



Blackdown Meadow

Taunton Road - Wellington - Somerset





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Welcome...

Nestling on the outskirts of the charming town of Wellington, Blackdown Meadow sits at the foot of the vast Blackdown Hills under the magnificent gaze of the Wellington Monument.

This is an exclusive development comprising of just 23 traditional build 2, 3 & 4 bedroom properties.



Blackdown Meadow, Street Scene

Location

Blackdown Meadow is situated on the outskirts of the historic market town of Wellington which is nestled in rural Somerset, approximately 5.5 miles South West of Taunton. This small town offers a bustling high street with a generous selection of local shops providing fresh local produce, clothing, homewear, hardware, hand crafted gifts and much more.

Mentioned in the Domesday book of 1086, Wellington was originally known as Walintone before being awarded its name by the first Duke of Wellington, Arthur Wellesley in 1809. The 175ft Wellington Monument was constructed to celebrate the Duke of Wellington's victory in the Battle of Waterloo with the foundations being laid in 1817. The Monument is designated by English Heritage as a Grade II Listed building and is visited by many people wishing to take in the beautiful countryside views which stretch across the Blackdown Hills and beyond.

Things to do

There are a wealth of local amenities surrounding Blackdown Meadow including two supermarkets, a Waitrose and Asda, primary schools, secondary school, an excellent private school, dental surgeries, doctors surgeries, post office, convenience stores, hairdressers and barbers, bank, gyms, hotels, spa, community centres, pubs, restaurants and churches dotted around the town.

The town has a thriving sports scene that caters for many sports fans including a modern sports centre, Wellington RFC, Wellington AFC, Bowling Club, Cricket Club, Cycling Club, Tennis Club and Badminton Club, as well as many independent sports groups in the area. It is also home to the unique Patou Alpacas Farm. This quirky family run business is home to around 70 alpacas and offers up close and personal experiences with the animals.



The Green Dragon, Wellington



The Blackdown Hills



Wellington School



Wellington RFC, Wellington Bowling Club & Wellington Sports Centre



Cleeve Hotel & Spa, Wellington



Patou Alpacas Farm



Wellington Eat Festival



Wellington Monument

On your doorstep

The neighbouring town of Taunton is around a 5.5 mile drive from Blackdown Meadow and offers a variety of leading retail chains and independent shops, as well as an extensive range of amenities that include leisure centres, a multiscreen cinema, bowling alley and The Brewhouse Theatre. The many popular restaurants and eateries situated in the town centre cater for many tastes.

Taunton is home to Somerset County Cricket Club which is one of eighteen first-class county clubs within the domestic cricket structure of England and Wales.

Taunton has excellent educational facilities and provides three outstanding private schools, Taunton School, Queens College and Kings College along with other excellent primary and secondary schools. There is also a large library available in the town centre.

Taunton is also home to the picturesque Vivary Park where you can leisurely roam its 7.5 hectares of parkland or visit the well equipped play areas will that appeal to children of all ages, with high ropes and mini golf providing fun for all the family.

You can also find Hestercombe House on the outskirts of Taunton where you can spend the day exploring the wonderful gardens or try out a delicious afternoon tea in the quaint on site cafe.



Taunton Flower Show, Vivary Park



Somerset County Cricket Club, Taunton



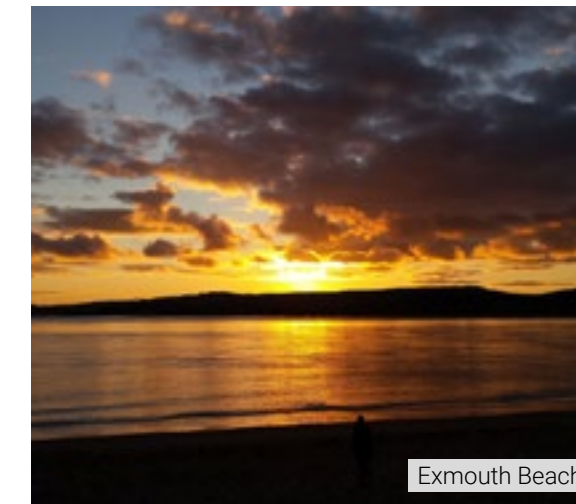
Hestercombe House, Taunton

Further afield

The vibrant and bustling cities of Exeter and Bristol offer a wide range of shops, sightseeing opportunities, restaurants, buzzing nightlife and has something for everyone. If you don't feel like driving then why not take a train or bus? Taunton offers excellent public transport routes to many places across England with London just under two hours by train.

If you feel like leaving the bustling cities behind you and taking a refreshing coastal walk, the Jurassic Costal town of Lyme Regis is around a 40 minute drive from Blackdown Meadow. Lyme Regis offers four different beaches; the Town Beach, Monmouth Beach, Church Cliff Beach and East Cliff Beach, so you are spoilt for choice on a place to sit and enjoy your fish and chips.

As Blackdown Meadow is conveniently located near to Junction 26 of the M5 you can also visit the stunning Exmouth Beach in Devon, the seafront stretches a vast 2.5 miles and is perfect for a refreshing seaside walk.



Exmouth Beach



Clifton Suspension Bridge, Bristol



Exeter Cathedral

Within Reach

M5 Junction 26	c.1 miles
Taunton	c.5.5 miles
Tiverton	c.16.6 miles
Exeter	c.29.5 miles
Taunton Train Station	c.6.1 miles

Tiverton Train Station	c.11 miles
Exmouth Beach	c.34 miles
Exeter Airport	c.26.1 miles
Bristol Airport	c.41.5 miles
London via Train	1 hour 49 minutes

The properties

Setting the standard of quality new homes in the area, the 23 plots at Blackdown Meadow offer a selection of 2, 3 & 4 bedroom homes in this popular market town. Each property has been designed with great care and attention to detail to ensure that they will appeal to the most discerning of buyers.

Built and finished to the finest quality; the contemporary kitchens offer the perfect blend of style and practicality, whilst the elegant bathrooms exude style and luxury with bright white sanitaryware and modern fittings.



The Stapley, Plots 1 & 2



The Moorlinch, Plots 4 & 5



The Polden, Plots 6 & 7



The Appley, Plots 8, 9, 10 & 11



The Lydeard, Plot 14



Creating outstanding homes for life...

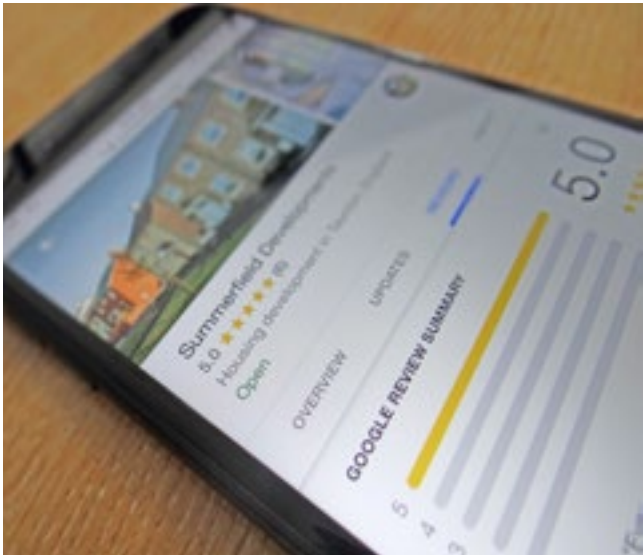
Summerfield is an established local property development company with a longstanding reputation for building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, Summerfield evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, Summerfield build a range of commercial and residential properties to high construction and environmental standards.

With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from two and three bedroom affordable homes to two, three, four and five bedroom prestige properties. Every home is designed to complement its setting, incorporating a traditional style typical of the local area with character features and individual finishes.

Built using the latest construction techniques, all Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10-year National House Builders Council (NHBC) warranty.

We offer a friendly and personal approach to business that is based on trust, openness and reliability.



What our customers say about us

We have always bought a new house. Our experience in dealing with Summerfield can only be explained as excellent, from the sales staff, site sales staff, site manager, and the after sales team.

The finish on the build is really good and very professional. We have looked at other builders and can honestly say that Summerfield surpass every one of them in construction, build quality, finish, and aftercare service.

Really a first class Company and an honour to deal with. We highly recommend to anyone seeking a new home to first consider Summerfield if they are building in your desired location.

Mr & Mrs J

We pride ourselves on our excellent customer aftercare...

We are proud of the reputation Summerfield Homes has earned for constructing homes of the highest quality throughout the West Country for over 30 years.

Your new home will undergo a series of inspections before we are ready to hand it over to you. Building Control Inspections and inspections by our Home Warranty provider are complemented by our own rigorous checks. This will ensure that the standard of finish meets the standards that both we, and you, would expect.

Our commitment continues for two years after completing your purchase. During this time our Customer Care Department is on hand if you need to report any problems or faults.

What our customers think about our aftercare service

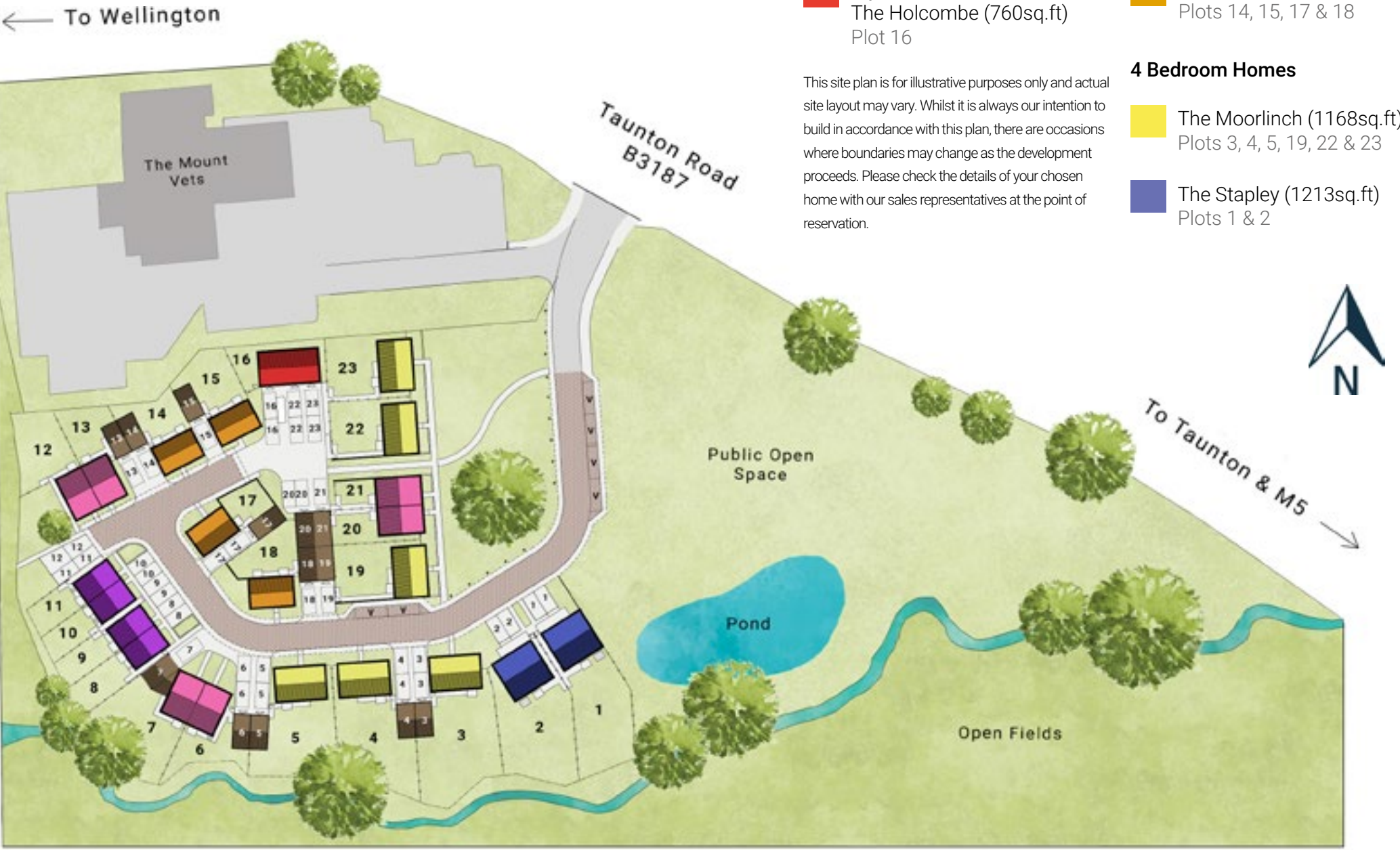
We are thrilled to be living in this comfortable house as it has such an impressive specification and more than lives up to the promise offered by the show homes. Plus it is on an amazing development. Our journey to this point has not been straight forward, as the first buyer for our previous house pulled out at the last minute, but Summerfield kept the faith and helped and encouraged us without pressuring us too much while we found our second and successful buyer.

Four weeks after moving in we have been impressed by the aftercare which has been second to none. Throughout the somewhat protracted purchase process, and through to completion, the Sales Office team has been very encouraging and all we could wish for.

Mr & Mrs C



Site Plan



2 Bedroom Homes

My Home
The Appley (680sq.ft)
Plots 8, 9, 10 & 11

My Home
The Holcombe (760sq.ft)
Plot 16

This site plan is for illustrative purposes only and actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there are occasions where boundaries may change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation.

3 Bedroom Homes

The Polden (864sq.ft)
Plots 6, 7, 12, 13, 20 & 21

The Lydeard (878sq.ft)
Plots 14, 15, 17 & 18

4 Bedroom Homes

The Moorlinch (1168sq.ft)
Plots 3, 4, 5, 19, 22 & 23

The Stapley (1213sq.ft)
Plots 1 & 2



From Central Taunton: Take the A3807 follow this road and then turn right onto the A38 (Wellington Road), follow the A38 to the roundabout, then take the 2nd exit continuing on the A38 for approximately 4 miles, at the Chelston roundabout take the 3rd exit onto the B3187, follow this for approximately 0.5 miles Blackdown Meadow is then on your left hand side.

From Central Tiverton: Take the A361 and follow this road for approximately 13 miles then take the 1st exit on the roundabout and merge onto the M5. Follow the M5 for approximately 8 miles and exit at Junction 26. Take the first exit at the roundabout and follow the road to Chelston roundabout, take the 2nd exit onto the B3187 and follow this for approximately 0.5 miles and Blackdown Meadow is then on your left hand side.

For satellite navigation purposes use TA21 9FG

The internal photographs contained within this brochure are of a previous Summerfield show home.

Please note that My Home properties (plots 8, 9, 10, 11 & 16) have a different specification to open market properties. Please refer to the My Home buyers pack for clarification.



Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply to the current Health & Safety Legislation:

- Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties
- You **MUST** always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.
- Hard hats, appropriate footwear and high visibility wear **MUST** be worn at all times on the site during construction.
- Access cannot be given to areas where scaffolding is in place.
- Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- Please note that there may be construction vehicles moving around the site, you must ensure that you follow the clearly defined pedestrian footpaths at all times.
- Please note that children are not allowed on site at any time.

Floor Plans & Dimensions

We have provided floor plans as part of this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise internal finishes may vary during the course of construction.

Elevations and Internal Finishes

Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales Representative for details of the finishes relating to your chosen property at the time of reservation.

Management Company

An approved 3rd party management company will be contracted to maintain the attenuation and public open space at Blackdown Meadow. Each property is required to pay a yearly annual fee of £269 to the management company.

What is Help to Buy?

With a Help to Buy: Equity Loan the government lends you up to 20% (40% if you're in London) of the cost of your newly built home. You pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest.

You won't be charged interest on the 20% loan for the first five years of owning your home

Who is eligible?

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy: Equity Loan.

PLEASE NOTE - A new Help to Buy: Equity Loan scheme open to first-time buyers only will be available for two-years from 1 April 2021. The Help to Buy scheme will end on 31 March 2023.

Information taken from <https://www.helptobuy.gov.uk/equity-loan/equity-loans/> (information correct at time of print September 2020)

Did you know Help to Buy is available on all open market properties at Blackdown Meadow?
(Excluding My Home properties)



What is NHBC Buildmark?

Buying a home is typically the largest investment people make and Buildmark provides warranty and insurance protection to newly built or converted homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

Why do I need Buildmark for my new home?

If you are buying a newly-built home you will need cover such as Buildmark in order to secure a mortgage and release funds. Buying a property with Buildmark cover will give you reassurance that you will have protection if problems arise in the future.

Information taken from <http://www.nhbc.co.uk/Homeowners/WhatdoesBuildmarkcover/> (information correct at time of print September 2020)



Killams Park, Moorlinch Show Home Kitchen



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