



EXCELLENCE IN DEVELOPMENT

# BOSTON QUAYS

The word "QUAYS" is in a white, sans-serif font. The letter 'A' is replaced by a white sailboat icon. Below the text are three horizontal wavy lines in a light green color, representing water.

*Exclusive waterfront development of 14 new homes*

PLYMOUTH - DEVON





**Unique** development offering contemporary styling within an enviable waterfront position

## *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 slipway.

There are a variety of house types on offer, all with 4 bedrooms, a generously sized open plan living area and ample garaging.

Each home showcases superior interior fittings throughout and boasts an impressive sun terrace from which occupants can enjoy the tranquil setting and stunning views.







## *On your* **Doorstep**

From the cobbled streets of the Barbican area to the re-generated buzzing restaurants and bars at the Royal William Yard. Plymouth has a unique history that has managed to intertwine with modern day living and expectations. Home to many events including the national fireworks awards which is performed on the Plymouth Hoe and is a spectacular experience.

## *History* **Hooe Lake**

Hooe Lake houses the remains of up to seventeen abandoned hulks, some of which are unique examples of waterborne craft.

Within the surrounding cliffs are the scars left by the quarrying of Plymouth Limestone, much of which provided the stone for Plymouth Breakwater.





# Plot 1, 2, 3

Plots 1 & 2 are end of terrace and terraced town houses, both with a balcony on each floor. Plot 3 is a 'one off' within the site with 2 storeys of living accommodation, a balcony on each floor and positioned to enjoy the panoramic water views and westerly sun.



## Unit 1

Ground - 55.52m<sup>2</sup>  
 First - 55.02m<sup>2</sup>  
 Second - 50.76m<sup>2</sup>  
**Total - 173.35m<sup>2</sup>**  
 Garage - 62.88m<sup>2</sup>

## Unit 2

Ground - 55.83m<sup>2</sup>  
 First - 55.74m<sup>2</sup>  
 Second - 50.17m<sup>2</sup>  
**Total - 173.79m<sup>2</sup>**  
 Garage - 63.70m<sup>2</sup>

## Unit 3

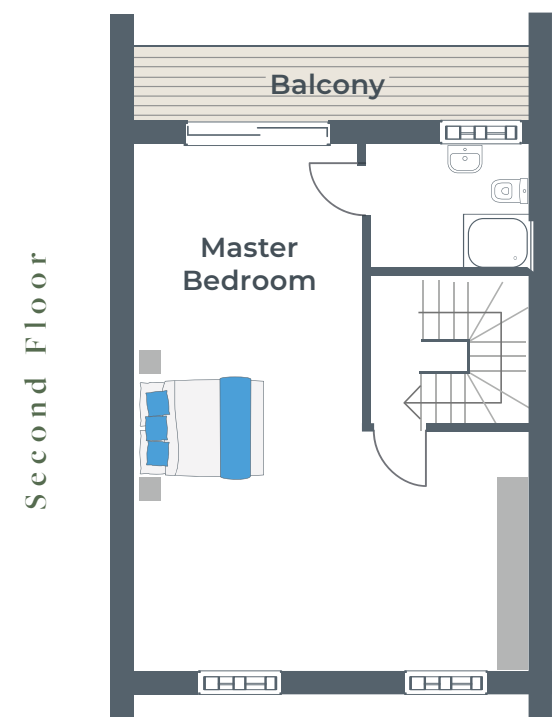
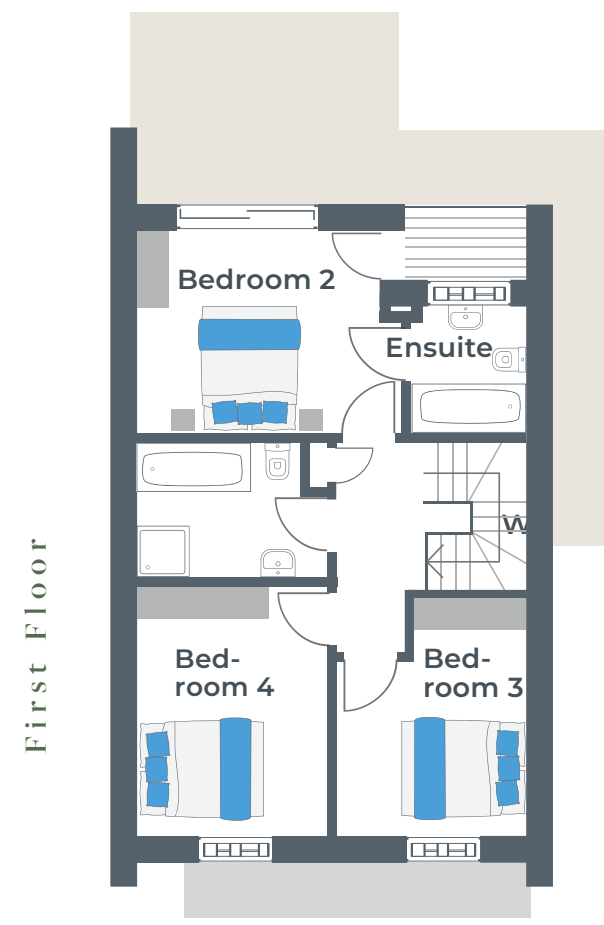
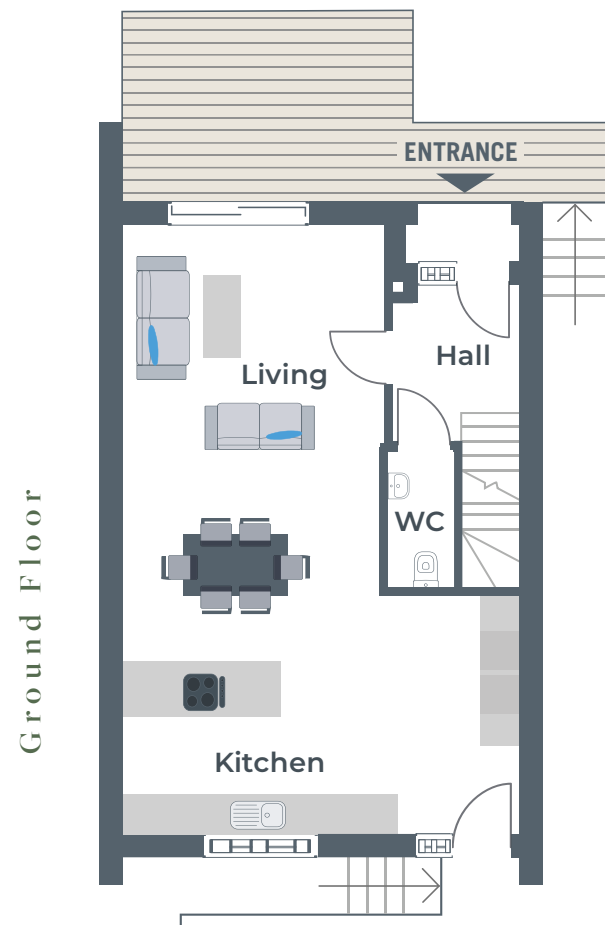
Ground - 62.18m<sup>2</sup>  
 First - 70.62m<sup>2</sup>  
**Total - 143.08m<sup>2</sup>**  
 Garage - 96.36m<sup>2</sup>





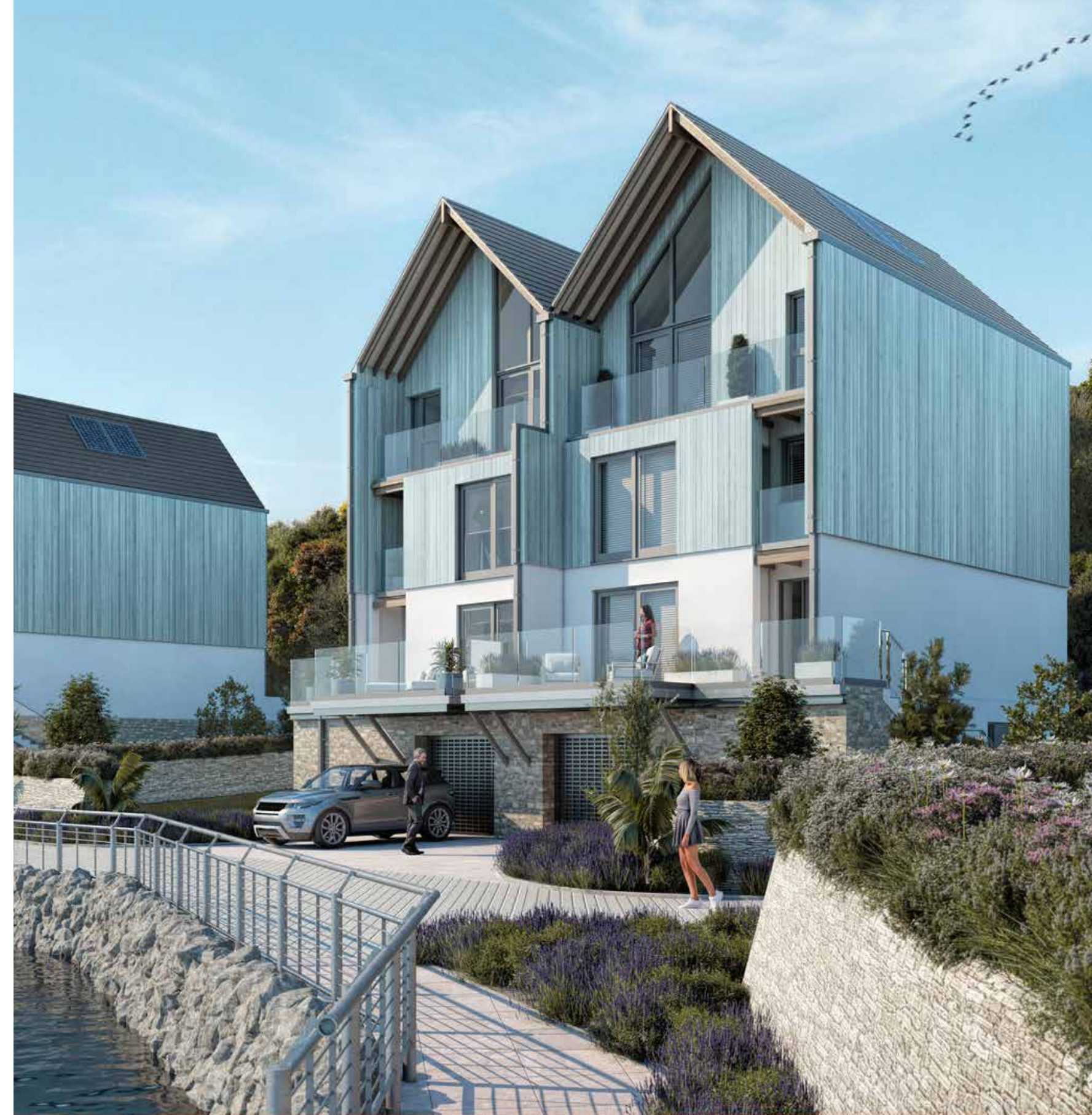
# Plot 4 & 5

A fabulous pair of semi-detached houses, beautifully designed with a balcony on each level to take in the panoramic water views. With undercroft garage.



## Unit 4,5

Ground -	54.94m <sup>2</sup>
First -	55.06m <sup>2</sup>
Second -	50.25m <sup>2</sup>
<b>Total -</b>	<b>160.25m<sup>2</sup></b>
Garage -	65.64m <sup>2</sup>



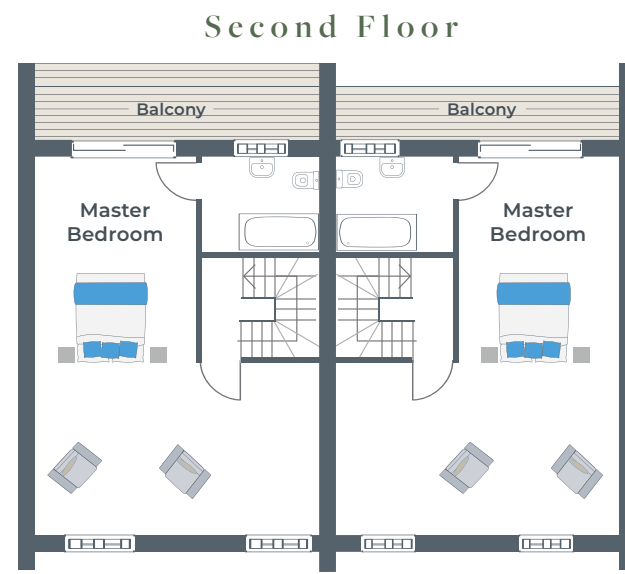
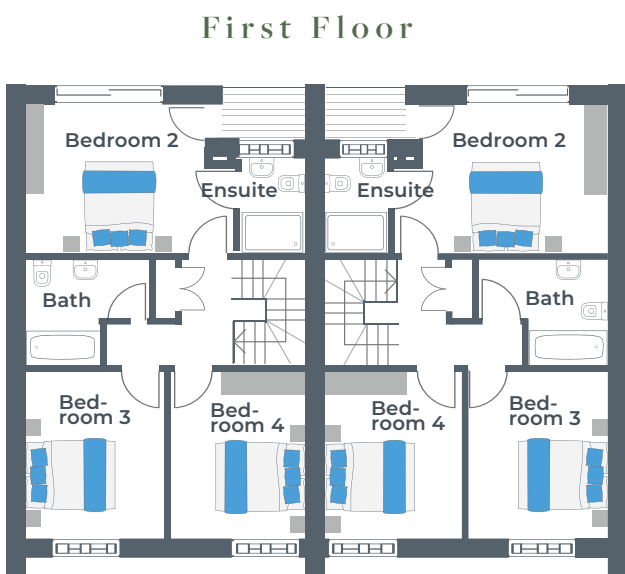
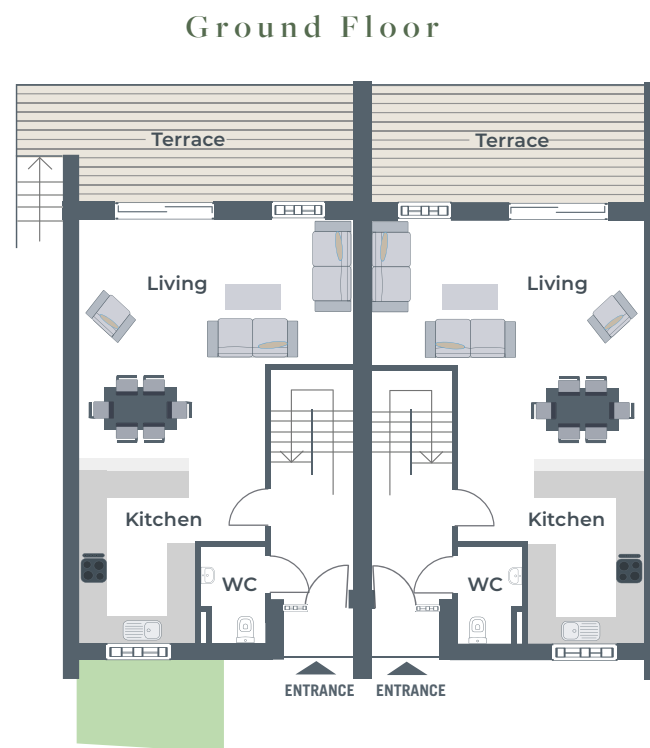


# Plot 6-9

Contemporary Terrace of four townhouses with balconies on all levels of accommodation, Panoramic water views and direct access to the slipway with undercroft parking.

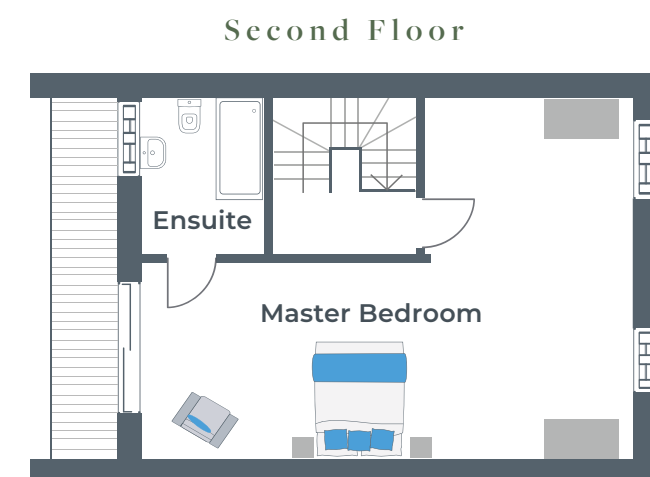
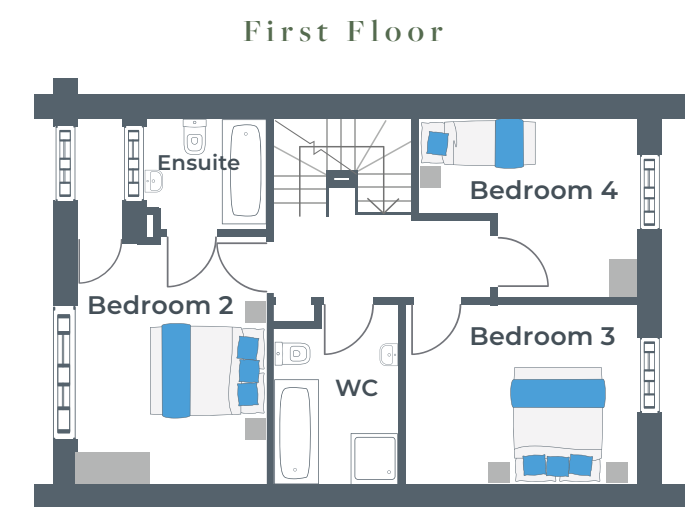
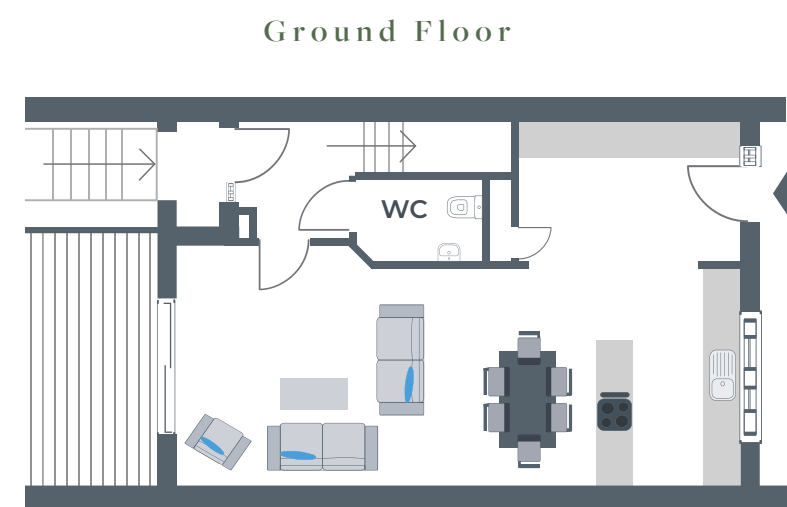
## Unit 6,9

Ground -	54.94m <sup>2</sup>
First -	54.67m <sup>2</sup>
Second -	55.6m <sup>2</sup>
<b>Total -</b>	<b>170.95m<sup>2</sup></b>
Garage -	61.96m <sup>2</sup>



# Plot 10-12

Terrace of 3 beautiful terrace of 3 three storey townhouses, with direct access to the slipway. The townhouses have balconies on all levels and undercroft parking.



## Unit 10,12

Ground -	50.36m <sup>2</sup>
First -	54.94m <sup>2</sup>
Second -	50.57m <sup>2</sup>
<b>Total -</b>	<b>160.24m<sup>2</sup></b>
Garage -	69.79m <sup>2</sup>

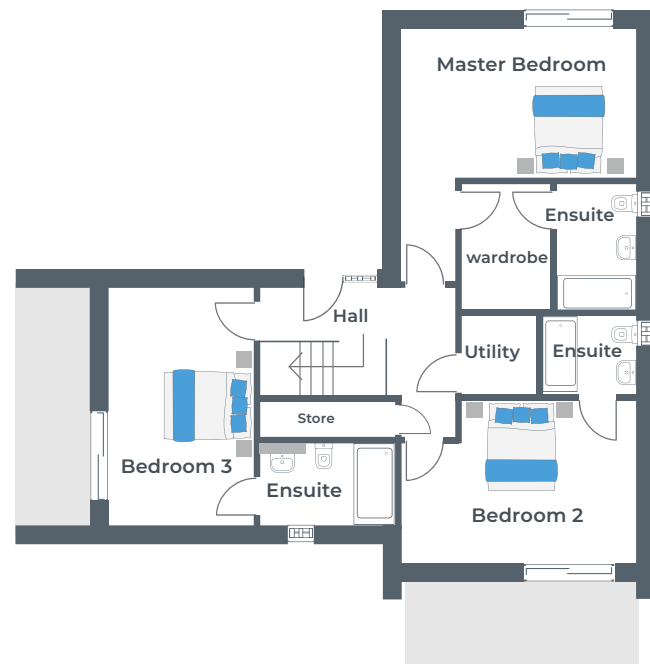




# Plot 13 - 14

Both plots are detached 2 storey houses set within their own private gardens and with views towards the Cattewater, each house has its own generous garage.

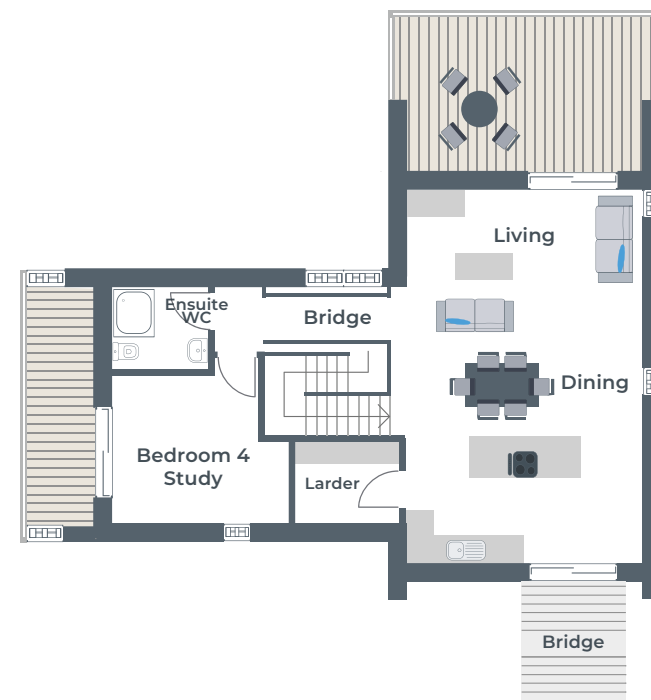
## Ground Floor



## Unit 13,14

Ground -	94.38m <sup>2</sup>
First -	75.86m <sup>2</sup>
<b>Total -</b>	<b>170.44m<sup>2</sup></b>
Garage -	33.44m <sup>2</sup>

## First Floor



# Specification

### Construction

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

Recovery). Installed throughout building with rectangle wall and floor grills and round ceiling valves

### Windows & Doors

- High performance Nordan Ntech aluminium clad timber windows
- Internal doors TBC

- Electrical distribution. 3phs N & E to WPD cut-out. 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

### Kitchen

- Custom made kitchen with Contemporary handleless doors with a choice of 3 beautiful colours
- Quartz work surfaces
- 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

### 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
- Porcelanosa wall & floor tiles
- Vanity washbasins

### 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

### 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)
- Lighting to be all Led with dimmable lamps for future addition of dimmer switches if required
- LED 4 colour RGB & WW (Warm white) strip lighting in castellated ceiling with remote control
- Single colour 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

### Interior Finishes

- Custom made staircase
- Engineered Flooring on ground floors / Porcelain tiles in bathrooms / Carpets on remaining floors
- High quality satin stainless steel ironmongery

### Security

- Standard security system with presence detectors, door contacts and sounders

### Gardens

- To be fully Landscaped

### Estate charge

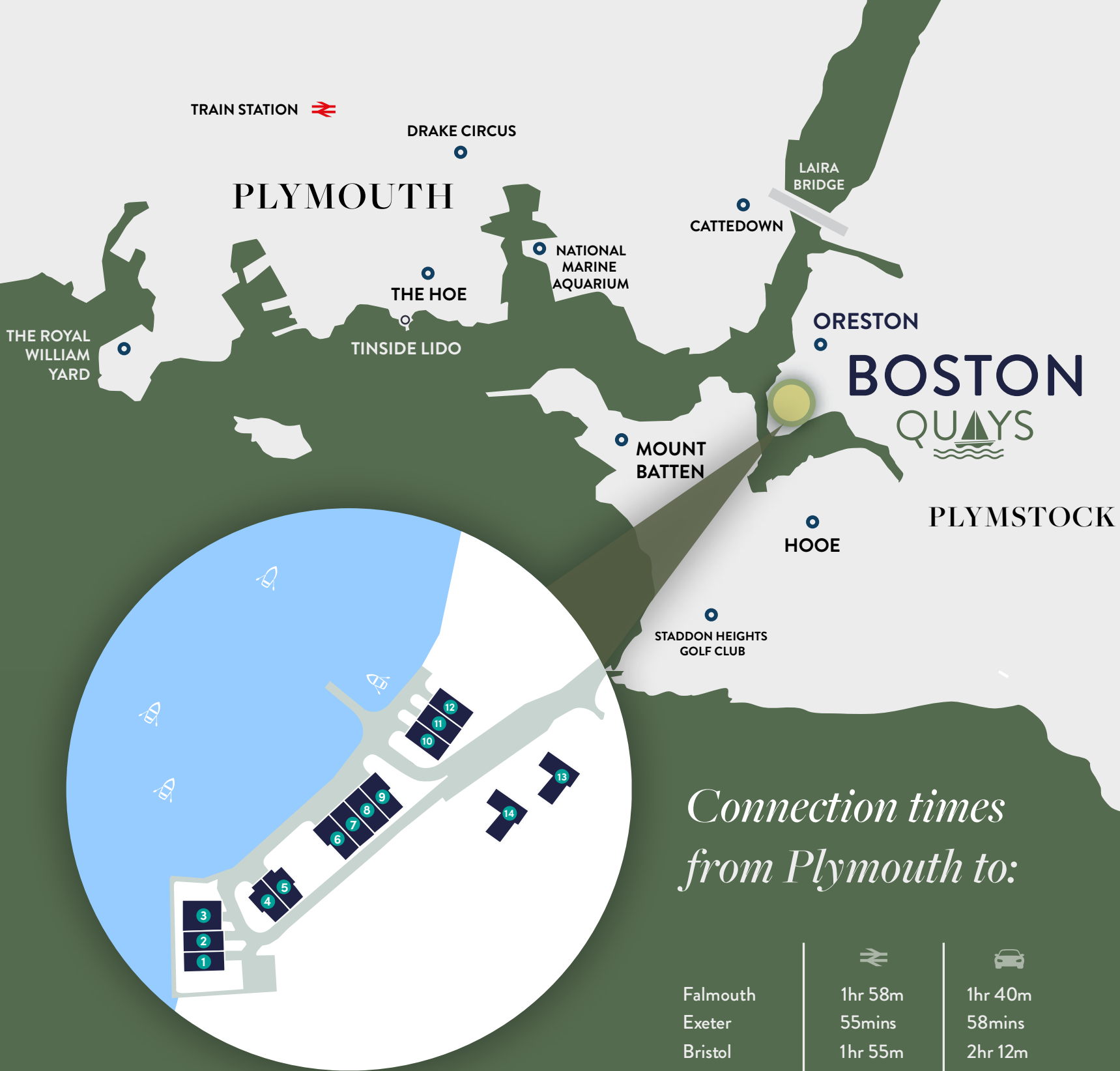
- There will be an estate charge, please ask the agents

### 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







*Connection times  
from Plymouth to:*

Falmouth	1hr 58m	1hr 40m
Exeter	55mins	58mins
Bristol	1hr 55m	2hr 12m
Reading	3hr 11m	3hr 17m
London	3hr 40m	4hr 22m

*Location  
Baylys Road, Oreston,  
PL9 7NQ*

Local development funding provided by



bricksfinance.co.uk

Paul Humphries Architects Limited have been delivering the highest quality Architecture throughout the region for over thirty years, and are delighted to be working with Crestone (again) and Bricks on this stunning development.



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