

IMPERIAL PLACE

◆ BALDOCK ◆

A luxurious collection of stylish houses and apartments
located in the heart of Baldock





WELCOME TO

IMPERIAL PLACE

◆ BALDOCK ◆

Imperial Place is a distinguished, luxury development of 50 one and two bedroom apartments and three bedroom houses in the beautiful historic market town of Baldock. Imperial Place is located on the crossroads of the ancient Icknield Way and the Great North Road, 39 miles north of London, 17 miles northwest

of the county town of Hertford. This charming town is bursting with historical interest and Imperial Place has been thoughtfully designed to blend harmoniously whilst offering modern, bright and spacious interiors finished to Weston Homes' signature high specification.



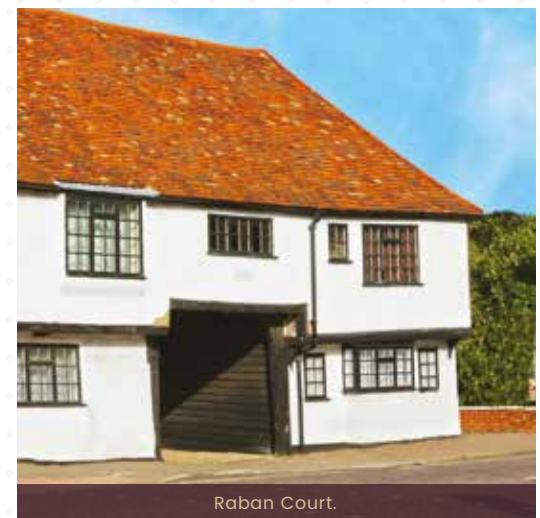
The Church of St Mary.



HISTORICALLY CHARMED



The Victoria Public House.



Raban Court.

A prosperous new community in the heart of Baldock

Baldock was founded in the late 1140's by the Knights Templar and is one of just five Hertfordshire towns classed as being of national importance. Known for its historic character, the town centre impressively commands over 100 listed buildings. Imperial Place is situated on the same road as Raban Court; one of the oldest buildings in the town, it comprises 16th Century buildings that were once the Talbot Inn, prior to being a large complex of maltings. Many other notable historic buildings bejewel the town including the elegant parish church, the Church of St Mary and

Wynn's Almshouses, which were founded in 1621. Much of the medieval blueprint survives to this day with remarkable wide streets lined with numerous refined Georgian houses, pubs and coaching inns, a testament to the wealth that industries brought to the town. In the 16th Century, Baldock was home to a thriving malting trade, the open commons to the east of the town were once renowned for the quality of their barley and this combined with the skill of the town's maltsters, brought much prosperity.



THE PERFECT BLEND OF TOWN AND COUNTRY

A thriving local neighbourhood offering all the essentials for modern living

Baldock has a myriad of local amenities including a butchers, bakery, supermarket, doctors surgery, Post Office, library and Community Centre. The town is also home to an array of specialist outlets including an art gallery and antique and home furnishing shop. The town has a popular outdoor market held every Wednesday in the High Street and a Farmers' Market takes place on the second Saturday of every month.

If you are looking for a bite to eat, the town has an excellent selection of restaurants, cafés and eateries, in fact there are more than 20 places to eat proposing a variety of cuisines from Chinese to Greek and Italian to Thai. The town's array of pubs offer a range of food from light bar snacks to three course dinners. The Old White Horse Pub is just opposite Imperial Place and provides locally produced craft beers and artisan pizza amongst other delights.

A few minute's walk from the town centre takes you out of Baldock into the beautiful Hertfordshire countryside where there are many interesting villages and hamlets, green open spaces and winding footpaths to explore. Just to the north of the town is Ivel Springs, a 37 acre

nature reserve providing a diverse area for wildlife including woodland, wetland and pasture. The Springs also mark the beginning of Kingfisher Way, a nature trail along the River Ivel. On the southern edge of the town, on the slopes above Baldock, lies Weston Hills Nature Reserve; popular with walkers, it is home to rare chalk grassland with beech and ash woodland.

For those who enjoy sport, the town's Knights Templar Sports Centre provides a state-of-the-art fitness suite, dance studio and a modern 4-court sports hall whilst the North Herts Leisure Centre offers a pool, sauna, squash courts and multi-purpose sports hall.

There are a fantastic selection of schools and nurseries, many within easy walking distance of Imperial Place. The nearest primary school is Hartsfield Junior Mixed and Infant School and the well-regarded Knights Templar School is also close by; just a 10-minute walk from the development. For further education there is a sixth form college at Knights Templar School or North Hertfordshire College is in neighbouring Letchworth.



Farmers' Market.



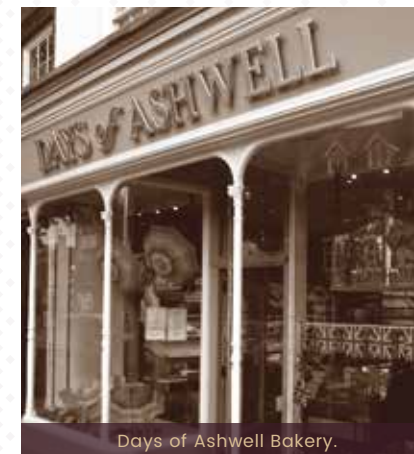
Staffy B's Homeware Shop.



Surrounding Countryside.



1066 Art Gallery.



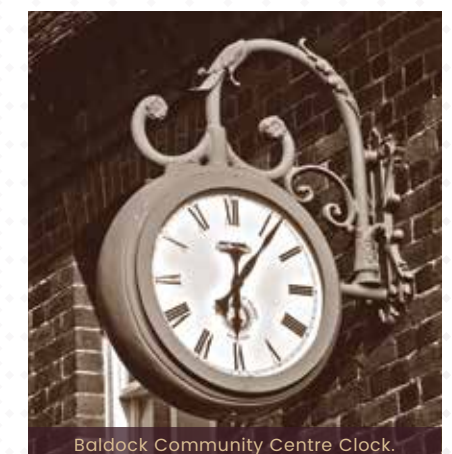
Days of Ashwell Bakery.



Old White Horse Public House.



Ivel Springs.



Baldock Community Centre Clock.

SUPERB CONNECTIONS

A beautiful location with excellent commuting access

The town benefits from excellent road and rail links providing superb commuting access. The nearby A1(M) is a fast road to major towns to the north and the M25 to the south, whilst the A505 and A507 both run through the town. The nearby

towns of Letchworth and Hitchin are southwest and Stevenage lies to the south. The local station is a couple of minutes' walk away from Imperial Place and by rail Baldock is just 40 minutes from London King's Cross and 24 minutes from Cambridge.

Walk

Train Station	2 minutes	0.1 miles
High Street	4 minutes	0.2 miles
Knights Templar School	10 minutes	0.5 miles
Supermarket	12 minutes	0.5 miles

Drive

Letchworth Garden City	9 minutes	2.8 miles
Hitchin	15 minutes	8.9 miles
Stevenage	15 minutes	7.9 miles
London Luton Airport	30 minutes	17.5 miles
Hertford	29 minutes	19.1 miles
Bedford	33 minutes	19.8 miles
London Stansted Airport	40 minutes	25.1 miles
Central London	1 hour 12 minutes	39.3 miles

Train

Letchworth Garden City	3 minutes
Cambridge	24 minutes
Hertford	33 minutes
London King's Cross	40 minutes
Finsbury Park	47 minutes
Peterborough	1 hour 6 minutes

Maps are not to scale. All travel times and distances are approximate and are courtesy of www.theaa.com, www.google.co.uk/maps and www.nationalrail.co.uk





IMPERIAL
PLACE

DESIGNED WITH STYLE AND COMFORT

The magnificent choice of homes available at Imperial Place offers the finest in contemporary convenience and timeless design. This exclusive development of 50 new homes offers a variety of sizes and styles with one and two bedroom apartments and three bedroom houses, all designed to effortlessly complement the surroundings. Interiors are chic and elegant, allowing you to make your own mark, with designer, state-of-the-art fittings and beautiful finishes, and all come with allocated parking.

Weston
Homes Plc

Designer Kitchens

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel hand-finished sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser

Luxury Bathrooms & En-Suites

- Fascino digitally controlled *Smart Tap*
- *Smart Mirror* with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAKrimless™ pan and soft close ergonomic design seat
- Fascino *Smart Shower* and *Smart Bath*
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

General Specification

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms*
- Choice of carpets with underlay to bedrooms*
- Walnut fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- Gas fired heating system via radiators
- Smoke alarm and CO detectors
- Double-glazed uPVC windows
- Allocated parking space to all plots
- Audio entry system

* Choices from developer's range and subject to stage of construction.



ZANUSSI

Electrolux



FASCINO

RAK CERAMICS



Images of previous Weston Homes developments.





The Aylesbury Plot 1

The Newbury Plot 49

The Newbury Plot 50

The Aylesbury Plot 2

THE GREYTREE Plots 32-48

THE BROADWATER Plots 3-29

The Chesterfield Plot 31

IMPERIAL PLACE



AN ENTICING SETTING

Perfectly placed just minutes' from the centre of town, Imperial Place provides a desirable setting in a convenient location, whilst the eye-catching exteriors offer a timeless appeal that complements the local area.

Computer generated site plan of Imperial Place. This site plan is intended to give an overall impression of the scheme and cannot be relied upon for specific information. Development layout, landscaping and other elements are still subject to design changes.



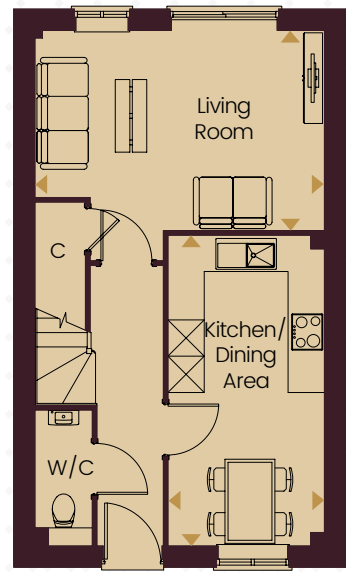


IMPERIAL
PLACE

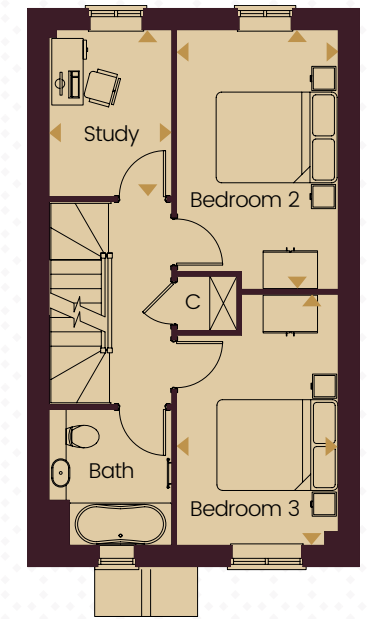
FLOOR PLANS

The Aylesbury

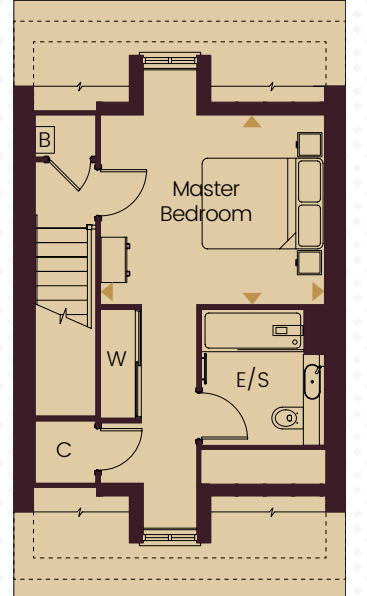
Plots 1 & 2(H)



Ground Floor



First Floor



Second Floor

Kitchen/Dining Area
5139mm x 2587mm 16'10" x 8'6"

Living Room
4787mm x 3311mm 15'8" x 10'10"

Study
2763mm x 2035mm 9'1" x 6'8"

Master Bedroom
3705mm x 3142mm 12'2" x 10'4"

Bedroom 2
4295mm x 2677mm 14'1" x 8'9"

Bedroom 3
4155mm x 2677mm 13'8" x 8'9"

105 sq.m | 1134 sq.ft

The computer generated images, floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

LOCATION



The computer generated site plan.



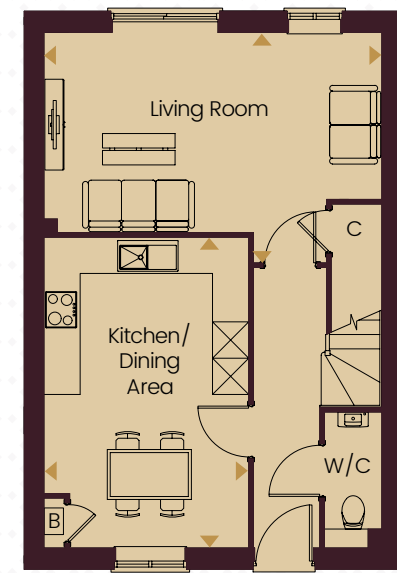
Computer generated image of The Chesterfield.

IMPERIAL PLACE

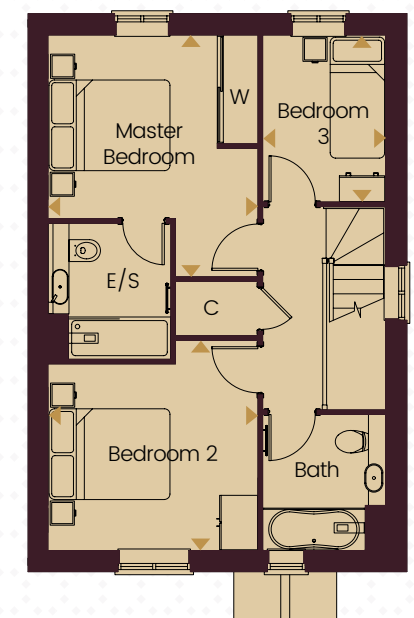
FLOOR PLANS

The Chesterfield

Plot 31



Ground Floor



First Floor

LOCATION



The computer generated site plan.

Kitchen/Dining Area 5139mm x 3388mm 16'10" x 11'1"	Bedroom 2 3478mm x 3476mm 11'5" x 11'5"
Living Room 5588mm x 3311mm 18'4" x 10'10"	Bedroom 3 2763mm x 2035mm 9'1" x 6'8"
Master Bedroom 3999mm x 3478mm 13'1" x 11'5"	

95 sq.m | 1025 sq.ft

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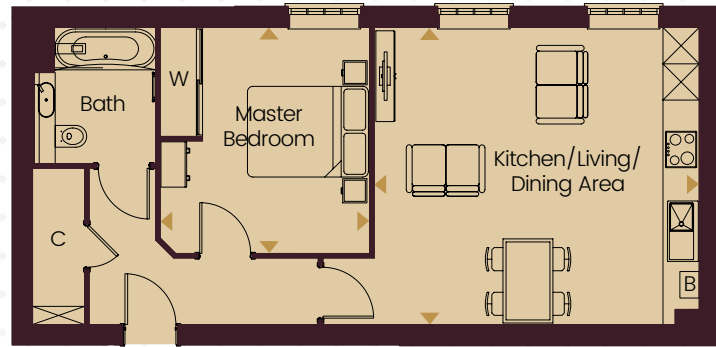


THE BROADWATER



THE BROADWATER

FLOOR PLANS



Plot 15

Kitchen/Living/Dining Area
5375mm x 4910mm 17'8" x 16'1"

Master Bedroom
3735mm x 3465mm 12'3" x 11'4"

54 sq.m | 583 sq.ft



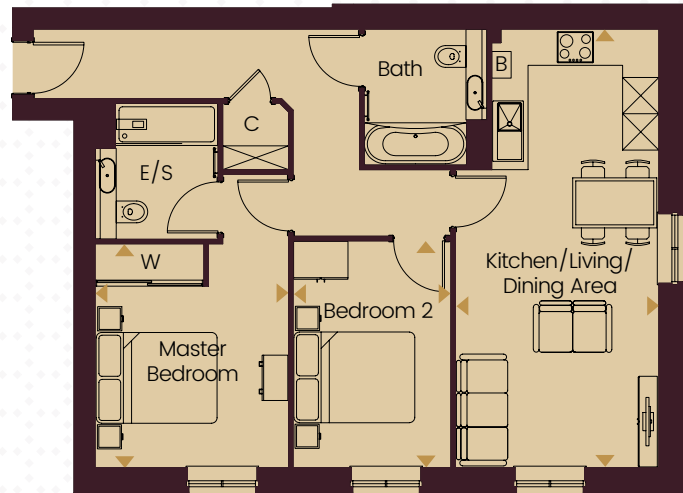
Plots 20 & 25

Kitchen/Living/Dining Area
4975mm x 4910mm 16'4" x 16'1"

Master Bedroom
3960mm x 3040mm 13'0" x 10'0"

Bedroom 2
3735mm x 2565mm 12'3" x 8'5"

67 sq.m | 716 sq.ft



Plots 16, 21 & 26

Kitchen/Living/Dining Area
7252mm x 3365mm 23'10" x 11'0"

Master Bedroom
3702mm x 3200mm 12'2" x 10'6"

Bedroom 2
3752mm x 2610mm 12'4" x 8'7"

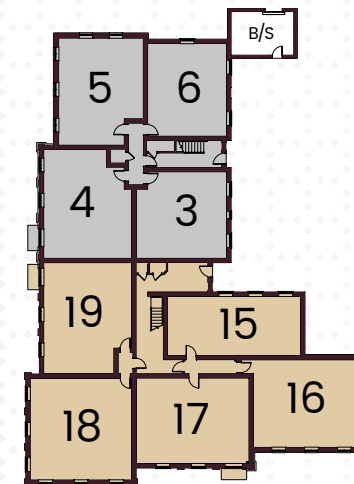
69 sq.m | 741 sq.ft

Plot 26 has a dormer window to Bedroom 2.

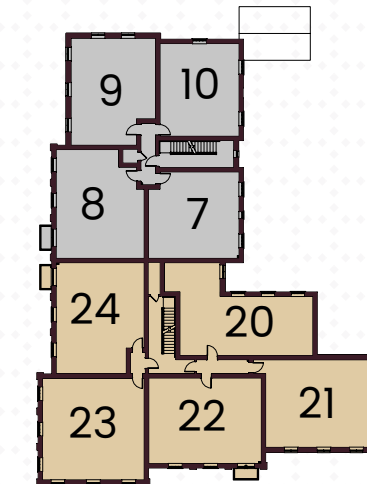
LOCATION



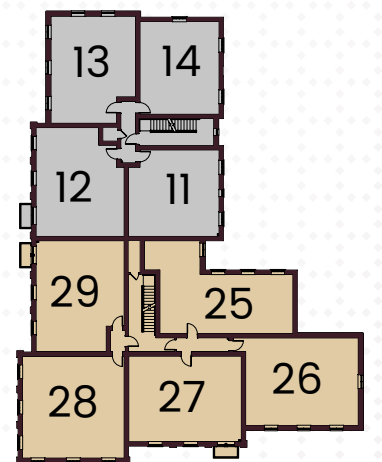
The computer generated site plan.



Ground Floor



First Floor



Second Floor

B/S - Bin Store Private Housing Association

The computer generated images, floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Plots 18, 23 & 28

Kitchen/Living/Dining Area
5142mm x 4885mm 16'10" x 16'0"

Master Bedroom
4885mm x 3210mm 16'0" x 10'6"

Bedroom 2
3468mm x 3032mm 11'5" x 9'11"

71 sq.m | 764 sq.ft



Plots 19, 24 & 29

Kitchen/Living/Dining Area
7302mm x 3105mm 23'11" x 10'2"

Master Bedroom
4905mm x 3235mm 16'1" x 10'7"

Bedroom 2
3803mm x 2700mm 12'6" x 8'10"

64 sq.m | 689 sq.ft

Plot 19 has a Terrace instead of Balcony.



Plots 17, 22 & 27

Kitchen/Living/Dining Area
7102mm x 3425mm 23'4" x 11'3"

Master Bedroom
4778mm x 3100mm 15'8" x 10'2"

Bedroom 2
3603mm x 2650mm 11'10" x 8'8"

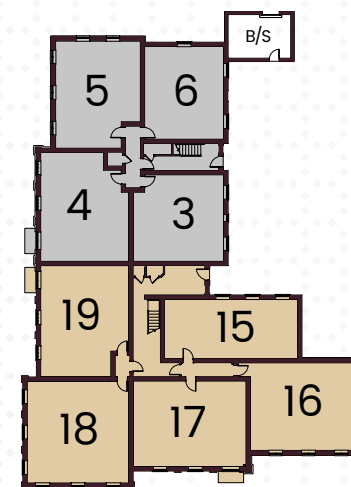
66 sq.m | 713 sq.ft

Plot 17 has a Terrace instead of Balcony.

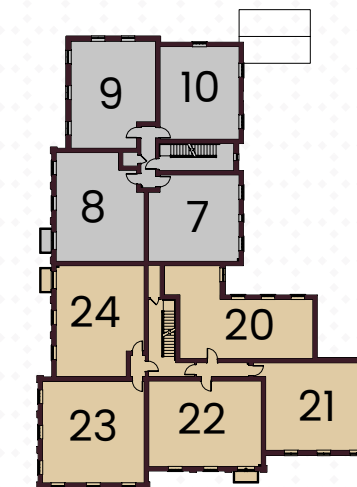
LOCATION



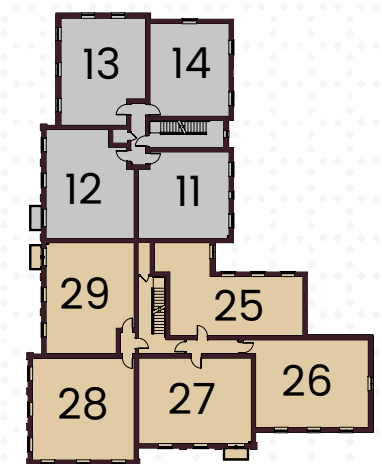
The computer generated site plan.



Ground Floor



First Floor



Second Floor

B/S - Bin Store Private Housing Association

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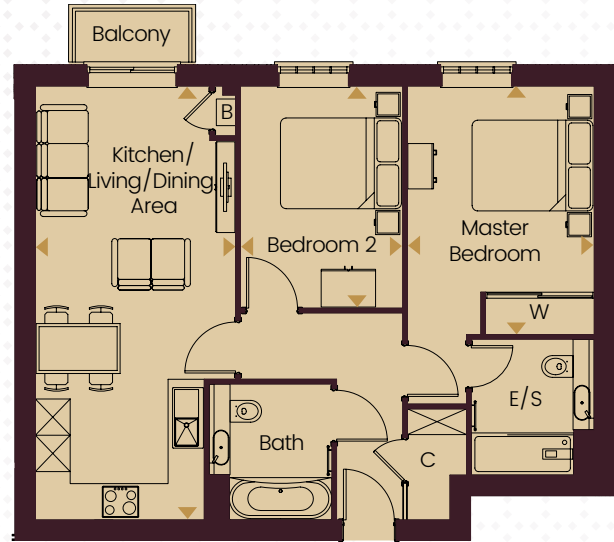
C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

THE GREYTREE



THE GREYTREE

FLOOR PLANS



Plots 32, 34(H), 38 & 41(H)

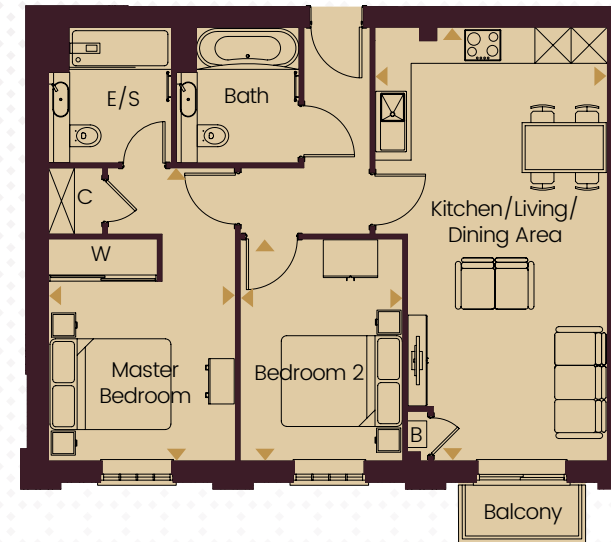
Kitchen/Living/Dining Area
7175mm x 3312mm 23'6" x 10'10"

Master Bedroom
4110mm x 3092mm 13'6" x 10'2"

Bedroom 2
3675mm x 2688mm 12'1" x 8'10"

65 sq.m | 695 sq.ft

Plots 32 & 34 have a Terrace instead of Balcony.



Plots 35 & 42

Kitchen/Living/Dining Area
7175mm x 3847mm 23'6" x 12'7"

Master Bedroom
4850mm x 3092mm 15'11" x 10'2"

Bedroom 2
3675mm x 2693mm 12'1" x 8'10"

66 sq.m | 714 sq.ft

Plot 35 has a Terrace instead of Balcony.



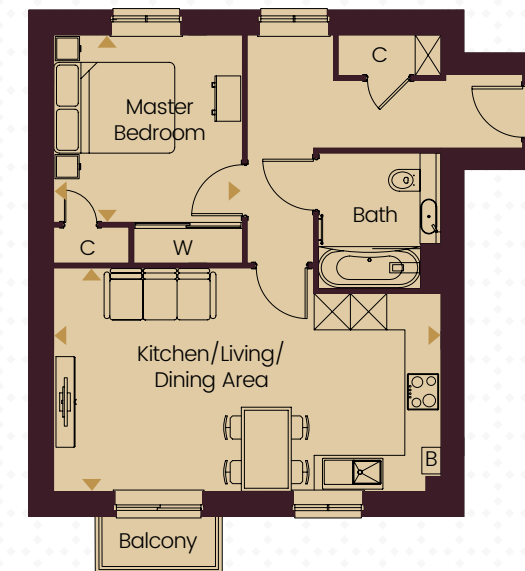
Plot 33

Kitchen/Living/Dining Area
7207mm x 4073mm 23'8" x 13'4"

Master Bedroom
3708mm x 3092mm 12'2" x 10'2"

Bedroom 2
3970mm x 2650mm 13'0" x 8'8"

71 sq.m | 763 sq.ft



Plots 36 & 43

Kitchen/Living/Dining Area
6410mm x 3700mm 21'0" x 12'2"

Master Bedroom
3100mm x 3125mm 10'2" x 10'3"

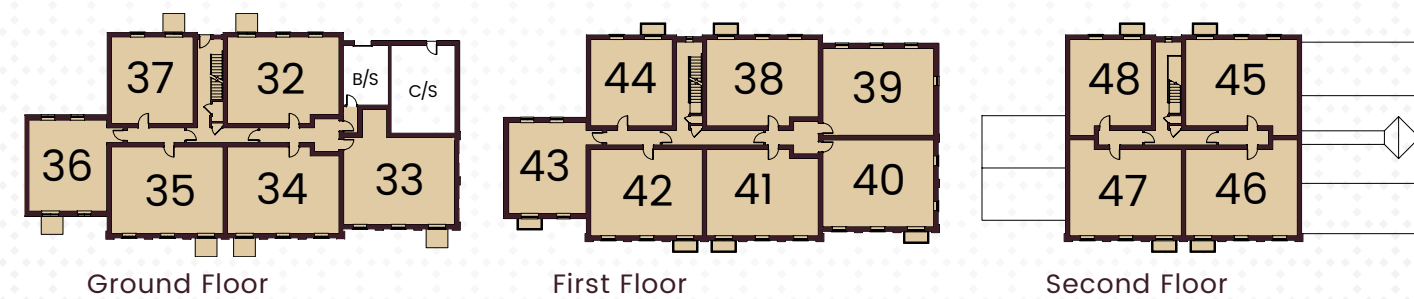
50 sq.m | 539 sq.ft

Plot 36 has a Terrace instead of Balcony.

LOCATION



The computer generated site plan.



B/S - Bin Store, C/S - Cycle Store.

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C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶

THE GREYTREE

FLOOR PLANS



Plots 37 & 44

Kitchen/Living/Dining Area
7175mm x 3475mm 23'6" x 11'5"

Master Bedroom
3850mm x 3210mm 12'8" x 10'6"

49 sq.m | 522 sq.ft
Plot 37 has a Terrace instead of Balcony.



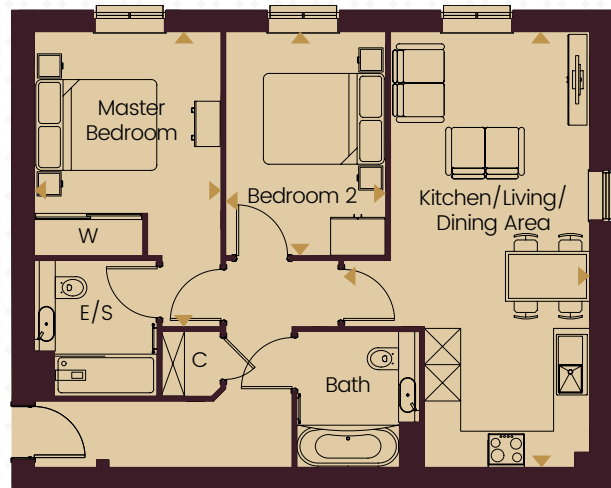
Plots 45, 46(H) & 47

Kitchen/Living/Dining Area
7175mm x 3313mm 23'6" x 10'10"

Master Bedroom
5638mm x 3087mm 18'6" x 10'2"

Bedroom 2
3675mm x 2693mm 12'1" x 8'10"

68 sq.m | 731 sq.ft



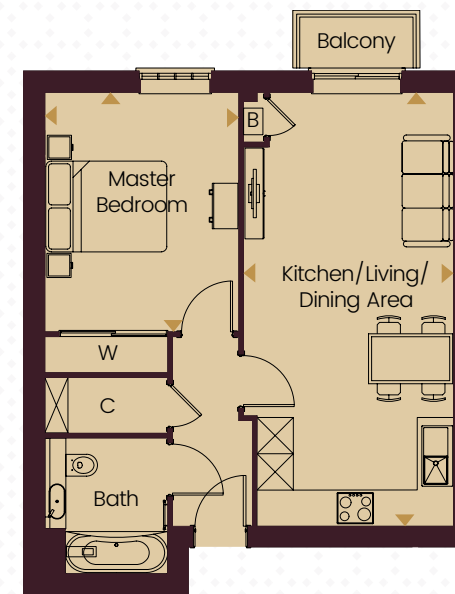
Plots 39 & 40(H)

Kitchen/Living/Dining Area
7208mm x 4073mm 23'8" x 13'4"

Master Bedroom
4883mm x 3092mm 16'0" x 10'2"

Bedroom 2
3708mm x 2650mm 12'2" x 8'8"

66 sq.m | 713 sq.ft
Plot 40 has a Balcony to Kitchen/Living/Dining Area.



Plot 48

Kitchen/Living/Dining Area
7175mm x 3475mm 23'6" x 11'5"

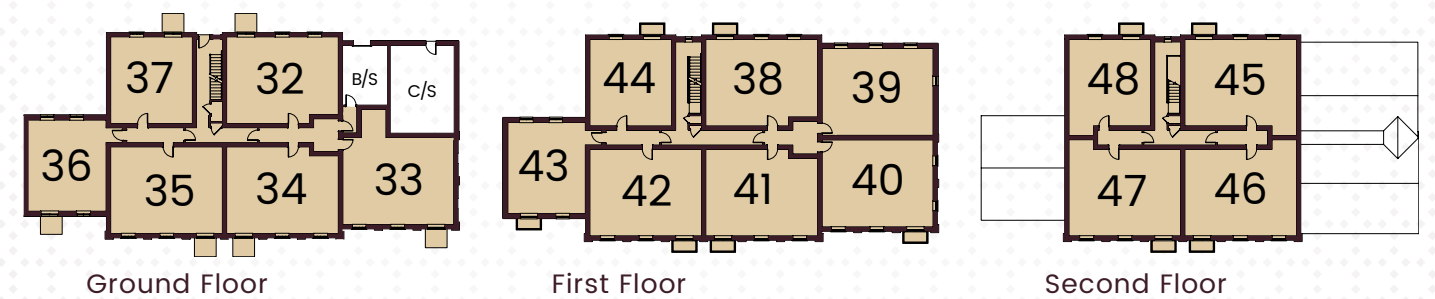
Master Bedroom
3850mm x 3210mm 12'8" x 10'6"

50 sq.m | 539 sq.ft

LOCATION



The computer generated site plan.



B/S - Bin Store, C/S - Cycle Store.

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C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶



Computer generated image of The Newbury.

IMPERIAL PLACE

FLOOR PLANS

The Newbury
Plots 49 & 50(H)



Kitchen/Living/Dining Area
6090mm x 5615mm 20'0" x 18'5"

Master Bedroom
4588mm x 2780mm 15'1" x 9'1"

53 sq.m | 567 sq.ft

* Plot 49 does not have this window.

LOCATION



The computer generated site plan.



Ground Floor



First Floor

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C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶





WESTON HOMES

Bringing ideas to life



Previous Weston Homes developments.



The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders of the South East. This is due, in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers, both in terms of quality and value for money. Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured

in factory conditions rather than on-site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on-site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property.

As the Company has grown, its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties.

Weston Homes Plc now has an established history in London and the Home Counties. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.

MAKING YOUR DREAM HOME A REALITY

Home buyer's information pack



All purchasers at Imperial Place will be presented with the information manual from Weston Homes at the point of reservation. The reservation manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy. When collecting keys for a Imperial Place property, the purchaser will receive a

further handover manual, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details.

The home-owner's presented folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Imperial Place as stress-free as possible.

TERMS & CONDITIONS

Deposit

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

Reservation

On reservation, the selling agent will require details of the purchaser's solicitor who will be instructed immediately.

Exchange of Contracts

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, BPC.

Completion

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agents, BPC.

Please Note:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions

for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of BPC has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through BPC.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, configuration and layouts are included for guidance only, please refer to drawings in sales office. It should be noted that the representations of Imperial Place whilst similar to the development, may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Imperial Place is the marketing name for use until a permanent postal address has been issued.

**IMPERIAL
PLACE**
♦ BALDOCK ♦

Hertfordshire, SG7 5BS



Weston Homes Plc, The Weston Group Business Centre,
Parsonage Road, Takeley, Essex CM22 6PU

Tel: 01279 873 300 Fax: 01279 873 394

Email: imperial.place@weston-homes.com Web: www.weston-homes.com

Designed and produced by Trident Marketing Anglia Ltd 01473 823700 www.tridentmarketinguk.com.

