



HOLLYMEAD SQUARE

NEWPORT ESSEX



## WELCOME TO HOLLYMEAD SQUARE

*An award-winning  
sustainable development*

Set within the thriving community of Newport, Essex, Hollymead Square is a collection of 2, 3, 4 and 5 bedroom homes.

With easy access to stunning countryside, the historic city of Cambridge or connections to London, Bishop's Stortford or Stansted, these homes are perfectly positioned.

Leafy pathways, abundant planting and a dedicated green open space at the development make this a welcoming destination that you will want to call home.



Best Energy-Efficient  
Home



Best Sustainable  
Development







CONTEMPORARY HOMES  
AND STREETS CREATE A  
*warm and welcoming  
environment*

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## PERFECTLY POSITIONED FOR A *flourishing lifestyle*

Located in the heart of Newport, Hollymead Square offers an aspirational lifestyle, close to the local amenities of Newport High Street, glorious Essex countryside, and connections to vibrant cities and towns such as Saffron Walden, accessible via Newport station, or international travel from Stansted Airport.



Newport itself is a large village, which hosts a popular farmers' market on the first Saturday of every month in the village hall. Numerous community and sports associations, such as art, drama, fitness and music groups, provide plenty of opportunities to make friends, fuel interests and get active.

The village hall, two pubs and farmers' market packed with delicious local produce add to the friendly and sociable environment. An easy stroll from Hollymead Square, the high street exudes historic charm with its beamed Tudor buildings and graceful period properties.

Journey times are approximate. Source: Google Maps and nationalrail.co.uk



For time in the great outdoors, there are acres of open countryside, hills, and valleys to explore just a few minutes' walk from your front door, not forgetting Newport Recreational Ground. The Saffron trail takes you through beautiful landscapes to the town of Saffron Walden, just under four miles away. This picturesque medieval town is known for its colourfully painted buildings, and enjoys a vibrant mix of shopping, eating out, cultural attractions and events. Grand country mansion Audley End House and Gardens is just outside the town, a seven minute drive from homes at Hollymead Square.



Audley End House & Gardens



Stansted Airport

An even greater array of shopping, leisure, dining, and cultural opportunities are waiting for you in the world-renowned university city of Cambridge, all set within its richly historic streets and buildings.

Together with good local schools and fast train links from Newport train station to London (61 minutes) and Cambridge (24 minutes), living here offers the delights of both town and country, plus easy access to international travel from Stansted Airport, just a 22-minute drive away.



# SOMETHING FOR EVERY *taste and style*

From markets to boutiques, smart restaurants to cosy cafés, you will have plenty of shopping and dining options to choose from.

Close to home in Newport, there is Dorringtons Bakery, offering a mouth-watering selection of freshly baked goods, including cakes, pastries, sandwiches, and tarts. There is also a food store, pharmacy, and post office for your essentials on your doorstep, as well as a beauty salon and Indian restaurant.

More extensive shopping can be found in Saffron Walden, with several supermarkets, popular high street brands, and independent shops. There are also pubs, coffee shops and restaurants where you can enjoy a drink or meal out.



For a day of retail therapy and a wider choice of dining spots, head to Cambridge, only half an hour's drive away. There you will find the Michelin-starred Midsummer House and Restaurant Twenty Two, riverside pubs, charming tea rooms and cuisine options from all over the world. The Grand Arcade is also home to dozens of stylish fashion, homeware, and beauty brands, while Cambridge's famous market offers a unique shopping experience.

Journey times are approximate. Source: Google Maps



River Cam





## First class EDUCATION

From early learners to university students, there are many excellent educational establishments within easy reach. With a wealth of great schools, your children's needs are well served for a bright future.



Only a five minute walk away, Newport Primary School is a warm and welcoming environment for children aged four to 11, with a 'Good' rating from Ofsted. For older pupils, the Joyce Frankland Academy takes boys and girls through to age 18, and is also rated 'Good' by Ofsted. Less than a mile from Hollymead Square, it is an easy journey for morning drop offs and afternoon pick ups.



Newport Primary School



A little further afield is the Ofsted rated 'Outstanding' Saffron Walden County High School, a 10 minute drive or 25 minute bus ride away. For the next stage in their education, there is of course the famous University of Cambridge, consistently ranked as one of the best in the world and only a 35 minute drive away, while the fast train journey to London makes studying in the capital an option too.



Joyce Frankland Academy Newport

### PRIMARY SCHOOLS

**Newport Primary School**  
Ofsted-rated Good  
5 minutes on foot

**Rickling CoE Primary School**  
Ofsted-rated Good  
6 minutes by car

**Clavering Primary School**  
Ofsted-rated Good  
12 minutes by car

### SECONDARY SCHOOLS

**Joyce Frankland Academy**  
Ofsted-rated Good  
14 minutes on foot

**Saffron Walden County High School**  
Ofsted-rated Outstanding  
10 minutes by car

**Forest Hall School**  
Ofsted-rated Good  
12 minutes by car

**The Hertfordshire & Essex High School**  
Ofsted-rated Outstanding  
24 minutes by car

### INDEPENDENT SCHOOLS

**Dame Bradbury's School**  
Co-educational, ages 1-11  
13 minutes by car

**Bishop's Stortford College**  
Co-educational, ages 4-18  
19 minutes by car

**Stoke College**  
Day and boarding  
Co-educational, ages 11-18  
34 minutes by car

Journey times are approximate. Source: Google Maps





# Connect WITH EASE

Excellent transport links make travel  
for work or leisure a breeze.

The six minute walk to Newport Station  
positions Hollymead Square as an ideal home  
for commuters. Fast, direct trains take you  
to Cambridge, or to the heart of the City of  
London, for a wealth of career opportunities  
or weekend adventures.

For international travel, Stansted Airport  
is only nine miles to the south, and can be  
reached within half an hour of leaving home.

When you want to explore the area by car,  
you have the A120 which takes you to the  
Essex coast, or the M11 for travel up and  
down the country.

Journey times are approximate. Source: Google Maps and nationalrail.co.uk



Saffron Walden	Bishop's Stortford	Stansted Airport	Cambridge	Newmarket	Luton Airport	Dedham Vale	Southend-on-Sea
10 minutes	18 minutes	22 minutes	33 minutes	36 minutes	65 minutes	73 minutes	75 minutes



Newport Station	Widdington	Audley End House & Gardens	Clavering	Saffron Walden	Walden Hill	The Fry Gallery
3 minutes	13 minutes	17 minutes	20 minutes	23 minutes	23 minutes	26 minutes



Audley End Station	Bishop's Stortford Station	Cambridge Station	Cambridge North Station	Stansted Airport	Newmarket Station	London Liverpool Street Station
3 minutes	15 minutes	24 minutes	31 minutes	46 minutes	52 minutes	61 minutes



Newport High Street	Newport Station	Dorringtons Bakery	Newport Pharmacy	Anglian Leisure Joyce Frankland Sports Centre
4 minutes	6 minutes	7 minutes	9 minutes	17 minutes





## DESIGNED FOR STYLISH, *modern village living*

Comprising two, three, four and five bedroom houses and two bedroom bungalows, Hollymead Square offers a home to suit every lifestyle, from your first property, to all the space you need for your growing or established family.



A variety of architectural finishes and striking contemporary design create characterful streets, lined with trees and a rich variety of flora for a tranquil natural setting. Hollymead Square is a place you will always be delighted to return home to.





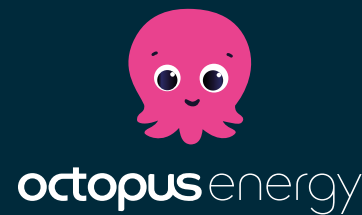
ENJOY THE  
*beautifully  
landscaped*  
GREEN SPACE

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## ZERO ENERGY BILLS WITH *innovative technology*



Hollymead Square provides energy-efficient homes powered by **Octopus Zero Bills™**.

**Zero Bills™** is the world-first smart tariff by Octopus Energy, helping you live in comfort with no energy bills for at least five years, guaranteed.\* It's made possible through a combination of low carbon devices – solar panels, battery, and heat pump – all optimised by Octopus tech to keep you warm at no cost.

You'll always be in control of your own comfort. Just set your home heating preferences using Octopus' handy, hassle-free app – we'll take care of the rest.

For more information visit  
**[octopus.energy/zero-bills-home](https://octopus.energy/zero-bills-home)**

\*Limits, exclusions, and T&Cs apply.

## HOW ZERO BILLS™ WORKS

**Zero Bills™** homes are energy-efficient properties with solar panels, storage, and smart technology.

Octopus manages these low carbon devices using its Kraken tech platform to optimise the flow of energy throughout the day – for instance, when the battery should charge or discharge, or when the home should draw from the grid – to deliver a Zero Bill.

### FREQUENTLY ASKED QUESTIONS

**Q. What makes a **Zero Bills™** home?**

**A:** **Zero Bills™** homes generate more energy than they consume. They achieve this using a combination of low carbon tech – solar PV and a battery – and electric heating.

**Q. Is there a fair usage in terms of hot water and heat?**

**A:** To make it as simple as possible, we've only one Fair Use Allowance – on total electricity across the year. This is set at approximately double the expected usage, so you'll only exceed this if you have very high heating preferences.

**Q. What happens if I exceed the Fair Use Allowance?**

**A:** You'll be billed at our Flexible Octopus unit rate (still no standing charge) for electricity imported above the Fair Use Allowance, with billing done on an annual basis.

**Q. Can I still benefit from **Zero Bills™** if I have an EV?**

**A:** EV charging is not included within the **Zero Bills™** allowance, but will be billed separately at Intelligent Octopus unit rates – while the rest of your home's energy needs remain free.

**Q. Is there a minimum guaranteed term for which my home will be eligible for **Zero Bills™**?**

**A:** Octopus currently guarantees to offer **Zero Bills™** for five years.\* This will be updated over time.

**Q. How do I sign up for **Zero Bills™**?**

**A:** Activating your **Zero Bills™** tariff is easy. We'll send you a welcome pack on move-in day, including a dedicated Octopus Energy weblink with simple steps to follow online.





## BEAUTIFUL FINISHES *and stylish details*

As an award-winning housebuilder, we have created homes that have been beautifully designed with well-proportioned living spaces.

As soon as you move in, you will have the perfect blank canvas to decorate in your own style and turn your house into a home that suits you.



**Each home has been thoughtfully designed to offer long lasting appeal and will stand the test of time for generations to come.**

As you would expect from an award-winning housebuilder, the finish of every home is exemplary.

Energy efficient features, stylish fixtures and fittings, and spacious living spaces create a comfortable, modern and inspiring environment.

Our layouts offer the flexibility that we now want from our homes, with open plan spaces and rooms that accommodate places to relax, socialise, entertain, and work.

Photography represents the plot 40 show house.







# HOMES AT *Hollymead Square*

Exceptional design, quality craftsmanship and sustainable features come together to create homes that are fit for the demands of 21st century living.



## THE BUXTON

Two bedroom bungalow  
Plots 50 & 51



## THE PEMBROKE

Two bedroom bungalow  
Plots 83 & 84



## THE FLITCH

Two bedroom house  
Plots 17, 20, 21, 24, 25, 28, 34 & 35



## THE GARNETTS

Three bedroom house  
Plots 36, 37, 49, 52, 66, 71 & 72



## THE HATFIELD

Three bedroom house  
Plots 18, 19, 27, 56 & 77



## THE HALES

Three bedroom house  
Plots 26 & 87



## THE AUBREY

Four bedroom house  
Plots 73, 74, 78, 79 & 82



## THE LINNETS

Four bedroom house  
Plots 22, 23, 30, 31, 48, 54, 57, 65 & 67



## THE NOAKES

Four bedroom house  
Plots 29, 32, 47, 53, 55, 62, 63, 68, 69, 75 & 76



## THE SWEETINGS

Four bedroom house  
Plots 46, 59 & 61



## THE SHADWELL

Five bedroom house  
Plots 40, 41, 42, 43, 44 & 45



## THE TURNERS

Five bedroom house  
Plots 60, 64 & 70



## AFFORDABLE HOUSING

Available through Clarion

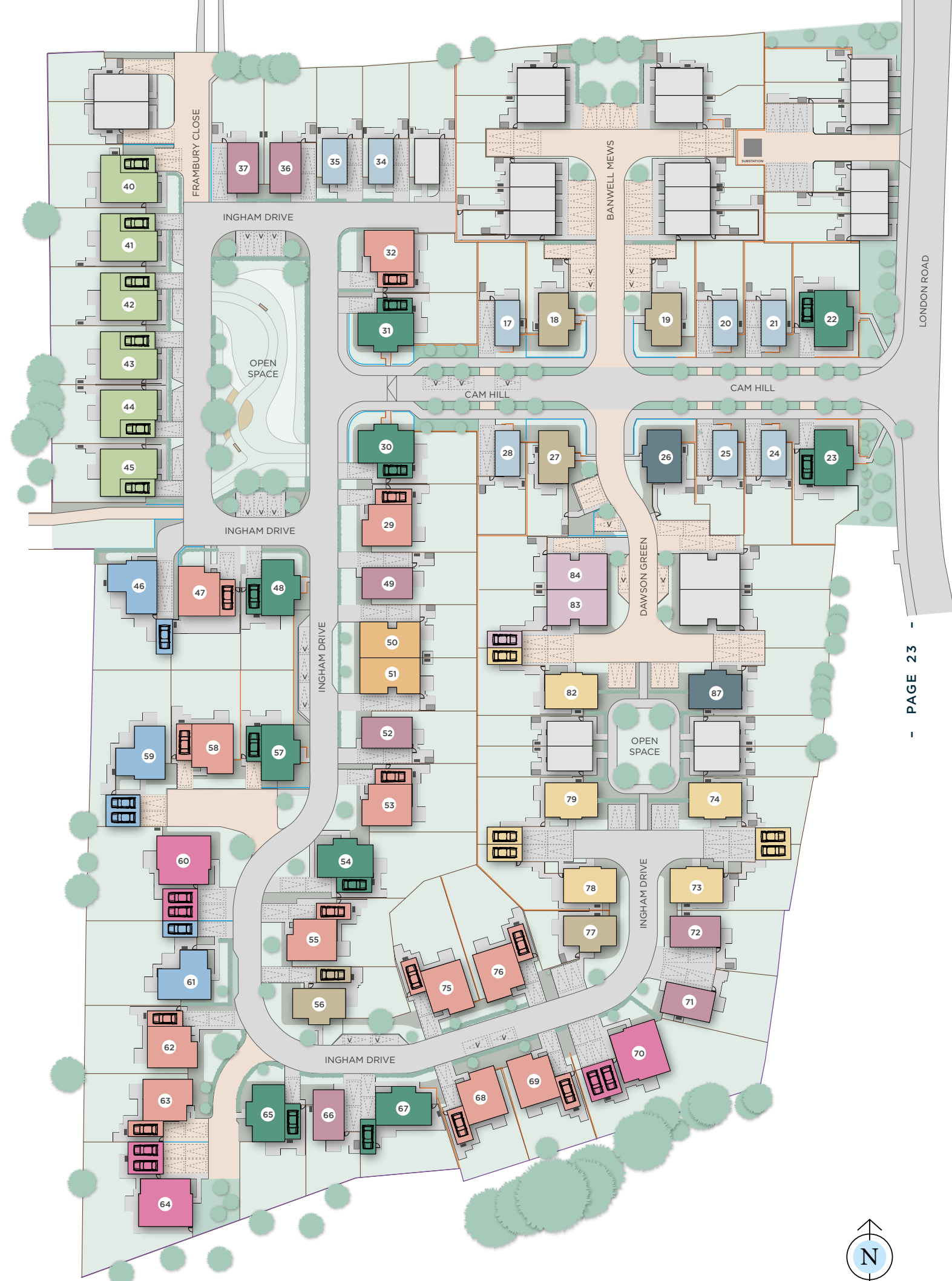
- Visitor Parking
- Car Parking
- Garage

- Timber Fence
- Brick Wall
- Estate Railing / Knee Rail
- Retaining Wall
- Retaining Wall with Timber Fence
- Acoustic Fence

- Shed
- ASHP (Air Source Heat Pump)

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. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary.

LOCATION



LOCATION





# SPECIFICATION

## 2, 3 & 4\* BEDROOM HOUSES AND 2 BEDROOM BUNGALOWS

\* The Aubrey only

### KITCHEN

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built-in extractor where on peninsula)
- Integrated single oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Integrated washer/dryer (where no utility)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap

Kitchen and utility designs and layouts vary; please contact our Sales Executive for further information.

### UTILITY

- Matt finish shaker-style units with soft close doors and drawers
- Slimline laminate worktop with matching upstands
- Stainless steel sink with brushed steel mixer tap
- Freestanding washer/dryer

### FLOOR FINISHES

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

### EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror with shelf to match vanity top (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

### BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror with shelf (where layout allows)
- Large format wall and floor tiles
- Heated chrome towel rail

### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in mirrored wardrobe with sliding doors to principal bedroom, or walk in wardrobe to The Hatfield homes
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows, with matching patio doors or aluminium bifold doors where shown on plan



### ELECTRICAL

- Downlights to entrance hall, open-plan kitchen/dining/living room, utility room, bathroom, en-suite, WC
- Pendant fittings to separate living room, landing and all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's Sky Q connection
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- External lighting to front and rear of property
- Electric car charging point to all plots

### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suite
- Air source heat pump
- Hot water storage tank

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap
- Garden shed

### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or buff facing bricks, with wood effect cladding to selected homes, and red or grey roof tiles

### WARRANTY

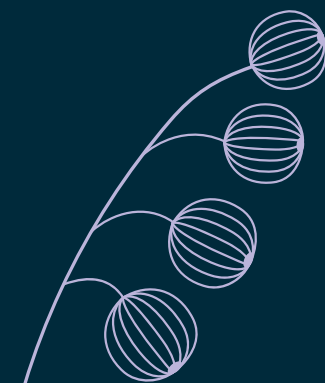
- 10 year NHBC warranty

A Management Company has been formed at Hollymead Square and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Hollymead Square. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

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.

Kitchen photograph represents a similar Hill development. Bedroom photograph represents The Linnets plot 22 show house.







# SPECIFICATION

## 4 & 5 BEDROOM HOUSES

### KITCHEN AND UTILITY ROOM

- Matt finish shaker-style units with soft close doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob (where applicable)
- Induction hob (with built-in extractor where on island or peninsula)
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood (where applicable)
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Freestanding washing machine
- Freestanding condenser dryer

Kitchen and utility room designs and layouts vary; please contact our Sales Executive for further information.

### FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landing and bedrooms (including study to The Shadwell homes)
- Large format tiles to bathroom and en-suites

### EN-SUITE

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only where layout allows)
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

### BATHROOM

- Bath with shower over and glass shower screen or separate shower enclosure
- Low profile shower tray with glass shower door (where applicable)
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting (where layout allows)

- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

### DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted single panel moulded internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom, or walk in wardrobe to The Sweetings and The Shadwell homes
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

### DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High efficiency double glazed uPVC windows with matching patio doors or aluminium bi-fold doors (as shown on plans)
- Electrically controlled up and over garage door, colour to match front door



### ELECTRICAL

- Downlights to entrance hall, open-plan kitchen/dining/living room, bathroom, en-suites, WC, utility room and principal bedroom
- Pendant fittings to separate living room, dining room, study, landing and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom and en-suites
- TV, BT and data points to selected locations
- BT & Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's Sky Q connection
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel
- External lighting to front and rear of property
- Light and power to garage
- Electric car charging point to all plots

### HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floor
- Heated chrome towel rails to bathroom and en-suites
- Air source heat pump
- Hot water storage tank

### EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket

### CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of red or buff facing bricks, with wood effect cladding to selected plots, and red or grey roof tiles

### WARRANTY

- 10 year NHBC warranty

A Management Company has been formed at Hollymead Square and will be responsible for the management and maintenance of the shared services and external communal areas of the development, including the green open spaces, play areas, un-adopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at Hollymead Square. A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities.

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Interior photography represents The Linnets plot 22 show house.







# A RANGE OF HOMES TO SUIT *different lifestyles*







# THE BUXTON

2 BEDROOM BUNGALOW  
PLOTS 50\* & 51

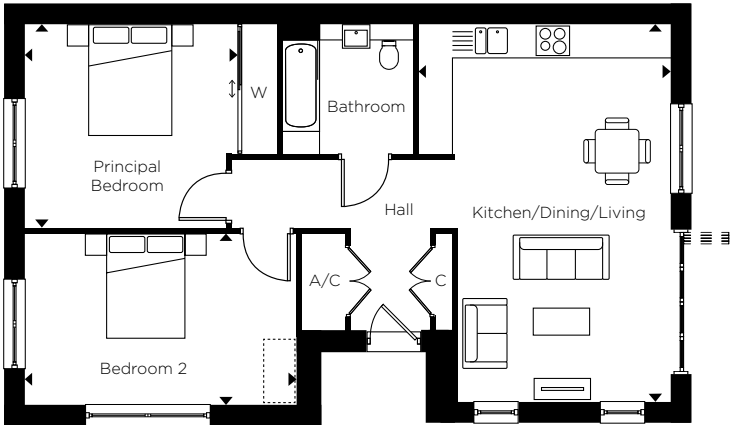
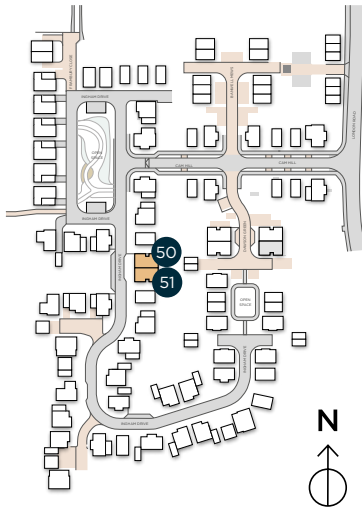


External material to homes vary. Computer generated image is indicative only and represents Plot 51.

## GROUND FLOOR

Kitchen/Dining/Living	4.70 m x 7.05 m	15' 5" x 23' 1"
Principal Bedroom	3.95 m x 3.80 m	12' 11" x 12' 5"
Bedroom 2	5.05 m x 3.15 m	16' 6" x 10' 4"

\*Handed to floorplan shown.



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE PEMBROKE

2 BEDROOM BUNGALOW  
PLOTS 83\* & 84

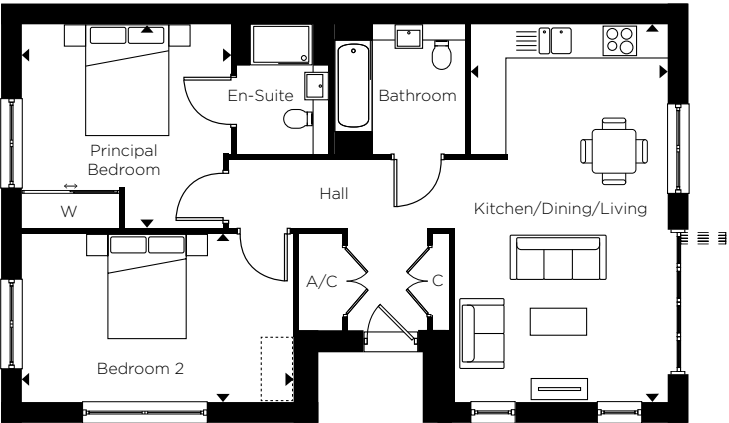
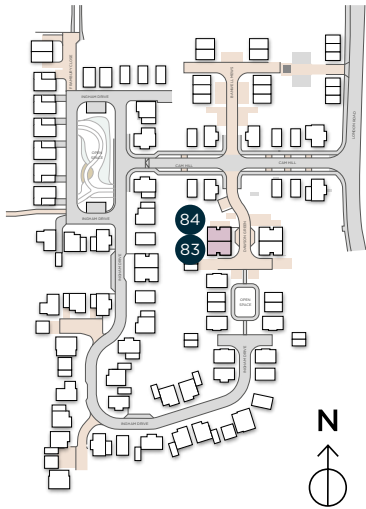


External material to homes vary. Computer generated image is indicative only and represents Plot 84.

## GROUND FLOOR

Kitchen/Dining/Living	3.65 m x 7.05 m	11' 11" x 23' 1"
Principal Bedroom	3.90 m x 3.85 m	12' 9" x 12' 7"
Bedroom 2	5.05 m x 3.20 m	16' 6" x 10' 5"

\*Handed to floorplan shown.



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

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# THE FLITCH

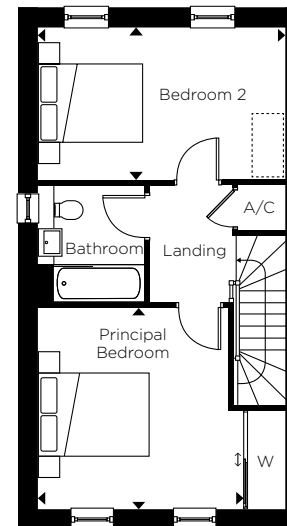
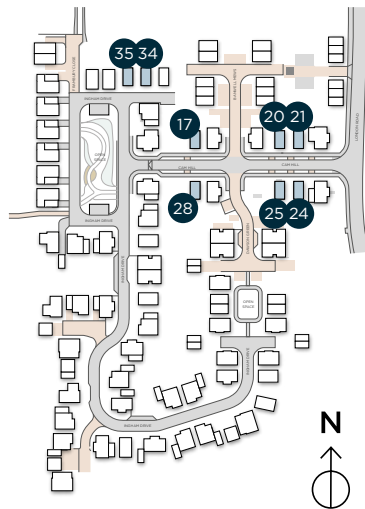
2 BEDROOM HOUSE  
PLOTS 17, 20, 21, 24\*, 25\*, 28\*, 34\* & 35\*



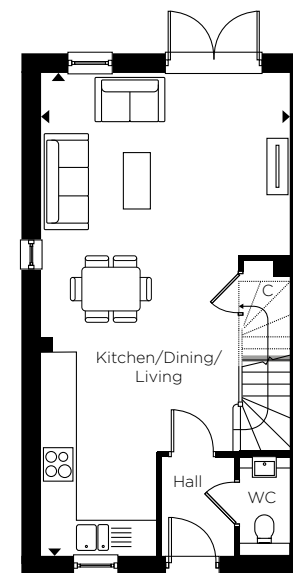
External material to homes vary. Computer generated image is indicative only and represents Plot 20.

GROUND FLOOR		
Kitchen/Dining/Living	4.60 m x 9.00 m	15' 1" x 29' 6"
FIRST FLOOR		
Principal Bedroom	3.90 m x 3.75 m	12' 9" x 12' 3"
Bedroom 2	4.60 m x 2.85 m	15' 1" x 9' 4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

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# THE GARNETTS

3 BEDROOM HOUSE  
PLOTS 36\*, 37, 49, 52\*, 66, 71 & 72\*



External material to homes vary. Computer generated image is indicative only and represents Plot 66.

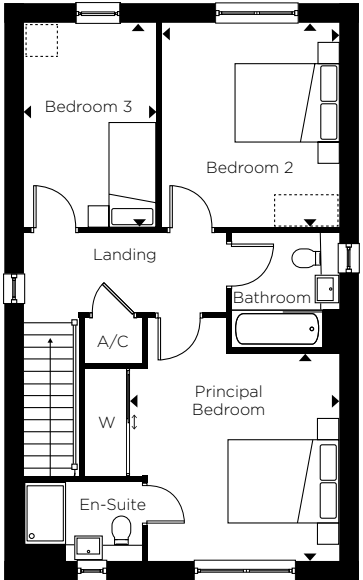
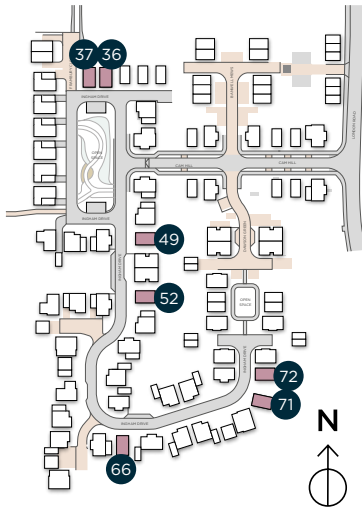
## GROUND FLOOR

Kitchen/Dining/Living	5.85 m x 10.00 m	19' 2" x 32' 9"
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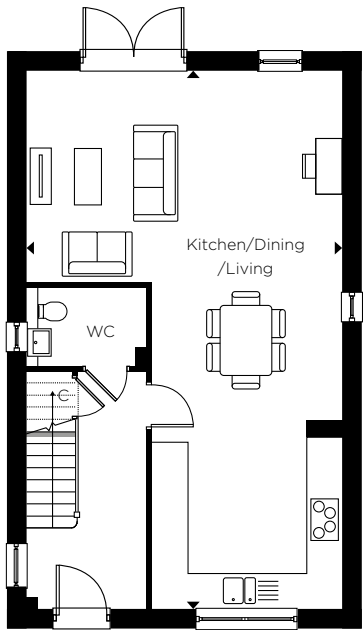
## FIRST FLOOR

Principal Bedroom	4.00 m x 3.85 m	13' 1" x 12' 7"
Bedroom 2	3.30 m x 3.80 m	10' 9" x 12' 5"
Bedroom 3	2.45 m x 3.80 m	8' 0" x 12' 5"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE HATFIELD

3 BEDROOM HOUSE  
PLOTS 18\*, 19, 27, 56\* & 77



External material to homes vary. Computer generated image is indicative only and represents Plot 77.

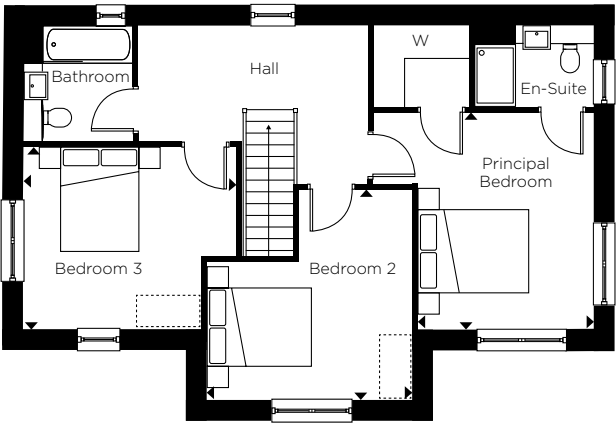
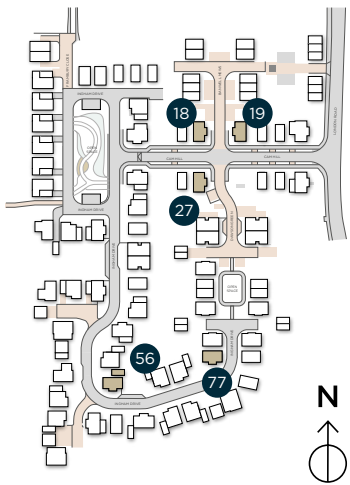
## GROUND FLOOR

Kitchen/Dining	3.90 m x 5.65 m	12' 9" x 18' 6"
Living Room	3.85 m x 5.65 m	12' 7" x 18' 6"
Utility Room	1.60 m x 2.45 m	5' 2" x 8' 0"

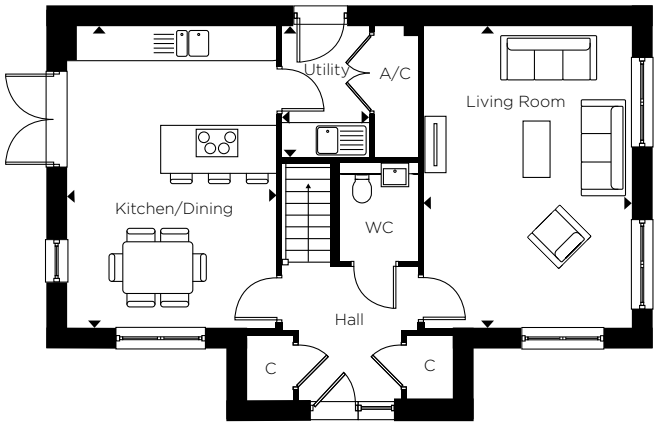
## FIRST FLOOR

Principal Bedroom	3.25 m x 4.05 m	10' 7" x 13' 3"
Bedroom 2	3.85 m x 3.95 m	12' 7" x 12' 11"
Bedroom 3	3.95 m x 3.40 m	12' 11" x 11' 1"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD   W - WARDROBE   A/C - AIRING CUPBOARD   [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE HALES

3 BEDROOM HOUSE  
PLOTS 26 & 87\*



External material to homes vary. Computer generated image is indicative only and represents Plot 26.

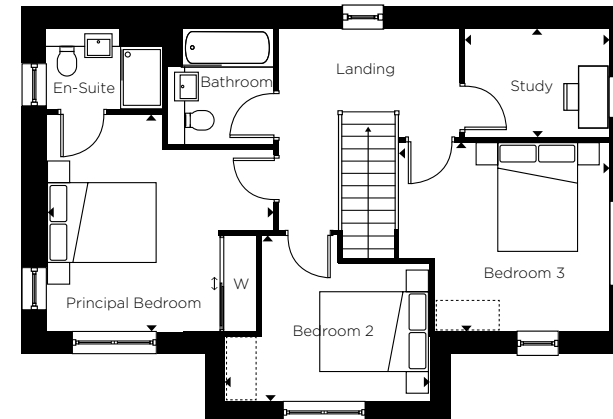
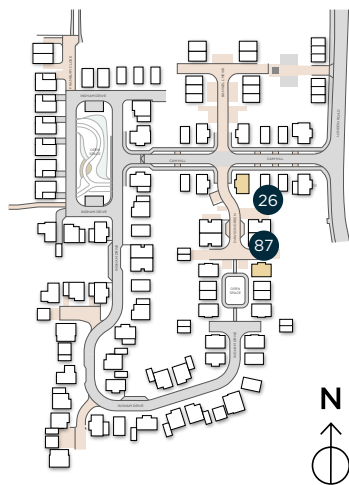
### GROUND FLOOR

Kitchen/Dining	3.95 m x 5.65 m	12' 11" x 18' 6"
Living Room	3.90 m x 5.65 m	12' 9" x 18' 6"
Utility Room	1.65 m x 2.50 m	5' 4" x 8' 2"

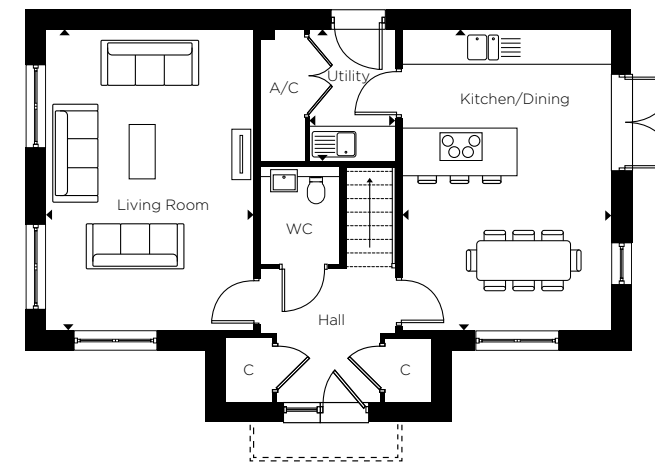
### FIRST FLOOR

Principal Bedroom	4.30 m x 4.05 m	14' 1" x 13' 2"
Bedroom 2	3.80 m x 3.15 m	12' 4" x 10' 3"
Bedroom 3	3.95 m x 3.30 m	12' 9" x 10' 8"
Study	2.75 m x 2.30 m	9' 0" x 7' 5"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE AUBREY

4 BEDROOM HOUSE  
PLOTS 73\*, 74, 78, 79\* & 82



External material to homes vary. Computer generated image is indicative only and represents Plot 74.

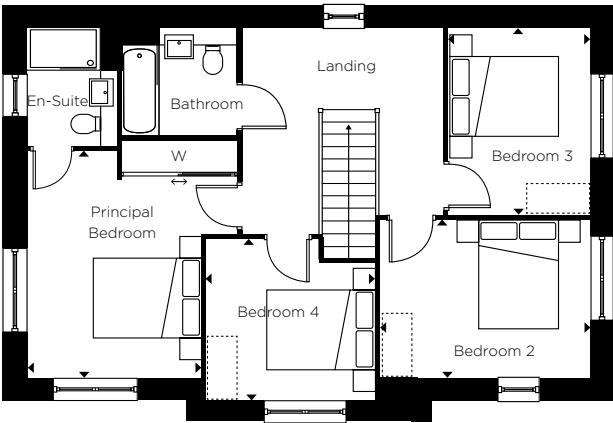
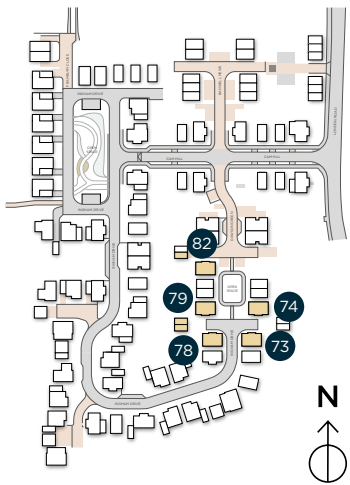
### GROUND FLOOR

Kitchen/Dining	6.50 m x 3.85 m	21' 3" x 12' 7"
Living Room	3.90 m x 4.40 m	12' 9" x 14' 5"
Utility Room	1.60 m x 2.45 m	5' 2" x 8' 0"
Study	2.60 m x 2.00 m	8' 6" x 6' 6"

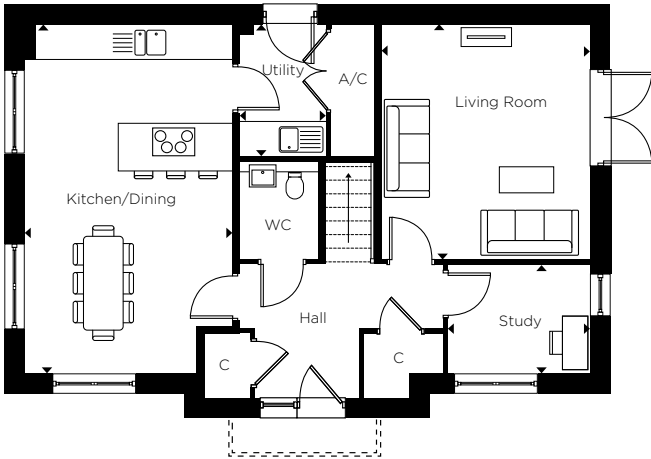
### FIRST FLOOR

Principal Bedroom	4.25 m x 3.25 m	13' 11" x 10' 7"
Bedroom 2	3.95 m x 2.95 m	12' 11" x 9' 8"
Bedroom 3	3.45 m x 2.65 m	11' 3" x 8' 8"
Bedroom 4	3.00 m x 3.15 m	9' 10" x 10' 4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [---] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE LINNETS

4 BEDROOM HOUSE  
PLOTS 22\*, 23, 30, 31\*, 48, 54, 57\* & 65\*



External material to homes vary. Computer generated image is indicative only and represents Plot 48.

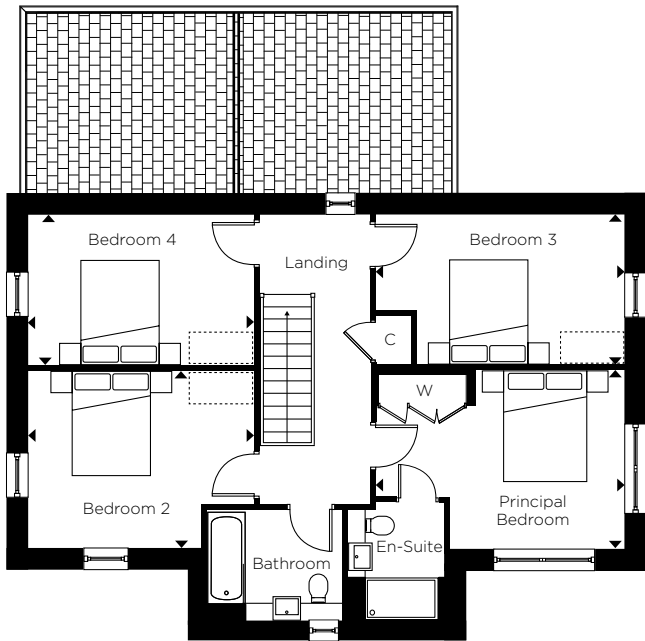
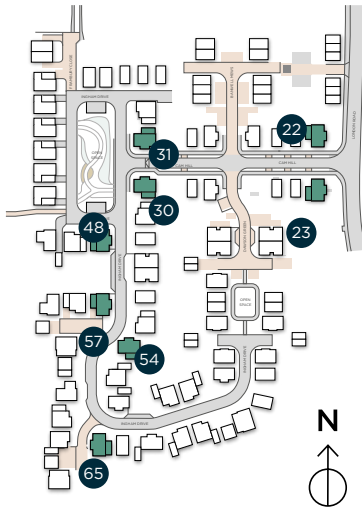
## GROUND FLOOR

Kitchen/Dining	4.15 m x 6.20 m	13' 7" x 20' 4"
Living Room	4.15 m x 6.20 m	13' 7" x 20' 4"
Utility Room	1.60 m x 2.50 m	5' 2" x 8' 2"
Garage	7.05 m x 3.15 m	23' 1" x 10' 4"

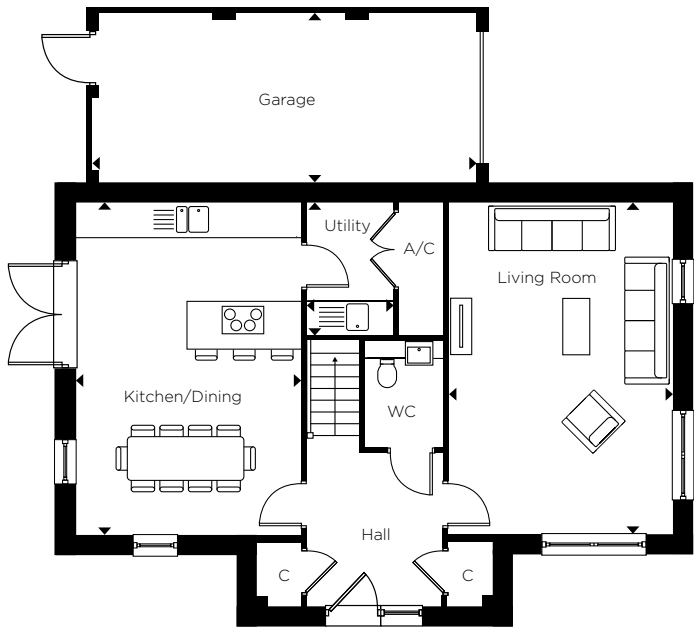
## FIRST FLOOR

Principal Bedroom	4.65 m x 3.30 m	15' 3" x 10' 9"
Bedroom 2	4.20 m x 3.30 m	13' 9" x 10' 9"
Bedroom 3	4.65 m x 2.75 m	15' 3" x 9' 0"
Bedroom 4	4.20 m x 2.75 m	13' 9" x 9' 0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE LINNETS

## 4 BEDROOM HOUSE PLOT 67



External material to homes vary. Computer generated image is indicative only and represents Plot 48.

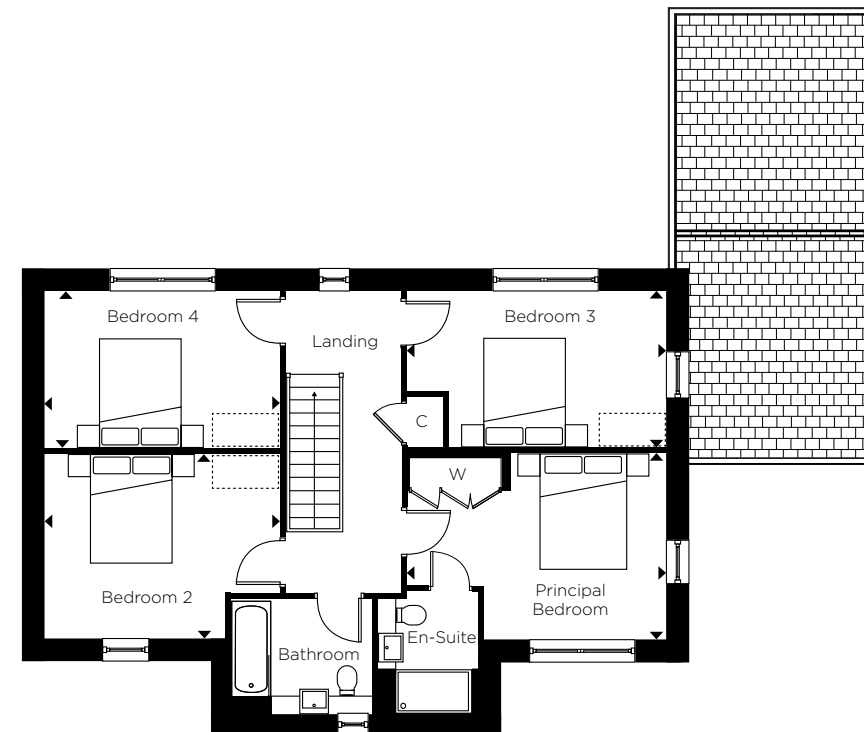
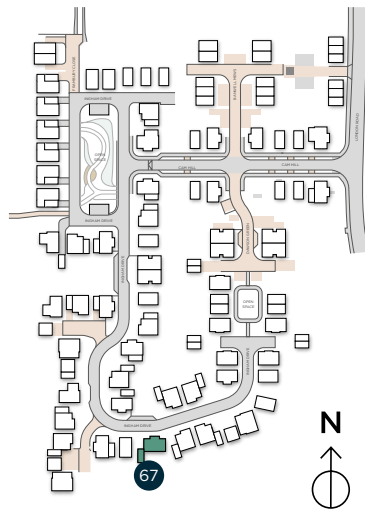
### GROUND FLOOR

Kitchen/Dining	4.15 m x 6.20 m	13' 7" x 20' 4"
Living Room	4.15 m x 6.20 m	13' 7" x 20' 4"
Utility Room	1.60 m x 2.50 m	5' 2" x 8' 2"
Garage	7.05 m x 3.15 m	23' 1" x 10' 4"

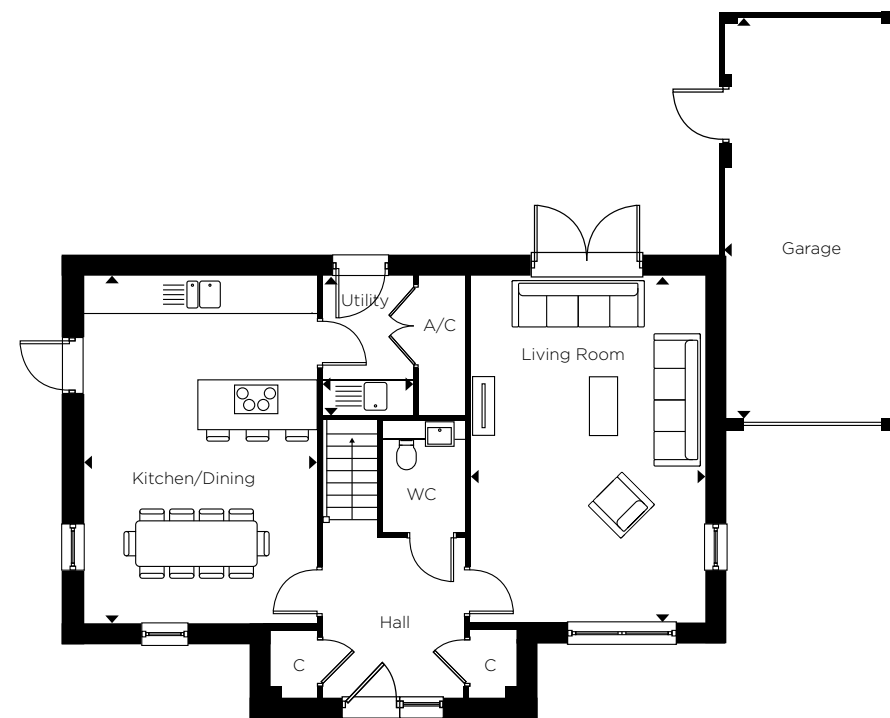
### FIRST FLOOR

Principal Bedroom	4.65 m x 3.30 m	15' 3" x 10' 9"
Bedroom 2	4.20 m x 3.30 m	13' 9" x 10' 9"
Bedroom 3	4.65 m x 2.75 m	15' 3" x 9' 0"
Bedroom 4	4.20 m x 2.75 m	13' 9" x 9' 0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [---] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE NOAKES

## 4 BEDROOM HOUSE

PLOTS 29, 32\*, 47, 53, 55, 58, 62\*, 63, 68\*, 69, 75 & 76\*



External material to homes and garage positions may vary. Computer generated image is indicative only and represents Plot 53.

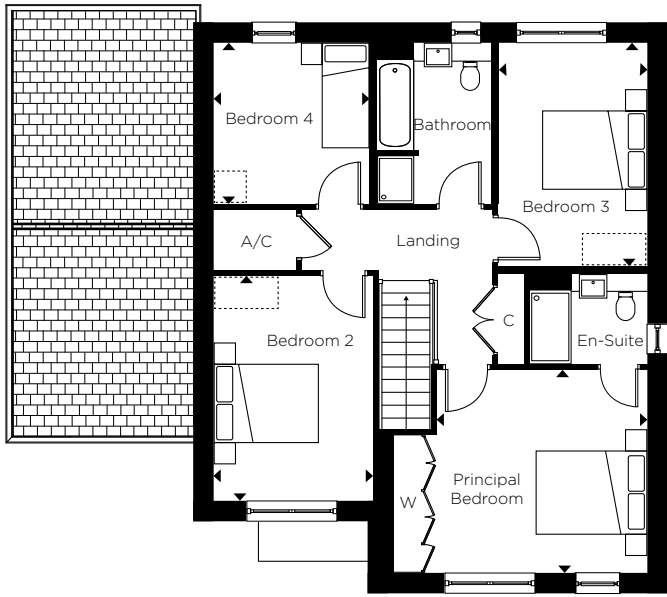
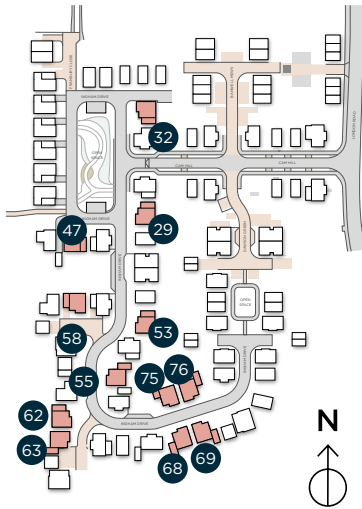
### GROUND FLOOR

Kitchen/Dining	8.10 m x 4.10 m	26' 6" x 13' 5"
Living Room	3.90 m x 5.65 m	12' 9" x 18' 6"
Utility Room	1.45 m x 2.20 m	4' 9" x 7' 2"
Garage	3.15 m x 7.20 m	10' 4" x 23' 7"

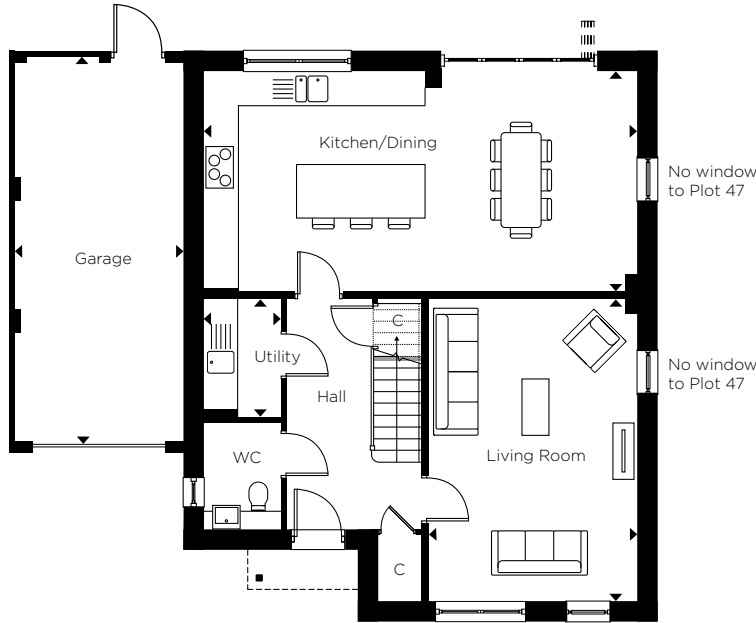
### FIRST FLOOR

Principal Bedroom	3.95 m x 3.80 m	12' 11" x 12' 5"
Bedroom 2	3.00 m x 4.20 m	9' 10" x 13' 9"
Bedroom 3	2.75 m x 4.15 m	9' 0" x 13' 7"
Bedroom 4	2.90 m x 3.00 m	9' 6" x 9' 10"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD W - WARDROBE A/C - AIRING CUPBOARD [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE SWEETINGS

4 BEDROOM HOUSE  
PLOTS 46, 59\* & 61



External material to homes vary. Computer generated image is indicative only and represents Plot 46.

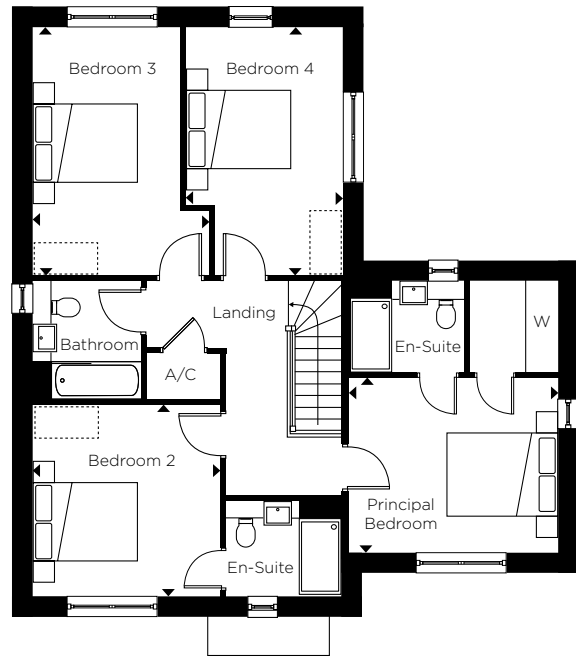
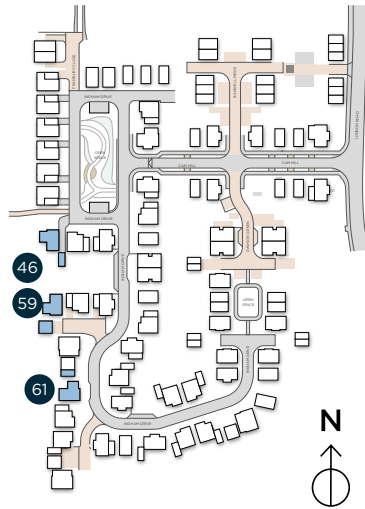
### GROUND FLOOR

Kitchen/Dining	5.75 m x 4.55 m	18' 10" x 14' 11"
Living Room	3.90 m x 5.05 m	12' 9" x 16' 6"
Dining Room	3.40 m x 3.75 m	11' 1" x 12' 3"
Utility Room	1.85 m x 2.00 m	6' 0" x 6' 6"

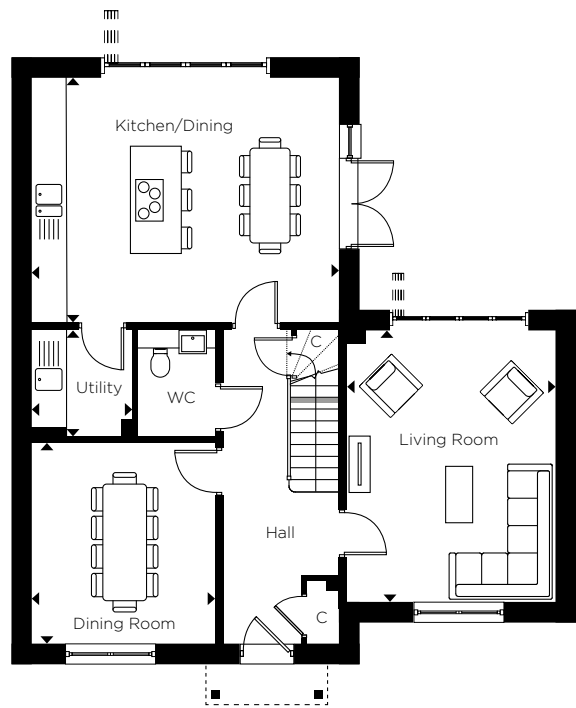
### FIRST FLOOR

Principal Bedroom	3.90 m x 3.25 m	12' 9" x 10' 7"
Bedroom 2	3.45 m x 3.55 m	11' 3" x 11' 7"
Bedroom 3	3.25 m x 4.60 m	10' 7" x 15' 1"
Bedroom 4	2.90 m x 4.60 m	9' 6" x 15' 1"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE SHADWELL

5 BEDROOM HOUSE  
PLOTS 40\*, 41\*, 42\*, 43\*, 44 & 45



External material to homes vary. Computer generated image is indicative only and represents Plot 45.

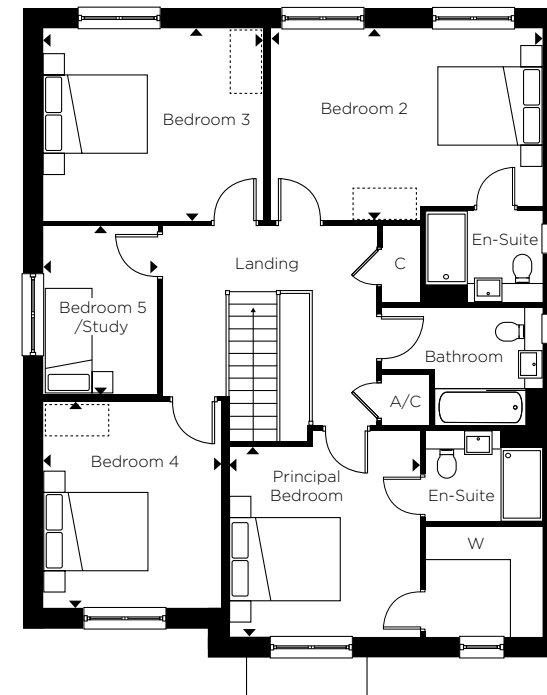
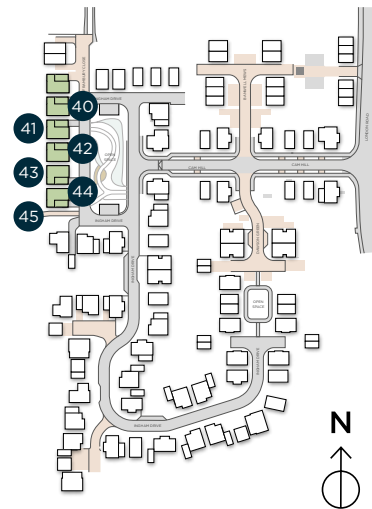
## GROUND FLOOR

Kitchen/Dining	9.35 m x 4.80 m	30' 8" x 15' 8"
Living Room	3.65 m x 4.30 m	11' 11" x 14' 1"
Utility Room	2.10 m x 2.00 m	6' 10" x 6' 6"
Garage	3.10 m x 7.05 m	10' 2" x 23' 1"

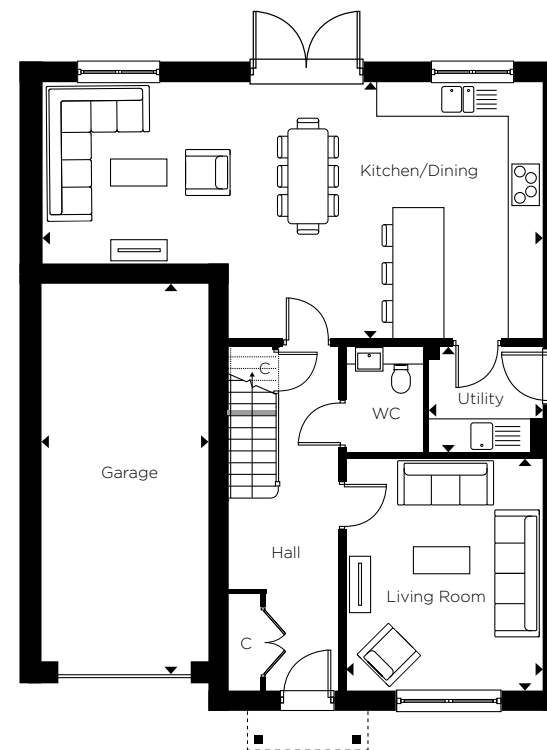
## FIRST FLOOR

Principal Bedroom	3.55 m x 3.55 m	11' 7" x 11' 7"
Bedroom 2	5.10 m x 3.55 m	16' 8" x 11' 7"
Bedroom 3	4.10 m x 3.55 m	13' 5" x 11' 7"
Bedroom 4	3.30 m x 3.85 m	10' 9" x 12' 7"
Bedroom 5 / Study	2.15 m x 3.15 m	7' 0" x 10' 4"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# THE TURNERS

5 BEDROOM HOUSE  
PLOTS 60\*, 64 & 70



External material to homes vary. Computer generated image is indicative only and represents Plot 70.

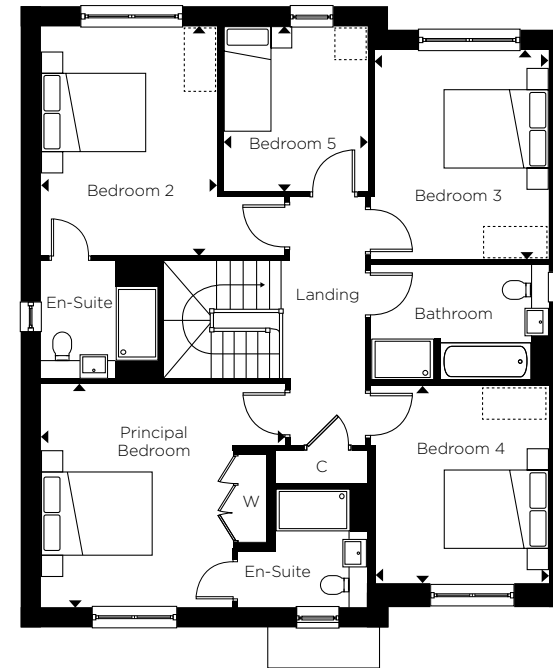
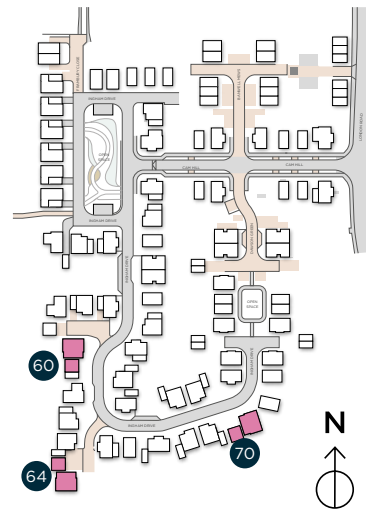
## GROUND FLOOR

Kitchen/Dining	9.45 m x 3.75 m	31' 0" x 12' 3"
Living Room	4.50 m x 4.10 m	14' 9" x 13' 5"
Dining Room	3.20 m x 3.65 m	10' 5" x 11' 11"
Utility Room	2.20 m x 2.20 m	7' 2" x 7' 2"

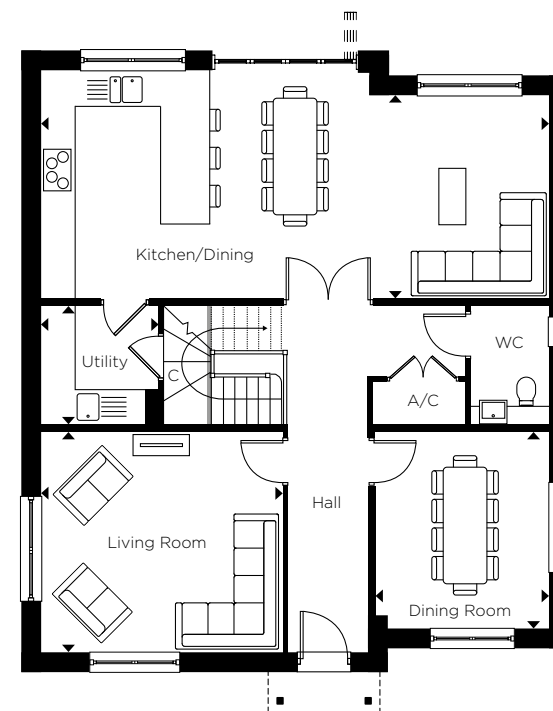
## FIRST FLOOR

Principal Bedroom	4.55 m x 4.15 m	14' 11" x 13' 7"
Bedroom 2	3.30 m x 4.25 m	10' 9" x 13' 11"
Bedroom 3	3.20 m x 3.85 m	10' 5" x 12' 7"
Bedroom 4	3.20 m x 3.65 m	10' 5" x 11' 11"
Bedroom 5	2.65 m x 3.05 m	8' 8" x 10' 0"

\*Handed to floorplan shown.



FIRST FLOOR



GROUND FLOOR

C - CUPBOARD    W - WARDROBE    A/C - AIRING CUPBOARD    [ ] - INDICATIVE WARDROBE POSITION

All floorplans are not to scale. 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 total square footage given is an estimate only. In the event of your making an offer you should refer to the contract documentation for information and contractual provisions relating to net sales area. 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.





# CREATING EXCEPTIONAL *places to live*

The Hill Group is a top 10 housebuilder\* and one of the leading developers in London, the home counties, and the South. The company is renowned for its partnership ethos, specialising in the building of distinctive new places and communities where people want to live, work, and socialise.

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In its 26th year, this family-run company has grown to establish itself as the UK's second-largest privately-owned housebuilder, with an impressive and diverse portfolio of projects ranging from landmark, mixed-use regenerations, and inner-city apartment developments to homes in rural communities.

Employing over 980 people, the company operates from five strategically located regional offices including Bristol and Abingdon to help facilitate growth in the South West and the Midlands, with its head office based in Waltham Abbey, Essex.

Hill completed more than 2,800 homes in the last financial year and has a development pipeline of over 32,000 homes, including 10,200 with planning consent. Around half of its portfolio is in joint ventures to deliver a range of mixed-tenure developments, reflecting Hill's commitment to partnerships with government, local authorities, housing associations, and private clients.

Since the company was founded in 1999, Hill has won over 500 industry awards, including the esteemed title of WhatHouse? Housebuilder of the Year in 2015, 2020 and 2023. Most recently, Canalside Quarter won Gold for Best House, and Hollymead Square won Gold for Best Sustainable Development at the 2025 WhatHouse? Awards.

Hill's dedication to delivering the highest quality homes and exceptional customer service has earned the housebuilder its 5-star status in the Home Builders Federation's annual Customer Satisfaction Survey for the past eight years. Hill is a registered developer with the New Homes Quality Board (NHQB) and follows the New Homes Quality Code (NHQC), a new industry standard to ensure high-quality homes and an exceptional customer experience. With a score of 4.9 out of 5, Hill is also ranked as the number one housebuilder on Trustpilot.

In addition, Hill is donating 200 fully equipped modular homes to local authorities and homeless charities as part of a £15 million pledge through its Foundation 200 programme, launched in 2019 to mark Hill's 20th anniversary.

Follow us on LinkedIn and Instagram [@HillGroupUK](#)



\*The Hill Group was listed within the top 10 of the Top 50 Housebuilders published by Housing Today in December 2025.



Audley Green, Essex



Kingsley Park, Essex



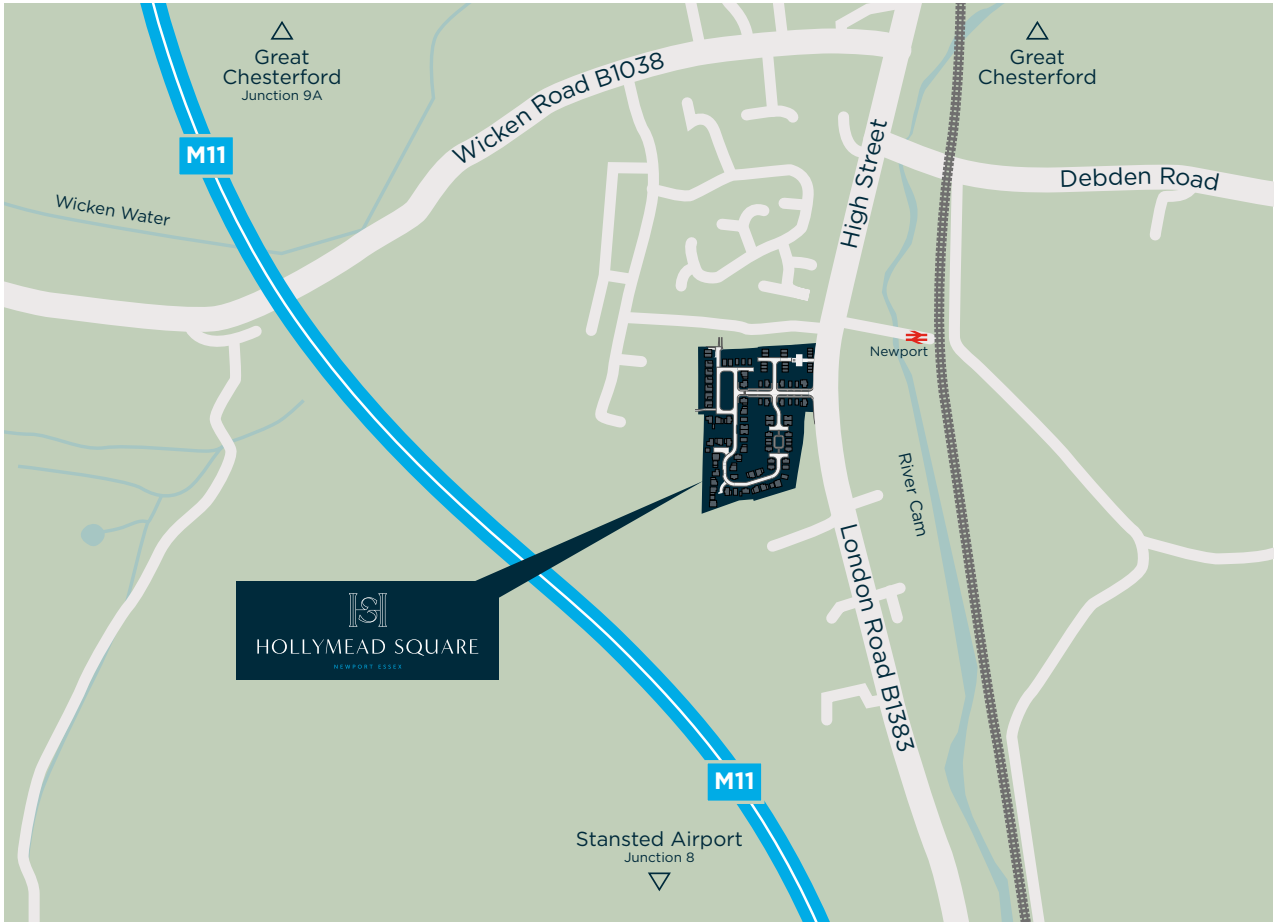
Marleigh Park, Cambridge







# HOW TO FIND US



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01799 610831 | [hollymeadsquare@hill.co.uk](mailto:hollymeadsquare@hill.co.uk)



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