



Higher Moor
AVONWICK

A beautiful development of three, four and five bedroom homes in the sought after South Hams



Linden
HOMES



Traditionally styled family homes touched by history but created for the future

From the ancient Celts to the Romans and Anglo-Saxons, many peoples have revered this beautiful part of Devon. If you have ever visited the South Hams, you'll know why.



Higher Moor is a new collection of stylish homes nestling between Devon's coast and countryside within the idyllic village of Avonwick. Here we've created just 33 homes offering the perfect blend of traditional architecture with all the benefits of a brand new home.

This beautiful development boasts its own open green space, ideal for families and the local wildlife, plus it's set in one of the country's most desirable locations.

Our cottage-style homes offer you stylish kitchens and bathrooms, energy efficient fittings and the latest connectivity for home entertainment.

Higher Moor has been individually created by our team of dedicated specialists. And it's all backed up by the reassurance of a top five UK housebuilder.

Higher Moor, Avonwick, is unrivalled for its idyllic country lifestyle, in the heart of the South Hams.



Where beauty comes naturally

Whether your passion is for peace and quiet or for action and adventure, Higher Moor gives you access to both. The South Hams is a region that has been designated an Area of Outstanding Natural Beauty. Just to the north you'll find the magic and mystery of Dartmoor National Park. To the south explore an unspoilt coastline that's amongst the most impressive in the UK, stretching from the vibrant city of Plymouth to the English Riviera.

Avonwick lies on the pretty River Avon, a bustling village with a warm welcoming pub, village shop, restaurant and, surprisingly, one of the world's oldest lawn tennis clubs.

Riverside, countryside and seaside all close at hand

The general store is a gentle stroll from Higher Moor and there is a wide range of further shops in nearby South Brent, including a butcher, baker, pharmacy and more.

The bustling towns of Totnes, Kingsbridge, Ivybridge and Dartmouth are easily accessible from this prime location. If you enjoy shopping and leisure activities on a grander scale, Plymouth city centre is easily accessible via the A38. If you have children, you'll find a wide range of schools close to hand.

You'll also find this part of the South Hams sprinkled with traditional hostleries as well as restaurants and bistros. There's a selection of sports facilities around and about, too, ranging from golf clubs to fitness centres.

Putting everything within easy reach

Higher Moor is just two miles from the A38 Devon Expressway, which makes getting about straightforward. For example, Plymouth is some 13 miles away while the M5 at Exeter is around 30 miles.

Ivybridge railway station is just over four miles from Higher Moor and is on the Exeter – Plymouth line, so is ideal for commuters. Services from the station also include those to London Waterloo.

If you need to travel further afield, Exeter Airport is just over 32 miles from the development, which offers flights to a selection of domestic and international destinations.



Specification

At Linden Homes, we appreciate that the little things matter.



That's why you can rest assured that all our new homes come with finishing touches of the highest quality. From standard fixtures and fittings to those optional extras that make all the difference, we've got it covered.

Kitchen

- Choice of contemporary styled kitchens
- Inset stainless steel 1.5 bowl sink and drainer
- Chrome mixer taps
- Stainless steel double oven
- Stainless steel hob
- Stainless steel chimney extractor canopy

Bathroom

- Contemporary white sanitary ware
- Choice of ceramic wall tiles*
- Basin
- WC
- Shaver point
- Low voltage extractor fan
- Steel bath with matching panel
- Shower over bath and glazed shower screen

Ensuite

- Contemporary white sanitary ware
- Choice of ceramic wall tiles*
- Wall height mirror and chrome downlighters behind basin
- Basin
- WC
- Shaver point
- Low voltage extractor fan
- Enclosed shower cubicle with electric shower and glazed screen

Interior finishes

- White oak, flush, internal doors
- Satin chrome style ironmongery
- Smooth white ceilings
- Hard wood white oak staircase

Electrical

- Brushed stainless steel electrical fittings to kitchen, dining room or kitchen/dining area
- White electrical fittings to other rooms including Living room, Bedrooms, Bathroom, Ensuite, Cloakroom and Utility room
- TV points to Living room, Dining area, Kitchen and Bedrooms
- BT points to Hall, Living room and smallest bedroom

Peace of Mind

- Solar panels harnessing the energy of the sun to pre heat domestic hot water
- Wiring for alarm system
- Mains smoke detector with battery back-up to landing and garage
- 10 year NHBC warranty. Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.

Personal Optional Extras

When it comes to choice, Linden Homes' philosophy is clear, you can never have too much. We also appreciate that making the choices for your new home is an important decision and one that should be made over time and in comfort. Optional extras include:

- Additional ceramic tiling*
- Additional power point/TV/BT sockets*
- Integrated or freestanding appliances*
- Fitted wardrobes*
- Heated towel rail

*Subject to stage of construction.

Ask Sales Executive for details on specific homes.

Linden Homes subscribes to the consumer Code of Conduct. Please refer to www.consumercodeforhomebuilders.com -or ask your Sales Executive for further information.



Linden Homes is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.



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

Land is a finite resource, and through our expertise and close working relationships with Local Authorities we are able to add value to projects through skill and imagination.

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. Our brownfield developments account for 95% of all homes that we build, and are typically well-located within established neighbourhoods and close to local amenities and transport links. We also have experience in building commercial properties.

We often use public consultation to work with local residents and action groups to consider what is best for each development. 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 that may not be available to the general public.

PART OF THE GALLIFORD TRY GROUP

Linden Homes is part of the Galliford Try Group. As well as housebuilding there is a Construction Division that is responsible for high profile projects such as the Centre Court roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland. We are currently active on projects within the water, transport and telecommunications sectors.

The Groups hybrid mix of specialist skills and experience in the areas of regeneration, affordable housing, commercial and retail gives us a unique perspective. Meaning we can confidently tackle complicated projects that many housebuilders would not consider.

A COMMITMENT TO THE FUTURE

Along with our Construction Division we are actively pushing our commitment to the environment and sustainability as far as we can. We are experimenting with renewable energy and ground source energy pumps to reduce our reliance on traditional fuel sources. And we are installing dual flush toilets and aerated taps to reduce water wastage, as well as making our homes as energy efficient as possible.

This not only means a brighter future for our children, but cheaper to run homes for you.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new home mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit www.nhmh.co.uk or call 01206 715 415

Why choose Linden Homes





HOW TO FIND HIGHER MOOR

From Plymouth

Travelling north on the A38 branch left at the Woodpecker junction, then merge onto the B3372 and follow signs for Avonwick. On entering the village take the first turning right and Higher Moor will be found on the left hand side after a short distance.

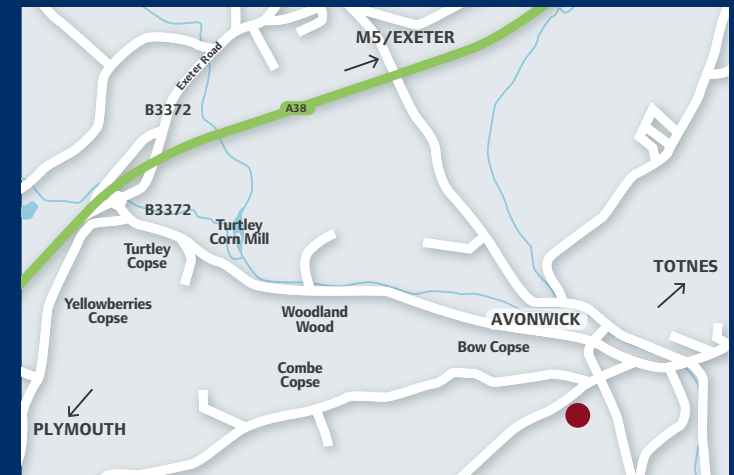
From Exeter

Travelling south on the A38 branch left at the Marley Head junction then at the roundabout take the first exit onto the A385. At the next roundabout take the first exit onto the B3372 and follow signs for Avonwick. On entering the village take the first turning right and Higher Moor will be found on the left hand side after a short distance.

Satellite Navigation

If you are using satellite navigation to reach the development, please use postcode: **TQ10 9NR**

Higher Moor, Avonwick, Devon TQ10 9NR



For all sales enquiries please call
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