
21 & 54

A/C = Airing Cupboard
S=Store
W = Wardrobe



GROUND FLOOR		
Kitchen / Dining / Family	7.70m x 5.34m	25'3" x 17'6"
Dining Room	3.88m x 3.45m	13'8" x 12'9"
Living Room	6.69m x 4.34m	21'11" x 14'3"

FIRST FLOOR		
Bedroom 1	5.34m x 4.72m	17'6" x 13'9"
Bedroom 2	4.25m x 3.65m	13'11" x 11'9"
Bedroom 3	3.72m x 3.37m	12'2" x 11'0"
Bedroom 4	3.37m x 2.89m	11'0" x 9'6"
Bedroom 5	3.56m x 1.87m	11'8" x 6'2"

Computer generated image depicts plot 54, The Earlswood house type and is indicative only.

YOUR MULBERRY HOME WHERE HIGH SPEC COMES AS STANDARD

THE SPECIFICATION OF YOUR MULBERRY HOME HAS BEEN CAREFULLY CONSIDERED, SO YOU CAN MOVE IN, UNPACK AND START LIVING YOUR NEW LIFE IN MIDDLETON CHENEY FROM DAY ONE.

We select only the finest fixtures and finishes to ensure the craftsmanship you see on the outside continues on the inside.

The contemporary kitchens feature stylish glass splashbacks and smart Blanco sinks and taps. The Edgcote, Rockingham, Warwick, Humberstone, and Richmond house types feature a standard specification with Bosch integrated appliances, including a single oven, extractor hood, 4 burner hob, and integrated fridge freezer.

The Sandringham, Salcey, Welland, Oakwell, and Earlswood house types feature upgraded Bosch appliances as standard. These include a double oven, extractor hood, 5 ring gas hob, integrated fridge freezer, and an integrated dishwasher. The Earlswood also includes a wardrobe in the master suite as standard.

Luxury Porcelanosa tiles are laid to the floor, continuing into the dining room for open plan spaces, and into utility rooms and cloakrooms.

Bathrooms, en suites and cloakrooms are finished in a clean, modern style with branded sanitaryware and Porcelanosa wall tiling to the sink, bath and shower areas. Shaver points and heated towels rails are fitted as standard in bathrooms and en suites, as is luxury Amtico Spacia flooring.

Sustainable living

Each home is fitted with radiators, a gas boiler, and solar panels to help contribute to making our homes more sustainable.

Low energy downlighters fitted to kitchens, utility rooms, bathrooms and en suites help to keep bills lower. You can also lower your stress by charging your electric car from the comfort of your home with the 7kw electric car charger fitted as standard.

Outside, your personal green space is enhanced with the planting of a variety of attractive shrubs to the front and a turfed lawn with patio area to the rear.

Your home, just as you like it

Our homes are our most personal of spaces. Personalise and enhance yours with a range of optional extras from our specially selected range of upgrades. Ask your Mulberry Homes sales advisor for details.

Peace of mind

In addition to an NHBC 10-year warranty, your Mulberry home also comes with two years of Customer Care from our experienced Mulberry Homes team.

AT MULBERRY HOMES, WE HAVE BEEN BUILDING BEAUTIFUL, HIGH QUALITY HOMES FOR OVER A DECADE, AND HAVE ESTABLISHED AN ENVIABLE REPUTATION FOR THE DELIVERY OF OUTSTANDING DEVELOPMENTS, PRIDING OURSELVES ON THE LUXURY HOMES WE CREATE.



WE TAKE PRIDE IN YOUR NEW HOME

WHEN YOU BUY A MULBERRY HOME, YOU ARE BUYING A HOME THAT HAS BEEN DESIGNED AND BUILT TO THE HIGHEST QUALITY, IN THE FINEST MATERIALS THAT ARE IN KEEPING WITH THE LOCAL ENVIRONMENT, BY HIGHLY TRAINED EXPERTS.

Location

We build our homes in desirable locations that offer great connections to local amenities and transport networks, as well as access to a gentler, slower pace of life right on your doorstep.

Community

We're not just building, we're place making. The homes and communities we build integrate seamlessly into the existing landscape. They're places where schools, shops, healthcare, sports clubs and social activities are all within easy reach.

Quality

High specification throughout comes as standard, inside and out. Only the finest quality craftsmanship, materials, fixtures and finishes make it into a Mulberry home.

Style

We work with architects to create interior layouts designed with modern living in mind and exteriors with attractive elevations that feature just the right amount of detail.

Lifestyle

Whether you're a growing family on the go, need space to work from home, or are simply moving into a new phase of your life, you will find a Mulberry Home to suit your lifestyle.

WE UNDERSTAND THE MEANING AND IMPORTANCE OF HOME.
THAT'S WHY WE ALWAYS STRIVE TO BUILD HOMES THAT ARE
BEAUTIFULLY DESIGNED AND BUILT USING THE FINEST MATERIALS
BY EXPERT CRAFTSPEOPLE IN DESIRABLE, HAND-PICKED
LOCATIONS WHERE THEY COMPLEMENT AND ENHANCE
ALREADY THRIVING COMMUNITIES.

Robert Wilkinson

FOUNDING DIRECTOR OF THE MULBERRY GROUP



THE MULBERRY
experience

INTRODUCING THE MULBERRY EXPERIENCE

THE MULBERRY EXPERIENCE IS OUR WAY OF MAKING EVERY STEP OF BUYING YOUR MULBERRY HOME AS EASY AND ENJOYABLE AS POSSIBLE.

It begins as soon as you reserve your plot and continues for two years from the date you complete your purchase.

What you can expect

-  Updates on the build progress of your home at all the significant stages
-  A demonstration of your new home before you move in
-  Moving in day! Your Mulberry Experience welcome pack awaits
-  Post-move checks to identify any minor issues, which we aim to resolve within 21 days
-  Access to the Guided App, which guides you through every aspect of your new home, including information and advice about your utilities, fixtures and fittings and maintaining a brand-new home. It's also where you will find useful contact information and user guides
-  In addition to an NHBC 10-year warranty, your Mulberry Home also benefits from Mulberry Customer Care for the first two years
-  Out-of-hours emergency phone line, available for two years from the day you move in

THE MULBERRY EXPERIENCE BROCHURE DESCRIBES WHAT TO EXPECT IN MORE DETAIL; WHEN YOU RESERVE YOUR PLOT, WE'LL GIVE YOU A COPY TO TAKE HOME WITH YOU.

LET’S HELP YOU MOVE

OUR SCHEMES AND INCENTIVES HAVE BEEN DESIGNED TO MAKE YOUR MOVE EASIER.

Assisted move

Have a property to sell but don’t want to miss out on your preferred plot? After carrying out three valuations of the property you’re selling, we will take your chosen Mulberry home off the market for up to four weeks while you secure a purchaser.

Part exchange

Take the hassle out of selling your house. We’ll value your property, make you an offer, and put the value of your property towards your new Mulberry home. No chain. No estate agent fees. No hassle.

Key workers scheme

An incentive exclusively for those whose services we can’t live without: teachers, health workers, emergency services, armed forces personnel, and others. Receive a cash contribution of up to a £500 for every £25,000 spent towards a new Mulberry home.

Sale & Leaseback

Fallen in love with our show home? Our Sales & Leaseback scheme means you can buy it – including contents – and we’ll lease it from you for an agreed period of time.

ASK YOUR SALES ADVISOR FOR FULL DETAILS AND TERMS AND CONDITIONS.



MAKE YOUR NEW HOME
A MULBERRY HOME



ABOUT MULBERRY HOMES

Established in 2011, Mulberry Homes is an award-winning house builder based in Warwickshire. It builds stylish, design-focused homes in outstanding, hand-picked locations across the Midlands, South East and East of England regions. Along with Mulberry Land and Mulberry Developments, Mulberry Homes is part of a privately owned business Mulberry Property Developments, founded in 2004.



M U L B E R R Y
H O M E S

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Mulberry Homes is a trading name of Mulberry Property Developments (company registration number 07253372)