

GRENVILLE + **PLACE**
belvoir road | bideford

A unique
development of
67 prestigious
properties
designed for
character⁺

 **Newland**
homes

designed for life+



Welcome to Grenville Place in Bideford – a thoughtfully planned development incorporating 67 individually designed homes.

Located half a mile from the town centre with its wealth of historic buildings, the central streets lead to a tree-lined quay, which is regularly bustling with working fishing vessels, cargo and pleasure boats.

The town is home to a wide variety of shops, cafes, restaurants and pubs as well as attractions such as the indoor historic Pannier Market, with a host of crafts, collectibles, fresh produce and gifts, and the Burton Art Gallery and Museum with its regular exhibitions, events and craft gallery.

Independent shops as well as larger national chain stores sell goods ranging from antiques and home wares to books and clothing. There is a choice of local supermarkets, and savings on high street and well known brands can be had at Atlantic Village outlet centre, only three miles out of town.

Built in 1884, the historic Pannier Market is named after the panniers, or wicker baskets, that farmers' wives carried their wares to market in

The Grade I listed Long Bridge with its 24 arches was built around 1280 and is the longest arched bridge in Devon



designed for purpose+



The MS Oldenburg runs regular passenger trips from Bideford to Lundy Island off the North Devon Coast



Built on the site of the former Grenville College, Grenville Place is conveniently located for schools and a hospital. Schools including Pynes Infant School and Nursery, St Mary's C of E Primary School, Kingsley School and Bideford College lie just over half a mile from the development.

The M5 motorway with access to the Midlands, central England and London, is accessible at Junction 27, with the centre of Exeter under 50 miles from the development. Barnstaple railway station is some 10 miles away, with direct buses running regularly from Bideford Quay.

There's plenty to do close to Bideford, from exploring the North Devon coast and its numerous beaches – many renowned amongst surfers – to having fun at The Milky Way Adventure Park, less than 9 miles from the development. Attractions for outdoor enthusiasts include Kenwith Valley Nature Reserve and the famous Tarka Trail. Further afield, Exmoor National Park and Bude in Cornwall are both less than 30 miles away.



The North Devon coastline features some of England's most impressive beaches such as Westwood Ho! – a long, sandy family-friendly beach at low tide and a magnet for surfers

designed for you+



Architecturally inspired by the eye-catching Victorian and Edwardian villas* bordering the west side of the site and the elevated position, Grenville Place is poised to become one of Bideford's most desirable addresses.

With its community feel and diverse mix of traditionally styled buildings with contemporary benefits, the development is within a thoughtful landscaped setting, designed to blend with the existing mature trees.

The homes are all carefully designed to maximise the natural light to create a bright and fresh environment and ensuring high levels of energy efficiency. Each one has its own allocated parking or garage.



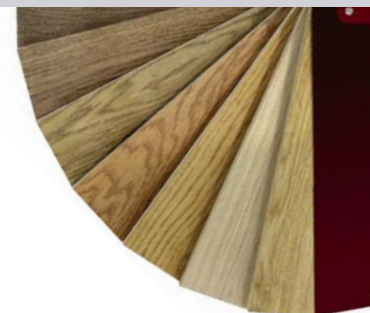
*Newland Homes will be renovating some of these properties and creating one and two bedroom apartments and elegant four and five bedroom villas, in addition to some further redevelopment. Please ask our Sales Advisor for more details.

designed with choice+

We understand that everyone's needs and lifestyles are different, so our architects have created eleven different styles of home to give you plenty of choice. From one to five bedroom homes, Grenville Place has a property that is exactly right for you.

Every home includes a fully fitted kitchen and contemporary white bathroom fittings. Energy-saving technology and materials are built in as well as high performance insulation and gas central heating systems, making your new home efficient to run and as comfortable as possible all year round.

A range of finishes are used to give character, diversity and individuality



- Five bedroom home
 - Kipling
- Four bedroom home
 - Kingsley
 - Hardy
 - Drake
 - Thackeray
- Three bedroom home
 - Tennyson
 - Byron
 - Huxley
 - Bronte
- Two bedroom apartment
 - Austen
- One bedroom coach house
 - Fielding

For further information on these plots please ask our Sales Advisor

Important Notice
The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Adviser or Agents.

Kipling

+Gardens are not made by singing 'Oh, how beautiful,' and sitting in the shade.

Plots: 25, 52, 58, 59

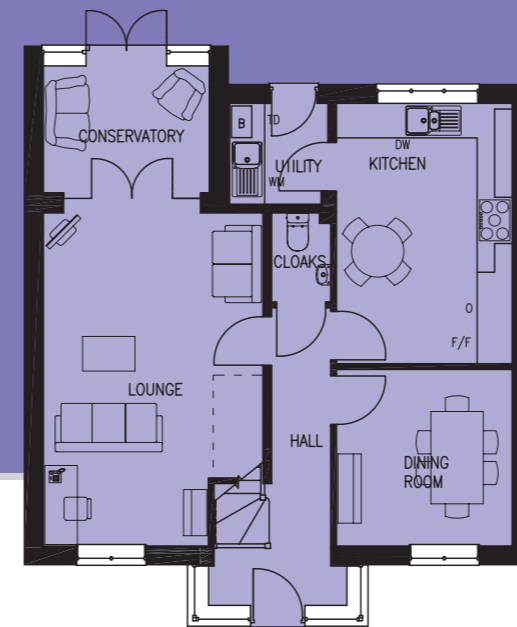


5 bedroom, 3 storey home

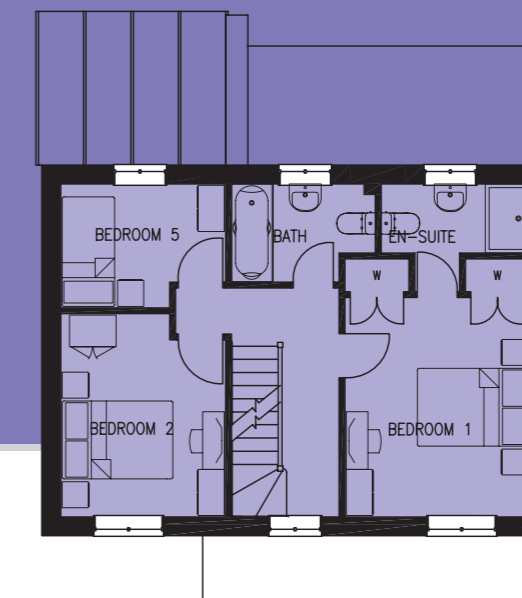
Lounge	5.78m (max) x 3.77m (max)	18' 11" (max) x 12' 4" (max)
Conservatory	2.85m x 2.22m	9' 4" x 7' 3"
Kitchen	4.52m x 3.02m	14' 10" x 9' 10"
Dining	3.06m x 3.02m	10' 1" x 9' 10"
Utility	1.75m (max) x 1.69m (max)	5' 9" (max) x 5' 6" (max)
Bedroom 1*	3.81m x 3.17m	12' 6" x 10' 5"
Bedroom 2	3.53m (max) x 2.83m (max)	11' 7" (max) x 9' 3" (max)
Bedroom 3#	4.00m (max) x 3.55m (max)	13' 1" (max) x 11' 7" (max)
Bedroom 4#	4.00m (max) x 2.83m	13' 1" (max) x 9' 3"
Bedroom 5	2.83m x 2.15m (max)	9' 3" x 7' 1" (max)

* Dimensions exclude wardrobe
Reduced headroom see Sales Advisor

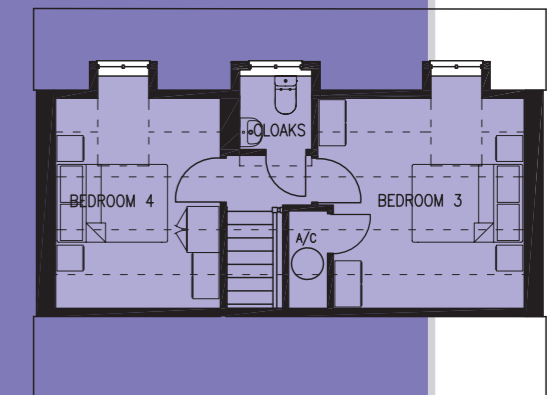
- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Integrated eye level single oven & microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- Denotes restricted headroom



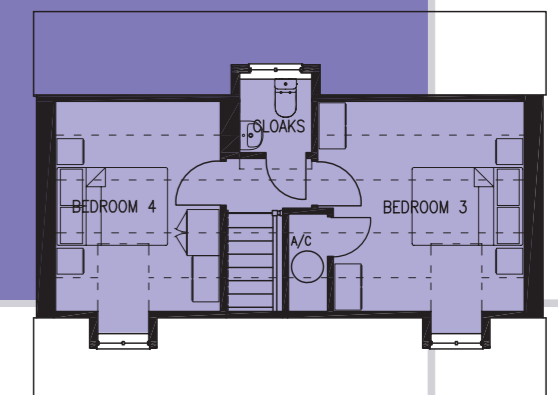
Ground Floor



First Floor



Second Floor
Rear Dormer Alternative



Second Floor
Front Dormer Alternative

Disclaimer: Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/- 50mm (2") tolerance. Windows and door positions may vary from plot to plot. Kitchen layouts are indicative only. Please consult the Sales Advisor for more information. This information is for guidance only and does not form any part of any contract or constitute a warranty.

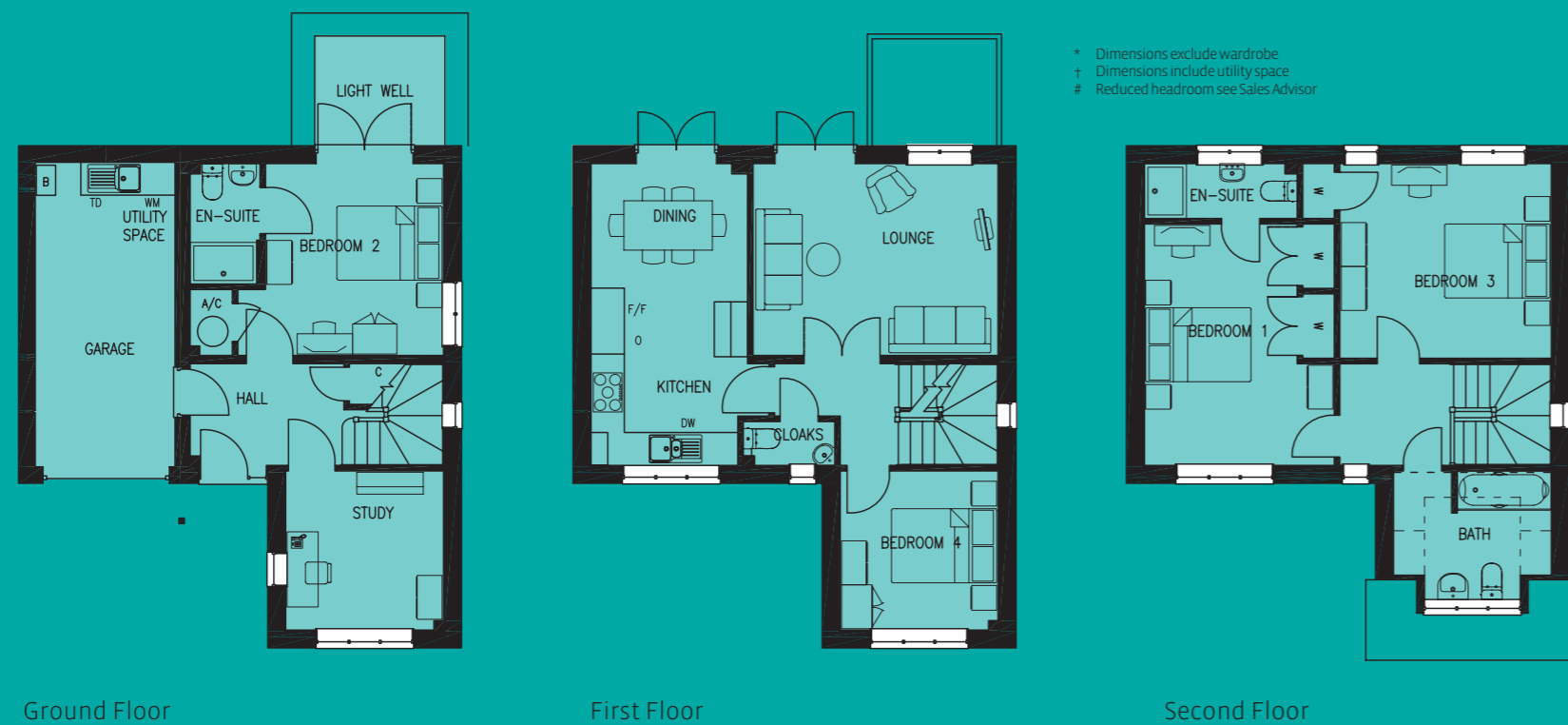


Kingsley

+Do noble things, not dream them all day long.

Plots: 15, 18, 60, 61, 62, 63, 66

4 bedroom, 3 storey split level home



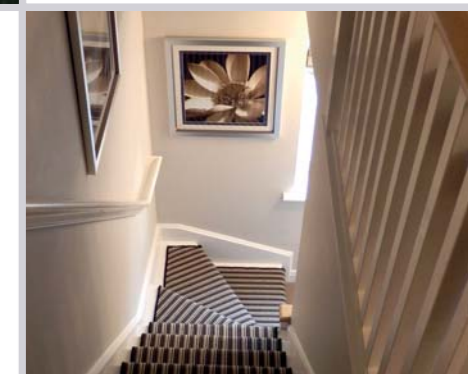
Lounge	4.43m x 3.50m	14'6" x 11'5"
Kitchen/Dining	5.50m x 3.14m (max)	18'1" x 10'4" (max)
Study	2.85m x 2.90m	9'4" x 9'6"
Bedroom 1	4.40m x 3.43m (max)	14'5" x 11'3" (max)
Bedroom 2*	3.71m (max) x 3.50m (max)	12'2" (max) x 11'5" (max)
Bedroom 3*	3.79m x 3.55m	12'5" x 11'7"
Bedroom 4	2.85m x 2.90m	9'4" x 9'6"

* Dimensions exclude wardrobe
 † Dimensions include utility space
 # Reduced headroom see Sales Advisor

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Integrated eye level single oven & microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- Denotes restricted headroom



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Hardy

+The sky was clear – remarkably clear – and the twinkling of all the stars seemed to be but throbs of one body, timed by a common pulse.

Plots: 55, 56, 57, 67

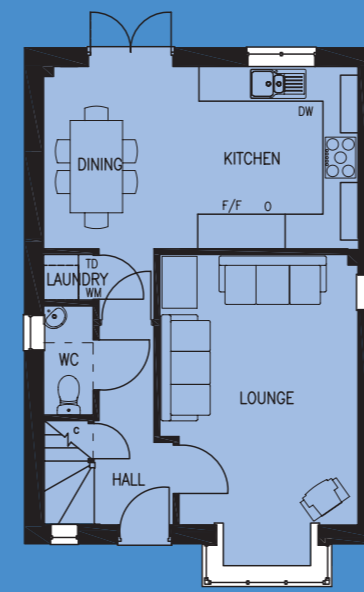


4 bedroom, 3 storey home

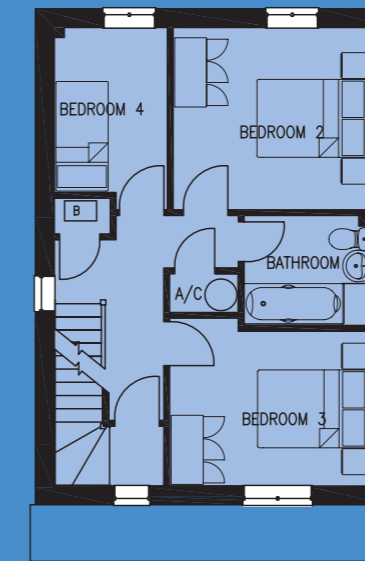
Lounge	5.41m (max) x 3.39m	17'9" (max) x 11'1"
Kitchen/Dining	5.40m x 4.39m (max)	17'6" x 14'5" (max)
Bedroom 1 Front Dormer Alternative*	5.41m (max) x 4.00m (max)	17'9" (max) x 13'1" (max)
Bedroom 1 Rear Dormer Alternative*	5.41m (max) x 4.02m (max)	17'9" (max) x 13'2" (max)
Bedroom 2	3.36m x 3.16m	11'1" x 10'4"
Bedroom 3	3.42m x 2.91m (max)	11'2" x 9'6" (max)
Bedroom 4	3.16m (max) x 1.94m	10'4" (max) x 6'4"

* Dimensions exclude wardrobe

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Integrated eye level single oven & microwave
- TD Tumble dryer space
- WM Washing machine space
- Denotes restricted headroom



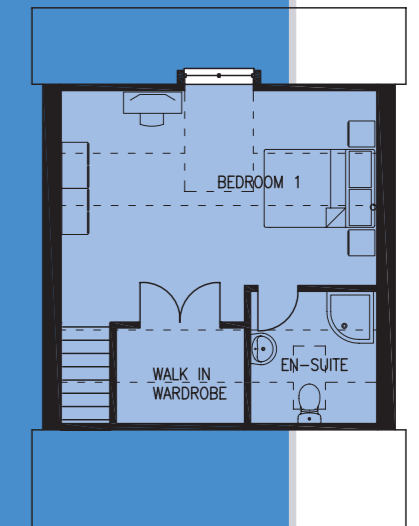
Ground Floor



First Floor

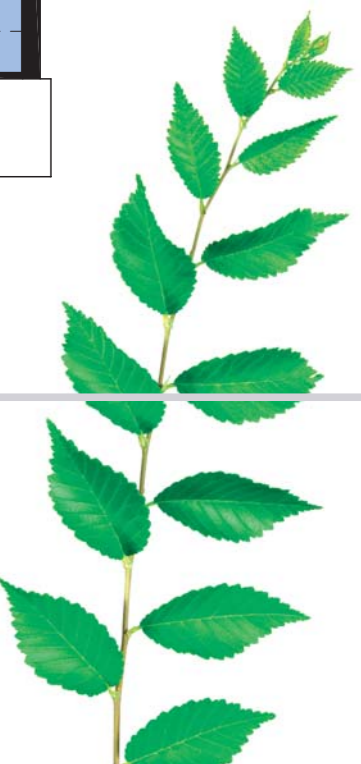


Second Floor Front Dormer Alternative



Second Floor Rear Dormer Alternative

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Drake

+There must be a beginning of any great matter, but the continuing unto the end until it be thoroughly finished yields the true glory.

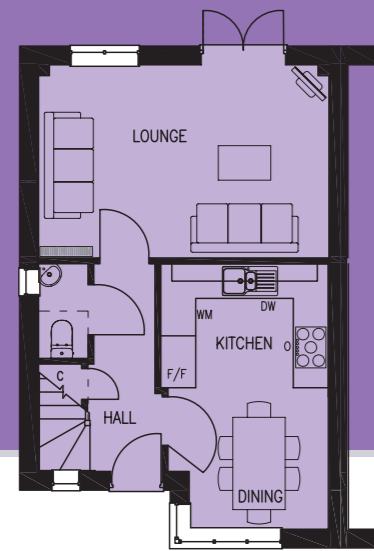
Plots: 19, 20



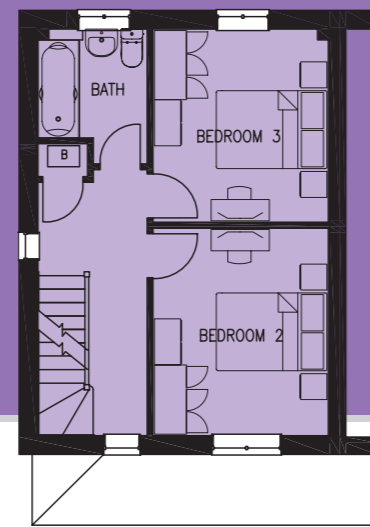
4 bedroom, 3 storey home

Lounge	4.99m x 3.35m (max)	16' 4" x 11' 1" (max)
Kitchen/Dining	4.60m x 2.89m	15' 1" x 9' 5"
Bedroom 1*	3.93m x 3.69m	12' 10" x 12' 1"
Bedroom 2	3.60m x 3.01m	11' 9" x 9' 10"
Bedroom 3	3.35m x 3.01m	11' 0" x 9' 10"
Bedroom 4	3.20m x 2.95m	10' 6" x 9' 8"

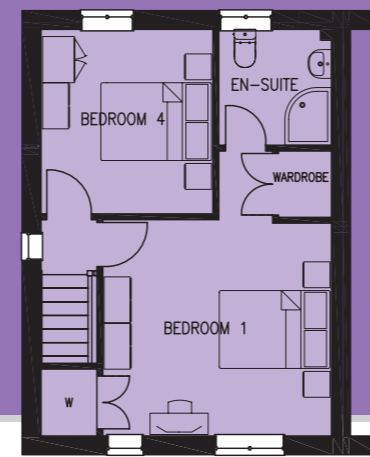
* Dimensions exclude wardrobe



Ground Floor



First Floor



Second Floor

- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Built under single oven
- W Wardrobe
- WM Washing machine space
- Denotes restricted headroom

Thackeray

+Next to excellence is the appreciation of it.

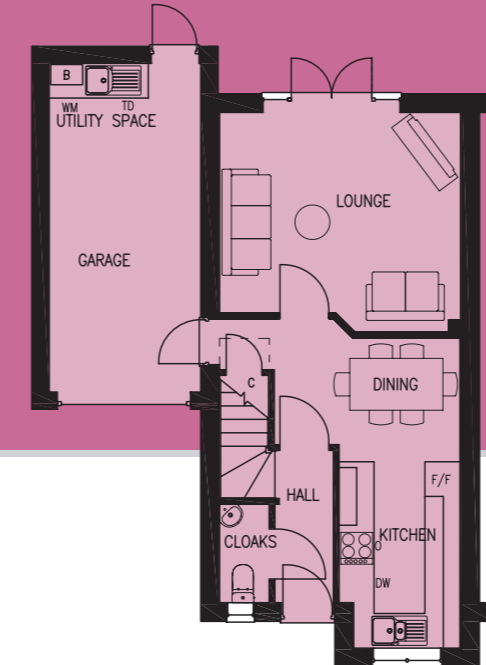
Plots: 21, 49, 51



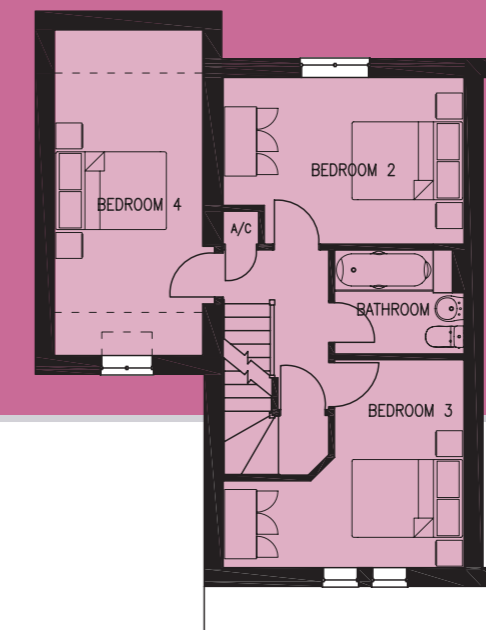
4 bedroom, 3 storey home

Lounge	4.14m x 3.81m (max)	13' 7" x 12' 6" (max)
Kitchen/Dining	5.38m (max) x 4.14m (max)	17' 7" (max) x 13' 7" (max)
Bedroom 1*	4.39m (max) x 4.14m (max)	14' 5" (max) x 13' 7" (max)
Bedroom 2	4.14m (max) x 2.89m (max)	13' 7" (max) x 9' 6" (max)
Bedroom 3	4.14m (max) x 3.61m (max)	13' 7" (max) x 11' 10" (max)
Bedroom 4#	5.65m (max) x 2.56m	18' 6" (max) x 8' 5"

* Dimensions exclude wardrobe
Reduced headroom see Sales Advisor



Ground Floor



First Floor



Second Floor

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Built under single oven
- TD Tumble dryer space
- WM Washing machine space
- Denotes restricted headroom

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Tennyson

+Tis not too late to seek a newer world.

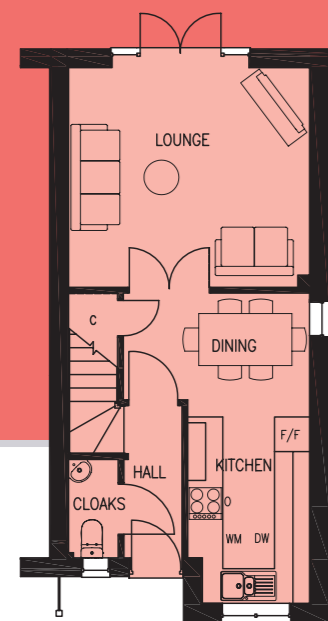
Plots: 7, 8, 22, 23, 24, 48, 50, 53, 54



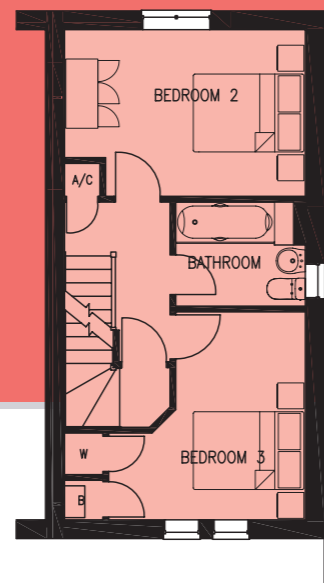
3 bedroom, 3 storey home

Lounge
4.14m x 3.81m 13' 7" x 12' 6"
Kitchen/Dining
5.38m (max) x 3.19m (max) 17' 7" (max) x 10' 5" (max)
Bedroom 1*
4.46m (max) x 4.14m (max) 14' 7" (max) x 13' 7" (max)
Bedroom 2
4.14m (max) x 2.89m (max) 13' 7" (max) x 9' 6" (max)
Bedroom 3*
3.45m (max) x 3.61m (max) 11' 3" (max) x 11' 10" (max)

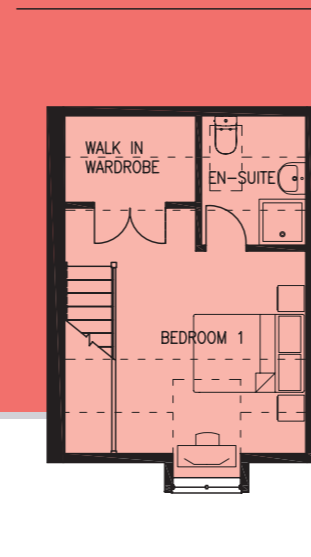
* Dimensions exclude wardrobe
Reduced headroom see Sales Advisor



Ground Floor



First Floor



Second Floor

A/C Airing cupboard
B Boiler
C Cupboard
DW Dishwasher space
F/F Integrated fridge/freezer
O Built under single oven
W Washing machine space
WM Washing machine space
--- Denotes restricted headroom
* See Sales Advisor for plots applicable

Byron

+Be thou the rainbow in the storms of life. The evening beam that smiles the clouds away, and tints tomorrow with prophetic ray.

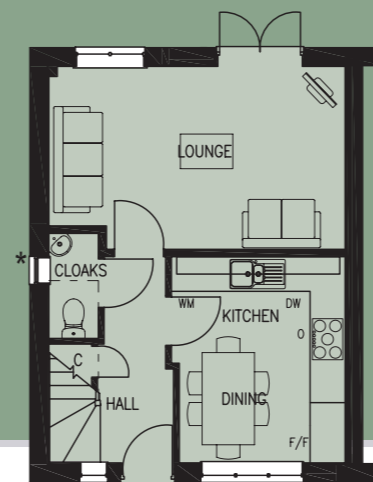
Plots: 26, 27, 28



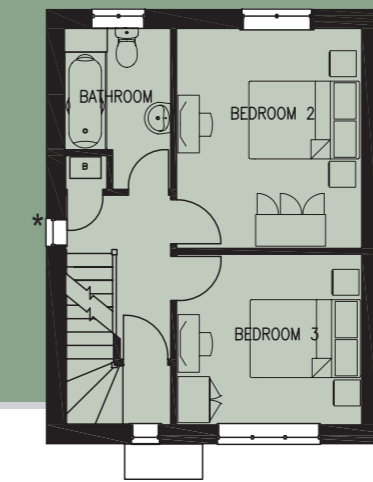
3 bedroom, 3 storey home

Lounge
5.09m x 3.16m (max) 16' 8" x 10' 4" (max)
Kitchen/Dining
3.57m x 2.98m (max) 11' 8" x 9' 9" (max)
Bedroom 1*
5.09m (max) x 4.76m (max) 16' 8" (max) x 15' 7" (max)
Bedroom 2
3.82m x 3.18m 12' 6" x 10' 5"
Bedroom 3
3.18m x 2.96m 10' 5" x 9' 8"

* Dimensions exclude wardrobe



Ground Floor



First Floor



Second Floor

B Boiler
C Cupboard
DW Dishwasher space
F/F Integrated fridge/freezer
O Built under single oven
WM Washing machine space
--- Denotes restricted headroom
* See Sales Advisor for plots applicable

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Huxley

+The secret of genius is to carry the spirit of the child into old age, which means never losing your enthusiasm.

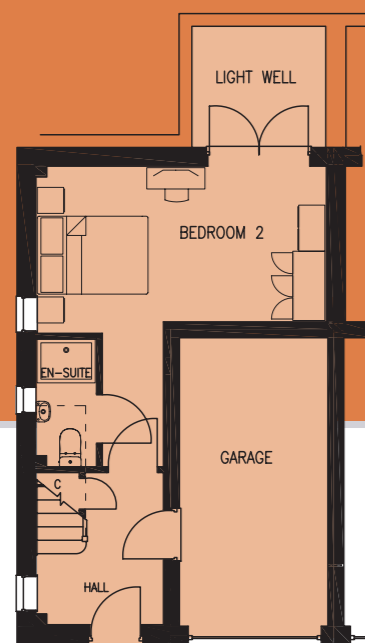
Plots: 9, 10, 11, 12, 12a, 14, 16, 17, 64, 65



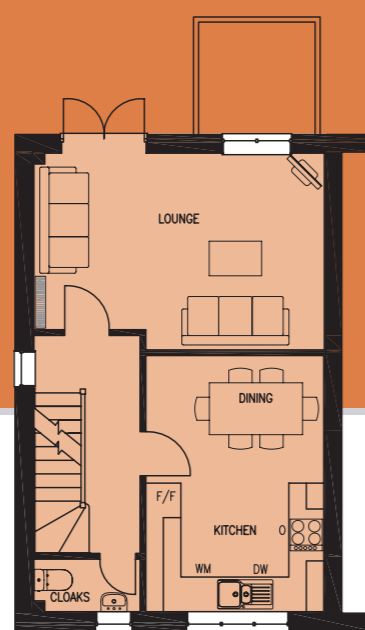
3 bedroom, 3 storey home

Lounge	4.99m x 3.41m (max)	16' 4" x 11' 2" (max)
Kitchen/Dining	4.44m x 3.06m	14' 7" x 10' 1"
Bedroom 1*	4.05m (max) x 3.92m (max)	13' 3" (max) x 12' 10" (max)
Bedroom 2	5.21m (max) x 4.99m (max)	17' 1" (max) x 16' 4" (max)
Bedroom 3	3.26m x 3.01m	10' 8" x 9' 10"

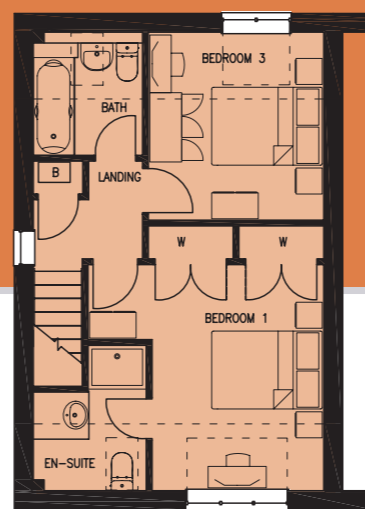
* Dimensions exclude wardrobe



Ground Floor



First Floor



Second Floor

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- B Boiler
- C Cupboard
- DW Dishwasher space
- F/F Integrated fridge/freezer
- O Built under single oven
- W Wardrobe
- WM Washing machine space
- Denotes restricted headroom

+I am no bird; and no net ensnares me; I am a free human being with an independent will.

Bronte

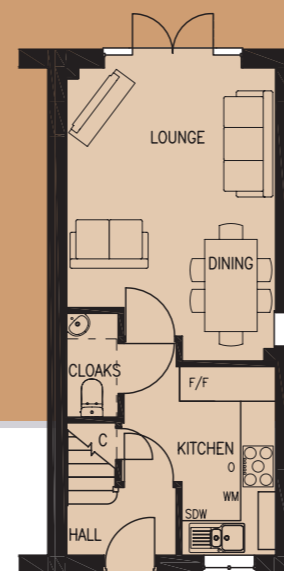
Plots: 29, 30, 31, 32, 33, 46, 47



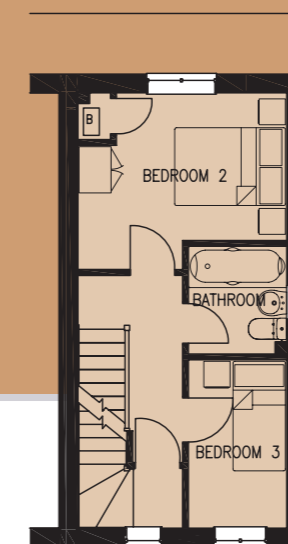
3 bedroom, 3 storey home

Lounge	3.59m x 5.08m (max)	11' 9" x 16' 8" (max)
Kitchen/Dining	3.70m (max) x 2.65m (max)	12' 1" (max) x 8' 8" (max)
Bedroom 1 Front Dormer Alternative*	3.85m (max) x 3.59m (max)	12' 7" (max) x 11' 9" (max)
Bedroom 1 Rear Dormer Alternative*	4.36m (max) x 3.59m (max)	14' 3" (max) x 11' 9" (max)
Bedroom 2	3.59m (max) x 3.07m (max)	11' 9" (max) x 10' 1" (max)
Bedroom 3	2.92m x 1.69m	9' 7" x 5' 6"

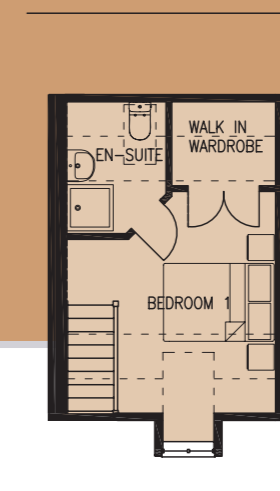
* Dimensions exclude wardrobe



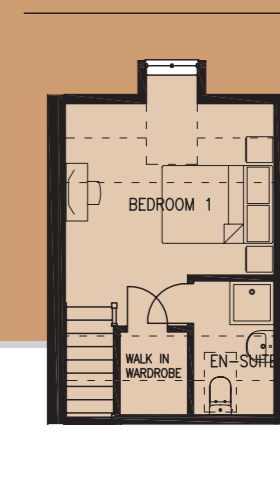
Ground Floor



First Floor



Second Floor
Front Dormer Alternative



Second Floor
Rear Dormer Alternative

- B Boiler
- C Cupboard
- F/F Integrated fridge/freezer
- O Built under single oven
- SDW Slimline dishwasher space
- WM Washing machine space
- Denotes restricted headroom
- * See Sales Advisor for plots applicable



Austen

+To sit in the shade on a fine day and look upon verdure is the most perfect refreshment.

Plots: 44, 45



2 bedroom apartment

Plot 44 Ground Floor

Kitchen/Dining/Lounge

4.86m x 4.70m (max) 15' 11" x 15' 5" (max)

Bedroom 1

5.99m (max) x 3.32m (max) 19' 8" (max) x 10' 10" (max)

Bedroom 2

3.17m (max) x 3.08m (max) 10' 4" (max) x 10' 1" (max)

Plot 45 First Floor

Kitchen/Dining/Lounge

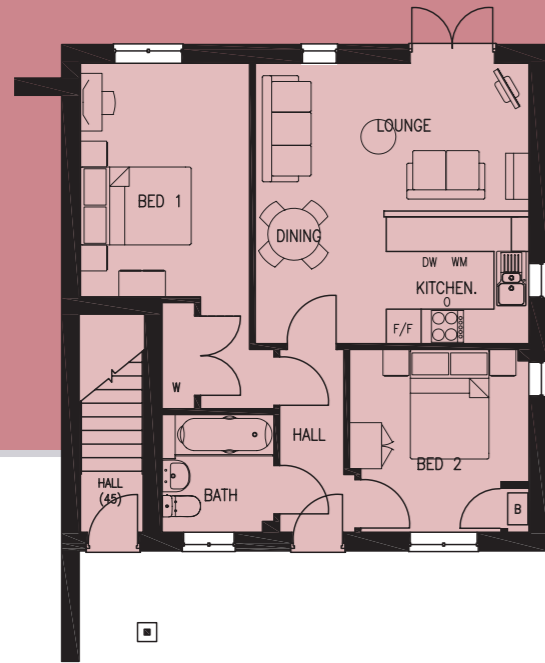
4.86m x 5.35m (max) 15' 11" x 17' 6" (max)

Bedroom 1

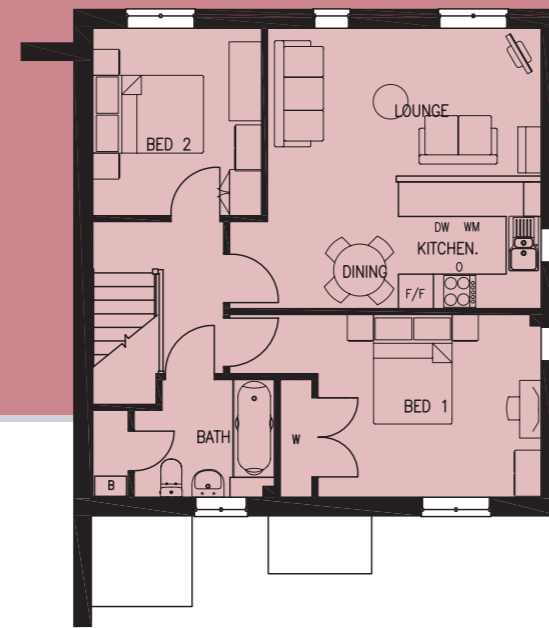
5.35m (max) x 3.17m (max) 17' 6" (max) x 10' 4" (max)

Bedroom 2

3.25m x 2.90m 10' 8" x 9' 6"



Plot 44 Ground Floor



Plot 45 First Floor

- B Boiler
- DW Dishwasher space
- F/F Fridge/freezer space
- O Built under single oven
- W Wardrobe
- WM Washing machine space

+A truly elegant taste is generally accompanied with excellency of heart.

Fielding

Plots: 1, 2



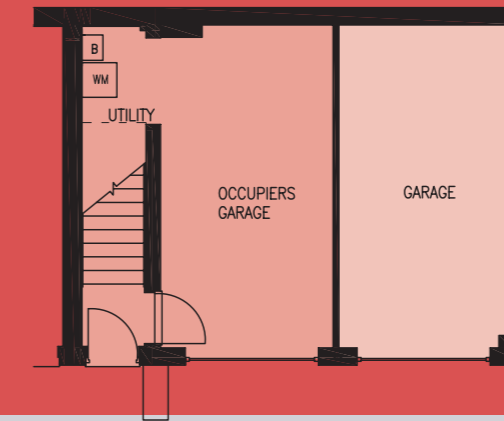
1 bedroom coach house

Kitchen/Dining/Lounge

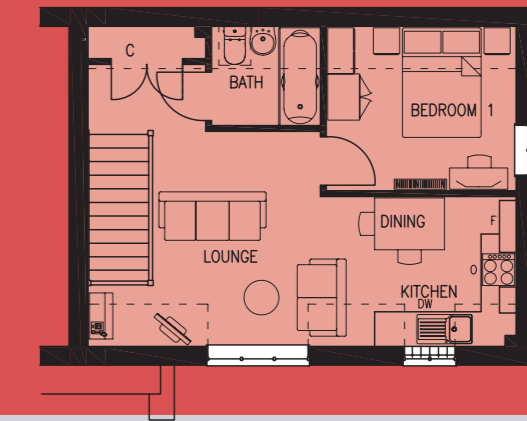
7.35m (max) x 4.89m (max) 24' 1" (max) x 16' 1" (max)

Bedroom 1

3.26m (max) x 2.85m (max) 10' 8" (max) x 9' 4" (max)



Ground Floor



First Floor

- B Boiler
- C Cupboard
- DW Dishwasher space
- F Fridge space
- O Built under single oven
- WM Washing machine space
- Denotes restricted bedroom

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Superb specification – as standard

KITCHENS

- + Choice of fully fitted quality kitchen units*
- + Choice of high quality worktops with matching upstands*
- + 1.5 bowl stainless steel sink and mixer tap
- + Plumbing for washing machine and dishwasher
- + Oven and gas hob
- + Integrated fridge freezer to all properties excluding Austen and Fielding

BATHROOMS AND EN SUITES

- + Ideal Standard contemporary white sanitaryware
- + Chrome taps and waste
- + Thermostatic valve bar shower over bath with screen
- + Shower to en suite
- + Choice of ceramic wall tiles*
- + Shaver point above basin

ENERGY SAVING HOMES

- + High performance insulation to roof, ground floor and external walls
- + Highly efficient gas central heating system
- + Digital heating programmer
- + Thermostatic radiator valves

ELECTRICAL

- + Telephone points on each floor including master bedroom and lounge
- + TV point
- + Power points with high performance RCD protection
- + Mains operated smoke alarms to hallway and landing
- + Burglar alarm wiring
- + Chrome downlighters to kitchen, bathroom and en suite

INTERNAL FINISH

- + Two square panel smooth white doors
- + Matt emulsion walls in Jasmine White
- + Smooth ceilings in White

EXTERNAL FINISH

- + Quality facing brick and render elevations
- + PVCu windows
- + Garages with white steel doors

* Choice available dependent on stage of construction. Please ask Sales Advisor for plot specific specification. For clarification of kitchen drawings please see Sales Advisor for plot specific information. For more details ask for a copy of our specification checklist.

OPTIONAL EXTRAS*

- + Alarm system
- + Integrated appliances
- + Chrome towel rails
- + Chrome sockets and power points
- + Range of flooring to include carpets, ceramic, laminate and real wood
- + Additional ceramic wall tiling
- + Electronic powered garage door
- + Extended patio area



NHBC

The National House Building Council (NHBC) carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.



Directions to Grenville Place from Old Bideford Bridge

Cross the Old Bideford Bridge, the A386 and turn right onto The Quay.

After 150 yards turn left up High Street. Turn left to stay on High Street.

Take the first right into Abbotsham Road.

After 350 yards turn right into Belvoir Road. Grenville Place can be found on the right.

GRENVILLE PLACE

belvoir road | bideford

Sat Nav reference EX39 3JP

Directions to Grenville Place from the M5
Exit the M5 at junction 27 onto the A361, the North Devon Link Road signposted Barnstaple.

Continue on the A361 for 35 miles. At Lake Roundabout follow the A39 for Bideford.

Continue over Torridge Bridge and at the next roundabout turn left onto Heywood Road, following yellow AA signs for Grenville Place.

Take the second turning right onto Northam Road along to the mini roundabout.

Continue straight on (second exit) into Pitt Lane and continue straight on. Bear right into High Street.

Turn right into Abbotsham Road (signposted 'Hospital'). Continue along passing Bideford Community Hospital on the right. At the traffic lights, turn right into Belvoir Road.

Grenville Place is situated first right off Belvoir Road.



Considerate, Conscientious, Crafted...

At Newland Homes, we've built a solid reputation for developing quality homes and enhancing local communities. Never ones to stand still, we constantly push the boundaries of residential development through an innovative approach to location, design, construction and environmental sustainability.

We specialise in medium to large-scale developments of apartments, townhouses and executive homes that provide desirable living spaces, attractive open areas and amenities that build communities. Our success is attributed to acquiring sites with excellent development potential in the right locations, and applying imagination, experience and determination to transform them into attractive places to live. Each development and each home is distinctive, and requires an individual solution.

Good design is a defining element of our developments. We use a wide variety of techniques and materials to ensure each project has a unique character that is contemporary as well as sympathetic to the surrounding architectural landscape.

Our core ethos remains what it has always been – to build quality homes that people are delighted to live in. Our passionate commitment to this philosophy is the basis of our past, present and future success.

With our dedicated, talented team and solid commitment to our customers, we will continue to move forward, pushing the boundaries of design and development for high quality, distinctive new homes.



A selection of Newland Homes' recently completed developments

GRENVILLE+PLACE

belvoir road | bideford

For more information or to arrange a viewing please contact us:

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Considerate | Conscientious | Crafted



All purchasers must check with our sales consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in this brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers' alterations. Please check with our sales consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with our sales consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual external finishes and window positions do vary. Please ask our sales consultant for full details.