



THE LANES

AT CHANNELS, CHELMSFORD





A SUPERB COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES

# A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home, to enable you to bring that dream within your reach.

We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance.

Our homes are designed both to reduce energy demands and minimise their impact on their surroundings. Croudace recognises that the quality of the new homes we build is of vital importance to our customers.

Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task. We are proud of our excellent ratings in independent customer satisfaction surveys, which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,  
Group Chief Executive



# OUT AND ABOUT

The Lanes is an impressive development of 2, 3, 4 and 5 bedroom homes. The Lanes offers a peaceful setting situated within the London Commuter Belt. Residents at The Lanes will enjoy a tranquil atmosphere with all the conveniences of a thriving town.

The history of Chelmsford can be traced back over 800 years. The town was created in the Middle Ages and at the time of the Domesday Book the land belonged to the Bishop of London. In 1199, the Bishop obtained a charter which granted the right for a weekly market to be held by the bridge. To this day, the market is still operating but is now under cover, has 50 stalls and is open 5 days a week. In 1899, Guglielmo Marconi opened the world's first wireless factory which broadcast Britain's first official radio broadcast in 1920, and Chelmsford is now known as the 'birthplace of radio'.

Chelmsford city centre offers a vast selection of independent and high street shops, cafes and restaurants. The Meadows Shopping Centre is located within the city centre and is home to over 37 stores. Other amenities include a cinema, a theatre, a leisure centre and a number of golf courses. Located to the south of the city centre is the host of the well known V Festival - Hylands Park. The park has over 570 acres of parkland, including woodlands, lakes, formal gardens and a golf complex.

Chelmsford was named as one of the best places to live in Britain for education in The Sunday Times Guide 2014. There are a large number of primary and secondary schools in the local area. Within 3.5 miles of The Lanes are King Edward VI Grammar School and Chelmsford Country High School for Girls which are both ranked among the top 20 secondary schools in the country. Chelmsford is also home to Writtle College and Anglia Ruskin University which has nearly 40,000 students.



Extensive expansion and improvement is planned for the area surrounding Chelmsford, notably the Beaulieu development. The growth at Beaulieu is planned to accommodate 3,600 new homes, 3 new schools, 1 new railway station, 176 acres of open space and a 400,000 sqft business park. The new amenities will be accessible to residents at The Lanes as Beaulieu is just 2 miles away.

Chelmsford is conveniently situated for commuting into London. Journeys to London Liverpool Street on direct trains take around 35 minutes. By car, the M25 and M11 are located 17 miles and 30 miles respectively and Stansted Airport is 15 miles away.

Hylands Park

# DEVELOPMENT LAYOUT

Each home within The Lanes is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



**THE BERWICK**  
5 BEDROOM HOME



**THE REDBOURNE**  
5 BEDROOM HOME



**THE TAVISTOCK**  
5 BEDROOM HOME



**THE HEYBRIDGE**  
5 BEDROOM HOME



**THE BARNSTON**  
4 BEDROOM HOME



**THE LANGFORD**  
4 BEDROOM HOME



**THE WOODHAM**  
4 BEDROOM HOME



**THE LAKEHOUSE**  
4 BEDROOM HOME



**THE LEICESTER**  
4 BEDROOM HOME



**THE WALTHAM**  
3 BEDROOM HOME



**THE RICHMOND**  
3 BEDROOM HOME



**THE HATFIELD**  
3 BEDROOM HOME



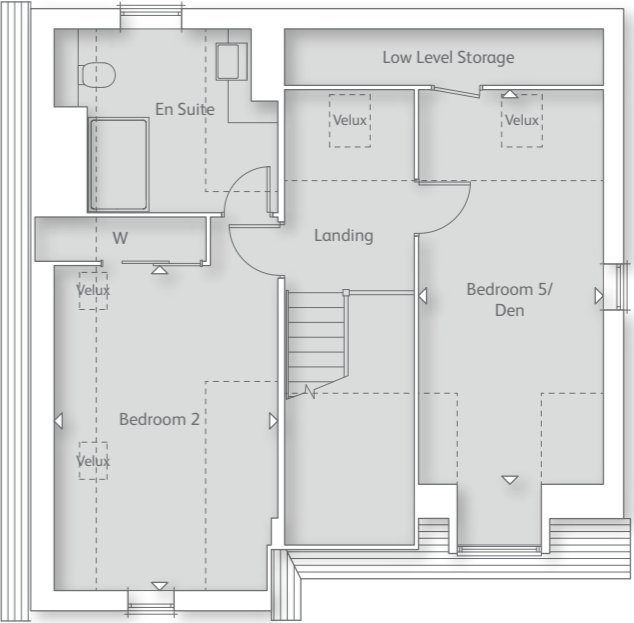
**THE SPRINGFIELD**  
3 BEDROOM HOME



**THE WICKFORD**  
2 BEDROOM HOME

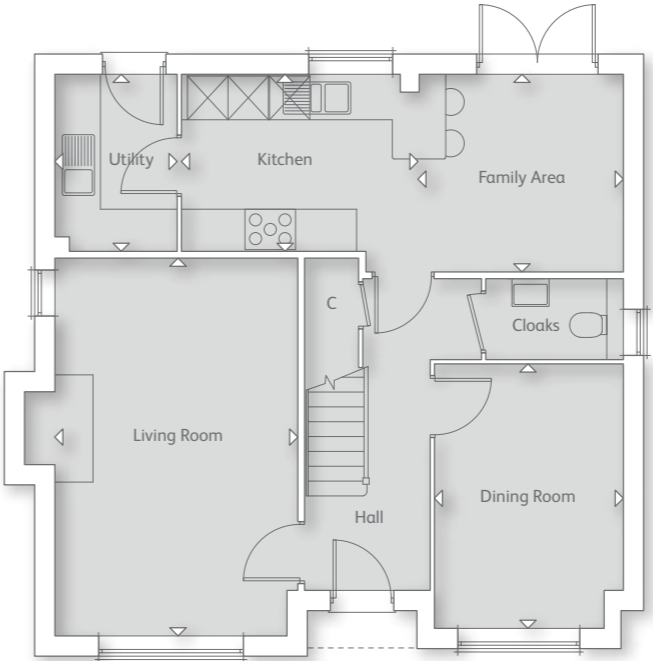
# THE BERWICK

5 BEDROOM HOME



SECOND FLOOR

Bedroom 2  
4.72m x 3.26m (15' 5" x 10' 8")  
Bedroom 5/Den  
5.79m x 2.68m (18' 11" x 8' 9")



GROUND FLOOR

Kitchen  
3.45m x 2.57m (11' 3" x 8' 5")  
Family Area  
2.99m x 2.87m (9' 9" x 9' 5")  
Dining Room  
3.86m x 2.74m (12' 7" x 8' 11")  
Living Room  
5.54m x 3.54m (18' 2" x 11' 7")  
Utility  
2.57m x 1.75m (8' 5" x 5' 9")



FIRST FLOOR

Master Bedroom  
3.99m x 3.54m (13' 0" x 11' 7")  
Bedroom 3  
3.54m x 3.45m (11' 7" x 11' 3")  
Bedroom 4  
3.50m x 2.68m (11' 5" x 8' 9")

Please note floor plans are not to scale.

THE REDBOURNE

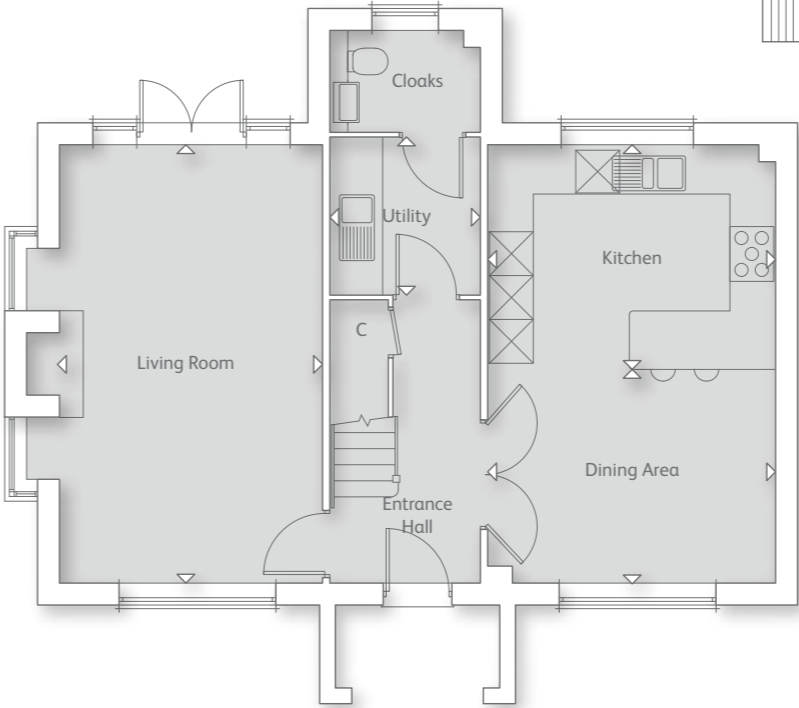
5 BEDROOM HOME



SECOND FLOOR

Bedroom 3  
4.43m x 3.59 m (14' 6" x 11' 9")

Bedroom 4  
4.43m x 3.55m (14' 6" x 11' 7")



GROUND FLOOR

Kitchen  
3.88m x 3.02m (12' 8" x 9' 10")

Living Room  
5.94m x 3.54m (19' 5" x 11' 7")

Dining Area  
3.88m x 2.87m (12' 8" x 9' 4")

Utility  
2.11m x 2.00m (6' 10" x 6' 6")



FIRST FLOOR

Master Bedroom  
3.88m x 3.78m (12' 8" x 12' 4")

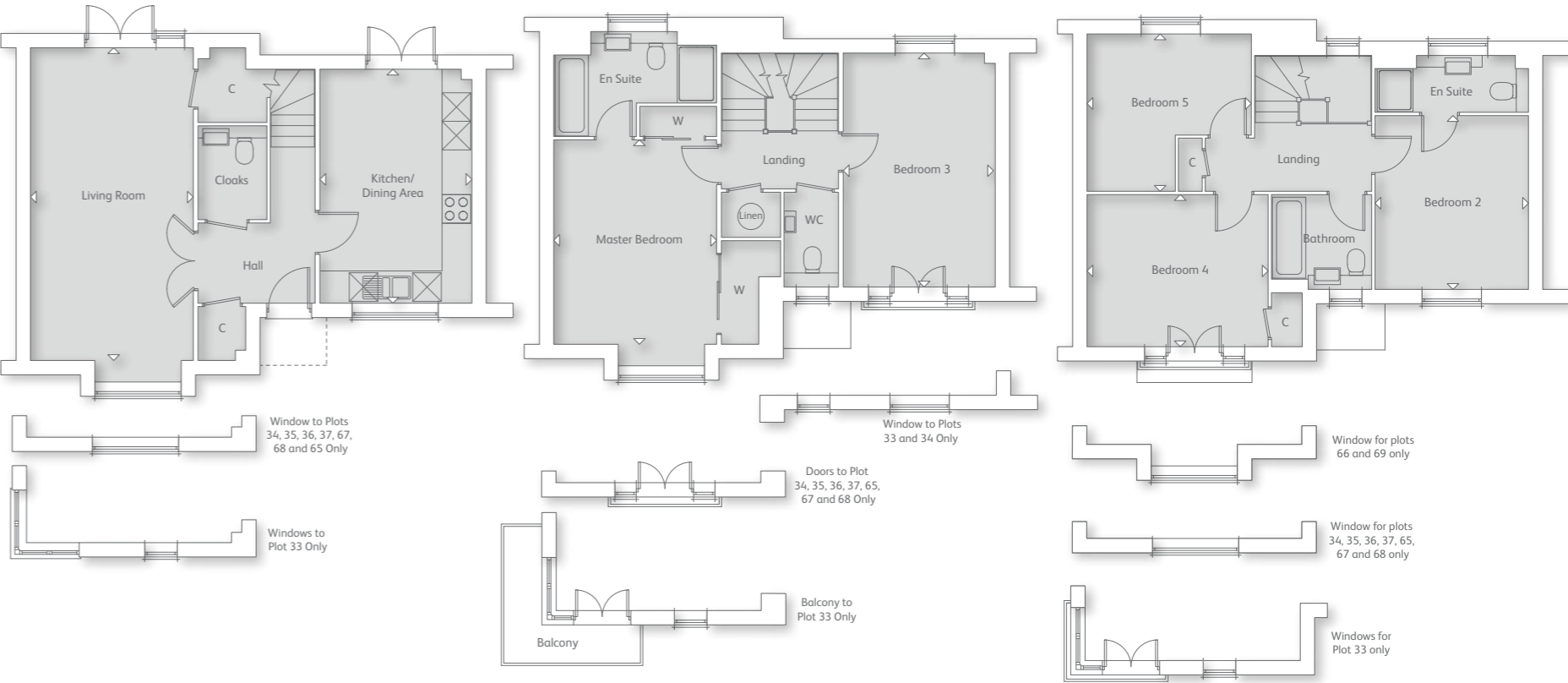
Bedroom 5/Study  
2.44m x 2.22m (8' 0" x 7' 3")

Bedroom 2  
3.38m x 2.82m (11' 0" x 9' 3")

Please note floor plans are not to scale.

# THE TAVISTOCK

5 BEDROOM HOME



## GROUND FLOOR

Kitchen/Dining Area  
4.84m x 3.13m (15' 10" x 10' 3")

Living Room  
6.49m x 3.35m (21' 3" x 10' 11")

## FIRST FLOOR

Master Bedroom  
4.22m x 3.35m (13' 10" x 10' 11")

Bedroom 3  
4.84m x 3.13m (15' 10" x 10' 3")

## SECOND FLOOR

Bedroom 2  
3.58m x 3.16m (11' 8" x 10' 4")

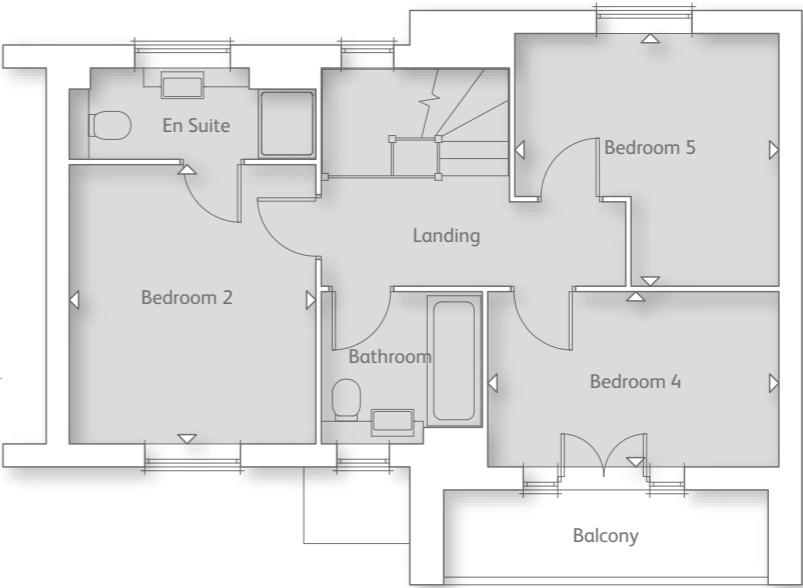
Bedroom 4  
3.74m x 3.12m (12' 3" x 10' 2")

Bedroom 5  
3.38m x 3.24m (11' 1" x 10' 7")

Please note floor plans are not to scale.

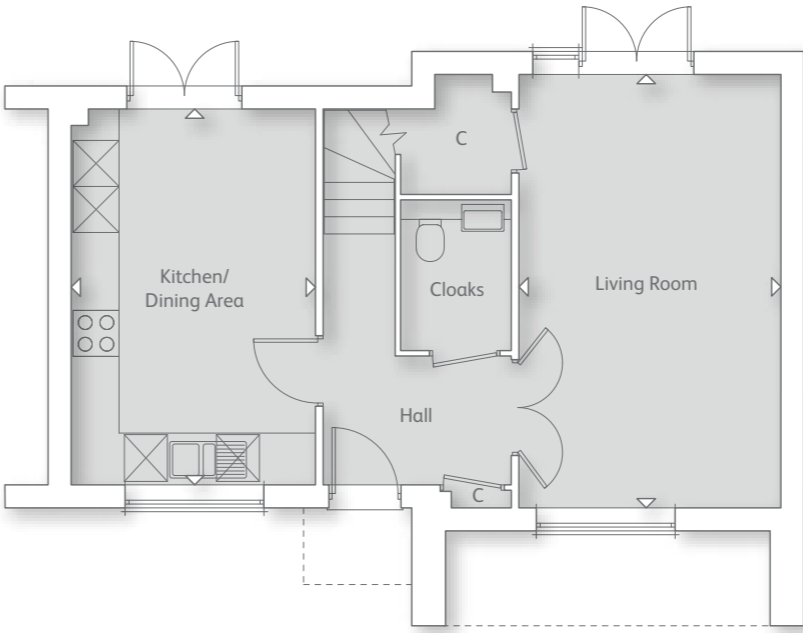
# THE HEYBRIDGE

5 BEDROOM HOME



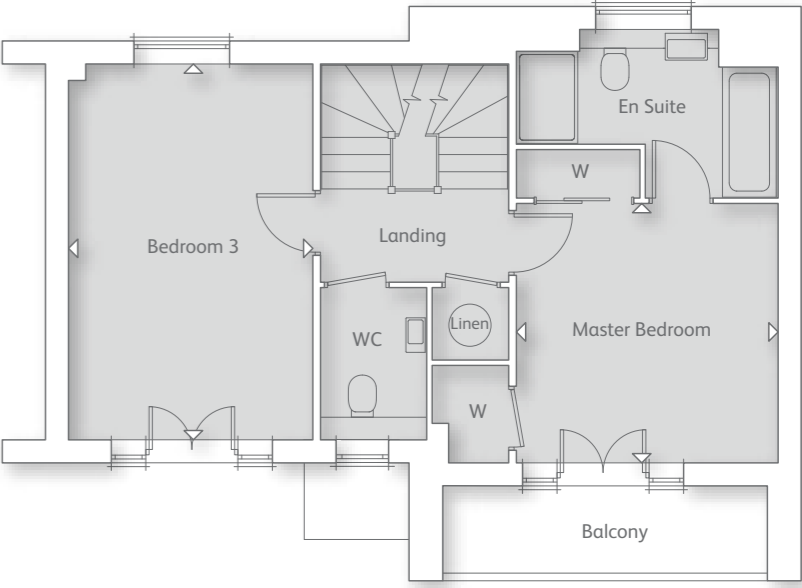
SECOND FLOOR

- Bedroom 2  
3.58m x 3.16m (11' 8" x 10' 4")
- Bedroom 4  
3.38m x 3.24m (11' 1" x 10' 7")
- Bedroom 5  
4.84m x 3.13m (15' 10" x 10' 3")



GROUND FLOOR

- Kitchen/Dining Area  
4.84m x 3.13m (15' 10" x 10' 3")
- Living Room  
5.59m x 3.36m (18' 4" x 11' 0")

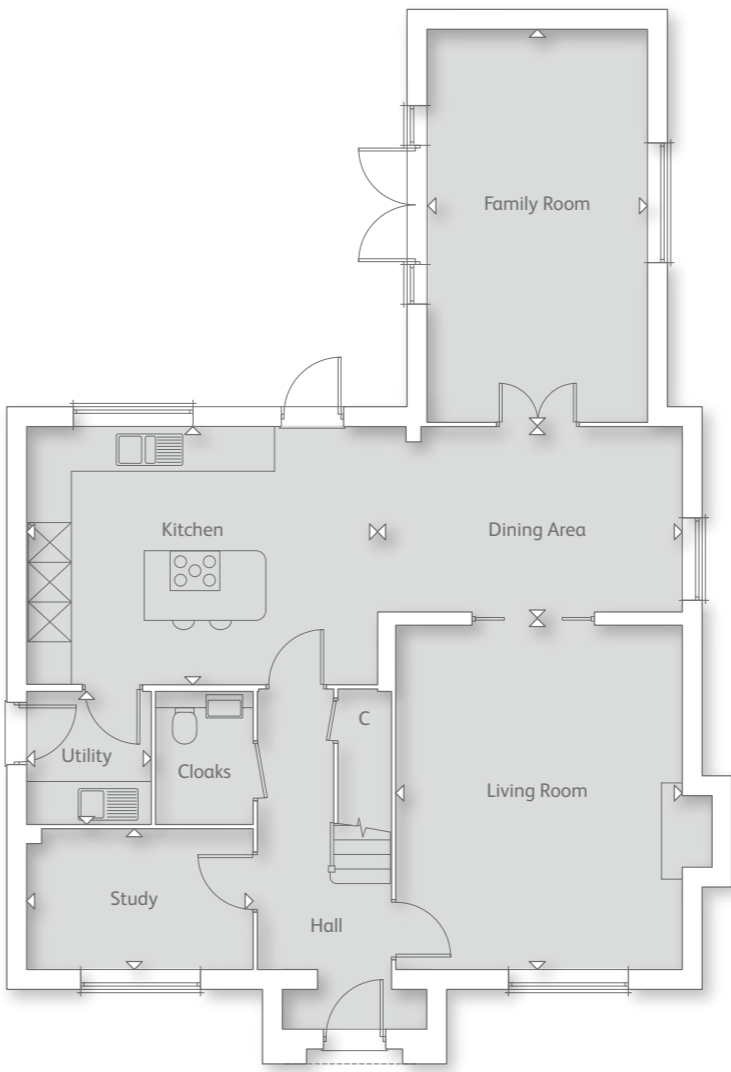


FIRST FLOOR

- Master Bedroom  
3.35m x 3.32m (10' 11" x 10' 10")
- Bedroom 3  
3.74m x 2.23m (12' 3" x 7' 3")

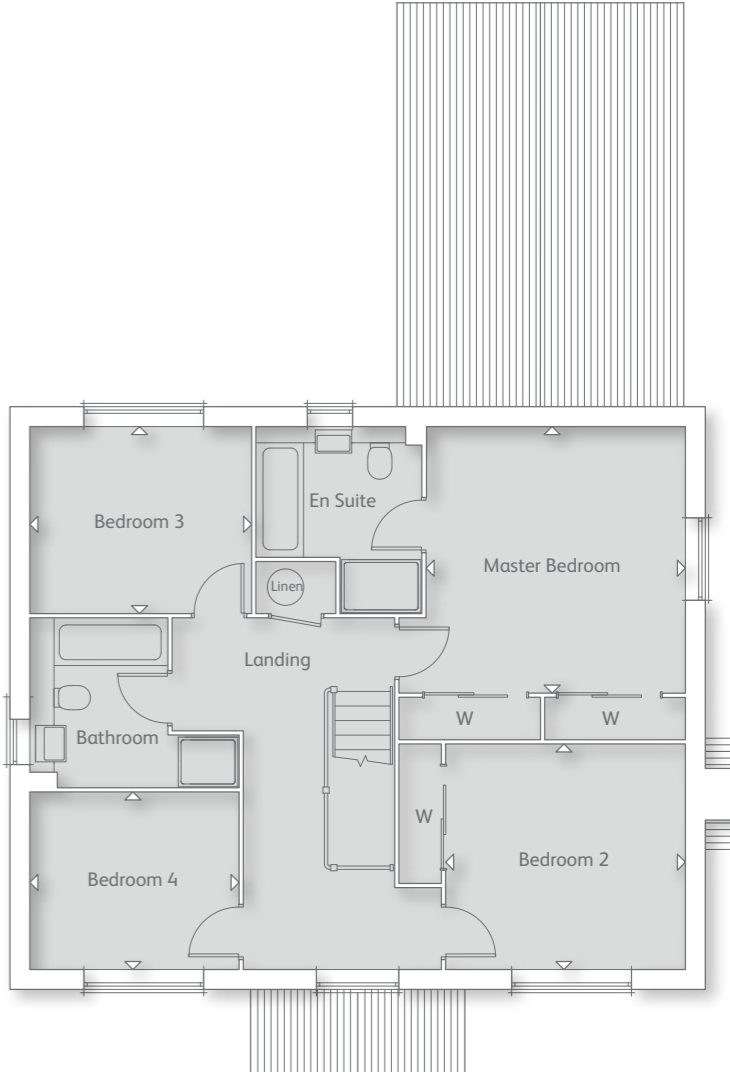
Please note floor plans are not to scale.

THE BARNSTON  
4 BEDROOM HOME



GROUND FLOOR

|  |  |
|--|--|
| Kitchen<br>5.24m x 3.84m (17' 2" x 12' 7")     | Family Room<br>5.91m x 3.27m (19' 4" x 10' 8") |
| Dining Area<br>4.54m x 2.88m (14' 10" x 9' 5") | Utility<br>1.95m x 1.82m (6' 4" x 5' 11")      |
| Living Room<br>5.24m x 4.27m (17' 2" x 14' 0") | Study<br>3.36m x 2.07m (11' 0" x 6' 9")        |

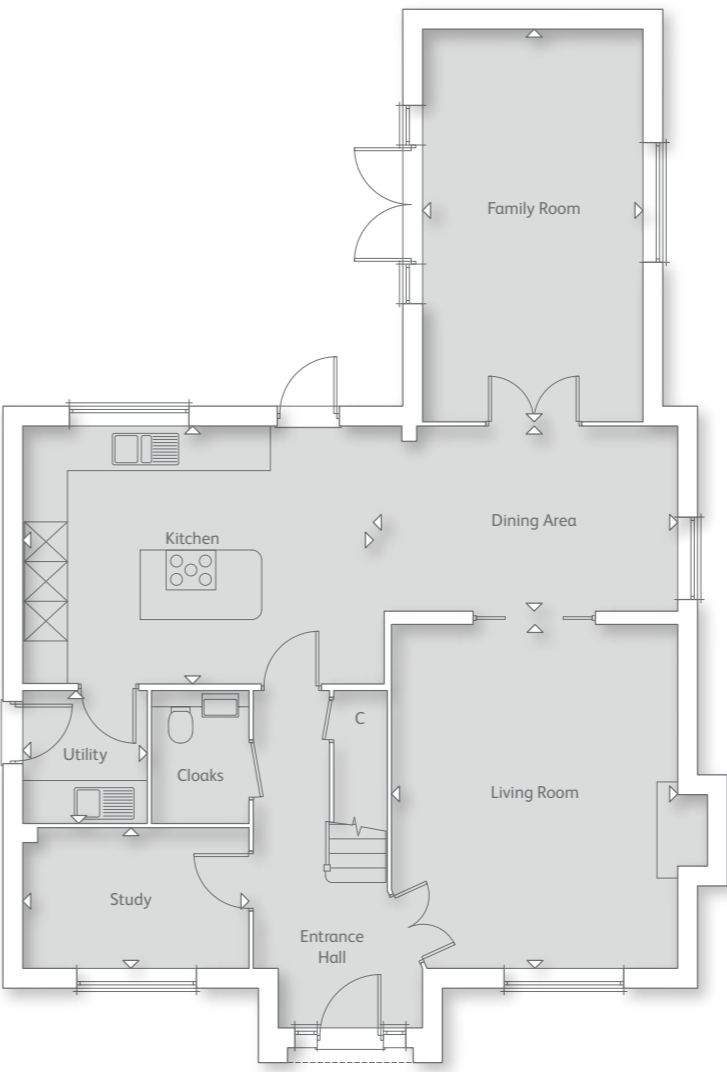


FIRST FLOOR

|   |   |
|---|---|
| Master Bedroom<br>3.97m x 3.86m (13' 0" x 12' 7") | Bedroom 3<br>3.29m x 2.77m (10' 9" x 9' 0") |
| Bedroom 2<br>3.56m x 3.35m (11' 8" x 10' 11")     | Bedroom 4<br>3.10m x 2.62m (10' 2" x 8' 7") |

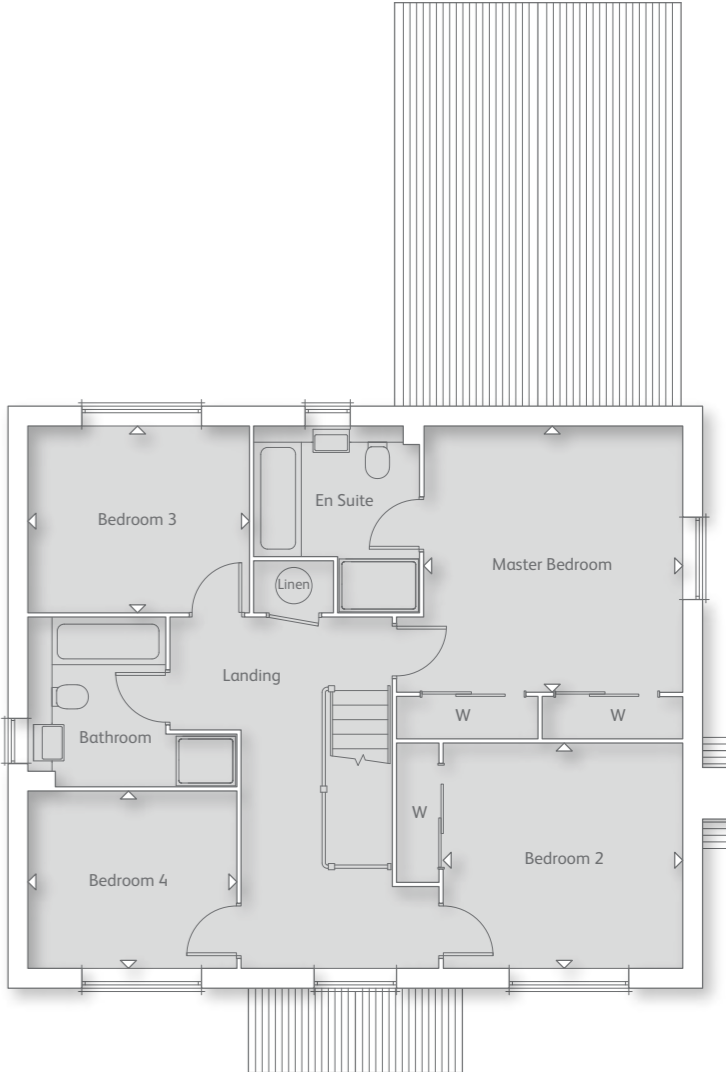
THE LANGFORD

4 BEDROOM HOME



GROUND FLOOR

|                                 |                                 |
|---------------------------------|---------------------------------|
| Kitchen                         | Family Room                     |
| 5.24m x 3.84m (17' 2" x 12' 7") | 5.91m x 3.27m (19' 4" x 10' 8") |
| Dining Area                     | Utility                         |
| 4.54m x 2.88m (14' 10" x 9' 5") | 1.95m x 1.82m (6' 4" x 5' 11")  |
| Living Room                     | Study                           |
| 5.24m x 4.27m (17' 2" x 14' 0") | 3.36m x 2.07 m (11' 0" x 6' 9") |



FIRST FLOOR

|                                  |                                |
|----------------------------------|--------------------------------|
| Master Bedroom                   | Bedroom 3                      |
| 3.97m x 3.86m (13' 0" x 12' 7")  | 3.29m x 2.77m (10' 9" x 9' 0") |
| Bedroom 2                        | Bedroom 4                      |
| 3.56m x 3.35m (11' 8" x 10' 11") | 3.10m x 2.62m (10' 2" x 8' 7") |

Please note floor plans are not to scale.

THE WOODHAM  
4 BEDROOM HOME



FIRST FLOOR

|                                  |
|----------------------------------|
| Master Bedroom                   |
| 4.86m x 4.38m (15' 11" x 14' 4") |
| Bedroom 2                        |
| 3.88m x 3.71m (12' 8" x 12' 2")  |
| Bedroom 3                        |
| 2.82m x 2.52m (9' 2" x 8' 3")    |
| Bedroom 4                        |
| 3.47m x 2.40m (11' 4" x 7' 10")  |



GROUND FLOOR

|                                 |
|---------------------------------|
| Kitchen                         |
| 3.41m x 3.28m (11' 2" x 10' 9") |
| Family Area                     |
| 4.20m x 2.48m (13' 9" x 8' 1")  |
| Dining Room                     |
| 3.41m x 3.37m (11' 2" x 11' 0") |
| Living Room                     |
| 5.58m x 4.39m (18' 3" x 14' 4") |
| Utility                         |
| 2.29m x 2.88m (7' 6" x 9' 5")   |

Please note floor plans are not to scale.

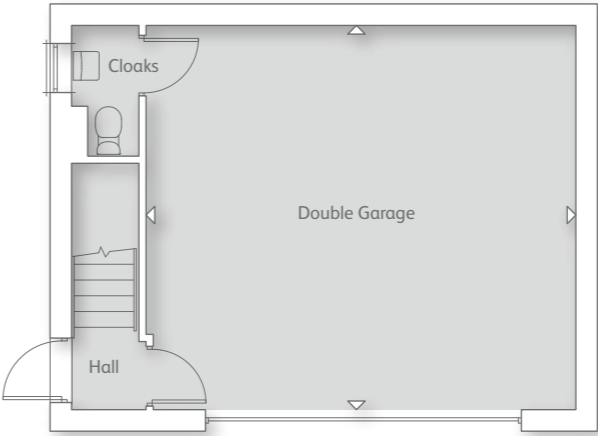
# STUDIO GARAGE

Available with The Berwick, The Redbourne, The Barnston, The Langford & The Woodham only



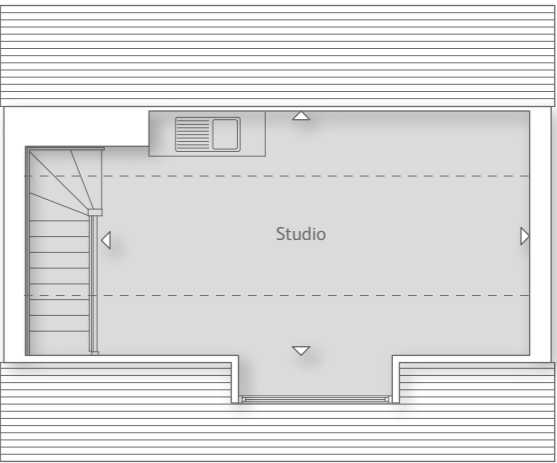
## THE BERWICK, THE REDBOURNE, THE LANGFORD AND THE WOODHAM

PLOTS 51, 52, 71, 72  
AND 73 ONLY



GROUND FLOOR

Double Garage  
5.94m x 5.31m (19' 5" x 17' 4")

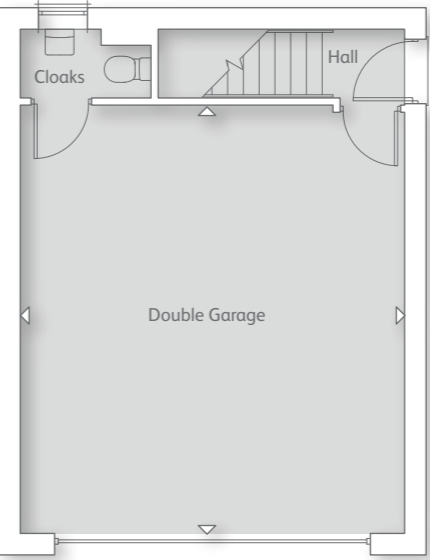


FIRST FLOOR

Studio  
5.98m x 3.35m (19' 7" x 10' 11")

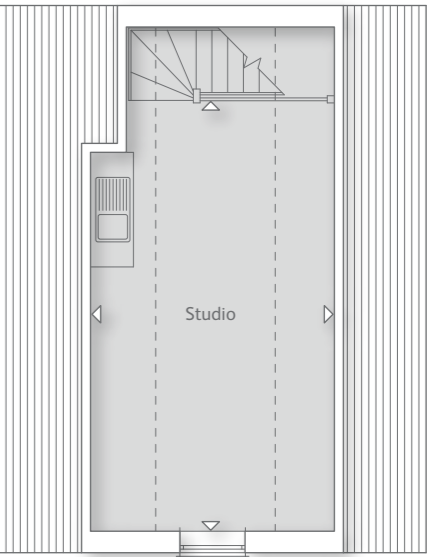
## THE BARNSTON AND THE WOODHAM

PLOTS 1, 2, 22, 23  
AND 74 ONLY



GROUND FLOOR

Double Garage  
5.92m x 5.31m (19' 5" x 17' 4")



FIRST FLOOR

Studio  
5.96m x 3.35m (19' 6" x 10' 11")

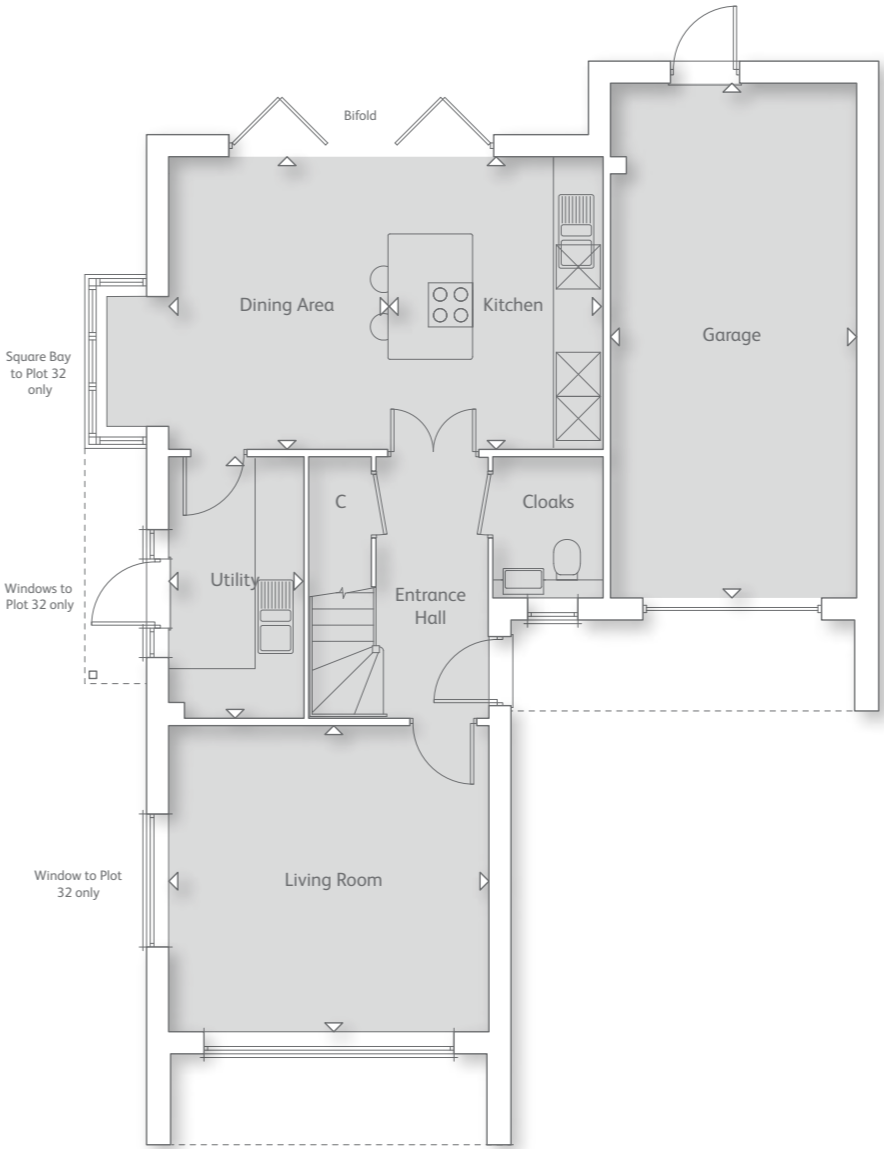
Please note floor plans are not to scale.

AVAILABLE WITH THE BERWICK, THE REDBOURNE, THE BARNSTON, THE LANGFORD & THE WOODHAM ONLY

STUDIO GARAGE

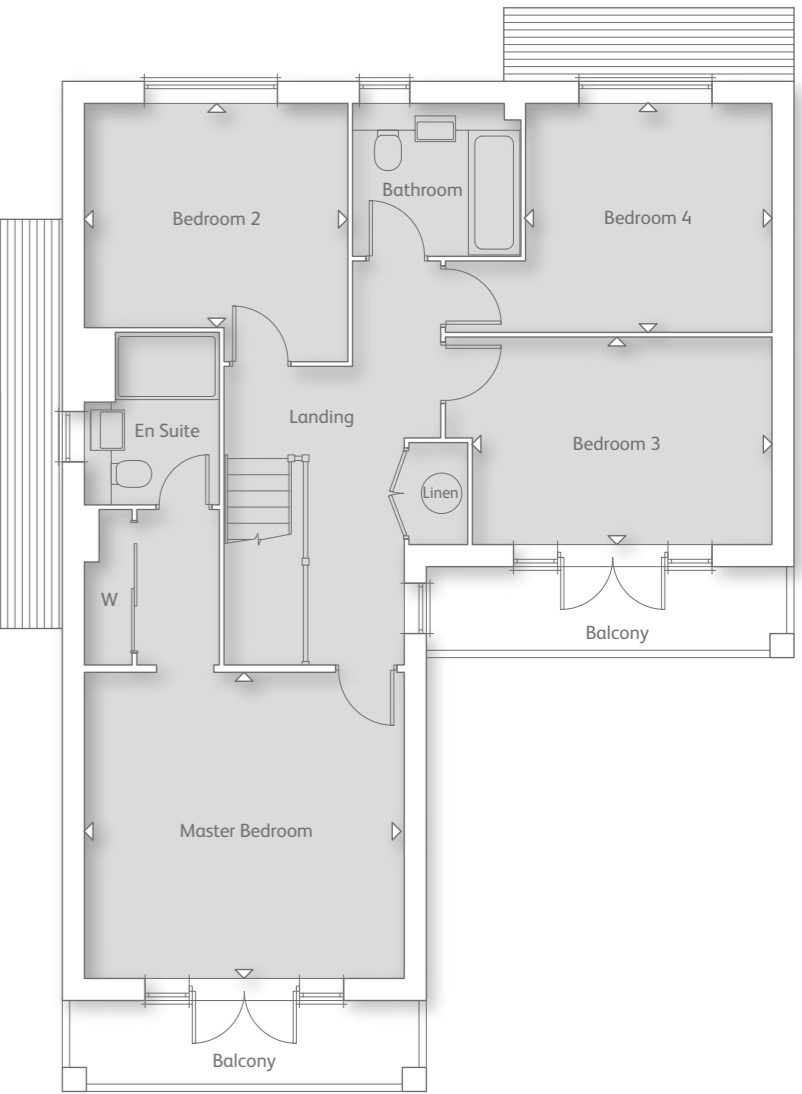
THE LAKEHOUSE

4 BEDROOM HOME



GROUND FLOOR

|   |   |
|---|---|
| Kitchen<br>3.92m x 2.87m (12' 10" x 9' 4")      | Utility<br>3.50m x 1.78m (11' 5" x 5' 9") |
| Dining Area<br>3.92m x 2.92 m (12' 10" x 9' 6") | Garage<br>6.94m x 3.29m (22'9" x 10'9")   |
| Living Room<br>4.29m x 4.10m (14' 0" x 13' 5")  |   |



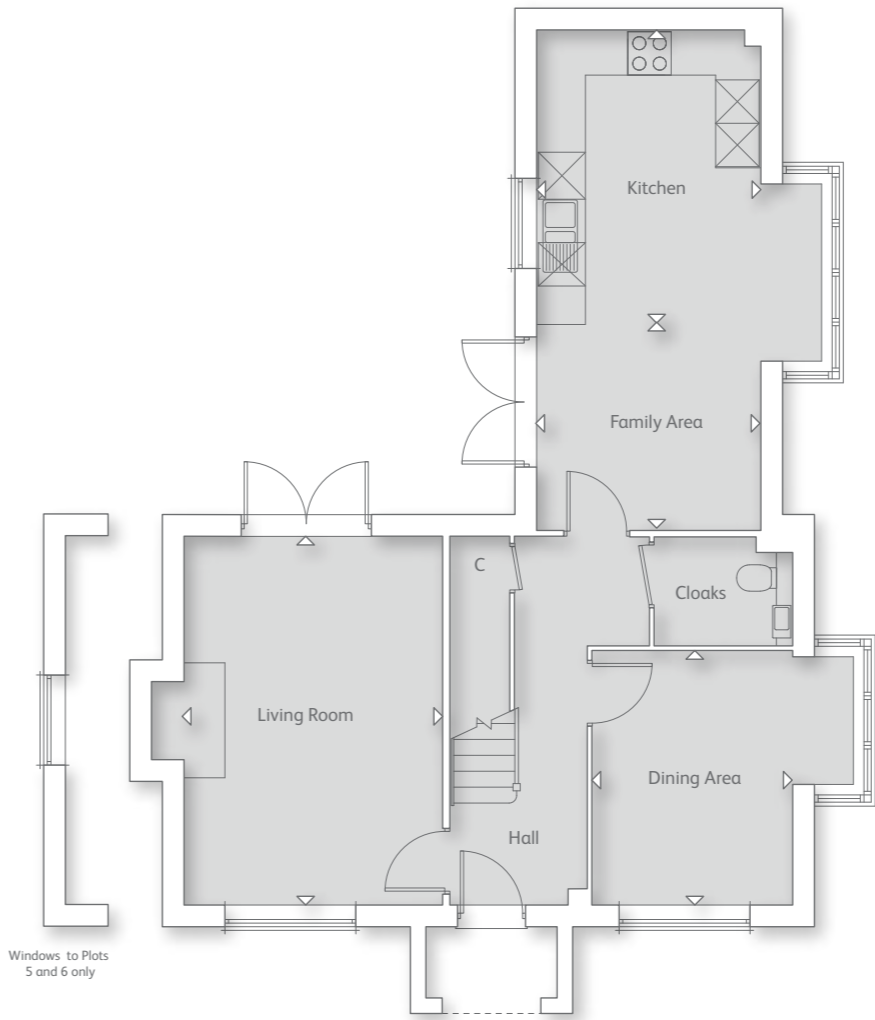
FIRST FLOOR

|   |  |
|---|--|
| Master Bedroom<br>4.10m x 3.58m (13' 5" x 11' 8") | Bedroom 3<br>4.01m x 2.76m (13' 2" x 9' 0")  |
| Bedroom 2<br>3.52m x 2.99m (11' 6" x 9' 9")       | Bedroom 4<br>3.29m x 3.05m (10' 9" x 10' 0") |

Please note floor plans are not to scale.

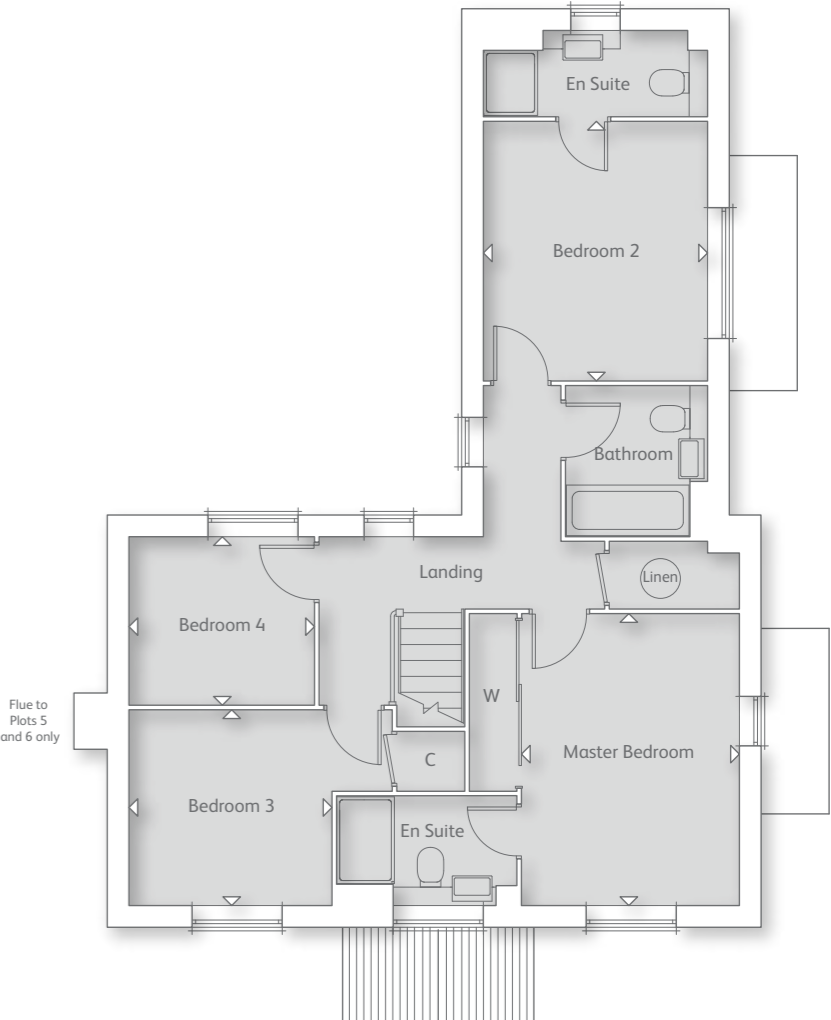
# THE LEICESTER

4 BEDROOM HOME



GROUND FLOOR

|                                 |                                 |
|---------------------------------|---------------------------------|
| Kitchen                         | Dining Room                     |
| 4.01m x 3.04m (13' 2" x 9' 11") | 3.90m x 2.72m (12' 9" x 8' 10") |
| Family Area                     | Living Room                     |
| 2.79m x 3.04m (9' 1" x 9' 11")  | 5.04m x 3.54m (16' 6" x 11' 7") |

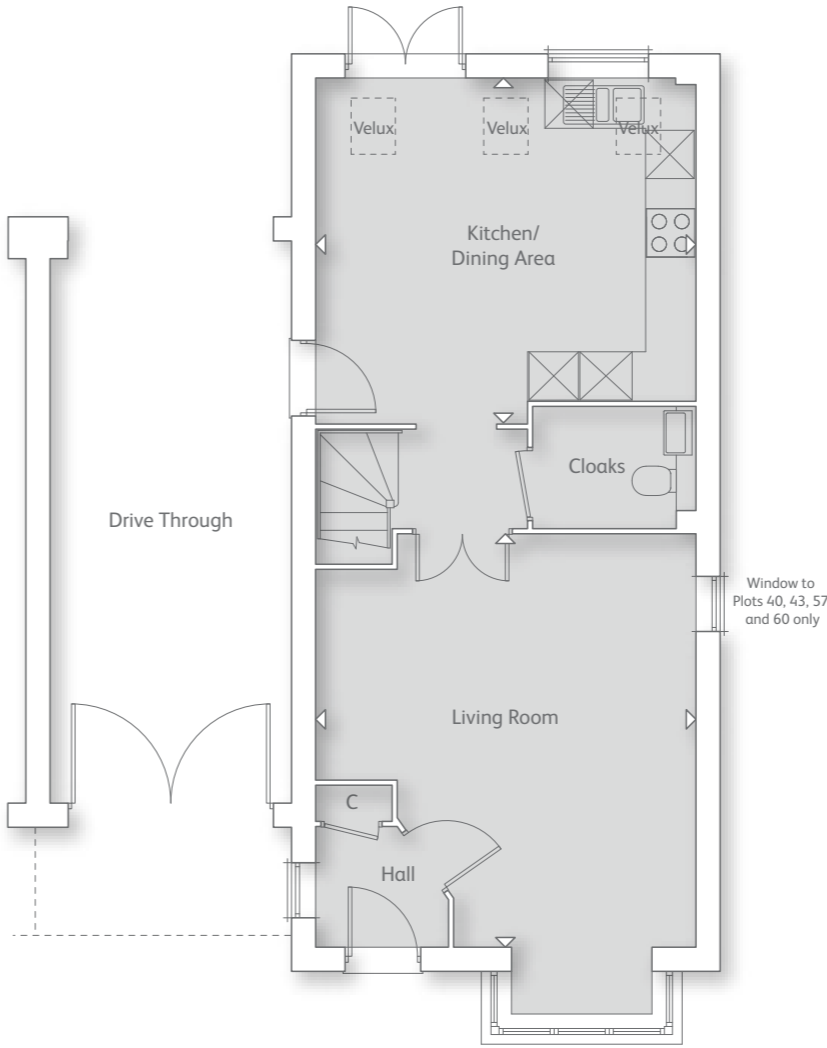


FIRST FLOOR

|                                 |                               |
|---------------------------------|-------------------------------|
| Master Bedroom                  | Bedroom 3                     |
| 3.98m x 2.95m (13' 0" x 9' 8")  | 2.75m x 2.65m (9' 0" x 8' 8") |
| Bedroom 2                       | Bedroom 4                     |
| 3.53m x 3.04m (11' 6" x 9' 11") | 2.51m x 2.27m (8' 2" x 7' 5") |

Please note floor plans are not to scale.

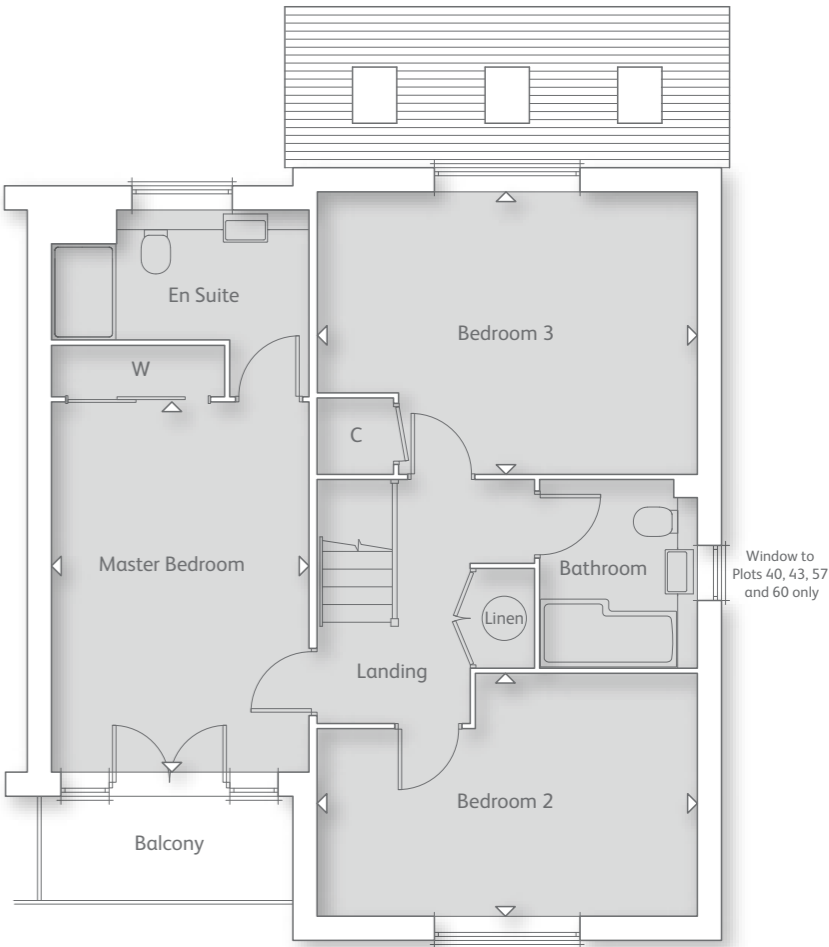
THE WALTHAM  
3 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining Area  
4.67m x 4.24m (15' 3" x 13' 10")

Living Room  
5.08m x 4.68m (16' 7" x 15' 4")



FIRST FLOOR

Master Bedroom  
4.54m x 3.14m (14' 10" x 10' 3")

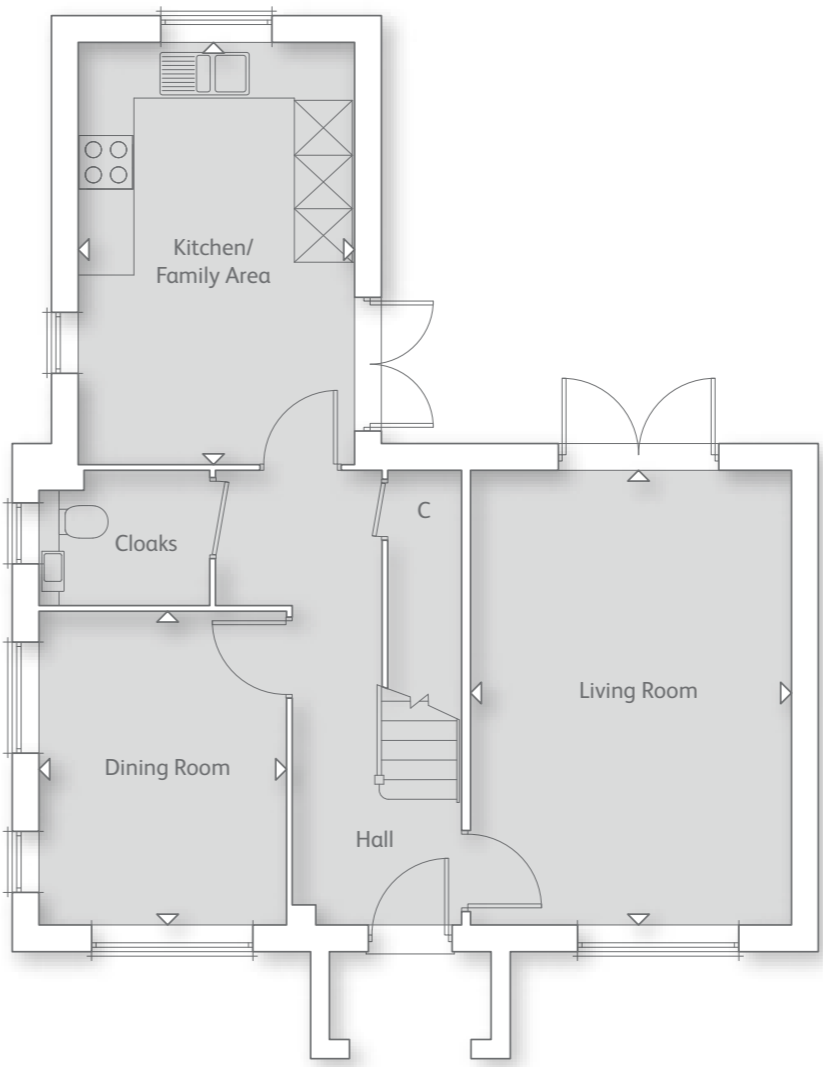
Bedroom 3  
4.67m x 2.96m (15' 3" x 9' 8")

Bedroom 2  
4.66m x 3.45m (15' 3" x 11' 3")

Please note floor plans are not to scale.

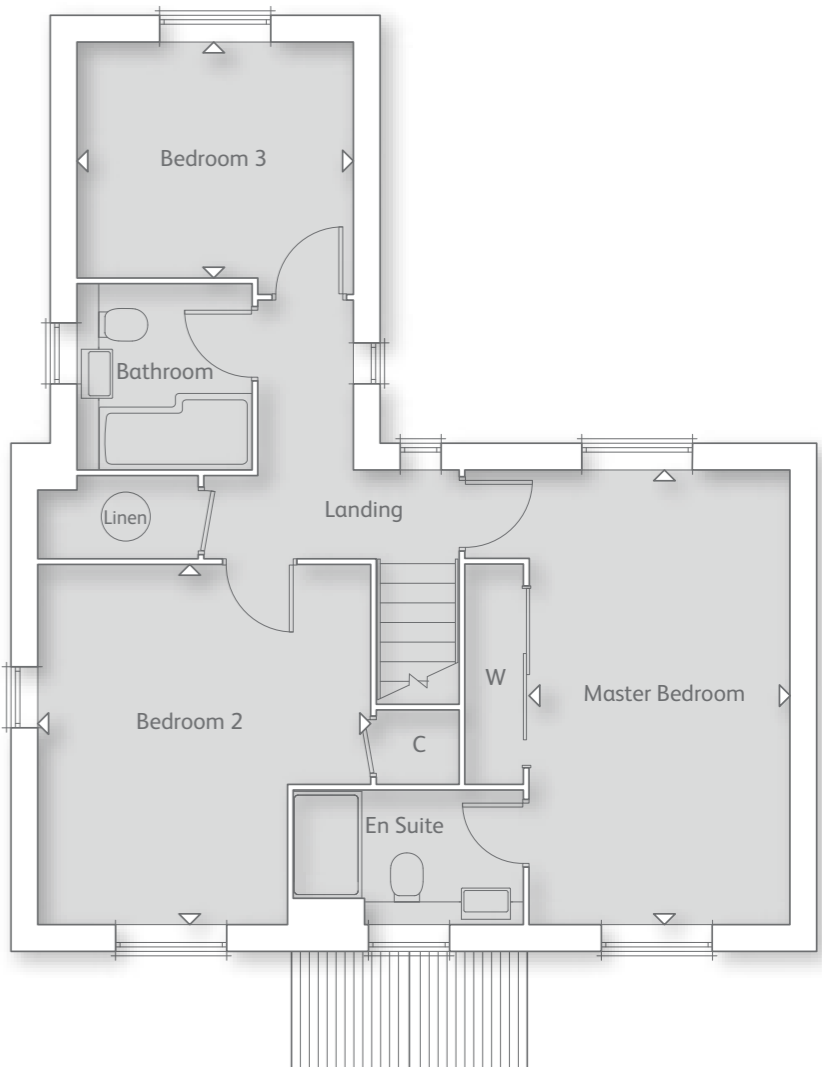
# THE RICHMOND

3 BEDROOM HOME



GROUND FLOOR

|  |  |
|--|--|
| Kitchen/Family Area<br>4.68m x 3.04m (15' 4" x 9' 11") | Living Room<br>5.04m x 3.54m (16' 6" x 11' 7") |
| Dining Room<br>3.46m x 2.72m (11' 4" x 8' 10")         |  |



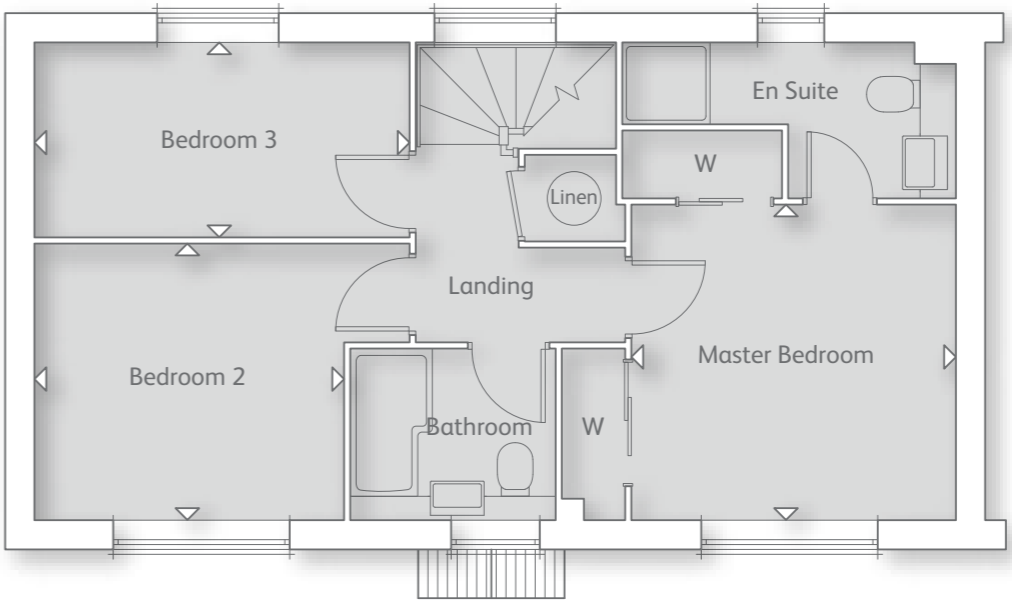
FIRST FLOOR

|  |   |
|--|---|
| Master Bedroom<br>5.04m x 2.87m (16' 6" x 9' 4") | Bedroom 3<br>3.04m x 2.59m (9' 11" x 8' 5") |
| Bedroom 2<br>3.98m x 3.67m (13' 0" x 12' 0")     |   |

Please note floor plans are not to scale.

# THE HATFIELD

3 BEDROOM HOME

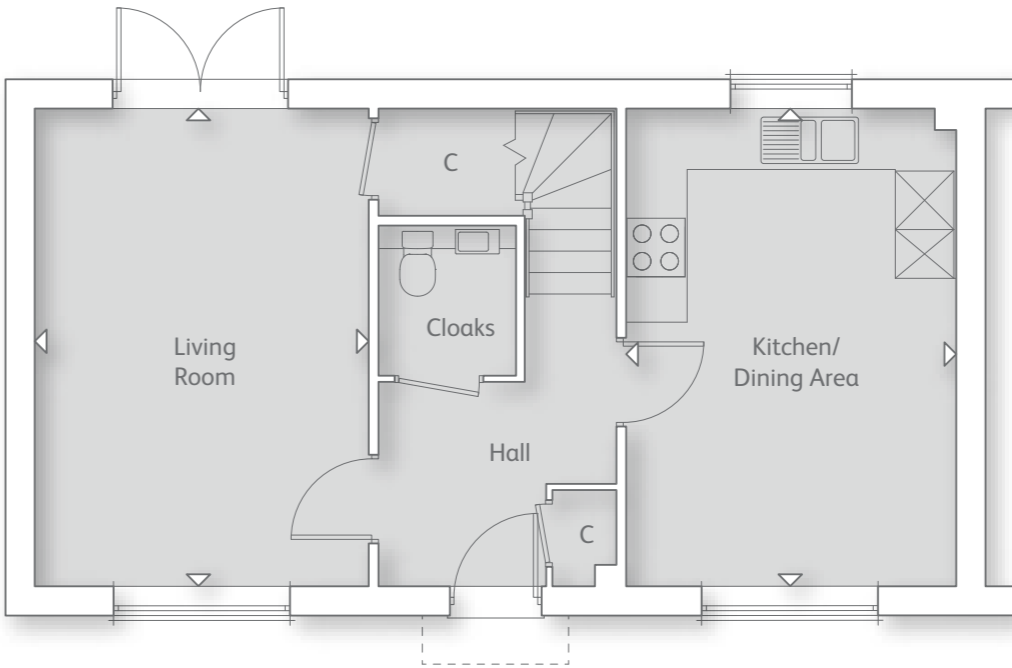


## FIRST FLOOR

Master Bedroom  
3.27m x 3.18m (10' 8" x 10' 5")

Bedroom 2  
3.12m x 2.78m (10' 2" x 9' 1")

Bedroom 3  
3.790m x 1.94m (12' 5"x 6' 4")



## GROUND FLOOR

Kitchen/Dining Area  
4.84m x 3.33m (15' 10" x 10' 10")

Living Room  
4.84m x 3.37m (15' 10" x 11' 0")

# THE SPRINGFIELD

3 BEDROOM HOME

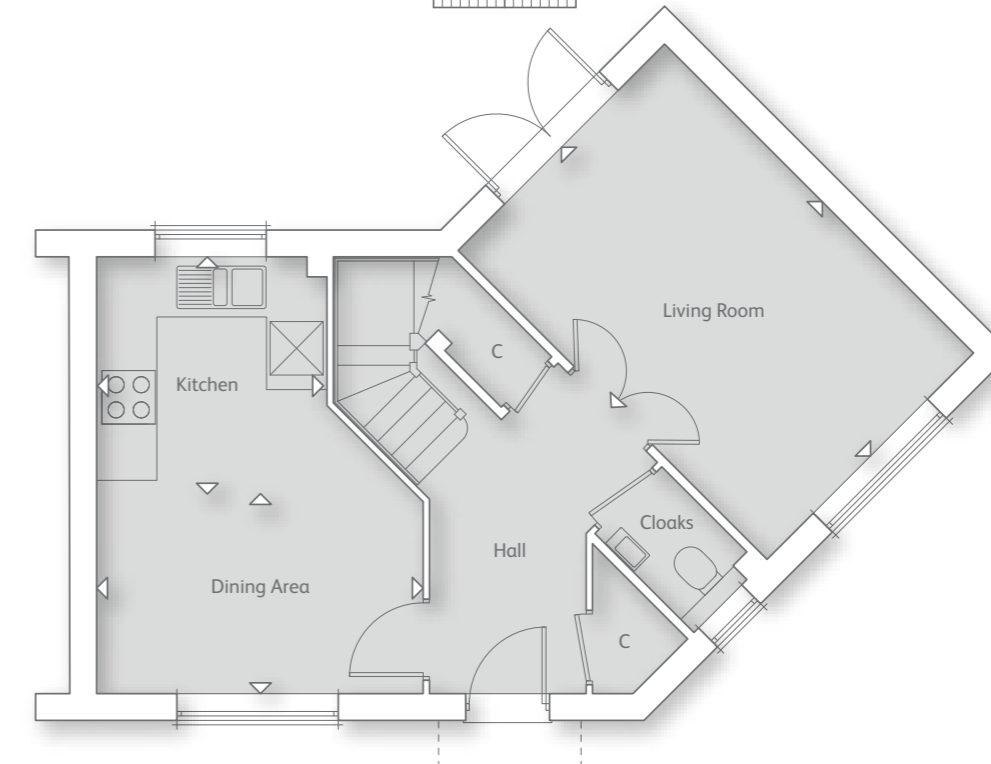


## FIRST FLOOR

Master Bedroom  
4.03m x 2.82m (13' 2" x 9' 3")

Bedroom 2  
3.27m x 2.78m (10' 8" x 9' 1")

Bedroom 3  
3.25m x 1.93m (10' 7" x 6' 4")



## GROUND FLOOR

Kitchen  
2.52m x 2.45m (8' 3" x 8' 0")

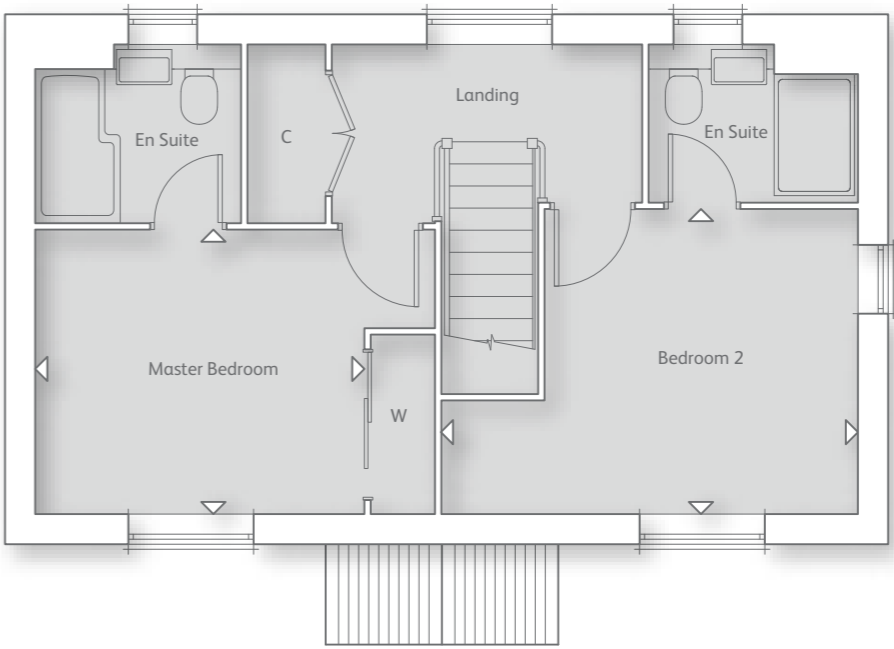
Dining Area  
3.60m x 2.33m (11' 9" x 7' 7")

Living Room  
4.84m x 3.22m (15' 10" x 10' 6")

Please note floor plans are not to scale.

# THE WICKFORD

2 BEDROOM HOME



## FIRST FLOOR

Master Bedroom  
3.22m x 2.77m (10' 6" x 9' 1")

Bedroom 2  
4.09m x 2.98m (13' 4" x 9' 9")



## GROUND FLOOR

Kitchen/Dining Area  
4.62m x 2.74m (15' 1" x 8' 11")

Living Room  
4.62m x 3.03m (15' 1" x 9' 11")

Please note floor plans are not to scale.

INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our new homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home with advice from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our marketing suite after launch.



+ Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

| THE BERWICK         | THE REDBOURNE | THE TAVISTOCK | THE HEYBRIDGE | THE BARNSTON | THE LANGFORD | THE WOODHAM | THE LAKEHOUSE | THE LEICESTER | THE WALTHAM         | THE RICHMOND | THE HATFIELD | THE SPRINGFIELD | THE WICKFORD |
|---------------------|---------------|---------------|---------------|--------------|--------------|-------------|---------------|---------------|---------------------|--------------|--------------|-----------------|--------------|
| 5 & 4 BEDROOM HOMES |               |               |               |              |              |             |               |               | 3 & 2 BEDROOM HOMES |              |              |                 |              |

KITCHEN AND APPLIANCES

|  |   |   |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|
| High quality furniture with storage/workspace              | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Granite worktops with up-stand to Kitchen only             | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Laminate worktops with up-stand to Kitchen or Utility†     | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Chimney extractor hood                                     | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Microwave or Combi Microwave                               | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel double electric oven with 5 gas burner hob | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel single electric oven with 5 gas burner hob | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel double electric oven with 4 gas burner hob | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Stainless steel single electric oven with 4 gas burner hob | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Integrated Fridge/Freezer                                  | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Integrated Dishwasher                                      | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Integrated Washing Machine                                 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |



> Please note that Plots 20, 21, 22 & 23 do not feature Cat 6 Wiring. For more information regarding wiring, please speak to one of our Sales Consultants.

|   | THE BERWICK         | THE REDBOURNE | THE TAVISTOCK | THE HEYBRIDGE | THE BARNSTON | THE LANGFORD | THE WOODHAM | THE LAKEHOUSE | THE LEICESTER | THE WALTHAM         | THE RICHMOND | THE HATFIELD | THE SPRINGFIELD | THE WICKFORD |
|---|---------------------|---------------|---------------|---------------|--------------|--------------|-------------|---------------|---------------|---------------------|--------------|--------------|-----------------|--------------|
|   | 5 & 4 BEDROOM HOMES |               |               |               |              |              |             |               |               | 3 & 2 BEDROOM HOMES |              |              |                 |              |
| DECORATION & JOINERY  |                     |               |               |               |              |              |             |               |               |                     |              |              |                 |              |
| Smooth ceilings   | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Pencil rounded white painted skirtings and architraves  | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| White panelled internal doors   | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Veneer internal doors   |                     |               |               |               |              |              |             | ■             |               |                     |              |              |                 |              |
| Built-in wardrobe to Master Bedroom   | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Built-in wardrobes to Bedroom 2   | ■                   | ■             |               |               | ■            | ■            | ■           |               |               |                     | ■            |              |                 |              |
| Built-in storage to other Bedroom(s)  | ■                   | ■             | ■             |               |              |              |             |               | ■             | ■                   |              |              |                 |              |
| SECURITY & COMFORT  |                     |               |               |               |              |              |             |               |               |                     |              |              |                 |              |
| Brick and block construction  | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| NHBC Buildmark 10 year cover  | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Gas central heating with the Hive system  | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Intruder alarms   | ■                   | ■             |               |               | ■            | ■            | ■           |               |               |                     |              |              |                 |              |
| Smoke detectors   | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Cat 6 Wiring <sup>*</sup>   | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Hardwood front door and multipoint locking system   | ■                   | ■             |               |               | ■            | ■            | ■           |               |               |                     |              |              |                 |              |
| Composite front door and multipoint locking system  |                     |               | ■             | ■             |              |              |             | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Double glazed PVCu windows and French casement doors <sup>†</sup>                               | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |
| Recessed downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite(s) <sup>†</sup> | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             | ■             | ■                   | ■            | ■            | ■               | ■            |

|                 | THE BERWICK         | THE REDBOURNE | THE TAVISTOCK | THE HEYBRIDGE | THE BARNSTON | THE LANGFORD | THE WOODHAM | THE LAKEHOUSE | THE LEICESTER       | THE WALTHAM | THE RICHMOND | THE HATFIELD | THE SPRINGFIELD | THE WICKFORD |
|-----------------|---------------------|---------------|---------------|---------------|--------------|--------------|-------------|---------------|---------------------|-------------|--------------|--------------|-----------------|--------------|
|                 | 5 & 4 BEDROOM HOMES |               |               |               |              |              |             |               | 3 & 2 BEDROOM HOMES |             |              |              |                 |              |
| M               |                     |               |               |               |              |              |             |               |                     |             |              |              |                 |              |
| gs              | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             |                     | ■           | ■            | ■            | ■               | ■            |
| es              | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             |                     | ■           | ■            | ■            | ■               | ■            |
| q <sup>†</sup>  | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             |                     | ■           | ■            | ■            | ■               | ■            |
| s) <sup>†</sup> | ■                   | ■             | ■             | ■             | ■            | ■            | ■           | ■             |                     | ■           | ■            | ■            | ■               | ■            |

Photovoltaic Solar Panels

Some of the homes at The Lanes are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements. Any surplus electricity will be fed back to the grid, or supplementary electricity will be provided via the National Grid as required.

Cat 6 Wiring<sup>†</sup>

Category 6 is a structured cabling system capable of supporting not only super fast Gigabit Ethernet network speeds but also analogue and digital services such as CCTV, telephone and video/audio streaming.



<sup>†</sup> Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants.  
<sup>‡</sup>Please note that there is fitted furniture in the Cloakrooms of The Redbourne, The Berwick, The Heybridge and The Tavistock only. Please note that fittings and features installed may vary from shown.



# TRANSPORT & CONNECTIONS

## BY CAR

- Chelmsford City Centre  
3.7 miles
- Chelmsford Railway Station  
3.7 miles
- The Meadows Shopping Centre  
4.1 miles
- Hylands Park  
8.4 miles
- Brentwood Town Centre  
14.7 miles
- Stansted Airport  
15.2 miles
- M25 (Junction 28)  
16.9 miles
- Colchester Town Centre  
23.4 miles
- M11 (Junction 6)  
24 miles
- Cambridge City Centre  
43.4 miles

## BY TRAIN

- From Chelmsford  
Rail Station
- Brentwood  
17 minutes
- Colchester  
23 minutes
- Braintree  
29 minutes
- London Liverpool Street  
35 minutes
- Canary Wharf  
46 minutes
- London Bridge  
51 minutes
- Norwich  
1 hour 41 minutes
- Stansted Airport  
1 hour 47 minutes

## EDUCATION

- The Boswells School  
2.2 miles
- St John Payne Catholic School  
2.8 miles
- Anglia Ruskin University  
3 miles
- Chelmsford Country  
High School for Girls  
3.1 miles
- King Edward VI Grammar School  
3.2 miles
- Chelmer Valley High School  
3.3 miles
- New Hall School  
3.3 miles
- Boreham Primary School  
4.4 miles
- Chelmsford College  
4.6 miles
- Writtle College  
5.2 miles



## FROM THE M25

Leave the M25 at junction 28 (signposted to Chelmsford, Romford (A12), Brentwood (A1023)), and join the A12 for Chelmsford.

Leave the A12 at junction 19 and join the A130 (signposted to Stansted, Sudbury, Braintree, Chelmsford).

At the roundabout at the end of the slip road take the second exit onto the A130.

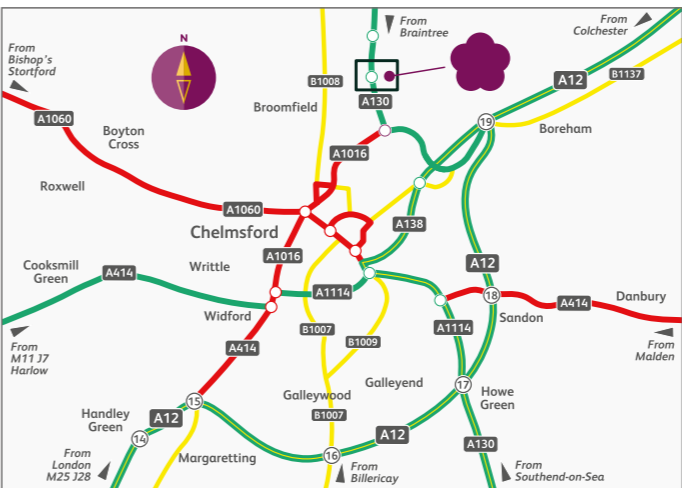
Remain on the A130 over five roundabouts following signs for Stansted.

At the next roundabout turn right signposted Channels Centre onto Channels Drive.

Continue ahead at the next roundabout, turn immediately left.

Continue along Belsteads Farm Lane and Croudace's development is located on the right.

SAT NAV: **CM3 3PY**



## FROM BISHOPS STORTFORD M11/ A120 INTERSECTION

Continue on the A120 and take the exit towards B184 Great Dunmow.

At the roundabout take the third exit and then the first exit onto Chelmsford Road at the next roundabout.

Follow the B1008 turning to Essex Regiment Way over 5 roundabouts.

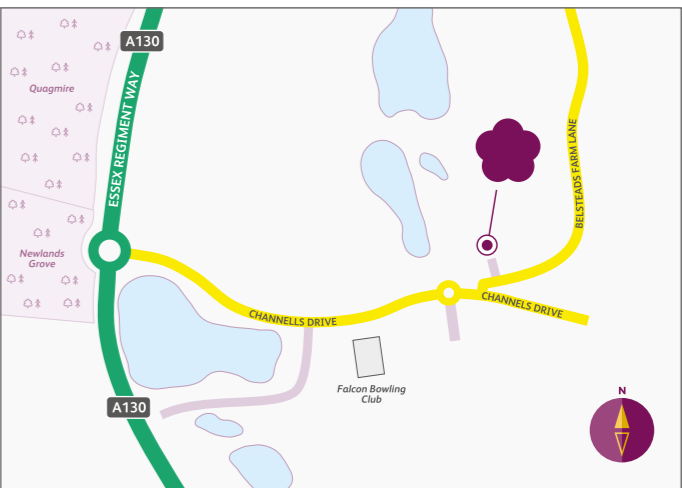
Then at the next roundabout turn left into Belsteads Farm Lane.

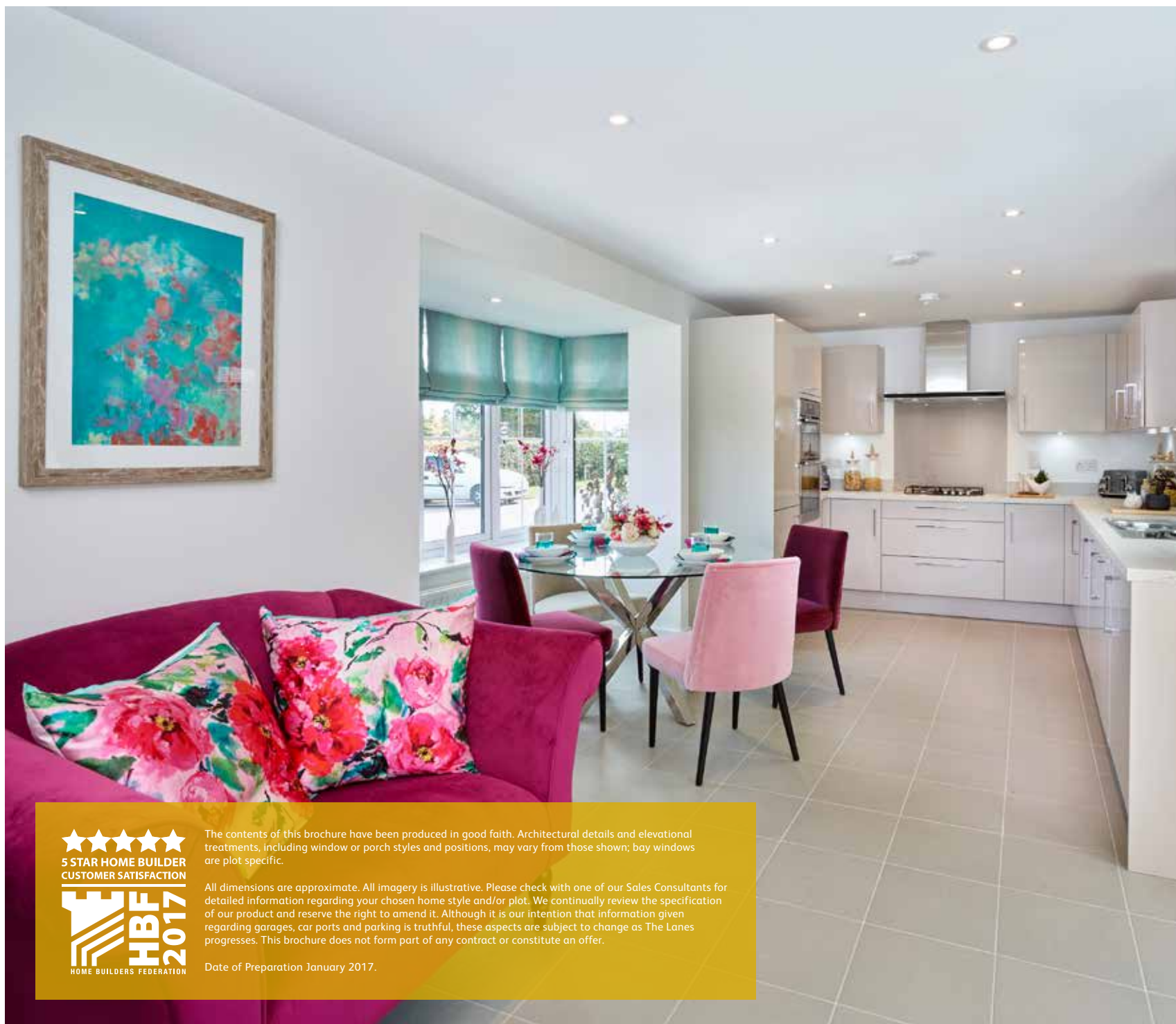
Continue along Belsteads Farm Lane and Croudace's development is located on the left.

## BY TRAIN

Chelmsford is the nearest railway station, we are a 3.7 mile (12 minute) taxi ride from the station.

For further information on train times and fares, please call National Rail Enquiries on 08457 48 49 50, or visit [www.nationalrail.co.uk](http://www.nationalrail.co.uk)





★★★★★  
5 STAR HOME BUILDER  
CUSTOMER SATISFACTION



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery is illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as The Lanes progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation January 2017.



Channels Drive  
Chelmsford  
Essex  
CM3 3PY

Open Daily from 10am to 5pm

**0333 321 8915**

[thelanes@croudacehomes.co.uk](mailto:thelanes@croudacehomes.co.uk)

**Croudace**  
HOMES.CO.UK

