1, 2, 3 and 4 bedroom homes and apartments, nestled amongst calm open waterways and boulevards.
Imagine a home with centuries of history behind it, enveloping the past with the present to create your perfect home. Nash Mills Wharf is such a blend. The history of the paper mill that once stood on the site can be traced back to medieval times and it is this mill which gives Nash Mills Wharf such a beautiful story to tell...
WELCOME TO NASH MILLS WHARF...

Nestled amongst calm open waterways, landscaped boulevards and beautiful piazzas along the Grand Union Canal, Nash Mills Wharf boasts an excellent outlook. A collection of stylish 1, 2, 3 & 4 bedroom houses and apartments have been designed to complement the beautiful surroundings and blend sympathetically with the traditional vernacular of the area.

Adding to the strong sense of community and historical renaissance, several original buildings including Nash House and Stephenson’s Cottage will be retained and beautifully renovated with the possibility to become a café, office and childcare facilities for the benefit of residents and the local community.

Taking full advantage of this historic canal side setting near Hemel Hempstead, Nash Mills Wharf is perfectly placed to offer the best of waterside living. Surrounded by the rolling Chiltern Hills, a designated Area of Outstanding Natural Beauty yet only 30 minutes from central London, the balance couldn’t be more perfect.
The old mill has a long, storybook history dating back to ancient times when it belonged to the Abbey of St Albans. Once a medieval corn mill, the mill was first used for making paper from cotton rags. It was eventually bought by John Dickinson in the early 1800’s to make paper by a new machine method which he had patented. He lived at Nash House with his wife and children before moving to the nearby mansion of Abbots Hill, now a prestigious girls school.

Over the years the mill was handed down to several family members, including John Dickinson’s nephew who eventually took over the business. During the early 1900’s Nash Mill became the largest producer of pulp board in the UK and 50,000 packets of notepaper, postcards and pencils were dispatched as gifts to the troops in WW1.

After a series of mergers and takeovers, the mill was purchased by Sappi, a global leading producer of fine papers before officially closing in 2006.

Most recently, the land was secured by Linden Homes, who remain committed to breathing new life back into the site for the benefit of the local community. The mill’s waterfront will be opened up to the general public for the first time whilst original buildings such as Nash House and Stephenson’s Cottage will be retained and refurbished.

The Grade II listed war memorial gardens are a historical testament to the men who worked at the original mill and they are also being enhanced and retained to provide graceful gardens.
ONCE UPON A TIME...

1760
As a former medieval corn mill, Nash Mill was first used for making paper from cotton rags. The grain market in Hemel was one of the largest in the country.

1807-1809
John Dickinson, a London-born stationery trader took out patents for paper-making, one of which was taken up by the army and used in battles against Napoleon.

1811
John Dickinson bought Nash Mill in order to make paper by a new machine method and he lived in Nash House until 1834 with his wife and seven children.

1813
A major part of Nash Mill was destroyed by fire.

1818-1830
John Dickinson continued to expand the business, acquiring more mills and installing newly invented patented machines.

1837
As the business grew, John Dickinson moved with his family and built the mansion at Abbots Hill (now Abbots Hill School) amongst 125 acres of land and in 1847 he built Nash Mills School.

1850
Mechanical envelope manufacturing started at the mill, producing its first gummed envelopes.

1860
John Dickinson died a few days short of his 87th birthday.

1869
John Dickinson died a few days short of his 87th birthday.

1871
Dickinson companies were established in 13 countries around the world including South Africa, Australia and New Zealand.

1885-1888
Dickinsons became a private limited company and electricity was used for the first time ever to drive machinery.

1890
Mechanical envelope manufacturing started at the mill, producing its first gummed envelopes.

1911-1914
Nash Mill became the largest producer of pulp board in the UK and 50,000 packets of notepaper, postcards and pencils were dispatched as gifts to the troops in WW1.

1917-1930
Dickinson companies were established in 13 countries around the world including South Africa, Australia and New Zealand.

1955
‘The Endless Web’ written by Joan Evans, John Dickinson’s great-niece, is published telling the story of Dickinsons.

1990
Nash Mill was purchased by Sappi, a global leading producer of fine papers.

1999
After a series of mergers and takeovers, John Dickinson’s Stationery Ltd relocated to Sawston, Cambridgeshire and ceased trading in 2006.

2006
Nash Mills officially closed down.

2007
Linden Homes & Crest Nicholson acquired the site.

2011
Nash Mills Wharf was born.
Nash Mills Wharf has been carefully designed to complement the beautiful canalside setting and bring life back into the original site of the old mill. The planners, architects and developers have created a development and environment that revives this part of the canal and creates superbly designed contemporary living.

The rich mix of stylish homes vary from 3 & 4 bedroom homes with gardens to 1 & 2 bedroom stylish canalside apartments designed to reflect the industrial character of the old mill, creating a vibrant warehouse-style façade with large airy windows and balconies overlooking the canal. At the heart of the development lies Nash House; the neo-classical original home of John Dickinson which will be beautifully renovated to possibly provide office space and a café for residents and the local community. Similarly, Stephenson’s Cottage is being restored with the possibility to become a Day Nursery for the little ones.

A new watercourse through the development will enhance the character of the area whilst public gardens and boulevards add to the sense of space and freedom of the waterside vernacular. A new footbridge is being created over the Grand Union Canal and gives easy access to Apsley Rail Station just a short walk away.

CAPTIVATING WATER’S EDGE VIEWS

CONTEMPORARY LIVING CAREFULLY DESIGNED TO COMPLEMENT THE BEAUTIFUL CANALSIDE
THE PERFECT STARTING POINT

Nash Mills Wharf could not be better placed. Nearby Hemel Hempstead is a thriving place developed around a charming old town that still exists today. The bustling pedestrian high street is home to a healthy array of major high street stores you’d expect of a busy modern town, Marlowes Shopping Centre and Riverside cater for all aspirations when it comes to a spot of retail therapy. After all that shopping, drop into the Esporta Health Club with its luxurious spa for some well-deserved pampering.

If that’s not enough, Watford is a short drive away offering a wealth of high street stores to suit every whim.

For more cultural surroundings, take a trip to the old town of Hemel Hempstead to soak up the Georgian and Tudor architecture before heading to one of the old bistros or cafes along the high street. Boasting a diverse selection of specialist shops including fine art, antiques, gentleman’s outfitters and furniture boutiques, this pretty area of the town is well worth a visit. Also home to the Grade II listed Old Town Hall, the theatre offers the best of drama, music and performing arts.

You can’t beat a friendly local pub and only a short stroll from Nash Mills Wharf is the historic village of Kings Langley with a good selection of village pubs serving up tasty top-notch food alongside an eclectic range of wines and cask ales. For something a little more special, the award-winning Lake Restaurant at St Michaels’ Manor in St Albans reputedly offers the most scenic dining experience in Hertfordshire.
AN AREA STEEPED IN HISTORY AND READY FOR EXPLORING

A PLACE WITH SOMETHING FOR EVERYONE

To escape life’s stresses and strains, the nearby Shendish Manor Golf Club offers an 18-hole course set in 160 acres of parkland and formal gardens. Or if you’re into more extreme sports, Britain’s newest indoor snow sports centre is in Hemel Hempstead, boasting the largest indoor lesson slope in the country. So grab your skis, snowboard or toboggan and hit the slopes!

For indoor activities with the children, the town offers a wide range of entertainment including cinema, bowling, swimming and ice-skating. Alternatively, Willows Farm Village in nearby St Albans offers a wonderful day out amongst farmyard animals and fun activities for the really young ones.
A PLACE FOR EXPLORING

With so much around, you could be forgiven for missing the fantastic countryside that surrounds you. The rolling Chiltern Hills are perfect for peaceful weekend rambles and the Grand Union Canal offers a myriad of beautiful waterside walks. From steeped in history 16th Century pubs to medieval castles, clues to this remarkable history lay sprinkled along the way providing fabulous days of exploring for the whole family.

Families looking to settle at Nash Mills Wharf can expect a bright future for the children, with Nash Mills School and Abbot’s Hill Girls School on your doorstep. Set in a splendid rural setting amongst acres of beautiful parkland, the elegant 19th Century building has an excellent record for achievement and extensive sporting facilities.

The Hemel Hempstead School is also highly regarded and achieves better results than many of the local private schools according to Ofsted results. A little further down the road, take your pick of Kings Langley Primary and Secondary Schools as well as the more artistic approach to education at the Rudolf Steiner School.
ARRANGEMENT OF HOMES

- The Dickinson
- The Harrison
- The Blackwell
- The Longman
- The Basildon
- The Grover (Apartment over garage)

Not to Scale. Trees and landscaping are indicative only and shrubs and gardens shown are illustrative only. Please ask your Sales Advisor for specific details.
THE DICKINSON

3 BEDROOMS
HOMES 38 - 41, 43 - 44, 60 - 62

TOTAL FLOOR AREA 76.8 SQ M  827 SQ FT

Ground Floor
Lounge 4750mm* x 3765mm*  15'7" x 12'4"
Kitchen 4000mm x 2540mm  13'1" x 8'4"

First Floor
Bedroom 1 4800mm* x 2660mm*  15'9" x 8'8"
Bedroom 2 3050mm x 2625mm  10'0" x 8'7"
Bedroom 3 2870mm x 1990mm  9'5" x 6'6"

*Depicts maximum measurement

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Advisor for specific details.
THE HARRISON
4 BEDROOMS
HOMES 52 - 56

TOTAL FLOOR AREA 118.8 SQ M  1280 SQ FT

Ground Floor
Lounge  4750mm* x 4300mm*  15'7"* x 14'1"*
Kitchen  4665mm x 2540mm  15'3" x 8'4"

First Floor
Bedroom 1  4245mm* x 2450mm*  13'11"* x 8'0"*
Bedroom 4  3600mm x 2450mm  11'9" x 8'0"

Second Floor
Bedroom 2  4750mm* x 3010mm*  15'7"* x 9'10"*
Bedroom 3  4750mm* x 3100mm*  15'7"* x 10'2"*

*Depicts maximum measurement

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**THE BLACKWELL**

4 BEDROOMS
HOMES 64 - 69

**TOTAL FLOOR AREA** 127.4 SQ M  1371 SQ FT

**Ground Floor**
- Kitchen 5100mm* x 4925mm*  16'9"* x 16'2"*

**First Floor**
- Lounge 5100mm* x 4110mm*  16'9"* x 13'6"*
- Bedroom 1 5100mm* x 2935mm*  16'9"* x 9'7"*

**Second Floor**
- Bedroom 2 5100mm* x 3285mm*  16'9"* x 10'9"*
- Bedroom 3 3465mm x 2670mm  11'4" x 8'9"
- Bedroom 4 2690mm* x 2330mm*  8'10"* x 7'7"*

*Depicts maximum measurement

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THE LONGMAN

4 BEDROOMS
HOMES 47 - 51, 58 - 59

TOTAL FLOOR AREA 110.6 SQ M 1190 SQ FT

Ground Floor
- Lounge: 4450mm x 4120mm 14'7" x 13'6"
- Kitchen: 4125mm x 2300mm 13'6" x 7'6"

First Floor
- Bedroom 2: 4450mm x 3225mm 14'7" x 10'7"
- Bedroom 4: 4450mm x 3000mm 14'7" x 9'10"

Second Floor
- Bedroom 1: 4450mm x 3225mm 14'7" x 10'7"
- Bedroom 3: 4450mm x 3000mm 14'7" x 9'10"

*Depicts maximum measurement

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Advisor for specific details.
THE BASILDON
4 BEDROOMS
HOMES 37, 42, 45, 57, 63 & 70

TOTAL FLOOR AREA  125.4 SQ M  1350 SQ FT

Ground Floor
Lounge  4750mm* x 4900mm*  15'7" x 16'1"
Kitchen  4665mm* x 3140mm*  15'3" x 10'3"

First Floor
Bedroom 1  4750mm* x 3050mm*  15'7" x 10'0"
Bedroom 4  3100mm x 2450mm  10'2" x 8'0"

Second Floor
Bedroom 2  5350mm* x 3010mm*  17'6" x 9'10"
Bedroom 3  4750mm* x 3100mm*  15'7" x 10'2"

*Depicts maximum measurement

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Advisor for specific details.
THE GROVER

1 BEDROOM
HOME 46

TOTAL FLOOR AREA  61.4 SQ M  660 SQ FT

Ground Floor
Kitchen/Lounge  8435mm* x 4950mm*  27’8”* x 16’3”*
First Floor
Bedroom  3500mm x 2870mm  11’6” x 9’5”

*Depicts maximum measurement

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Please ask your Sales Advisor for specific details.
Enhance® is our in-house service offering you the chance to tailor your new home with those all-important personal touches.

We provide a one-to-one consultation at our studio with a dedicated style advisor, offering selection of standard and upgraded items to choose from. The range of optional extras and upgrades include flooring, kitchens, appliances, bathrooms, sanitary ware, lighting, curtains & blinds, mirrors, fires and landscaping. We only offer products that are up to date with market trends and guarantee that all our products are competitively priced.

* subject to stage of construction, please speak to your sales advisor for more information.
KITCHENS
- Granite worktops and upstand
- Inset stainless steel sink with chrome taps
- Double eye level electric oven in stainless steel*
- Gas hob in stainless steel
- Fully integrated washer/dryer
- Fully integrated fridge/freezer*
- Fully integrated dishwasher
- Provision for integrated microwave
- Ceramic tile flooring to kitchen area

BATHROOMS AND EN-SUITES
- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with clear glass enclosure and chrome frame to ensuite only
- Mirror to basin*
- Full height ceramic tiling to shower areas
- Half height ceramic tiling to appliance walls
- White heated towel rails
- Ceramic tile flooring to bathrooms, ensuites, cloakrooms and ground floor hallway

LIGHTING AND ELECTRICAL
- White electrical switches and sockets to kitchen
- Quad plate to living room to include TV/Satellite/DAB
- Diplex outlet to all bedrooms and kitchen to incorporate TV/Satellite/DAB
- White low voltage downlighters to kitchen area
- White shaver point
- Mains operated smoke alarm with battery back-up
- White low voltage downlights to ceilings in bathrooms & ensuites
- Carbon monoxide detector located adjacent to boiler

INTERNAL FINISH
- Internal woodwork painted white
- Internal walls in white matt
- Smooth ceilings in white matt
- Internal doors in oak effect finish with contemporary polished chrome door furniture

HEATING
- Gas fired energy efficient boiler supplying heating and hot water
- Radiators in white

EXTERNAL FINISH**
- External tap to rear
- Patio area to rear

* Dependent on layout of your home, speak to your Sales Advisor for clarification
** To houses only
Images show typical Linden Homes
WHY CHOOSE LINDEN HOMES

Linden Homes, part of the Galliford Try Group, is a market leader with an impressive reputation for the inspiring design and the high specification of its homes. Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development’s location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

CREATIVE LAND SOLUTIONS
Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs.

We also have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly-efficient homes that reduce running costs for the customer.

CUSTOMER EXPERIENCE
Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives.

Our website offers up-to-date information, with a range of virtual tours, downloadable brochures and local area images available for customers to build a full picture of what is on offer.
This Customer Charter describes our commitment to providing you with a first class service in every respect, which includes the procedures and information relevant to you at each stage of your purchase.

- Procedures and systems are in place to meet all the commitments we have made in this Charter.
- Our team is trained to understand their responsibilities to you, the customer, and to know exactly what the charter means to you and us.
- You’ll be provided with information to enable you to make an informed decision about buying the property.
- Our Sales Team will be on hand to answer your questions.
- There may be choices and options available to you when you buy and we will make sure you are aware of them.
- Health & Safety advice will be provided to minimise the risk of danger when visiting the development during construction and when living in your new home.
- We aim to provide accurate and truthful information in all our marketing and advertising material.
- Our contract-of-sale terms and conditions are fair and clearly set out. You will also have our cancellation policy made clear to you.
- Your purchase is covered by the NHBC Buildmark Warranty and we will provide you with reliable information concerning this and any other guarantees and warranties from which you may benefit.
- Your exchange deposit is protected and we’ll explain how. We also recommend that you appoint a professional legal advisor to carry out the legal formalities of buying the property and to represent your interests.
- Information about the timing, our best estimate of construction, legal completion and handover of the property will be provided. Once a completion date is confirmed we will offer you a demonstration of your new home.
- Our after-sales and customer service procedures will be explained to you in detail.
- There are procedures in place for dealing with customer complaints, including those concerning warranties, and we will cooperate fully with appropriately qualified professional advisors.
- Our Customer Charter commitments do not affect your statutory rights.

For further information please visit www.consumercodeforhomebuilders.com or www.nhbc.co.uk

We have a policy of continuous improvement in the quality of the product and service we offer to our customers. You will be provided with the opportunity to measure our performance through an external research company. A printed copy of this Customer Charter will be provided upon request. You will automatically receive a copy when you reserve a property.
You're spoilt for choice at Nash Mills Wharf with three nearby train stations offering frequent services into London.

Kings Langley Station  London Euston  27 mins
Apsley Station  London Euston  30 mins
Hemel Hempstead Station  London Euston  33 mins

Source: National Rail

**DIRECTIONS**

Exit the M25 at junction 20 and take the 2nd exit onto the A4251 towards Hemel Hempstead. Continue along this road for approximately 2 miles, passing the Eagle Inn pub on your left hand side. Turn right into Nash Mills Lane and go over the canal to the end of the road where you turn left onto Lower Road. Nash Mills Wharf is immediately on your left hand side.

Nash Mills Wharf, Lower Road, Nash Mills, Hertfordshire HP3 8RU