

# GRANARY & CHAPEL

**DURKAN**  
HOMES

# GRANARY & CHAPEL

**Welcome to Granary & Chapel, a new development of modern, high-quality homes in Hertford, one of the Home Counties most vibrant and historic towns. Homes here strike the perfect balance, featuring well-considered, creative designs that combine the rich cultural and economic heritage of the site and town, enhanced by the contemporary comfort and styling one expects in a new home.**

Granary & Chapel is the newest development from Durkan Homes – a company that cherishes craft and build quality that has been committed to delivering excellence, expertise and innovation in building homes and communities for over 50 years. Granary & Chapel in Hertford is the perfect place to start your home ownership journey, take the next step, or put down roots in your forever home.

Granary & Chapel.  
New homes, unique character.

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# STYLE & HARMONY

**Granary & Chapel is both bold and original, yet reflective of the local community and the site's former industrial heritage.**

This is a result of Durkan Homes' innovative approach to contemporary home building – a boutique development of modern, urban-style 1 and 2 bedroom apartments and 3 and 4 bedroom houses and that feel familiar to the area; fitting right in.

Homes at Granary & Chapel are high-specification throughout, designed to maximise comfort and be highly practical. With plenty of space and glorious natural light, there is ample room to grow.



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Inspired by the industrial heritage of the site, the building designs were enhanced with modern touches and large windows that provide for light and airy interiors.

Well connected to town, the lush Hertfordshire countryside with its gorgeous towns and villages, and the capital, Granary & Chapel provides an opportunity to set the tone of life to best suit you: vibrant and active when you want, calm and relaxed when you need it to be.

With a vibrant town centre a short hop away, you'll be immediately struck by the number of independent food, drink and shopping experiences, not to mention opportunities for personal care and wellbeing. At Granary & Chapel, you can live life in style and harmony.

[Find out more >>](#)

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# PAST & PRESENT

Once the site of the former Hertford Town Granary and Chapel Mill, history will live on at Granary & Chapel.

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The Granary & Chapel site on Tamworth Road, featuring the former Hertford Town Granary and Chapel Mill, was once a key location for Gilbertson & Page, a Hertfordshire-based family company specialising in pet food that has held a Royal Warrant since 1884. Originally sellers of wine, spirits and provisions, Gilbertson & Page also had premises at 7 and 9-11 Market Street, right in the centre of Hertford.

For many years, their Tamworth Road site was teeming with people working in various activities associated with game. They produced animal feed and mechanical feeders, as well as magazine and book publishing (*The Gamekeeper* periodical was published here for many years). Their work impacted large households that had gamekeepers and smaller households that kept poultry and hunted game such as rabbits, providing a much-needed service for what was an indispensable part of life for all social classes in those times.



Photos courtesy of David Hillelson, Heritage Network.



During the First World War, the factory switched to producing biscuits for British soldiers in the trenches of France and Belgium. Game returned to being the key focus of the business on-site in the 1920s, just when its importance in everyday British life began slowly ebbing away – for example, a steady, irreversible decline in the number of country houses and the rise of industrial-scale meat production led to a sharp decline in the business of game. Gilbertson & Page moved from the site, and the buildings, although occupied by various business tenants, fell into disrepair.

Move forward to the present day, and this history lives on at Granary & Chapel, providing the design inspiration for the buildings, as well as the building and street names, and the name of the development itself.

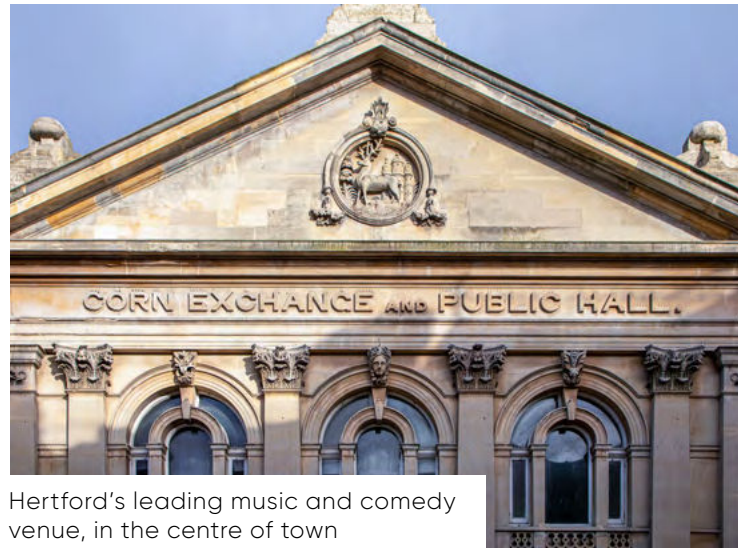


# STORY OF A MARKET TOWN

Hertford dates back to the tenth century when Edward the Elder – King of the Anglo Saxons – built a fortified settlement to defend against the Danes on a crossing of the River Lea.

It was rivers that would frame the history of Hertford, built on the confluence of four of them – the Beane, Rib, Mirman and Lea. This would also make Hertford – formally recorded in the Domesday Book of 1087 – a natural site for gathering and agricultural commerce. From here, Hertford’s position as a market town would grow. Briefly home to parliament in 1563 when the plague hit London, it was the birthplace of Samuel Stone, the founder of its near-namesake Hartford, in Connecticut.

A long, storied heritage, highly visible in the 350 Grade I and II listed buildings that remain dotted around town, makes Hertford the beautiful place it is today. And although it evolved from market town to county town, it retains its strong market heritage.



Hertford’s leading music and comedy venue, in the centre of town



Hertford Market in the 1880s, a view from the Salisbury Arms (credit hertsmemories.org.uk)



Town clock, Shire Hall



River Lea, looking east from Mill Bridge



The Gatehouse at Hertford Castle

You can see it every Saturday around Salisbury Square for its general market. A monthly farmers market (with all produce sourced from within a thirty-mile radius) has been complemented by a separate, monthly street food market.

With additional special events markets, such as British Sausage Week, the entire food cycle from farm to mouth is covered. As Hertford was, Hertford has always been. A place with a rich culture, steeped in history.

[Read more >>](#)



# FLAIR *of* FLAVOUR

For a town of its size, Hertford has an incredibly vibrant food scene. Stroll through the town centre and you can see why – there's so many delights it's easy to lose track.

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All occasions are well catered for, from a quick tasty lunch or summertime snack to a special occasion meal, and everything in between.

You'll notice two other things on your walk. First, so many of the flavours of the world are on show. Second, many of the eateries are independent businesses, some with their only location here. First-time visitors to Hertford will struggle to recognise most of them. Take for example Fore Street, in the town centre. Start at Veyso's, for award-winning Turkish. A few doors down is Lussmanns Sustainable Kitchen & Bar, a concept which Giles Coren of The Times described as "Everything a modern local restaurant should be".

A few doors further is Dirties Mexican, specialists in layering exceptional flavours. Another hundred yards, towards the War Memorial, and you're spoiled for choice. On your left: the family-run Dinnio's – with its heart in Italy – serves delicious and inventive dishes. Next door is Shahenshah, Hertford's first Indian restaurant dating back over forty years.



**The Hummingbird** Home to premium Mediterranean-influenced British cuisine, great gin and cocktails



Great pizzas are only the beginning at **Dinnio**

Then it's Proove, for seriously good pizza. Look directly across the road, and you'll see Old Siam (great Thai food). A short walk round the corner is Oishii by Elle, for traditional Japanese.

There's also an abundance of pubs, which makes Hertford a great town for a quality pub meal. For something smaller, Brad and Dills Café is home to exceptional bagels (do try the Reuben's Delicatessen). And if you have a sweet tooth, a highlight is the newly-opened Tilly's Gelato. When it comes to Hertford, whatever your fancy, you're well covered.

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**“We are very creative, this is not the tapas you find everywhere else”.**

The inspiration for tapas restaurant and charcuterie bar Anexo, on Fore Street, comes from when the owners fell in love with the food when holidaying in Spain.

During the pandemic, they opened a pop-up tapas experience in Parliament Square that was so popular they were encouraged to open as a dedicated restaurant. It was due to “the reaction of the people to the experiment”, says restaurant General Manager, Kilian Llarena.

What sets Anexo apart is their creative approach to the menu. Yes, they do serve some of the classics, but they also love inventing new dishes. Kilian adds, “we are very creative, this is not the tapas you find everywhere else”. With a sustainable approach, they locally-source the freshest produce as much as possible, which helps elevate the experience. Open Wednesday evening to Saturday evening, they only order enough food to “cook based on the number of our bookings”, adds Kilian.

And what are his impressions of Hertford? “A big sense of community I haven’t seen anywhere else, it’s so friendly and people are up to make new friends”. A community whose positive response to the pop-up brought us the wonderful dining experience that is Anexo.

[Find out more >>](#)



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# LET'S DRINK TO THAT

**When first walking through town, one is astonished to find so many establishments dedicated to the beverage.**

Everything is here, and in abundance, from craft beer and world-class cocktails to some of the finest coffee you'll ever drink. Makes sense, as Hertford is the home of McMullen & Sons Limited, owners of 122 local pubs in the South East who've been brewing here since 1827. They're a town and county institution.

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In the middle of town, you could try **The White Hart**, a retro-lovers heaven with its famous ghost sign. Or the just recently renovated **Hertford Bell**, with its pub classics and large beer garden.

For the full Irish bar experience, you can't beat The Quiet Man, stand-up piano and all. If enjoying a drink by the river is your thing, there's The Old Barge Real Ale & Cider House on the River Lea, or The Hertford Club in the stunning 15th century Lombard House, a stones-throw up-river (they do welcome new members!).

Hertford's vibrant nightlife is highlighted by the Corn Exchange, home of live music in the county. For more intimacy, sample the gorgeous hand-crafted cocktails at The Barbershop to a backdrop of soul and disco, or if you prefer ales, the Old Cross Tavern, winner of multiple Campaign for Real Ale awards. Closer to home, the two Granary & Chapel 'locals' are the Saracens Head (affectionately known as 'the Sarries') and The Great Eastern Tavern.

Hot drinks are just as important in these parts. Start at the Hertford Coffee Lab, which serves the famous Bionic Bull, their in-house premium blend, roasted every Monday and Thursday. If you like bubble tea, try the Pearl Milk Bar. And don't miss Mudlarks, Hertford's first vegetarian and vegan café, for outstanding food and beverages from an excellent charity training and employing adults with learning difficulties.



**Hertford Coffee Lab** The only place in town to enjoy small-batch, hand-roasted Bionic Bull coffee



**White Hart**

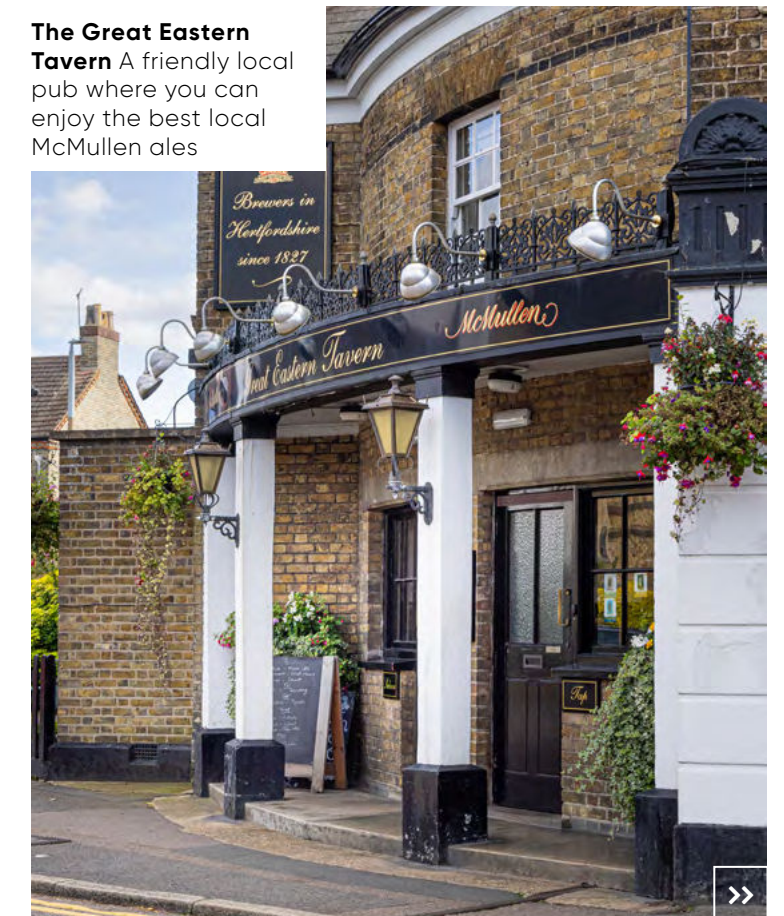


**Hertford Brewery**

## DID YOU KNOW?

Hertford is also famous for being a toothbrush town. Addis, believed to be the oldest mass-production toothbrush manufacturer in the world, opened a factory in 1920 on Ware Road that was once one of Hertford's largest employers. The Addis Archive at the Hertford Museum has a collection of 5,000 brushes! The former factory, a beautiful Grade II-listed building, is only ten minutes walk from Granary & Chapel.

**The Great Eastern Tavern** A friendly local pub where you can enjoy the best local McMullen ales





# “foodie destination boutique hotel feel [with] value from lunch to dinner”

The family-owned and run Hertford House, a Grade II listed Georgian Townhouse Hotel in the middle of town, has been operating for over twenty years.

As Hertford has evolved, in part due to people moving into town and the surrounds, Hertford House has also evolved. “During lockdown, we ripped up the place and redeveloped to be a boutique destination hotel”, says Daniel Shipton, co-owner with brother Matt and sister-in-law Wendy. Their plan was to both renovate the building – the former headquarters of the Hertfordshire Mercury, the county’s primary newspaper – and change their overall offer to fulfil their mission to provide a “foodie destination boutique hotel feel [with] value from lunch to dinner”.

The conversion is beautiful: the hotel’s 28 stunning rooms showcase modern style and luxurious comfort (you should see the handmade furniture...). Both their main restaurant – now with the feel of a traditional New York brasserie with art deco touches – and The Courtyard showcase menu’s shaped by award-winning chef Andrew Clarke, with wines curated by renowned sommelier Bert Blaize. And aside from the beautiful hotel bar, there’s also The Lounge, a stylish subterranean cocktail bar only open Friday and Sat evenings. “Hertford is a good neighbourhood, a good community”, says Daniel. With an overall experience further enhanced by this multi-faceted, high-quality offering.

[Find out more >>](#)



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# HERTS & MINDS

**Wherever you look in town, you'll find a beautiful work of architecture. Such as the Meeting House, the oldest purpose-built Quaker Meeting House still in use in the world.**

This is just one of the many buildings on the Hertford Heritage Trail, which also includes the Georgian Shire Hall and the former Christ's Hospital School and the former residences of authors WE Johns and Annie S. Swan. Just look for the blue plaques, or pick up a trail map from the Hertford Town and Tourist Information Centre.

Hertford is an arts town, destined to become even more so in the near future. Hertford Theatre is currently undergoing a large transformation, adding cinema screens, a 150-seat studio, a riverside café, and more auditorium capacity. When re-opened in late 2023, it will become an arts beacon. Courtyard Arts has provided unique exhibitions and art classes for all levels and styles for almost twenty-five years. Also check out Brotherhood, a new collaborative artists' gallery.

It's not just gorgeous buildings or activities, although beautiful Balls Park, with its Grade I listed mid-17th century house, set in over 63 acres of parkland (which itself is Grade II listed), has both, plus a cricket pitch. For sport, you can't beat Hartham Common between the Rivers Lea and Beane. Here you can play football, rugby, tennis and bowls, go kayaking and canoeing, and even fish. There's also a new swimming complex and gym.



Brotherhood Studio



Hartham Common



Jane Maples Flowers





**The Blackbirds** A traditional pub right in the centre of Hertford which even does a bottomless brunch



**Hertford House**  
Delicious meals, delightful small plates and boards, and succulent Sunday roasts



**The Saracen's Head** This friendly, relaxed neighbourhood pub is affectionately known as "The Sarries"



**Old Vegner's House** (c.1450), the oldest surviving domestic building in town



**The Practitioner**  
Exceptional contemporary and traditional cocktails and lovely seasonal dishes

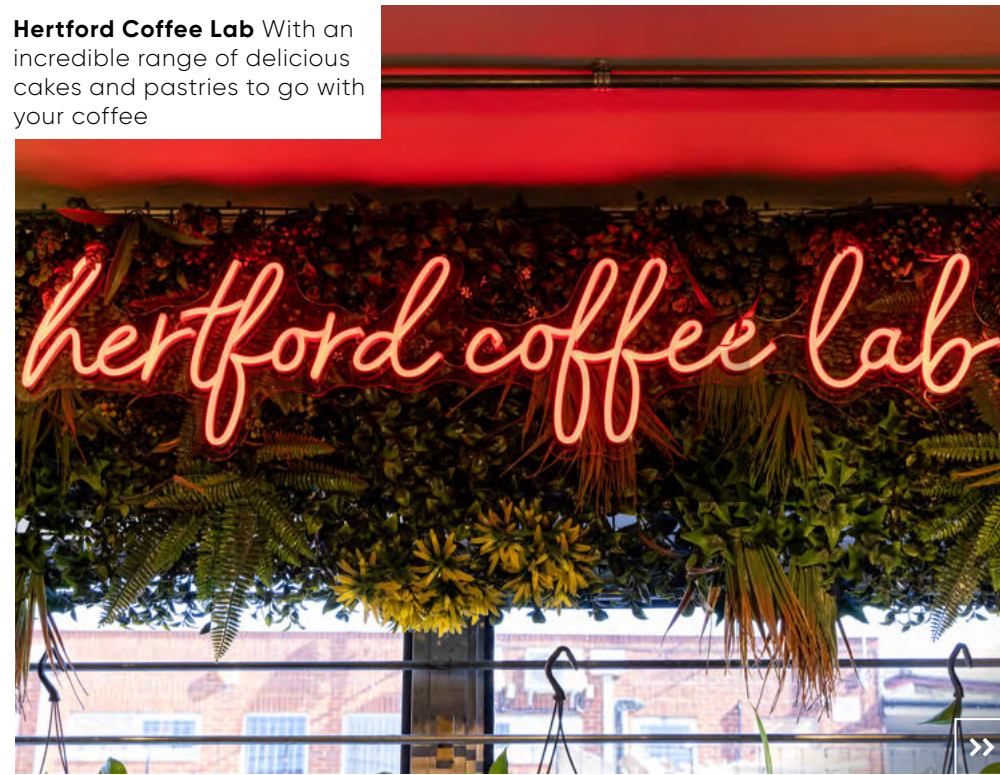






**Hertford House Hotel**  
A beautifully-converted Georgian Townhouse Hotel with 28 stunning rooms

**Hertford Coffee Lab** With an incredible range of delicious cakes and pastries to go with your coffee



**The Store House** Try the free range meats and dairy, and freshly baked organic bread



**The Old Barge**  
Enjoy a real ale or cider along the banks of the beautiful River Lea



**Hertford Organic** has a huge range of high-quality foods, beverages and wellbeing products





**“and we want women to express who and how they want to be and feel”**

**Opened in 2006, the Women’s Society offers ready-to-wear pieces, accessories, shoes and bags.**

They bring a wealth of experience and a glamorous approach to life and style to everything they do (when in store, look out for their ten-point manifesto, a fabulous summary of their ethos on an enormous can’t-miss gold mirror). They pride themselves on providing customers with the right advice for all occasions, whether they’re confident shoppers or in need of guidance. “Our goal is for women to feel amazing in what they buy from us”, says Silvana Newton, Assistant Manager and Stylist.

For Silvana, who previously worked at Harvey Nichols and Harrods, how fashion makes one feel is vital. “It’s important women have confidence in themselves”, she says, “and we want women to express who and how they want to be and feel”. The staff at Women’s Society go out of their way to make a comfortable environment, even inviting local artists to showcase their works on the walls. Which is no surprise, “Hertford is a close knit community”, she says. “It’s historic, gorgeous, a lovely small town with great nightlife, and lots of lovely little shops”, she continues. Like Women’s Society.

[Find out more >>](#)



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Find out more,  
click on a number.



# ALL WITHIN EASY REACH

Whether you're grabbing some exercise or fresh air, catching up with friends in town, stocking up at the shops, or getting to the station to catch a train into London, Granary & Chapel is very well located. Here you'll feel very central to all aspects of life.



### Shopping

1. Pets at Home
2. Tesco Superstore
3. M&S Simply Food
4. Sainsbury's
5. Aldi



### Fitness & Leisure

16. Nuffield Health
17. Anytime Fitness Hertford
18. Hartham Leisure Centre
19. Hartham Swimming Pool
20. Hartham Skate Park



### Dining

6. Veyso's
7. Dinnio's
8. Old Siam
9. Proove
10. Ruby Indian



### Open Spaces

21. Hartham Playing Fields
22. Hartham Common Park
23. Hartham Play Park
24. Balls Park
25. Castle Play Area



### Transport

11. Hertford East Rail
12. Hertford Bus Station
13. Hertford North Rail
14. A10 London/Cambs
15. Ware Rail



### Schools

26. Abel Smith Primary School
27. Simon Balle School
28. Richard Hale Secondary School
29. Wheatcroft Primary School
30. Mill Mead Primary School





# CLOSE & CONNECTED



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Granary & Chapel is well connected by rail to London from Hertford East station (10 minutes walk away) and Hertford North Station (1.4 miles away). The town and area are well-serviced by buses, with the nearest stop three minutes walk away, on the A119. For drivers, all houses come with private parking spaces. To get into the centre of town itself, to Fore Street, its only a short 0.6 mile stroll.

Granary & Chapel is serviced by a number of quality schools, all nearby. For primary,

there's Wheatcroft Primary School – with a Good Ofsted rating –that has recently been awarded the Arts Council England Artsmark and International School Award from the British Council. Presdales School in neighbouring Ware, a girls secondary school with Academy status, has an Outstanding Ofsted rating, as does the Simon Balle All-through School in town. For secondary boys, including sixth form, there's Richard Hale School, with a Good Ofsted rating.

### BY FOOT

Fore Street  
12 minutes

Hertford East Station  
10 minutes

Tesco Superstore  
11 minutes

Hartham Common  
16 minutes

Hertford Castle  
20 minutes

### BY TRAIN

Tottenham Hale (Victoria Line)  
from Hertford East Station  
34 minutes

Finsbury Park  
from Hertford North Station  
38 minutes

London Liverpool St.  
from Hertford East Station  
51 minutes

Kings Cross  
from Hertford North Station  
59 minutes

Cambridge  
from Hertford North Station  
1 hour 4 minutes

### BY CAR

A10  
By Car  
6 minutes

Hertford North Station  
5 minutes

Panshanger Park  
6 minutes

M25  
14 minutes

Stansted Airport  
1 hour



# THE HOMES



**Homes at Granary & Chapel provide contemporary urban living with the perfect harmony of contemporary style, comfort and utility.**

They have been designed to be as flexible as you want or need them to be – as perfect for cooking and entertaining as they are for family time, a box set and take away marathon, or long Sunday sleep in.

With loads of natural light and great ventilation, you'll also find the environment most conducive for working or studying from home. Add in being high specification throughout, with modern appliances and quality decor and finishes, and you'll always look forward to coming home.

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# SPECIFICATIONS

## General Specification

- Matt emulsion Dulux white walls & ceiling
- Amtico Spacia to Kitchen, WC, utility rooms, bathrooms and ensuites
- Mirrored sliding wardrobe to bedroom 1
- White internal doors
- Black ironmongery throughout
- Internal woodwork painted in white satin
- Oak handrails to staircases in the houses
- Composite entrance door with aluminium or UPVC windows and patio doors (plot specific)
- External tap to the rear of houses
- External power socket to houses
- Patio to rear garden
- Turf to front garden (plot specific)



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## Kitchen

- Contemporary kitchens with silestone worktops, matching upstand and splashback to hob from Paula Rosa to the houses
- Contemporary kitchens with laminate worktops, upstand and stainless steel splashback to hob from Paula Rosa to the apartments
- Laminate worktop and upstand to utility rooms where applicable
- 1.5 bowl undermounted sink with black mixer tap to houses
- Stainless steel inset sink and chrome mixer tap to apartments
- Under unit lighting
- Fully integrated Zanussi fridge/freezer
- Free standing Zanussi washer/dryer
- AEG integrated stainless steel oven to houses
- AEG induction hob and integrated extractor hood to houses
- AEG integrated dishwasher to houses
- Zanussi integrated oven to apartments
- Zanussi induction hob and integrated extractor hood to apartments
- Zanussi integrated dishwasher to apartments

## Bathroom/Ensuite/WC

- Contemporary white sanitaryware with black Vado mixer taps
- Family bathrooms to include bath, overhead shower attachment and a black profile glass shower screen
- Ensuites with shower cubicle with black thermostatic shower
- Dark grey vanity unit with semi-recessed basin
- Luxury tiles by Minoli
- Anthracite heated ladder towel rail to houses and apartments
- Shaver point to main family bathroom and ensuite to bedroom 1



## Heating and Electrical

- Downlights to kitchen area, living room, utility, WC, bathrooms and ensuites
- Pendant lighting throughout remaining rooms
- Black sockets and switches throughout with USBs sockets to kitchen and bedroom 1
- Smoke and heat detectors
- Boilers by Ideal, wi-fi enabled programmable room thermostats. Hot water cylinder where applicable
- Media plate with TV/FM/DAB points to all living rooms
- Carbon Monoxide alarm
- Telephone/data points to the living room, or hallway, kitchens and Bedroom 1
- External light to front and rear of houses
- Spur for intruder alarm in ground floor cupboard of houses
- Wireless RING video doorbell to houses
- Video door entry to apartments
- Wiring for electric garage doors
- Designer radiators to hallway, kitchen and living room
- Solar panels to certain housetypes (plot specific)



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Click on the numbers to see the floor plans.



# GRANARY & CHAPEL

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- THE GRANARY (PG27)  
Plot 1
- THE TAMWORTH (PG 28)  
Plot 6

- THE LAWRENCE (PG 29)  
Plots 2, 3, 4, 5
- THE MILL (PG 30)  
Plots 7, 8, 9, 10, 11, 12, 13, 15, 21
- THE CHAPEL (PG 31)  
Plot 14

- THE GILBERTSON (PG 32)  
Plots 16, 17, 18, 19, 20
- THE HERTFORD (PG 33)  
Plots 39, 40
- THE CHADWELL (PG 34)  
Plots 41, 43, 44, 45, 46, 47

- THE WALTER (PG 35)  
Plots 42, 48, 49
- PAGE APARTMENTS (PG 37-42)  
Plots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38

Site plan is indicative and subject to change. For details of plot specifics please speak to our team.



# THE HOUSES



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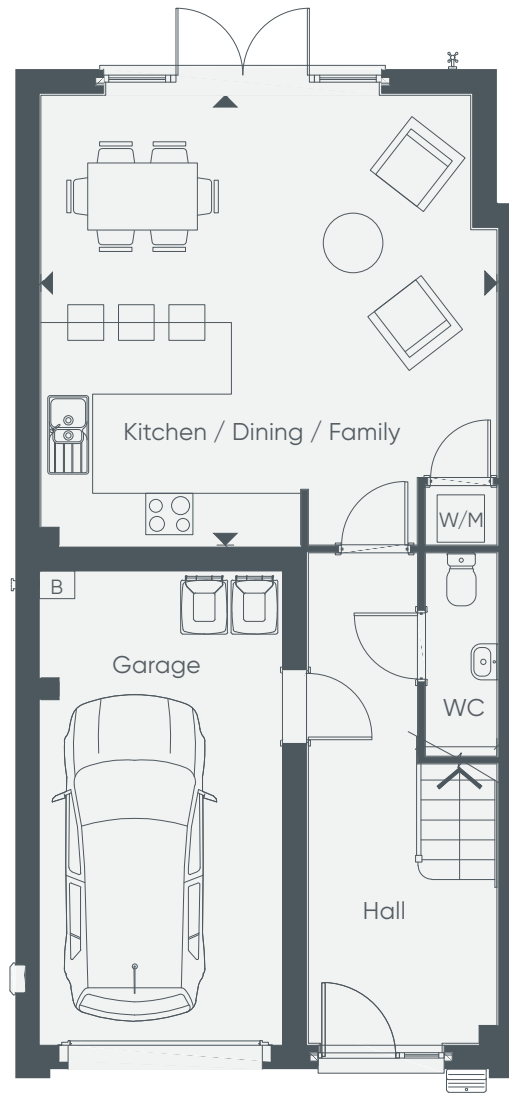
# THE GRANARY

4 bedroom home with garage  
 1767 sq ft / 164 sq m (excluding garage)  
 Plot 1

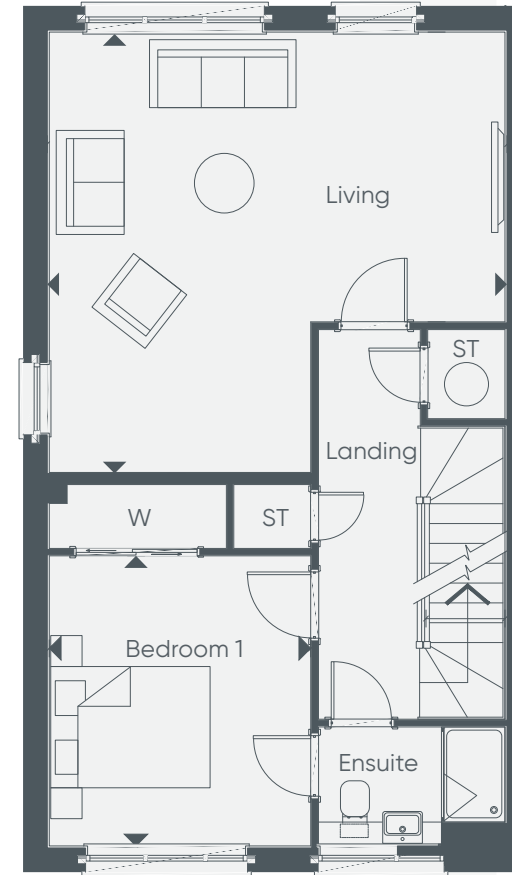
Kitchen/Dining/Family	18'7" x 18'10"	5.66m x 5.74m
Living	18'4" x 18'10"	5.58m x 5.74m
Bedroom 1	12'0" x 10'10"	3.65m x 3.29m
Bedroom 2	10'10" x 13'10"	3.29m x 3.62m
Bedroom 3	11'11" x 10'10"	3.61m x 3.29m
Bedroom 4	11'11" x 7'9"	3.61m x 2.35m

[« Back to site plan](#)

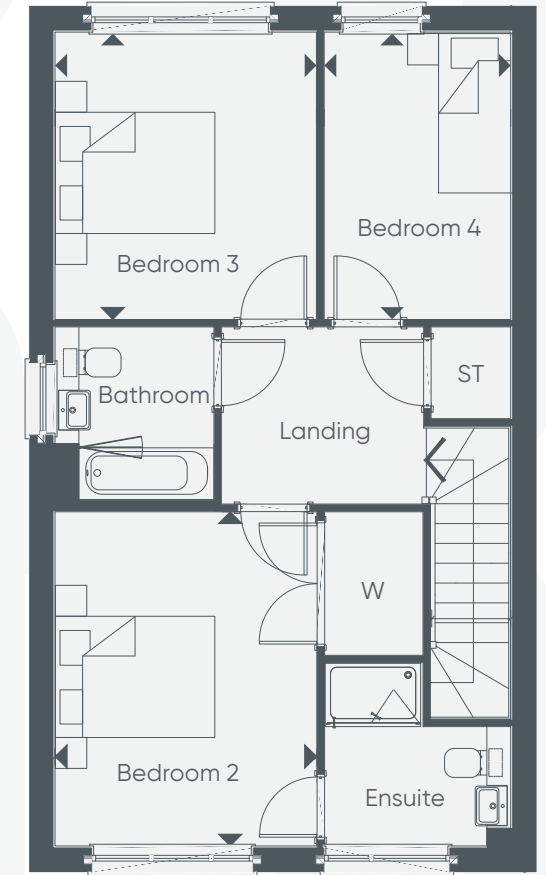
[View availability »](#)



Ground floor



First floor



Second floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to our team for further information. B: Boiler. ST: Storage. W: Fitted wardrobe. AC: Airing cupboard. W/M: Washing Machine.



# THE TAMWORTH

4 bedroom home with garage  
1767 sq ft / 164 sq m (excluding garage)  
Plot 6

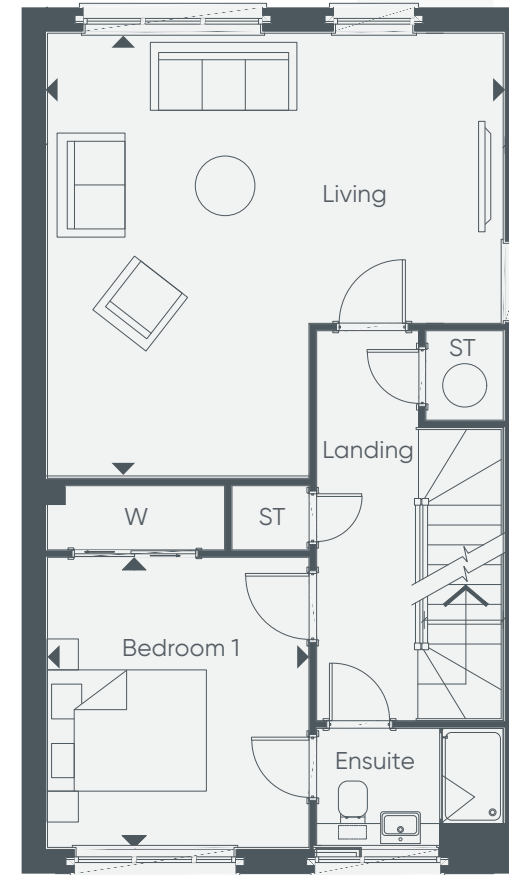
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Living	18'4" x 18'10"	5.58m x 5.74m
Bedroom 1	12'0" x 10'10"	3.65m x 3.29m
Bedroom 2	10'10" x 13'10"	3.29m x 4.21m
Bedroom 3	11'11" x 10'10"	3.61m x 3.29m
Bedroom 4	11'11" x 7'9"	3.61m x 2.35m

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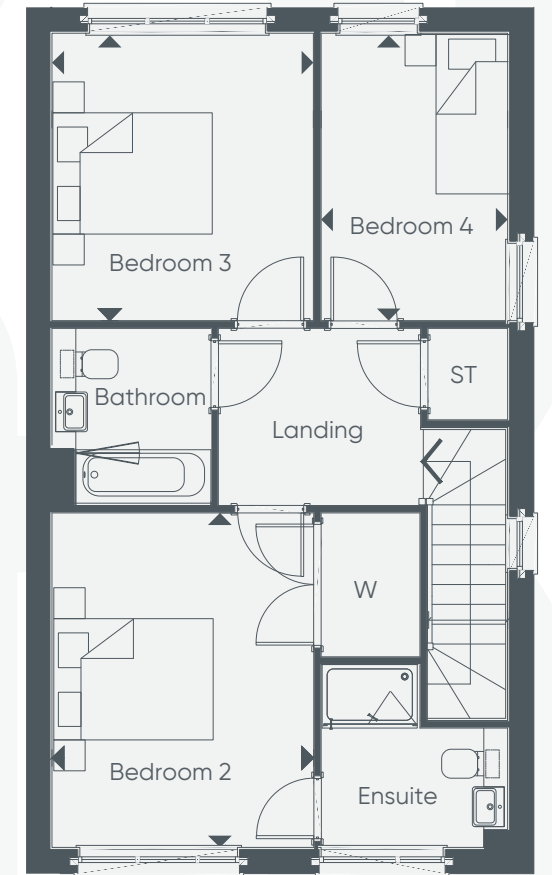
[View availability »](#)



Ground floor



First floor



Second floor

h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to our team for further information. B: Boiler. ST: Storage. W: Fitted wardrobe. AC: Airing cupboard. W/M: Washing Machine.



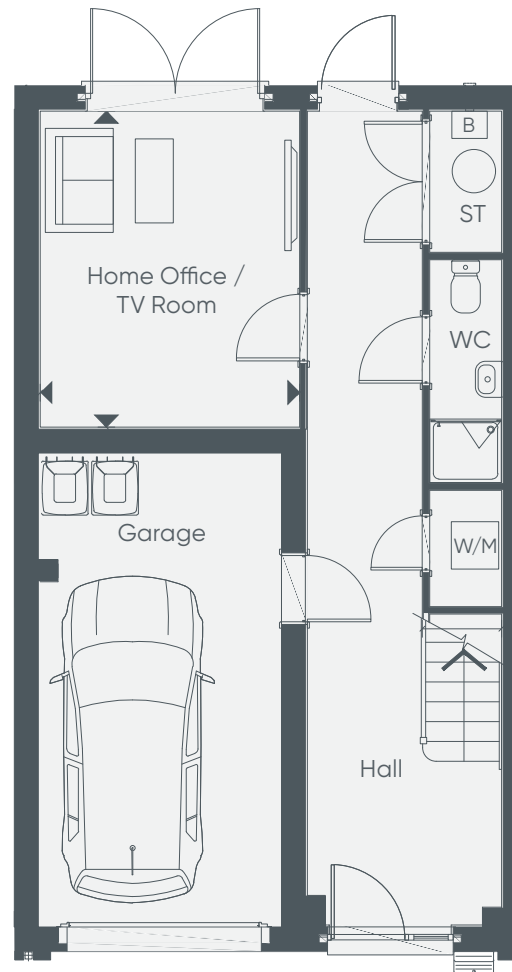
# THE LAWRENCE

3 bedroom home with garage and home office  
 1694 sq ft / 157 sq m (excluding garage)  
 Plots 2, 3, 4, 5

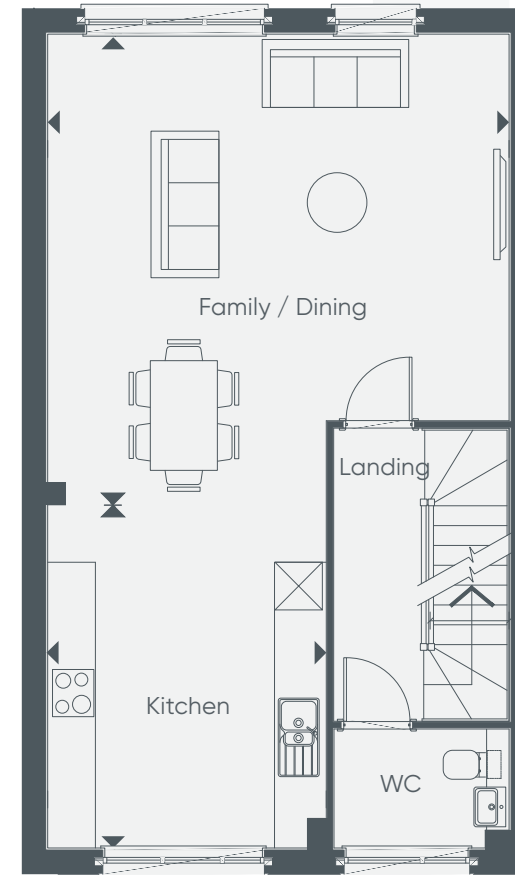
Home Office / TV Room	13'1" x 10'9"	3.97m x 3.26m
Kitchen	11'6" x 17'8"	3.50m x 4.30m
Family / Dining	16'0" x 19'1"	5.89m x 5.80m
Bedroom 1	11'9" x 13'10"	3.58m x 4.21m
Bedroom 2	11'11" x 11'10"	3.61m x 3.36m
Bedroom 3	11'11" x 7'9"	3.61m x 2.35m

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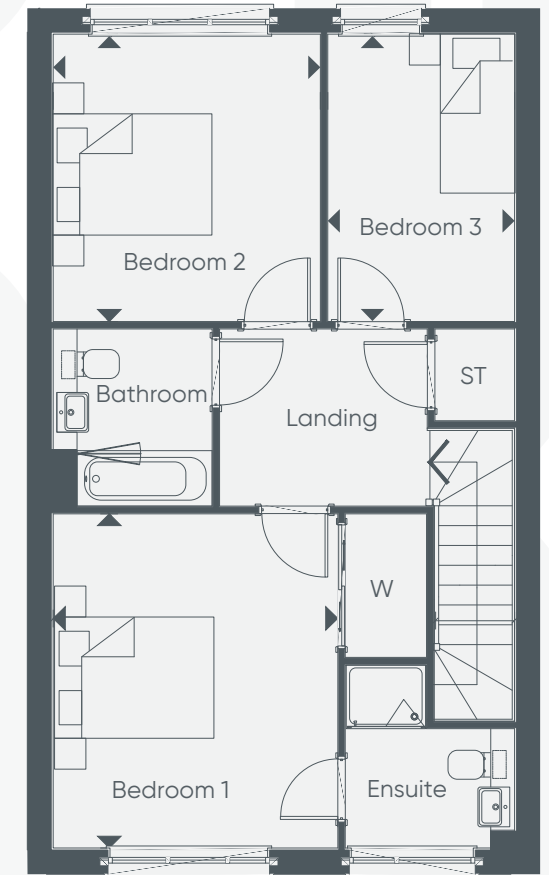
[View availability »](#)



Ground floor



First floor



Second floor

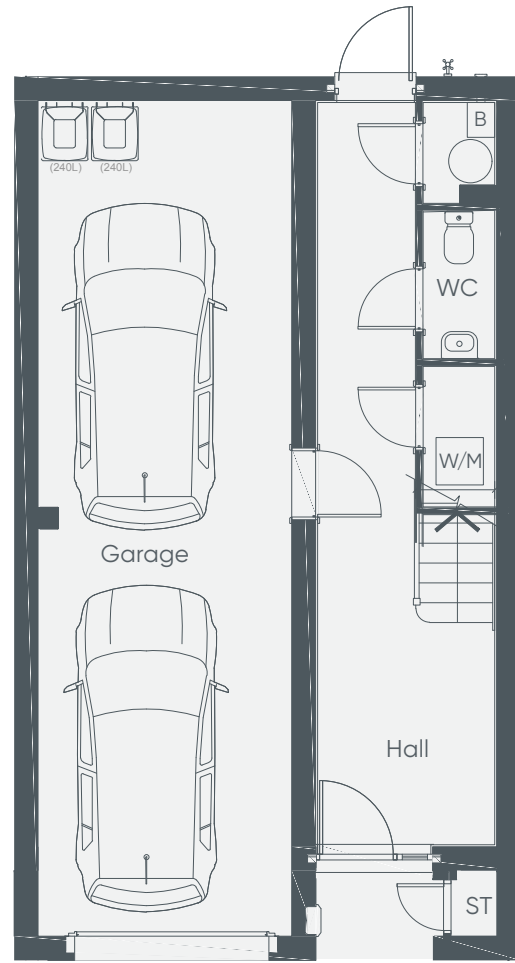
h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to our team for further information. B: Boiler. ST: Storage. W: Fitted wardrobe. AC: Airing cupboard. W/M: Washing Machine.



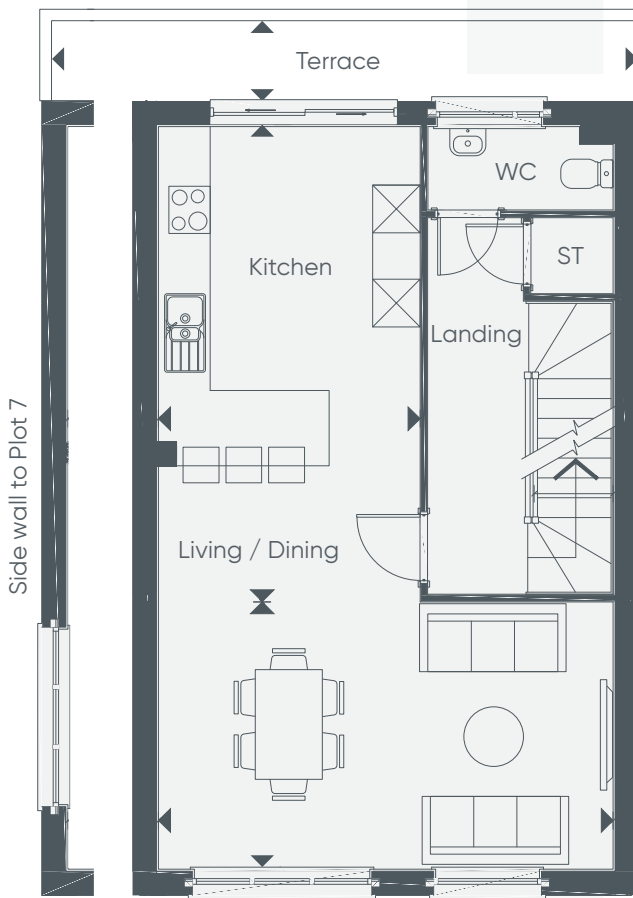
# THE MILL

3 bedroom home with double garage  
 1376 sq ft / 127 sq m (excluding garage)  
 Plots 7, 8, 9, 10, 11, 12, 13, 15, 21

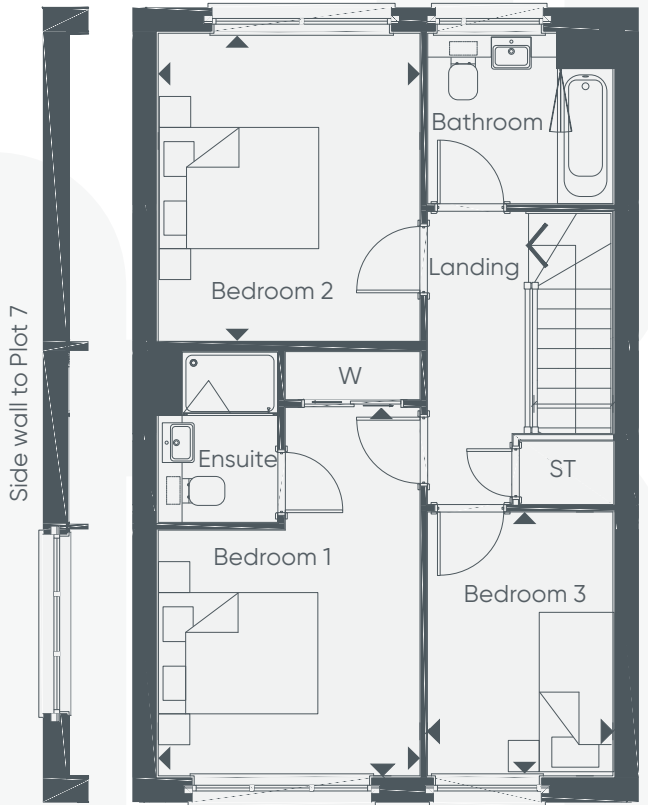
Kitchen	10'10" x 19'9"	3.29m x 5.98m
Living / Dining	18'10" x 11'10"	5.72m x 3.36m
Bedroom 1	10'10" x 15'3"	3.29m x 4.64m
Bedroom 2	10'10" x 12'8"	3.29m x 3.85m
Bedroom 3	7'8" x 10'11"	2.33m x 3.32m
Terrace	19'8" x 2'11"	6.0m x 0.9m



Ground floor



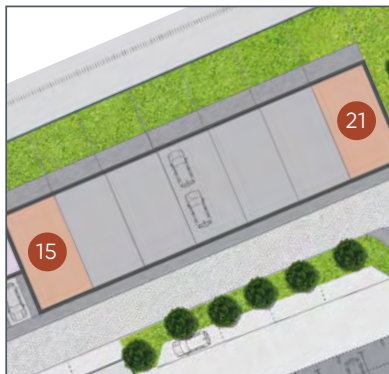
First floor



Second floor

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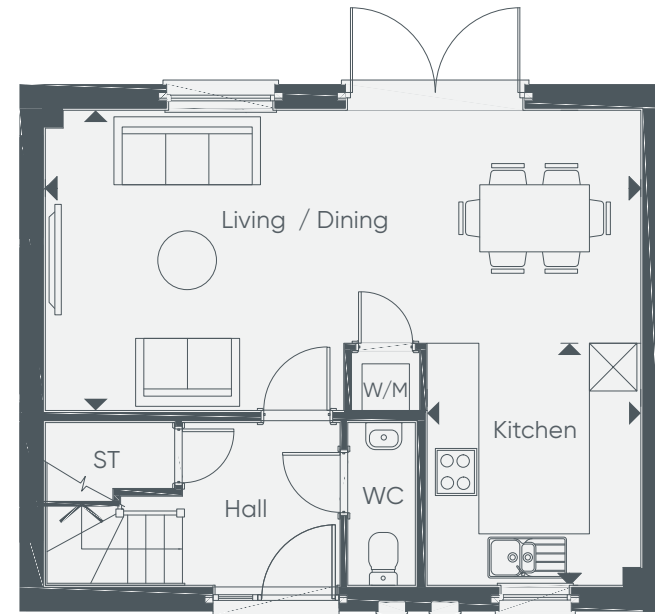
# THE CHAPEL

3 bedroom home with home office  
 1447 sq ft / 134 sq m  
 Plot 14

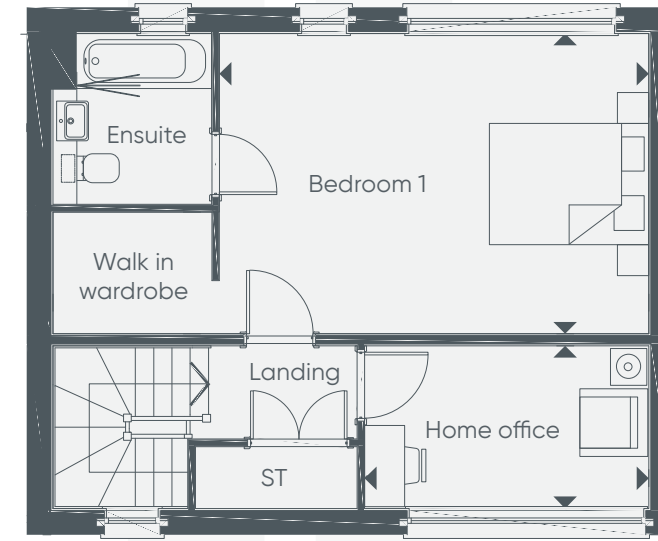
Kitchen	8'10" x 10'0"	2.69m x 3.05m
Living / Dining	24'8" x 12'5"	7.50m x 2.93m
Bedroom 1	24'8" x 12'5"	5.40m x 3.78m
Bedroom 2	12'10" x 12'5"	3.90m x 3.78m
Bedroom 3	11'4" x 12'5"	3.44m x 3.78m
Home Office	11'9" x 6'9"	3.57m x 2.05m

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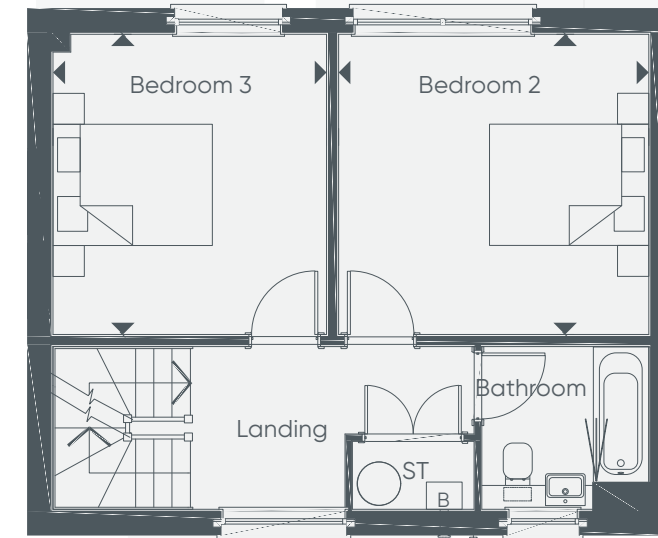
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Ground floor



Second floor



First floor

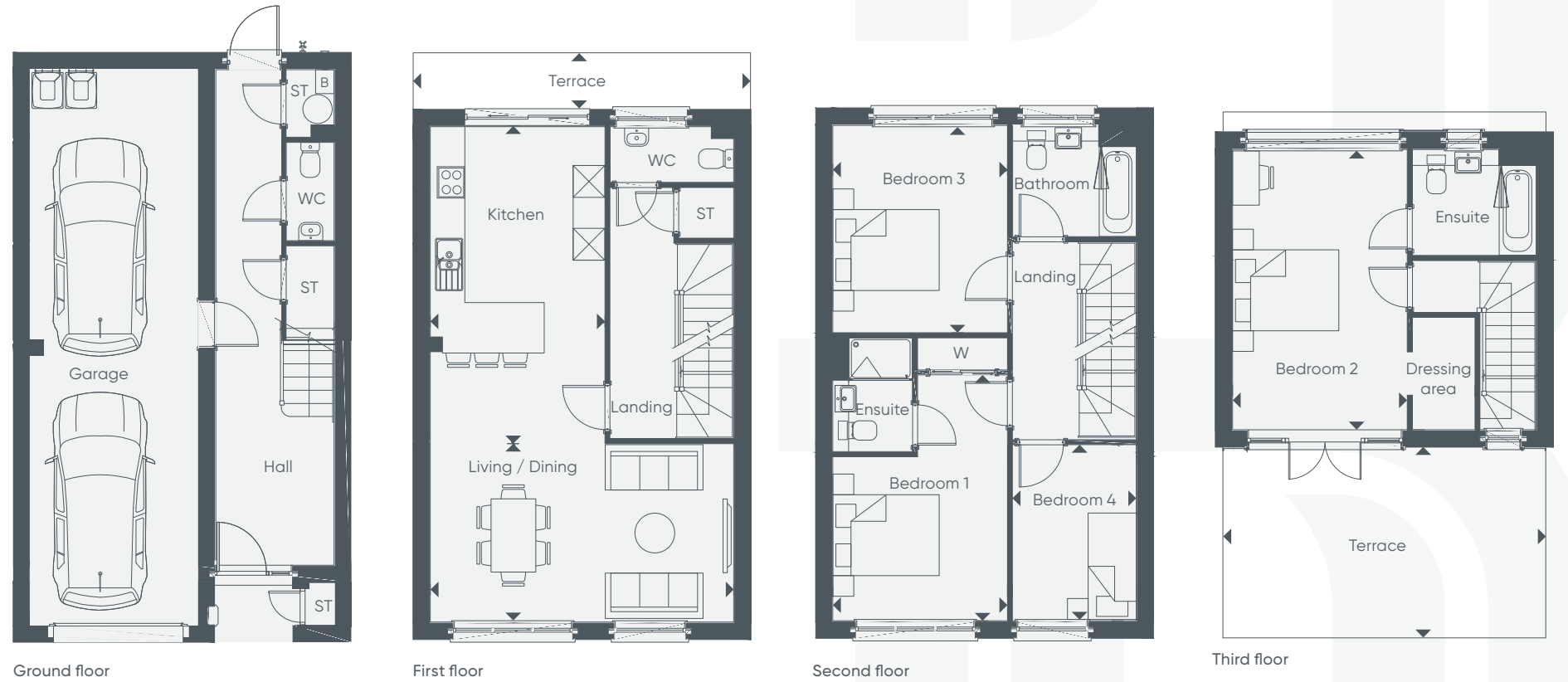
h = Handed plot. Maximum dimensions are shown. They are intended as a guide only and are subject to change. Plans are not to scale. Please speak to our team for further information. B: Boiler. ST: Storage. W: Fitted wardrobe. AC: Airing cupboard. W/M: Washing Machine.



# THE GILBERTSON

4 bedroom home with double garage  
 1701 sq ft / 158 sq m (excluding garage)  
 Plots 16, 17, 18, 19, 20

Kitchen	10'10" x 19'9"	3.29m x 5.98m
Living / Dining	18'10" x 11'10"	5.72m x 3.36m
Bedroom 1	10'10" x 15'3"	3.29m x 4.64m
Bedroom 2	17'5" x 15'0"	5.28m x 3.90m
Bedroom 3	10'10" x 12'8"	3.29m x 3.90m
Bedroom 4	7'8" x 10'11"	2.33m x 3.32m
Terrace (1st Floor)	19'8" x 2'11"	6.0m x 0.9m
Terrace (3rd Floor)	19'8" x 10'6"	6.0m x 3.2m



Ground floor

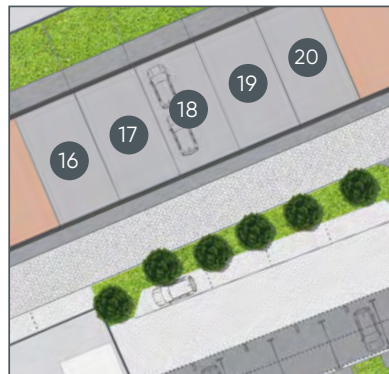
First floor

Second floor

Third floor

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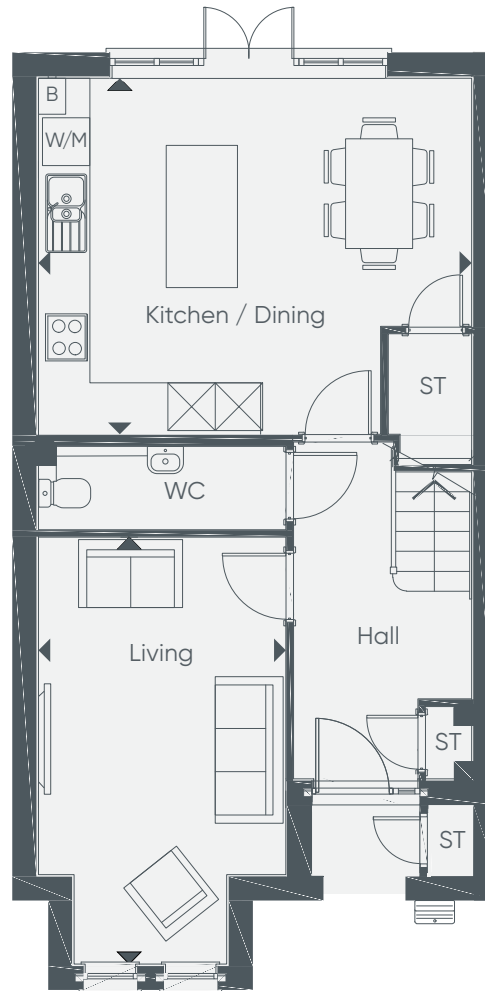
# THE HERTFORD

4 bedroom home  
1601 sq ft / 148 sq m  
Plots 39, 40(h)

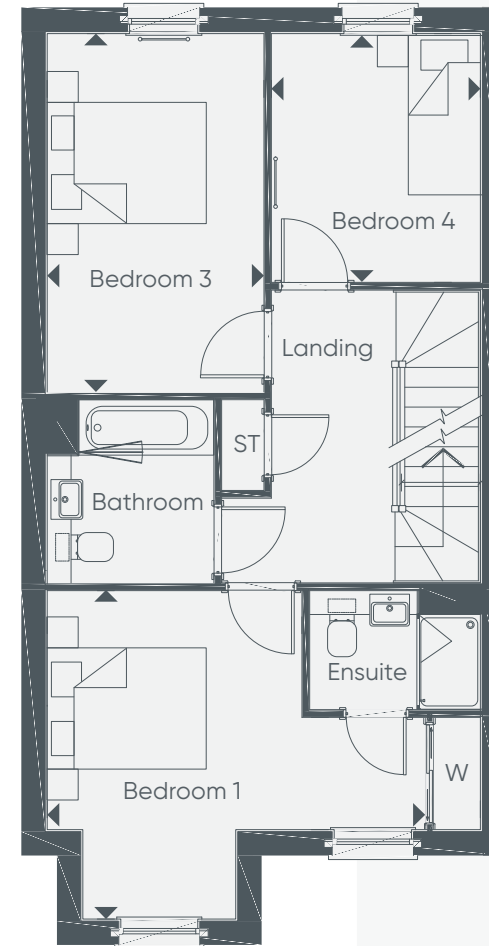
Living	10'3" x 17'8"	3.11m x 5.37m
Kitchen / Dining	17'11" x 14'9"	5.45m x 4.48m
Bedroom 1	15'5" x 13'7"	4.70m x 4.13m
Bedroom 2	17'11" x 11'5"	5.45m x 3.46m
Bedroom 3	8'11" x 14'10"	2.72m x 4.45m
Bedroom 4	8'8" x 10'3"	2.63m x 3.13m

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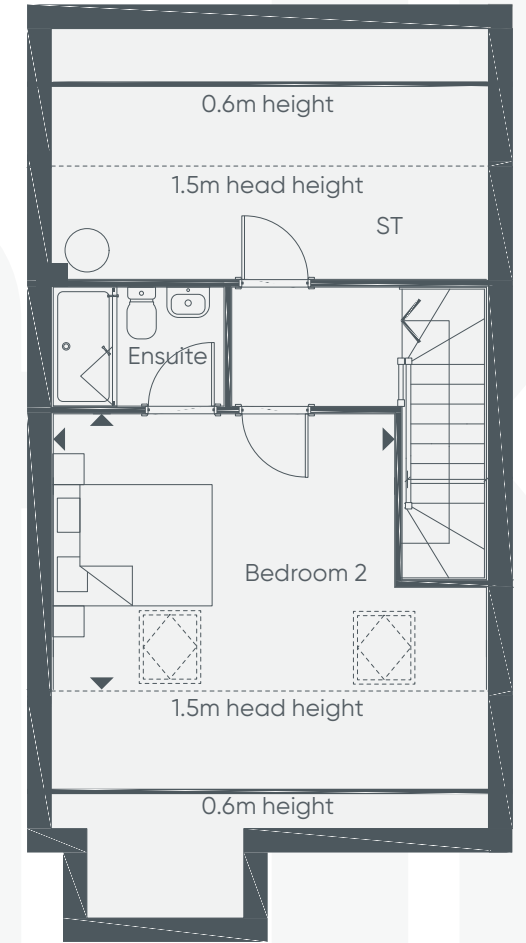
[View availability »](#)



Ground floor



First floor



Second floor

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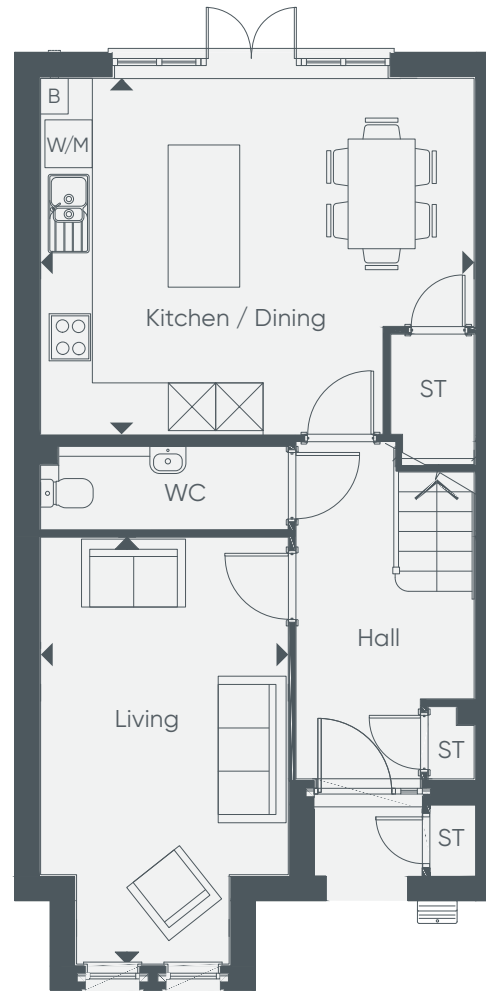
# THE CHADWELL

4 bedroom home  
 1577 sq ft / 146 sq m  
 Plots 41, 43(h), 44, 45(h), 46, 47(h)

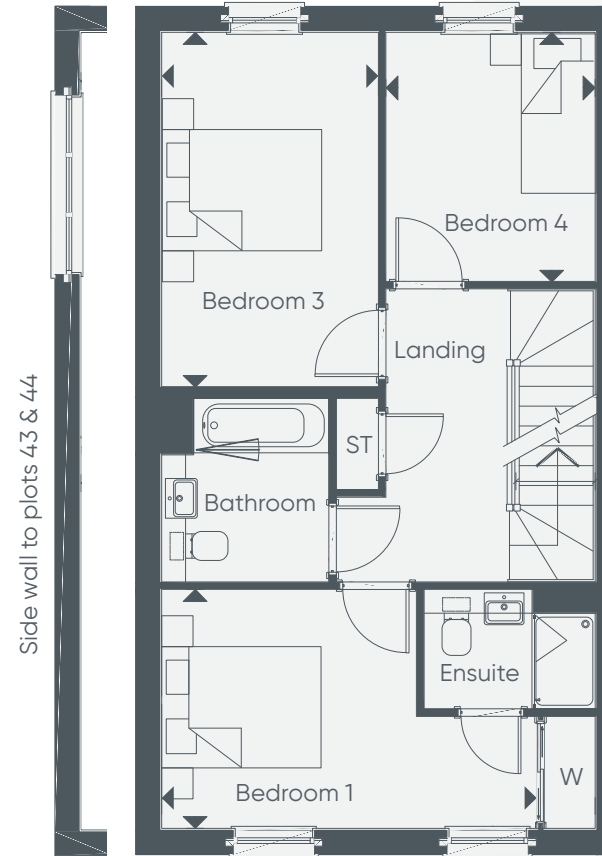
Living	10'3" x 17'8"	3.11m x 5.37m
Kitchen / Dining	17'11" x 14'9"	5.45m x 4.48m
Bedroom 1	15'5" x 9'11"	4.70m x 3.01m
Bedroom 2	17'11" x 11'5"	5.45m x 3.46m
Bedroom 3	8'11" x 14'10"	2.72m x 4.45m
Bedroom 4	8'8" x 10'3"	2.63m x 3.13m

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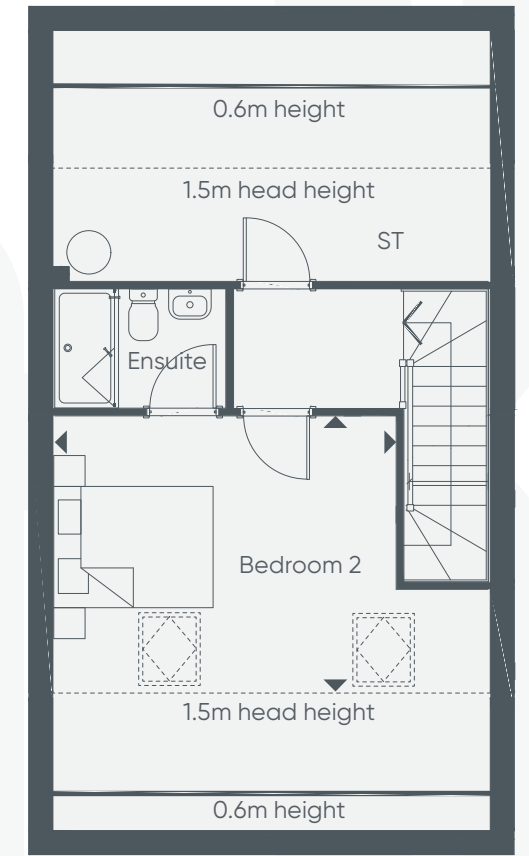
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Ground floor



First floor



Second floor

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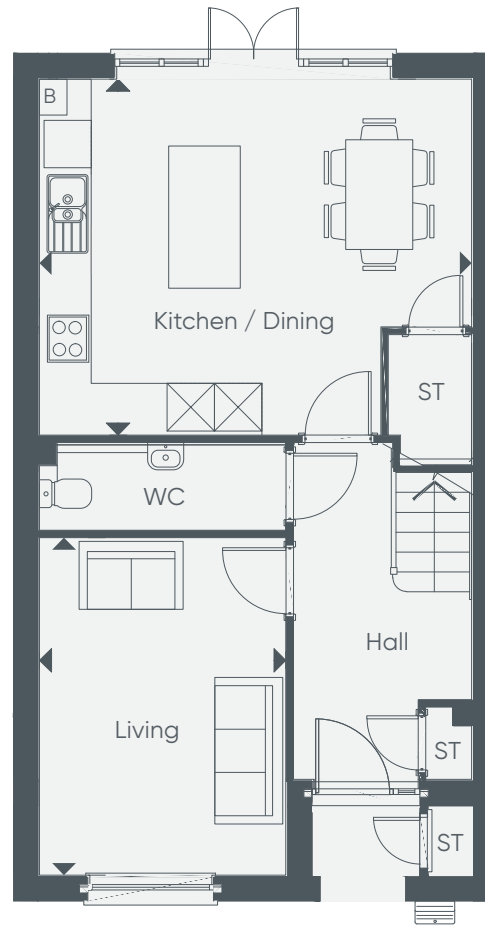
# THE WALTER

4 bedroom home with two parking spaces  
 1511 sq ft / 144 sq m  
 Plots 42, 48, 49(h)

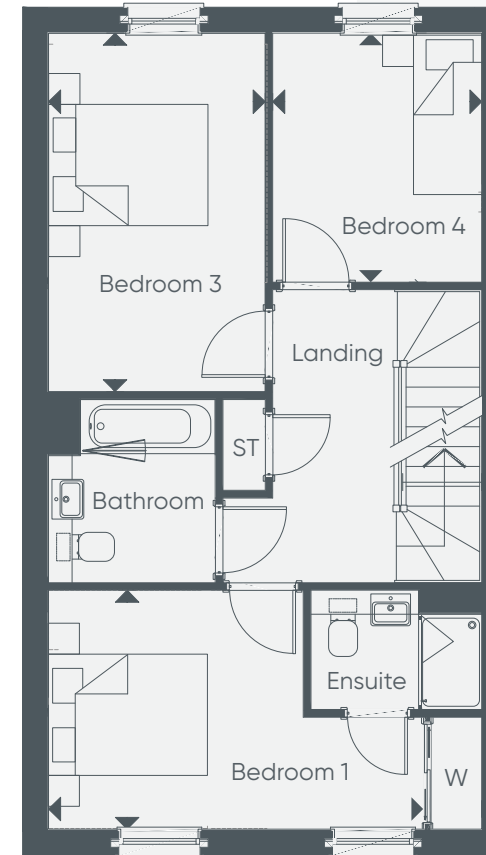
Living	10'2" x 13'11"	3.10m x 4.24m
Kitchen / Dining	17'10" x 14'9"	5.44m x 4.48m
Bedroom 1	17'11" x 9'11"	5.45m x 3.01m
Bedroom 2	17'11" x 11'5"	5.45m x 3.46m
Bedroom 3	8'11" x 14'10"	2.72m x 4.51m
Bedroom 4	8'8" x 10'3"	2.63m x 3.13m

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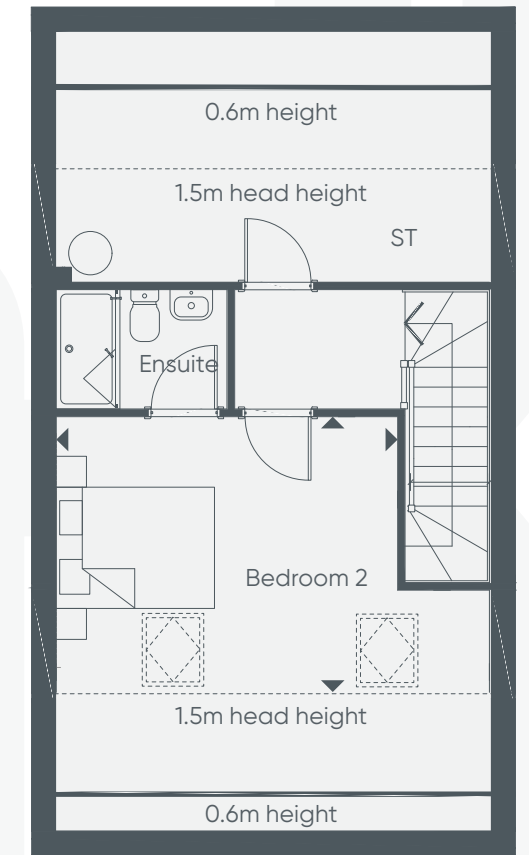
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Ground floor



First floor



Second floor

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# PAGE APARTMENTS



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Computer generated image for illustrative purposes only.



# 1 BED APARTMENT

544 sq ft / 50 sq m  
Plots 22, 27, 33

Kitchen / Living / Dining	20'1" x 14'0"	6.10m x 4.27m
Bedroom 1	16'6" x 9'7"	5.01m x 2.92m

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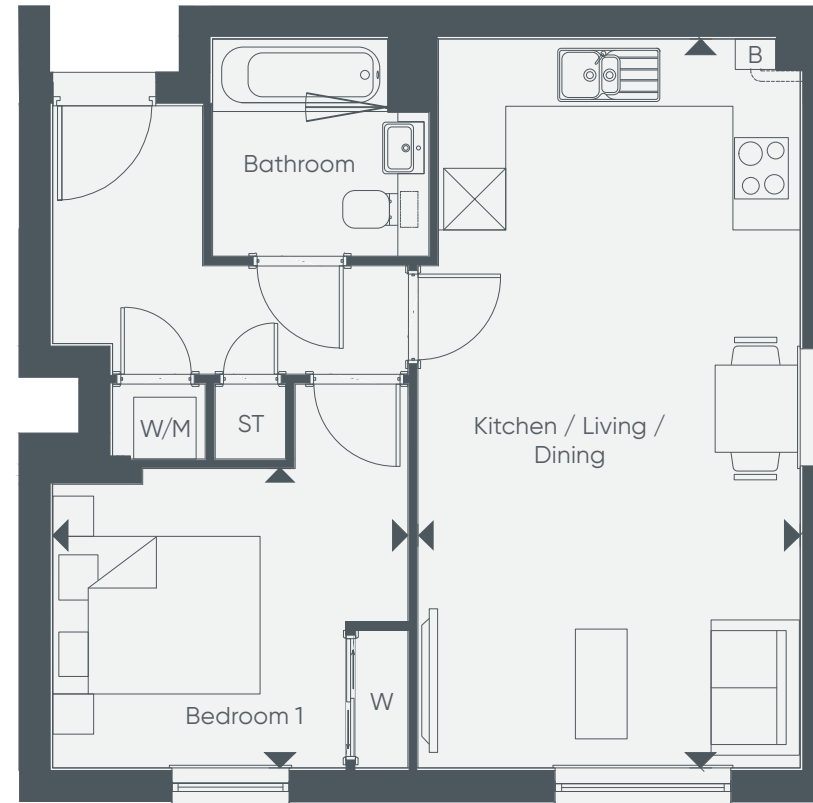
# 1 BED APARTMENT

541 sq ft / 50 sq m  
Plots 32, 38

Kitchen / Living / Dining	23'2" x 12'2"	7.05m x 3.70m
Bedroom 1	11'4" x 9'6"	3.44m x 2.90m

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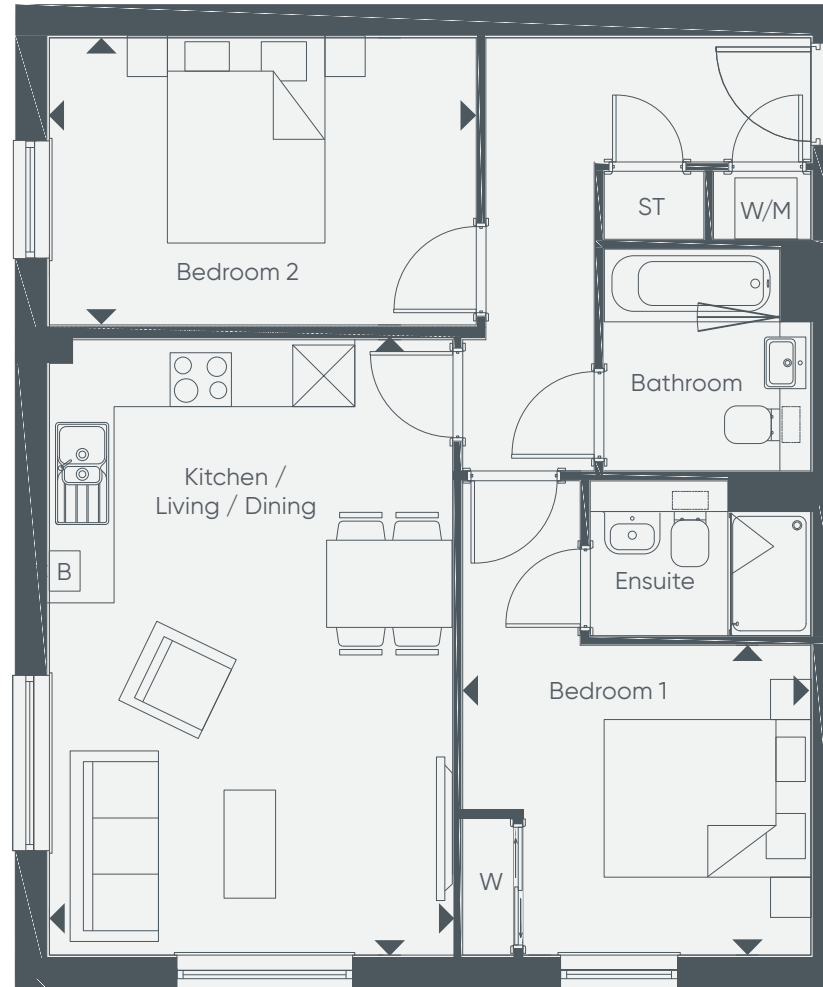
# 2 BED APARTMENT

705 sq ft / 65 sq m  
Plots 23, 28, 34

Kitchen / Living / Dining	19'7" x 12'10"	5.96m x 3.90m
Bedroom 1	15'1" x 11'1"	4.59m x 3.37m
Bedroom 2	9'1" x 13'7"	2.77m x 4.13m

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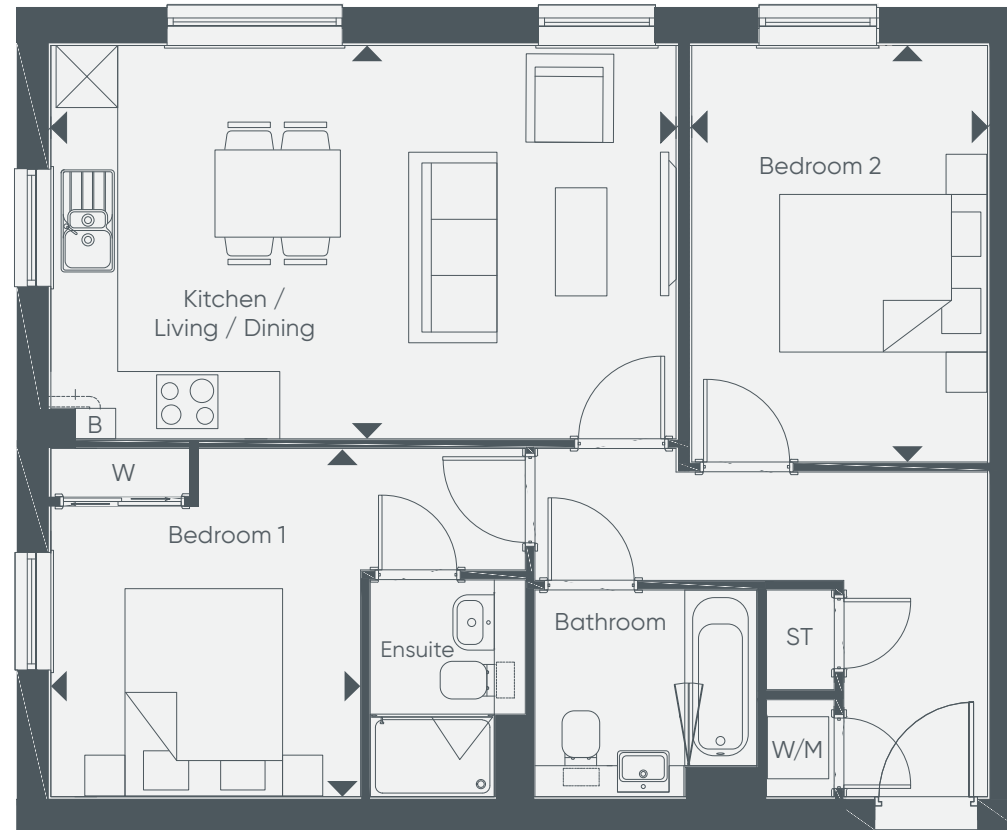
# 2 BED APARTMENT

710 sq ft / 65 sq m  
Plots 24, 29, 35

Kitchen / Living / Dining	19'11" x 12'6"	6.05m x 3.80m
Bedroom 1	15'1" x 9'10"	4.59m x 3.37m
Bedroom 2	9'5" x 13'3"	2.86m x 4.03m

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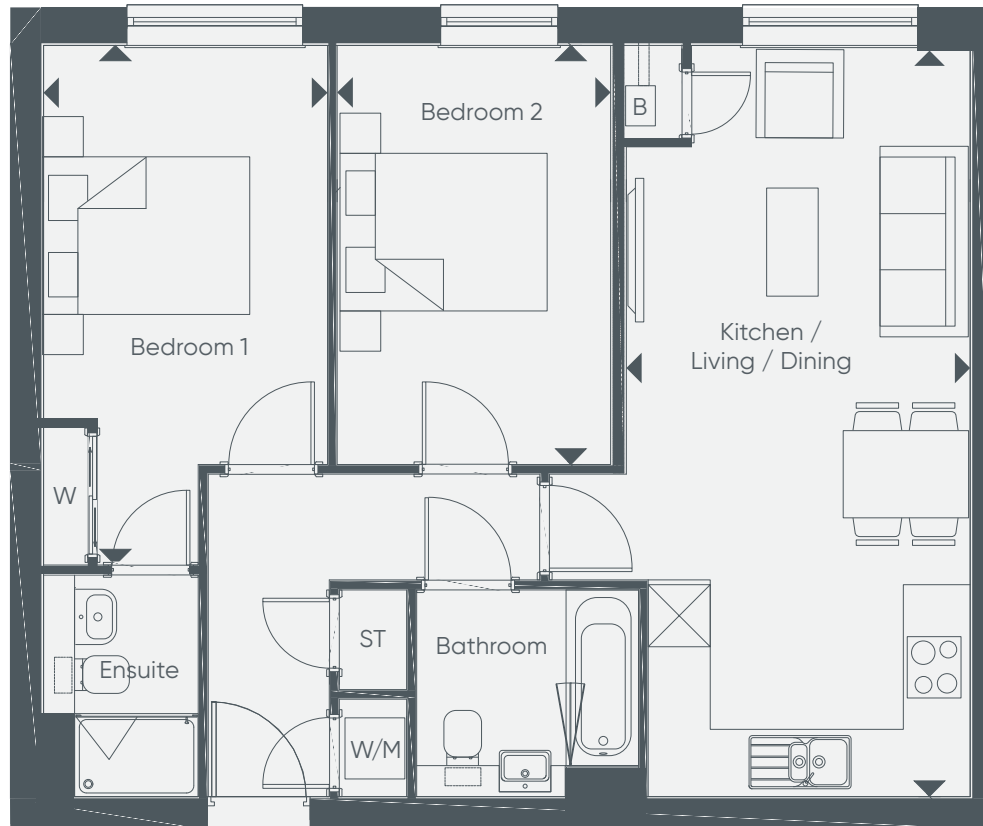
# 2 BED APARTMENT

703 sq ft / 48 sq m  
Plots 25, 30, 36

Kitchen / Living / Dining	10'11" x 23'11"	3.33m x 7.27m
Bedroom 1	9'0" x 16'6"	2.75m x 5.03m
Bedroom 2	8'8" x 13'4"	2.65m x 4.05m

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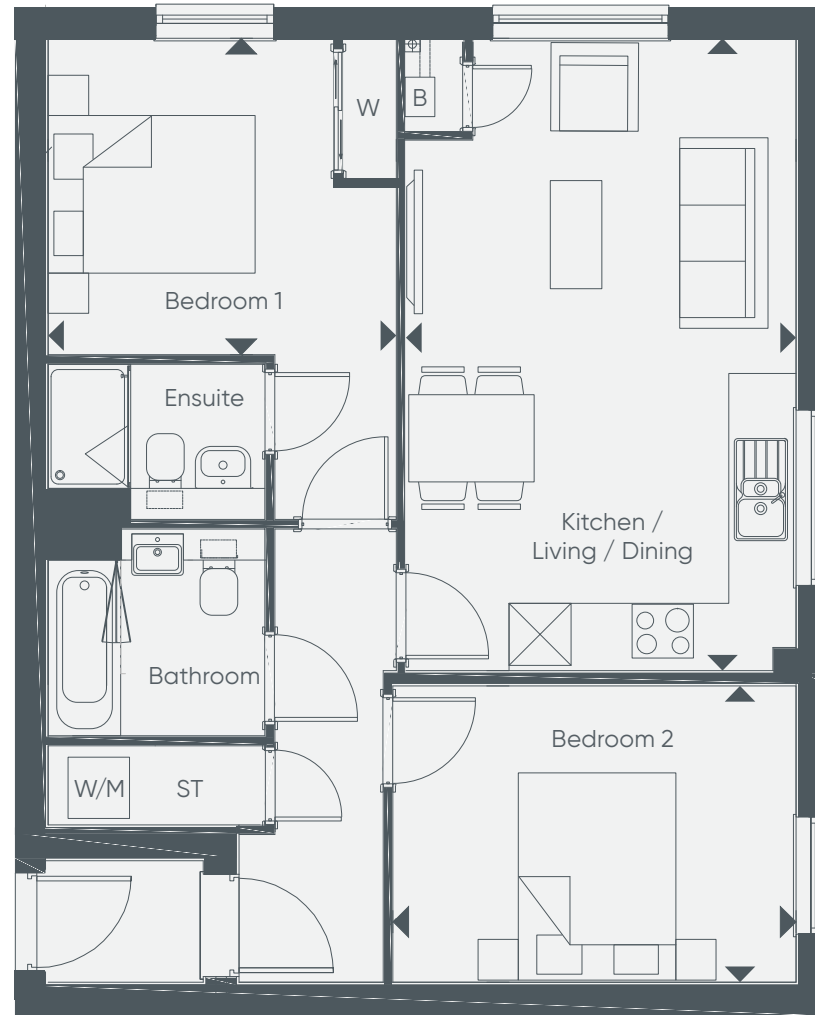
# 2 BED APARTMENT

711 sq ft / 66 sq m  
Plots 26, 31, 37

Kitchen / Living / Dining	12'5" x 20'1"	3.77m x 6.12m
Bedroom 1	11'1" x 10'1"	3.37m x 4.56m
Bedroom 2	12'10" x 9'5"	3.90m x 2.86m

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