



*EVOL*

*VE*  
*DEVONPORT*

# A FRESH START

Evolve is a new development of contemporary, urban properties replacing the previous post-war housing in and around Ker Street. The development will provide stylish modern homes with gardens, new apartments and 'state-of-the-art' street design - **breathing life back into Devonport.**

Early releases include 3 bedroom townhouses but the masterplan provides for over 400 new homes including 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes. Evolve will appeal to a wide range of people, including young professionals, first time buyers and families.

Devonport was one of Plymouth's most desirable residential areas and a centre of commerce with a wonderful community spirit. Devonport's regeneration is now well underway and is designed to provide quality homes for everyone. The redevelopment of the area will

create welcoming new streets, connecting neighbourhoods and making the best of the local heritage, landscape and nearby waterfront. A 21st century environment will be created, to sit comfortably in context with the Grade 1 listed historic buildings that were once the civic heart of Devonport and will be restored to provide attractive features of the new community.

Evolve is a partnership project between Midas Homes and Westco properties, working with the Devonport Regeneration Community Partnership, and Plymouth City Council.



# DEVONPORT EVOLVING

## Ker Street

Up until the early 1800s the site was known as Windmill Hill. Although there were one or two properties between 1810 and 1820, most of the original development of Ker Street began during the 1820s. The properties built in the street at this time were good quality residential terraced houses, mostly of neo-classical design and several with Roman Corinthian columns.

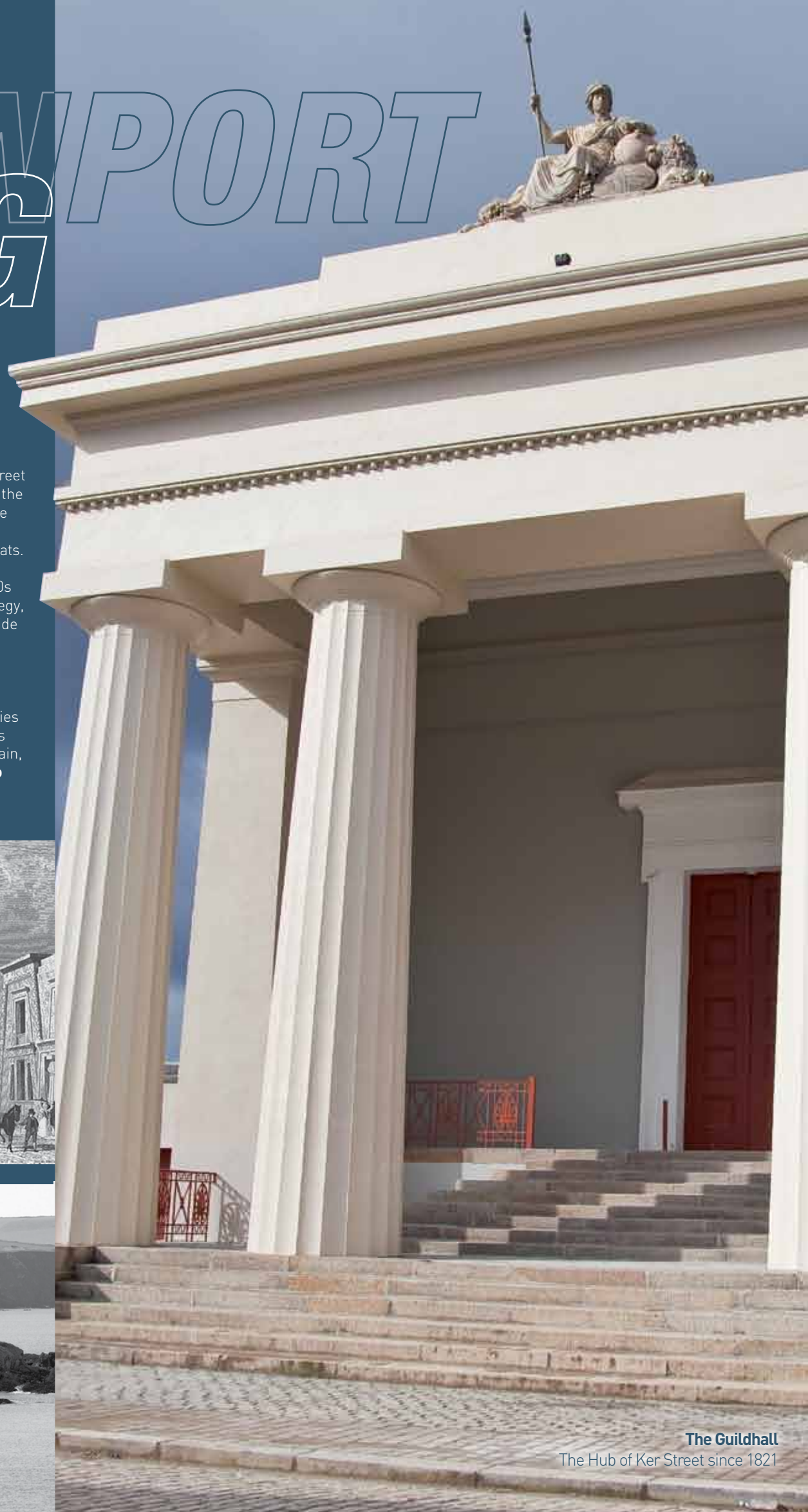
It was during the 1820s that Foulston designed an 'experimental' set of civic buildings for the top of Ker Street, and three of those remain to this day - the Column (1824), the Guildhall (1821) and the Odd Fellows Hall (1823). Through the remainder of the century town administration was carried out from the Guildhall, thus Ker Street became the civic hub of Devonport, until the town's amalgamation with Plymouth in 1914.

## 20th Century Devonport

Along with much of Devonport, parts of Ker Street suffered in the blitz of World War II. Several of the original large properties remained well into the 1950s and by the end of 1960s they'd all been demolished to make way for the new post-war flats.

The development of Ker Street during the 1960s was ad-hoc; there was no town planning strategy, neither was the cultural, social or economic side of life taken into consideration. It was poorly developed, with blocks of flats built simply to house growing 20th century needs.

Eventually social problems arose, due to families living in the poorly planned blocks of flats. This new development brings the area alive once again, making it **a prestigious and desirable place to live in the 21st century.**



# EVOLVE DEVONPORT



- Edgcumbe Homes 51-62, 90-93, 98-104, 109-118, 121-123, 140-141, 155-162, 187-193
- Hope Homes 124, 125, 172, 173
- Bovisand Homes 96, 97, 126-130, 135, 136, 138, 165, 166, 170, 171, 196-199
- Wembury Home 139
- Haybrook Homes 200-203
- Park House Apartments
- Guildhall Place Apartments
- Peninsular House Apartments
- Affordable housing

# FINISHING TOUCHES



## Kitchen

- Choice of contemporary styled kitchens and co-ordinating worktops\* with matching upstand
- Choice of vinyl flooring to kitchen and dining area\*
- Stainless steel splashback behind hob
- Inset stainless steel 1.5 bowl sink and drainer
- Chrome mixer taps
- Plumbing for washing machine
- Plumbing for dishwasher behind unit\*\*
- Washer dryers (apartments only)

## Integrated appliances

- Stainless steel double oven
- Stainless steel hob
- Stainless steel chimney extractor canopy

## Bathroom/En-suite

- Contemporary white sanitaryware
- Choice of designer style chrome taps\*
- Choice of ceramic wall tiles\*
- Large feature mirror with pelmet and downlights in either bathroom or en-suite
- Steel bath
- Basin
- WC
- Shaver point
- Electric shower over bath when no en-suite
- Glazed shower screen when shower over bath

## Heating

- Gas central heating
- Thermostatically controlled radiators (except heat leak radiator)
- Spur for an electric fire

## Electrical

- Brushed stainless steel electrical fittings to kitchen
- TV points to lounge, kitchen and bedrooms
- Provision for wall mounted flat screen TV to lounge
- BT points to hall, lounge and smallest bedroom or study

## Interior finishes

- White oak style, flush, internal doors
- Brushed chrome style ironmongery
- Smooth ceilings
- Woodwork finished in white satin paint
- Choice of 3 neutral shades of wall paint (Only 1 shade per home)\*
- Feature wall, painted from a choice of 6 colours, in lounge and bedroom 1\*
- White oak handrail to staircase with contemporary chrome balusters

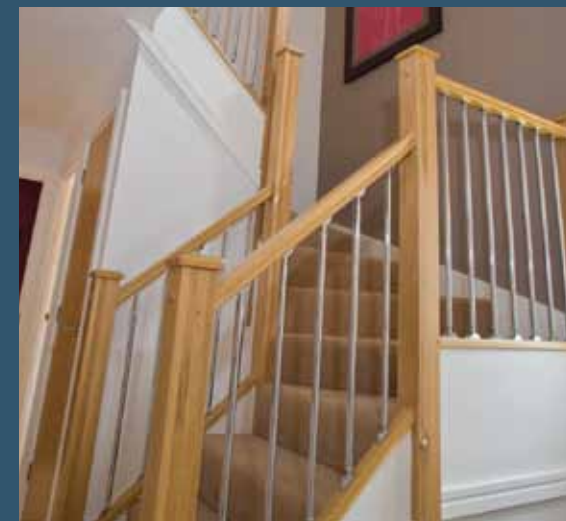
## Security

- Mains smoke detector with battery back-up
- Consumer unit with circuit breaker/RCD protection
- Window locks to all windows (except fire escape)
- Wiring for alarm system (alarm systems fitted to ground floor only)

\*Choice where stage of construction permits

\*\*Where space permits, ask to see kitchen design

Photos taken in previous Midas Homes developments and may show items available to purchase from our Options brochure.



### 10 year NHBC Warranty

Valid from date of completion of construction.  
This is not the same date as that of purchase.  
Please ask for specific information.

# AWARD WINNING MIDAS HOMES



An award winning company with a local presence and a commitment to delivering the finest quality build with attention to detail and promoting community spirit.

Midas Homes, a Galliford Try company, builds over 300 homes for sale every year throughout the South West and is acclaimed for its high quality fixtures, fittings and internal finishes. From refurbished properties to new build, one bedroom apartments to five bedroom detached homes. Midas Homes' portfolio is broad and encompasses a range of styles, including large urban developments such as Broadclose in Bude and waterside developments like Tides Reach in Wadebridge.



Midas Homes has always worked hard to create developments with a strong sense of community and great care is taken to ensure the product sits comfortably within the local environment. Midas Homes uses a wide range of building techniques and materials from brick, block and timber frame through to lightweight steel frame, to deliver the most appropriate product. A variety of bricks, tiles, slates, renders and architectural details are used to ensure the external finishes reflect the local setting.

Midas Homes has a long established reputation for regenerative and sustainable building developments. It recently won a host of awards for its Gunwharf regeneration development in Devonport, including a CBE Building for Life gold standard, one of only two awarded nationally in 2006. Midas Homes was also awarded a National Housebuilder Design Award for its South Gate development in Totnes, and was selected as the 'Overall Winner' in the Housing Design Awards 2009.

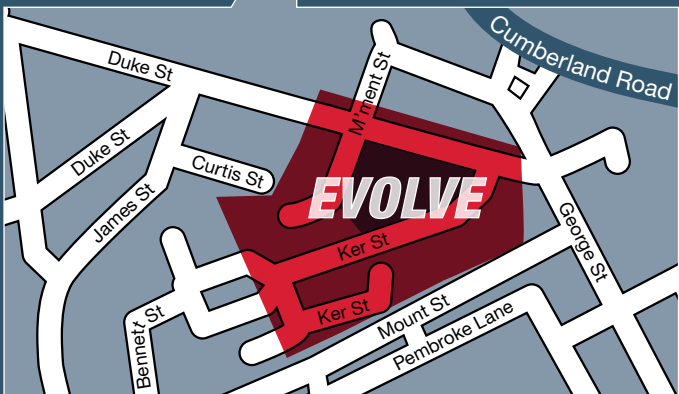
## THINGS YOU SHOULD KNOW ABOUT MIDAS HOMES

- In order to reserve the property solely to you for four weeks, we will require a deposit of £1000 (which incorporates £500 reservation fee and £500 administration fee). You will be asked to pay this when you make the reservation, should you decide not to proceed from reservation to exchange of contracts, Midas Homes will refund your deposit less the administration fee.
- You will be expected to exchange contracts on the purchase of your new Midas home within four weeks of receipt of contracts by your solicitor. In order to reserve you will need to be in a position to do this. This means you must either have a sale proceeding on your own property, which will also exchange within this time scale, or for this purchase to be financed by some other means.
- On exchange of contracts you will be expected to pay a deposit of 10% of the purchase price.
- We will give you an idea of when the property will be finished, but as building can be subject to delays and postponements, we will not normally be able to confirm a fixed completion date until approximately six weeks prior to event.
- Our site Sales Executive will be your point of contact for any questions you may wish to raise as your purchase goes along and will be able to help you through the process.
- Our Sales Executive will also be happy to point you in the right direction for solicitors and mortgage advice. It is a requirement of the company that all reservations be qualified by our nominated mortgage broker.

# EVOLVE

## DEVONPORT





# HOW TO FIND US

## Directions from A38 Exeter

- On the A38 follow signs to Plymouth
- At Devonport junction bear left and take second exit on to A386 signposted City Centre, Torpoint
- Continue forward onto the A3064
- Take left hand lanes to continue forward onto Milehouse Road – B3396 signposted Torpoint A374
- Turn left onto Devonport Road – B3396
- At mini-roundabout turn right onto Albert Road – B3396 Signposted Devonport Station
- At traffic signals turns left onto Park Avenue – B3396 Signposted Torpoint Ferry
- Continue forward onto the A374
- At mini-roundabout bear right onto A374 signposted City Centre, Exeter
- At mini-roundabout turn right onto Cumberland Road signposted Mount Wise
- Bear left onto Cumberland Street
- Turn left onto George Street
- Turn right onto Duke Street
- Turn left on to Ker Street

## Directions from Plymouth City Centre, Royal Parade

- At St Andrew's Cross roundabout take the 3rd exit onto Kinterbury Street
- Turn right onto Buckwell Street
- Turn right onto Vauxhall Street – B3240
- Continue forward onto The Crescent – A374
- Keep in left hand lane, at traffic signals turn left, then merge onto the A374 Signposted Torpoint
- At Octagon roundabout take 2nd exit onto A374
- At the next roundabout take 2nd exit onto A374
- At the next roundabout take 2nd exit onto A374
- At mini-roundabout turn left onto Cumberland Road signposted Mount Wise
- Bear left onto Cumberland Street
- Turn left onto George Street
- Turn right onto Duke Street
- Turn left onto Ker Street

## Sat nav

For people using Sat Nav the postcode is PL1 4EH

## Midas Homes Limited,

Homeside House,  
Silverhills Road,  
Newton Abbot, Devon TQ12 5YZ

T: 01626 356666 F: 01626 330707

## Sales office

T: 01752 556795

Evolve is a partnership project between Midas Homes and Westco properties, working with the Devonport Regeneration Community Partnership, and Plymouth City Council.



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