



CAVANNA @ ELM PARK EXETER

BUILDING BRILLIANCE

WELCOME TO CAVANNA HOMES

"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We strive to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments.

We aim to be a company whose employees, shareholders, customers, business partners and the community can be proud to be associated with."

Keith Miller. Managing Director.



Jeremy Cavanna. Chairman.



CAVANNA @ ELM PARK EXETER

Elm Park is a superb location for your new family home, located in the south of Exeter. Surrounded by vast amounts of Suitable Alternative Natural Green Space, Elm Park has been designed with ecology and sustainability in mind.

The development has been devised as a series of 'linked places', each with their own identity, layout and landmarks. Our 1, 2, 3 and 4-bedroom homes will come with a different style of finish, depending on which area of the site they are located. There are also 12 self-build plots for those who want to put their unique stamp on their home.

At Cavanna, every home we build is considered and designed with you in mind. The high level of workmanship and exacting standards in planning and construction means you will purchase a quality home to satisfy, and we hope, exceed your expectation.



Barley Meadow, Dawlish by Cavanna Homes

Cavanna use the finest materials selected for longevity, function and performance. Our attention to detail and quality goes beyond the build, every Cavanna Home comes with contemporary fitted kitchens, the latest heating systems, excellent wall and loft insulation and double glazing as standard. This means your house is thermally efficient, comfortable and beautifully stylish.

Tailoring your dream home is a delight with Cavanna. Our superior range of finishes in the kitchen and bathroom means you can make your house a home before you even move in. Please do talk to one of our Sales Advisors about our standard options and optional extras*.

When you choose a Cavanna home you can be assured our friendly, professional and knowledgeable staff are always on hand for advice and assistance. Before you move in you will be invited to visit your home and given a tour and demonstration so you are familiar with your home.

We are a proud developer and we endeavour to deliver homes that enhance the community in which they reside.

*This will depend on the build progress and when you reserve your plot.

ABOUT THE AREA

Elm Park has the unique characteristic of placing you close to the bustling city of Exeter, but making you feel like you are nestled in the Countryside. This is thanks to the abundance of green space surrounding the development, which will encompass a play area, allotments, significant tree planting and natural areas. These will also include sustainable urban drainage ponds, contributing to the ecology of the local area. Elm Park is perfect for those who like to explore with its own cycle routes linking to Exeter Quay and Dawlish Warren.

Surrounded by SANGS land (Suitable Alternative Natural Green Space), Elm Park will treat you to stunning views of Exeter as well as further reaches over the estuary towards Exmouth. In addition to this, these new homes are only a short drive away from the Dartmoor National Park, offering far-reaching beauty right on your doorstep. Bus stops located on-site will ensure easy and regular access to the city centre, while also granting easy access to the many excellent schools both in Exeter and the surrounding areas.

The development has also been designed with particular attention to providing key focal points and wayfinding signals that are of particular use to those with Dementia. This is further highlighted by the inclusion of a sensory garden contained within Elm Park, containing five pods designed to stimulate our senses – not only aiding those with Dementia but also creating a key asset for the wider community.





Our commitments to the community

£178,833 Offsite Highway Contribution

£277,450 Overbridge Contribution

£271,824 Active Recreation Contribution

£522,774 Community-Facilities Contribution

£25,093 Habitat Regulations Contribution

£111,351 Health Contribution

£3,386,359 Community Infrastructure Levy contribution

Approx Driving Distances

Exminster – **2 miles**

Dawlish Warren – **8 miles**

Dartmoor – **24 miles**

Taunton – **33 miles**

ABOUT CAVANNA HOMES



Established in 1923 Cavanna Homes is a family business, building elegant homes for nearly a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well-deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.

A home to enjoy today and for years to come.

When you buy a Cavanna home you are buying from a company with nearly 100 years of experience, so you can enjoy the peace of mind that comes with a property built with years of expertise, backed up by an exemplary level of customer support and advice.

So rest assured that our dedicated support will begin with your first contact and continue until long after you have moved in.

Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.

THE CAVANNA HOMES CUSTOMER CHARTER

THIS IS OUR PROMISE TO YOU.

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

- ✔ All of our marketing and advertising will be clear and truthful.
- ✔ From your initial enquiry you will receive friendly, professional and knowledgeable advice.
- ✔ Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.
- ✔ We will provide a clear description of the Sale process, together with details of your cancellation rights.
- ✔ You will be given clear and fair Contract of Sale Terms and Conditions.
- ✔ We will keep you informed of any significant change regarding the progress of your home.
- ✔ When visiting or living on our development you will be given Health & Safety guidance.
- ✔ Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.
- ✔ You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.
- ✔ Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.
- ✔ We will visit you once you have settled into your new home, so we may assist with any queries.







SPECIFICATION

Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

All homes at Cavanna @ Elm Park include the following:

KITCHEN

Choice of kitchen units* with soft close cupboards and drawers
Laminate worktop with matching upstand
Zanussi built in or built under single or double oven**
Zanussi built in gas or induction hob with glass splashback **
Zanussi Canopy Hood
Zanussi integrated 50/50 split fridge freezer (on selected plots**)
Washing machine to kitchen or utility**
LED satin nickel downlights

BATHROOMS & EN-SUITES

Roca white sanitaryware
Choice of colour co-ordinated wall tiles*
Mira React Thermostatic Shower
Mira hinged bath screen to main bathroom
Shaver socket to main bathroom
Stelrad chrome towel radiator to bathroom and en-suites**
LED Satin nikel downlights

INTERNAL

Painted walls, ceilings and timberwork throughout
Architrave and skirting throughout
Dual USB double socket to kitchen and bedroom 1
TV point to Lounge and Bedroom 1 and telephone point to Lounge
Carbon Monoxide, Smoke and Heat Alarms

EXTERNAL

1.8m close boarded fencing and gate (where applicable**)
Quality seeded turf to front and rear gardens (where applicable**)
White UPVC double glazed windows
Front external light
Front door with chrome furniture, eye viewer and door chain
External tap

WARRANTY

10 year NHBC Buildmark Warranty
2 year Cavanna Homes customer support

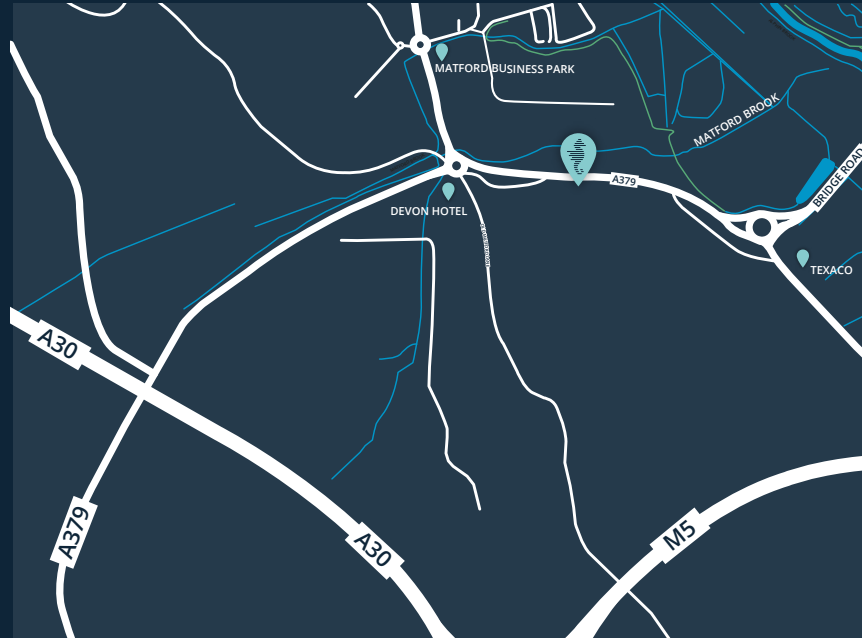
* Subject to stage of construction - ask for details.

** Ask Sales Advisor for plot specific details.

Specification correct at time of print but can vary.
Please check plot specific details with the Sales Advisor.

Images shown are from other Cavanna developments
and are used for indicative purposes only.

HOW TO GET THERE



From the M5, at Junction 30 take the A379/A376 exit to Dawlish/Exeter/Sidmouth/Exmouth. At Sandygate Roundabout take the 3rd exit onto A379. Continue on this road, keeping left at the fork and following signs for A379. At the next roundabout take the 2nd exit onto the A379 and continue until you reach Cavanna @ Elm Park on your left.

elpark@cavannahomes.co.uk



CAVANNA
BUILDING BRILLIANCE HOMES

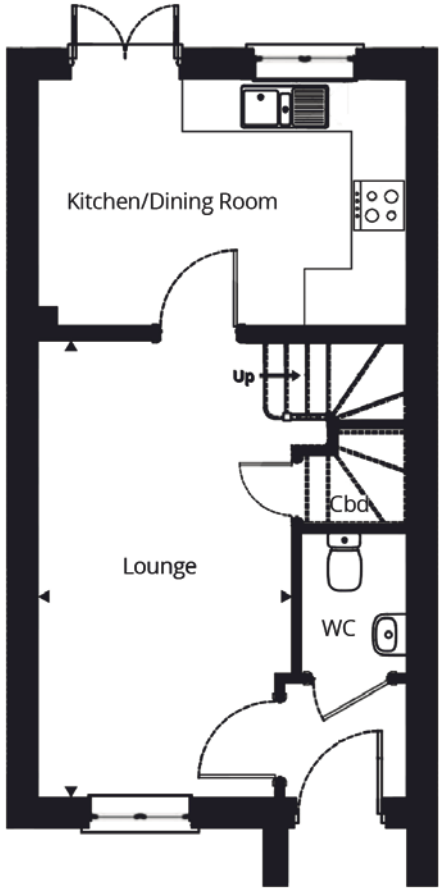


RIPPON | 2 BEDROOM HOUSE | 65m²

- 2 bedrooms
- Kitchen/dining room
- Both bedrooms with en-suite
- Downstairs cloakroom
- Two parking spaces
- Lawned garden

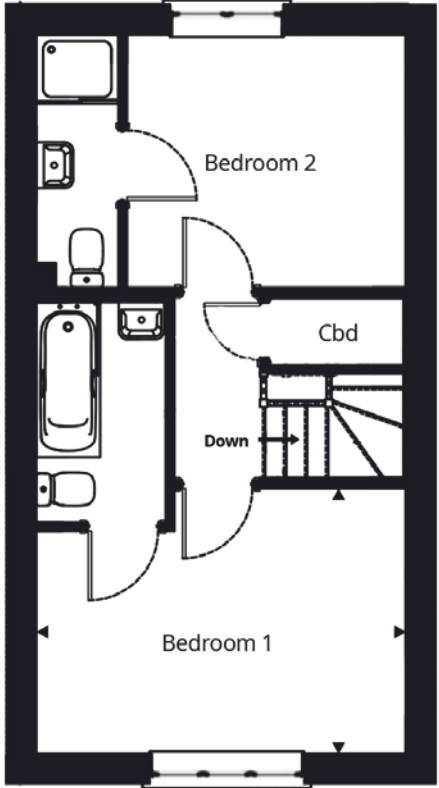


A two bedroom house comprising a lounge, downstairs cloakroom and kitchen/dining room with double doors leading into the garden. Stairs up to the first floor lead you to the two bedrooms both with the benefit of an en-suite bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
4 x 2.7m (13'3" x 8'11")	2.7 x 5m (9'2" x 16'6")



FIRST FLOOR

BEDROOM 1	BEDROOM 2
4.1 x 2.9 (13'3" x 9'6")	3.1 x 2.8m (10'0" x 9'1")

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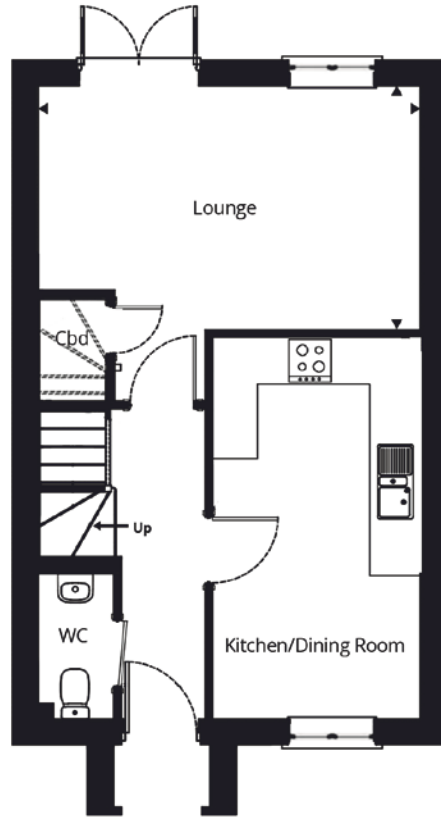
► Indicates dimensions in irregular rooms

BRACKEN | 3 BEDROOM HOUSE | 80m²

- 3 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Parking
- Lawned garden

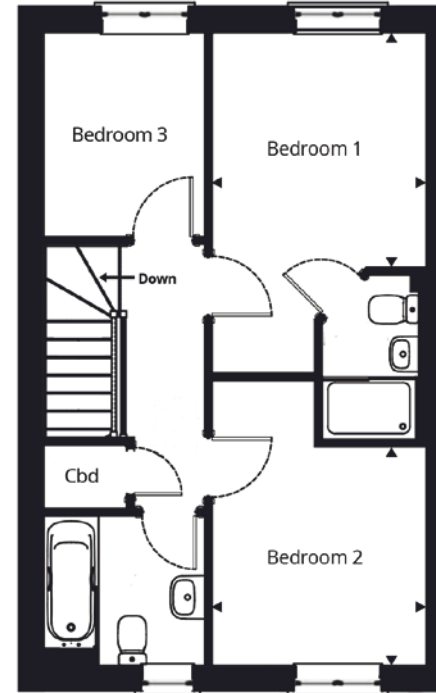


A three bedroom house with downstairs cloakroom, kitchen/dining room and separate lounge with double doors leading out into the garden. The first floor comprises of the master bedroom with an en-suite bathroom, bedroom two and three and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
2.7 x 4.9m (8'9" x 16'0")	4.9 x 3.1m (16'1" x 10'3")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
2.7 x 3m (9'0" x 9'11")	2.7 x 2.8m (9'0" x 9'2")	2.1 x 2.6m (6'9" x 8'7")

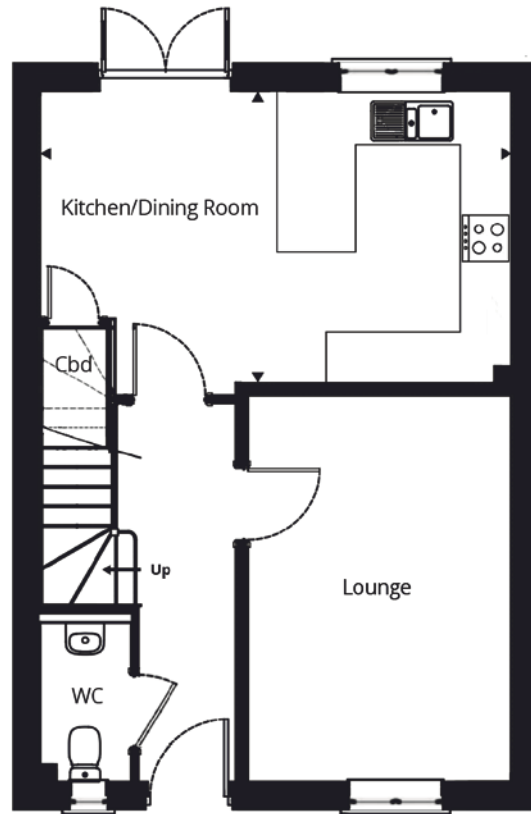
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HAYTOR | 3 BEDROOM HOUSE | 91m²

- 3 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Garage and/or parking
- Lawned garden

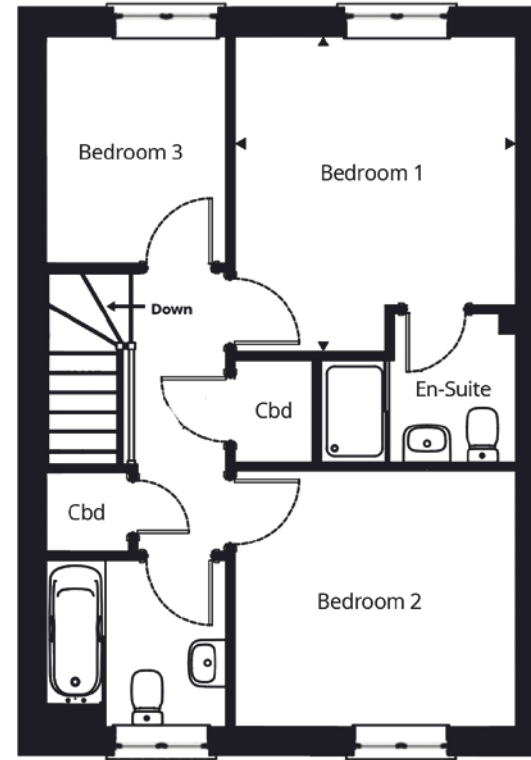


A three bedroom house with hall leading into the kitchen/dining room with the benefit of double doors leading out into the garden, a separate lounge and downstairs cloakroom. Stairs lead up to the first floor to the master bedroom with en-suite, two further bedrooms, two storage cupboards and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
5.5 x 3.4m (18'2" x 11'03")	3.1 x 4.5m (10'1" x 14'10")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.3 x 3.7m (10'10" x 12'2")	3.3 x 3.0m (10'10" x 9'11")	2.1 x 2.7m (7'0" x 8'9")

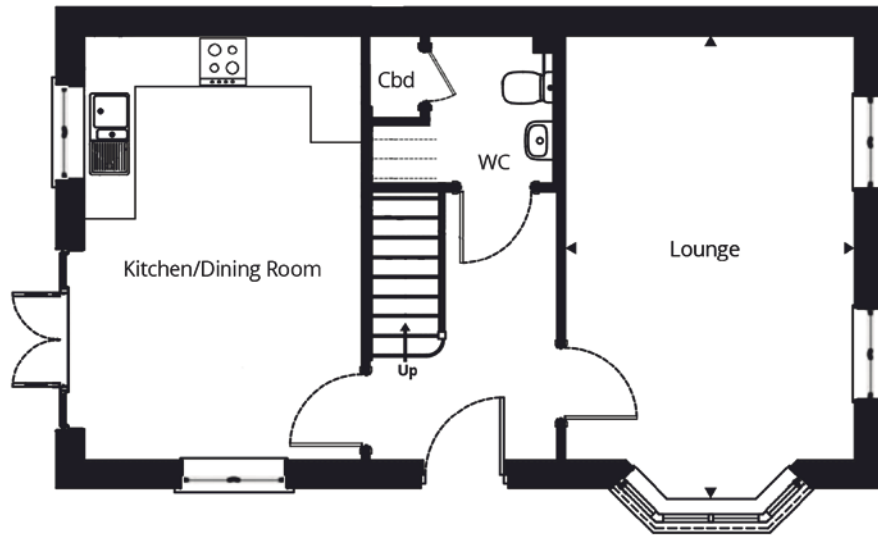
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STEEPERTON | 3 BEDROOM HOUSE | 92m²

- 3 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Garage and/or parking

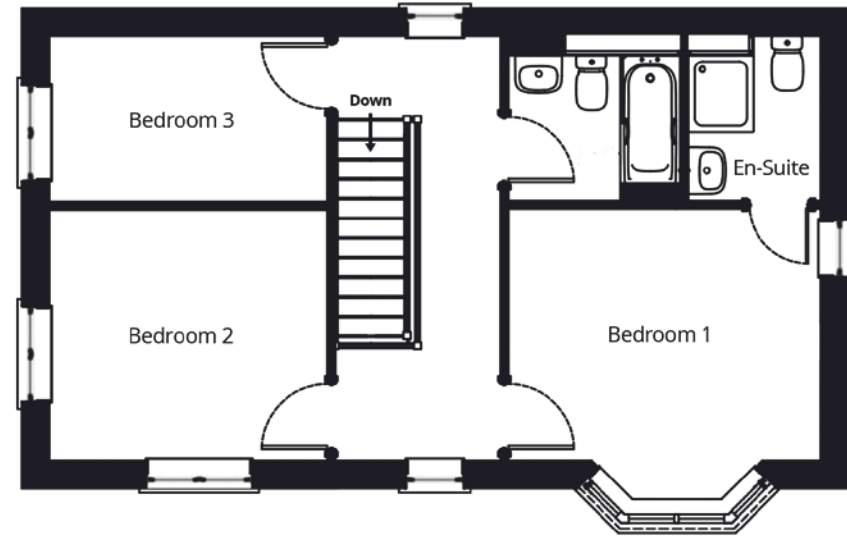


A three bedroom house. The entrance hall leads you to the large kitchen/dining room with double doors on the side elevation leading into your garden. The lounge has a lovely bay window and the downstairs cloakroom also has a useful storage cupboard. Upstairs on the first floor is the master bedroom with en-suite, two further bedrooms and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
3.2 x 4.9m (10'8" x 16'4")	3.3 x 5.4m (10'9" x 17'9")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.6 x 3.4m (11'11" x 11'2")	3.2 x 2.9m (10'8" x 9'8")	3.2 x 1.9m (10'8" x 6'4")

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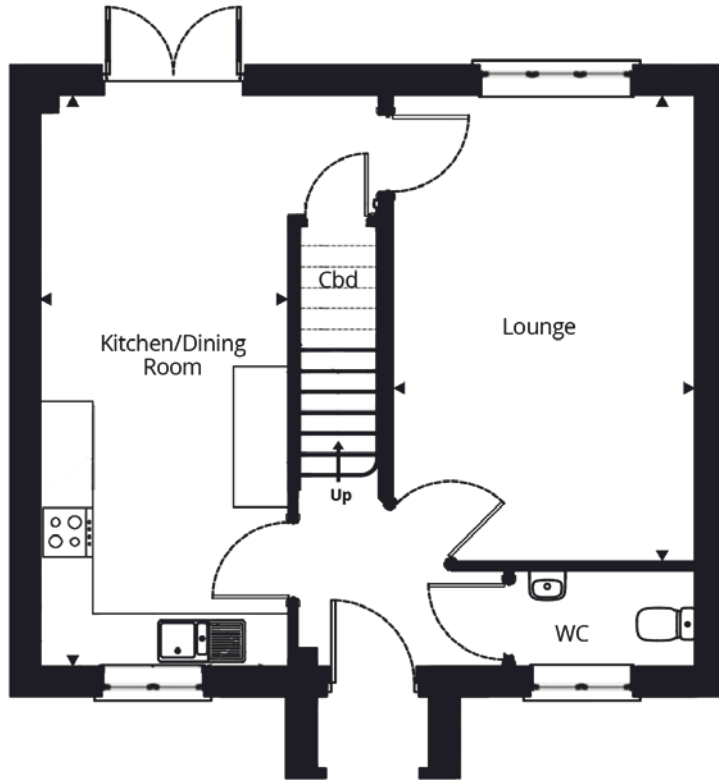
► Indicates dimensions in irregular rooms

LAKEHEAD | 3 BEDROOM DETACHED HOUSE | 92m²

- 3 bedrooms
- Kitchen/dining room
- Downstairs cloakroom
- Master bedroom with en-suite
- Garage and/or parking
- Lawned garden

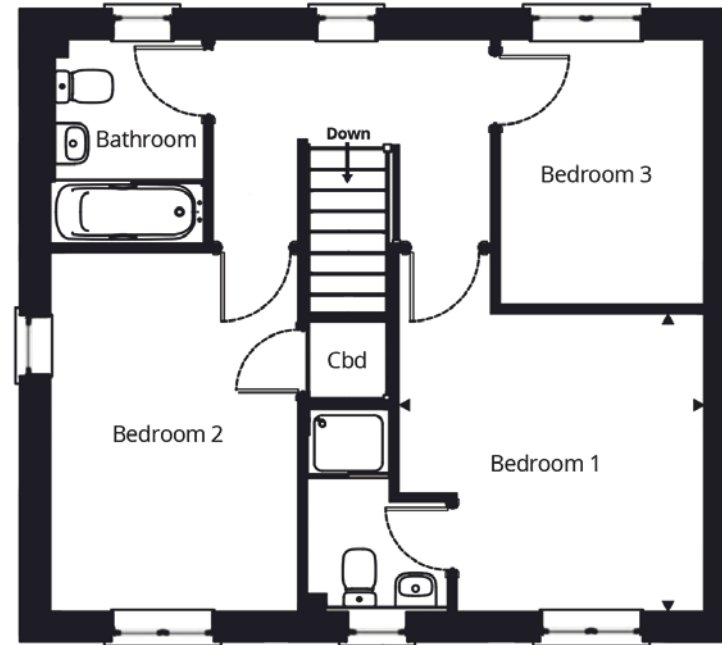


A three bedroom detached house. The ground floor consists of a downstairs cloakroom, a lounge and kitchen/dining room with double doors leading out into the garden. Stairs lead up to the first floor to the master bedroom with en-suite, bedroom two and three and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
2.7 x 6.3m (8'11" x 20'8")	3.3 x 5.1m (10'11" x 16'11")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.4 x 3.3m (11'0" x 10'9")	2.7 x 3.9m (8'11" x 13'0")	2.3 x 2.9m (7'4" x 9'7")

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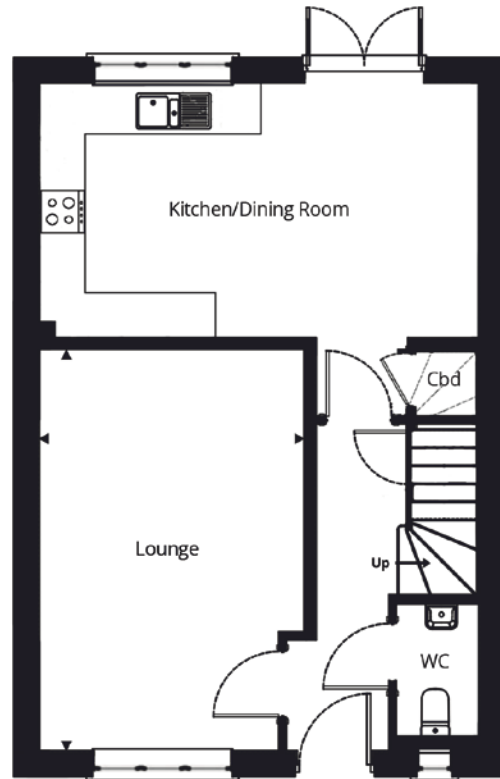
► Indicates dimensions in irregular rooms

LONGAFORD | 3 BEDROOM HOUSE | 97m²

- 3 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Garage and/or parking
- Lawned garden

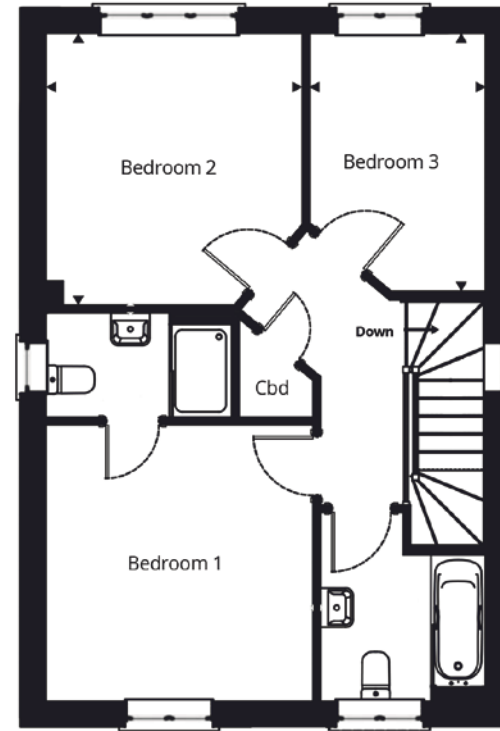


A three bedroom house with hall leading you to the kitchen/dining room with the benefit of double doors leading out into the garden, a separate lounge and downstairs cloakroom. Stairs lead up to the first floor to the master bedroom with en-suite, two further bedrooms and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
5.6 x 3.3m (18'6" x 10'8")	3.4 x 5.2m (11'2" x 16'11")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.4 x 3.5m (11'3" x 11'7")	3.3 x 3.5m (10'9" x 11'5")	2.3 x 3.3m (7'5" x 10'10")

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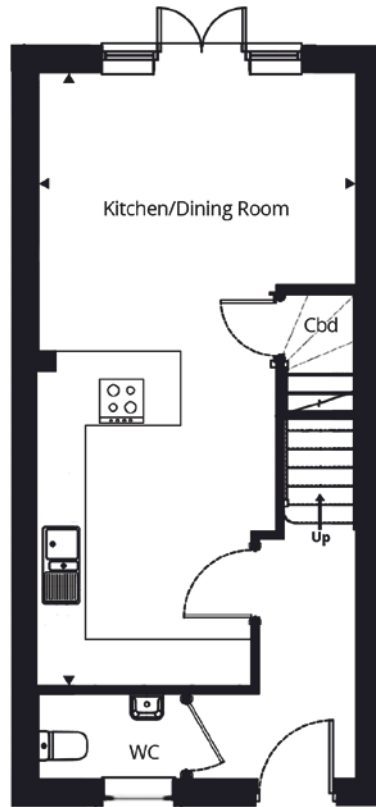
► Indicates dimensions in irregular rooms

CHINKWELL | 3 BEDROOM TOWN HOUSE | 106m²

- 3 bedrooms
- Kitchen/dining room
- Lounge
- Master bedroom with en-suite
- Parking
- Lawned garden



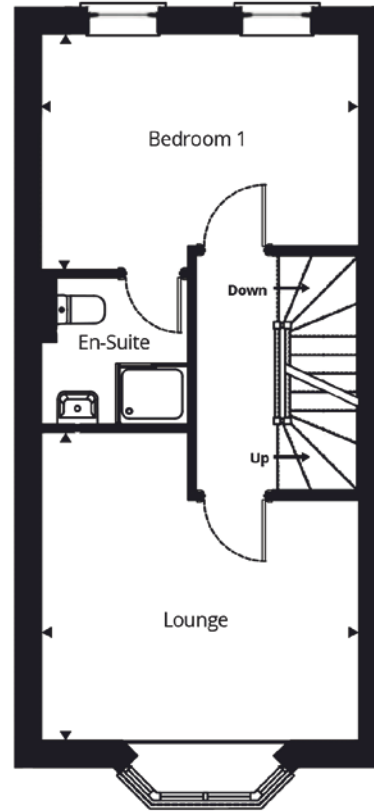
A three bedroom 3 storey town house comprising of a downstairs cloakroom and spacious kitchen/dining room with double doors leading out into the garden. Stairs lead you to the first floor to the lounge and master bedroom with en-suite. Continue upstairs to the second floor to bedroom two and three and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM

4 x 7.6m
(12'12" x 25'1")



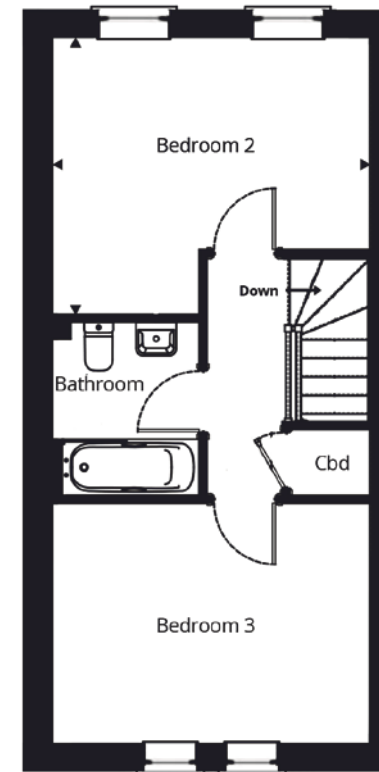
FIRST FLOOR

LOUNGE

4 x 3.8m
(12'12" x 12'7")

BEDROOM 1

4 x 2.9m
(12'12" x 9'8")



SECOND FLOOR

BEDROOM 2

4 x 3.5m
(12'12" x 11'4")

BEDROOM 3

4 x 3.0m
(12'12" x 9'10")

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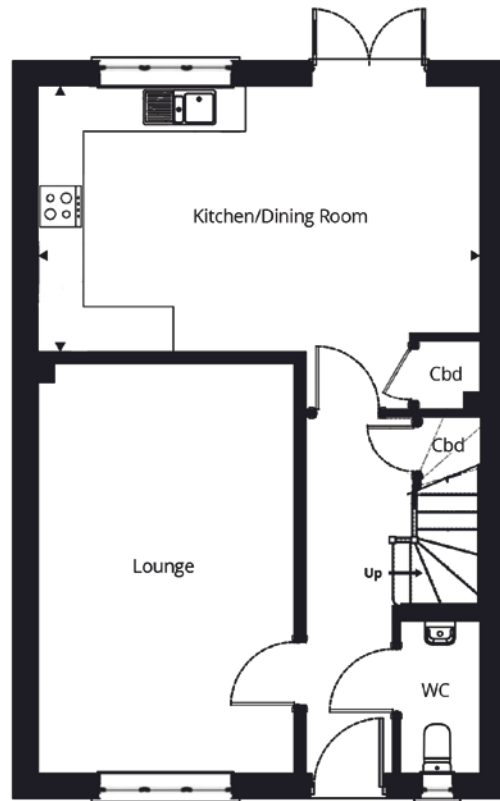
► Indicates dimensions in irregular rooms

LITTAFORD | 4 BEDROOM DETACHED HOUSE | 109m²

- 4 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Garage and parking
- Lawned garden

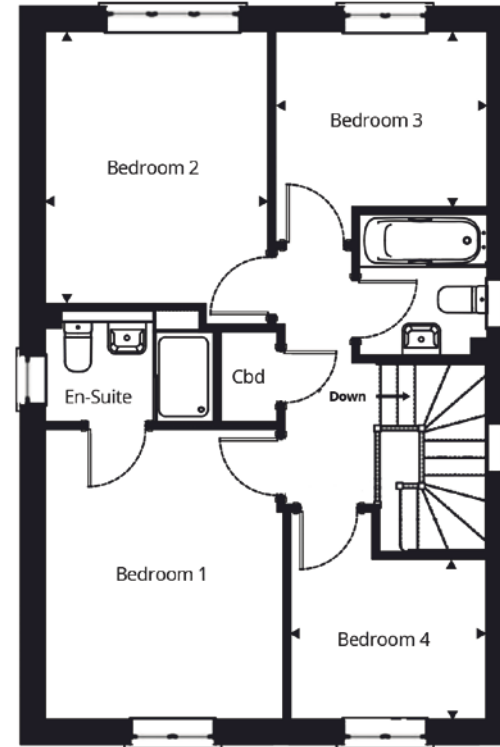


A four bedroom detached house with hall leading into the large kitchen/dining room with the benefit of double doors leading out into the garden, a separate lounge, downstairs cloakroom and two useful storage cupboards. Stairs lead up to the first floor to the master bedroom with en-suite, three further bedrooms and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
5.9 x 3.5m (19'2" x 11'7")	3.4 x 5.4m (11'10" x 17'10")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4
3.2 x 3.9m (10'4" x 12'7")	3 x 3.6m (9'8" x 11'10")	2.8 x 2.3m (9'3" x 7'7")	2.6 x 2.1m (8'7" x 6'11")

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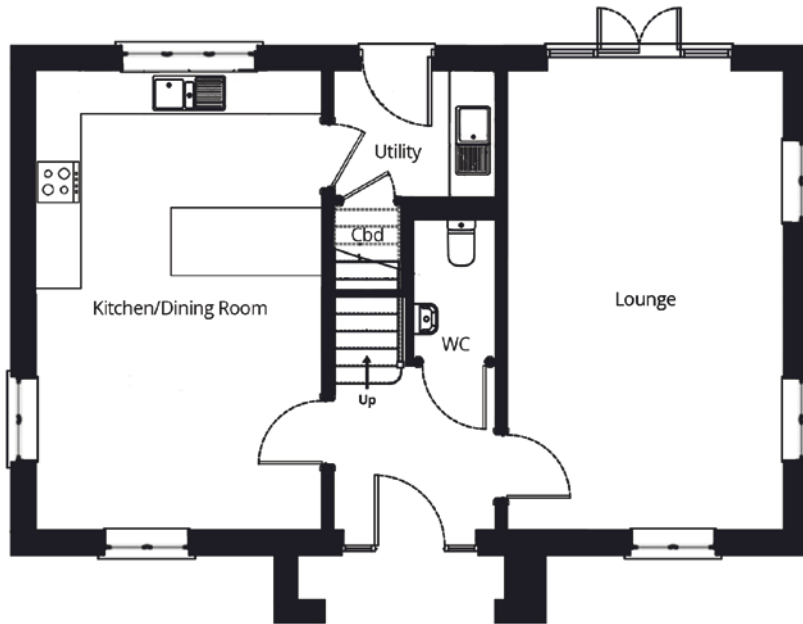
► Indicates dimensions in irregular rooms

CORNDON | 4 BEDROOM DETACHED HOUSE | 125m²

• 4 bedrooms • Kitchen/dining room • Utility room • Master bedroom with en-suite • Garage and parking • Lawned garden

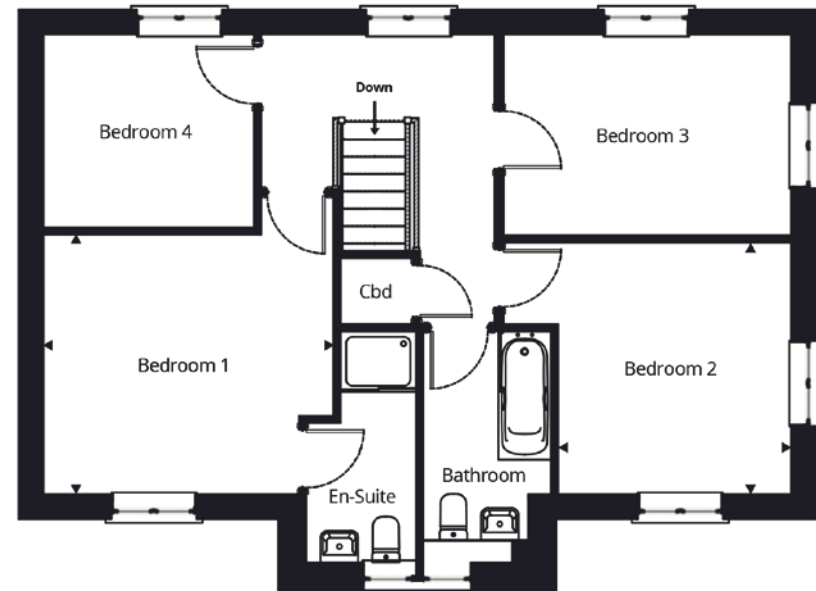


A four bedroom detached house. The entrance hall leads to the downstairs cloakroom and spacious lounge with double doors leading out into the garden, a kitchen/dining room and a utility room with direct access to outside. Stairs lead to the first floor to the en-suite master bedroom, bedroom two, three and four and a separate bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
3.8 x 6.1m (12'5" x 19'11")	3.7 x 6.1m (12'0" x 19'11")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4
3.8 x 3.4 (12'7" x 11'3")	3.1 x 3.3m (10'1" x 10'11")	3.8 x 2.7m (12'6" x 8'8")	2.8 x 2.6m (9'2" x 8'4")

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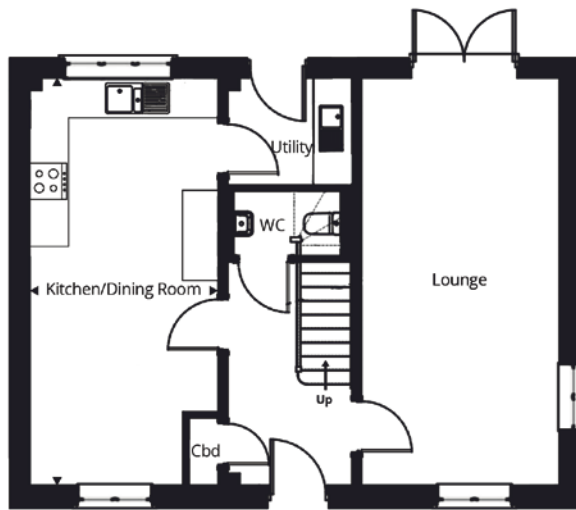
► Indicates dimensions in irregular rooms

LANGCOMBE | 4 BEDROOM DETACHED TOWN HOUSE | 151m²

• 4 bedrooms • Kitchen/dining room • Downstairs cloakroom • Master bedroom with en-suite & dressing room • Double garage and parking • Lawned garden

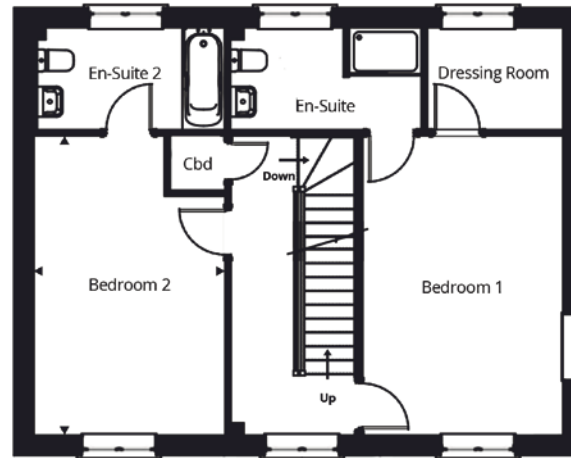


A 3 storey, four bedroom detached town house. The entrance hall leads to the cloakroom, utility room, spacious kitchen/dining room and lounge with double doors leading to the garden. Stairs lead up to the first floor to a spacious master bedroom with en-suite and dressing room, and a second bedroom with en-suite. Continue upstairs to two more bedrooms and a family bathroom with plenty of eaves storage.



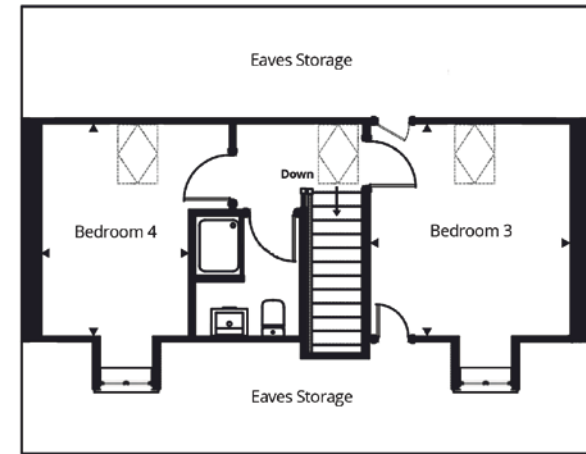
GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
3.1 x 6.8m (10'3" x 22'2")	3.3 x 6.8m (10'9" x 22'2")



FIRST FLOOR

BEDROOM 1	BEDROOM 2
3.3 x 5m (10'11" x 16'4")	3.2 x 5m (10'5" x 16'4")



SECOND FLOOR

BEDROOM 3	BEDROOM 4
3.3 x 3.5m (10'11" x 11'7")	2.5 x 3.5m (8'0" x 11'7")

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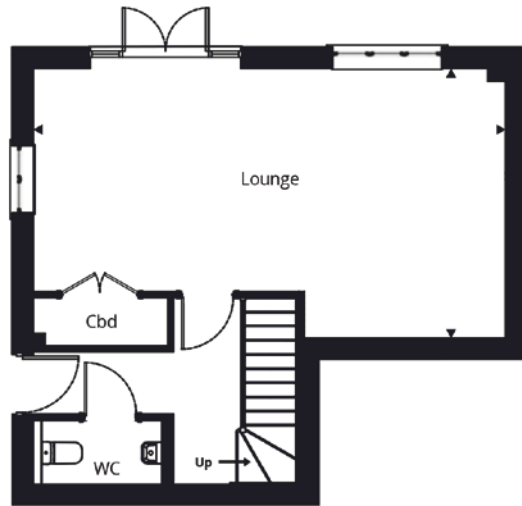
► Indicates dimensions in irregular rooms

BRIMHILL | 4 BEDROOM SEMI-DETACHED TOWN HOUSE | 158m²

• 4 bedrooms • Kitchen/dining room • Study • Master bedroom with en-suite • Garage and parking • Lawned garden

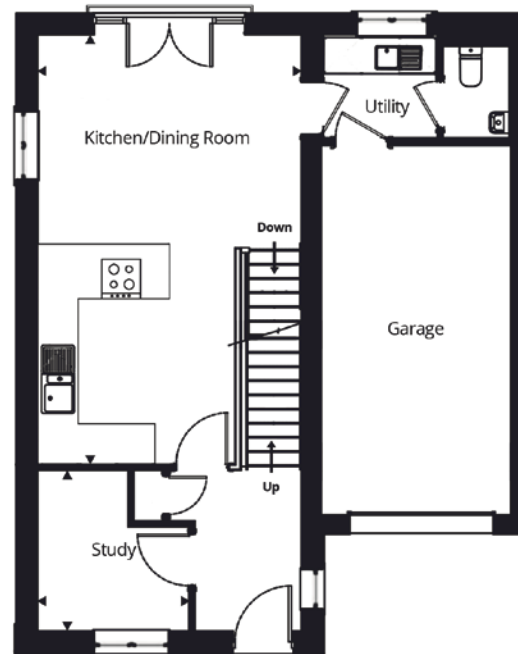


A 3 storey, four bedroom semi-detached town house. The entrance hall leads to a study, spacious kitchen/dining room with Juliet balcony, utility room, cloakroom and integral garage. Stairs lead down to the lounge with double doors leading to the garden and a cloakroom. Stairs lead up from the ground floor to a spacious master bedroom with en-suite and the remaining three bedrooms and a family bathroom.



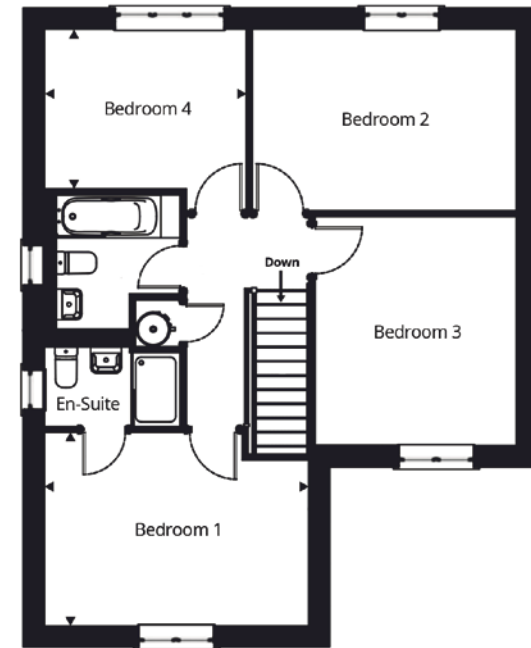
LOWER GROUND FLOOR

LOUNGE
7.7 x 4.4m
(25'2" x 14'5")



GROUND FLOOR

KITCHEN/DINING ROOM	STUDY	UTILITY
4.3 x 7m (14'1" x 22'10")	2.5 x 1.6m (8'1" x 8'7")	1.9 x 1.7m (6'1" x 5'6")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4
4.3 x 3.1m (14'1" x 10'4")	4.3 x 3m (14'1" x 9'8")	3.3 x 3.7m (10'9" x 12'3")	3.3 x 2.6m (10'9" x 8'6")

The information provided is for guidance only. It is not part of a contract or offer. All dimensions are subject to construction tolerances and images vary between plots. Windows, external finishes and landscaping may vary. It is important that purchasers ensure that they are happy with the details of their plot with the Sales Advisor. Boundary treatments altered for artistic effects. All information is correct at time of print but is subject to change.

CAVANNA @ ELM PARK
EXETER

SITE PLAN – PHASE 1

CAVANNA @ ELM PARK SITE PLAN

PHASE 1

2 BEDROOMS

RIPPON
PLOTS 131, 132

3 BEDROOMS

BRACKEN
PLOTS 135, 136, 139,
140, 164, 165

HAYTOR
PLOTS 39, 40, 133,
134, 173, 174

STEEPERTON
PLOTS 25, 34, 38, 137,
138, 166, 167, 169,
172, 176, 219, 222

LAKEHEAD
PLOTS 223

LONGAFORD
PLOTS 175, 220, 221

CHINKWELL
PLOTS 22, 23, 24

4 BEDROOMS

LITTAFORD
PLOTS 168

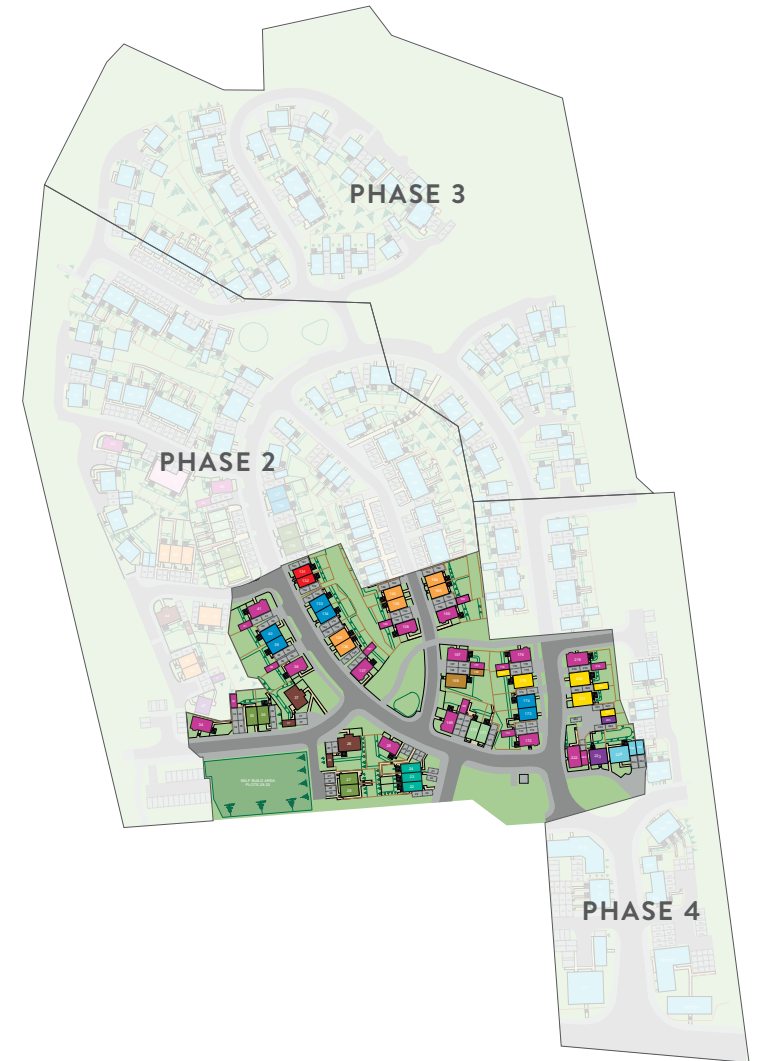
CORNDON
PLOTS 26, 37

LANGCOMBE
PLOTS 224

AFFORDABLE HOUSING

2 BEDROOM HOUSES
PLOTS 170, 171

3 BEDROOM HOUSES
PLOTS 27, 28, 35, 36,



This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change.





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