



# RAM GORSE PARK

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ELIZABETH WAY, HARLOW

A STUNNING COLLECTION OF 2 BEDROOM APARTMENTS  
AND 2, 3 & 4 BEDROOM HOUSES BY KIER LIVING

# CONTEMPORARY LIVING

Ram Gorse Park is an impressive collection of two, three and four-bedroom homes, perfectly placed for easy access to Harlow town centre and within walking distance of Harlow Town Station, with its regular trains to London.

Vibrant, connected, cosmopolitan: Harlow is a town where there is always plenty going on, from sport and leisure to arts and culture and everything in between. Good road and rail connections, green public open spaces, schools and excellent amenities make Harlow a sought-after town with young professionals, couples and families alike.



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These stunning houses and apartments are close to the heart of this well-connected town; with everything you need to enjoy an enviable lifestyle within easy reach. Whether you are a first time buyer, are downsizing or need a family home, Kier Living has created the perfect place for you.

The town has a wide choice of schools for all ages and Harlow College offers courses for adults in addition to its sixth form, vocational and work-based training.



## PERFECT LOCATION

Ram Gorse Park has an unrivalled location on the central Elizabeth Way. Harlow Town Park, two shopping centres, a hospital and sport and leisure facilities are all within easy reach of your new home. Harlow is ideal for families, offering a wide choice of schools for all ages, including the secondary schools, Passmores Academy, Burnt Mill and St Mark's West Essex Catholic school. Primary schools include The Downs, Broadfields, Tany's Dell, Cooks Spinney, Little Parndon and St Albans Catholic Academy. Harlow College has a Sixth Form Centre and also offers higher education and vocational training.

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# AT YOUR LEISURE

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However you spend your free time, you'll find Harlow brimming with entertainment, sport and leisure options. There are two shopping areas; the covered Harvey Centre, home to a six-screen Cineworld, and The Water Gardens, which includes an Asda store. If all that isn't enough, London, with its world-class retail offering, is just 30 minutes' away by train.

Harlow and the surrounding area offer plenty of choice if you want to eat out, whether it is a coffee with friends or fine dining. If you enjoy drama, dance or music, you'll discover an eclectic mix at The Harlow Playhouse, or you could catch a train to sample the delights of London's theatre land.

Harlow Town Football Club has its ground off Elizabeth Way and the Rugby Club has recently moved to its showcase headquarters two miles from Ram Gorse Park. Golfers can enjoy a round close to home at Canons Brook Golf Club. Harlow Leisurezone, two miles away, has swimming pools, a gym, tennis courts, squash courts and a sports hall. If you prefer a more relaxed pace, spend time at the 164-acre Harlow Town Park with its bandstand, adventure playground, water gardens and plenty of space.

Travel times taken from Google Maps and Nationalrail.co.uk travelling from Harlow Town station.



# WELL CONNECTED

Harlow has excellent connections by road and rail so you can get around easily for commuting and in your leisure time. Ideally located off Elizabeth Way, Ram Gorse Park is less than two miles away from Harlow Town Station and its regular service into London Liverpool Street. Your new home is also close to the A414 and has easy access to the M11, giving a fast route to the M25 and the motorway network.

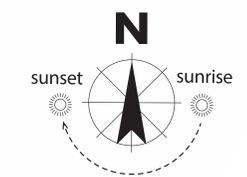


# THE DEVELOPMENT

This superb collection of two, three and four-bedroom homes is arranged across a series of charming cul-de-sacs. The variety of homes at Ram Gorse Park will appeal to commuters, couples and families alike.



- ELIZABETH HOUSE**  
2 bedroom apartments  
Plots 120-125
- THE DERSINGHAM**  
3 bedroom home  
Plots 2, 3, 9, 10, 14, 37-39, 41, 49, 74, 81, 96, 97, 114 & 118
- THE ARDLEIGH**  
4 bedroom home  
Plots 12, 19, 75, 79 & 119
- THE SHELLEY**  
2 bedroom home  
Plots 4-6, 43-45 & 103-106
- THE PALMERSTON**  
3 bedroom home  
Plots 15-18, 31-34, 46-48, 59, 60, 62, 63, 76-78
- THE ELKINGTON**  
3 bedroom home  
Plots 7, 8, 13, 98-102, & 115-117
- THE PALMERSTON V2**  
3 bedroom home  
Plots 21 & 22
- THE BULLINGTON**  
3 bedroom home  
Plots 11, 20, 23, 40, 50, 61, 64, 80 & 112
- AFFORDABLE HOUSING**



Development layout not to scale.



**STANSTED**  
19 mins

Stansted Airport is 29 minutes away by car or 19 minutes away by train, opening up a world of possibilities for business and leisure flights to 140 destinations.



**LONDON**  
30 minutes

Regular trains from Harlow Town Station into London Liverpool Street offer onward connections across the capital and beyond. From Liverpool Street, The City is 10 minutes via the underground.



**CAMBRIDGE**  
60 minutes

The M11 offers easy access to historic Cambridge, also at the heart of the high-technology Silicon Fen region with the software, bioscience and education sectors being major employers.

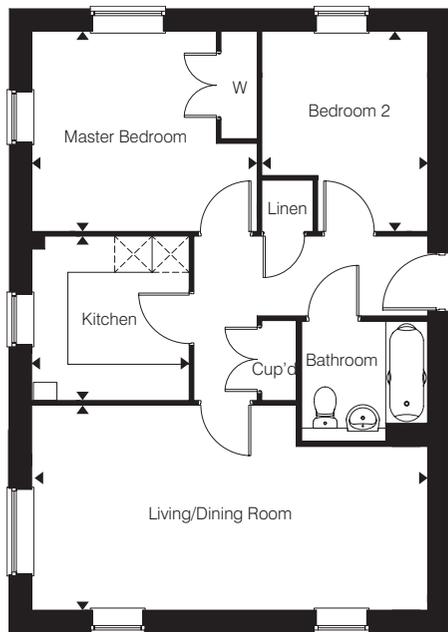
Travel times taken from Google Maps and Nationalrail.co.uk travelling from Harlow Town station.



# THE APARTMENTS ELIZABETH HOUSE

## PLOTS 120-125

Each of these stylish apartments has been carefully designed for contemporary living. The spacious living/dining area is a key feature, as well as benefitting from a separate kitchen. The master bedroom includes a fitted wardrobe, and there is a second bedroom and family bathroom.



### APARTMENT DIMENSIONS

Kitchen	2725mm x 2612mm	8'11" x 8'7"
Living/Dining Room	6566mm x 3400mm	21'7" x 11'2"
Master Bedroom	3739mm x 3324mm	12'3" x 10'11"
Bedroom 2	3349mm x 2750mm	11'0" x 9'1"
<b>Total Area</b>	<b>62.5m<sup>2</sup> / 673sq ft</b>	



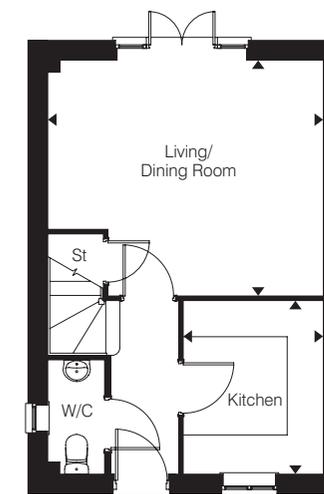
► The room sizes shown are taken from the dimension arrows on the floor plans, and a tolerance of +/- 50mm is allowed. External finishes on certain designs, layouts, window positions and styles may vary, please check with the Sales Executives. These floor plans are a guide only and may be subject to change. Plots 120-125 have acoustic vents to the front. Total area is approximate only. Computer generated image indicative only.



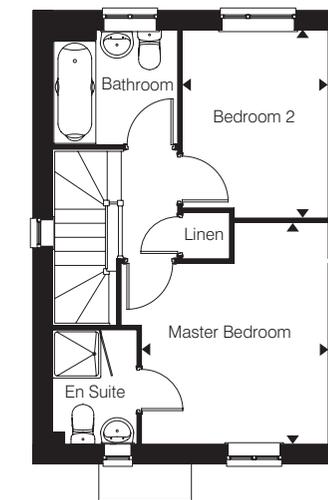
# THE SHELLEY

## PLOTS 4-6, 43-45 & 103-106

An attractive two bedroom home with ample space to entertain in the open plan living/dining room. This home benefits from a fitted kitchen and a family bathroom, as well as an en suite to the master bedroom.



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Kitchen	2882mm x 2326mm	9'5" x 7'8"
Living/Dining Room	4570mm x 3907mm	15'0" x 12'10"

### FIRST FLOOR

Master Bedroom	3679mm x 3106mm	12'1" x 10'2"
Bedroom 2	3110mm x 2411mm	10'2" x 7'11"
<b>Total Area</b>	<b>62.0m<sup>2</sup> / 668sq ft</b>	

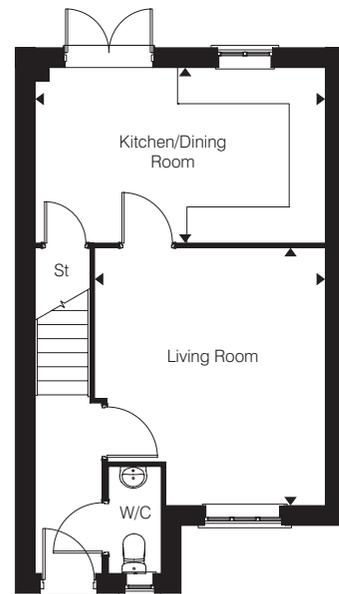
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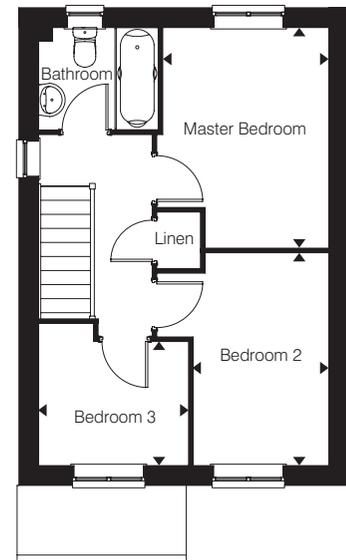
# THE ELKINGTON

PLOTS 7, 8, 13, 98-102 & 115-117

A desirable three bedroom home benefitting from an extensive open-plan kitchen/dining room with French doors leading out to the garden and separate living room. Upstairs offers a large master bedroom, two further good sized bedrooms and a family bathroom.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen/Dining Room	4820mm x 2939mm	15'10" x 9'8"
Living Room	4262mm x 3826mm	14'0" x 12'7"

## FIRST FLOOR

Master Bedroom	3651mm x 2746mm	12'0" x 9'0"
Bedroom 2	3514mm x 2246mm	11'6" x 7'4"
Bedroom 3	2474mm x 2050mm	8'1" x 6'9"

**Total Area** 73.6m<sup>2</sup> / 792sq ft

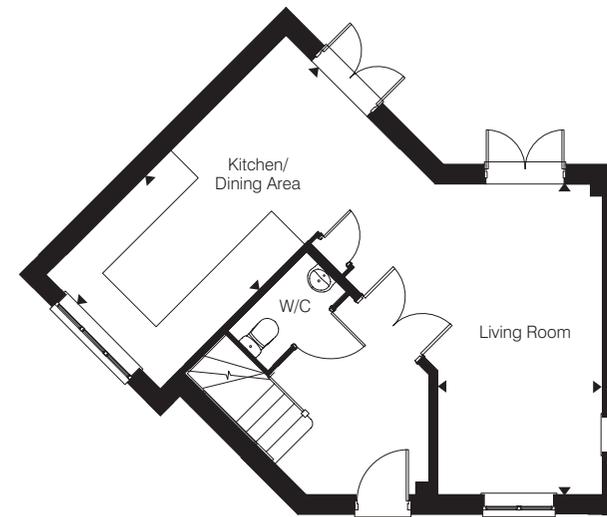
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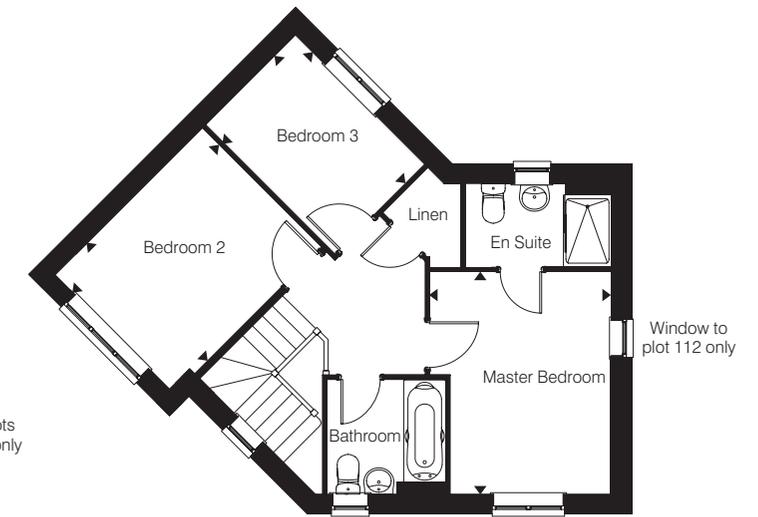
# THE BULLINGTON

PLOTS 11, 20, 23, 40, 50, 61, 64, 80 & 112

A characterful three bedroom home benefitting from an extensive open-plan kitchen/dining area and living room, with two sets of French doors opening onto the garden. The master bedroom features an en suite.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen/Dining Area	5600mm x 2662mm	18'4" x 8'9"
Living Room	5150mm x 2721mm	16'11" x 8'11"

## FIRST FLOOR

Master Bedroom	3675mm x 2619mm	12'1" x 8'7"
Bedroom 2	3420mm x 2737mm	11'3" x 9'0"
Bedroom 3	3042mm x 2105mm	10'0" x 6'11"

**Total Area** 87.9m<sup>2</sup> / 947sq ft

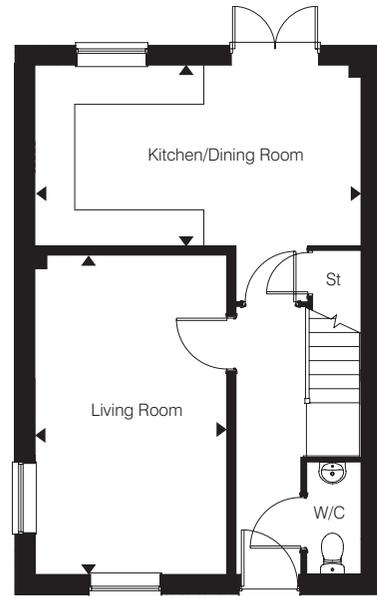
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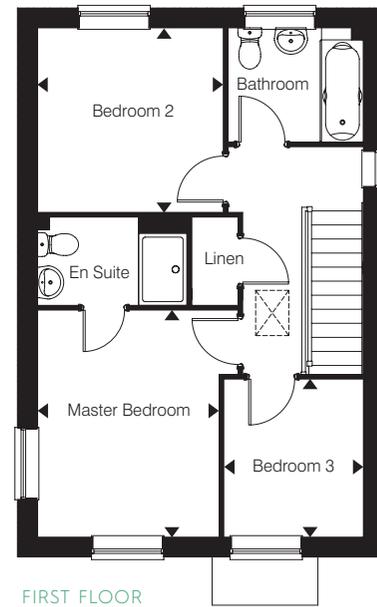
# THE DERSINGHAM

PLOTS 2, 3, 9, 10, 14, 37-39, 41, 49, 74, 81, 96, 97, 114 & 118

An appealing three bedroom home with a large kitchen/dining room featuring French doors opening onto the garden, as well as a separate living room. The master bedroom benefits from an en suite.



GROUND FLOOR



FIRST FLOOR

Window to plots 38, 81, 96, 97, 114 & 118 only

## GROUND FLOOR

Kitchen/Dining Room	5409mm x 3000mm	17'9" x 9'11"
Living Room	5296mm x 3186mm	17'5" x 10'5"

## FIRST FLOOR

Master Bedroom	3761mm x 3019mm	12'4" x 9'11"
Bedroom 2	3083mm x 3070mm	10'1" x 10'1"
Bedroom 3	2623mm x 2315mm	8'7" x 7'7"

**Total Area** 92.7m<sup>2</sup> / 998sq ft

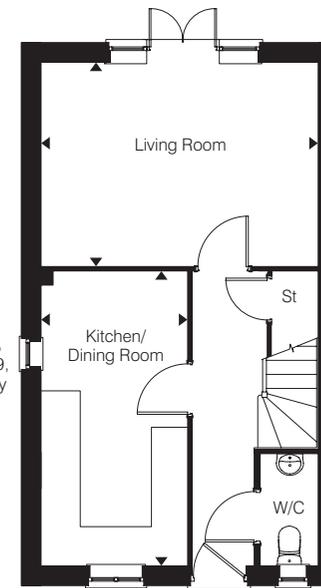
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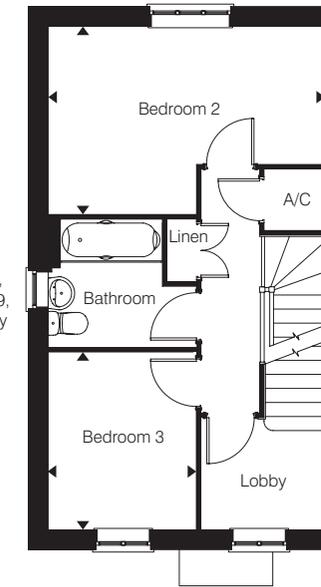
# THE PALMERSTON

PLOTS 15-18, 31-34, 46-48, 59, 60, 62, 63 & 76-78

A spacious three bedroom, three storey home, with a living room leading out to the garden, and a generous kitchen/dining room. The master bedroom is on its own floor complete with an en suite and fitted wardrobe, with two further bedrooms and a family bathroom to the first floor.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## GROUND FLOOR

Kitchen/Dining Room	4878mm x 2426mm	16'0" x 8'0"
Living Room	4635mm x 3356mm	15'2" x 11'0"

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## FIRST FLOOR

Bedroom 2	4635mm x 3090mm	15'2" x 10'2"
Bedroom 3	2946mm x 2449mm	9'8" x 8'0"

## SECOND FLOOR

Master Bedroom	4635mm x 3795mm	15'2" x 12'5"
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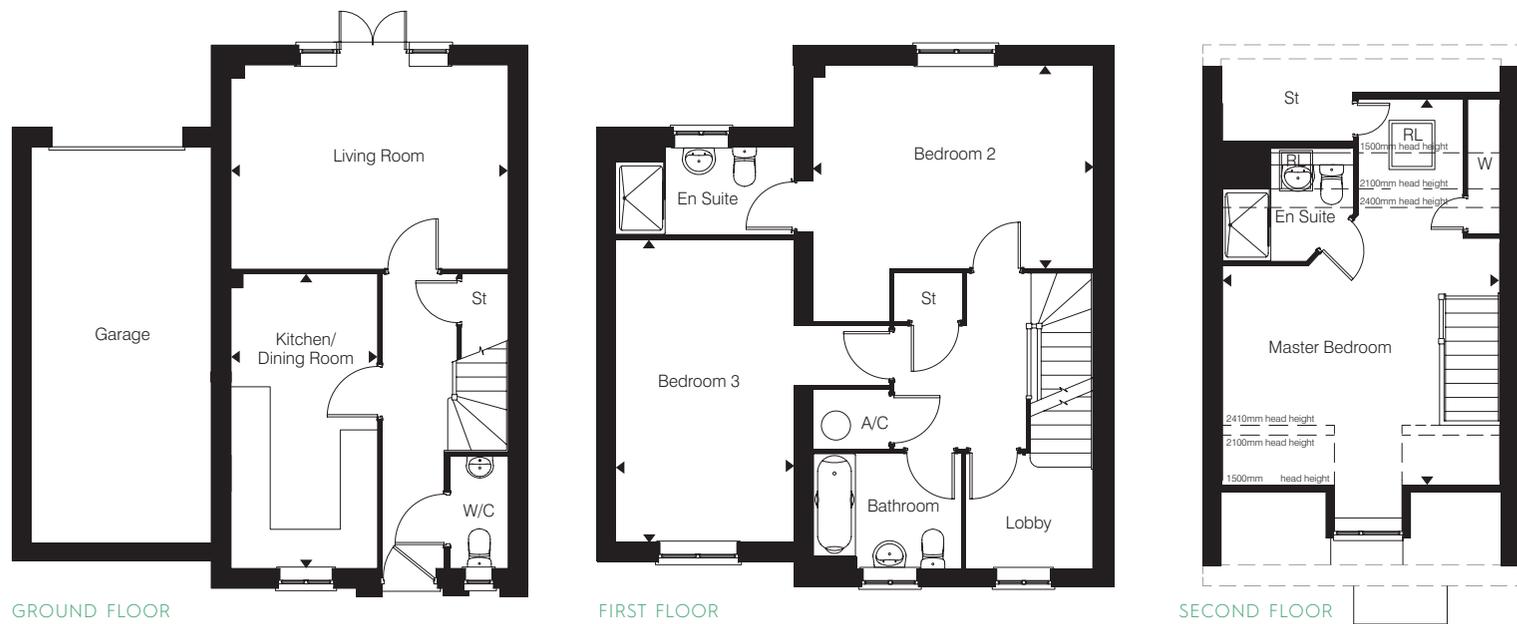
**Total Area** 103.7m<sup>2</sup> / 1117sq ft



# THE PALMERSTON V2

PLOTS 21 & 22

A spacious three bedroom, three storey home, with a living room leading out to the garden and a generous kitchen/dining room. The master bedroom is on its own floor, complete with an en suite and fitted wardrobe, with two further sizeable bedrooms and a family bathroom to the first floor. This home also benefits from an en suite to bedroom 2 and an attached garage.



## GROUND FLOOR

Kitchen/Dining Room	4878mm x 2426mm	16'0" x 8'0"
Living Room	4635mm x 3356mm	15'2" x 11'0"

## SECOND FLOOR

Master Bedroom	6398mm x 4635mm	21'1" x 15'2"
<b>Total Area</b>	126.7m <sup>2</sup> / 1364sq ft	

## FIRST FLOOR

Bedroom 2	4635mm x 3367mm	15'2" x 11'1"
Bedroom 3	4999mm x 2917mm	16'5" x 9'7"

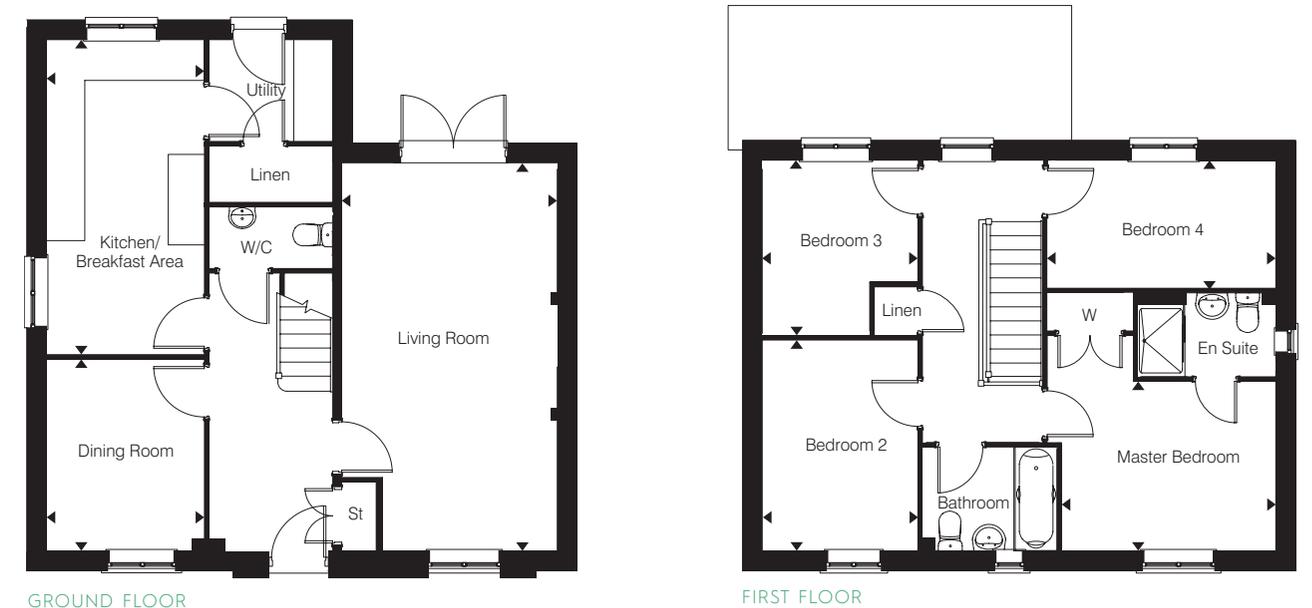
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# THE ARDLEIGH

PLOTS 12, 19, 75, 79 & 119

A charming four bedroom home with generous living space, including a spacious living room, separate dining room and a utility room. The master bedroom benefits from an en suite and a fitted wardrobe, with three further bedrooms and a family bathroom.



GROUND FLOOR

FIRST FLOOR

## GROUND FLOOR

Kitchen/ Breakfast Area	5224mm x 2619mm	17'2" x 8'7"
Dining Room	3150mm x 2599mm	10'4" x 8'6"
Living Room	6422mm x 3675mm	21'1" x 12'1"

## FIRST FLOOR

Master Bedroom	3522mm x 2778mm	11'7" x 9'1"
Bedroom 2	3472mm x 2667mm	11'5" x 8'9"
Bedroom 3	2875mm x 2667mm	9'5" x 8'9"
Bedroom 4	3750mm x 2084mm	12'4" x 6'10"

**Total Area** 118.3m<sup>2</sup> / 1274sq ft

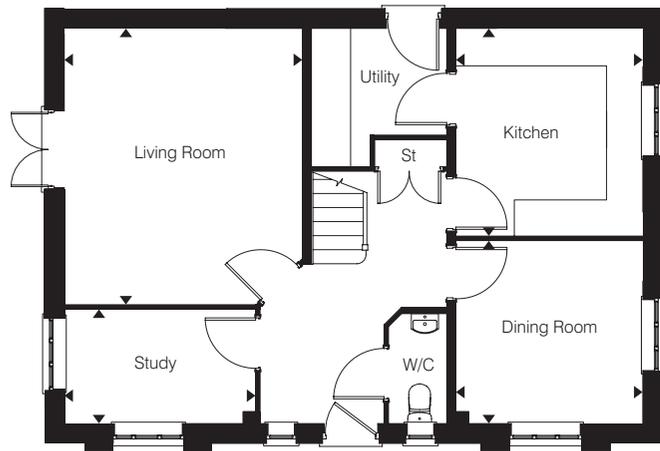
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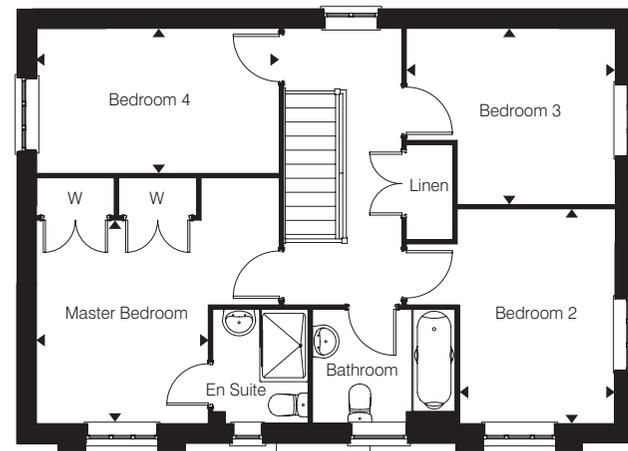
# THE DEBDEN

PLOTS 35, 42 & 113

A contemporary four bedroom family home offering spacious accommodation, which includes a living room, kitchen, study and separate dining room. The master bedroom benefits from an en suite and double fitted wardrobes.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen	3441mm x 3100mm	11'3" x 10'2"
Dining Room	3100mm x 3036mm	10'2" x 10'0"
Living Room	4581mm x 3950mm	15'0" x 13'0"
Study	3183mm x 1896mm	10'5" x 6'3"

**Total Area** 127.3m<sup>2</sup> / 1371sq ft

## FIRST FLOOR

Master Bedroom	3398mm x 2875mm	11'2" x 9'5"
Bedroom 2	3561mm x 2581mm	11'8" x 8'6"
Bedroom 3	3452mm x 2916mm	11'4" x 9'7"
Bedroom 4	4023mm x 2402mm	13'2" x 7'11"

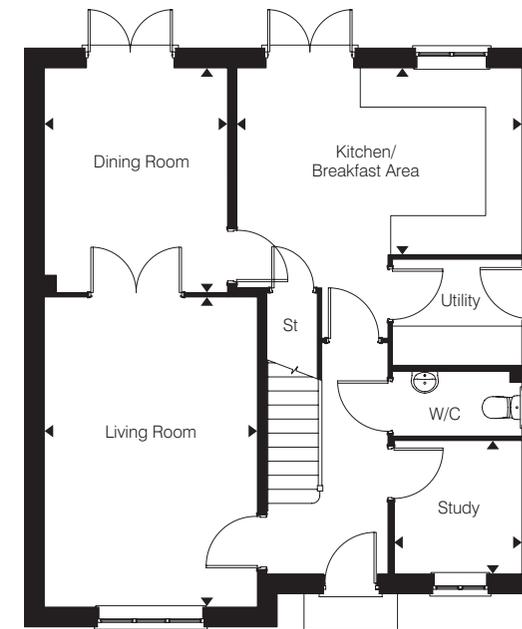
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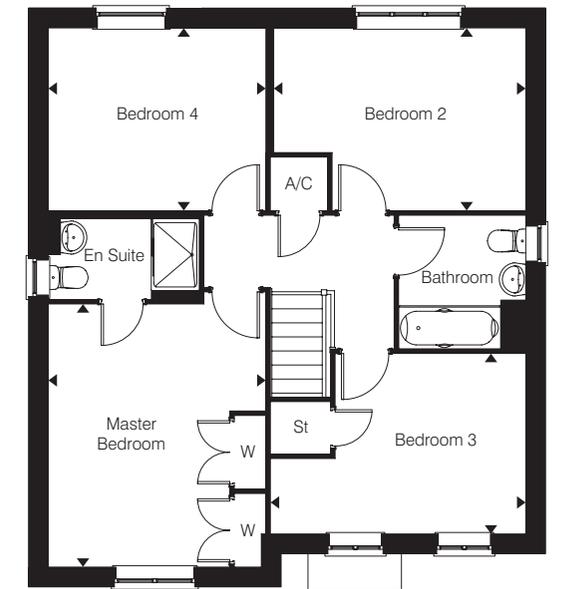
# THE EVERSDEN

PLOTS 1, 36, 82, 94 & 95

A modern four bedroom family home offering expansive living space and a useful study to the ground floor. The master bedroom benefits from an en suite and double fitted wardrobes. There are three further double bedrooms and a family bathroom.



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Kitchen/ Breakfast Area	4730mm x 3099mm	15'6" x 10'2"
Dining Room	3721mm x 3038mm	12'2" x 10'0"
Living Room	5143mm x 3533mm	16'10" x 11'7"
Study	2192mm x 2142mm	7'2" x 7'0"

## FIRST FLOOR

Master Bedroom	4362mm x 3606mm	14'4" x 11'10"
Bedroom 2	4235mm x 3032mm	13'11" x 9'11"
Bedroom 3	4235mm x 2992mm	13'11" x 9'10"
Bedroom 4	3606mm x 3032mm	11'10" x 9'11"

**Total Area** 138.4m<sup>2</sup> / 1490sq ft

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# CONTEMPORARY SPECIFICATION



## INTERNAL FEATURES

	ELIZABETH HOUSE	THE SHELLEY	THE ELKINGTON	THE BULLINGTON	THE DERSINGHAM	THE PALMERSTON	THE PALMERSTON V2	THE ARDLEIGH	THE DEBDEN	THE EVERSDEN
All walls and ceilings finished in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork finished in white satinwood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to Living Room and Master Bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in wardrobes to Master Bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4-panel smooth finish internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## KITCHEN / UTILITY FEATURES

Choice of kitchen units, work surfaces and upstands*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with monobloc tap to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with pillar tap to Utility								✓	✓	✓
Washer/dryer to apartments	✓									
Integrated washing machine to houses**		✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher					✓	✓	✓	✓	✓	✓
Stainless steel oven, hood and hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Opaque glass splashback behind the hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome downlighters to Kitchen and Utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## BATHROOM, EN SUITE AND CLOAKROOM FEATURES

Choice of wall tiles*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome downlighters to Bathroom an En Suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## CENTRAL HEATING

Gas fired central heating with condensing or combi boiler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All radiators to be fitted with thermostatic valve except in room where thermostat is located	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## EXTERNAL FEATURES

Double glazed white or grey PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome effect door furniture to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French doors (where applicable)		✓	✓	✓	✓	✓	✓	✓	✓	✓
Front gardens to be finished in accordance with the landscaping schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden to be rotivated and graded	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

## GARAGE FEATURES (WHERE APPLICABLE)

Power and light to garage*		✓	✓	✓	✓	✓	✓	✓	✓	✓
Up and over door		✓	✓	✓	✓	✓	✓	✓	✓	✓

10 year NHBC warranty and 2 year Kier Living Customer Care on all properties

\*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with the Sales Executive at the point of reservation.

\*\*Where property has a Utility Room, the washing machine will be located in the Utility Room.  
\*When garage is within plot curtilage.



# SIGNATURE COLLECTION

## Make your home your own

At Kier Living, we know that you want your dream home to be as individual as you are. That's why we've introduced Signature.

Signature allows you to put your personal stamp on your new home by upgrading the fixtures and fittings. Maybe you would like a granite worktop in the kitchen, or Amtico flooring in the living room? Perhaps you'll decide to add chrome down lighters throughout, or a burglar alarm for added security.

You can choose from a wide range of upgrade options, while being assured that all the Kier Living standard fixtures and fittings throughout your new home are also of extremely high quality.

Please note that the fee for any upgrades is non-refundable and is payable in advance.

Photography of previous Kier development

# DISCOVER THE KIER DIFFERENCE

**At Kier, we like to think we've taken care of everything, from carefully selecting the location of your new home, to building it with high quality materials.**

After all, the Kier brand has been building to the highest standards in some of the UK's most prestigious locations for decades. We've achieved several awards for considerate contracting, prevention of accidents and Investors in People to name just a few. So you can always be assured that whilst we're building to the demands of the modern world, we're also doing our best to protect surrounding environments. Our commitment to you doesn't stop once you've settled into your new home. Throughout the whole buying and selling process and beyond, we're here for you; focused on creating a pleasurable living environment for you, for many years to come.

Throughout each and every stage, our Sales Executives will keep you informed about everything that's happening, and introduce you to all that you need to know about your new home.



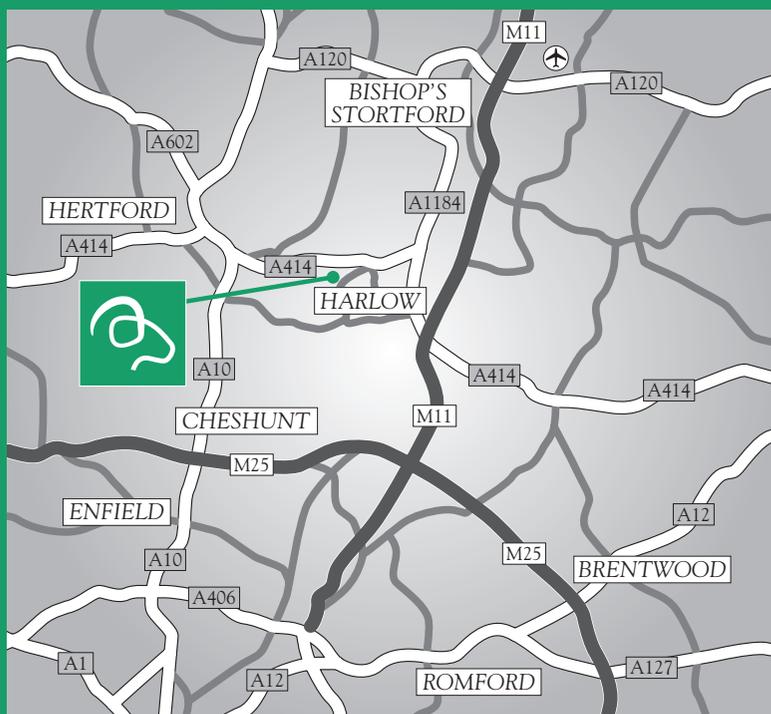
Photography of previous Kier development



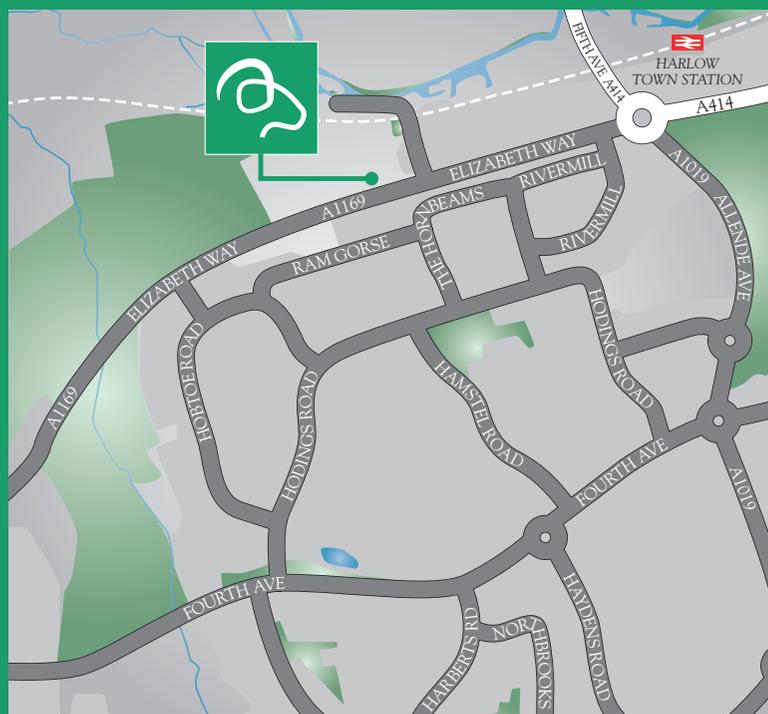


# RAM GORSE PARK

ELIZABETH WAY, HARLOW



AREA MAP



LOCAL MAP

RAM GORSE PARK | ELIZABETH WAY | HARLOW | ESSEX | CM20 2JB  
KIERLIVING.CO.UK



Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. The dimensions are intended for guidance only and may vary by plus or minus 50mm. Maps not to scale. Location photography, indicative only. Travel times are approximate only and taken from Google maps and National Rail. November 2017.