



Oldchurch
Park
Romford

Swan
New
Homes



*About Swan New Homes
– Building for the future*

Swan New Homes is a new homes developer with a truly ethical stance, committed to putting communities first with priorities to re-invest our profit from private sales into developing further affordable homes. We believe that good urban design is fundamental to creating thriving, sustainable communities. That's why we put a huge amount of thought into the planning, specification, design and landscaping to ensure that our developments not only look good inside and outside, they also feel like home.

All of our properties are delivered for tomorrow's lifestyles in mind. We continue to utilise modern construction techniques to keep running costs of our homes down, combined with best construction standards we work to reduce carbon footprint.

Innovation and flexibility, alongside experience and integrity are the cornerstones of our ethos and this ensures that we deliver homes that make a difference to individuals, couples and families. We create homes that people love, in places where they want to build their futures.

We are committed to building homes that reflect 21st Century expectations, aspirations and lifestyles.

www.swannewhomes.co.uk



Welcome to Oldchurch Park

If you are looking for a comfortable and easy lifestyle whether it's your first home or for your family, look no further.

Oldchurch Park comprises of a variety of excellent homes, from plush one bedroom apartments to exclusive five bedroom family houses, with parking available and access to a childrens' play area.

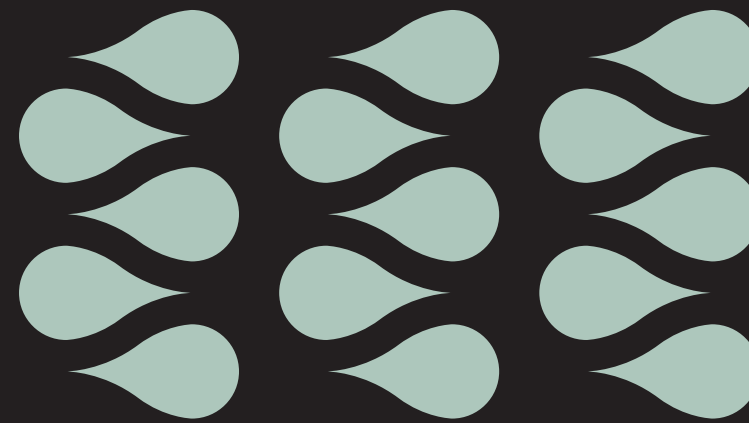
Each home is comprehensively equipped to fulfil the demands of modern living from beautifully designed kitchens with a sleek range of appliances, to bathrooms and en-suites awash with style.

As with every home we build, care and attention to detail has been lavished throughout every aspect of Oldchurch Park. Wherever you look, you'll find an unrivalled quality of finish and the highest possible standards of construction.

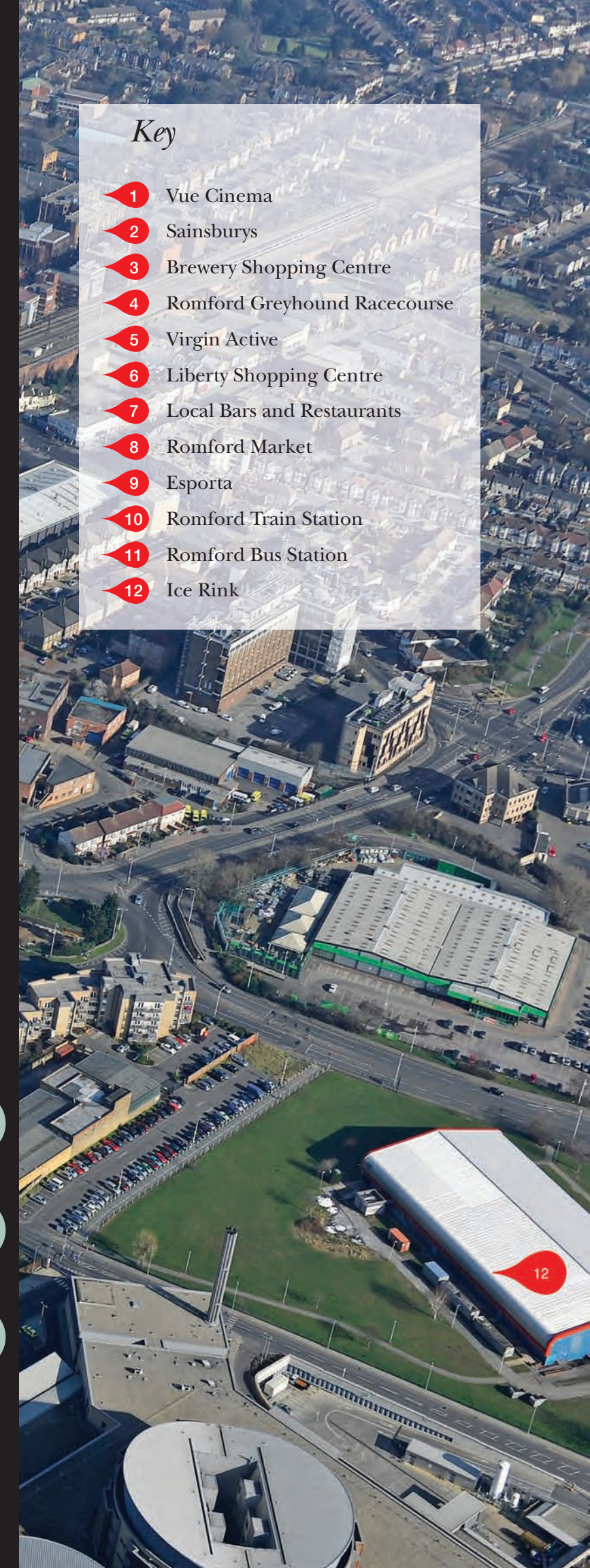
Conveniently located just a short walk from Romford town centre, you'll find all you could possibly want from a new home.

Key

- 1 Vue Cinema
- 2 Sainsburys
- 3 Brewery Shopping Centre
- 4 Romford Greyhound Racecourse
- 5 Virgin Active
- 6 Liberty Shopping Centre
- 7 Local Bars and Restaurants
- 8 Romford Market
- 9 Esporta
- 10 Romford Train Station
- 11 Romford Bus Station
- 12 Ice Rink

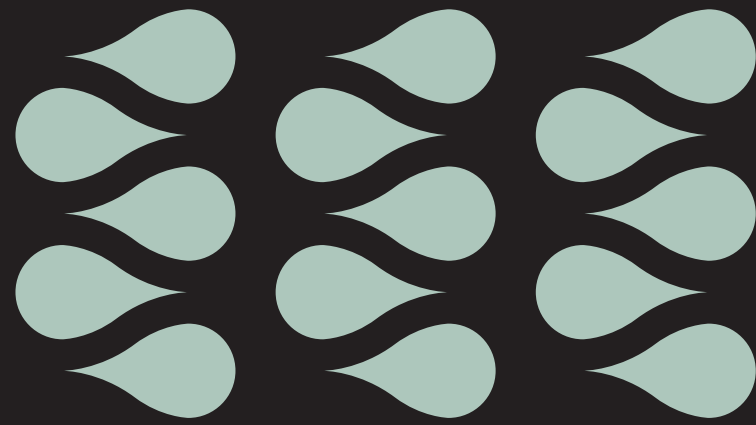


CGIs are indicative only and may differ from actual, refer to sales staff for further information.





Oldchurch Park offers an imaginative variety of beautiful homes that will inspire you. Whether you are looking for your first home, a great place to bring your children up or to expand your family, you'll find the perfect property.



CGIs are indicative only and may differ from actual, refer to sales staff for further information.



Key

- 1 Vue Cinema
- 2 Sainsburys
- 3 Brewery Shopping Centre
- 4 Romford Greyhound Racecourse
- 5 Virgin Active
- 6 Liberty Shopping Centre
- 7 Local Bars and Restaurants
- 8 Romford Market
- 9 Esporta
- 10 Romford Train Station
- 11 Romford Bus Station
- 12 Ice Rink



The Area

Choose to live the way you want to, whether you want to live life in the fast lane or just chill out.

At Oldchurch Park you'll have the best at your disposal.

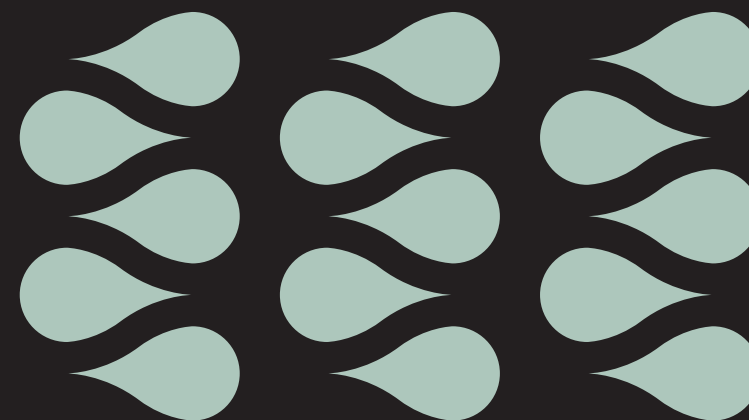
There's a great choice of activities on your doorstep from catching the latest movie at the multi-screen town centre cinema, ice skating, ten-pin bowling at the interactive entertainment venue to greyhound racing at the famous Romford greyhound stadium. There are many good local pubs, wine bars, and well known restaurants.

To help keep healthy, a swimming complex, nearby gyms, golf and tennis clubs are all available locally with a variety of parks and commons close by.

In addition to the wealth of local amenities, a frequent train service which takes under 30 minutes from Romford station to Liverpool Street, brings all that central London has to offer within easy reach.

The Olympic Village at Stratford offers a wide range of world class sporting and leisure facilities. Also easily accessible are the O2 arena and ExCeL Exhibition Centre with their fantastic range of shows, exhibitions and entertainment.

London city airport, Stansted airport and the new terminal at Southend are all less than an hour away making international travel and a trip away an even more exciting prospect.



CCIs are indicative only and may differ from actual, refer to sales staff for further information.





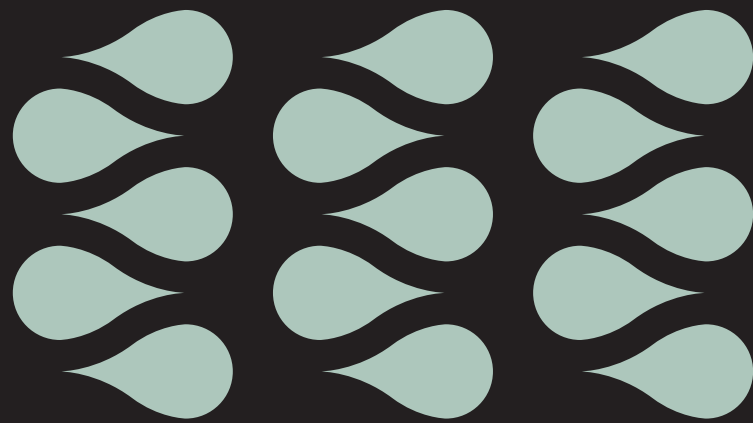
The Area

Romford is a great place to live, a London suburb that has been an historical market town since 1247. With over 150 market stalls you can enjoy the colours, sounds and vibrancy of this bustling market, one of the largest in the south east of England.

Romford's shopping centre grew up around the old Roman road from London to Colchester and offers a great shopping experience.

The Brewery, Romford's first choice for shopping, eating and having fun boasts great stores, restaurants and entertainment options. The adjacent, Liberty shopping centre hosts an enviable selection of over 100 top name fashion and lifestyle retailers as well as many independent boutiques. Along with the bustling traditional high street and undercover shopping mall Romford really has everything.

The remarkable Westfield Centre Stratford, with 1.9m square feet of shops and entertainment is currently the largest urban shopping centre in Europe and an easy option if you fancy an even bigger choice.



CGIs are indicative only and may differ from actual, refer to sales staff for further information.



Timeline

The new range of apartments and houses at Oldchurch Park give you space to relax, unwind, live, play and entertain with the absolute minimum of upkeep. With great rail and bus links you can easily work in the City of London or socialise and shop at the newly opened Westfield Centre.

Local amenities abound whether playing ten-pin bowling or taking the children to the local park.

With M25 junctions 28 or 29 less than 20 minutes by road and Stansted and Southend airports under an hour's drive away, Oldchurch Park is perfectly situated wherever and however you choose to travel.



1.2 miles

*Romford
Train Station*



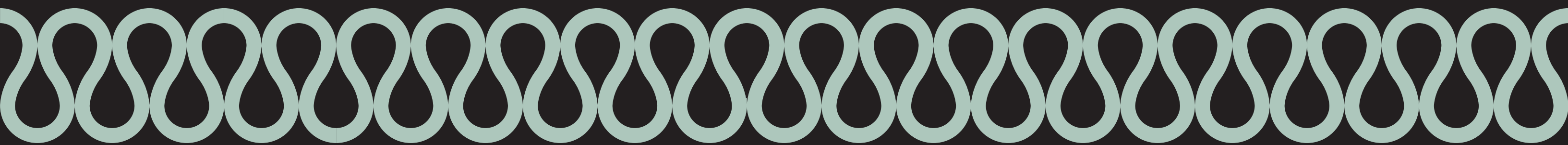
*8 minutes**

*Olympic Park
Stratford*



*40 minutes**

*London
Piccadilly Circus*



*8 minutes**

*Westfield
Shopping Centre*



*17 minutes**

*London
Liverpool Street*



*19 minutes**

Chelmsford City



*Train journey times are from Romford Station and are dependent on train operators. Source TFL.

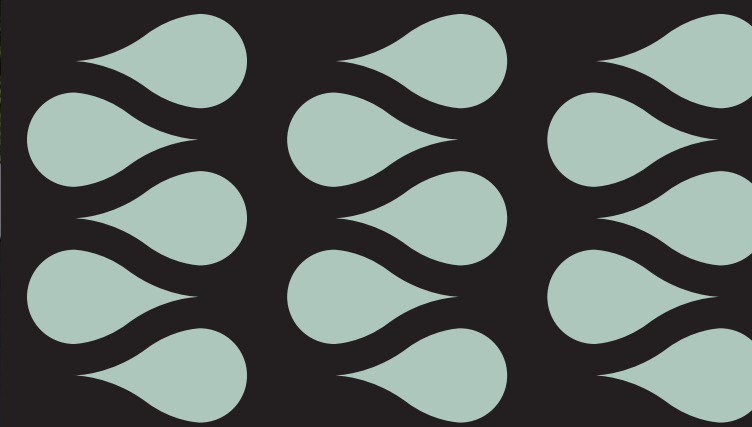


Space to live your life

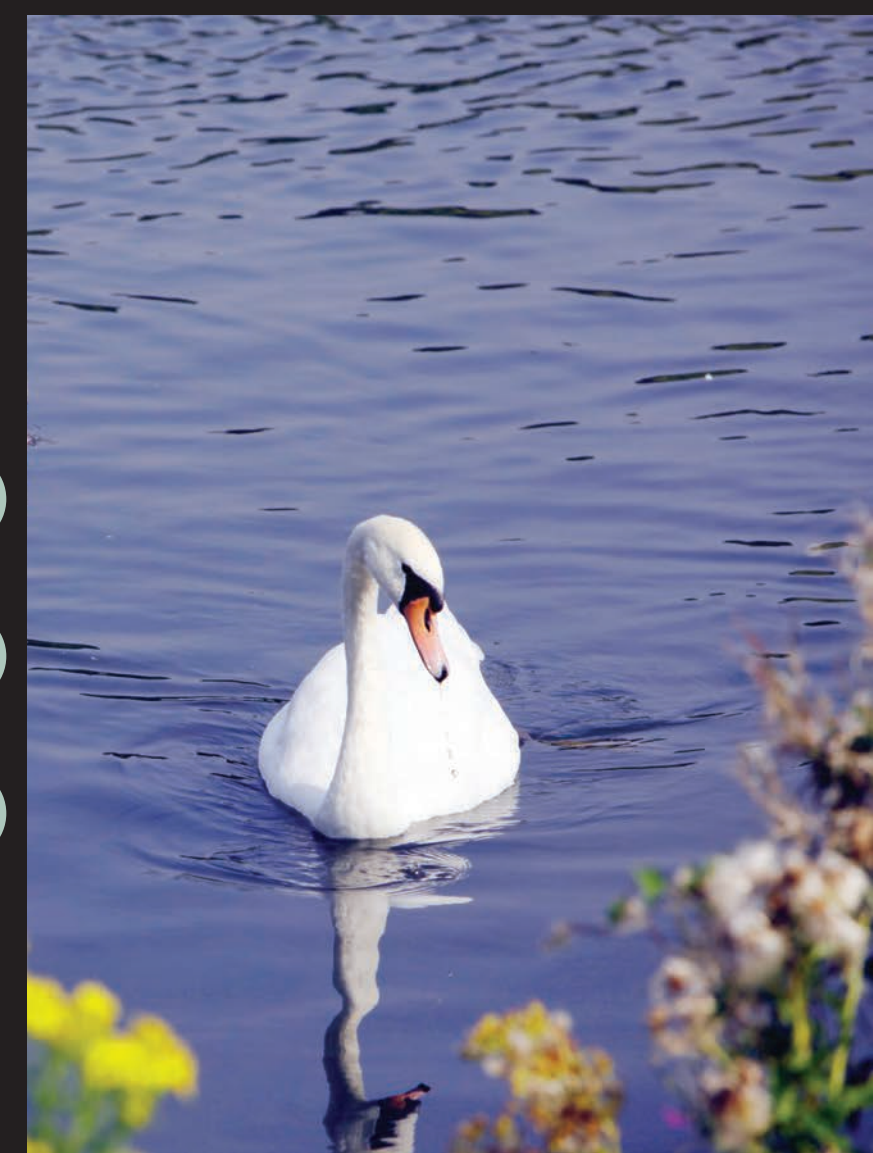
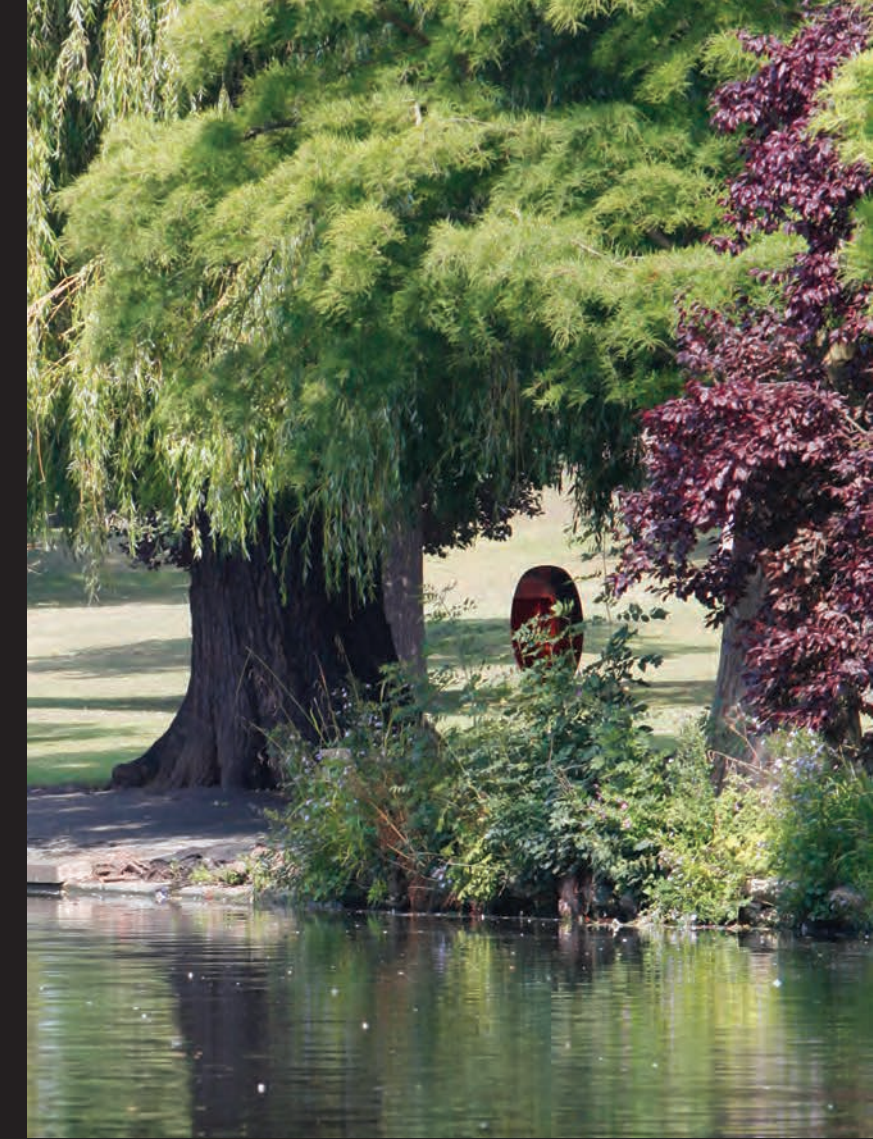
These impressive new properties are designed to inspire your lifestyle. Constructed with imagination and innovation to create an exceptional living space for you to enjoy. Built by award winning Swan New Homes to exacting standards, incorporating impressive eco-credentials, sustainability and a superb finish.

The new homes offer considered room layouts providing the very best in contemporary comfort and convenience. Each property has been carefully designed to deliver quality throughout.

Swan New Homes

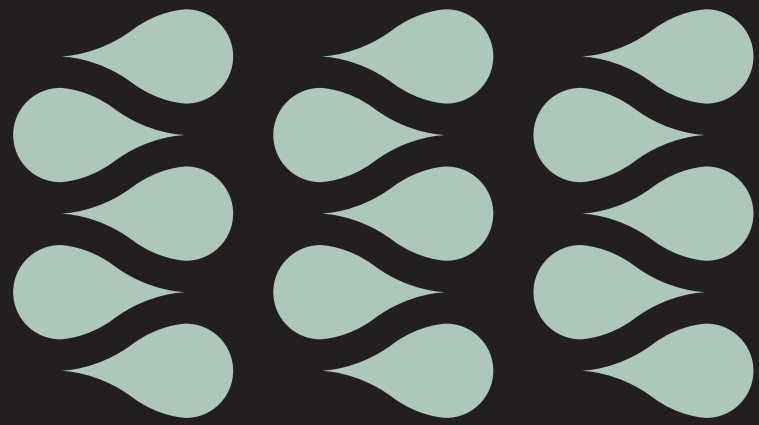


CCIs are indicative only and may differ from actual, refer to sales staff for further information.





With the fantastic location, transport links and diverse facilities close at hand, these homes truly give many opportunities for an exciting future.



CGIs are indicative only and may differ from actual, refer to sales staff for further information.





Computer generated images



Sustainability matters

Swan New Homes is committed to developing sustainable homes and communities. We deliver innovative homes designed for tomorrow's lifestyles and technologies. We continue to utilise modern construction methods, which combine the best construction standards along with reducing the carbon footprint of our developments.

To support our approach to sustainable development we implement the following objectives:

Sustainable communities

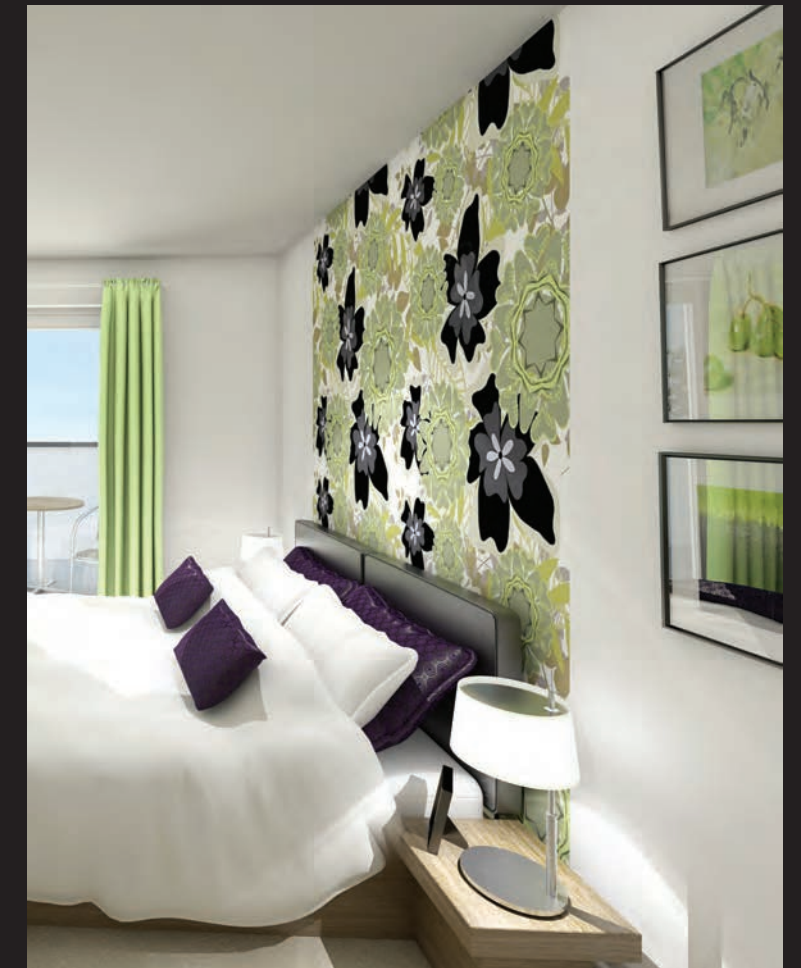
- Develop the skills and experience of our employees and the communities in which we operate by offering opportunities for training, learning and development.
- Contribute to economic well-being and social development and diversity via community projects and local employment.

Sustainable construction

- Manage activities to minimise the risk of pollution, reduce waste disposal to landfill, and avoid nuisance to neighbours.
- Promote continuous improvement and innovation along with environmental, economic and social standards.
- Promote best practice in design, construction, the subsequent use and maintenance of our products.
- Continually develop our knowledge in BREEAM, Code for Sustainable Homes, and similar recognised standards.



CGIs are indicative only and may differ from actual, refer to sales staff for further information.



Sustainability matters

Climate change and resource efficiency

- We conduct regular carbon footprint assessments for our business and continue to develop solutions to manage and reduce our carbon output.
- We encourage activities and decisions which seek to minimise embodied carbon within our products.
- We promote the use of a fabric first approach when considering the renewable energy solutions.
- We develop our approach to offer best whole life cost options for our customers.

Swan New Homes is committed to using our corporate strength to ensure that our activities help to improve quality of life for people today, whilst considering the needs of future generations.



Computer generated images



Computer generated images



Swan New Homes

sustainable development

CGIs are indicative only and may differ from actual, refer to sales staff for further information.



Integrated Management Services

To ensure the quality of the development is matched by the quality of its services, Swan New Homes is working in partnership with Hera Management Services.

The building will be expertly managed, with value for money achieved through the use of modern technology and efficient working practices, and the ongoing core services will be regularly reviewed and adapted in conjunction with residents' requirements.

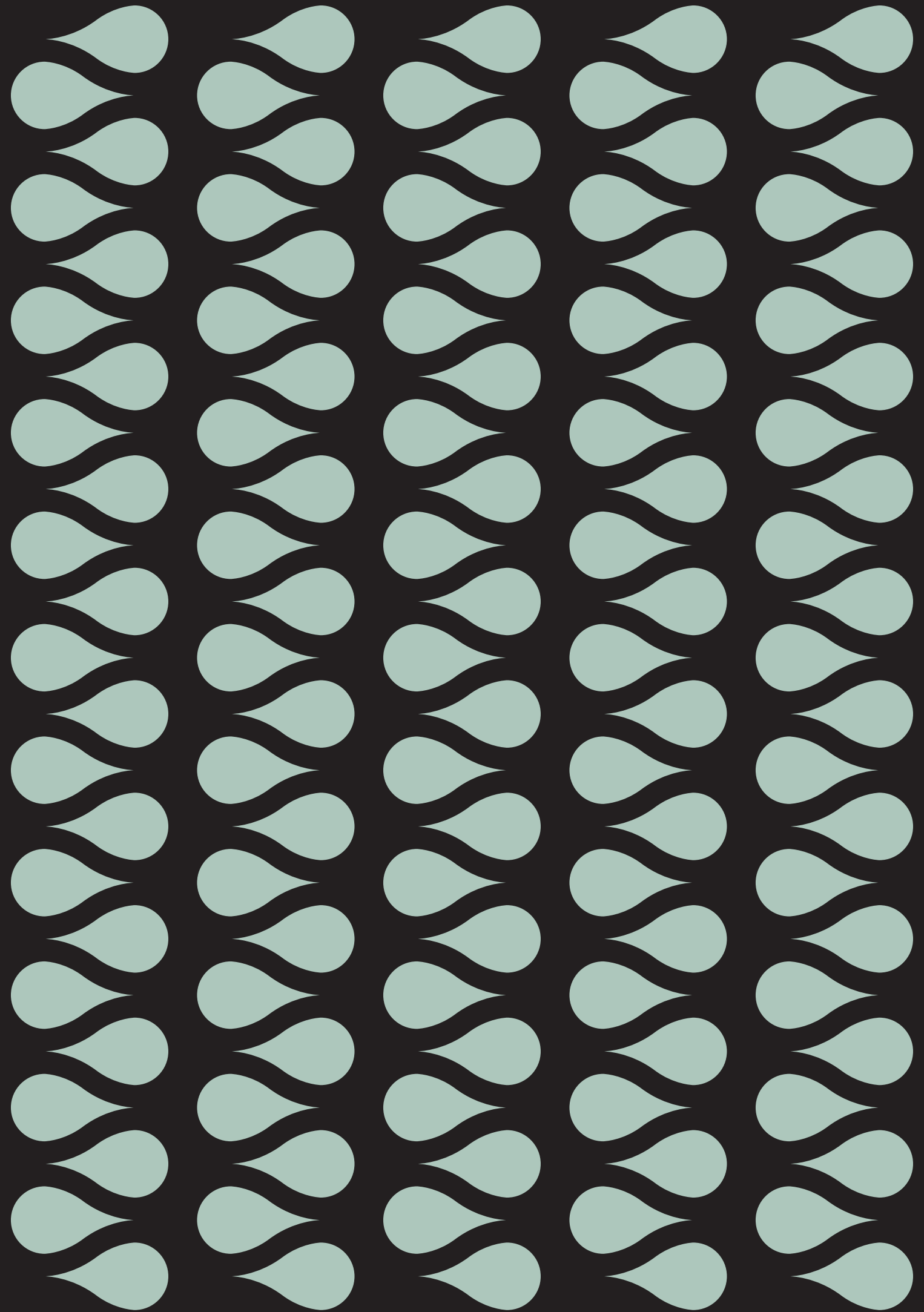
Please refer to your residents handbook for specific terms of the management services.

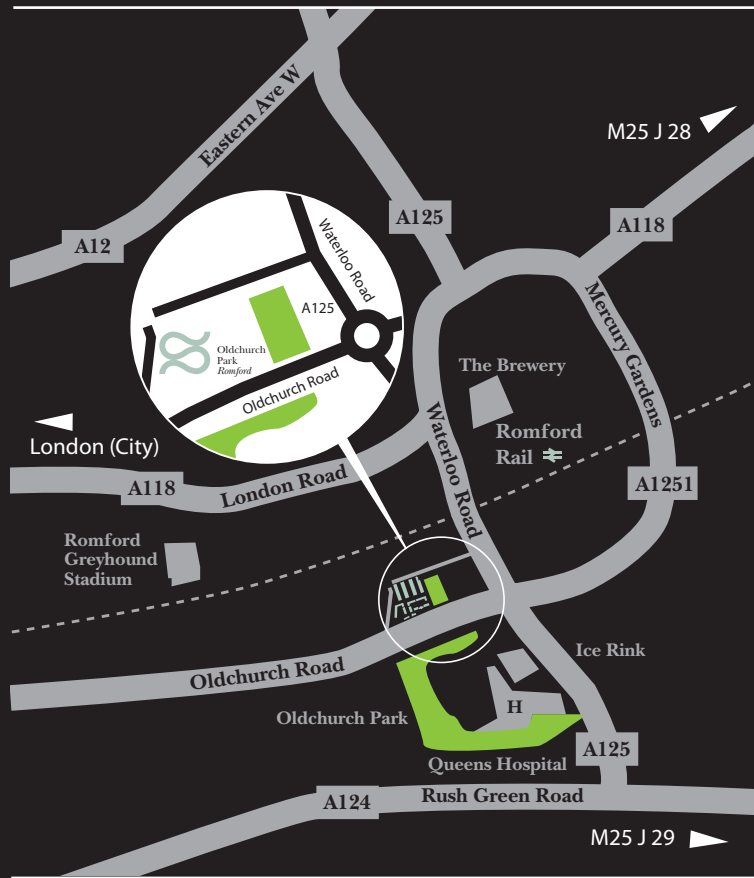


Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof.

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

CGIs are indicative only and may differ from actual, refer to sales staff for further information.





Oldchurch
Park
Romford

**Oldchurch Park
Swan New Homes
Sales and Marketing Suite
Oldchurch Road, Romford
Essex RM7 0BE**

**T: 0800 458 7980
www.oldchurchpark.co.uk**



Swan
New
Homes



**Swan New Homes
Head Office
Pilgrim House
High Street, Billericay
Essex CM12 9XY**

**E: enquiries@swannewhomes.co.uk
T: 0800 819 9390
www.swannewhomes.co.uk**