



# Beacon Heights Bodmin



### Head Office

Westco Properties Limited  
Paris Street, Exeter  
Devon EX1 2JZ



### Regional Office

12 The Crescent, Plymouth  
Devon PL1 3AB  
Tel: (01752) 671 430  
Fax: (01752) 671 873  
plymouth@leadbitter.co.uk

[www.leadbitter.co.uk](http://www.leadbitter.co.uk)

Over photo supplied by Cornish Picture Library



# Bodmin the gateway to Cornwall



## Beacon Heights Welcome

Beacon Heights is an exciting, award winning development, of new 2 & 3 bedroom contemporary designed homes, conveniently placed in the centre of Bodmin. Built by Leadbitter Homes in partnership with Westco Properties these new homes promise to offer you the very best in build quality and product specification.

Bodmin is in a fantastic location right in the centre of Cornwall making you ideally placed to access the rest of the county. With the A30 and A38 on its doorstep, Bodmin Parkway train station with a direct line to London Paddington and Newquay Airport just 18 miles away, Bodmin boasts excellent travel links to wherever you may wish to go.

Bodmin moor, the camel cycle trail walks, many shops, including the brand new superstores, and a leisure centre are all waiting for you to enjoy.

Known as the 'gateway to the moor' Bodmin is steeped in history. Once the county town and religious centre of Cornwall, this busy market town has many tales of monks, rebellions, tin mining, the jail and asylum in its history books.



More information on Convergence Cornwall can be found at

[www.convergencecornwall.com](http://www.convergencecornwall.com)

However it is the future of Bodmin which is truly exciting having been identified as a key area for investment under Convergence, the European economic regeneration programme for Cornwall.

Convergence is investing in activities that will have a long-term impact on the economy. It will do this by supporting businesses and helping people into employment and those in work to gain new and up to date skills.

The Bodmin Town Centre Framework plan also sets out a new vision for Bodmin Town Centre, ensuring that future developments will be environmentally, socially and economically sustainable. This new vision will reflect the towns historic inheritance whilst making sure Bodmin remains a prosperous and special place.

There has never been a better time to move to Bodmin and there has never been a better choice of new home than those at Beacon Heights.



# Beacon Heights the concept

*Leadbitter are providing your New Home with sustainability and consideration of our environment and future generations in mind.*



Broadclose in Bude - a previous example of the architectural style

Your house design incorporates not only energy enhancing solar panels but also large glass apertures to the recreation areas providing you with a healthy, light and warm habitat.

Energy conservation being a main concern in today's world has meant we have made extra provision to conserve future fossil fuels. Your walls are designed so that they are well above current building regulations. The windows have been responsibly sourced and are softwood

timber and double glazed. Extra loft insulation has been installed. The hot water and central heating boiler will be a high efficiency gas system. The appliances in your kitchen are A rated for cooking. Low energy light bulbs are provided.

There are home parking zones and safe pedestrian walkways to contribute to a life style to be enjoyed. The new homes at Beacon Heights not only look fabulous, they have been designed using the best materials and state of the art techniques to ensure excellent energy efficiency.

Steep pitched roof lines stepping down the hillside with a good quality mix of materials have given Beacon Heights its unique visual signature.

James Trewin, from Trewin Design Partnership, the architect who conceived the design said *"the site provides the opportunity to design something really special with its own unique character - its going to make a great place to live"*.

The design and construction of these houses will have a real impact on the cost of running your new home. For example the walls and roofs have been super insulated to reduce heating bills and combined with the thermal solar panels on the roof to heat your water will make these homes very efficient and help reduce CO2 emissions.

The homes at Beacon Heights have an Energy Efficiency Rating of B and an Environmental Impact Rating of B.

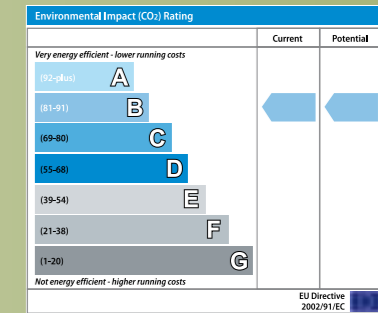
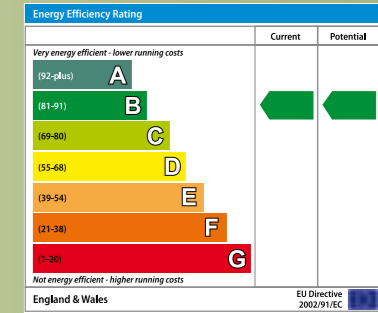
The development at Beacon Heights has won an award even before work commenced on the site. The Awards scheme is a joint initiative between South West Planning Aid, and the Royal Town Planning Institute South West, the professional body for planners in the UK. The high quality of work undertaken by the developers earned the partnership a Commendation in the category 'best practice community involvement by a developer'. The awards recognise organisations who have

gone out of their way to engage local people and groups in the planning process in meaningful and innovative ways.

Leadbitter's said: "We're delighted that all the valuable community engagement activities carried out by the project partners at Beacon Heights redevelopment project have been recognised by this worthwhile award from the RTPI. It is a welcome reminder that as contractors and developers, we work ultimately for the communities in which we live and work – and it is by these communities that the success of our endeavours is judged in the long term."

There is the comfort in knowing your new home is covered by a 10 year NHBC warranty, from date of completion of construction.

Your home is also covered by a 2 year defects period from purchase.



Indicative only



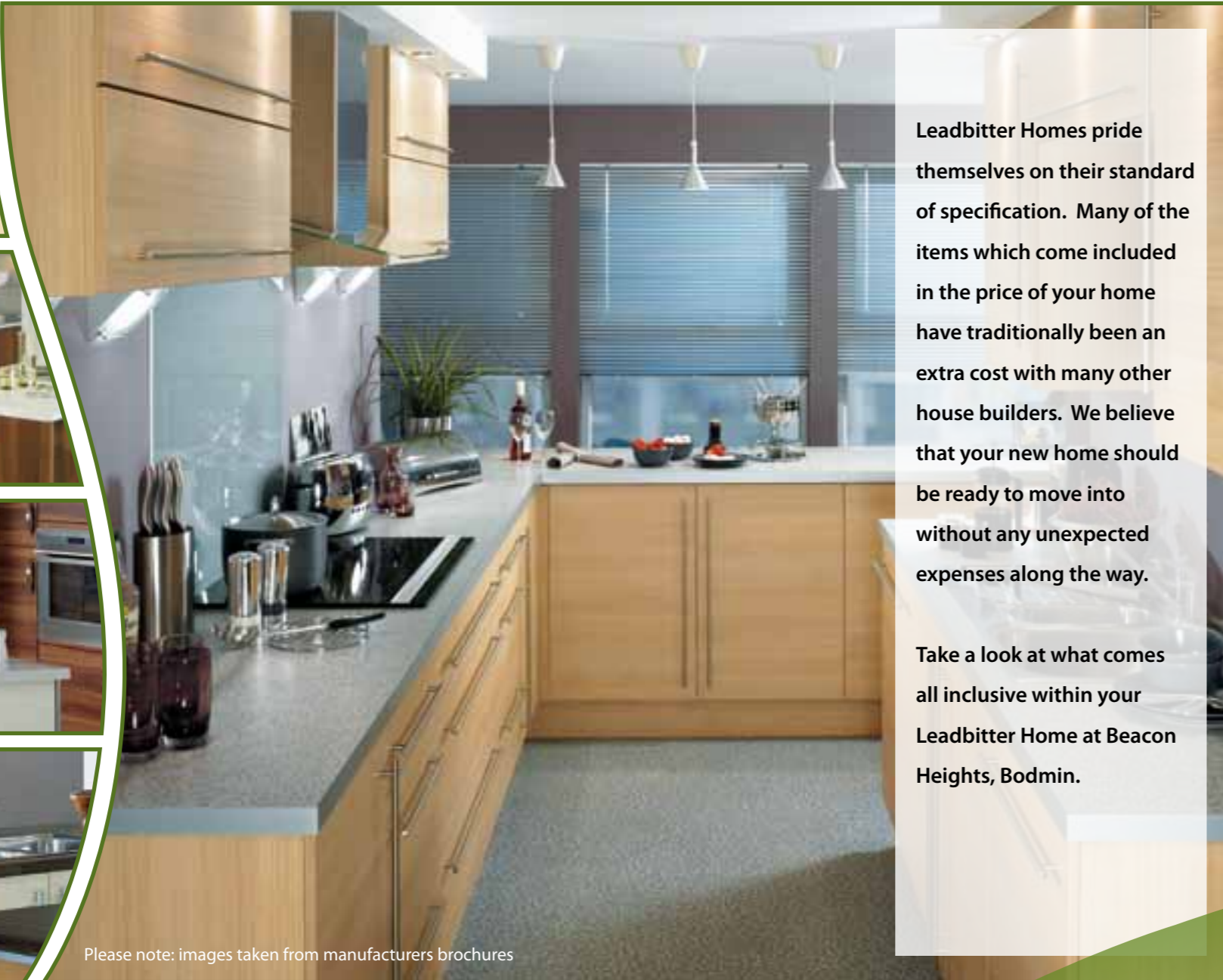
*Can you afford not to buy a new home at Beacon Heights?*



Please note: this is a computer generated image and is intended for illustrative purposes only



Broadclose in Bude - a previous example of the architectural style



Please note: images taken from manufacturers brochures

Leadbitter Homes pride themselves on their standard of specification. Many of the items which come included in the price of your home have traditionally been an extra cost with many other house builders. We believe that your new home should be ready to move into without any unexpected expenses along the way.

Take a look at what comes all inclusive within your Leadbitter Home at Beacon Heights, Bodmin.

## Specification the finishing touches

### Kitchen

- Choice of contemporary styled kitchens and worktops\*
- Choice of wall tiling to underside of kitchen units\*
- Inset stainless steel 1.5 bowl sink and drainer
- Chrome mixer taps
- Plumbing for dishwasher behind unit

### Integrated Appliances

- Stainless steel single oven
- Stainless steel hob
- Stainless steel chimney extractor canopy
- Washing machine
- Fridge freezer

### Bathroom

- Contemporary white sanitaryware
- Contemporary mixer chrome taps
- Choice of wall tiles\*
- Mirror
- Bath
- Basin
- WC
- Pelmet light shaver point
- Shower over bath

### Electrical

- Brushed stainless steel electrical fittings to kitchen diner and bedrooms
- TV points to lounge, kitchen/ diner and all bedrooms
- BT points to lounge, kitchen/ diner and all bedrooms
- Spur for wall mounted electric fire to lounge
- Communal satellite TV system

### Heating

- Gas central heating with solar thermal for hot water supply
- Thermostatically controlled radiators (except heat leak radiator)
- Spur only for wall mounted electric fire

### En-suite (in 3 bedroom homes only)

- Contemporary white sanitaryware
- Contemporary mixer chrome taps
- Choice of wall tiles\*
- Basin
- WC
- Mirror
- Shower tray with glazed shower door
- Shower
- Pelmet light shaver point

### Interior Finishes

- Oak effect, flush internal doors
- Satin chrome style ironmongery
- Smooth ceilings
- Woodwork finished in white gloss paint
- Walls painted Gardina, vinyl matt
- Vinyl flooring to kitchens, bathrooms and en-suites
- Timber handrail to staircase with chrome spindles
- Fitted wardrobe to bedroom 1 (except Skylark)

### Security

- Mains smoke detector with battery back-up
- Consumer unit with circuit breaker / RCD protection
- Wiring for alarm system

### External

- Turf to front and rear gardens (where applicable)
- Outside tap
- Front and rear lights

Please note: images taken from manufacturers brochures



In 3 bedroom homes only



\* Choice where stage of construction permits.

Please note: Specification may vary depending on the design of your chosen home. The Sales Advisor will inform you of any differences when you reserve.

# Beacon Heights Site Layout



- Curlew**  
3 Bedroom Home  
Plots 1 & 2
  
- Lapwing**  
2 Bedroom Home  
Plots 8, 9, 16, 17, 18, 19
  
- Redstart**  
2 Bedroom Home  
Plots 11, 12, 13, 14, 15, 29, 30, 31, 32, 33, 45, 46, 47, 48
  
- Skylark**  
3 Bedroom Home  
Plots 10, 26, 27, 28, 44, 61, 70
  
- Linnet**  
2 Bedroom Home  
Plots 62, 63, 64, 65
  
- Shared Ownership**  
Plots 3, 4, 42, 43, 53, 54, 55, 56, 57, 58, 59, 66, 67, 68, 69, 74, 75, 76, 83, 84
  
- Rented**  
Plots 5, 6, 7, 20, 21, 22, 23, 24, 25, 34, 35, 36, 37, 38, 39, 40, 41, 49, 50, 51, 52, 60, 71, 72, 73, 77, 78, 79, 80, 81, 82, 85, 86, 87, 88, 89, 90, 91, 92, 93



All the homes at Beacon Heights are named after birds found on Bodmin Moor

**IMPORTANT NOTICE**  
This site layout is intended for illustration purposes only and may change, for example in response to market demands or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991, nor do the contents constitute a contract, part of a contract or a warranty.

Indicates Bin Stores / Bin Collection Points

Dotted line indicates Crib Wall

To Town Centre >

Crinnick's Hill

Existing Residential

Existing Residential

Pedestrian / Cycle Lane

Play Area

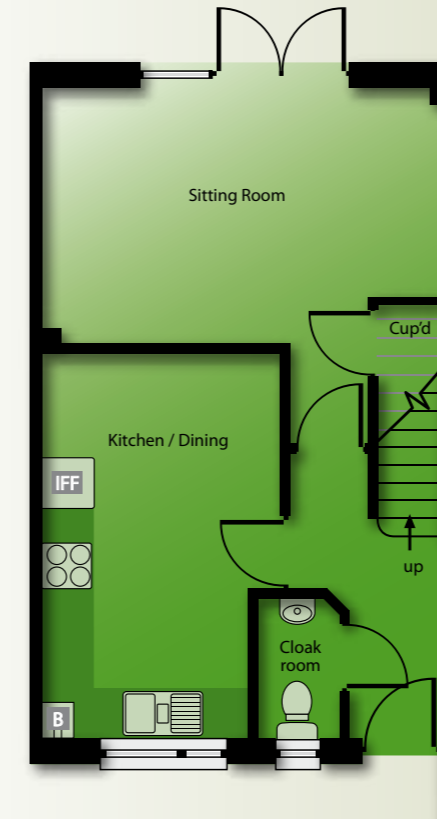
Northey Road

# the Curlew - 3 bedroom home

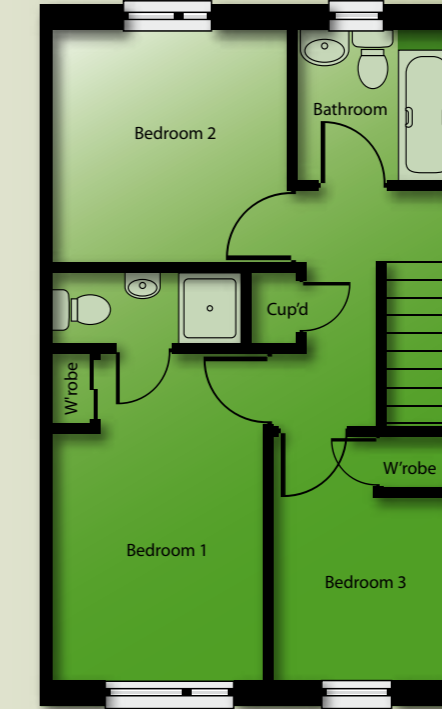
Please note: this is a computer generated image and is intended for illustrative purposes only



## the Curlew



Ground Floor



First Floor

**Sitting Room**  
5.07m x 3.23m  
16' 8" x 10' 7"

**Kitchen / Dining Room**  
4.87m x 3.02m  
15' 11" x 9' 11"

**Bedroom 1**  
4.11m x 2.68m  
13' 6" x 8' 9"

**Bedroom 2**  
2.98m x 2.93m  
9' 9" x 9' 7"

**Bedroom 3**  
2.32m x 2.27m  
7' 7" x 7' 5"

The dimensions are given in good faith before construction has commenced. Please check the dimensions of your completed home prior to buying furniture and carpets.

The floorplans shown are for guidance only and are subject to change during construction. Window and door positions may vary from home to home, and some homes may be handed. The sales advisor will be able to confirm any variances to your chosen home.

**B** Indicative boiler position

**IFF** Integrated fridge freezer

# the Lapwing - 2 bedroom home

Please note: this is a computer generated image and is intended for illustrative purposes only



## 2BH3 the Lapwing

**Sitting Room**  
4.60m x 3.15m  
15' 1" x 10' 4"

**Kitchen / Dining Room**  
4.14m x 2.43m  
13' 7" x 8' 0"

**Bedroom 1**  
4.60m x 3.16m  
15' 1" x 10' 4"

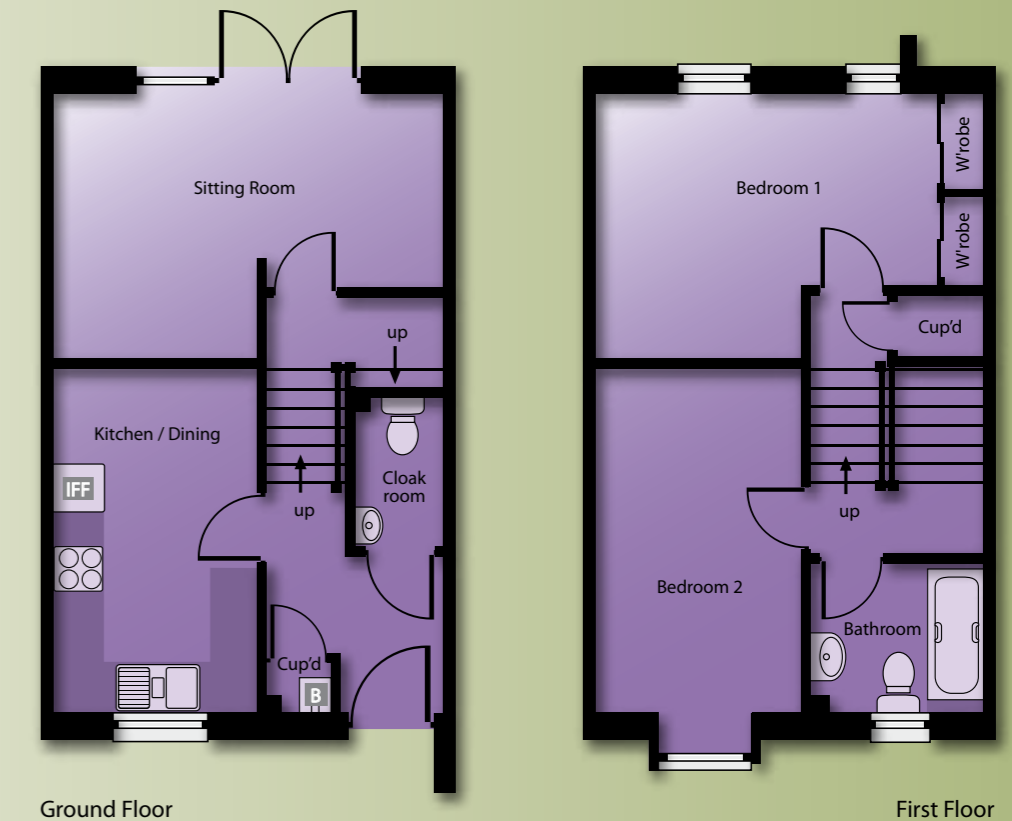
**Bedroom 2**  
4.18m x 2.43m  
13' 8" x 8' 0"

The dimensions are given in good faith before construction has commenced. Please check the dimensions of your completed home prior to buying furniture and carpets.

The floorplans shown are for guidance only and are subject to change during construction. Window and door positions may vary from home to home, and some homes may be handed. The sales advisor will be able to confirm any variances to your chosen home.

**B** Indicative boiler position

**IFF** Integrated fridge freezer



Ground Floor

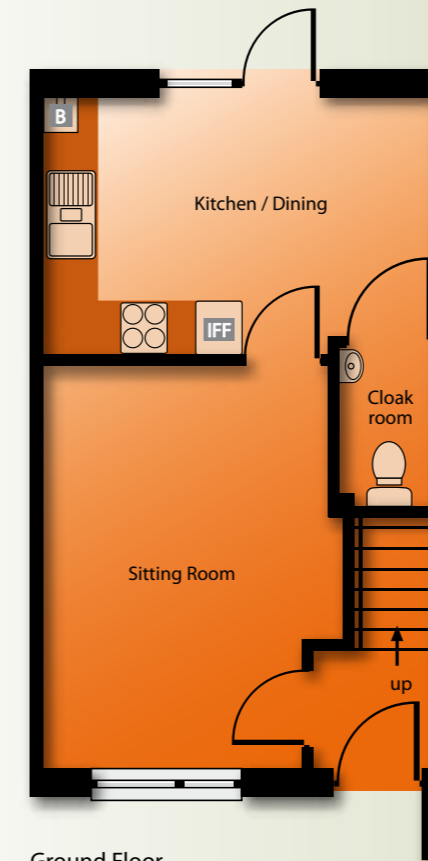
First Floor

# the Redstart - 2 bedroom home

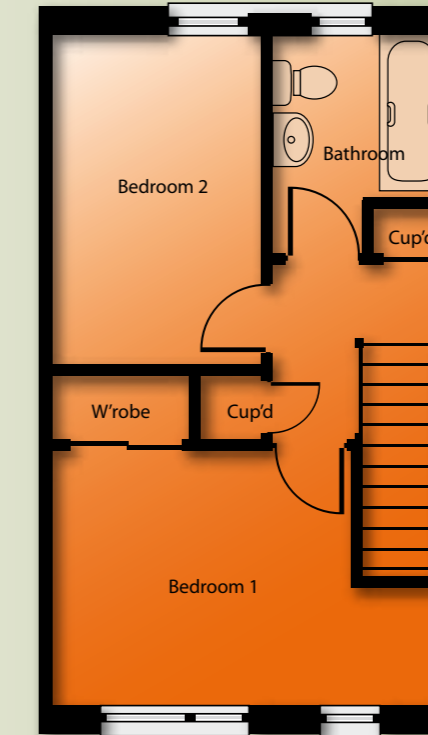
Please note: this is a computer generated image and is intended for illustrative purposes only



## the Redstart



Ground Floor



First Floor

**Sitting Room**  
4.51m x 3.16m  
14' 9" x 10' 4"

**Kitchen / Dining Room**  
4.30m x 2.84m  
14' 1" x 9' 4"

**Bedroom 1**  
4.30m x 2.88m  
14' 1" x 9' 5"

**Bedroom 2**  
3.65m x 2.32m  
11' 11" x 7' 7"

The dimensions are given in good faith before construction has commenced. Please check the dimensions of your completed home prior to buying furniture and carpets.

The floorplans shown are for guidance only and are subject to change during construction. Window and door positions may vary from home to home, and some homes maybe handed. The sales advisor will be able to confirm any variances to your chosen home.

**B** Indicative boiler position

**IFF** Integrated fridge freezer



# the Skylark - 3 bedroom home

Please note: this is a computer generated image and is intended for illustrative purposes only



## 3BH3 the Skylark

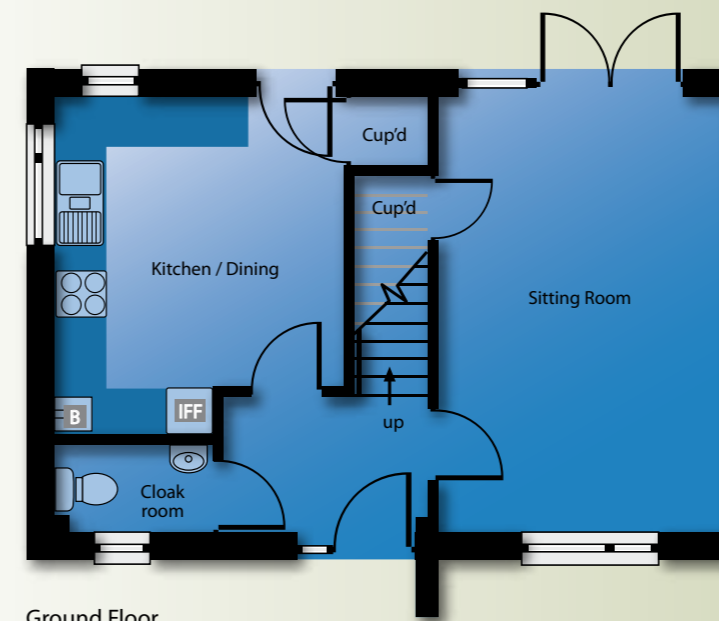
**Sitting Room**  
5.25m x 3.37m  
17'3" x 11'1"

**Bedroom 1**  
3.42m x 3.18m  
11'2" x 10'5"

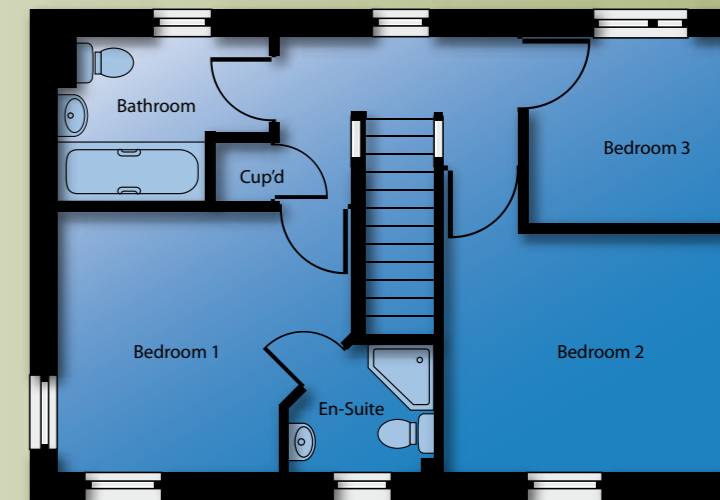
**Bedroom 3**  
2.24m x 2.39m  
7'4" x 7'10"

**Kitchen / Dining Room**  
4.08m x 3.42m  
13'5" x 11'2"

**Bedroom 2**  
3.37m x 2.90m  
11'1" x 9'6"



Ground Floor



First Floor

The dimensions are given in good faith before construction has commenced. Please check the dimensions of your completed home prior to buying furniture and carpets.

The floorplans shown are for guidance only and are subject to change during construction. Window and door positions may vary from home to home, and some homes may be handed. The sales advisor will be able to confirm any variances to your chosen home.

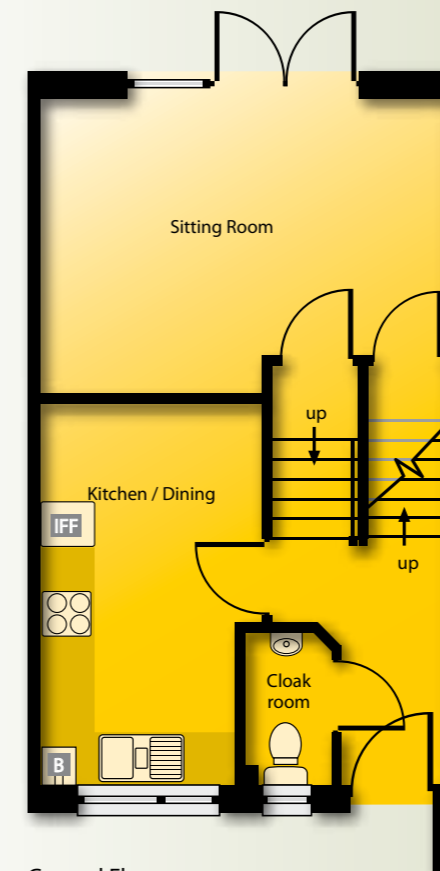
- B** Indicative boiler position
- IFF** Integrated fridge freezer

## the Linnet - 2 bedroom home

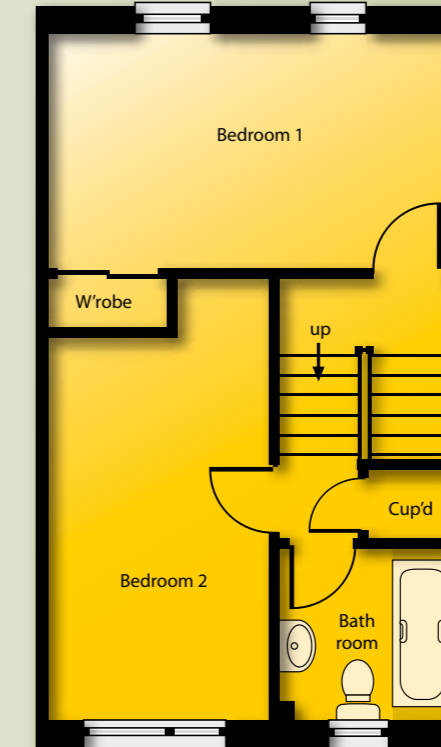
Please note: this is a computer generated image and is intended for illustrative purposes only



## the Linnet



Ground Floor



First Floor

**Sitting Room**  
4.60m x 3.37m  
15' 1" x 11' 1"

**Kitchen / Dining Room**  
4.37m x 2.52m  
14' 4" x 8' 3"

**Bedroom 1**  
4.60m x 2.70m  
15' 1" x 8' 10"

**Bedroom 2**  
4.39m x 2.52m  
14' 5" x 8' 3"

The dimensions are given in good faith before construction has commenced. Please check the dimensions of your completed home prior to buying furniture and carpets.

The floorplans shown are for guidance only and are subject to change during construction. Window and door positions may vary from home to home, and some homes maybe handed. The sales advisor will be able to confirm any variances to your chosen home.

**B** Indicative boiler position

**IFF** Integrated fridge freezer

# Leadbitter Homes all about us

Leadbitter was founded in Oxford in 1971 as a general construction and building company. Since that time, the Company has grown significantly, based on its philosophy of giving high priority to quality of workmanship and safety of our working practices.

In February 2003, Leadbitter was acquired by Heijmans N.V., a highly regarded Dutch construction group which has been successfully trading since 1923.

In September 2006, Leadbitter acquired Denne Construction, a major family-owned construction company in the South East of England which has been operating in the Kent area for nearly 200 years.

Since 2006 we have been sharing our knowledge and experience, drawing on lessons learnt by both Leadbitter and Denne and developing integrated teams on a number of our current frameworks and projects. This is enhancing the capability of staff across our entire company and bringing added benefits to our clients.

The Leadbitter Group is now firmly established as a market leader within both the UK Construction and Housing Markets and operates from regional offices in Cardiff, Bristol, Southampton, Plymouth, Sittingbourne and Coventry.

*"We firmly believe that the key to our continued success is to ensure we provide a culture and environment in which people enjoy working and are able to succeed."*

*"We are determined to act as a role model within the industry, setting exceptional standards of Health & Safety, Quality, Value, Delivery and Good Practice."*

Bob Rendell, Group Chief Executive  
Leadbitter Group



Your home is in safe hands



Winner of the UK  
Building Awards  
"Contractor of the  
Year" 2009



Your home built by people who care



The Leadbitter company ethos



## About us...

To create 'Beacon Heights', Leadbitter are working in partnership with Westco Properties, the speculative development arm of the Devon & Cornwall Housing Group. The Group manages over 17,000 affordable homes across Devon and Cornwall and profits generated by Westco are recycled to facilitate additional investment for affordable homes in the region. An innovative and experienced developer with clear values, we pride ourselves on;

- Putting our customers first
- Focusing on outcomes and delivering what we promise

- Being open, honest and accountable
- Promoting equality and fairness
- Being responsible about our environmental impact
- Value for money in all areas of our work
- Always looking for ways to improve
- Well established and with a proven track record

Westco is developing homes across the region including at TR1 in Truro, 'Evolve' at Devonport, Plymouth, 'New Horizons' in Teignmouth and Stowford Rise in Sidmouth. There are more exciting schemes coming soon and we have also recently completed new homes at Rhind Street, Bodmin, Gweal Pawl in Redruth and the award winning 'Village' in St Austell.



*'we are determined to act as a role model within the industry'*



# Bodmin Access & Location

## Approaching from the east - Wadebridge:

Head east on A389/Dunmere Road toward Rosevallon Lane.

Go through 1 roundabout.

Take the 2nd exit for Barn Lane.

Continue onto Barn Lane.

Continue straight onto Beacon Road. Destination will be on the left.

Head southeast on Beacon Road toward Crinnick's Hill.

Take the 1st left onto Crinnick's Hill.

Take the 1st left onto Northey Road.

You have arrived at Beacon Heights.

## Approaching from the east - St Austell:

Head northeast on A391/Westheath Ave toward Westheath Road.

Go through 1 roundabout.

Continue onto 2nd roundabout.

Take the 3rd exit for Barn Lane.

Continue onto Barn Lane.

Continue straight onto Beacon Road. Destination will be on the left.

Head southeast on Beacon Road toward Crinnick's Hill.

Take the 1st left onto Crinnick's Hill.

Take the 1st left onto Northey Road.

You have arrived at Beacon Heights.



## Key to map symbols

- Toilets
- Parking
- Bodmin Jail
- Shire Hall
- Bodmin & Wenford Enthusiast Railway
- Military Museum
- Town Museum
- St Petros Church
- Priory Park & Childrens Play Area
- Bodmin Hospital
- Dragon Leisure Centre
- Magistrates Court
- Superstores
- Post Office
- Library
- County Court
- Doctors Surgeries

## Approaching from the west - Launceston & Liskeard:

Head west on A389/Priory Road toward Gilbert Road.

Go through 1 roundabout.

Take the first exit.

Head southwest on B3268/Turf Street toward Fore Street.

Continue onto Crinnick's Hill.

Turn right at Northey Road.

You have arrived at Beacon Heights.

For those using  
Satellite Navigation  
the postcode is  
**PL31 1JE**

