



WATTONS

HERTFORDSHIRE

Fairview[®]
NEW HOMES Ltd.





WELL-CONNECTED
AND WELCOMING



WATTONS

IN THE HEART OF THE COUNTRYSIDE,
WHERE TIME UNFOLDS,
A TRANQUIL HAVEN,
WHERE NATURE'S STORY IS TOLD...

A STREAM MEANDERS,
A SILVER RIBBON'S FLOW,
THROUGH FIELDS OF GREEN,
WHERE WILDFLOWERS GROW.



THE BEST OF BOTH WORLDS.

ENJOY VILLAGE LIFE AND
AN EASY COMMUTE INTO LONDON.

Your new 2, 3 or 4 bedroom home is next to 60 acres of open space in picturesque Watton-at-Stone. You're also just 16 minutes' walk to the station with a direct line into Moorgate. Plus, the bustling towns of Hertford and Ware are only a short drive from this friendly community.

Welcome to Wattons, the place where you can have it all.



THERE'S A REAL BEAUTY TO LIFE HERE.

A WARM WELCOME TO
YOUR NEW LIFESTYLE.

You'll soon notice this charming village's friendly community spirit – and its more laid-back approach to life.

It's somewhere you can easily explore woodlands, fields and river banks, before stopping at The Bull for a delicious lunch.

Catch up on the news with a cappuccino and a cake in Crumbs Bakery & Café, or take a short stroll through the village to the train station, which can take you to Moorgate in under an hour.

Embrace it all – at your own pace.

WATTON-AT-STONE

- | | |
|----|-----------------------------|
| 1. | Watton-at-Stone |
| 2. | Crumbs Bakery & Café |
| 3. | Jubilee Community Woodlands |





1



2



4

HERTFORD

- 5. Talisman Gym
- 6. Brad & Dills
- 7. Quattro Lounge
- 8. Maidenhead Street



5



6



7



3

WARE

- 1. Proto Artisan Bakery
- 2. Footbridge over the River Lea
- 3. Jacoby's
- 4. The River Lea



8

ALL YOU NEED. ALL WITHIN REACH.

AN ATTRACTIVE LOCATION,
FOR LOTS OF REASONS.

The first thing you notice - just how green and open it is here, with miles of beautiful countryside and woodland all around. Then there's all the practical things close to home, including a supermarket, a school and places to eat, all designed to make life easier.

There's more of course, like the bustling towns of Ware and Hertford within easy reach, with their diverse range of amenities. Plus, London is simple to reach when you need or want to from the nearby station.



WARE
5.8 MILES

THE BULL PUB
0.6 MILES

JUBILEE COMMUNITY
WOODLANDS
0.1 MILES

HERTFORD
5.8 MILES

WATTON-AT-STONE
HIGH STREET
0.2 MILES

WATTON-AT-
STONE STATION
0.7 MILES

CANARY WHARF
28.4 MILES

CITY OF LONDON
27.3 MILES


WATTONS
HERTFORDSHIRE

A10
4.9 MILES

WODSON PARK
SPORTS & LEISURE CENTRE
6.2 MILES

KNEBWORTH GOLF CLUB
4.3 MILES

MARKS & SPENCER
(ROARING MEG RETAIL PARK)
4.3 MILES

A1(M)
5.0 MILES

Journey times and distances are approximate.
Source: Google Maps



1



2



3

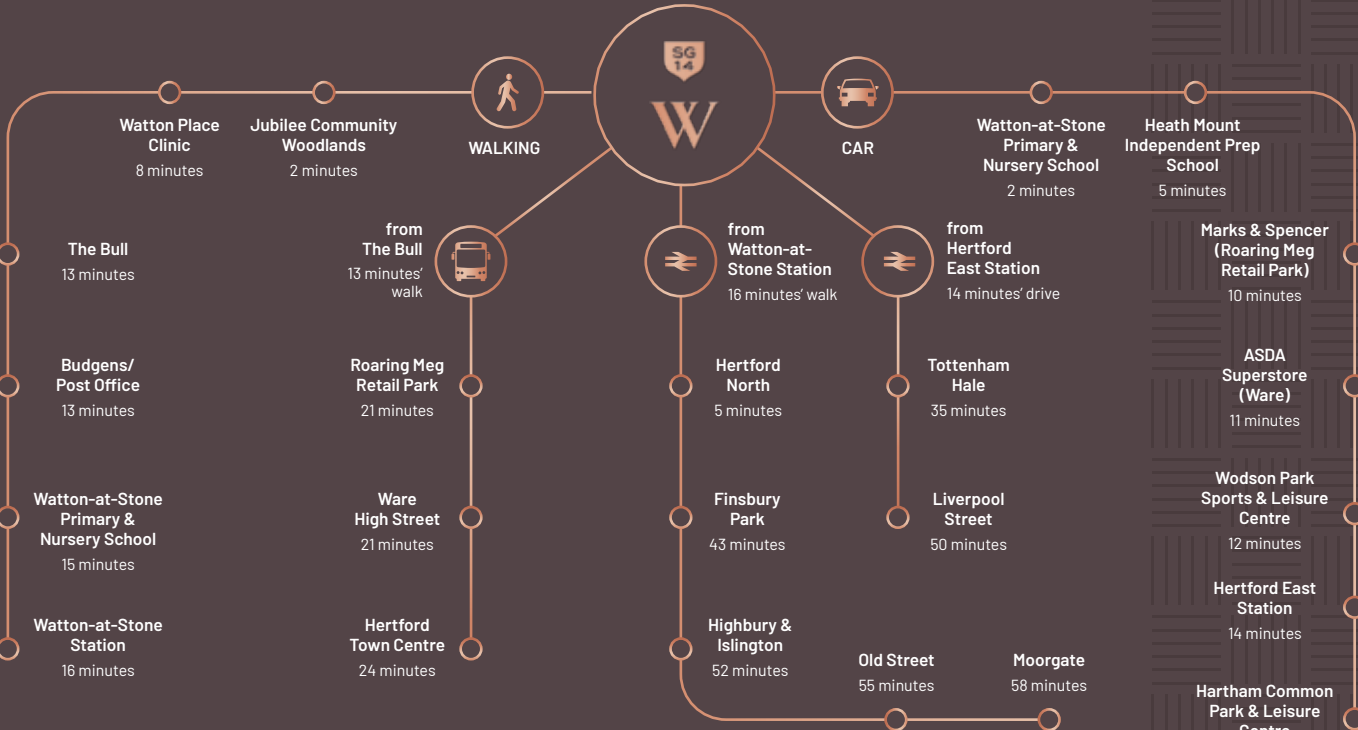
KEEPING YOU CONNECTED.

- 1. Bicycle in Hertford
- 2. Ware station
- 3. Bull Plain, Hertford

PICK THE BEST WAY TO TRAVEL FOR YOU.

When you're surrounded by such beauty, walking is a real pleasure, and there's lots within walking distance of your new home. When you need to go further, simply catch a train from

Watton-at-Stone Station or Hertford East Station, just a 14-minute car journey away. Or use the surrounding A roads to help make your drive even easier.



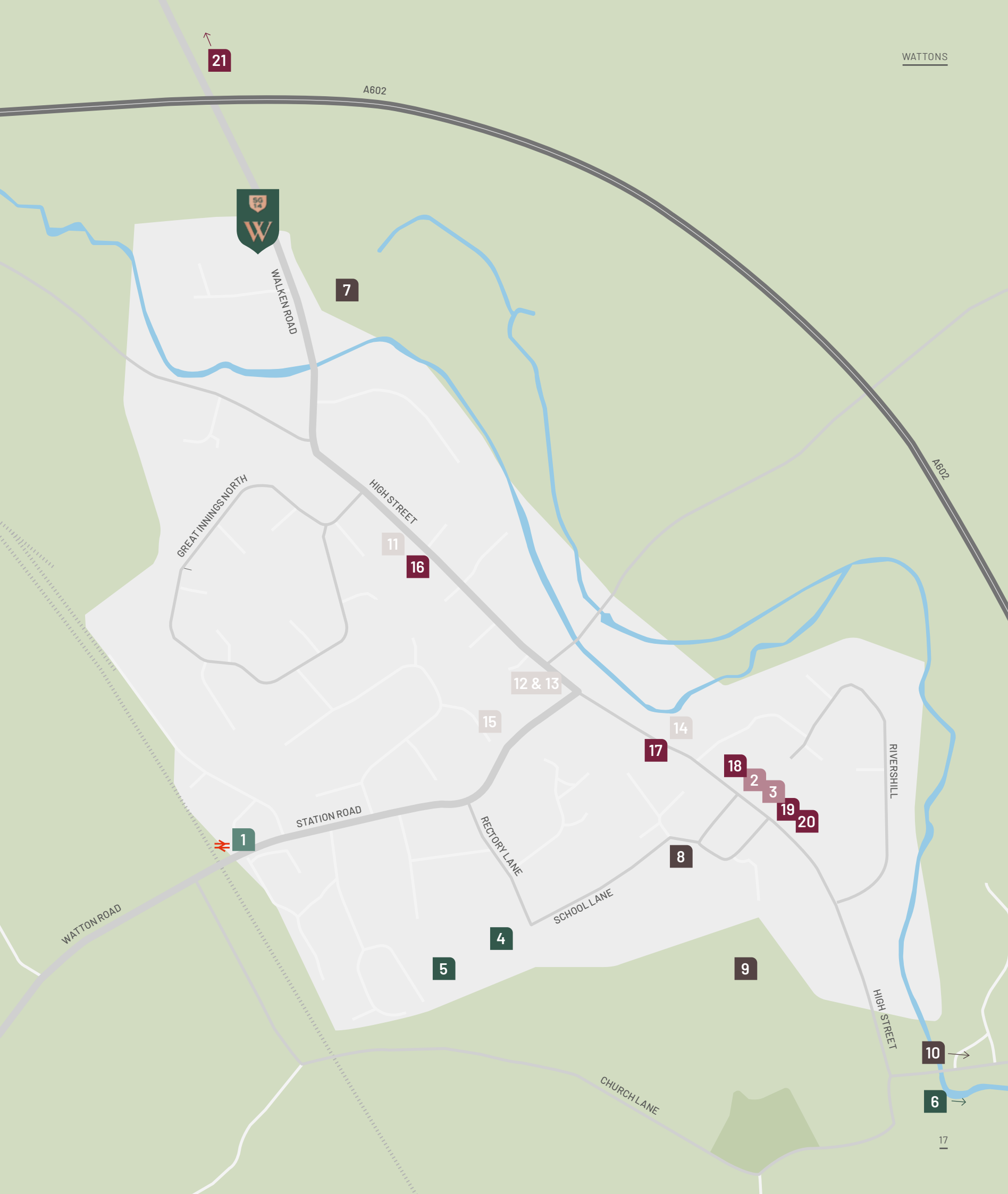
Journey times and distances approximate. Sources: Google Maps and National Rail.

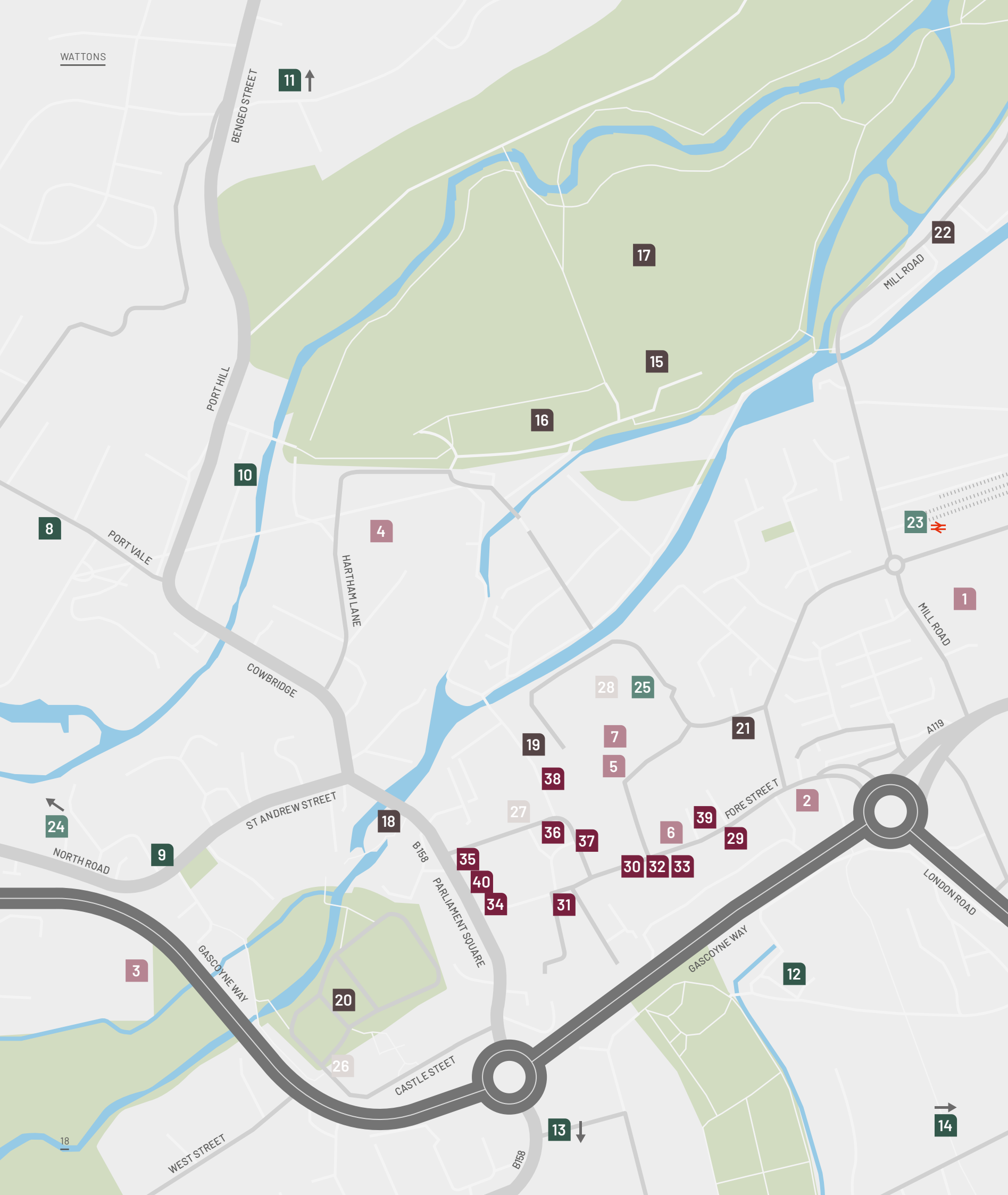
THE DAY-TO-DAY ON YOUR DOORSTEP.

A COMMUNITY WITH
CONVENIENCE AND
GREAT CONNECTIONS.

Enjoy having the essentials close to hand. Train station, primary school, health clinic, hairdressers, post office and supermarket. Plus, those all-important downtime destinations including woodlands, traditional pubs and charming cafés.

TRANSPORT	LEISURE	HEALTHCARE & BEAUTY	RESTAURANTS, PUBS AND CAFÉS
1. Watton-at-Stone Station 0.7 miles / 16 min walk	7. Jubilee Community Wood 0.1 miles / 2 min walk	11. Emily Rose The Hair and Beauty Boutique 0.2 miles / 6 min walk	16. The Country Farm Café 0.6 miles / 6 min walk
2. Budgens Supermarket 0.6 miles / 13 min walk	8. The Nigel Poulton Community Hall 0.6 miles / 14 min walk	12. Watton Place Clinic 0.4 miles / 8 min walk	17. The George and Dragon 0.5 miles / 11 min walk
3. Watton-at-Stone Post Office 0.6 miles / 13 min walk	9. Playing Fields & Park 0.7 miles / 15 min walk	13. Watton Place Dental Clinic 0.4 miles / 8 min walk	18. The Bull 0.6 miles / 13 min walk
4. Watton-at-Stone Primary & Nursery School 0.6 miles / 15 min walk	10. Watton Nursery 0.8 miles / 3 min drive	14. Boys 2 Men The Barbers 0.5 miles / 11 min walk	19. Crumbs Bakery & Café 0.6 miles / 13 min walk
5. Beane Valley Children's Centre 0.7 miles / 16 min walk		15. Aesthetics Bar Herts Ltd 0.5 miles / 12 min walk	20. Fortune's House Chinese 0.6 miles / 13 min walk
6. Heath Mount Independent Prep School 1.7 miles / 5 min drive			21. Knead & Desire Bakehouse 1.3 miles / 3 min drive





AT THE HEART OF HERTFORD.

LIVE JUST 12 MINUTES' DRIVE TO THIS HISTORIC, YET VIBRANT TOWN.

Hertford has a rich history – and all you need for a modern lifestyle. Plenty of independent and well-known brand shops, restaurants and bars sit side

by side. You also have a choice of supermarkets, schools for all ages and entertainment to keep everyone smiling.

SHOPPING

1. Tesco Superstore SG14 1QA
2. M&S Simply Food SG14 1AJ
3. Aldi SG14 1LH
4. Sainsbury's SG14 1RD
5. Ruby Room SG14 1BA
6. Eye Mind Heart SG14 1AL
7. Holland & Barrett SG14 1BN

EDUCATION

8. Mill Mead Primary School SG14 3AA
9. Ashbourne Day Nurseries SG14 1JA
10. The Tiny Toes Nursery Club SG14 1PL
11. Bengo Primary SG14 3DX

12. Abel Smith Primary SG13 8AE
13. Richard Hale Boys' School SG13 8EN
14. Simon Balle All-Through School SG13 8AJ

LEISURE

15. Hartham Leisure Centre & Pool SG14 1QR
16. Hartham Play Park SG14 1QR
17. Hartham Common SG13 7AH
18. BEAM Theatre & Cinema SG14 1PS
19. Hertford Museum SG14 1DT
20. Hertford Castle & Gardens SG14 1HR
21. Anytime Fitness Hertford SG14 1SH
22. CrossFit Talisman SG13 7AA

TRANSPORT

23. Hertford East Station SG13 7JU
24. Hertford North Station SG14 1NB
25. Hertford Bus Station SG14 1BN

HEALTHCARE

26. New River Health SG14 1HH
27. Hertfordshire Dental Group – Hertford SG14 1DR
28. Lea Wharf Medical SG14 1BN

RESTAURANTS, PUBS AND CAFÉS

29. Dog & Whistle SG14 1AB
30. The Practitioner SG14 1BY
31. Salisbury Arms SG14 1BZ
32. Pizza Express SG14 1BY
33. Mr Tanaka's SG14 1DL
34. Old Siam SG14 1EY
35. Oishii Japanese SG14 1PT
36. Brew Garden SG14 1DP
37. Brad & Dills SG14 1DQ
38. Hertford Coffee Lab SG14 1DT
39. Lussmanns SG14 1AL
40. Anexo Tapas SG14 1EY

IT'S IN THE DETAIL.

THE ADDED TOUCHES THAT
CREATE STYLISH NEW HOMES.

Your new home is designed to be attractive and distinctive. With detailed features like split-bar windows and modern doors with a traditional, country look, giving it an appealing, unique style. Simply choose the right sized one for you.



THE NATURAL CHOICE FOR YOU.

A NEW HOME THAT
YOU'LL LOVE INSIDE,
AS MUCH AS THE OUTSIDE.

Wattons has been designed to be as picturesque as the surrounding countryside. Impressive landscaping and open green spaces are further enhanced by the river flowing adjacent to the development.

The stylish 2, 3 & 4 bedroom homes are just as thoughtfully designed. Living areas are great for socialising

with family and friends. Together with a garden for additional space to relax and entertain.

You'll also appreciate the energy-efficient initiatives that could help reduce your bills, as well as EV charging points*, garages* and allocated off-road parking to all homes.

*Plot specific - please speak to a Sales Advisor for more information



AND NOW... YOU'RE HOME.

AT WATTONS YOU CAN RELAX,
KNOWING YOU HAVE FOUND
THE PLACE YOU WANT TO BE.

Arriving back from work, the shops
or getting the kids in from school?
Rest assured that every return journey
you make will be a pleasurable one
to your stylish, well-designed
2, 3 or 4 bedroom home.

- The Ash – 2 bedroom house**
Plot 31
- The Beane – 2 bedroom house**
Plot 32
- The Lea – 3 bedroom house**
Plots 2, 3, 4, 5, 8, 9, 14, 15, 17, 18, 45 & 46
- The Mimram – 4 bedroom house**
Plots 6, 7, 10, 11, 16, 26 & 27
- The New – 4 bedroom house**
Plots 19 & 30
- The Oughton – 4 bedroom house**
Plots 13, 28, 29, 55, 56, 57 & 59
- The Rib – 4 bedroom house**
Plots 1, 12, 54 & 58
- The Stort – 4 bedroom house**
Plots 53 & 60
- Affordable Housing**

Development plan is a guide for illustrative purposes only and may be subject to change.
Landscaping is indicative only.



THE ASH

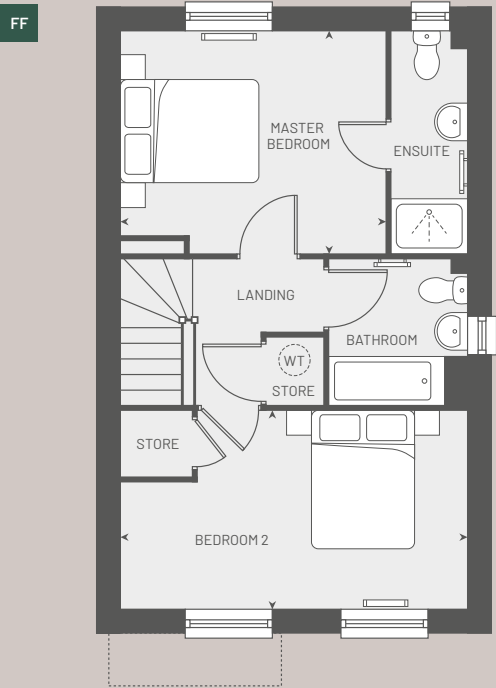
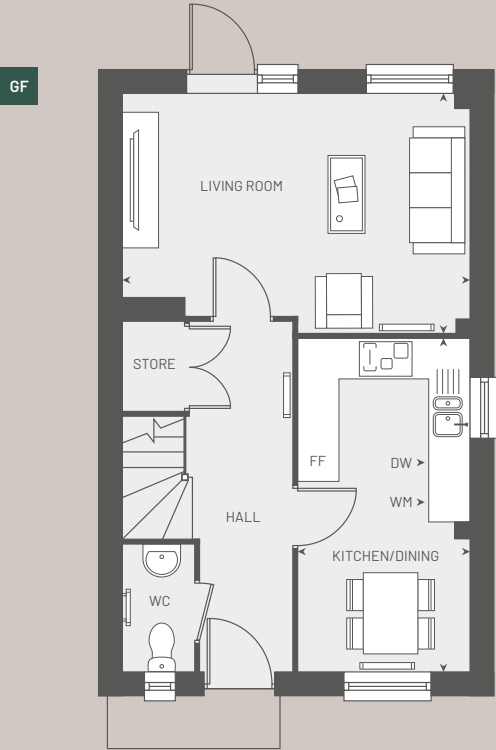
2 BEDROOM SEMI-DETACHED HOUSE
PLOT 31



GROUND FLOOR
Kitchen/Dining
4.87m x 2.51m 16'0" x 8'2"
Living Room
5.06m x 3.49m 16'6" x 11'5"

FIRST FLOOR
Master Bedroom
3.88m x 3.24m 12'7" x 10'6"
Bedroom 2
5.06m x 2.90m 16'6" x 9'5"

Total Floor Area
85.6 sq m 921 sq ft



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.

THE BEANE

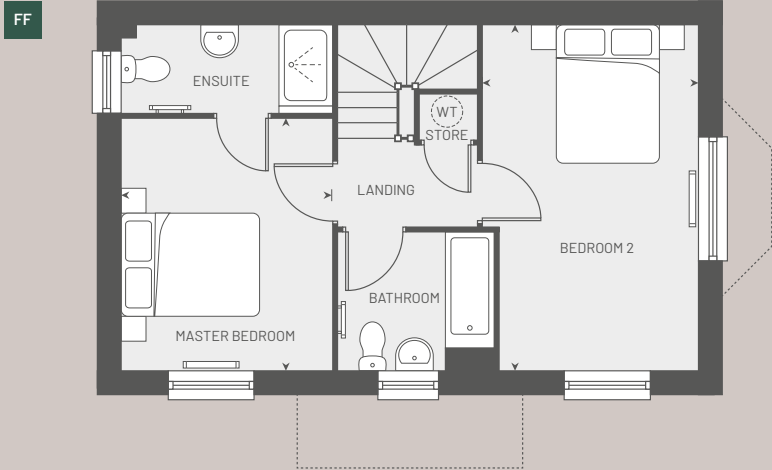
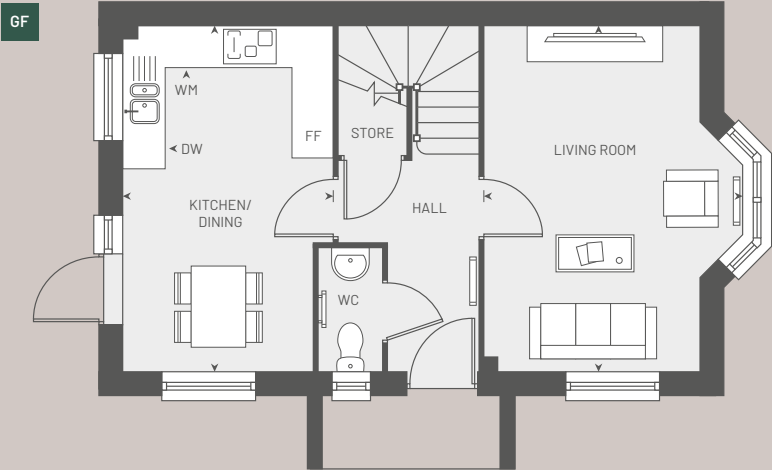
2 BEDROOM SEMI-DETACHED HOUSE
PLOT 32



GROUND FLOOR
Kitchen/Dining
5.06m x 3.07m 16'6" x 10'1"
Living Room
5.06m x 3.72m 16'6" x 12'2"

FIRST FLOOR
Master Bedroom
3.67m x 3.07m 12'0" x 10'1"
Bedroom 2
5.06m x 3.16m 16'6" x 10'4"

Total Floor Area
86.4 sq m 930 sq ft



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.

THE LEA

3 BEDROOM SEMI-DETACHED OR DETACHED HOUSE
PLOTS 2, 3, 4, 5, 8, 9, 14, 15, 17, 18, 45 & 46



GROUND FLOOR

Kitchen/Dining
5.41m x 3.01m 17'8" x 9'9"

Living Room
4.60m x 3.15m 15'1" x 10'3"

FIRST FLOOR

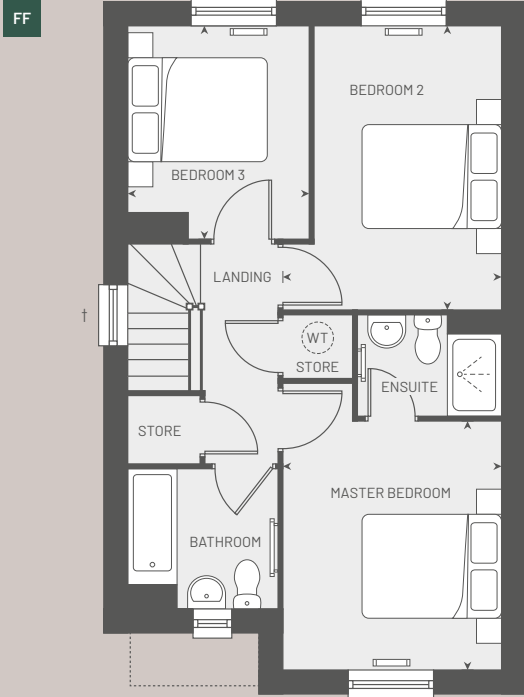
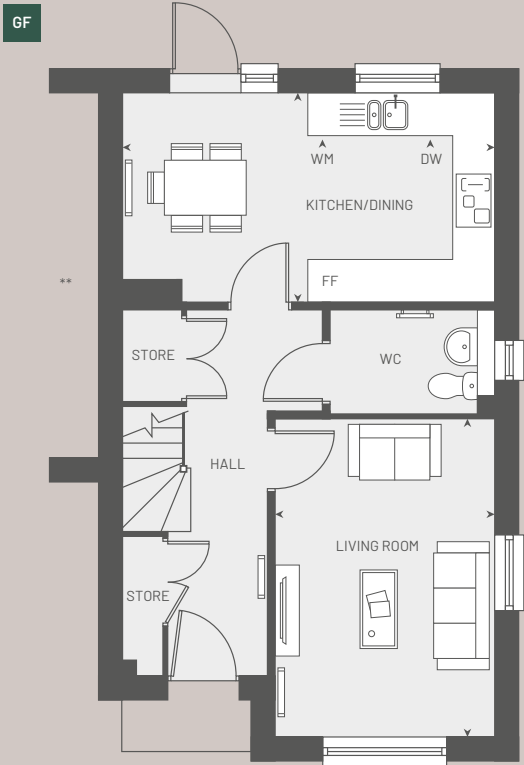
Master Bedroom
3.61m x 3.15m 11'8" x 10'3"

Bedroom 2
4.09m x 2.70m 13'4" x 8'9"

Bedroom 3
3.08m x 2.63m 10'1" x 8'6"

Total Floor Area
97.1 sq m 1,045 sq ft

As shown – 2, 4, 9, 15, 18 & 46
Handed – 3, 5, 8, 14, 17 & 45



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.
*Window to plots 2, 3, 4, 8, 9 & 45 only. **Garage to plots 45 & 46. †Window to plots 17 & 18 only.

THE MIMRAM

4 BEDROOM SEMI-DETACHED OR DETACHED HOUSE
PLOTS 6, 7, 10, 11, 16, 26 & 27



GROUND FLOOR

Kitchen/Dining
5.10m x 3.55m 16'7" x 11'7"

Living Room
5.38m x 3.30m 17'7" x 10'8"

Garage
6.40m x 2.83m 21'0" x 9'3"

FIRST FLOOR

Master Bedroom
4.36m x 3.30m 14'3" x 10'8"

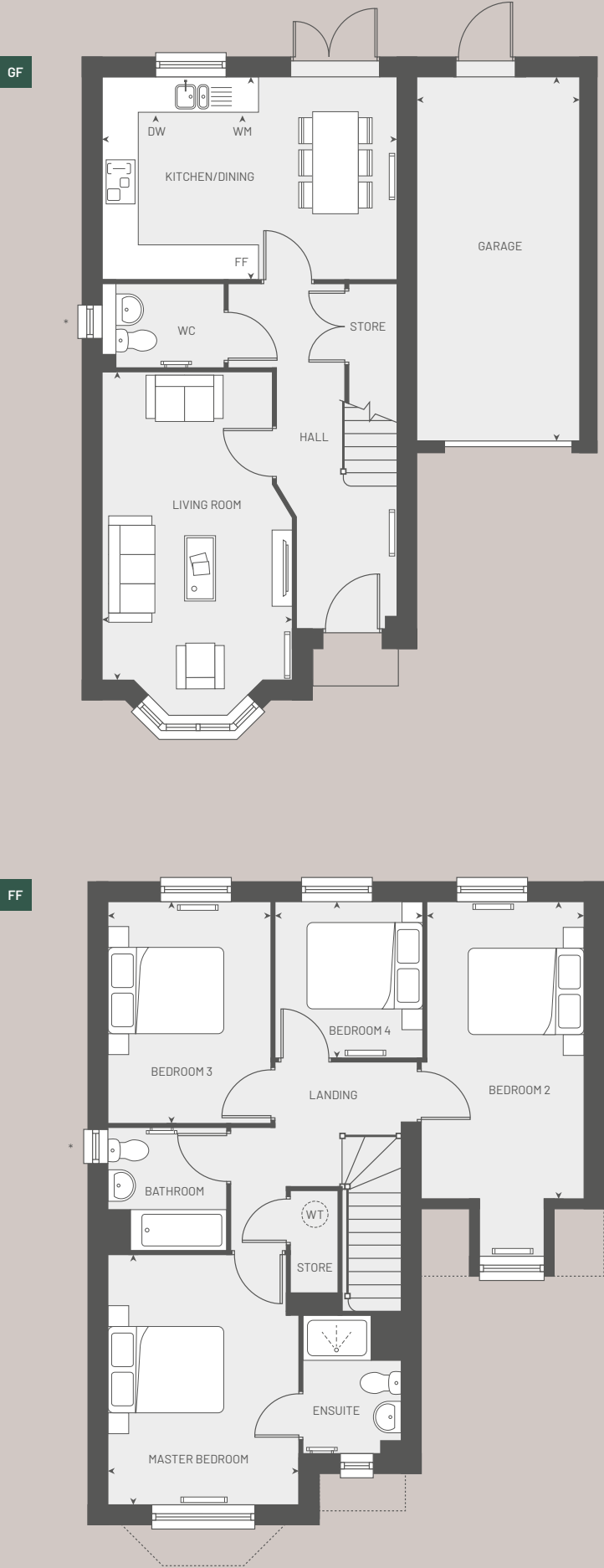
Bedroom 2
5.19m x 2.75m 17'0" x 9'0"

Bedroom 3
3.87m x 2.83m 12'7" x 9'3"

Bedroom 4
2.73m x 2.59m 9'0" x 8'5"

Total Floor Area
122.05 sq m 1,314 sq ft

As shown – 10, 16 & 27
Handed – 6, 7, 11 & 26



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.
*No window to plot 16 only.

THE NEW

4 BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE
PLOTS 19 & 30



GROUND FLOOR

Kitchen/Dining
5.10m x 3.99m 16'7" x 13'1"

Living Room
5.10m x 4.38m 16'7" x 14'4"

Garage
6.40m x 2.83m 21'0" x 9'3"

FIRST FLOOR

Master Bedroom
3.22m x 3.15m 10'6" x 10'3"

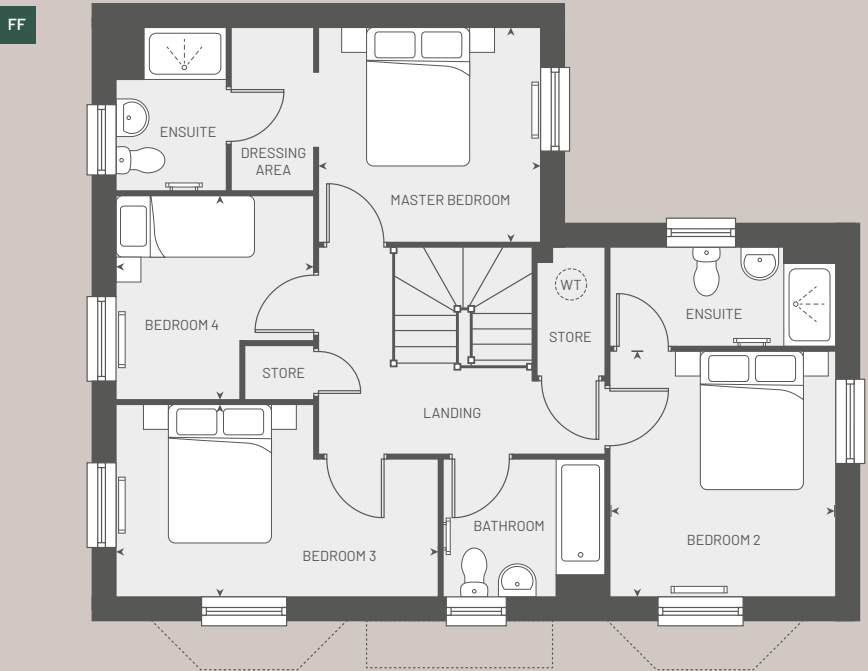
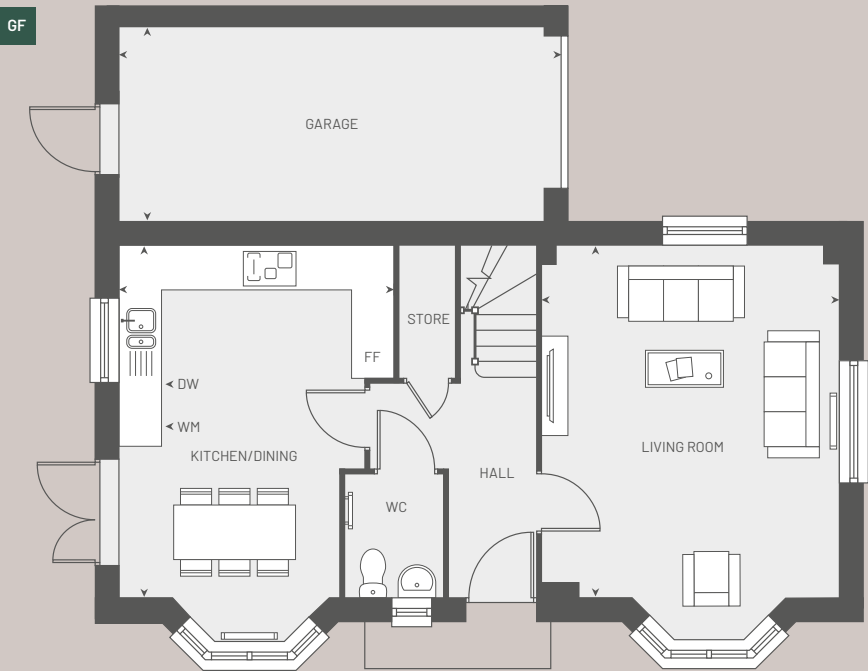
Bedroom 2
3.57m x 3.33m 11'7" x 10'9"

Bedroom 3
4.69m x 2.80m 15'4" x 9'2"

Bedroom 4
2.98m x 2.87m 9'8" x 9'4"

Total Floor Area
129.4 sq m 1,393 sq ft

As shown – 30
Handed – 19



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.

THE OUGHTON

4 BEDROOM DETACHED HOUSE WITH GARAGE
PLOTS 13, 28, 29, 55, 56, 57 & 59



GROUND FLOOR

Kitchen/Dining
7.80m x 3.41m 25'6" x 11'2"

Living Room
5.77m x 4.12m 18'9" x 13'5"

FIRST FLOOR

Master Bedroom
4.37m x 3.41m 14'3" x 11'2"

Bedroom 2
3.94m x 3.34m 12'9" x 11'0"

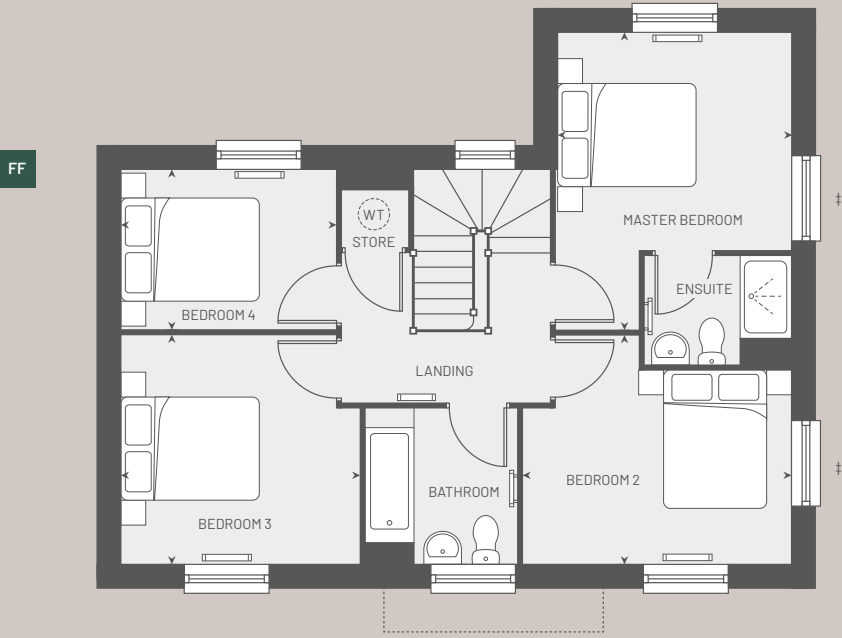
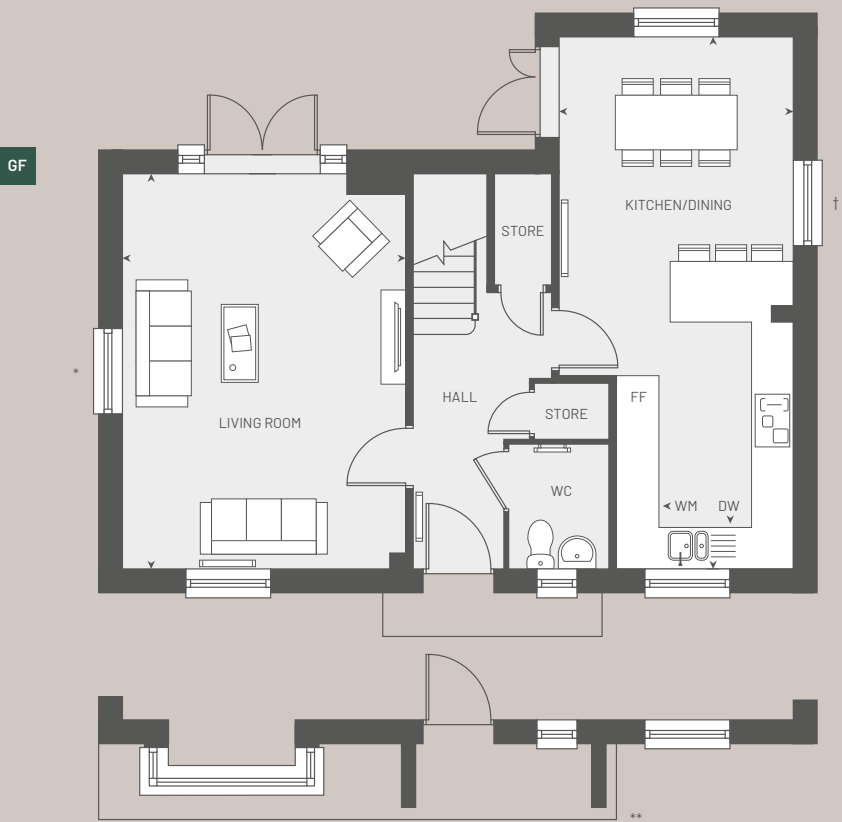
Bedroom 3
3.47m x 3.34m 11'4" x 11'0"

Bedroom 4
3.11m x 2.35m 10'2" x 7'7"

Total Floor Area – plots 13, 28 & 29
127.3 sq m 1,370 sq ft

Total Floor Area – plots 55, 56, 57 & 59
129.8 sq m 1,397 sq ft

As shown – 13, 28, 29 & 57
Handed – 55, 56 & 59



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.
*Window to plots 13, 28, 29 & 57 only. **Front variation to plots 55, 56, 57 & 59 only. †Window to plots 28, 55, 56 & 59 only. ‡Windows to plot 28 only.

THE RIB

4 BEDROOM DETACHED HOUSE WITH GARAGE
PLOTS 1, 12, 54 & 58



GROUND FLOOR

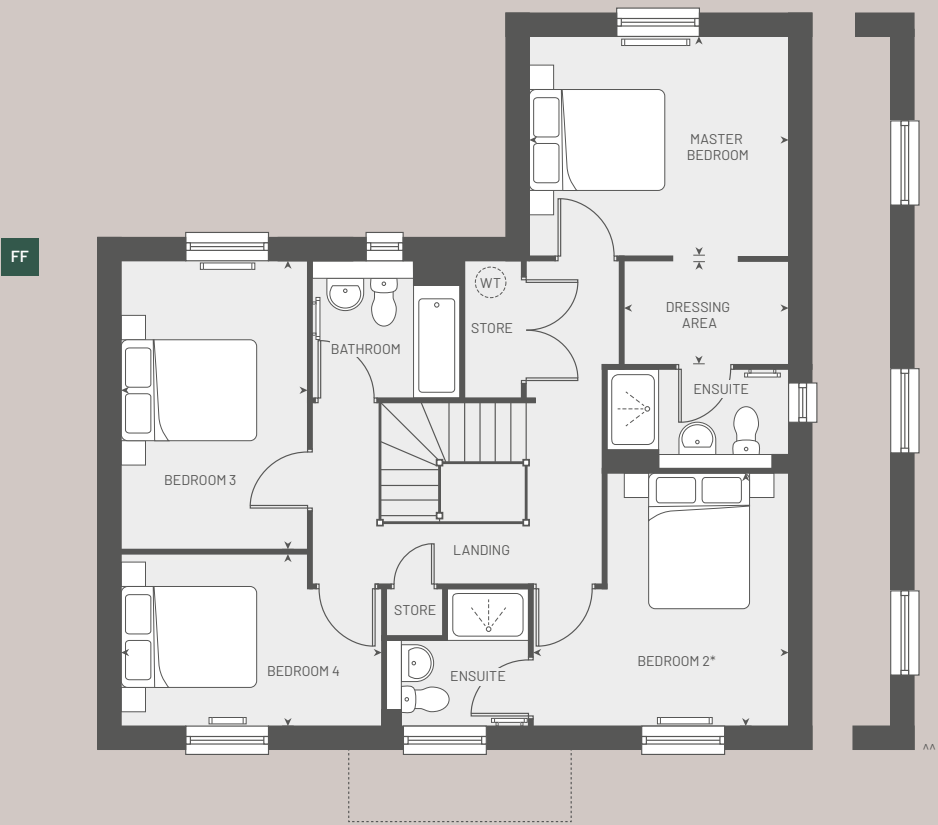
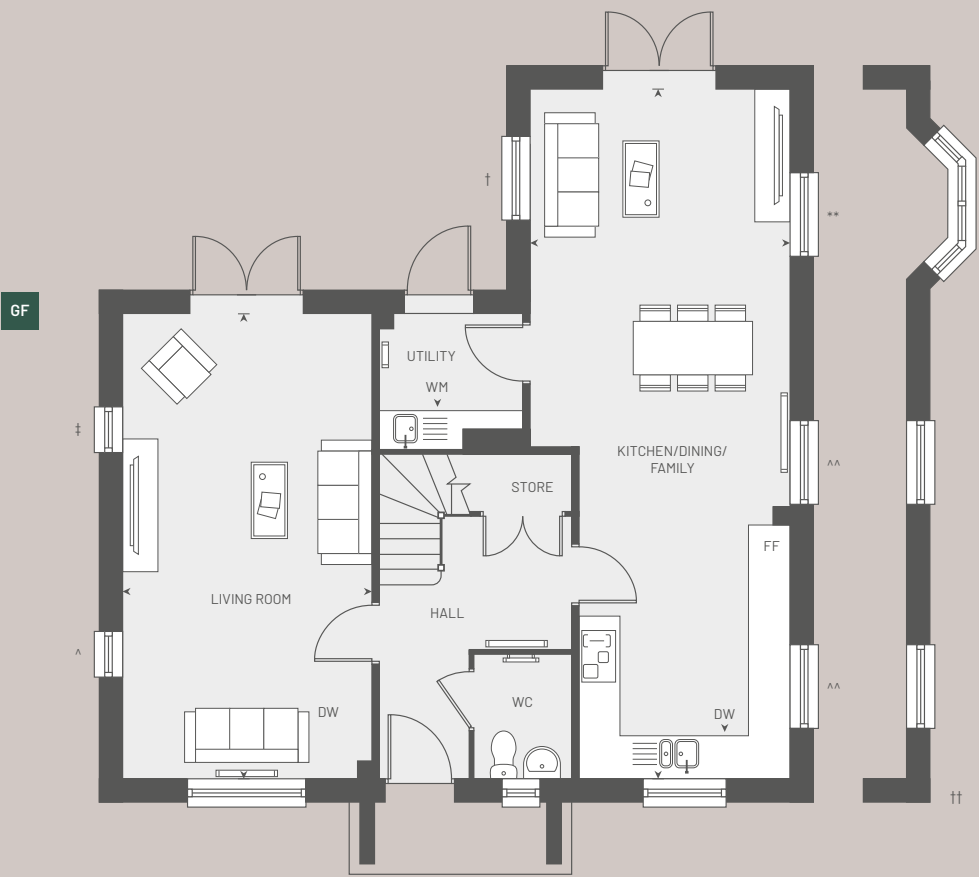
Kitchen/Dining/Family
10.27m x 3.83m 33'7" x 12'6"
Living Room
6.90m x 3.69m 22'6" x 12'1"

FIRST FLOOR

Master Bedroom
3.83m x 3.20m 12'6" x 10'5"
Dressing Area
2.69m x 1.62m 8'8" x 5'3"
Bedroom 2
3.79m x 3.72m 12'4" x 12'2"
Bedroom 3
4.30m x 2.75m 14'1" x 9'0"
Bedroom 4
3.85m x 2.52m 12'6" x 8'3"

Total Floor Area – plots 1, 54 & 58
163.0 sq m 1,755 sq ft

Total Floor Area – plot 12
163.9 sq m 1,764 sq ft



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.
*Layout differs for plots 54 & 58, please see Sales Advisor for details. **Window to plot 1 only. †Window to plots 54 & 58 only. ††Side variation to plot 12 only.
‡Window to plots 1, 54 & 58 only. ^Window to plots 1, 12, 54 & 58 only. ^^Windows to plots 1 & 12 only.

THE STORT

4 BEDROOM DETACHED HOUSE WITH GARAGE
PLOTS 53 & 60



GROUND FLOOR

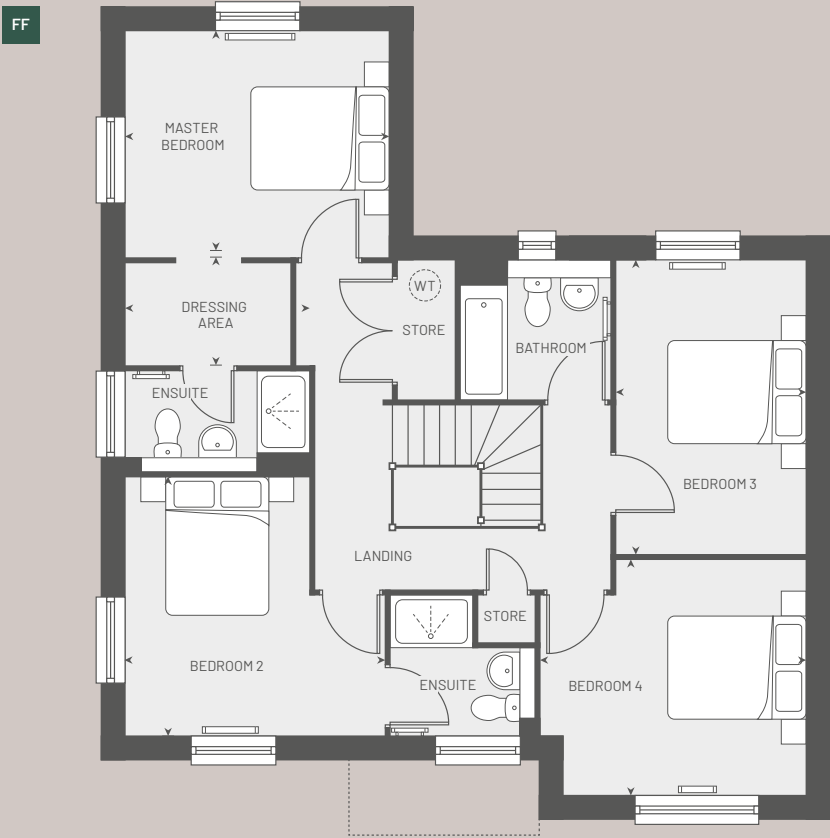
Kitchen/Dining/Family
10.27m x 3.83m 33'7" x 12'6"
Living Room
7.80m x 3.69m 25'6" x 12'1"

FIRST FLOOR

Master Bedroom
3.83m x 3.20m 12'6" x 10'5"
Dressing Area
2.69m x 1.62m 8'8" x 5'3"
Bedroom 2
3.79m x 3.72m 12'4" x 12'2"
Bedroom 3
4.30m x 2.75m 14'1" x 9'0"
Bedroom 4
3.85m x 3.42m 12'6" x 11'2"

Total Floor Area
169.0 sq m 1,819 sq ft

As shown – 60
Handed – 53



The MVHR unit and water tank are located within storage cupboards. Please speak to the sales team for exact locations.
*Window to plot 53 only. †Window to plot 60 only. ‡Window to plot 53 only. *Window to plot 53 only.

DESIGNED FOR LIFE.

A NEW HOME THAT WORKS PERFECTLY FOR YOU.

Your brand new, contemporary home is finished with stylish design touches and a quality specification. At the same time, it's a blank canvas ready for you to make your own.

The sociable, living space also allows you and your family to easily adapt it for how you live now and in the future.





CONTEMPORARY SPACES.

OH SO SIMPLE,
WITH A SPECIFICATION
AS SUPERB AS THIS.

- Standard hanging pendant to living/ dining area, hallway and bedrooms
- Walls and ceilings painted in Timeless white fast matt emulsion by Dulux
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- Smoke and heat (where applicable) detectors fitted
- External wall-mounted stainless steel light fittings
- Patio with concrete paving outside rear doors and turf to remainder of garden
- Extensive character landscaped areas throughout the site
- A mix of secure garage, driveway and on-street designated car parking*
- EV charging points*
- Secure cycle storage

*Plot specific – please speak to a Sales Advisor for more information. Flooring shown in images not included.



MODERN KITCHENS.

NATURALLY, WE'VE MADE
THIS THE STYLISH HUB
OF YOUR NEW HOME.

- Partridge grey shaker wall and base units
- Brushed nickel handles to wall units
- Soft close doors and drawers
- Quartz 'White Shimmer' worktops
- Wall units fitted with under unit lighting
- Integrated stainless steel electric oven, black frameless induction hob and combi microwave
- Integrated canopy cooker hood
- Integrated fridge/freezer
- Integrated 450 or 600 dishwasher
- Integrated washer/dryer
- White downlights with white light LED bulbs
- Surface light granite porcelain floor tiles in kitchen* and utility room (where applicable)



RELAXING BEDROOMS.

THE LAST TASK OF THE DAY?
UNWIND IN COMFORT.

- USB charging points in all bedrooms
- Standard hanging pendant to all bedrooms
- TV playback socket to master bedroom



BEAUTIFUL BATHROOMS.

REFRESHING SHOWER,
OR A FULL SELF-CARE SESSION?
ENJOY AT YOUR LEISURE.

- White sanitaryware with chrome finish fittings
- Full height tiling around bath and shower enclosures
- Future Stone white wall tiling and Porcelain flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

For wheelchair adaptable units, please speak to a Sales Advisor for more information. Flooring shown in images not included.

BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL AND HOME COUNTIES SINCE 1961.

THAT’S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

RESERVE YOUR NEW HOME

With us, it’s simple and straightforward. Once you pay your £2,000 reservation fee*, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

*Reservation fee subject to change, please speak to your Sales Advisor for more information.



LILLIE & DAN, BRENTWOOD ACRES.

“With us both working in London full time, we felt it would be much easier to move into a property that was ready to go. Fairview also made the process extremely simple and efficient, the Sales team kept us informed throughout.”



CHRISTOPHER, EDGWAREBURY MANOR.

“The idea of having my own home was important, and it was time to get a house since my dog needed a garden! I really liked working with Fairview as they really explained the whole process to me, and kept in contact throughout, from enquiring to move in day and beyond.”



JENNY & EMILY, EPPING GATE.

“Going through Fairview saved us around £3,000 on mortgage and solicitor fees. The staff were willing to listen, and were clearly experts in their field. At Epping Gate, the sales team couldn’t do enough to help us.”



CHARLIE & MAYA, BRENTWOOD ACRES.

“We fell in love with how ‘new’ everything was. The new-build square-footage was also much larger than the older properties we visited, which made such a difference. The cherry on the cake was the attractive incentives that usually come with a new-build.”



JACK & GEMMA, DOCK28.

“We chose a new-build home for the ease of having a space that’s completely ready to move in. The guarantee from NHBC also assured us that we’d be protected from damage, and everything would be completed to a high standard.”



NICK, WELCOMBE HOUSE.

“I’ve bought a few houses over the years and this has definitely been the best experience. Great new houses, great customer service (thank you Suzette) and impressive after sales. And on top of all of that, wonderful neighbours with a real sense of community.”



THE FINER DETAILS.

ALL THE IMPORTANT INFORMATION ABOUT WATTONS.
READ AT YOUR LEISURE.

DEVELOPMENT OVERVIEW

THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

LOCATION

Walkern Road, Watton-at-Stone,
Hertford SG14 3RG

LOCAL AUTHORITY

East Herts District Council

TENURE

Freehold

WARRANTY

10 Year NHBC Buildmark Warranty

ARCHITECT

AAP Architects

EST COMPLETION

2026

EST SERVICE CHARGE

Speak to Sales Team

TOTAL NUMBER OF UNITS

36 private

CEILING HEIGHT

Ground floor – 2,550m
All upper floors – 2,520m

ADDITIONAL FEATURES

Gardens and a mix of secure garage,
driveway and on-street designated
car parking[^]
EV charging points[^]

DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID
(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS
(one of the following documents):

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit*
- 10% deposit is required at point of exchange of contracts (minus any reservation fees already paid). The outstanding balance is required on legal completion.

COUNCIL TAX BANDS 2025/2026

Band A	£1,524.55
Band B	£1,778.64
Band C	£2,032.74
Band D	£2,286.83
Band E	£2,795.02
Band F	£3,303.20
Band G	£3,811.38
Band H	£4,573.66

Figures taken from eastherts.gov.uk.
Correct as of 14th April 2025 and subject to change.

[^] Plot specific.
* Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

REASONS TO BUY WITH FAIRVIEW.

16 MINUTES' WALK TO WATTON-AT-STONE STATION, THEN UNDER ONE HOUR TO MOORGATE.

6 MINUTES' WALK TO WATTON-AT-STONE HIGH STREET.

POSITIONED NEXT TO 60 ACRES OF OPEN SPACE AND WOODLAND.



JUST A 14 MINUTE DRIVE TO HERTFORD AND WARE.

ENERGY-EFFICIENT INITIATIVES, EV CHARGING POINTS AND OFF-ROAD PARKING.

A BLANK CANVAS FOR YOU TO ADD YOUR OWN TOUCH.

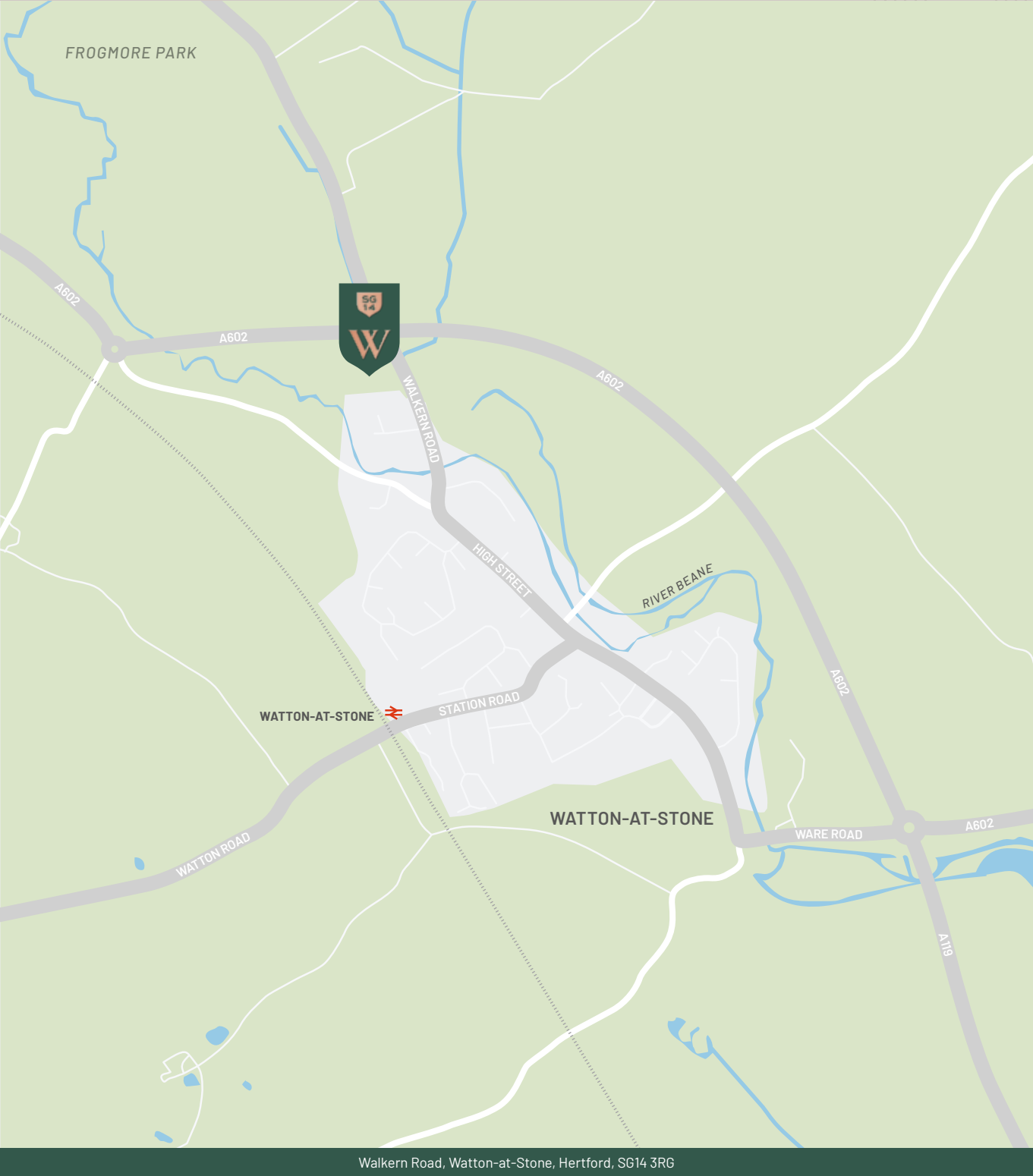
REDUCE YOUR MORTGAGE INTEREST RATE BY UP TO 4% WITH OWN NEW RATE REDUCER*.



2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC BUILDMARK WARRANTY.

WELL-REGARDED PRIMARY SCHOOL JUST A 15 MINUTE WALK.

TALK TO THE TEAM ABOUT EXCLUSIVE INCENTIVES AVAILABLE.



Walkern Road, Watton-at-Stone, Hertford, SG14 3RG

Journey times and distances approximate. Sources: Google Maps and National Rail.

*Own New Rate Reducer is available on selected plots only, and will include a housebuilder contribution of 3% or 5% of the house asking price, which is passed directly to the lender (minus an Own New arrangement fee of 0.15% or 0.22% respectively) to secure a reduced mortgage rate for an initial period of 2- or 5-years fixed. After this period your mortgage rate is likely to increase. While stocks last, subject to availability. Speak to the Sales Advisor to find out more.

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, including tenure, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Wattons is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. Flooring only included in kitchen and utilities (where applicable), bathroom and ensuite (where applicable). Computer generated images are for illustrative purposes only. 5976552/August 2025.

WATTONS

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