



NAYLAND
PLACE



arbora
HOMES

PHASE TWO | HARPERS HILL | NAYLAND

Arbora Homes and Chewton Rose are proud to present
a collection of beautiful three and four bedroom new homes
in the desirable village of Nayland, near Colchester.



Exterior computer generated image is from an imaginary viewpoint looking at Plots 1, 2, 3, 4, 5 and 6 from left-to-right. Imagery is for illustrative purposes and may not be an exact representation of the development.

Welcome to the much anticipated Second Phase of Nayland Place, comprising just four beautifully planned houses and two quality detached new bungalows.

Perfect for a wide range of purchasers, this exclusive selection is ideal for everyone from first-time buyers and growing families, through to those looking to downsize. It offers the very best of village, town and country – with stunning surroundings and excellent connections to nearby necessities and destinations further afield.

Nayland Place will put residents in an enviable position within one of the most sought-after semi-rural villages in this part of Suffolk. Nayland is a renowned location that enjoys an idyllic feel, whilst offering excellent links to Colchester and Sudbury, the rest of Suffolk, and Essex.

Combining superior craftsmanship, quality specifications and traditionally-inspired materials – alongside an array of attractive features and elegant finishing touches – these impressive homes will offer a truly superb balance of classic character and modern practicality.



Nayland is an outstanding location bordered by some of the most celebrated scenery this region has to offer – as well as enjoying a good range of quality amenities and excellent transport links.

In many ways, Nayland Place is the answer to the modern homeowner's dreams; tucked away from the everyday world, yet with easy access to main travel routes. This exclusive collection combines all the convenience and luxury of a new modern development, with the peace and beauty of the countryside at your fingertips.

"This is an exceptional opportunity to purchase a new home of outstanding quality, positioned within a secluded private driveway and set amongst picturesque scenery. With both traditional English country life and contemporary metropolitan culture just a stone's throw away, this is an opportunity not to be missed."

1

PLOT ONE

Four Bedroom House
Pages 8 & 9

2

PLOT TWO

Four Bedroom House
Pages 8 & 9

4

PLOT FOUR

Three Bedroom Bungalow
Pages 10 & 11

5

PLOT FIVE

Three Bedroom House
Pages 12 & 13

6

PLOT SIX

Three Bedroom House
Pages 12 & 13



Please note: Plot Three is not for open-market private sale. Please speak to a Sales Consultant for information on the plots available.



Premier Guarantee for New Homes – premierguarantee.co.uk

Each home within Nayland Place will be covered by a Premier Guarantee for New Homes which includes features such as a 10-year structural warranty cover.

“This latest phase features two superior detached houses, two charming semi-detached homes and two beautifully-designed bungalows – carefully-arranged around a private driveway. With peaceful surroundings and a friendly community on your doorstep, this is the perfect place to relax and unwind, whether you’re a growing family or looking for a rural retreat with all the conveniences of a modern new home.”

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.



PLOTS ONE AND TWO



These welcoming four bedroom detached homes perfectly suit today's lifestyles. The large dual-aspect living room, with a feature fireplace, will be the ideal place to relax, with double doors leading through to the exceptional kitchen/dining area, where you'll find ample space for seating in front of full-length bi-fold doors looking out onto the rear garden and patio area. The kitchen's spacious preparation area incorporates quality branded appliances and a stylish breakfast island, while a handy utility room – with convenient outdoor access – offers space for everyday household necessities. With Fibre broadband available, the separate room at the front of the home will make the perfect home office. Upstairs a master bedroom complemented by a walk-in wardrobe and a luxury en-suite shower room, three further good-sized double bedrooms and a sleek bathroom complete the homes.

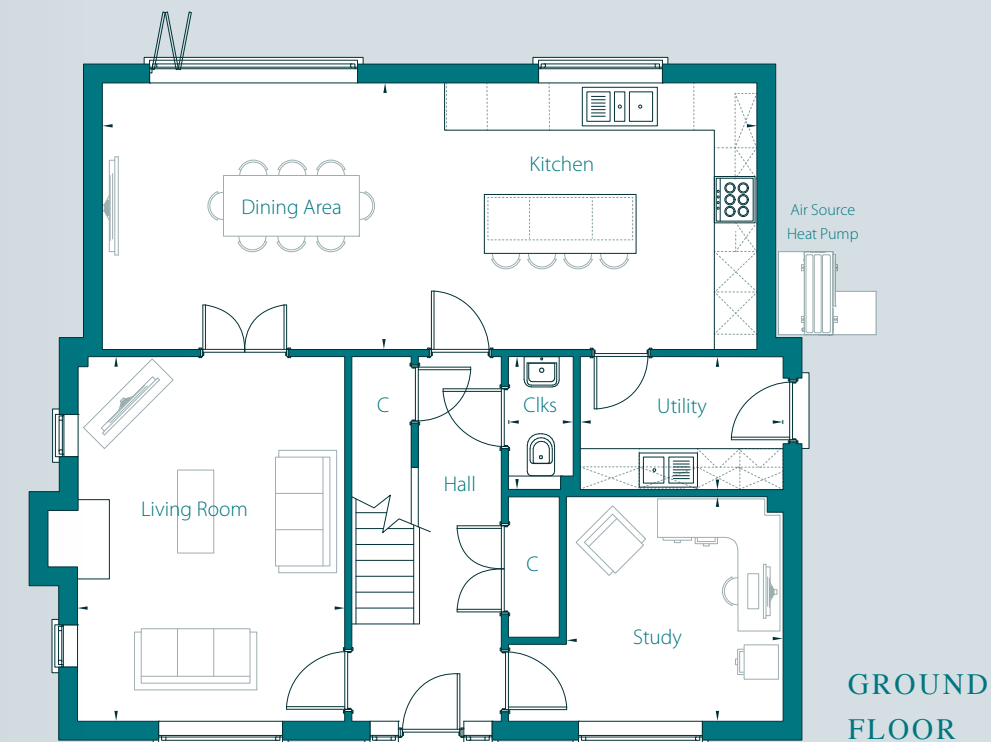
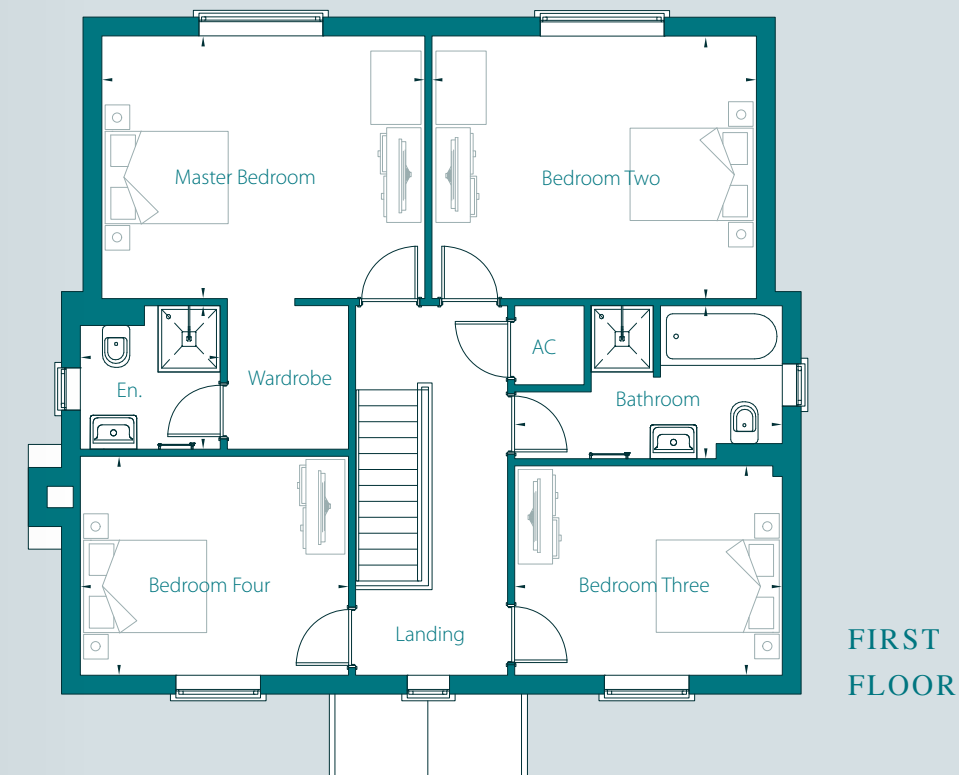
GROUND FLOOR

Kitchen / Dining	9.46m x 3.75m	31'1" x 12'4"
Living Room	5.29m x 3.85m	17'5" x 12'8"
Study	3.24m x 3.06m	10'8" x 10'1"
Utility Room	2.82m x 1.90m	9'3" x 6'3"
Cloakroom	1.90m x 0.89m	6'3" x 2'11"

FIRST FLOOR

Master Bedroom	4.63m x 3.75m	15'2" x 12'4"
En-Suite	2.04m x 2.00m	6'8" x 6'7"
Bedroom Two	4.63m x 3.75m	15'2" x 12'4"
Bedroom Three	3.87m x 3.15m	12'8" x 10'4"
Bedroom Four	3.80m x 2.98m	12'6" x 9'9"
Bathroom	3.80m x 2.18m	12'6" x 7'2"

Approximate Gross Internal Area : 182 Sqm (1959 Sqft)



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

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PLOT FOUR

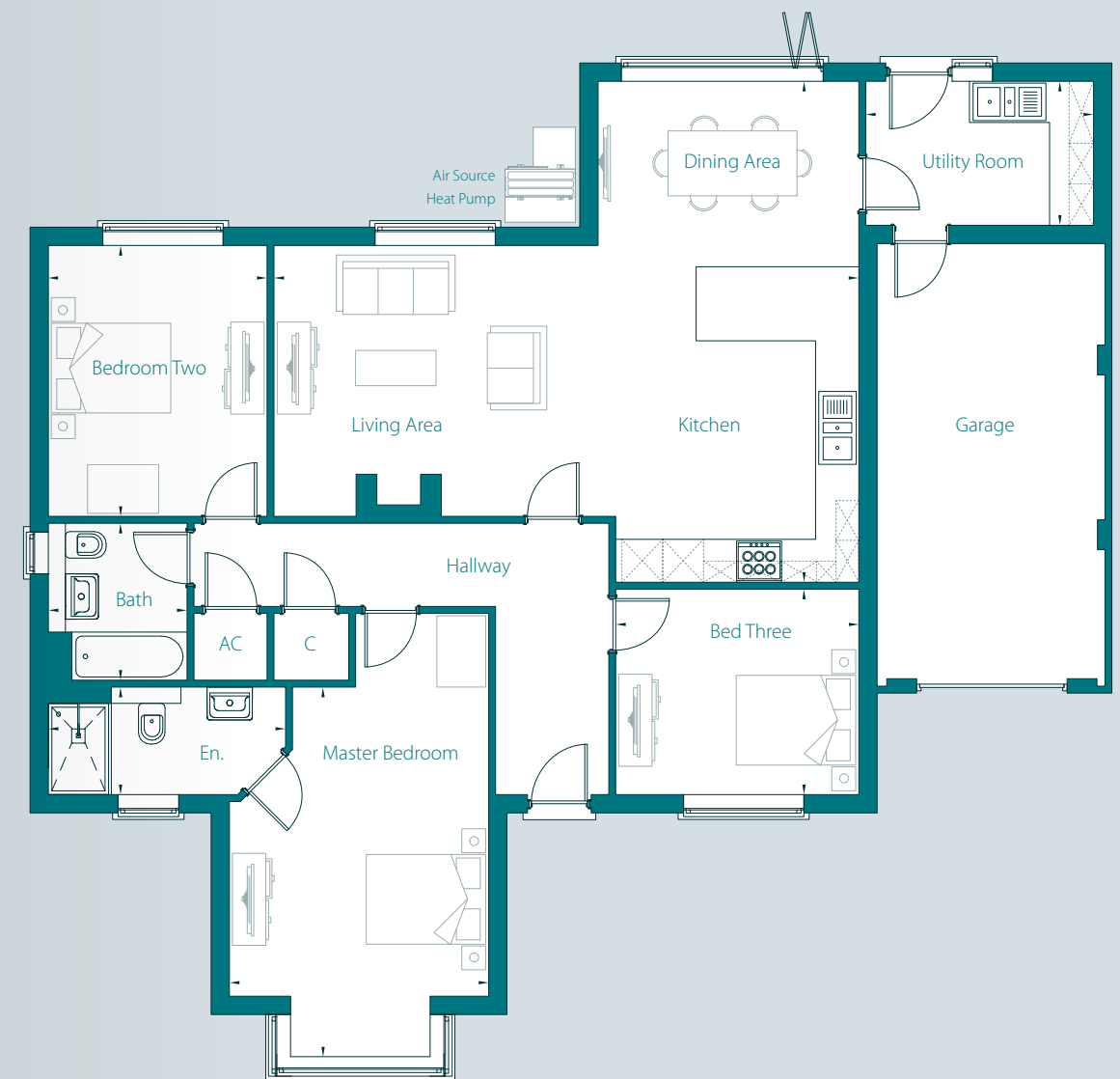


The heart of this thoughtfully-designed bungalow is the open-plan living / kitchen / dining area, where a broad section of glazed bi-folding doors open out onto the rear garden and patio area. Large enough for family gatherings or for stretching out your legs to relax, the space allows a free-flow of interaction between the sitting area and the beautifully-appointed kitchen, where you'll find a range of the very latest appliances and fittings. To the front of the home, the master bedroom features a bright bay window for natural light, and boasts it's own stylish en-suite shower room. There are two further well-proportioned bedrooms and a contemporary main bathroom fitted with high-quality sanitaryware. This impressive bungalow is finished with a convenient utility room to keep domestic items out of sight.

MEASUREMENTS

Kitchen / Living	8.68m x 7.46m	28'6" x 24'6"	Bedroom Two	3.99m x 3.22m	13'1" x 10'7"
Utility Room	3.33m x 2.11m	10'11" x 6'11"	Bedroom Three	3.59m x 2.97m	11'9" x 9'9"
Master Bedroom	5.65m x 3.83m	18'7" x 12'7"	Bathroom	2.29m x 2.01m	7'6" x 6'7"
En-Suite	3.42m x 1.52m	11'3" x 5'0"			

Approximate Gross Internal Area : 128 Sqm (1377 Sqft)



► Indicates where approximate measurements are taken from. **AC** Airing Cupboard **C** Cupboard **Clks** Cloakroom **En** En-Suite

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PLOTS FIVE AND SIX



These delightful three bedroom homes will be perfect for new families or downsizers alike. Downstairs, you'll find everything you need for comfortable living on one floor – with the open plan kitchen / dining / living area carefully designed for an instinctive use of space as residents walk into the stylish kitchen, featuring premium surfaces and a range of quality integrated appliances, before moving through to the well-proportioned rear relaxation space. Full-width bi-fold glazed doors provide plenty of natural light and an indoor-outdoor experience in warmer months. You will also find a convenient downstairs cloakroom. Upstairs, the generous master bedroom features it's own luxury en-suite shower room, which like the family bathroom, is fitted with sleek modern sanitaryware. The two further bedrooms are good-sized, with the superb option to be utilised as a dedicated study or home office.

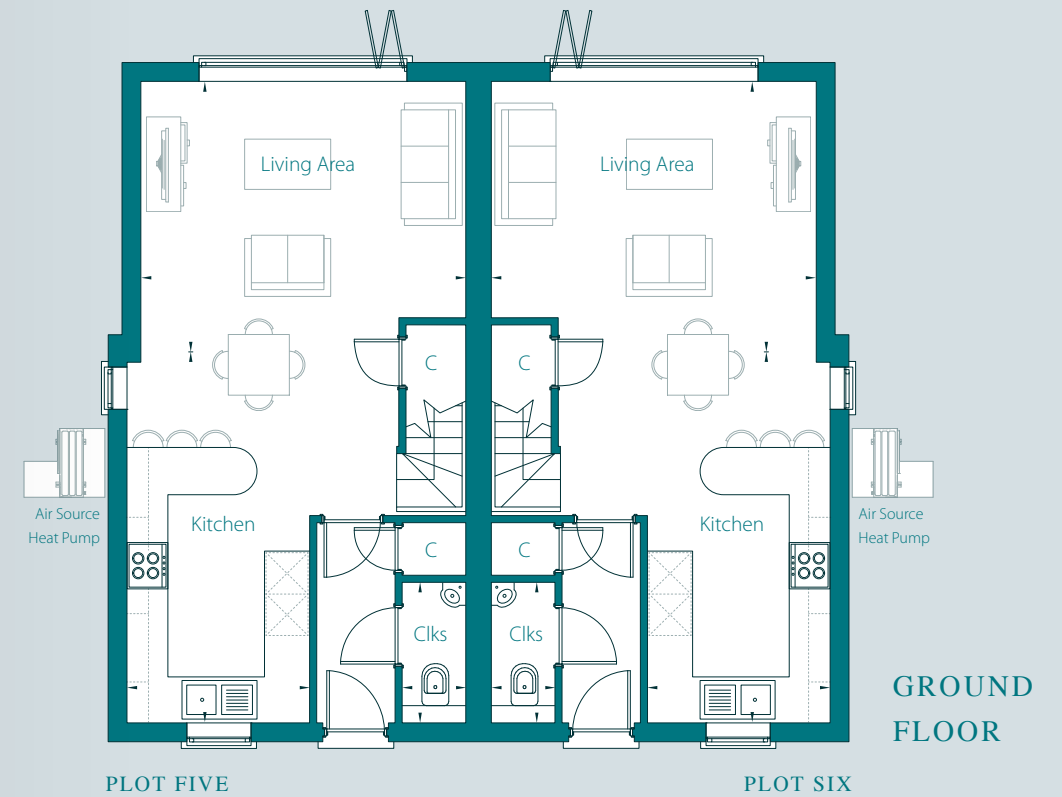
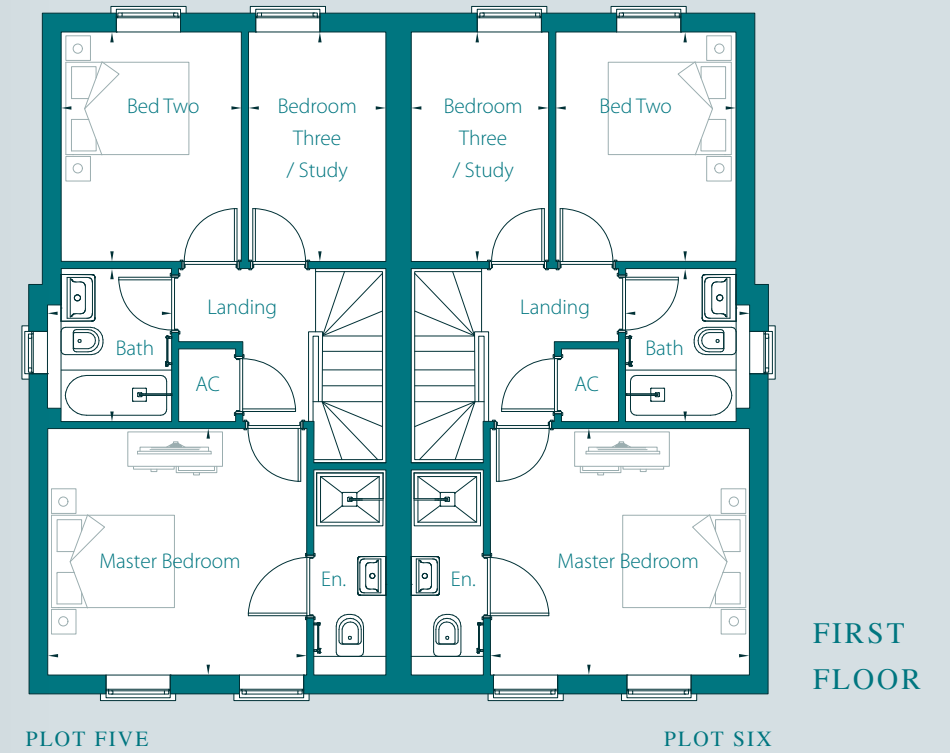
GROUND FLOOR

Kitchen	5.30m x 2.55m	17'5" x 8'4"
Living Area	3.88m x 4.78m	12'9" x 15'8"
Cloakroom	1.93m x 0.94m	6'4" x 3'1"

FIRST FLOOR

Master Bedroom	3.65m x 3.50m	12'0" x 11'6"
En-Suite	2.82m x 1.09m	9'3" x 3'7"
Bedroom Two	3.28m x 2.62m	10'9" x 8'7"
Bedroom Three	3.28m x 2.02m	10'9" x 6'8"
Bathroom	2.17m x 1.69m	7'1" x 5'7"

Approximate Gross Internal Area : 87.5 Sqm (942 Sqft)



► Indicates where approximate measurements are taken from. AC Airing Cupboard C Cupboard Clks Cloakroom En En-Suite

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Offering versatile spaces tailor-made for the needs of today's contemporary lifestyles.

Computer generated image (of Plots 1 & 2) is for illustrative purposes and may not be an exact representation. Main furniture, flooring and interior soft-furnishings and not included.

BEAUTIFUL AND FLEXIBLE.

Nowadays, for those whose jobs can be done remotely, having enough space for a home office environment within their property is up there with the most desired features for buyers.

We feel the requirement for this sought-after space will only increase with time. With that in mind, we work closely with our designers from the outset to ensure, wherever possible, we create homes which offer multi-functional, stylish and versatile living spaces that are perfect for the needs of modern home-based workers.

We want our contemporary homes to offer creative and peaceful sanctuaries, independent enough to block out household distractions, but close enough to remain part of family life – creating viable solutions for your home-working needs whether it's full or part-time.

"The homes at Nayland Place intuitively blend the needs of home-workers and family life – with bright, well-illuminated spaces large enough to accommodate sizeable writing desks and storage areas without impacting on the rest of the family home."

SPECIFICATION

"Each property created by Arbora Homes is appointed to excellent standards both inside and out, incorporating quality fixtures and fittings from thoughtfully-selected sources. Every possible care is taken to combine the highest calibre of design, planning and craftsmanship to produce truly remarkable spaces in which to live, relax, rest and entertain."

Kitchens

- Contemporary shaker style units
- Solid surface worktops and matching up-stand
- Contemporary under-mount kitchen sink and taps
- NEFF Appliances
- Integrated fridge / freezer
- Integrated dishwasher

Utility rooms

- Contemporary shaker style units
- Solid surface worktops and matching upstand
- Over-mount stainless sink

Bathrooms and en-suites

- Modern Roca "The Gap" sanitaryware
- Hansgrohe Chrome Logis taps and fittings
- Hansgrohe shower for en-suites
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail
- Full tiled walls and fully tiled floor to bathroom and en-suites

Electrical fittings

- LED recessed downlighters and pendant fittings
- USB socket in kitchen and all bedrooms
- Electrical shaver points to all bathrooms
- Up and down external lighting

Heating

- Air Source Heat Pump with underfloor heating on the ground floor
- Wood Burning Fire (Specific Plots Only)

Home entertainment / Home Office

- Wiring for digital TV to living room, kitchen and master bedroom
- Extra Data points included for home office working and Fibre broadband is available

Security and peace of mind

- Mains powered smoke alarms
- Carbon monoxide alarms to living rooms and airing cupboards
- Multipoint locking front door
- Premier Guarantee 10 year warranty cover

Finishing touches

- External water tap
- Double glazed flush casement windows with satin chrome ironmongery
- Block paving to driveway
- Saxon Buff paving to path and rear patio
- Timber close boarded fencing

Optional extras

- Washing Machine, Tumble Dryer
- Turfed Garden
- Wireless security alarm
- Solar panel installation
- Solar thermal installation
- Electric car charging unit

The specifications listed on this page are correct at the time of brochure production and they are subject to availability. Please ask for complete plot specifications. Internal images are from previous projects.

WE BUILD HOMES DESIGNED TO BE ENJOYED



"Arbora Homes is a highly regarded residential house-builder based in the East of England. We are committed to delivering superior properties, built to a high specification, backed up by first-rate customer service. We always aim to provide well designed, good quality homes that our purchasers adore living in, and Nayland Place will be the very finest example of this."



1 & 2 Tollgate Business Park, Tollgate West, Colchester, Essex CO3 8AB

For further information please call us on **01206 203084**

or visit us online at **Arborahomes.co.uk**



"Arbora Homes is working towards delivering net zero carbon homes. It is very important to us that we lead the industry standard when it comes to renewable and sustainable approaches."

SUSTAINABLE

Arbora Homes Ltd forms part of a group of companies under Push Investment Group. Formed in 2016 following successful development and construction of field scale solar assets by Push Energy, over the past four years the Push Investment Group has grown its portfolio of companies and now successfully trades in multiple sectors. The business has always had renewable energy and sustainability at its heart and continues to exert this influence over all aspects of the groups business interactions.

"We invest both intellectual and financial capital through our portfolio of business units to nurture and develop these assets, using innovative technologies and practices that challenge convention, to create social and economic value for our stakeholders."

With roots firmly established from the renewable energy sector, Arbora Homes has a responsibility to provide homeowners with a carefully-considered new property that is future-proofed as much as possible. With this in mind, we pre-fit our homes with the required components to allow for future Photovoltaic Solar and Solar Thermal Ability. We also understand that electric vehicles will soon become a necessity for modern day-to-day living, so we pre-install the necessary cabling for a car charging battery to be fitted with ease.

We are working hard within the group to understand the capability of installing batteries into homes as we strongly believe that the storage of renewable energy, to be used when required, is key to our future.



"Occupying an attractive hillside location where you'll find it easy to relax – yet with access to both local village life and the convenience of nearby towns – Nayland Place is perfectly situated to give you everything you need for a comfortable, balanced lifestyle."



A TRULY REMARKABLE SETTING THAT COMBINES BEAUTY ALONGSIDE EVERYDAY CONVENIENCE

Nayland Place is the perfect counterpoint to today's busy lifestyles – a calming country retreat, well-placed for simple pleasures, social outings and all the finer things in life. It sits just outside the village of Nayland, in an area characterised by a beautiful patchwork of rolling green fields, natural woodland and historic farming communities either side of the scenic banks of the River Stour. The village is known for its remarkable combination of beautiful 16th and 17th century buildings, regency architecture, Victorian cottages and attractive modern additions, all complementing the original character of a settlement that dates back well into the Middle Ages.

For relaxing meals out with family or friends, the village's Anchor Inn pub, sited in a picturesque spot on the banks of the river, is well worth a visit – especially when the sun's out and the garden is at its finest. With its own smokehouse and locally-brewed ale, the establishment is well known for an excellent menu of British cuisine with a twist, with friendly staff and waterside events in the summertime. Also nearby you'll find the The Crown in Stoke-by-Nayland which serves a range of fine wines, real ales and high-quality meals in stunning surroundings.

Being within the famed Dedham Vale 'Area of Outstanding Natural Beauty', you'll find yourself surrounded by a network of beautiful country woodlands, footpaths, villages and places of historic interest. Dedham itself is around seven miles away by car, and is a popular destination for stunning riverside walks, picnics, boat trips and afternoon teas.

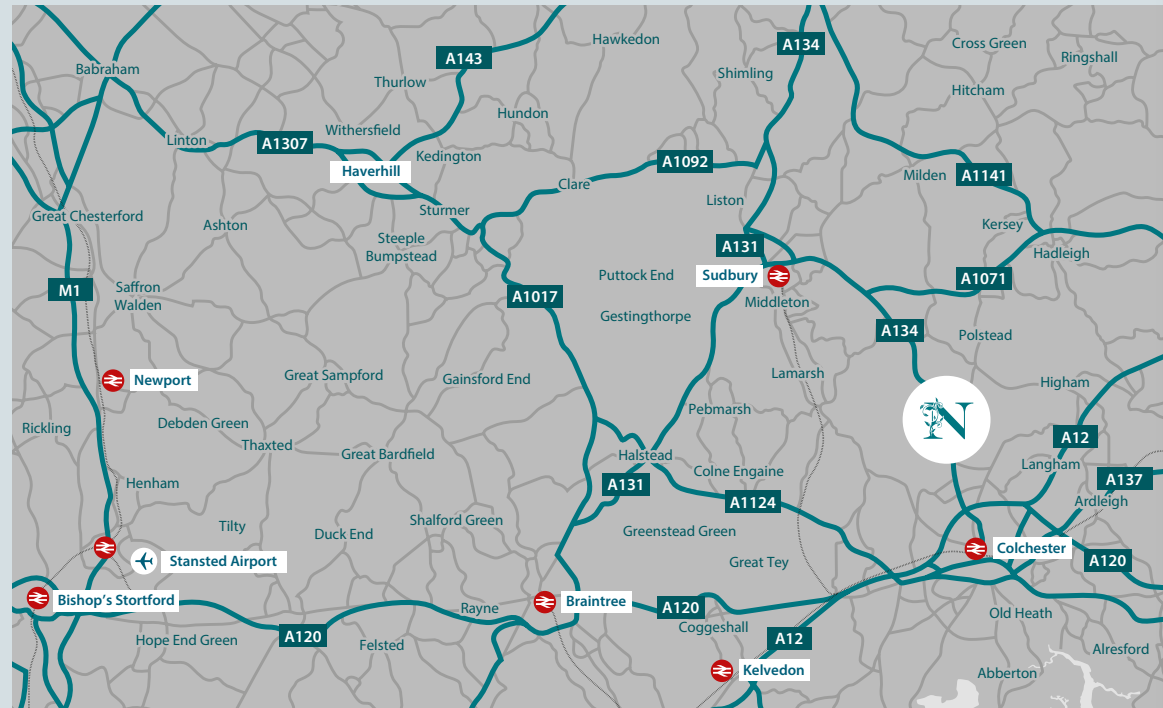
Golf enthusiasts will also be pleased to note the impressive Stoke-by-Nayland Golf and Spa resort nearby, as well as Newton Green's popular golf club, tranquilly positioned next to the ancient common.

Colchester's range of high street brands, independent boutiques and upmarket department stores is just six miles south on the A134. As well as these exceptional retail offerings and an array of restaurants catering for every taste, the town also hosts a rich variety of leisure options – including the Castle Museum and Park, Mercury Theatre, Firstsite Gallery, Odeon multi-screen cinema, Colchester stadium and of course its renowned Roman remains.

Just eight miles to the north, you'll find the thriving market town of Sudbury, home to a spread of independent shops, well-known brands, popular eateries and a leisure centre amongst its historic streets and period architecture. There is also a range of historical places of interest, including Gainsborough's House and the Tudor Salter's Hall – as well as the magical park and some stunning riverside walks.



NAYLAND PLACE, HARPERS HILL, NAYLAND, COLCHESTER, SUFFOLK CO6 4LJ



Ideally positioned for the immediate surrounding area and connections further afield.

With the A134 main arterial road through the region nearby, residents of Nayland Place will find themselves just 6.5 miles (less than 15-minutes) from Colchester's bustling town centre to the south, and just over 5 miles from the nearest junction for the A12 (at Colchester stadium) for convenient routes onwards to Braintree, Chelmsford, and Brentwood, the M25, and of course London, with everything it has to offer. North on the A134, the charming market town of Sudbury is only 8 miles away, from where you can head onwards to historic Bury St Edmunds in around half an hour. A scenic drive through Dedham Vale to the A12 will get you to central Ipswich in around 25-minutes, while in the opposite direction, Stansted airport is around an hour away by road, offering you a convenient gateway to Europe and beyond.

ROAD LINKS

Stoke-by-Nayland (Golf, Fitness and Spa)	3.5 Miles
Colchester (North Station)	6 Miles
Sudbury (Town Centre)	8 Miles
Braintree (Freeport Shopping Village)	22 Miles
Stansted Airport [STN]	30 Miles

RAIL TRAVEL

Colchester North [COL]	6 miles from Nayland Place
Chelmsford [CHM]	22-minutes
Shenfield / Crossrail [SNF]	35-minutes
Stratford [SRA]	40-minutes
London Liverpool Street [LST]	52-minutes

Please Note: All car travel times and distances are approximate only and are taken from <http://maps.google.co.uk>.
Train times are from Colchester (North) Station and based on current National Rail timings.

"Nayland is an outstanding location surrounded by some of the most renowned scenery this region has to offer. Enjoying a good range of quality amenities and boasting excellent transport links, this new collection from Arbora Homes is perfectly placed for those who enjoy the very best of both town and country.

With a range of home-styles, timeless architecture and expertly crafted interiors – alongside beautifully-planned landscaping – Nayland Place will suit a range of lifestyles."



Please call Chewton Rose Estate Agents on 01206 564259
or visit us online at Chewtonrose.co.uk



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Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from <http://www.nationalrail.co.uk> or <http://www.tfl.gov.uk> and are approximate only.

No description or information given about the homes or their value, whether written or verbal or whether or not in these particulars may be relied upon as a statement of representation or fact. The selling agents do not have any authority to make any statement or representation of fact and any information given is entirely without the responsibility of the agents or the vendor company. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. Any areas, measurements or distances are approximate only.

Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



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