



WOODLANDS

HIGHWOOD ROAD | EDNEY COMMON | CM1 3FF

*A stunning collection of
15 individually designed luxury houses*



WOODLANDS

Introduction

An exclusive, luxury development consisting of fifteen high specification family homes offering a choice of four, five and six bedrooms.

Woodlands is located in Edney Common, a small hamlet in the parish of Highwood, situated in a rural location on the western border of Chelmsford in Essex.



Best of both worlds

The parish of Highwood is very rural and comprises of five hamlets. Within the parish there is a primary school, a church, a village hall, two public houses and a public play area.

Within a short drive of Woodlands are Ingatestone & Fryerning. Despite a population of nearly 5,000 and rail and road links to London and the north, the area retains a rural atmosphere and the villages are

surrounded by Green Belt, farmland, ancient hedgerows and woods. Ingatestone offers a variety of shops and amenities to meet most needs including doctors, post office, library, schools and many social and sports clubs.

Woodlands really does offer the best of both worlds – luxury family living in a picturesque countryside setting but within a short drive to a vast variety of amenities.



Ideally located

Located just five miles away, is the vibrant City of Chelmsford which offers diverse shopping, dining and nightlife as well as first-class sporting, leisure and arts facilities and excellent transport links into London and beyond.

Chelmsford has some of the best educational establishments in the country with schools consistently in the national top ten league tables. Overall, Chelmsford provides a full range of top quality primary, secondary and higher education.

The city is a thriving centre of activity, with a huge range of shopping facilities; a bustling High Street, wide variety of coffee shops and eateries, two shopping centres, a lively twice weekly market as well as more exclusive and individual retail outlets to explore.

Chelmsford also offers historic buildings and stunning parks, such as Hylands House and Park, which is open to the public and used for a wide range of community events, including the annual V Festival.



Images depict local area.



Computer Generated Illustration of the development.

Specification



Designer Kitchens

- Bespoke kitchens
- Granite/quartz work surfaces
- Wine cooler to selected plots
- Twin ovens
- Integrated Fridge and Freezer
- Integrated Dishwasher

Luxury Bathrooms & En-suites

- Contemporary white sanitary ware
- Modular/modern bathroom furniture
- Chrome heated towel rails
- Underfloor heating to all en-suites and bathrooms
- Shaver sockets in polished chrome

General

- Underfloor heating to all ground floor tiled areas
- Generous wall and floor tiling
- Feature fireplaces with log burners
- Feature glass balustrade to selected plots
- Suffolk Oak style internal doors
- Mains operated smoke detectors
- Timber double glazed windows fitted with polished chrome fittings
- Secure by Design entrance door
- Bi-fold doors to selected plots
- Rainwater butts and compost bins
- Lockable sheds for bicycles and storage
- Electrically operated gate to Plots 5 – 9
- Private ancient woodland to Plots 5 – 8
- Rear gardens laid to lawn with patios and landscaping
- Block paviour driveways
- Security alarm systems
- Automatic garage doors
- Mechanical Butlers doorbell and iron pull kit
- Built to Code Level 3 of 'The Code for Sustainable Homes' and 'Lifetime Homes'
- 10 Year NHBC Warranty



Luxury
living

Site Plan

Key:

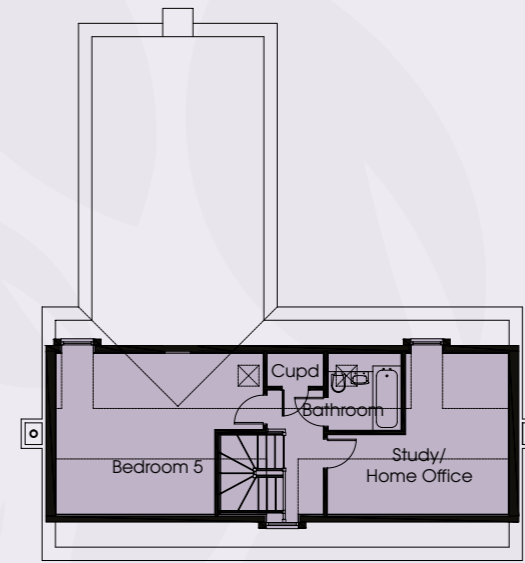
- | | |
|------------------|----------------------|
| 1 Cedar House | 10 Walnut Tree House |
| 2 Silver Birches | 11 The Hawthorns |
| 3 The Willows | 12 Beech |
| 4 Hornbeam | 13 Maple House |
| 5 Oakwood House | 14 Rowan House |
| 6 Larch House | 15 Cherry Trees |
| 7 Redwood | |
| 8 Magnolia House | |
| 9 The Elms | |



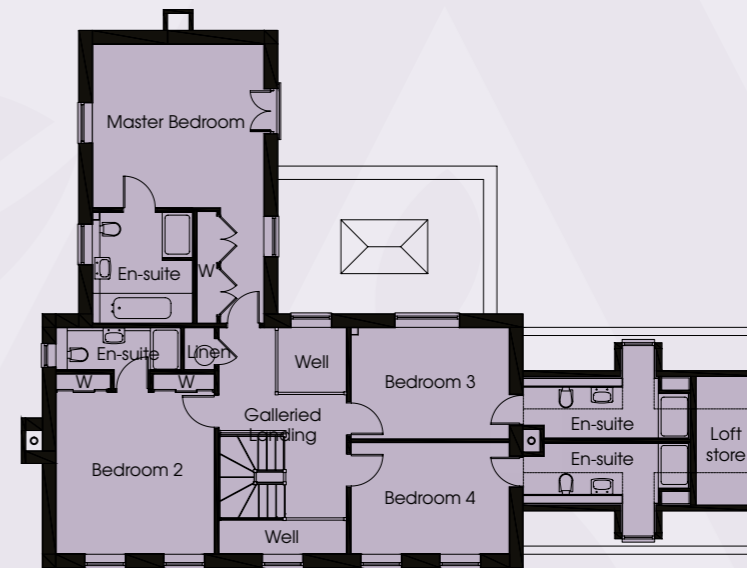
Images depict local area.

Cedar House

Plot 1



Second Floor



First Floor



Ground Floor

Hall	5.95m x 3.35m > 2.65m	(19'6" x 11'0" > 8'8")
Drawing Room	5.95m x 4.15m	(19'6" x 13'7")
Dining Room	4.15m x 3.95m	(13'7" x 13'0")
Orangerie	5.40m x 3.50m	(17'9" x 11'6")
Kitchen/Breakfast	7.35m max x 4.50m	(24'1" max x 14'9")
Study/Home Office	4.75m > 2.70m x 4.25m > 2.10m	(15'7" > 8'10" x 13'11" > 6'11" *RCH)
Master Bedroom	4.50m x 4.30m	(14'9" x 14'1")
Bedroom 2	4.25m x 4.15m	(13'11" x 13'7")
Bedroom 3	4.15m x 2.90m	(13'7" x 9'6")
Bedroom 4	4.15m x 2.90m	(13'7" x 9'6")
Bedroom 5	5.45m > 4.20m x 4.25m	(17'11" > 13'9" x 13'11" *RCH)

*Reduced Ceiling Height.

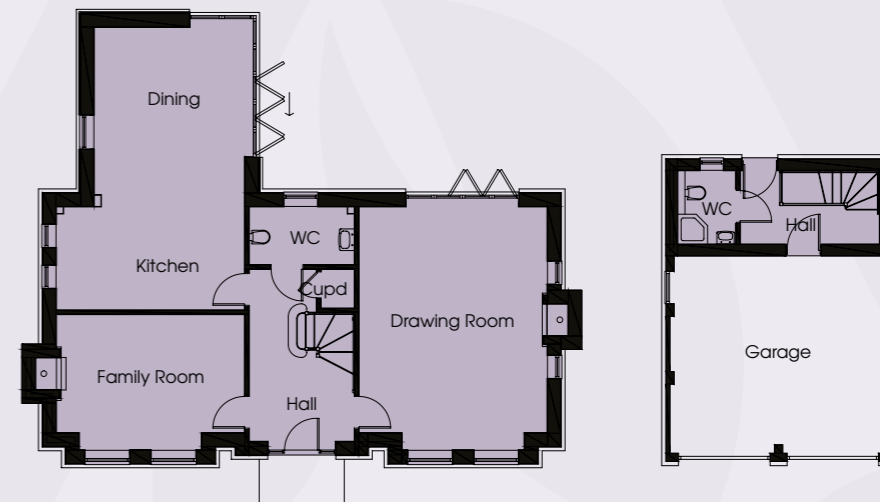
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Silver Birches

Plot 2



First Floor



Ground Floor

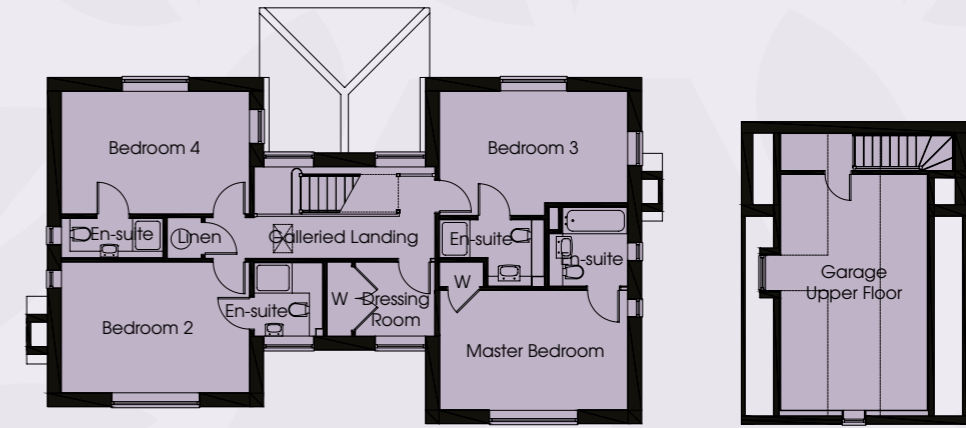
Hall	4.55m x 2.70m > 1.75m	(14'11" x 8'10" > 5'9")
Drawing Room	6.40m max x 4.95m	(21'0" max x 16'3")
Family Room	4.95m x 3.55m	(16'3" x 11'8")
Kitchen/Dining	7.50m x 4.95m > 3.95m	(24'7" x 16'3" > 13'0")
Master Bedroom	5.95m > 3.15m x 4.95m > 2.60m	(19'6" > 10'4" x 16'3" > 8'6")
Bedroom 2	4.65m > 3.25m x 3.95m	(15'3" > 10'8" x 13'0")
Bedroom 3	4.55m > 2.55m x 3.60m > 1.50m	(14'11" > 8'4" x 11'10" > 4'11")
Bedroom 4	3.55m > 2.75m x 2.70m > 1.00m	(11'8" > 9'0" x 8'10" > 3'3")
Garage Upper Floor	5.55m x 3.85m	(18'2" x 12'8" *RCH)

*Reduced Ceiling Height.

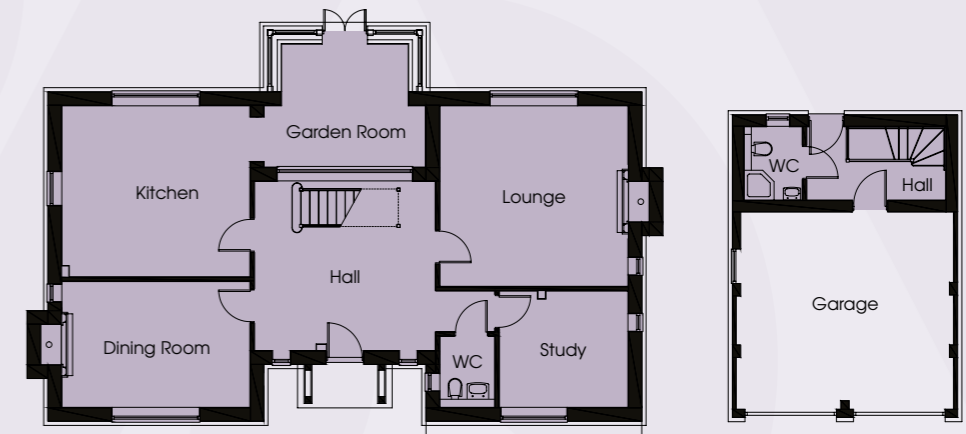
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

The Willows

Plot 3



First Floor



Ground Floor

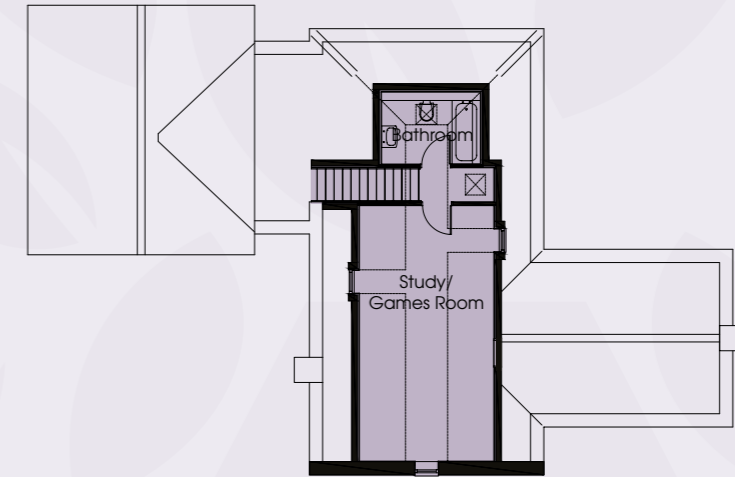
Hall	4.75m x 4.45m	(15'7" x 14'7")
Lounge	4.95m x 4.80m	(16'3" x 15'9")
Dining Room	4.95m x 3.30m	(16'3" x 10'10")
Kitchen	4.95m x 4.50m	(16'3" x 14'9")
Garden Room	4.25m > 3.30m x 3.25m	(13'11" > 10'10" x 10'8")
Study	3.35m x 3.05m	(11'0" x 10'0")
Master Bedroom (**VC)	4.95m x 3.15m	(16'3" x 10'4")
Bedroom 2 (**VC)	4.95m x 3.45m	(16'3" x 11'4")
Bedroom 3 (**VC)	4.95m x 3.25m > 2.95m	(16'3" x 10'8" > 9'8")
Bedroom 4 (**VC)	4.95m x 3.20m	(16'3" x 10'6")
Garage Upper Floor	6.20m x 3.85m	(20'4" x 12'8" *RCH)

*Reduced Ceiling Height, **Vaulted Ceiling.

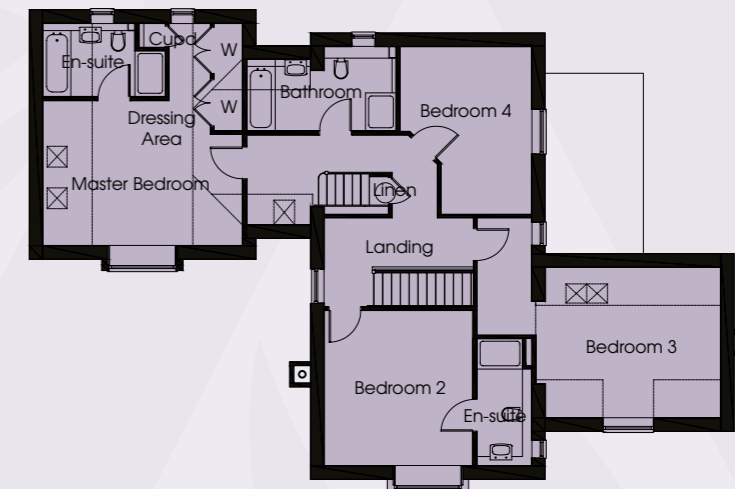
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Hornbeam

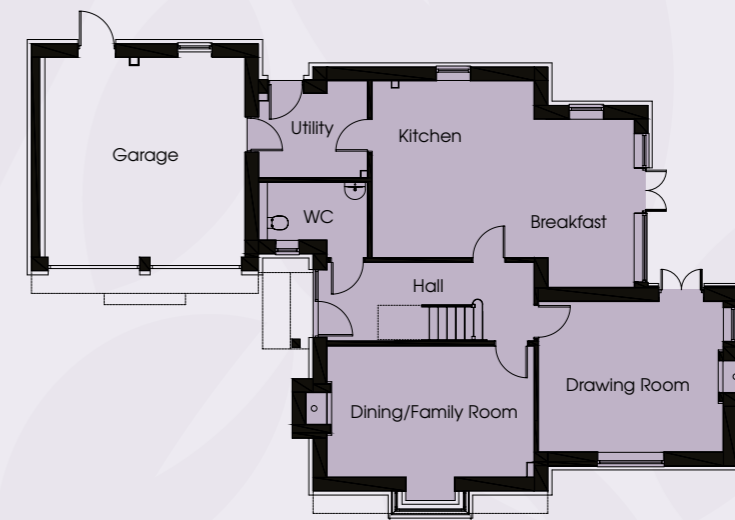
Plot 4



Second Floor



First Floor



Ground Floor

Hall	5.70m x 2.10m	(18'8" x 6'11")
Drawing Room	4.85m x 3.95m	(15'11" x 13'0")
Dining/Family Room	5.45m x 3.45m	(17'11" x 11'4")
Kitchen	4.65m x 4.25m	(15'3" x 13'11")
Utility	2.85m x 2.20m	(9'4" x 7'3")
Breakfast	4.40m x 2.25m	(14'5" x 7'5")
Master Bedroom	5.25m x 3.80m	(17'3" x 12'6" *RCH)
Bedroom 2	4.10m x 3.90m	(13'5" x 12'10")
Bedroom 3	4.60m x 3.95m	(15'1" x 13'0" *RCH)
Bedroom 4	4.40m > 2.20m x 3.45m > 2.35m	(14'5" > 7'3" x 11'4" > 7'9")
Study/Games Room	6.75m x 3.55m	(22'2" x 11'8" *RCH)

*Reduced Ceiling Height.

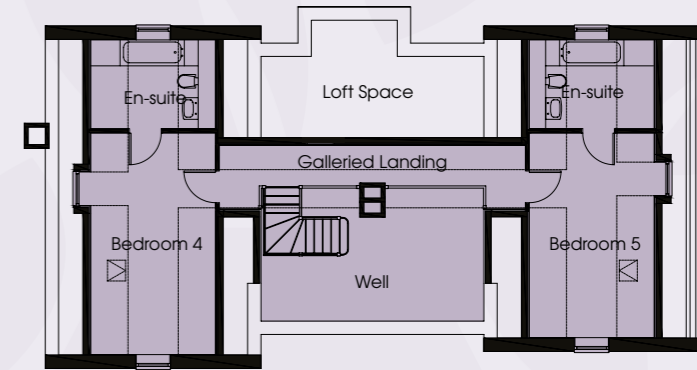
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Oakwood House

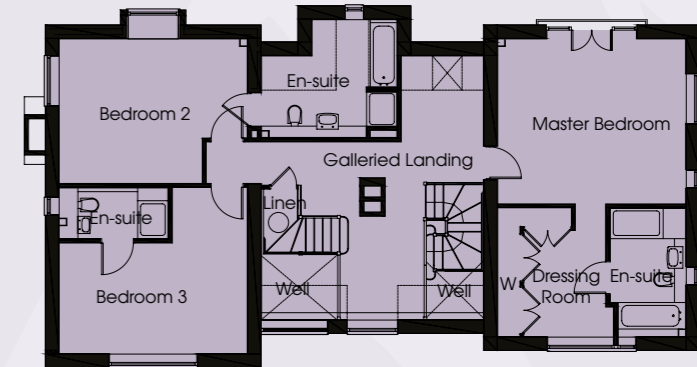
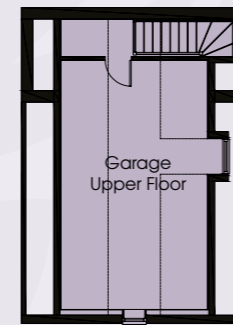
Plot 5



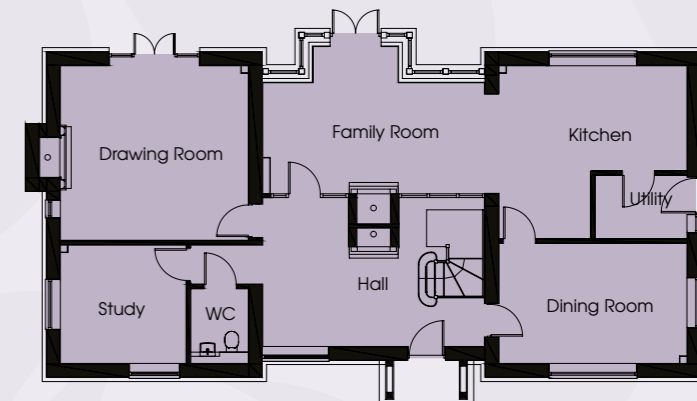
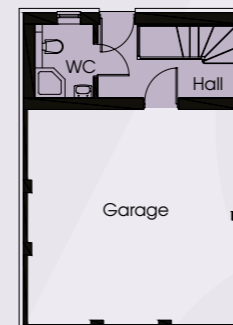
Hall	5.85m x 3.90m	(19'2" x 12'10")
Drawing Room	4.95m x 4.60m	(16'3" x 15'1")
Dining Room	4.95m x 3.15m	(16'3" x 10'4")
Kitchen	4.95m max > 2.40m x 4.55m max > 2.75m	(16'3" max > 7'10" x 14'11" max > 9'0")
Family Room	5.85m x 3.90m > 2.90m	(19'2" x 12'10" > 9'6")
Utility	2.40m x 1.65m	(7'10" x 5'5")
Study	3.30m x 3.10m	(10'10" x 10'2")
Master Bedroom	4.95m x 4.35m	(16'3" x 14'3")
Bedroom 2	4.95m > 3.75m x 3.80m > 2.60m	(16'3" > 12'4" x 12'6" > 8'6")
Bedroom 3	4.95m > 1.95m x 4.40m > 2.90m	(16'3" > 6'5" x 14'5" > 9'6")
Bedroom 4	5.85m x 3.30m	(19'2" x 10'10" *RCH)
Bedroom 5	5.40m x 3.30m	(17'9" x 10'10" *RCH)
Garage Upper Floor	6.55m x 3.85m	(21'6" x 12'8" *RCH)
Garden and Private Ancient Woodland	63.00m max x 60.00m max	(206'0" max x 196'0" max)



Second Floor



First Floor



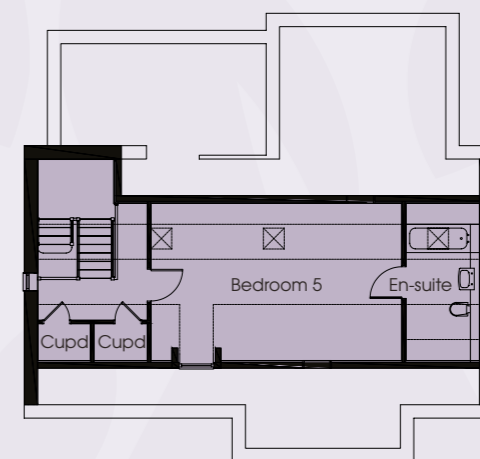
Ground Floor

*Reduced Ceiling Height.

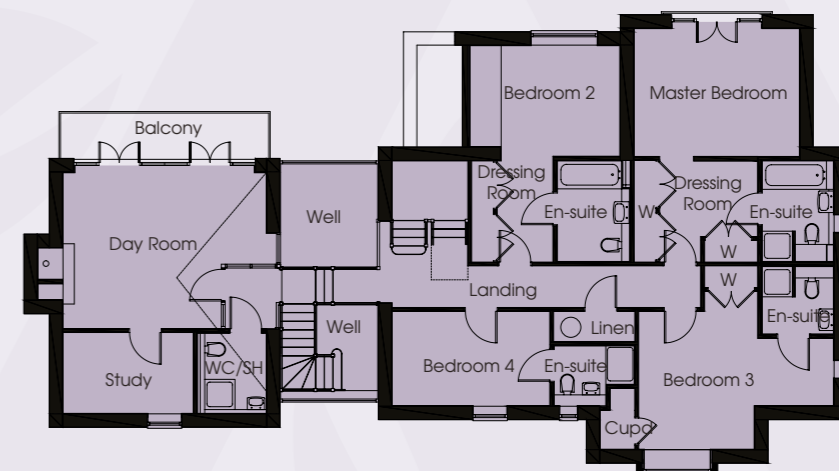
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Larch House

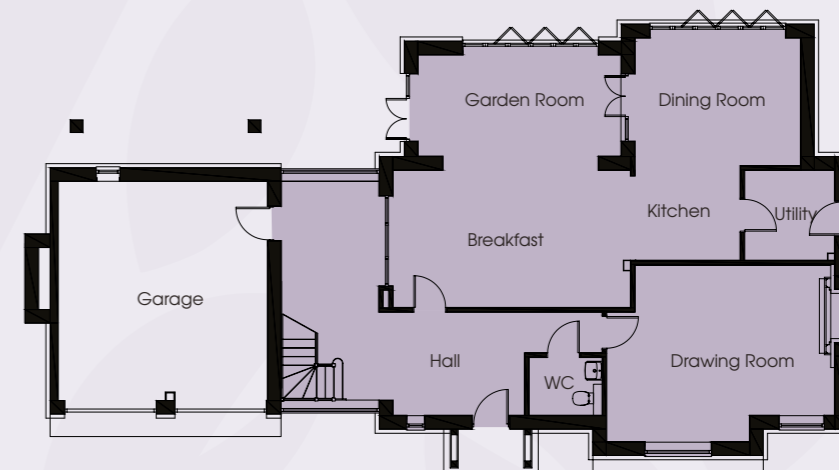
Plot 6



Second Floor



First Floor



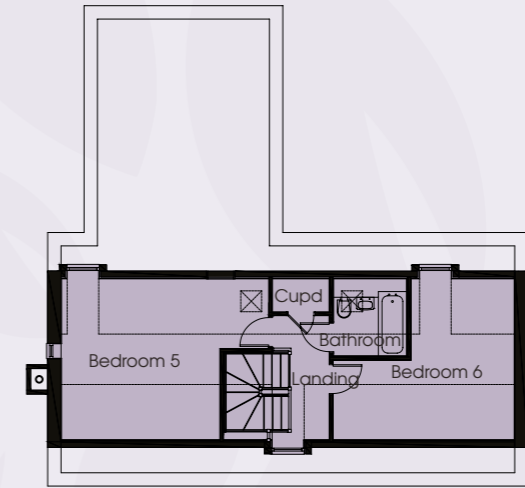
Ground Floor

Hall	8.40m max x 6.20m max	(27'7" max x 20'4" max)
Drawing Room	6.00m > 3.75m x 4.65m > 3.95m	(19'8" > 12'4" x 15'3" > 12'12")
Dining Room	4.35m x 3.35m	(14'3" x 11'0")
Kitchen/Breakfast	9.15m > 6.25m x 3.60m > 2.35m	(30'0" > 20'6" x 11'10" > 7'9")
Utility	2.35m x 2.35m	(7'9" x 7'9")
Garden Room	5.35m x 2.65m	(17'7" x 8'8")
Master Bedroom	4.40m x 3.40m	(14'5" x 11'2")
Bedroom 2	4.00m x 2.65m	(13'1" x 8'8" *RCH)
Bedroom 3	5.15m max x 4.15m max	(16'11" max x 13'7" max)
Bedroom 4	4.15m x 2.50m	(13'7" x 8'2")
Bedroom 5	6.65m x 4.15m	(21'10" x 13'7" *RCH)
Day Room	5.35m > 4.15m x 4.10m > 2.40m	(17'7" > 13'7" x 13'5" > 7'10" *RCH)
Study	3.40m x 2.15m	(11'2" x 7'1")
Garden and Private Ancient Woodland	64.00m max x 58.00m max	(210'0" max x 190'0" max)

*Reduced Ceiling Height.

The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

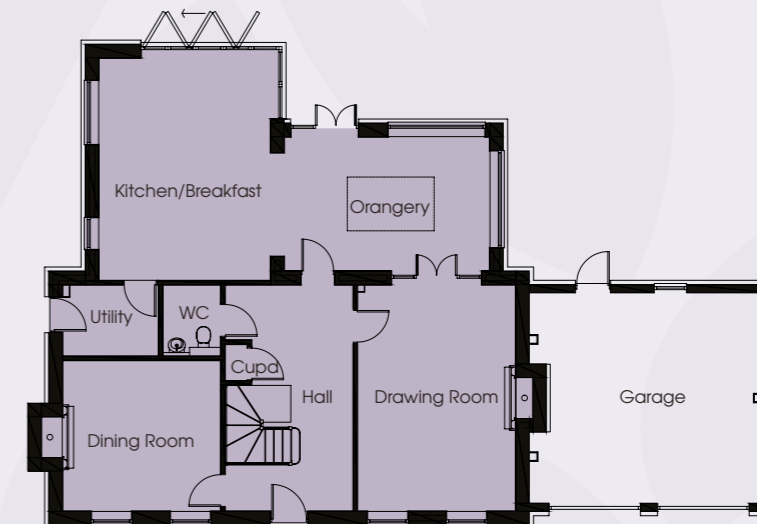
Redwood Plot 7



Second Floor



First Floor



Ground Floor

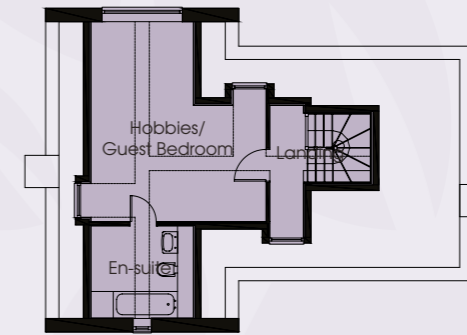
Drawing Room	5.85m x 4.15m	(19'2" x 13'7")
Dining Room	4.15m x 3.95m	(13'7" x 13'0")
Kitchen/Breakfast	5.85m x 4.50m	(19'2" x 14'9")
Utility	2.50m x 1.85m	(8'2" x 6'1")
Orangery	5.40m x 3.50m	(17'9" x 11'6")
Master Bedroom (**VC)	5.15m > 4.60m x 4.50m	(16'11" > 15'1" x 14'9" *RCH)
Bedroom 2	4.15m x 2.90m	(13'7" x 9'6")
Bedroom 3	4.15m > 3.50m x 2.95m	(13'7" > 11'6" x 9'8")
Bedroom 4	4.15m x 2.90m	(13'7" x 9'6")
Bedroom 5	5.45m > 4.15m x 4.25m > 1.80m	(17'11" > 13'7" x 13'11" > 5'11" *RCH)
Bedroom 6	4.75m > 2.70m x 4.45m > 2.10m	(15'7" > 8'10" x 14'7" > 6'11" *RCH)
Garden and Private Ancient Woodland	60.00m max x 54.00m max	(196'0" max x 177'0" max)

*Reduced Ceiling Height, **Vaulted Ceiling.

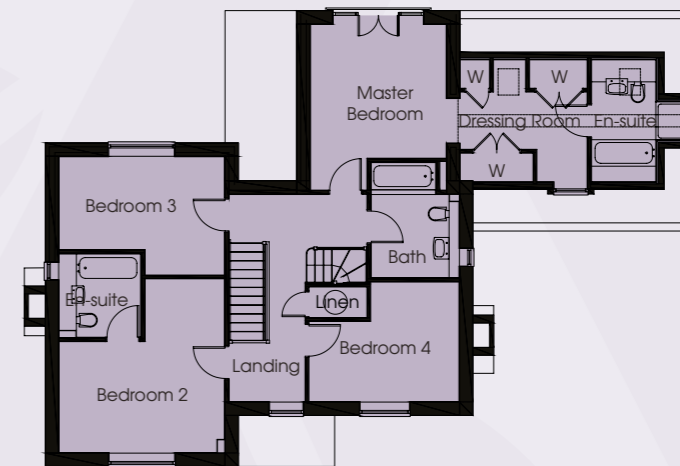
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Magnolia House

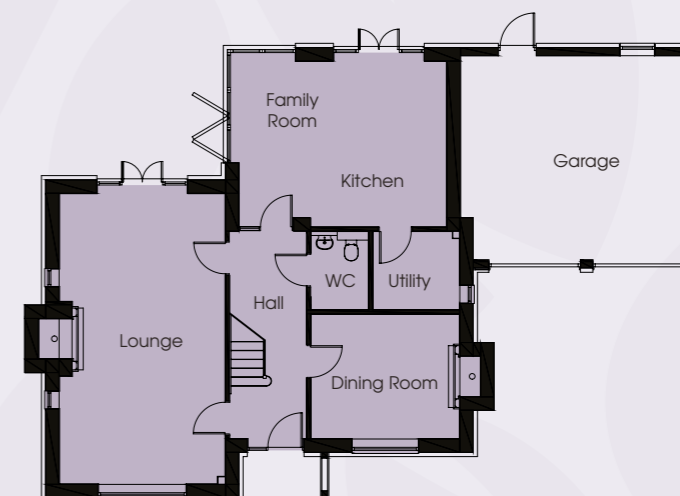
Plot 8



Second Floor



First Floor



Ground Floor

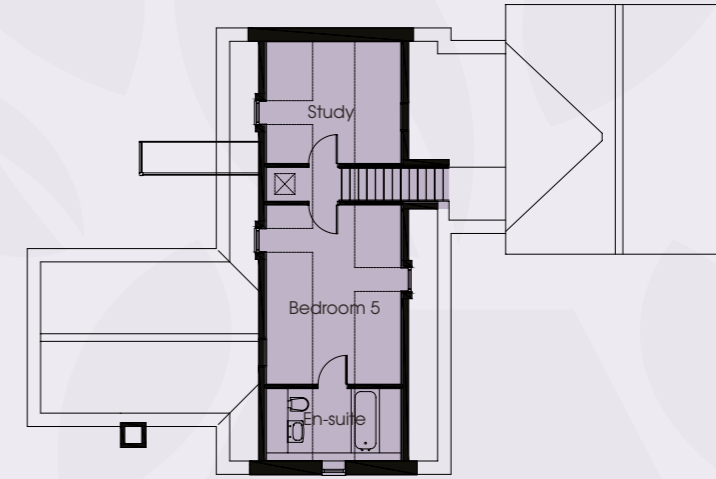
Lounge	7.65m x 4.35m	(25'1" x 14'3")
Dining Room	3.90m x 3.25m	(12'10" x 10'8")
Kitchen/Family Room	5.45m x 4.35m	(17'11" x 14'3")
Utility	2.25m x 2.05m	(7'5" x 6'9")
Master Bedroom (**VC)	4.35m > 3.50m x 3.55m > 1.45m	(14'3" > 11'6" x 11'8" > 4'9")
Bedroom 2	4.60m > 2.90m x 4.35m > 2.10m	(15'1" > 9'6" x 14'3" > 6'11")
Bedroom 3	4.35m > 2.10m x 3.10m > 2.45m	(14'3" > 6'11" x 10'2" > 8'0")
Bedroom 4	3.95m > 2.30m x 3.15m > 2.10m	(13'0" > 7'7" x 10'4" > 6'11")
Hobbies/Guest Room	5.25m > 3.05m x 4.60m > 2.70m	(17'3" > 10'0" x 15'1" > 8'10" *RCH)
Garden and Private Ancient Woodland	61.00m max x 55.00m max	(200'0" max x 180'0" max)

*Reduced Ceiling Height, **Vaulted Ceiling.

The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

The Elms

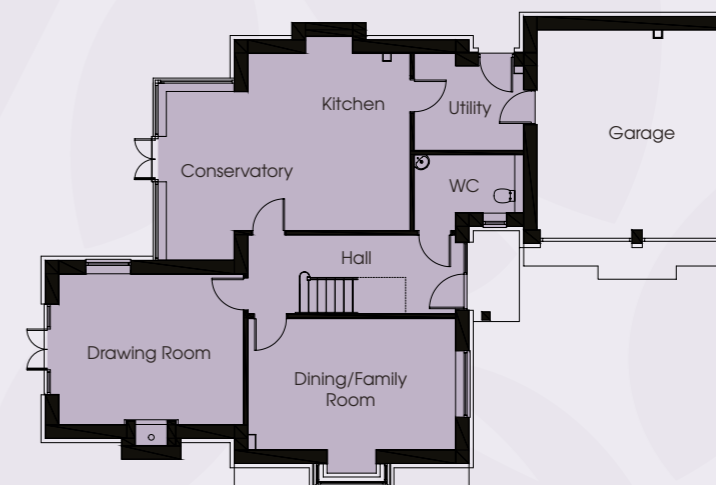
Plot 9



Second Floor



First Floor



Ground Floor

Hall	5.70m x 2.10m	(18'8" x 6'11")
Drawing Room	4.85m x 3.95m	(15'11" x 13'0")
Dining/Family Room	5.45m x 3.45m	(17'11" x 11'4")
Kitchen	4.65m x 4.25m	(15'3" x 13'11")
Utility	2.85m x 2.20m	(9'4" x 7'3")
Conservatory	4.65m x 2.00m	(15'3" x 6'7")
Master Bedroom	5.25m x 3.80m	(17'3" x 12'6" *RCH)
Bedroom 2	4.05m x 3.90m	(13'3" x 12'10")
Bedroom 3	4.60m x 3.95m	(15'1" x 13'0" *RCH)
Bedroom 4	4.40m > 2.20m x 3.45m > 2.35m	(14'5" > 7'3" x 11'4" > 7'9")
Bedroom 5	4.70m x 3.55m	(15'5" x 11'8" *RCH)
Study	3.55m x 3.20m	(11'8" x 10'6" *RCH)

*Reduced Ceiling Height.

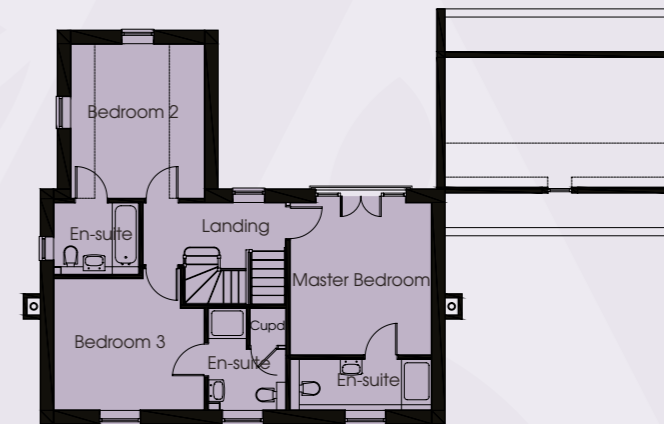
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Walnut Tree House

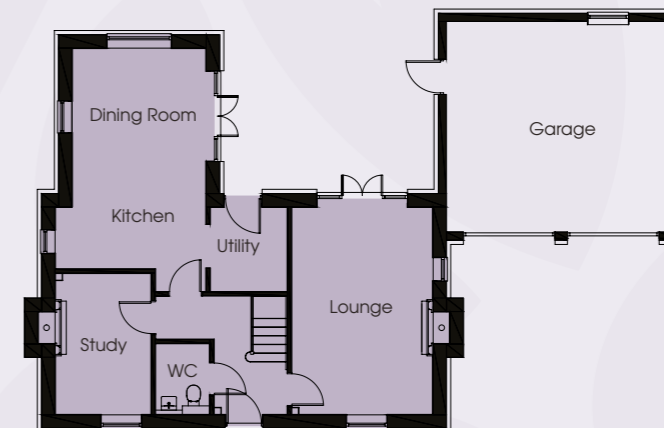
Plot 10



Second Floor



First Floor



Ground Floor

Lounge	5.45m x 3.70m	(17'11" x 12'2")
Kitchen/Dining	6.40m max > 5.80m x 3.95m max > 3.50m	(21'0" max > 19'0" x 13'0" max > 11'6")
Utility	2.20m x 2.00m	(7'3" x 6'7")
Study	3.70m x 2.50m	(12'2" x 8'2")
Master Bedroom	4.00m x 3.70m	(13'1" x 12'2")
Bedroom 2	4.05m x 3.50m	(13'3" x 11'6" *RCH)
Bedroom 3	3.95m > 3.30m x 3.45m > 2.65m	(13'0" > 10'10" x 11'4" > 8'8")
Bedroom 4	4.15m x 3.10m	(13'7" x 10'2" *RCH)

*Reduced Ceiling Height.

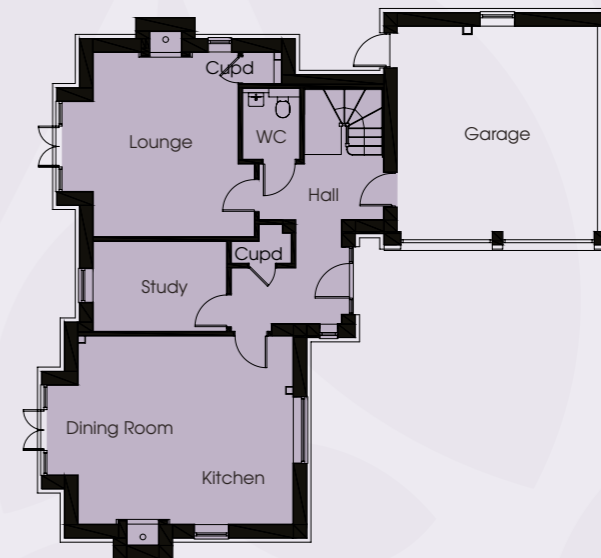
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

The Hawthorns

Plot 11



First Floor



Ground Floor

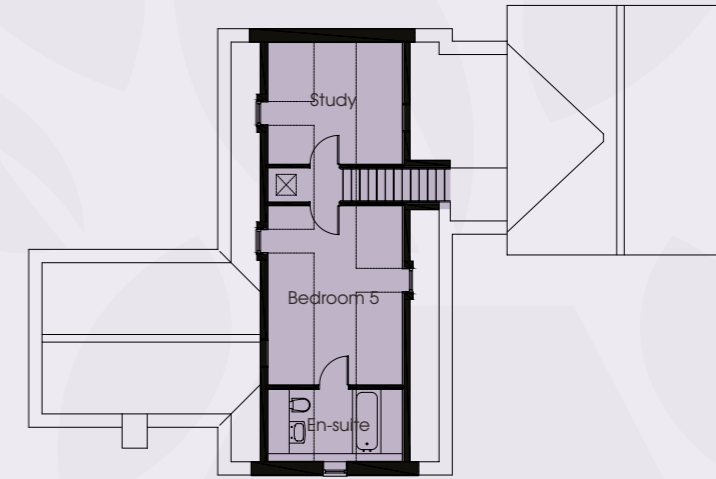
Lounge	5.05m max > 3.80m x 4.90m	(16'7" max > 12'6" x 16'1")
Kitchen/Dining	6.45m > 5.65m x 5.00m	(21'2" > 18'6" x 16'5")
Study	3.55m x 2.40m	(11'8" x 7'10")
Master Bedroom	4.10m x 3.80m	(13'5" x 12'6")
Bedroom 2	5.50m x 3.55m	(18'1" x 11'8" *RCH)
Bedroom 3	4.15m > 1.90m x 3.75m > 2.70m	(13'7" > 6'3" x 12'4" > 8'10")
Bedroom 4	3.75m > 2.90m x 3.05m > 2.45m	(12'4" > 9'6" x 10'0" > 8'0")

*Reduced Ceiling Height.

The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Beech

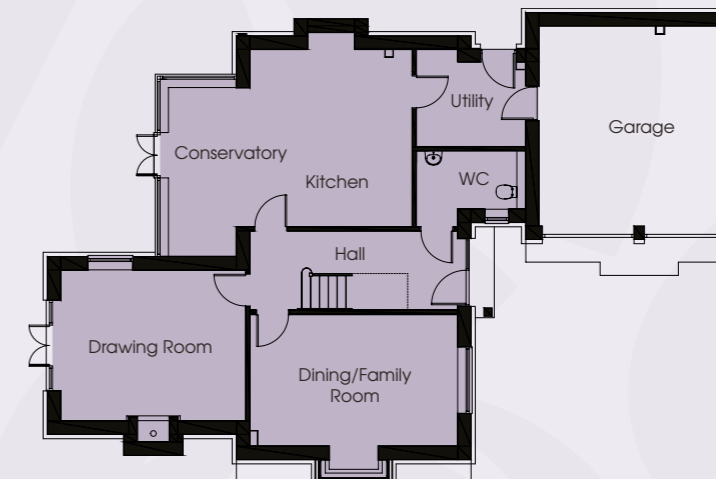
Plot 12



Second Floor



First Floor



Ground Floor

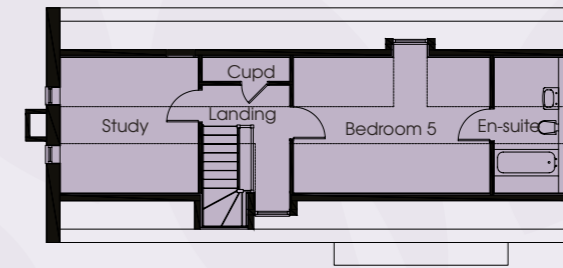
Drawing Room	4.85m x 3.95m	(15'11" x 13'0")
Dining/Family Room	5.45m x 3.45m	(17'11" x 11'4")
Kitchen	4.65m x 4.25m	(15'3" x 13'11")
Utility	2.85m x 2.20m	(9'4" x 7'3")
Conservatory	4.65m x 2.00m	(15'3" x 6'7")
Master Bedroom	5.25m x 3.80m	(17'3" x 12'6" *RCH)
Bedroom 2	4.05m x 3.95m	(13'3" x 13'0")
Bedroom 3	4.60m x 3.95m	(15'1" x 13'0" *RCH)
Bedroom 4	4.40m > 2.20m x 3.45m > 2.35m	(14'5" > 7'3" x 11'4" > 7'9")
Bedroom 5	4.70m x 3.55m	(15'5" x 11'8" *RCH)
Study	3.55m x 3.20m	(11'8" x 10'6" *RCH)

*Reduced Ceiling Height.

The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Maple House

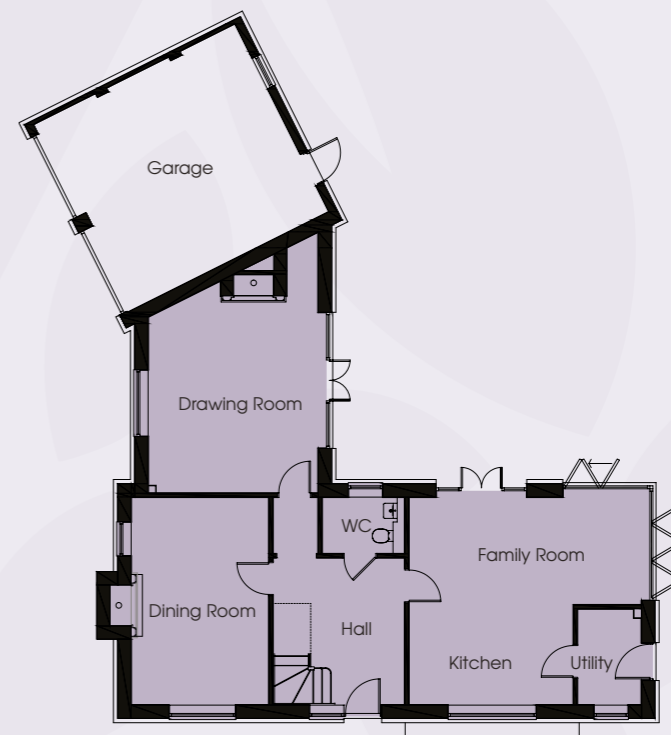
Plot 13



Second Floor



First Floor



Ground Floor

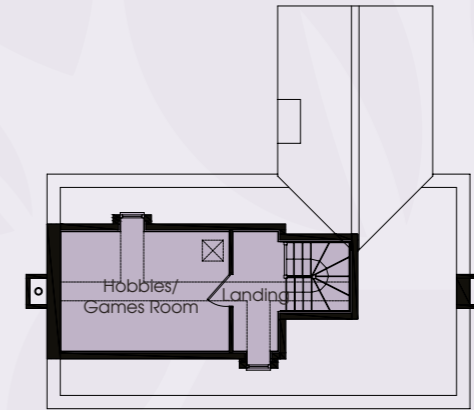
Drawing Room	6.85m x 4.45m	(22'6" x 14'7")
Dining Room	5.45m x 3.60m	(17'11" x 11'10")
Kitchen	4.30m x 2.65m	(14'1" x 8'9")
Family Room	6.10m x 2.80m	(20'0" x 9'2")
Utility	2.50m x 1.65m	(8'2" x 5'5")
Master Bedroom	5.65m x 5.25m	(18'6" x 17'3")
Bedroom 2	3.90m x 3.60m	(12'10" x 11'10")
Bedroom 3	4.35m x 3.85m x 3.10m	(14'3" x 12'8" x 10'2")
Bedroom 4	4.00m x 2.85m	(13'1" x 9'4")
Bedroom 5	5.15m x 3.60m	(16'11" x 11'10" *RCH)
Study	3.65m x 3.60m	(12'0" x 11'10" *RCH)

*Reduced Ceiling Height.

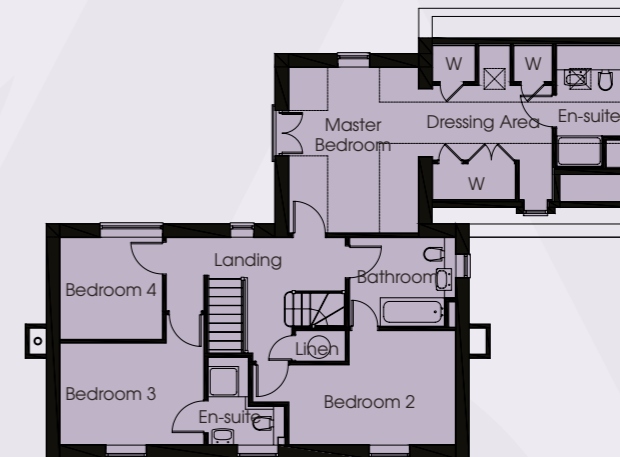
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Rowan House

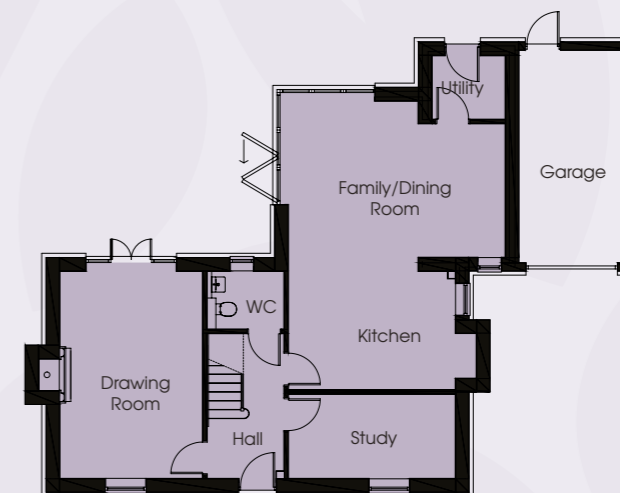
Plot 14



Second Floor



First Floor



Ground Floor

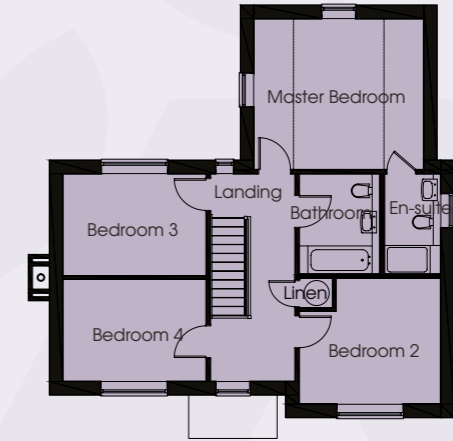
Drawing Room	5.45m x 3.75m	(17'11" x 12'4")
Kitchen	4.40m x 3.10m	(14'5" x 10'2")
Family/Dining Room	5.70m > 3.40m x 4.10m > 3.50m	(18'8" > 11'2" x 13'5" > 11'6")
Utility	1.90m x 1.65m	(6'3" x 5'5")
Study	4.40m x 2.25m	(14'5" x 7'5")
Master Bedroom	4.35m x 3.40m	(14'3" x 11'2" *RCH)
Bedroom 2	5.35m > 4.40m x 3.00m > 2.10m	(17'7" > 14'5" x 9'10" > 6'11")
Bedroom 3	3.80m x 2.65m	(12'6" x 8'8")
Bedroom 4	2.70m x 2.65m	(8'10" x 8'8")
Hobbies/Games Room	4.45m x 3.15m	(14'7" x 10'4" *RCH)

*Reduced Ceiling Height.

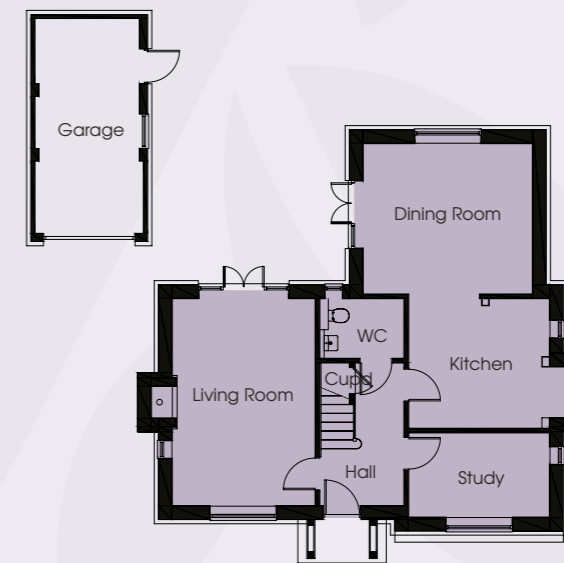
The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

Cherry Trees

Plot 15



First Floor



Ground Floor

Living Room	5.45m x 3.75m	(17'11" x 12'4")
Kitchen	3.70m x 3.40m	(12'2" x 11'2")
Dining Room	4.45m x 3.95m	(14'7" x 13'0")
Study	3.70m x 2.20m	(12'2" x 7'3")
Master Bedroom	4.45m x 3.95m	(14'7" x 13'0" *RCH)
Bedroom 2	3.70m > 2.75m x 3.30m > 2.40m	(12'2" > 9'0" x 10'10" > 7'10")
Bedroom 3	3.75m x 2.65m	(12'4" x 8'8")
Bedroom 4	3.75m x 2.65m	(12'4" x 8'8")

*Reduced Ceiling Height.

The computer generated images, floor plans, dimensions, configuration and layouts are included for guidance only. External and internal finishes may vary, please refer to drawings in sales office.

William Thompson Homes together with Biminster Homes

William Thompson Homes selected Biminster Homes to project manage and design Woodlands for a host of reasons. These include reputation for creative styling, over twenty years of building properties of distinction, their extensive portfolio of impressive properties, excellent building quality and a professional service from start to finish.



Each development embraces unique styling characteristics, ensuring that every new home is as individual externally as it is internally and we are proud to create homes which incorporate today's modern technology.

William Thompson Homes and Biminster Homes are committed to building each home to the highest possible standards combining modern innovative styling with the utmost attention to detail.

We have a dedicated team who look after our client's needs from initial reservation through to after sales care ensuring that our purchasers are able to enjoy all the comforts of their new home.



Images show previous Biminster Homes Developments.



Image depicts lifestyle.



Travel times

By Road

Chelmsford Rail Station	3.1 miles	8 minutes
A12 (Junction 10)	5 miles	8 minutes
Chelmsford City Centre	4.9 miles	12 minutes
M25 (Junction 28)	12.1 miles	15 minutes
Harlow	15 miles	28 minutes
M11 (Junction 7)	16.2 miles	30 minutes
Colchester	32.2 miles	56 minutes

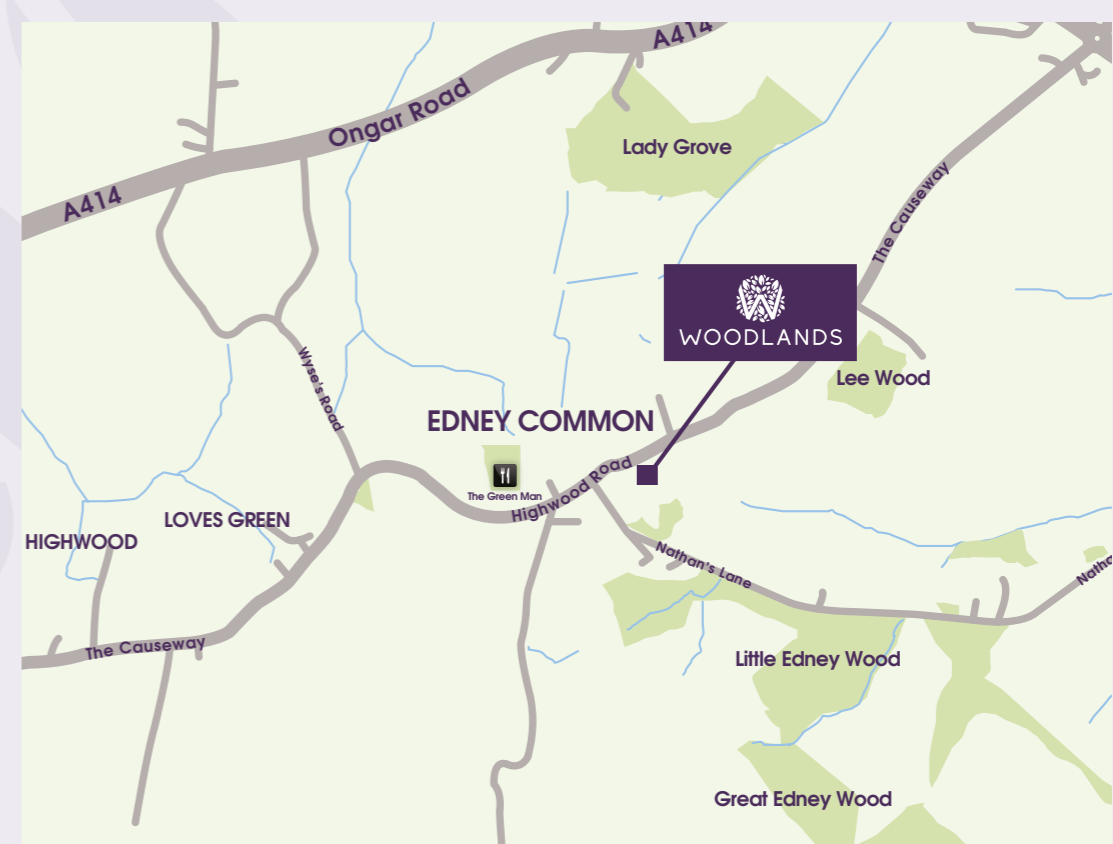
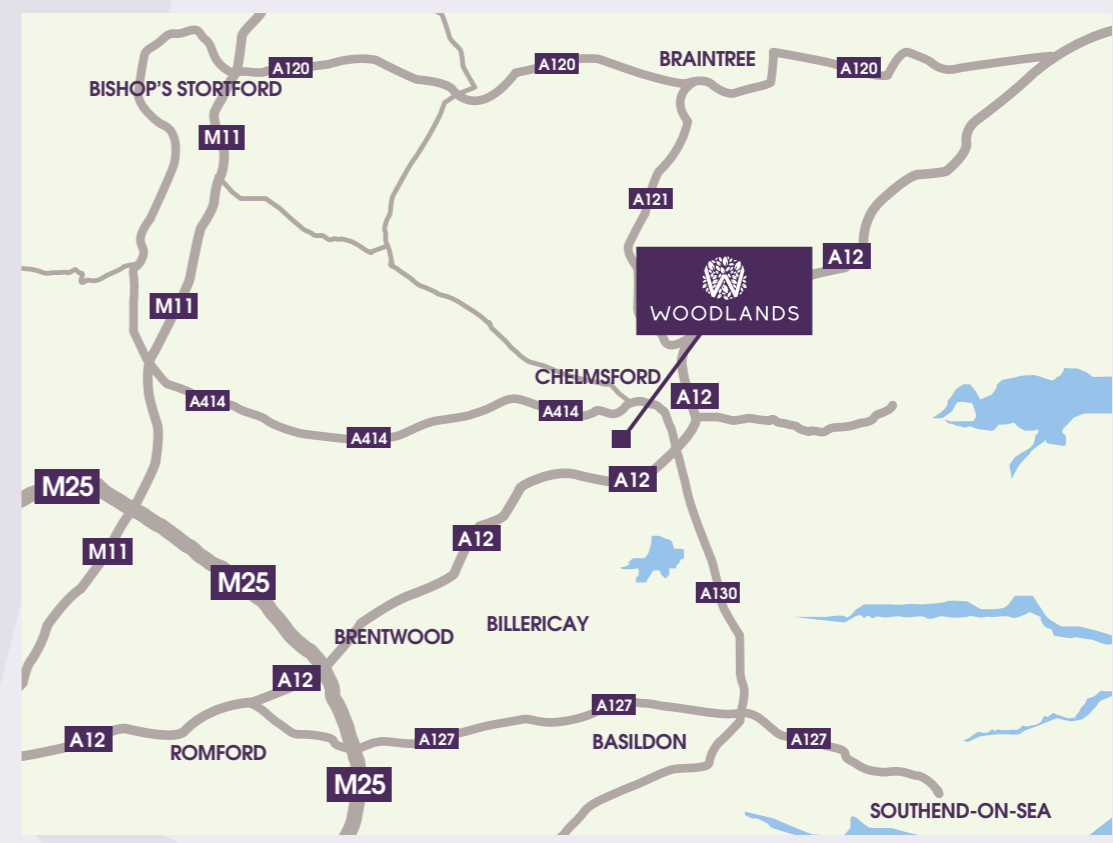
By Rail

London Liverpool Street	30 minutes
--------------------------------	------------

By Air

Stansted Airport	19.5 miles	37 minutes
Central London	41.1 miles	53 minutes
Heathrow Airport	56 miles	71 minutes

Travel times are approximate and subject to travel conditions.



Maps are not to scale.

Selling agents

Beresfords

Ingatestone: 01277 350505

Writtle: 01245 420880

www.beresfordsgroup.co.uk

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Property Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been

verified by their own solicitors. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.

These measurements have been taken from the architect's plans, when the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Fireplaces, sanitary ware, etc. shown on the plan are for guidance only.

Estate Agents Act 1979

An interest is declared in that one director of Bimminster Homes Ltd is also a director of Beresfords Residential Ltd and one director of Bimminster Homes Ltd is also a consultant of Beresfords Residential Ltd.

All property details are correct at the time of going to press April 2014.

