



Boston Quays

Boston Quays, Baylys Road, Oreston, Plymouth, PL9 7NQ

Exclusive Waterfront Development of 14 New Homes

Oreston, Plymouth



Discover waterside living

Boston Quays is a unique development offering contemporary styling within an enviable waterfront position. This collection of stylish homes benefits from direct access to Hooe Lake via a private slipway. There are a variety of house types on offer, all with 4 bedrooms, a generously sized open plan living area and ample garaging and parking. Each home showcases superior interior fittings throughout and boasts an impressive sun terrace from which occupants can enjoy the tranquil setting and stunning views





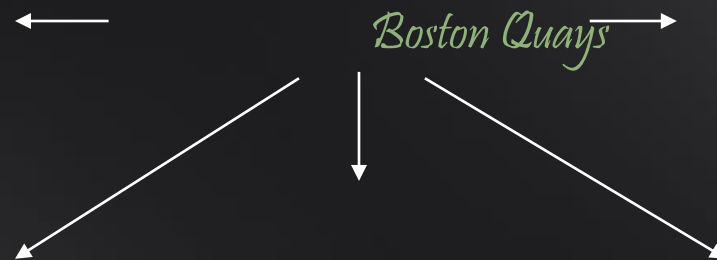
Boston Quay history

Oreston Village has a long and distinguished maritime heritage. Located beside the River Plym and within the sheltered anchorage of the Cattewater, the quay was once a bustling harbour where many ships were built, refitted and broken down for their timbers and rigging. Amongst these was the famous Bellerophon, purchased by the ship's surgeon after it was used to take Napoleon to exile in St Helena. The village itself once housed a smithy, bakery, tannery, chandlery, warehouses and workshops, public houses and several places of worship. It was home to tradesmen, sea captains and sailors, including the maritime adventurer Alexander Selkirk whose seafaring adventures inspired the storyline for Robinson Crusoe. In the late 19th Century, Trinity House based their depot at Oreston whilst building the 4th Eddystone Lighthouse.

Huge conifers, imported from North America, were seasoned in the river and lake. Railway sleepers and telegraph poles, produced in and dispatched from Oreston by rail and sea, reached all corners of the British Empire. Footings of the swing rail bridge linking Turnchapel with Oreston remain as a stark reminder of this rich industrial maritime past.

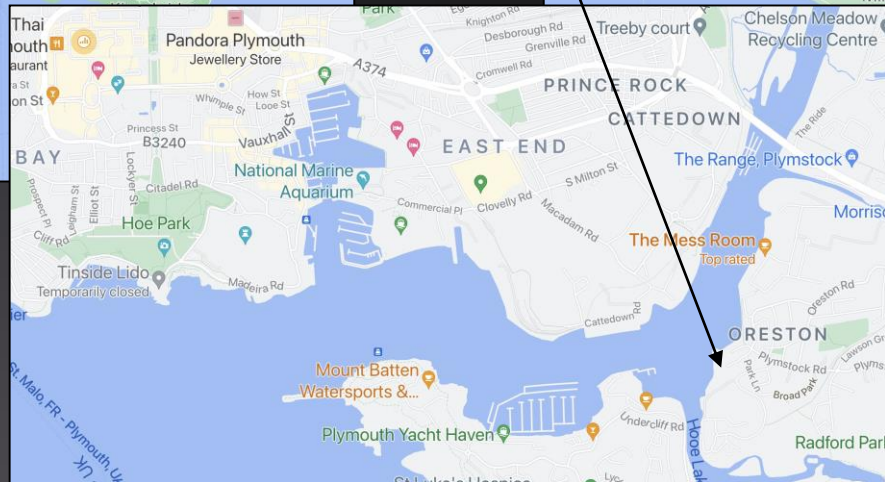
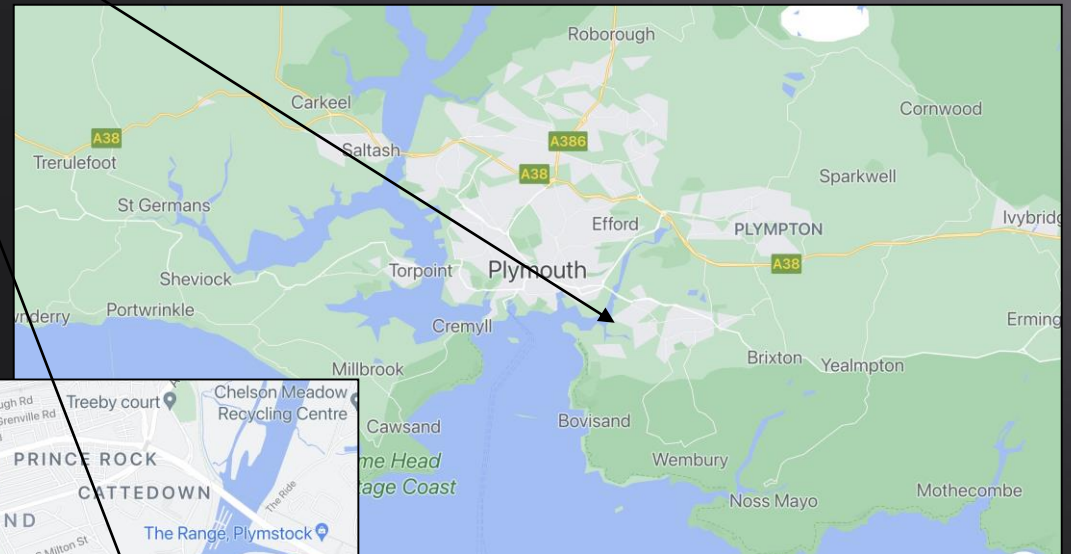
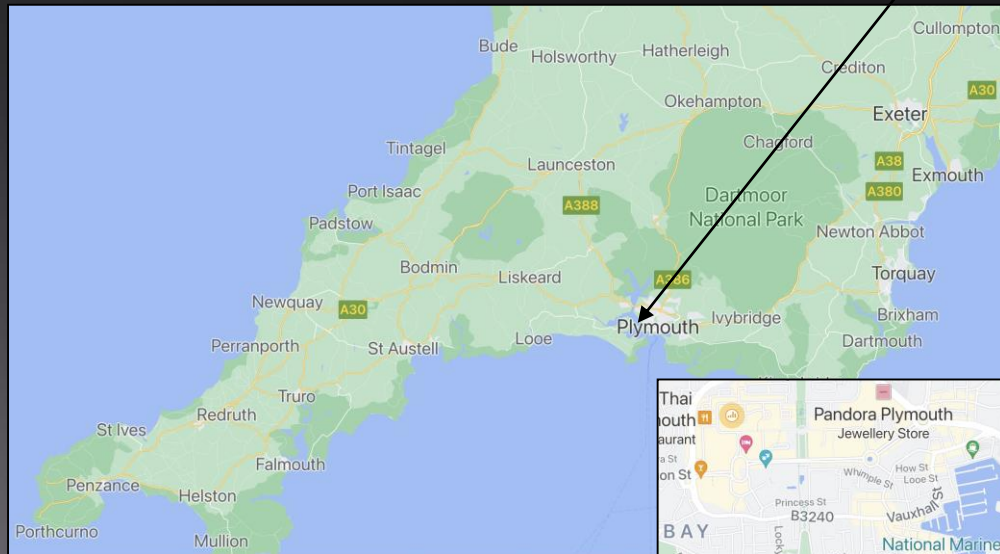
Over the centuries, the area has had many identities, from a privately owned estate in the 17th century to a base for oceanographic research in the 21st. Elements of this transition can still be seen within the landscape. Boston Quays, a fabulous collection of contemporary new build homes, is but another chapter within the evolution of this historic waterfront.







Boston Quays





Specification

Fourteen new build Architect designed houses
High quality specifications and contemporary interiors
Far Reaching views across the waters
10-year Structural Warranty

Construction :

Timber Frame Construction
Stone cladding
Cedral Cladding
Fibre Cement Slate Roof Covering
Solar Panels on roof
Aluminium Guttering & Downpipes

Kitchen :

Custom-made kitchen with Contemporary handleless doors with a choice of 3 beautiful colors
Quartz work surfaces & mood lighting
Full range of AEG appliances including :

Double multi function ovens
Integrated Fridge Freezer
4 cooking sections induction Hob & extractor
All drawers and doors soft closing
Under mounted Sink
Polished chrome hot tap
Integrated Dishwasher
Integrated Bin



Interior Finishes :

Custom made stairs with hardwood handrails
Engineered Flooring on ground floors / Porcelain tiles in bathrooms / Carpets on remaining floors
High quality satin stainless steel ironmongery

Heating & Ventilation:

ASHP servicing UFH and hot water storage cylinder and backup immersion heaters
DHW distributed around building with DHWSR to facilitate hot water at outlets
Heating and HW controls via local individual room thermostats, which are networked with access via a dedicated app
Garage area external cold supply shower and internal bib tap
MVHR (Mechanical Ventilation with Heat Recovery). Installed throughout building with rectangle wall and floor grills and round ceiling valves

Windows & Doors:

High performance Nordan Ntech aluminum clad timber windows
Internal doors TBC

Bathrooms:

Under floor heating in all bathrooms
Duravit Sanitary ware
Duravit Mirror
Showers & Taps in Chrome
Chrome heated towel rails to bathrooms and Master ensuite
Large format porcelain wall & floor tiles
Vanity washbasins



Electrical:

Accessories consisting of surface mounted stainless-steel switches, sockets, etc., which are visible all others not visible or in utility/plant rooms white surface

(Selection of sockets will have twin USB charging ports)

Lighting to be all Led with dimmable lamps for future addition of dimmer switches if required

LED 4 color RGB & WW (Warm white) strip lighting in castellated ceiling with remote control

Single color LED strip lighting under kitchen cupboards and under edge to work top switched locally

Light fittings, down lights white and chrome finish fire rated with replaceable lamps, Pendant lighting above Kitchen Island

Selected areas with PIR and override key switch

External of each patio door up/down (Unit 13 & 14 down only) stainless steel lights with local internal switches

Electrical distribution.3phs N & E to WPD cutout. Single phase 230v connected to local distribution boards

The main DB will be future proofed so that it can be converted to 3 phase if the need arises

EV Charging points in garages

Fire Alarm :

Fully addressable domestic fire alarm interfaced with sprinkler system. Designed to Category: - grade LD2

Network:

BT fibre optic broadband to each unit

Internal will consist of data outlets around the building hardwired Cat5e cables back to a network panel for connection to router/switch

TV coxes installed in relevant areas back to an amplifier position for future install of amplifier and aerial

Security :

Standard security system with presence detectors, door contacts and sounders

Gardens:

To be fully Landscaped



Estate Charges (Draft Budget)

Grounds :

Ground Maintenance £240

Repairs & Improvements:

General Repairs £300

Electrical & Mechanical

Electric Repairs £100

Insurance:

Public Liability Insurance £280

Directors & Officers Insurance £210

Utilities:

Communal Electricity £300

Communal Water £150

Professional Fees:

Accountancy Fee £580

Company Secretary Fees £180

Fire Risk Assessment £150

Health & Safety Risk Assessment £240

Management Fee £1,600

Management Fee VAT £320

Reserve Fund:

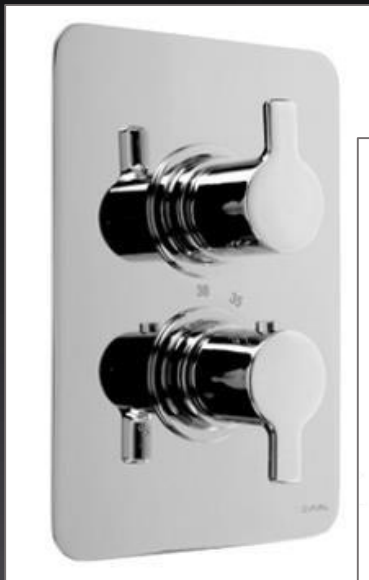
Road & Pathways £180

Mechanical & Electric £100

Sea Wall £6,000

Total (Draft Budget) £11,110

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Sanitary Ware indicative of what will be used in the new homes

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Ceramic Tiles, Stone Cladding, Engineered Flooring, Hardwood stair handrail

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Kitchens will be of contemporary design with a choice of three colors. Shaker style kitchens will be an additional costs

Kitchen Designs indicative of designs to be used in the new homes

CGI images of kitchen layouts

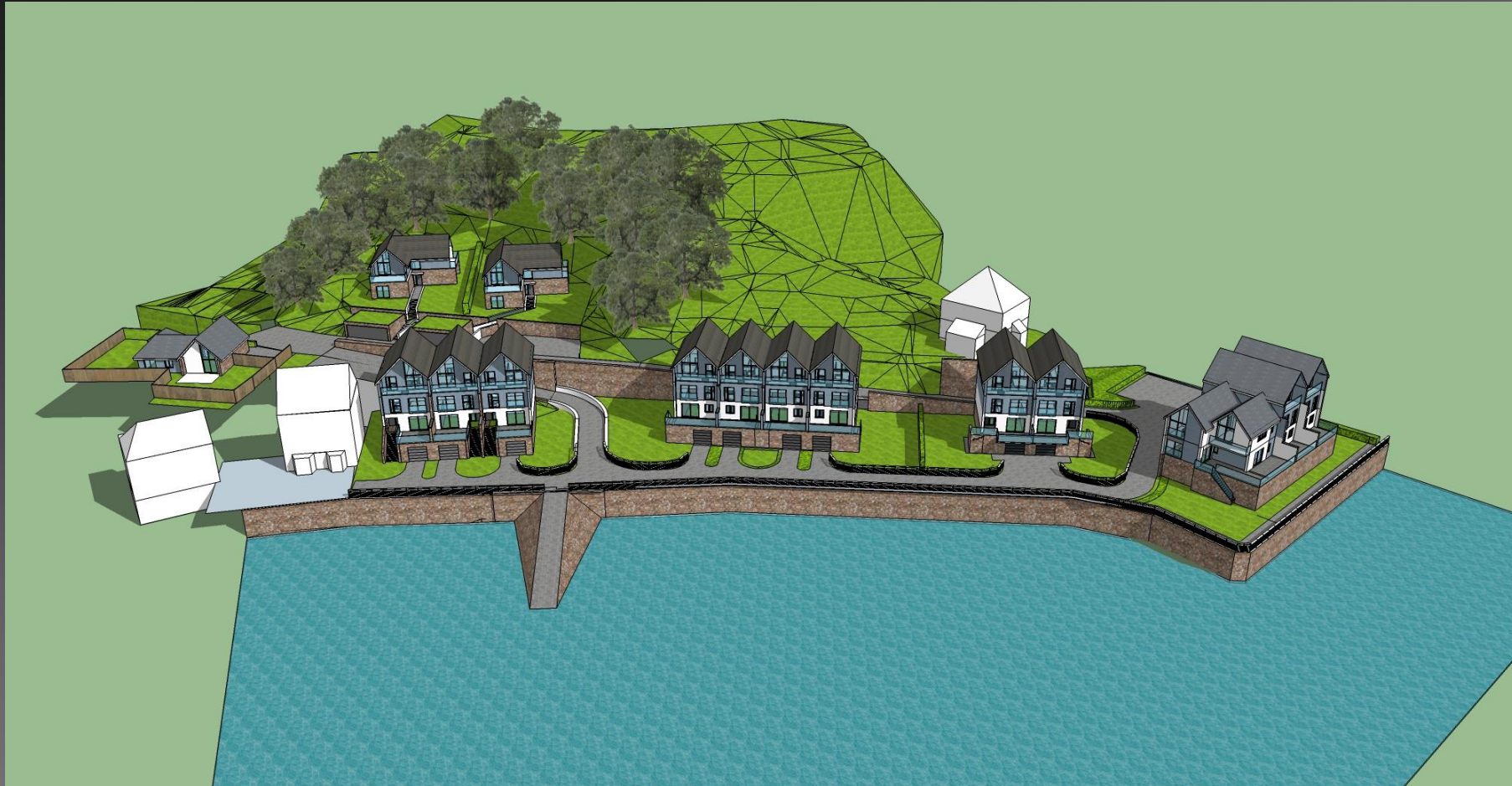


CGI images of kitchen layouts





CRESTONE





CRESTONE INTERIORS
EXCEPTIONAL LIVING

Crestone Interiors welcome you to their Property Styling Company

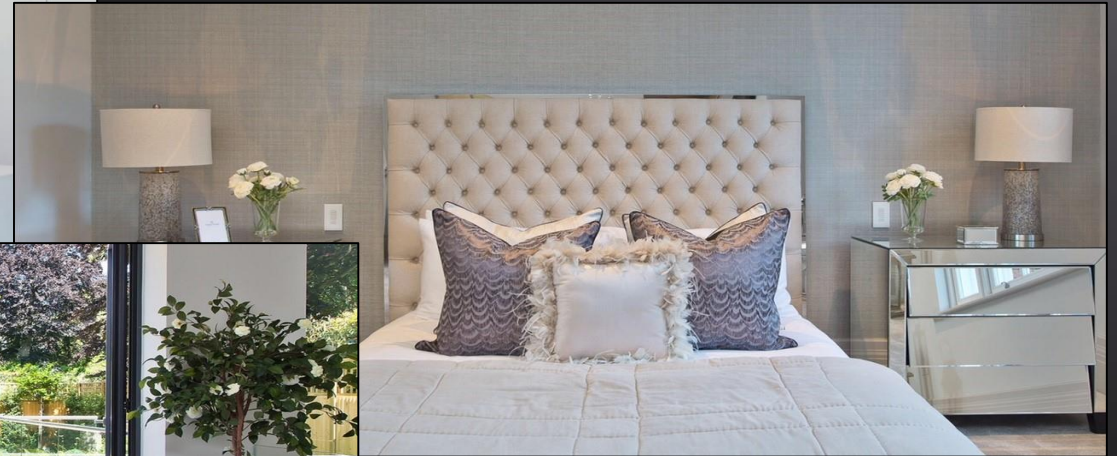
Crestone has always been a symbol of excellence in development, and we are now delighted to welcome you to Crestone Interiors. Our Home Styling company which is headed by the hugely experienced Sarah Frost, Crestone Interiors offer interior design, furniture and soft furnishing packages across all sectors, from contemporary new builds to period country homes.

Unlike many other interior businesses, we are not tied to any one suppliers meaning we can offer bespoke packages to cater for all budgets. Having years of experience in development, we can source products from around the globe, creating spaces with real imagination, and not just those from out of a catalogue

Please request our brochure for more information but for now please view below a few of the projects we have completed



Wimbledon Village





Southwark





Shoreditch





Reigate





Oxhott





Oxshott 2





Putney



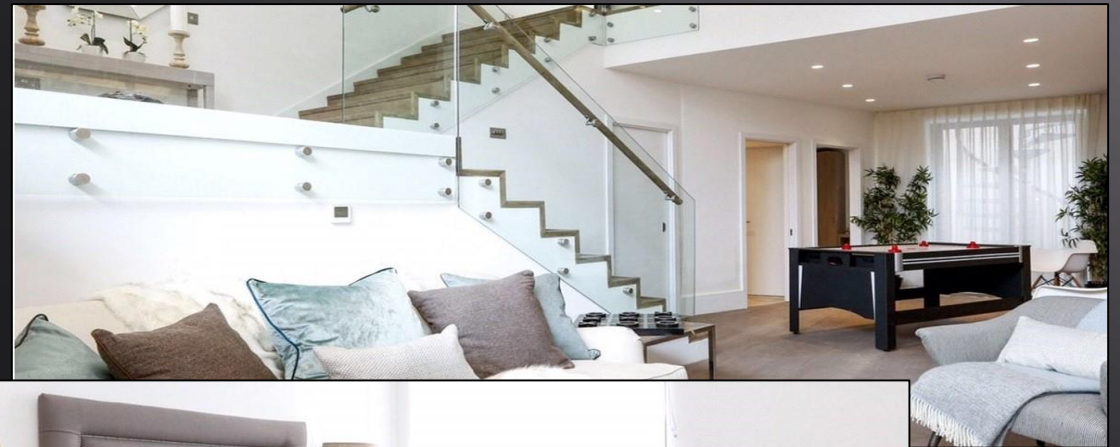


Fitzrovia





Clapham





www.crestone.co.uk

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