



**THE
PAVILIONS**

NEWPORT



COME HOME TO A NEW WAY OF LIVING

Delivered by award-winning five star housebuilder Hill, The Pavilions is a charming collection of 24 homes set around a cricket pitch in the Essex village of Newport.

Choose from a two or four bedroom traditionally built home that has been designed with a light, welcoming interior, generous sized rear garden and allocated parking at the front of the property.

Just a short walk away, you'll find Newport High Street with its local shops, charming pubs and train station offering direct links to London and Cambridge.

With a peaceful setting for everyday living and local conveniences, The Pavilions is a unique and highly sought after place to call home.

You will be perfectly positioned for an idyllic lifestyle.





Audley End

THE DELIGHTS OF BOTH TOWN AND COUNTRY

A home at The Pavilions brings you a thriving village community, great transport links on your doorstep and positions you close to the beautiful rolling hills of the countryside.

Set in the beautiful Essex countryside, the village of Newport has an active local community and everything you need close at hand. A short walk from your new home will take you to the charming High Street with its picturesque beamed Tudor buildings, shops and pubs. The village even has its own train station with direct connections to both London (60 minutes) and Cambridge (24 minutes) making it a commuter's dream.

Surrounded by open farmland, it's easy to access miles of country walks from your home including a 5 and a half mile section of the Saffron trail which takes you from Newport to Saffron Walden through the rolling hills of north west Essex. A short cycle or an even shorter drive will take

you to the picture postcard and historic medieval market town of Saffron Walden, famous for its colourful buildings and the orange spice from which it takes its name. Visit the famous market there which is held twice a week or take the family to Audley End, a stunning Jacobean mansion with acres of parkland to explore plus a miniature railway and children's play area. For other outdoor delights you can also visit Bridge End Garden or the Fry Art Gallery.

If you prefer the indoors, fantastic shopping at the Grand Arcade awaits along with museums, art galleries and the stunning, honey-coloured buildings in world-famous university city of Cambridge, which lies just north of The Pavilions.



Top image: Saffron Walden. Centre left: Saffron Walden Farmers Market. Centre right: Newport. Bottom images: Newport countryside walks.



A BRIGHT FUTURE

With a wealth of great schools in the area, your children's needs are well catered for.

In the village itself, warm and welcoming Newport Primary School takes children from the age of four and has a 'Good' OFSTED rating (2020). Mixed secondary school Joyce Frankland Academy has also been rated 'Good' by OFSTED (2016) and has a great reputation as a former grammar school. Not forgetting the added bonus that this school is just over the road.

Less than three miles away, you'll find Saffron Walden County High School which has an 'Outstanding' OFSTED rating (2012) and achieves consistently good results. When it comes to higher education, Cambridge is only a 35-minute drive away with its world-class university and numerous other colleges.



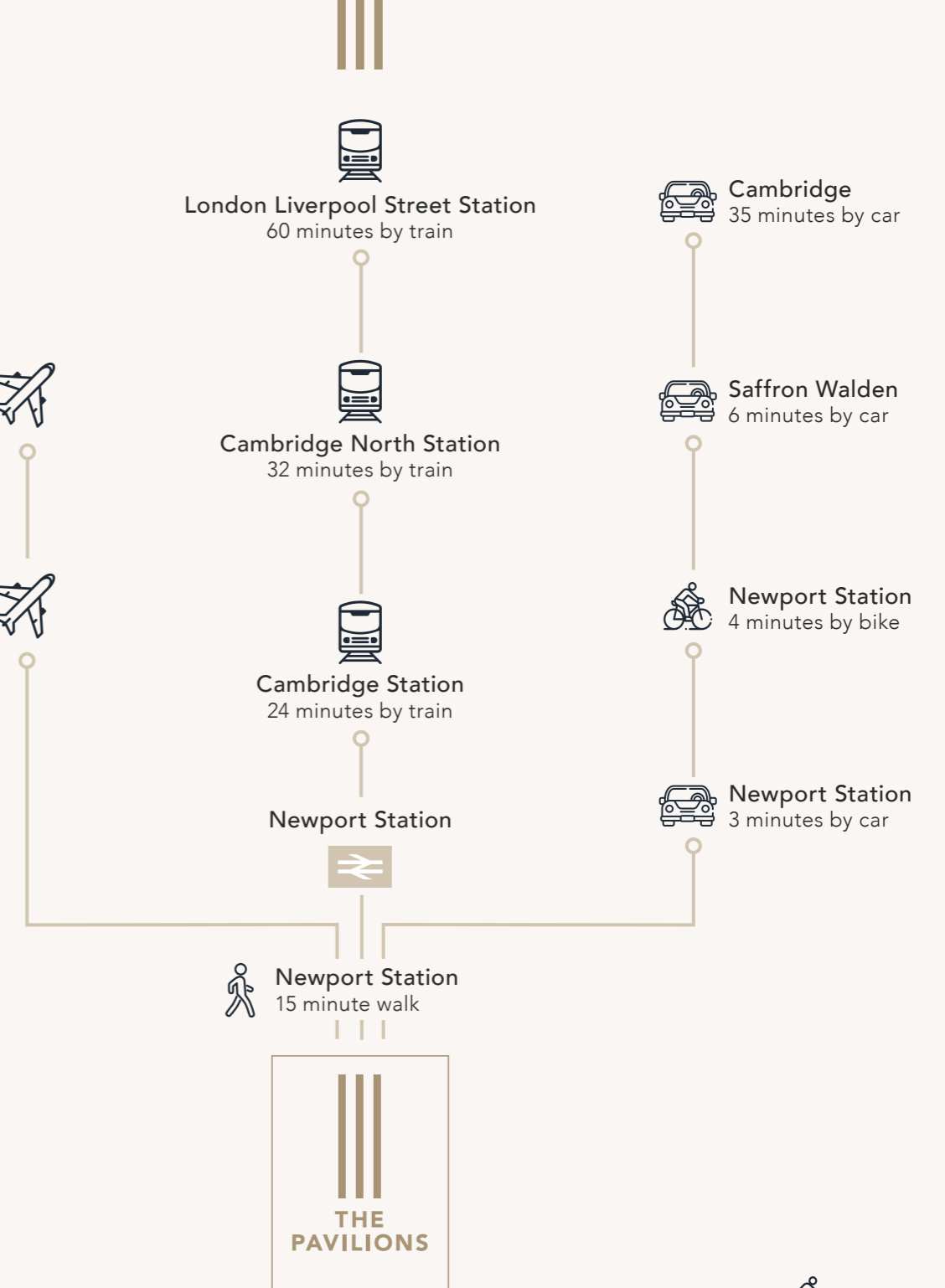
Saffron Walden County High School



Cambridge University



Joyce Frankland Academy



WELL CONNECTED

Excellent transport links bring both London and Cambridge within easy reach.

Just a 15-minute walk through the village centre will take you to Newport train station and its direct links to both Cambridge and London. If international travel is more your thing, Stansted Airport lies only nine miles to the south, meaning you could be in the airport terminal within half an hour of leaving home.

If you're travelling by car, the M11 to London is only a mile away, and the A120 which takes you towards the pretty Essex coastline is also within easy reach.



All properties at The Pavilions feature lockable cycle storage facilities – handy for the 4 minute ride to the station.



Saffron Walden



Computer generated image is indicative only.



SITE PLAN

The Pavilions comprises of 24 new homes, comprising of two and four bedroom two storey houses. The homes are built around a beautiful cricket green and provide undisturbed views for the majority of homes.

- **THE BOUNDARY**
4 BEDROOM SEMI-DETACHED HOUSE
PLOTS 1, 2, 9, 10, 11, 12, 18*, 19 & 20
- **THE MAIDEN**
2 BEDROOM SEMI-DETACHED HOUSE
PLOTS 13*, 14, 15, 16 & 17
- **THE EDGE**
4 BEDROOM SEMI-DETACHED HOUSE
PLOTS 3, 4, 21 & 22
- **THE YORKER**
4 BEDROOM DETACHED HOUSE
PLOTS 5, 6, 7, 8 & 24
- **THE WICKET**
4 BEDROOM DETACHED HOUSE
PLOT 23

*Plots 13 & 18 are detached houses





Computer generated image is for illustrative purposes only and represents Plots 19 and 20.

THE BOUNDARY

PLOTS 1, 2[†], 9[†], 10, 11[†], 12, 18*, 19[†] & 20
4 BEDROOM SEMI-DETACHED HOUSE

GROUND FLOOR

Kitchen/Dining Room
6.20m x 3.70m | 20'4" x 12'1"

Living Room
3.20m x 4.80m | 10'6" x 15'9"

FIRST FLOOR

Principal Bedroom
3.00m x 5.35m | 9'10" x 17'6"

Bedroom 2
4.65m x 2.75m | 15'3" x 9'0"

Bedroom 3
3.30m x 3.55m | 10'10" x 11'7"

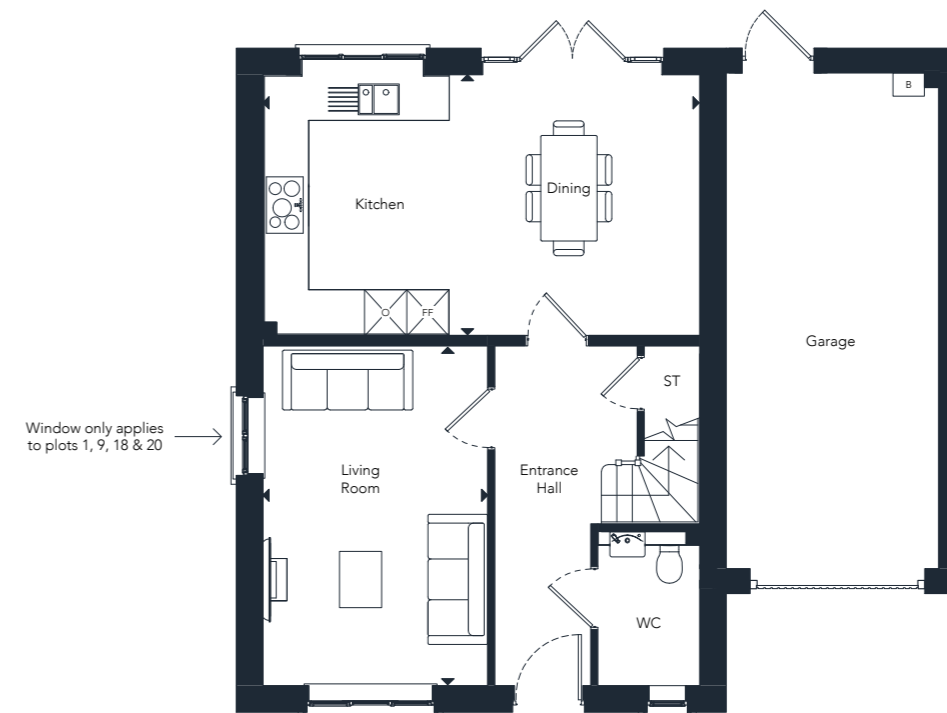
Bedroom 4
2.75m x 2.35m | 9'0" x 7'8"

*PLOT 18 IS DETACHED. †PLOTS 2, 9, 11 & 19 ARE HANDED TO THE FLOORPLAN SHOWN.

Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD FF - FRIDGE/FREEZER B - BOILER



Computer generated image is for illustrative purposes only and represents Plots 13 and 14.

THE MAIDEN

PLOTS 13*, 14†, 15, 16† & 17

2 BEDROOM SEMI-DETACHED HOUSE

GROUND FLOOR

Kitchen
2.95m x 3.55m | 9'8" x 11'7"

Living/Dining Room
5.40m x 3.90m | 17'8" x 12'9"

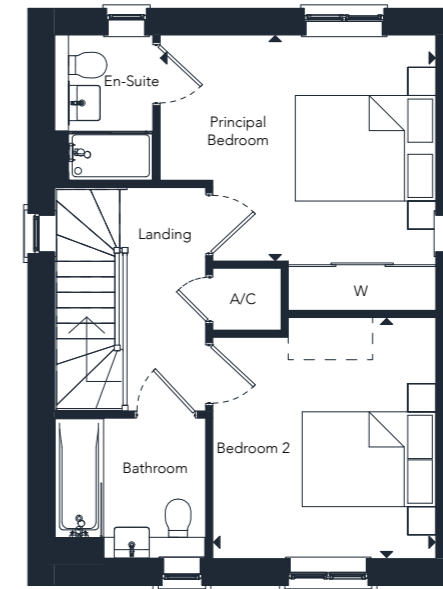
FIRST FLOOR

Principal Bedroom
3.90m x 3.20m | 12'9" x 10'6"

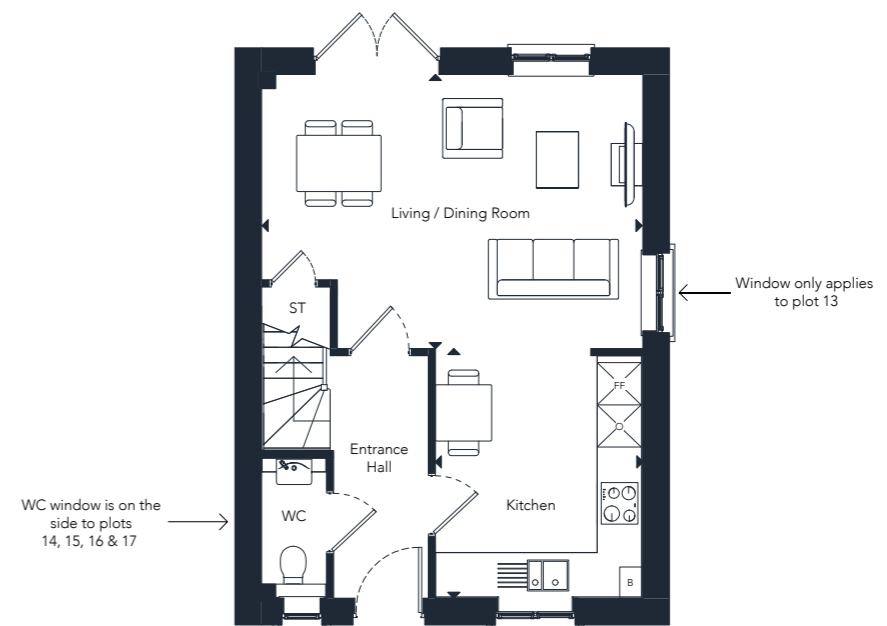
Bedroom 2
3.15m x 3.40m | 10'4" x 11'1"

*PLOT 13 IS DETACHED. †PLOTS 14 & 16 ARE HANDED TO THE FLOORPLAN SHOWN.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD FF - FRIDGE/FREEZER B - BOILER



Computer generated image is for illustrative purposes only and represents Plots 3 and 4.

THE EDGE

PLOTS 3[†], 4, 21 & 22[†]
4 BEDROOM SEMI-DETACHED HOUSE

GROUND FLOOR

Kitchen/Dining/Family Room
6.55m x 6.50m | 21'5" x 21'3"

Living Room
4.30m x 3.90m | 14'1" x 12'9"

FIRST FLOOR

Principal Bedroom
4.25m x 4.25m | 13'11" x 13'11"

Bedroom 2
3.00m x 5.35m | 9'10" x 17'6"

Bedroom 3
4.25m x 4.00m | 13'11" x 13'1"

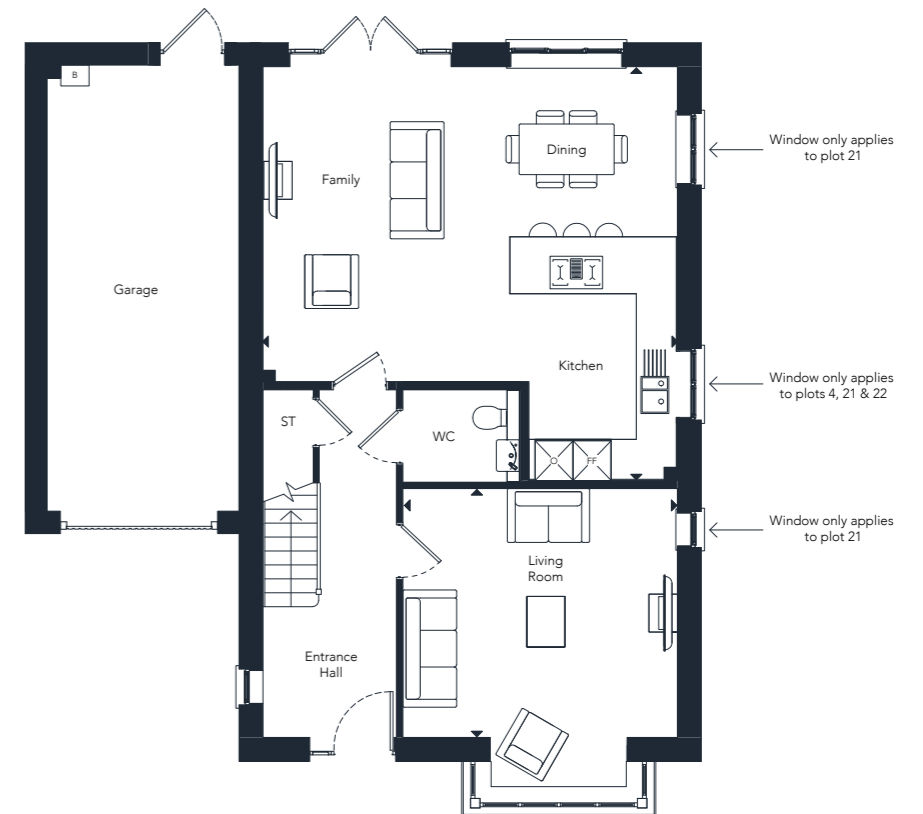
Bedroom 4
2.75m x 2.15m | 9'0" x 7'0"

[†]PLOTS 3 & 22 ARE HANDED TO THE FLOORPLAN SHOWN.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD FF - FRIDGE/FREEZER B - BOILER



Computer generated image is for illustrative purposes only and represents Plots 23 and 24.

THE YORKER

PLOTS 5[†], 6[†], 7[†], 8[†] & 24

4 BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen/Dining/Family Room
9.90m x 4.10m | 32'5" x 13'5"

Living Room
4.20m x 4.60m | 13'9" x 15'1"

Study
2.95m x 2.80m | 9'8" x 9'2"

Utility
2.65m x 2.00m | 8'8" x 6'6"

FIRST FLOOR

Principal Bedroom
4.30m x 3.75m | 14'1" x 12'3"

Bedroom 2
2.95m x 5.15m | 9'8" x 16'10"

Bedroom 3
3.45m x 3.90m | 11'3" x 12'9"

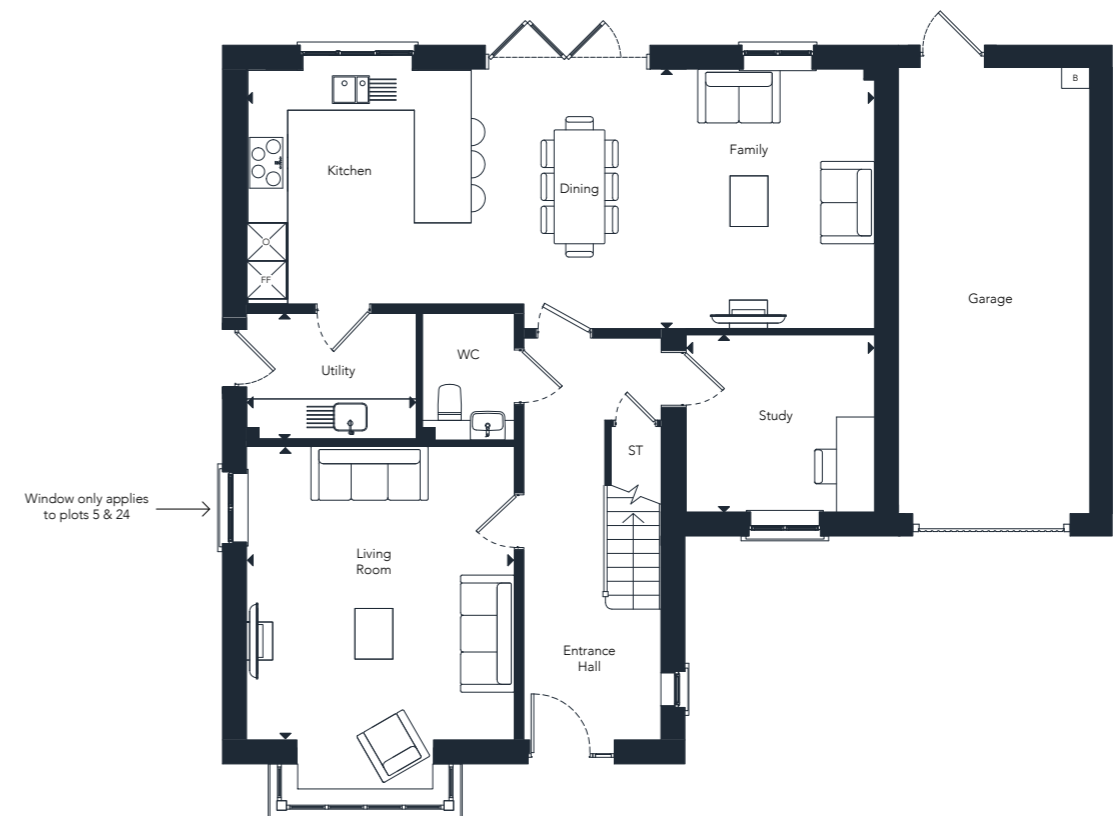
Bedroom 4
3.00m x 4.15m | 9'10" x 13'7"

†PLOTS 5, 6, 7 & 8 ARE HANDED TO THE FLOORPLAN SHOWN.

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FIRST FLOOR



GROUND FLOOR

ST - STORAGE CUPBOARD W - BUILT IN WARDROBE O - OVEN IN TALL UNIT A/C - AIRING CUPBOARD FF - FRIDGE/FREEZER B - BOILER



Computer generated image is for illustrative purposes only and represents Plot 23.

THE WICKET

PLOT 23

4 BEDROOM DETACHED HOUSE

GROUND FLOOR

Kitchen / Dining / Family Room
9.90m x 4.10m | 32'5" x 13'5"

Living Room
4.20m x 4.60m | 13'9" x 15'1"

Study
2.95m x 2.80m | 9'8" x 9'2"

Utility
2.35m x 1.95m | 7'8" x 6'4"

FIRST FLOOR

Principal Bedroom
4.30m x 3.95m | 14'1" x 12'11"

Bedroom 2
2.95m x 5.15m | 9'8" x 16'10"

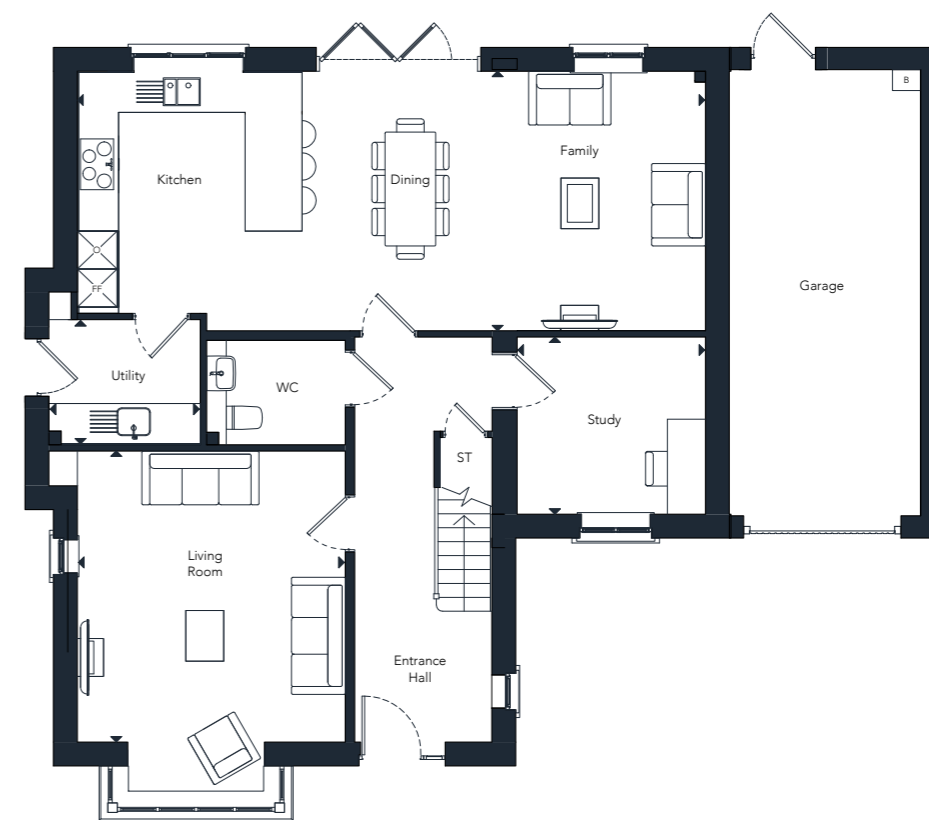
Bedroom 3
3.70m x 3.35m | 12'1" x 10'11"

Bedroom 4
2.70m x 4.00m | 8'10" x 13'1"

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FIRST FLOOR



GROUND FLOOR

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SPECIFICATION

* Upgraded Specification to plots 5, 6, 7, 8, 23 & 24

Kitchen

- Matt finish shaker style units with soft close to doors and drawers
- Caesarstone worktops with matching upstand and splashback behind hob (where applicable)
- Induction hob (with integrated extractor where on peninsula)
- Integrated single oven
- Integrated microwave
- Integrated combi oven/microwave*
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (where in kitchen)
- Cooker hood integrated in wall units (except where hob on peninsula)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units

Kitchen designs and layouts vary; please speak to our Sales Team for further information

Utility

- Matt finish handleless units with soft close hinges to doors and drawers
- Caesarstone worktop with matching upstand
- Stainless steel sink with brushed steel mixer tap
- Freestanding washing machine and condenser dryer*

Utility room designs and layouts vary; please speak to our Sales Team for further information

En-Suites

- Low profile shower tray with glass shower door
- Feature mirror with shelf (where layouts allow)
- Feature mirror and cabinet with LED lighting (to principal bedroom only)*
- Recessed shower shelf*
- Large format wall and floor tiles
- Heated chrome towel rail

Bathroom

- Bath with shower over and glass screen
- Bath with separate shower enclosure*
- Low profile shower tray with glass shower screen*
- Bath panel to match vanity tops
- Recessed shower shelf*
- Large format wall and floor tiles
- Heated chrome towel rail

Decorative Finishes

- White painted timber staircase with carpeted treads and risers
- White single panel internal doors with dual finish ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Built in hinged wardrobe doors and LED lighting to principal bedroom*
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico flooring to entrance hall, kitchen, all ground floor reception rooms, study, WC and utility room
- Carpet to stairs, landing and all bedrooms
- Large format tiles to bathroom and en-suites

Doors and Windows

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with matching patio doors finished white inside
- Aluminium sliding folding patio doors*
- Roof lights where shown on floor plan
- Up and over garage door, colour to match front door
- Electrically controlled garage door, colour to match front door*

Electrical

- Downlights to entrance hall, open plan kitchen/dining/living/family rooms, utility, WC, bathroom and en-suites
- Additional downlights to principal bedroom*
- Pendant fittings to separate living room, study, landing, and bedrooms (except principal bedroom to upgraded plots)
- LED feature lighting to wall units in kitchen
- Electrical sockets with USB port to kitchen, study and master bedroom*
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- Wiring for customer's own broadband connection
- Pre-wired for customer's own Sky Q connection
- External lighting to front and rear of property
- Light and power to garages
- Hard-wired smoke, heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

Heating and Water

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom and en-suites
- Gas fired boiler
- Hot water storage tank

External Finishes

- Landscaping to front garden (where applicable)
- Turf to rear garden
- Paved patios
- External tap and power socket
- PV panels (to selected plots)

Construction

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floor with timber to upper floor
- Exterior treatments comprise red facing bricks with grey or red roof tiles
- UPVC rain-water goods

Exterior treatments vary, please speak to our Sales Team for further information

Warranty

- 10 year LABC warranty

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Photographs and CGIs are indicative only and represent other Hill developments.



CREATING EXCEPTIONAL PLACES TO LIVE

Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes.

This family owned and operated company has grown to establish itself as the UK's third largest privately owned housebuilder, with an impressive and diverse portfolio ranging from landmark mixed use regeneration schemes and inner-city apartments to homes set in idyllic rural countryside.

Hill prides itself on putting its customers first and has a dedicated customer journey designed to help buyers at every step of the way to homeownership. Hill has been awarded a 5-star status from the House Builders Federation's annual Customer Satisfaction Survey for the past four consecutive years.

Hill has won over 450 industry awards in the past 20 years, recently including the prestigious Housebuilder of the Year, Best Medium Housebuilder and Best Development at the WhatHouse? Awards in 2020. Hill, with joint-venture partners Peabody, also received the coveted Grand Prix at the Evening Standard New Homes Awards in 2020, the respected ceremony's highest honour.

Hill builds in excess of 2,000 homes a year and around half of the company's development portfolio is in joint venture to deliver affordable homes, reflecting Hill's commitment to partnering with government, local authorities and housing associations.

In 2019, to mark the 20 year anniversary and to give back to local communities, Hill Group committed to donating 200 fully equipped modular homes to homelessness charities as part of a £15 million pledge through its Foundation 200 initiative.

Follow us on Facebook and Instagram @CreatedbyHill



Meridian Fields, Hardwick



Knights Park, Eddington



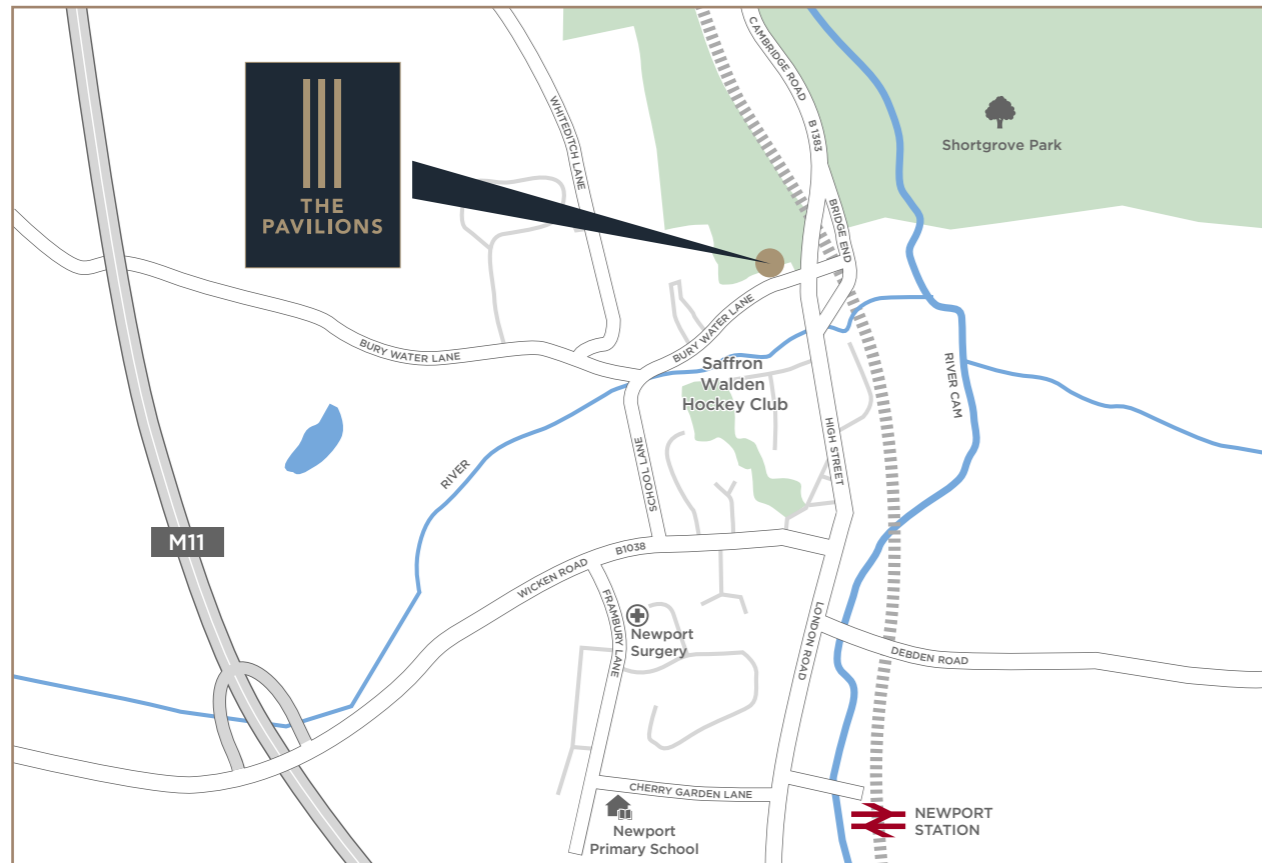
Rayners Green, Fordham



Fish Island Village, Hackney Wick

Photographs depict previous Hill developments and are indicative only.

HOW TO FIND THE PAVILIONS

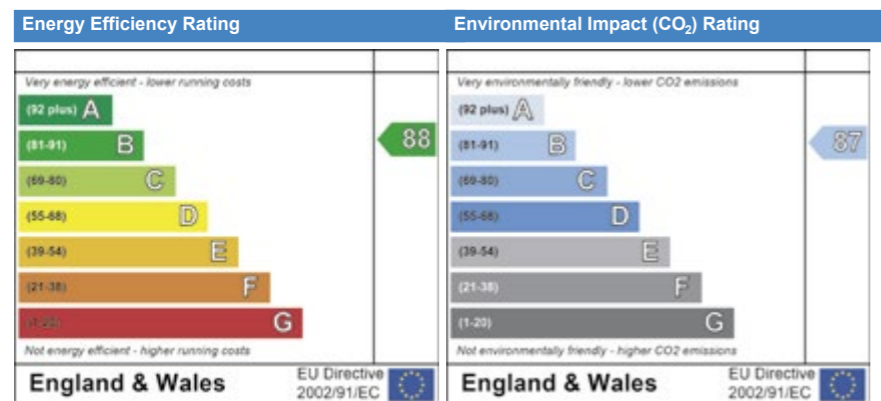


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ENERGY PERFORMANCE



Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. EPC shown is an average across all houses. Please consult the sales team for plot specific ratings.



Every care has been taken with the preparation of this brochure. The details, descriptions and measurements contained herein are for guidance only and do not constitute a contract, part of a contract, nor a warranty. Whilst every effort has been made to ensure accuracy, this cannot always be guaranteed. Site layouts, specifications and measurements are taken from drawings which were correct at the time of print and are not drawn to scale. Computer generated images and the landscaping may have been enhanced and are therefore representative only. Details correct at time of going to print, October 2021.

