



Adderley Riverside

BISHOP'S STORTFORD



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A stunning collection of one and two bedroom apartments and three bedroom houses in the heart of Bishop's Stortford

Image depicts local area.



Bishop's Stortford

The charming market town of Bishop's Stortford lies within the county of Hertfordshire, bordering Essex. In the array of towns the length and breadth of England, few embody the character of Englishness more than Bishop's Stortford; picturesque, understated with an impeccable heritage. Today, it is the perfect blend of old and new - a historic fabric with a vibrant contemporary culture.

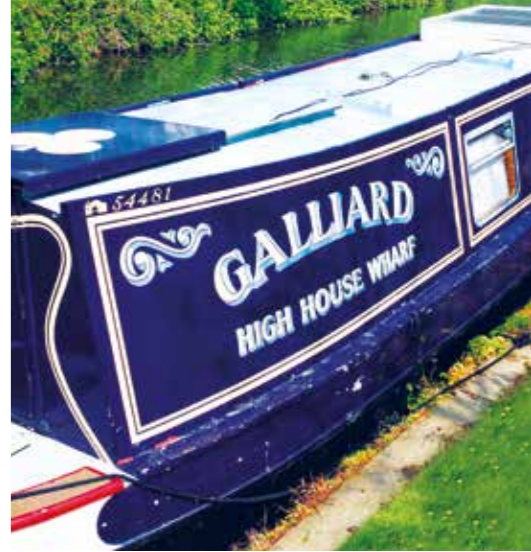
Bishop's Stortford is rich in history. With humble beginnings this town has seen Roman, Saxon and Norman settlements and is also home to the captivating ruins of Waytemore Castle that dates back to the time of William the Conqueror. In the heart of the town is St Michael's Church with its celebrated 56 metre high spire whose parish has been associated with the Bishops of London since before the Norman conquest.

The town offers an impressive 90 acres of parks and open spaces and under a 6 mile drive away you can reach the magnificent National Trust Hatfield Forest. Explore the diversity of open green space; from beautiful hedgerows and grassland to the expansive woodland of the forest.

Bishop's Stortford hosts a popular street market on a Thursday and Saturday each week as well as a farmer's market on the first Saturday of each month which is packed with stalls piled high with produce grown, bred, caught, reared, pickled, brewed and baked.



Images depict local area.





A unique lifestyle

The town centre can easily be explored on foot from your home, boasting a dynamic mix of high fashion stores and independent boutiques and is also home to the Jackson Square Shopping Centre which offers over 45 retail stores to peruse.

Bishop's Stortford offers an eclectic blend of local eateries, bars and restaurants from the award-winning idyllic vintage style tearooms of South Street Pantry to the revered Carluccio's restaurant offering authentic Italian cuisine. A short drive away is the beautifully located Little Hallingbury Mill Bistro; a Grade II historic water mill bistro offering a comprehensive menu of all things fresh and seasonal.

There is a wealth of entertainment on offer from the multi-screen Empire cinema to the Rhodes Arts Complex which hosts an infinite programme of arts events from professional touring productions, dance groups, musicians and comedians.

For those looking to stay fit and healthy, the town offers several gym and health facilities, notably the Nuffield Health Fitness and Wellbeing Gym offering classes ranging from aerobic fitness and calorie burning to muscular conditioning and toning, and even classes designed to help you relax and re-energise.

Bishop's Stortford also borders on a wealth of open spaces and woodland walks, secluded footpaths and stunning riverside views offering an abundance of nature's flora and fauna beauty.



Images depict local area.



Further afield

Nestled on the border of Hertfordshire and Essex, Bishop's Stortford is ideally located to explore the best that both counties have to offer. Bishop's Stortford is located just off the M11 at junction 8, which enables you to gain access to Cambridge and the North or the M25 at junction 27 to the South.

Just under 30 miles away is the historic city of St Albans, a bustling historical metropolis; this is echoed in the Roman remains and the unique medieval architecture of the cathedral, which stands tall in the city's skyline. The award-winning Verulamium Museum, lying just outside the town centre, displays charming objects from the Roman period and a 3 minute walk away from here is the Roman Theatre; built in approximately 140 AD, it is the only building of its type anywhere in Britain.

To the South East of Bishop's Stortford lies the City of Chelmsford, offering some outstanding attractions, from animal exploration at Marsh Farm Animal Adventure Park and Tropical Wings Zoo to taking a step back in time at the Chelmsford Museum. Explore the architectural grandeur of buildings such as Chelmsford Cathedral, Shire Hall and the fully restored Grade II listed Hylands House.

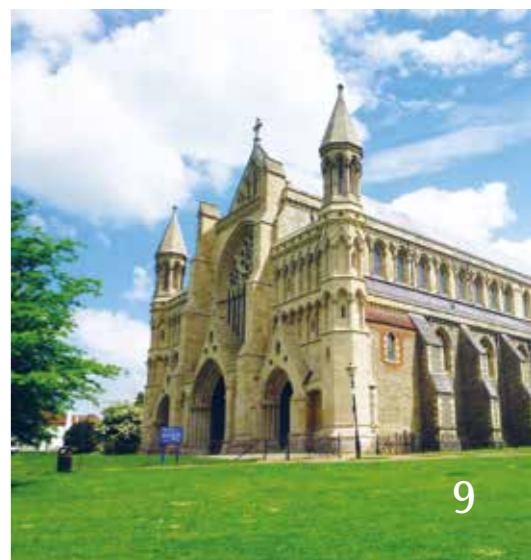
In neighbouring Essex you will find the award-winning Colchester Zoo, which will transport you into a world full of magnificent animals. Learn about the animals as you see them up close and get the unique opportunity to feed the elephants and giraffes yourself.



Image top: Hatfield Forest. Images bottom (left to right): Colchester Castle, Hatfield Forest Sign and St Albans Cathedral.



"Home is not a place, it's a feeling."





Travel

Nestled minutes away from the centre of town with a desirable riverside location, Adderley Riverside provides aspirational homes. Conveniently located near to the train station, M11 and Stansted Airport, travel to further destinations could not be easier.

ON FOOT

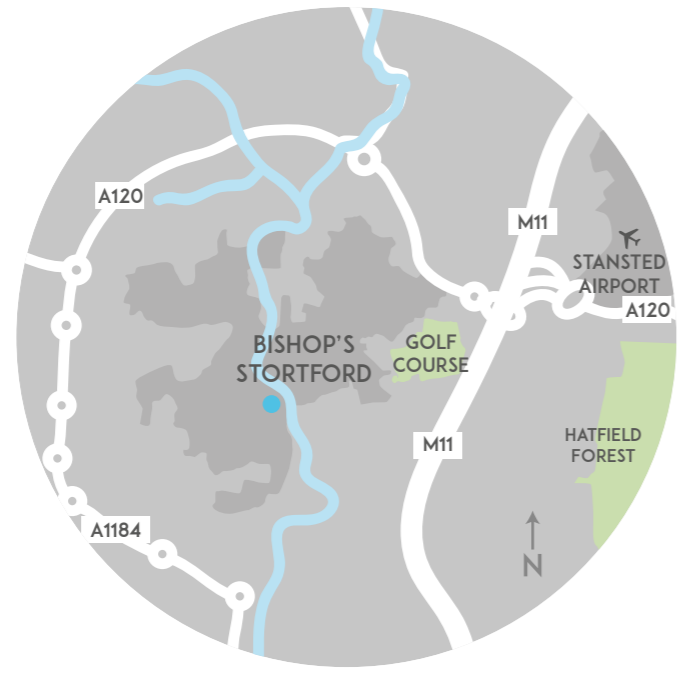
- Train Station - 0.5 miles
- Market Square - 0.7 miles
- Sworder's Field - 0.8 miles

BY TRAIN

- Stansted Airport - 9 minutes
- Cambridge - 29 minutes
- London Liverpool Street - 38 minutes

BY CAR

- Stansted Airport - 5.1 miles
- Chelmsford - 18.9 miles
- Cambridge - 28.2 miles
- St Albans - 29.5 miles
- Colchester - 35.5 miles
- London - 35.6 miles



Travel times are approximate and are courtesy of The AA and National Rail. Maps are not to scale.





Beautiful interiors

The homes at Adderley Riverside are built to exceptionally high standards with designer fixtures and fittings and a range of choices to tailor-make your home to suit you*.

DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer, dishwasher and washer/dryer
- 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

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



Images of previous Weston Homes developments.



Images of previous Weston Homes developments.



Exceptional quality

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, WC (where applicable), kitchen, living and dining room*
- Choice of carpets with underlay to bedrooms, and stairs/landings where applicable*
- Choice of 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 some plots
- Audio visual entry system
- Communal gardens

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



Images of previous Weston Homes developments.

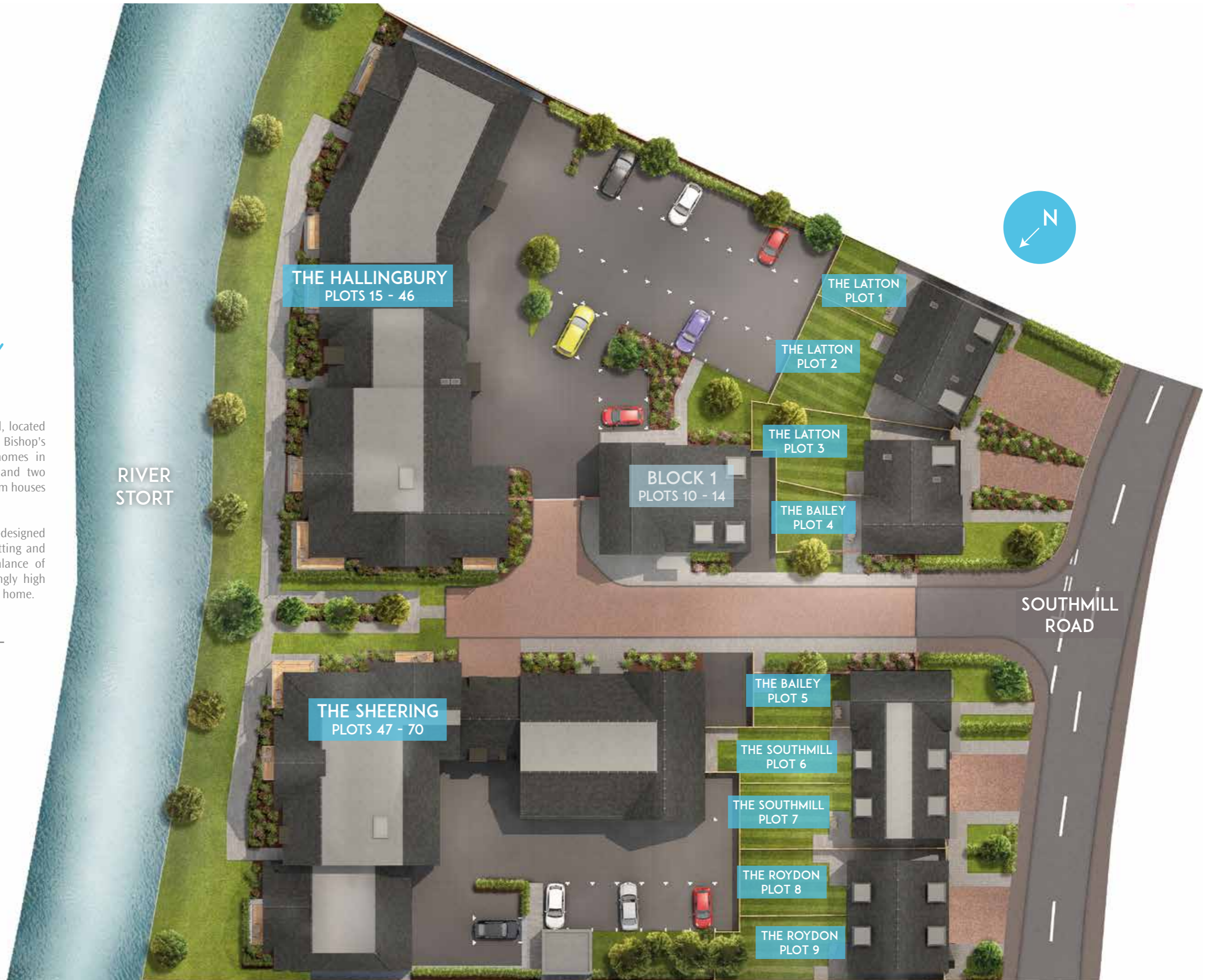


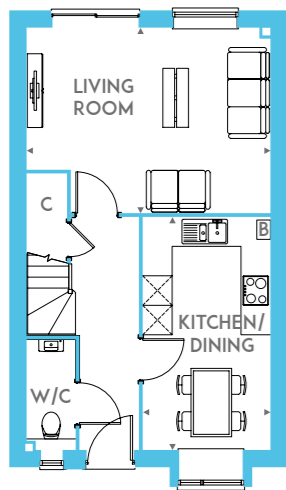


Site Plan

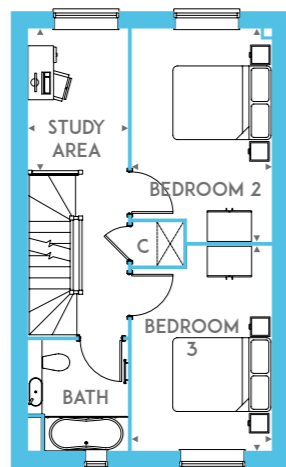
Adderley Riverside lies off Southmill Road, located a short stroll south of the town centre of Bishop's Stortford. The development offers 70 homes in a variety of styles, from stunning one and two bedroom apartments to spacious 3 bedroom houses with private gardens and driveways.

All properties have been thoughtfully-designed to complement the stunning riverside setting and carefully considered interiors offer a balance of space and style, finished to the exceedingly high level of specification that defines a Weston home.

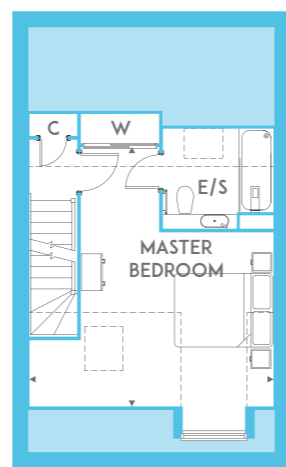




Ground Floor



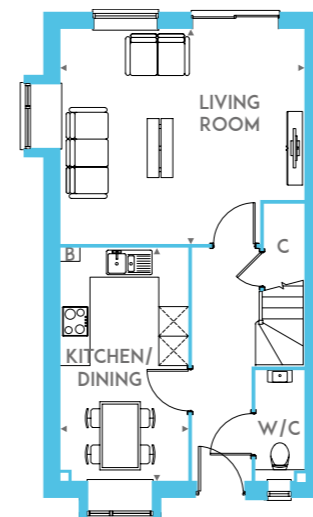
First Floor



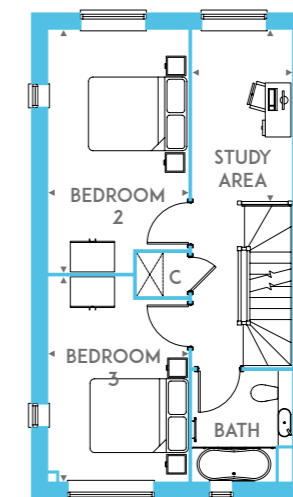
Second Floor

THE LATTON - PLOTS 1, 2(H) & 3
111.30 SQ.M | 1198 SQ.FT

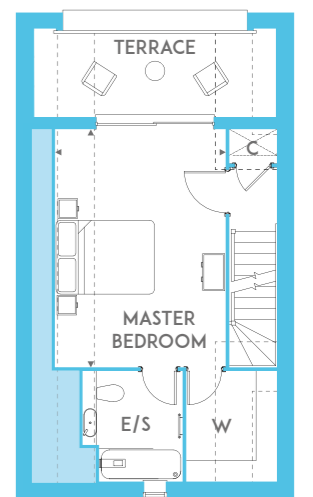
Kitchen/Dining	4743mm x 2600mm	15'7" x 8'6"
Living Room	4962mm x 3775mm	16'3" x 12'5"
Study Area	2890mm x 2035mm	9'6" x 6'8"
Master Bedroom	4962mm x 5252mm	16'3" x 17'3"
Bedroom 2	4345mm x 2630mm	14'3" x 8'8"
Bedroom 3	4173mm x 2612mm	13'8" x 8'7"



Ground Floor



First Floor



Second Floor

THE BAILEY - PLOTS 4 & 5(H)
127.37 SQ.M | 1371 SQ.FT

Kitchen/Dining	4743mm x 2600mm	15'7" x 8'6"
Living Room	4962mm x 4375mm	16'3" x 14'4"
Study Area	3490mm x 2025mm	11'5" x 6'8"
Master Bedroom	4845mm x 3550mm	15'11" x 11'8"
Bedroom 2	4945mm x 2612mm	16'3" x 8'7"
Bedroom 3	4173mm x 2612mm	13'8" x 8'7"

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. Dimensions listed are not inclusive of balcony and terrace areas.
C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-Suite. Dimensions taken from ►

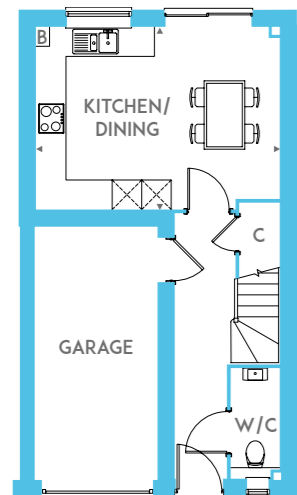
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions listed are not inclusive of balcony and terrace areas.
C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-Suite. Dimensions taken from ►



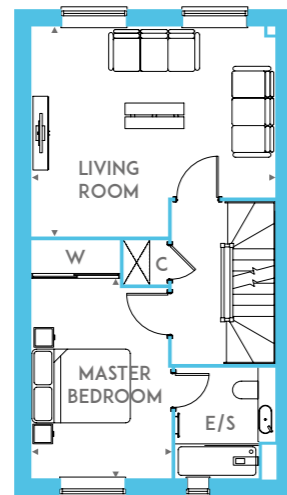
Computer generated image.



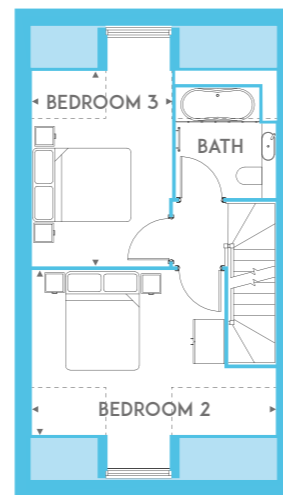
Computer generated image.



Ground Floor



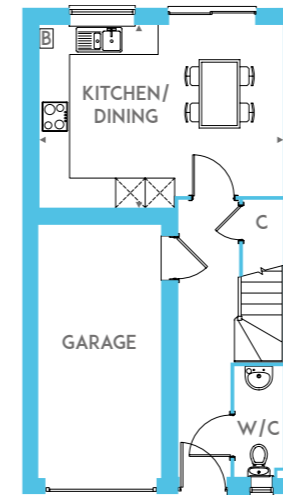
First Floor



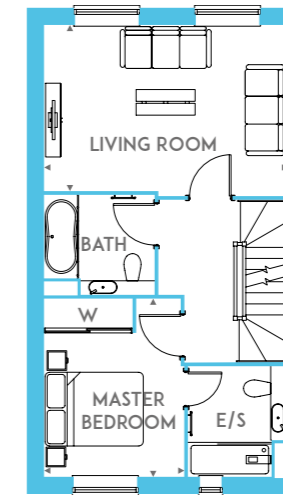
Second Floor

THE SOUTHMILL - PLOTS 6 & 7(H)
110.27 SQ.M | 1187 SQ.FT

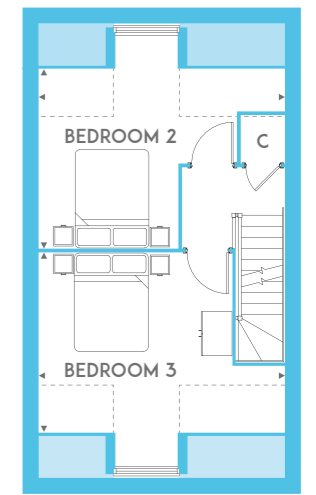
Kitchen/Dining	4962mm x 3716mm	16'3" x 12'2"
Living Room	4962mm x 4275mm	16'3" x 14'0"
Master Bedroom	4843mm x 2612mm	15'11" x 8'7"
Bedroom 2	3919mm x 3354mm	12'10" x 11'0"
Bedroom 3	3978mm x 2793mm	13'1" x 9'2"



Ground Floor



First Floor



Second Floor

THE ROYDON - PLOTS 8 & 9(H)
110.27 SQ.M | 1187 SQ.FT

Kitchen/Dining	4962mm x 3716mm	16'3" x 12'2"
Living Room	4962mm x 3716mm	16'3" x 12'2"
Master Bedroom	3627mm x 2630mm	11'11" x 8'8"
Bedroom 2	4962mm x 3662mm	16'3" x 12'0"
Bedroom 3	4962mm x 3670mm	16'3" x 12'0"

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. Dimensions listed are not inclusive of balcony and terrace areas. C - Cupboard, B - Boiler, W - Wardrobe, E/S - En-Suite. Dimensions taken from ►

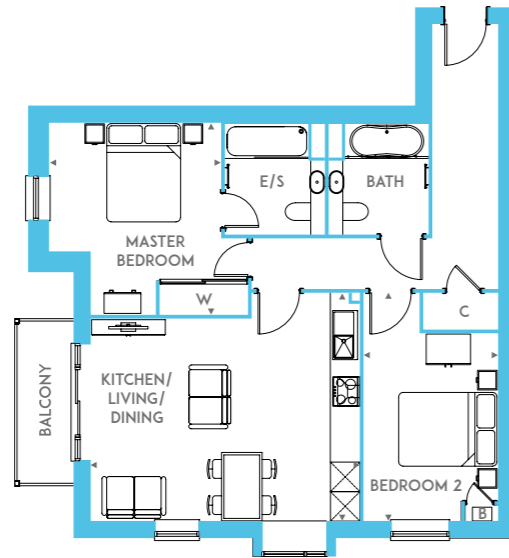
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The Hallingbury



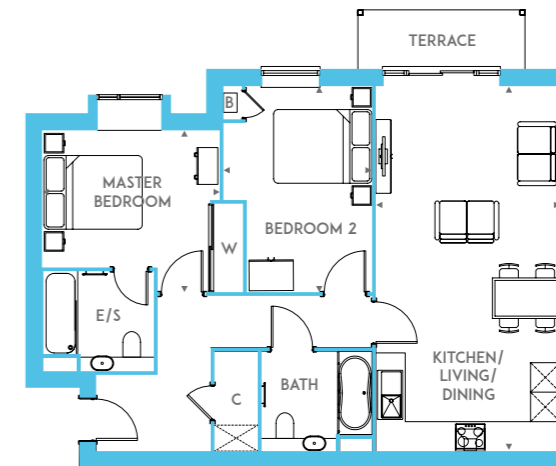
Computer-generated image of Adderley Riverside Block 2.



PLOTS 15, 20, 26 & 32
71.4 SQ.M | 769 SQ.FT

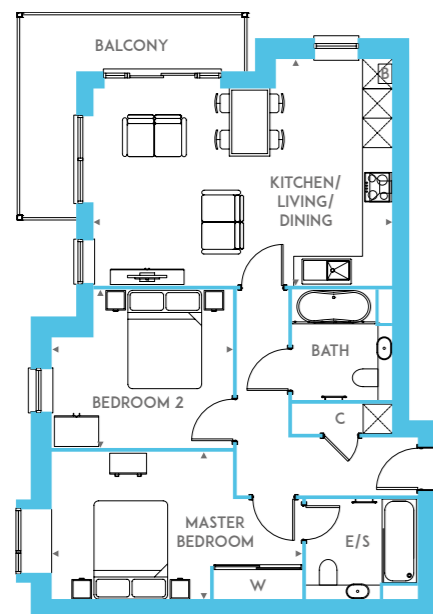
Kitchen/Living/Dining	5475mm x 4642mm	18'0" x 15'3"
Master Bedroom	3908mm x 3505mm	12'10" x 11'6"
Bedroom 2	4642mm x 2740mm	15'3" x 9'0"

Please note plot 15 has a ground floor terrace instead of balcony.



PLOT 18
72.6 SQ.M | 781 SQ.FT

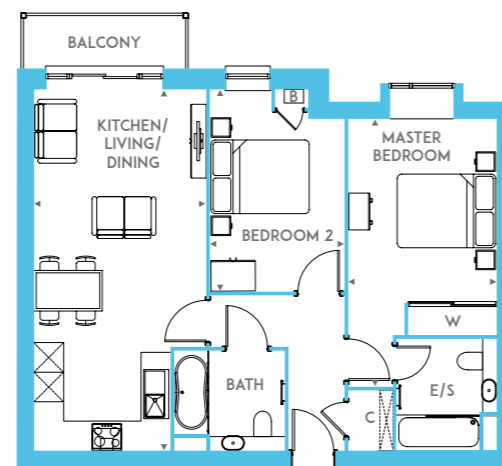
Kitchen/Living/Dining	7427mm x 3750mm	24'4" x 12'4"
Master Bedroom	3615mm x 3293mm	11'10" x 10'10"
Bedroom 2	4192mm x 3025mm	13'9" x 9'11"



PLOTS 16, 21, 27 & 33
70.24 SQ.M | 756 SQ.FT

Kitchen/Living/Dining	6075mm x 4613mm	19'11" x 15'2"
Master Bedroom	5099mm x 2999mm	16'9" x 9'10"
Bedroom 2	3690mm x 3225mm	12'1" x 10'7"

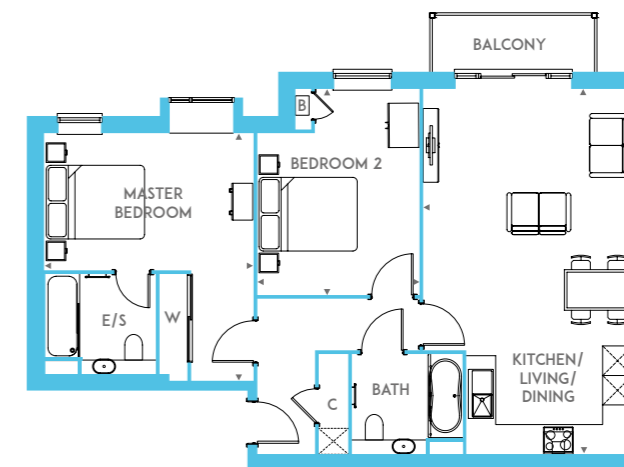
Please note plot 16 has a ground floor terrace instead of balcony.



PLOTS 17, 22, 28 & 34
66.29 SQ.M | 714 SQ.FT

Kitchen/Living/Dining	7350mm x 3500mm	24'1" x 11'6"
Master Bedroom	5451mm x 3020mm	17'11" x 9'11"
Bedroom 2	4115mm x 2740mm	13'6" x 9'0"

Please note plot 17 has a ground floor terrace instead of balcony.



PLOTS 23, 29 & 35
76.87 SQ.M | 827 SQ.FT

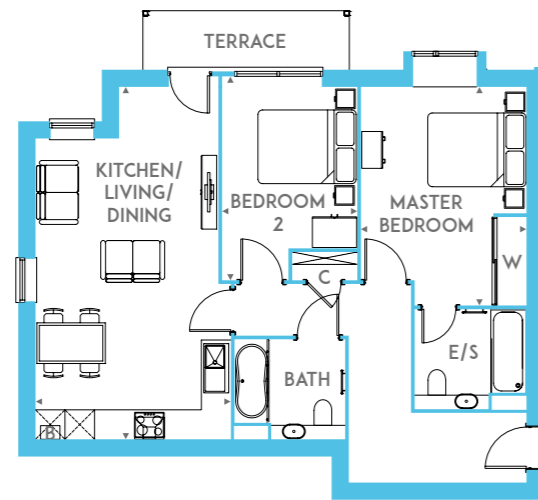
Kitchen/Living/Dining	7428mm x 4250mm	24'4" x 13'11"
Master Bedroom	5038mm x 4265mm	16'6" x 14'0"
Bedroom 2	4193mm x 3300mm	13'9" x 10'10"



The Sheering

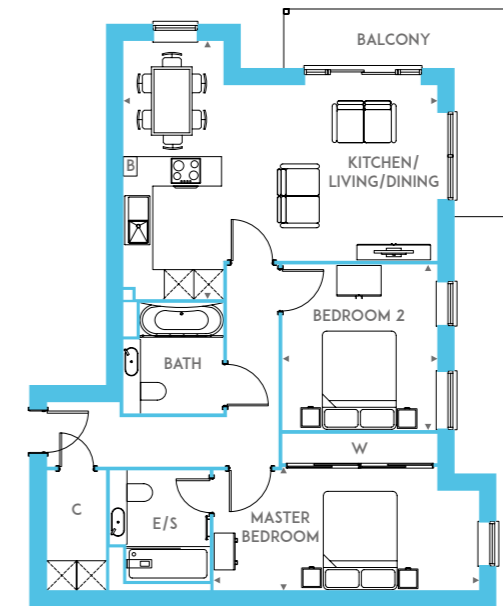


Computer generated image of Adderley Riverside - The Sheering.



PLOT 47
73.02 SQ.M | 786 SQ.FT

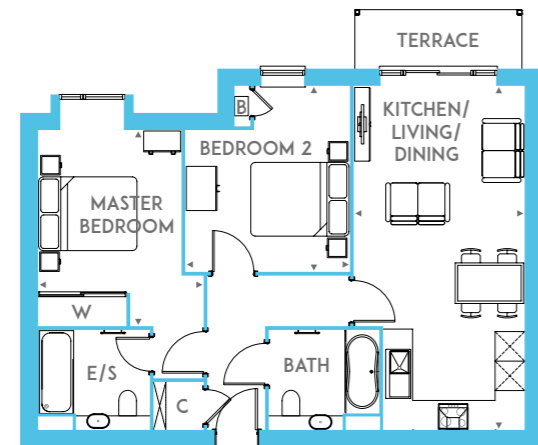
Kitchen/Living/Dining	7170mm x 3975mm	23'6" x 13'0"
Master Bedroom	4449mm x 3368mm	14'8" x 11'1"
Bedroom 2	4149mm x 2750mm	14'7" x 9'0"



PLOTS 49 & 63
75.14 SQ.M | 809 SQ.FT

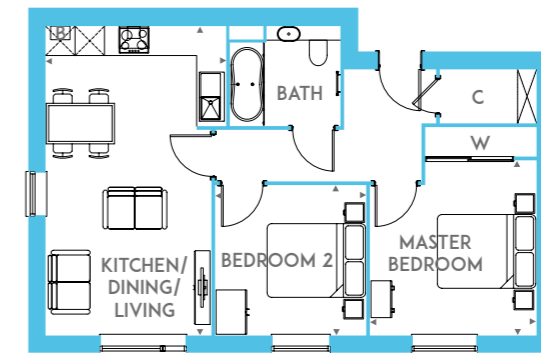
Kitchen/Living/Dining	6390mm x 5254mm	21'0" x 17'3"
Master Bedroom	5405mm x 2508mm	17'9" x 8'3"
Bedroom 2	3370mm x 3155mm	11'1" x 10'4"

Please note plot 49 has a ground floor terrace instead of balcony.



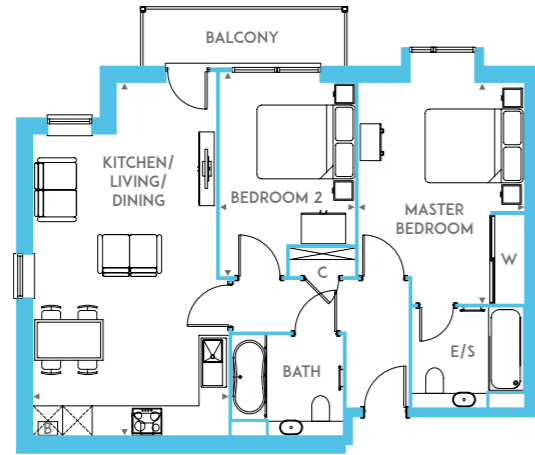
PLOT 48
65.7 SQ.M | 707 SQ.FT

Kitchen/Living/Dining	7000mm x 3478mm	23'0" x 11'5"
Master Bedroom	5050mm x 2919mm	16'7" x 9'7"
Bedroom 2	3785mm x 3353mm	12'5" x 11'0"



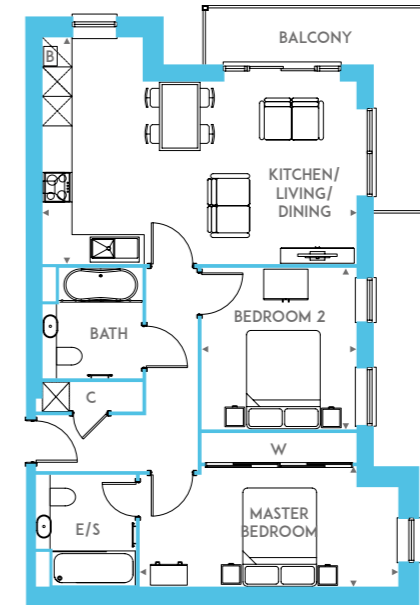
PLOTS 50 & 56
59.38 SQ.M | 639 SQ.FT

Kitchen/Living/Dining	6294mm x 3675mm	20'8" x 12'1"
Master Bedroom	3565mm x 3390mm	11'8" x 11'1"
Bedroom 2	3075mm x 3060mm	10'1" x 10'0"



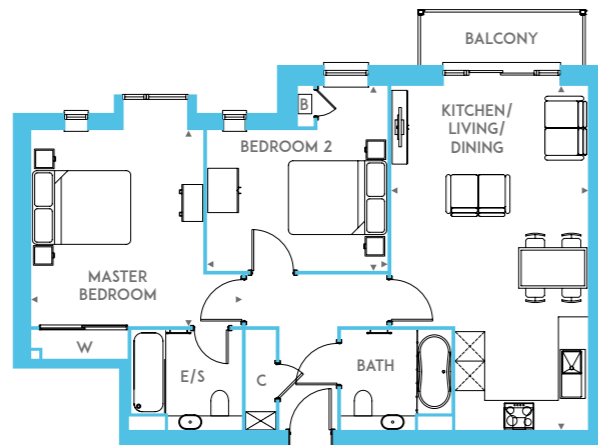
PLOTS 51 & 57
67.75 SQ.M | 729 SQ.FT

Kitchen/Living/Dining	7170mm x 3975mm	23'6" x 13'0"
Master Bedroom	4493mm x 3368mm	14'9" x 11'1"
Bedroom 2	4149mm x 2750mm	13'7" x 9'0"



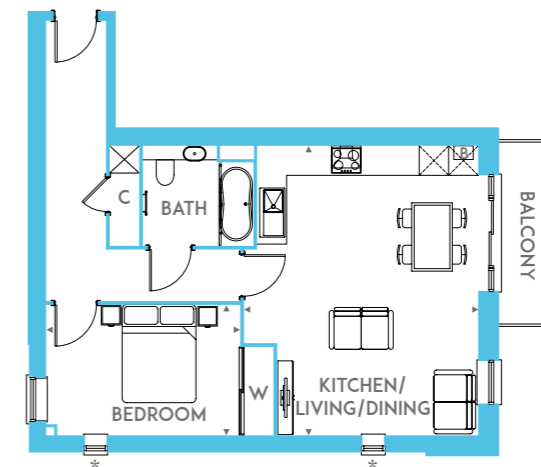
PLOTS 53 & 59
69.71 SQ.M | 750 SQ.FT

Kitchen/Living/Dining	6390mm x 4612mm	21'0" x 15'2"
Master Bedroom	5263mm x 2450mm	17'3" x 8'0"
Bedroom 2	3288mm x 3155mm	10'9" x 10'4"



PLOTS 52 & 58
71.52 SQ.M | 770 SQ.FT

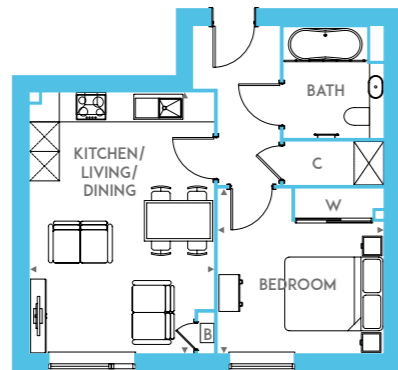
Kitchen/Living/Dining	7000mm x 4000mm	23'0" x 13'1"
Master Bedroom	4285mm x 3990mm	14'1" x 13'1"
Bedroom 2	3675mm x 3764mm	12'1" x 12'4"



PLOTS 54 & 60
54.87 SQ.M | 591 SQ.FT

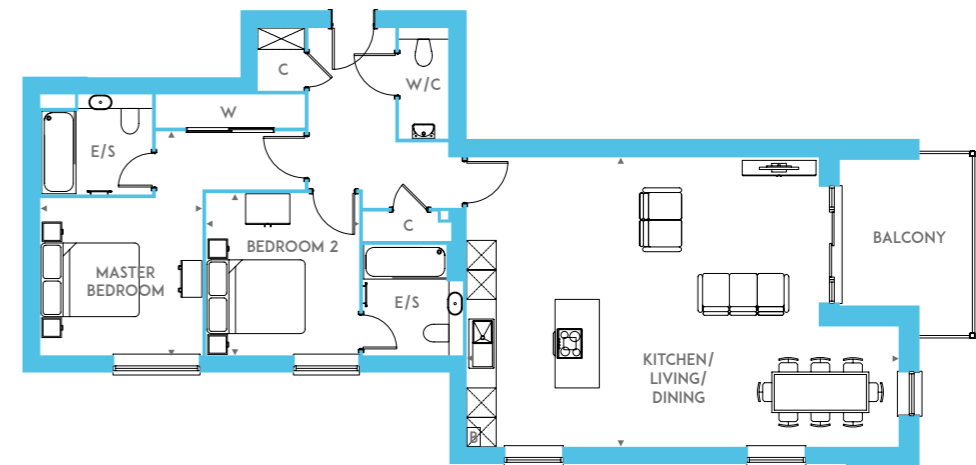
Kitchen/Living/Dining	5890mm x 4765mm	19'4" x 15'8"
Bedroom	3950mm x 2655mm	13'0" x 8'9"

* Please note plot 54 does not have these two windows.



PLOTS 55 & 61
43.44 SQ.M | 468 SQ.FT

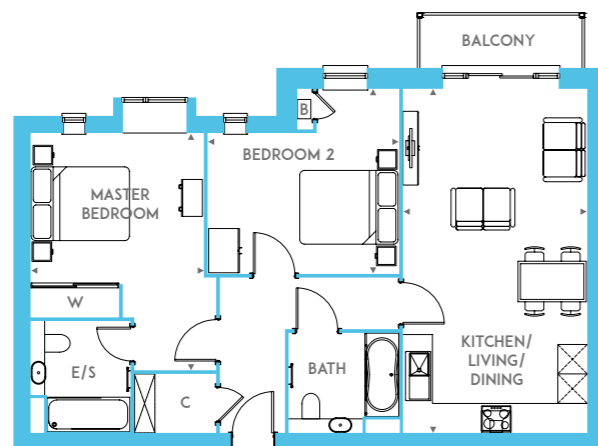
Kitchen/Living/Dining	5307mm x 3749mm	17'5" x 12'4"
Bedroom	3350mm x 3375mm	11'0" x 11'1"



PLOT 64
96.97 SQ.M | 1044 SQ.FT

Kitchen/Living/Dining	8790mm x 5890mm	28'10" x 19'4"
Master Bedroom	4557mm x 3300mm	14'11" x 10'10"
Bedroom 2	3300mm x 3116mm	10'10" x 10'3"

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PLOT 62
74.39 SQ.M | 801 SQ.FT

Kitchen/Living/Dining	7000mm x 3750mm	23'0" x 12'4"
Master Bedroom	4825mm x 3525mm	15'10" x 11'7"
Bedroom 2	3900mm x 3765mm	12'10" x 12'4"

Bringing ideas to life

The Company was formed in 1987 by Bob Weston who took his considerable experience in the construction industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders in 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 Hertfordshire, with completed and current developments in Hertford, Hitchin, Markyate and St Albans. 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.



Images of previous Weston Homes developments.

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 Adderley Riverside 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. Adderley Riverside is the marketing name for use until a permanent postal address has been issued.



Plot Locator

Private Housing Association





Images of previous Weston Homes developments.

Adderley Riverside

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