



HIGHFIELDS

CUBERT

“Some old-fashioned things
like *fresh air* and *sunshine*
are hard to beat.”

— Laura Ingells Wilder





WELCOME TO HIGHFIELDS



| Smugglers Inn - Cubert

Highfields is a superb collection of *luxurious contemporary homes*, located on the edge of the beautiful, much sought after, village of Cubert with outstanding, far reaching countryside views.

Located just a short distance from the famous Holywell Bay and stunning coastal walks and with a vibrant village community just outside the front door, Highfields is the perfect mix of coast and country.

Homes at Highfields, are being created with Legacy Home's trademark design led architecture, attention to detail and contemporary living spaces, perfect for modern family life.

Located conveniently for accessible commute times to Cornwall's main business hubs such as Truro, St Austell, Bodmin and Camborne and stunning North coast beaches such as Holywell Bay, Crantock and Perranporth, Highfields offers the modern family the ultimate coastal lifestyle.

As with all of our award-winning, luxury developments, Highfields will also be fitted with a variety of design finishes, providing character throughout, and beautiful landscaping.



| Holywell Bay



SUSTAINABLE LIVING



Our current homes are our most *sustainable and energy efficient yet* due to our passion for seeking out energy and sustainability innovation without compromising on the quality of your new home.



As a modern builder of quality new homes and communities, we are passionate about reducing our impact on the environment, increasing the energy efficiency of our homes and minimising running costs.

We are committed to constantly evolving our homes to be the most energy efficient they can be through sourcing the most sustainable and efficient energy sources. Our current homes are our most sustainable and energy efficient yet due to our passion for seeking out energy and sustainability innovation without compromising on the quality of your new home.

We believe our responsibility building fine quality new homes includes thinking about the finer details in all aspects of your home. This includes; discrete integrated PV panels, air source pumps delivering sustainable heating source to underfloor heating, optional home battery solar systems to power near off-grid energy consumption and external EV ready power sockets.

CUBERT

A VILLAGE CONNECTED

The village enjoys excellent transport links and is situated close to popular North Coast destinations such as Holywell Bay and Perranporth.

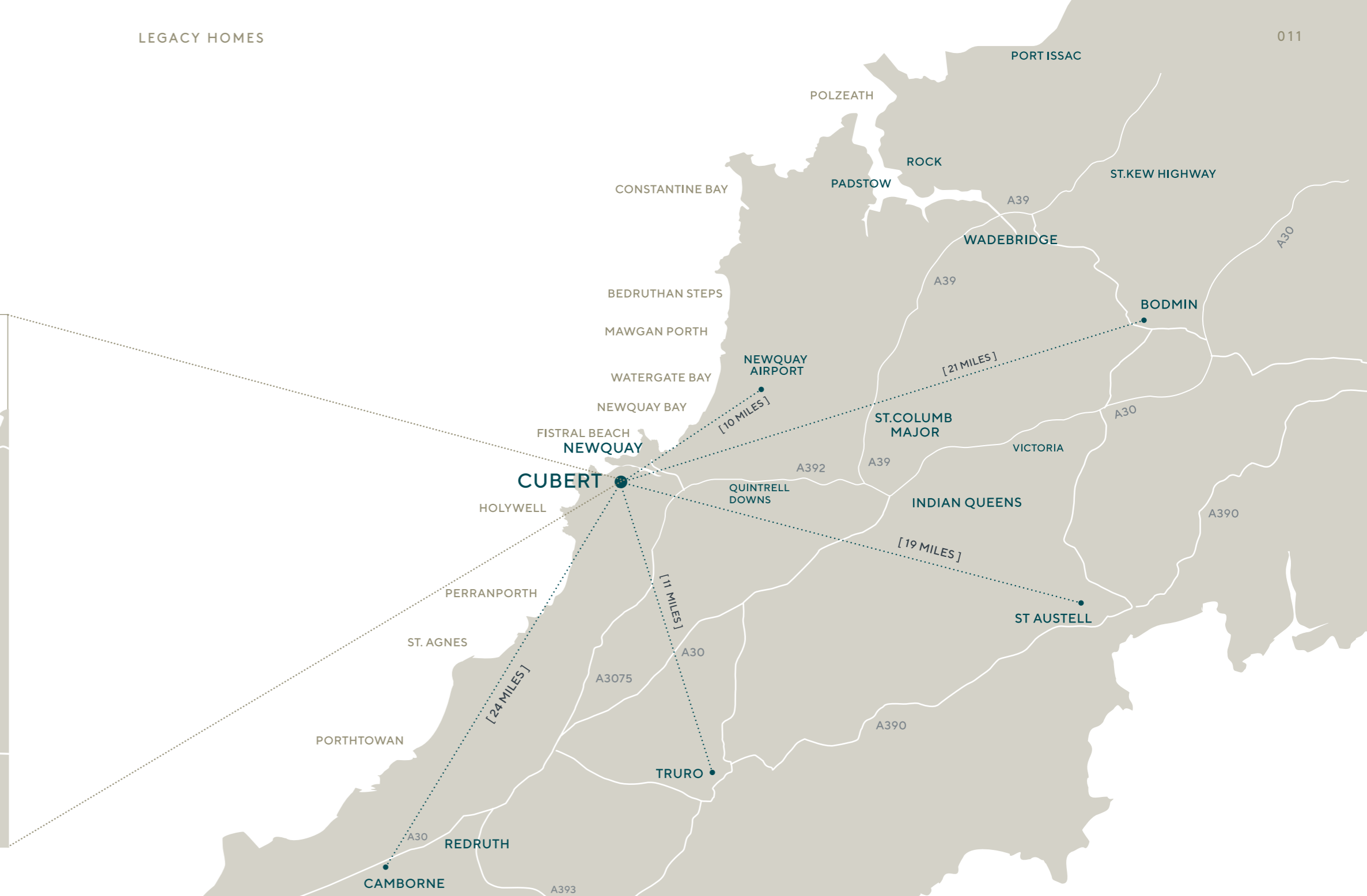
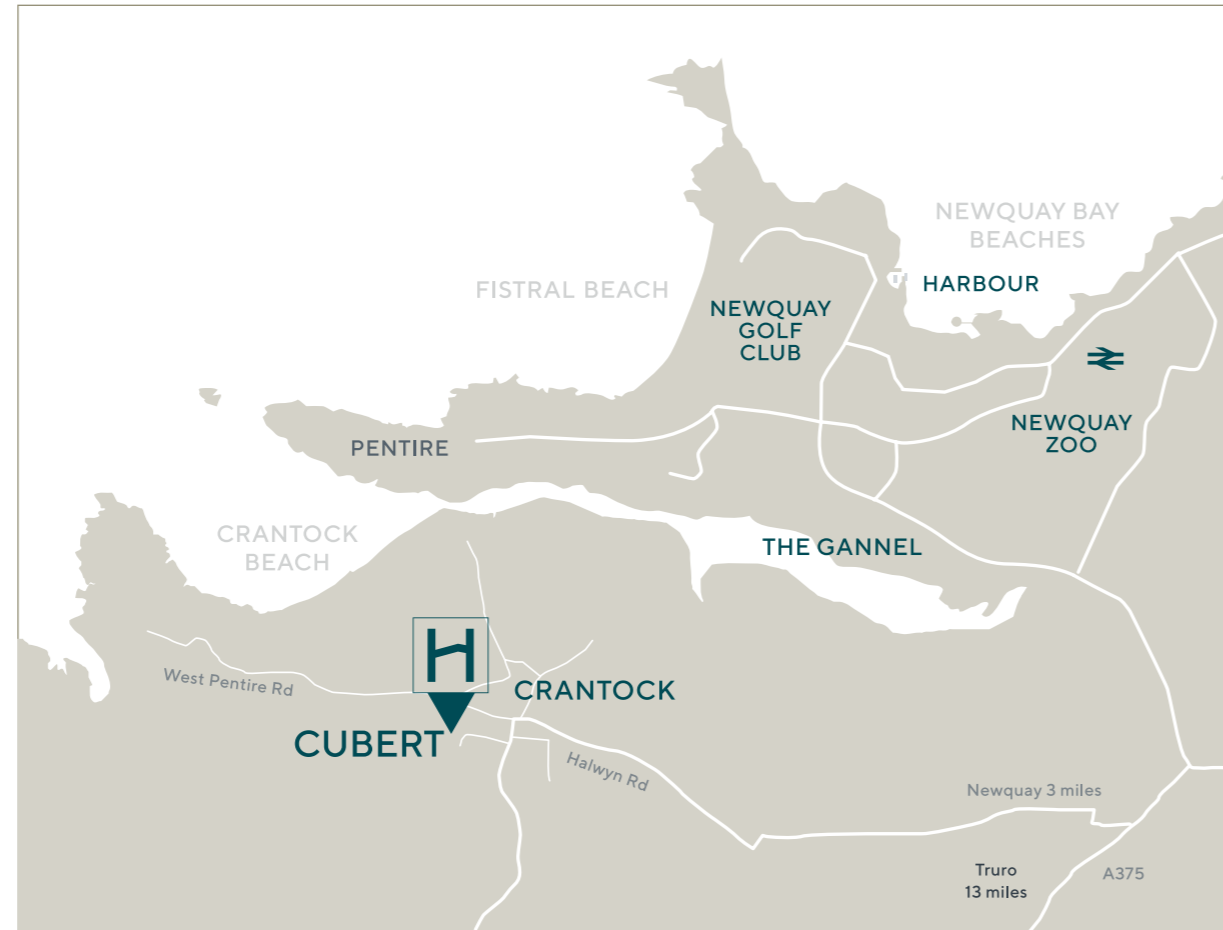
Cornwall's main arterial route, the A30, is just a five mile drive from Cubert, and the cathedral city of Truro is only 11 miles away. Newquay has its own railway station and links to Bodmin Parkway station, which provides mainline rail travel to Exeter, Bristol and London Paddington.

For trips further afield, Cubert is just 12 miles away from Cornwall Airport Newquay, which offers direct links to London, Leeds, Manchester, Birmingham, Scotland and the continent.

Distances and times quoted are approximate guides.

LOCATIONS

- Newquay 4.5 miles
- Holywell 1 mile
- Perranporth 6 miles
- Newquay Airport 10 miles
- Bodmin 21 miles
- Crantock Village 1 miles
- Truro 11 miles
- St Ives 24 miles
- St Austell 19 miles



CUBERT

A VILLAGE BY THE SEA

The idyllic coastal village of Cubert is overflowing with character and a thriving community, traditional 16th century Cornish pub, independent foodie pop-ups, Holywell Bay Surf Life Saving Club, shops, carnivals and local primary school.

Join activities at the village hall to meet other residents, community groups and businesses at the heart of village life.

With miles of dramatic coastline, long sandy beaches and captivating countryside to explore, there are endless opportunities to enjoy the great outdoors by foot, bike or car in the UK's favourite destination: Cornwall.





HIGHFIELDS

CUBERT



| Holywell Bay

CONTEMPORARY COASTAL LIVING

Swimming, surfing or paddle boarding. Make the most of having some of the finest beaches in the UK right on your doorstep, including Holywell Bay, Perranporth and Crantock.

Looking for family days on the beach, join the Holywell Bay Surf Life Saving Club and know children will grow up safely on the water and will have some amazing stories to tell of growing up on the North Cornwall coast.

Head to the huge, golden sand beach of Holywell Bay backed by wonderful grassy dunes, perfect for picnics or watching impressive sunsets. At low tide, it's possible to explore the fascinating Holywell Cave with its rainbow coloured walls.

Alternatively, walk through the magical Poly Joke poppy fields and on to the hidden gem of Poly Joke beach.

There is plenty to explore right on your doorstep up and down the beautiful North coast of Cornwall. The great Atlantic Sea and the North Coast of Cornwall. A coast that is truly worth living.

| Trelissick Gardens



| The Watering Hole, Perranporth



| Poly Joke Beach

NEARBY

Highfields also provides a wonderful base that enables easy access to the rest of what Cornwall has to offer. Here are just a few of our favourites;

Just a few miles along the coast is **Perranporth beach** with its endless golden sands and the famous **Watering Hole beach bar**, the UK's only bar on a beach, to enjoy great food, drinks and sunsets with friends and family.

- Take a day trip to **Padstow**, enjoying a cycle ride on **The Camel Trail** followed by **Rick Stein's Fish & Chips**.
- A short trip to **Trelissick Gardens** to see the estuaries of the South Coast and the great National Trust house, gardens and pasturelands.
- Venture to **St Ives** to witness the artistic light in the sky and the works of art at **The Tate Gallery**.
- Alternatively, head up to **Crantock Beach** where you can, at low tide, walk across the footbridge and visit the **Fern Pit Café**, one of Cornwall's best kept secrets, where you can order a fresh crab or lobster for dinner.



| Holywell Bay coastal path



| Holywell Bay



Our passionate and experienced team has been creating beautiful, luxurious modern living spaces in the UK's most sought-after locations for more than 15 years. Legacy Homes is a premium house builder with an impressive portfolio of award-winning developments.

Channelling our passion, expertise, and determination to deliver the highest standards, we create design-led, contemporary family homes. We oversee every build from start to finish with meticulous attention to detail, from concept and planning through to completion and handover, ensuring our trademark build quality and attention to detail.

Design

We work tirelessly to ensure we achieve the highest quality architecture and craftsmanship for which Legacy is renowned. To ensure our rigorous standards are maintained, we have an in-house Legacy Design Practice that oversees every element of our designs. Our spatial and interior designers maximise indoor and outdoor living space to create homes which are aesthetically beautiful and practical for everyday life.

Construction

The Legacy Construction team ensures an unrivalled level of build quality. Applying our wealth of construction experience ensures we deliver homes to last a lifetime every time. From concept to completion, our expert site managers and their specially-selected construction teams take personal pride in delivering the highest quality homes at all new developments.



WHY BUY A LEGACY HOME

Our passionate and experienced team has been creating beautiful, luxurious modern living spaces in the UK's most sought-after locations for more than 15 years. Legacy Homes is a *premium house builder* with an impressive portfolio of award winning developments.



Customer Care

We understand that purchasing a new home can be stressful, which is why we try and make the process as smooth as possible.

Once you reserve a Legacy home, we work behind the scenes to ensure information is passed quickly to your solicitor to ensure a smooth exchange. When exchanged we work with you through the next stage of purchasing and on to your legal completion.

Before completion our focus is to make sure everything is ready for you to move straight in, it is important to us that you are happy with your new home which is why we have a stringent quality checking process. You won't receive your keys until we are satisfied all of our quality standards have been met.

A full homeowner pack will be provided when you move in along with an in-depth handover of your property so you have everything you need for a stress-free move. We also provide an after-care service and are on hand to answer any questions or queries you might have about your new home while you are settling in.



Before completion our focus is to make sure *everything is ready* for you to move straight in.



WHY BUY A LEGACY HOME AT HIGHFIELDS

You'll enjoy all the benefits of owning a brand new Legacy home, built by our award-winning team. Legacy-built homes are meticulously planned with high-quality fixtures and fittings, clean lines and contemporary designs.

Every Legacy home comes with our own 2 year warranty and a ten-year NHBC Buildmark warranty, removing the need for a structural survey and giving you peace of mind.

- Buying a new home gives you a blank canvas on which to stamp your personal style. We offer a range of finishes choices to help you to create your unique home
- New homes are low maintenance and designed for modern living.
- New properties enjoy lower running costs. With higher levels of thermal insulation and energy efficient heating systems, new homes are cosy and warm up more quickly.
- All appliances, fixtures and fittings are brand new. Appliances are highly energy-efficient and under warranty.
- Legacy homes benefit from increased security; all doors and windows incorporate additional locks and security devices.
- Legacy offers a comprehensive customer care service.
- You'll become part of a village community.



SITE MAP



KEY

- Four Bedroom Homes Detached
• Plots 5, 12, 20, 22
- Five Bedroom Homes Detached
• Plots 15 - 19
- Phase 2 Release
- Affordable Housing

*Please note, the development plan above is an illustration only and might not accurately depict final materials, landscaping or street lighting. Legacy Homes reserves the right to amend the layout and specification as necessary. Please speak to our Sales Advisor for more details.

BEAUTIFUL INSIDE AND OUT

Whether you're looking to buy your first home, need more space for your growing family, or are simply drawn to Cubert and Cornwall's North Coast due to its beautiful setting, our homes offer contemporary coastal living at its best.

Careful thought and painstaking attention to detail has been given to the full specification and design of these homes, from the fully-integrated kitchens to the stylish bathroom suites. Legacy delivers exemplary craftsmanship and a high-end finish throughout. You'll be proud to call Highfields and Cubert your home.

Careful thought and *painstaking attention to detail* has been given to the full specification and design of these homes...



SPECIFICATION

FINISHING TOUCHES

Kitchen & Utility

- British-built contemporary fitted kitchen
- Choice of quartz worktops
- Blanco Mode stainless steel sink and a half with chrome mixer tap
- Range of Miele appliances to include:
 - Built in multi-function oven
 - Four zone induction hob
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Separate utility room (4 & 5 bedroom homes)
- Hot tap, wine fridge, Miele microwave (4 & 5 bedroom homes)

Interior Finishes

- Front door with chrome fixtures and fittings
- Hand painted internal doors with brushed fixtures and fittings
- Oversized skirting detail
- Walls and ceilings painted in contemporary colours
- A choice of Karndean flooring in the hallway and kitchen/ dining areas and utility*
- Luxury carpets in all other rooms

Heating & Electrical System

- Highly efficient 'Air source heat pump' with stored water cylinder
- Under-floor heating on the ground floor
- Thermostatically controlled radiators in all other rooms
- LED downlights in the hallway, kitchen and bathrooms
- Pendant lighting in all other rooms
- Ceiling speakers provided in the kitchen area

- High-level TV points provided to bedrooms and kitchen dining areas
- BT points in the under-stair cupboard, kitchen and lounge
- Fused spur provided for intruder alarm
- Pre-wired for fibre broadband

Bathrooms & Ensuites

- A choice of tiling in bathrooms and en-suites to include*:
 - Full height tiling in shower and bath areas
 - Half height tiling on walls with sanitary ware
- Choice of tile flooring in all bathrooms and en-suites
- Contemporary bathroom suite
- Chrome mixer taps and shower fittings
- Large fitted mirrors
- Heated electric towel rails
- Low-level automatic lighting

*Subject to build stage

External Finishes

- Anthracite PVCu high-performance double-glazed windows
- Frenchdoors leading on to the garden
- Private driveways
- Single garages with up-and-over door (selected homes)
- Power socket and light in garages
- Paved patio to the garden
- Turfed garden with 1.8m dividing fences
- External cold tap
- 32A external electric socket (pre-wired) to accommodate EV charging unit
- Landscaped front garden
- External light at the front and rear of homes

Construction & Peace of Mind

- Traditional masonry build
- Slate roof to all homes
- Painted render system
- Lindab gutters and downpipes
- De Lank Cornish stone cladding (selected homes)
- Vertical slate cladding (selected homes)
- 10 year NHBC Warranty
- 2 year Legacy warranty
- Home demonstration



4 BEDROOMS DETACHED HOMES

PLOTS 5, 12, 20, 22

Our generously proportioned 4 bed houses are homes to be proud of and include large open plan living spaces, four double bedrooms, useful separate study and utility rooms and garage. Perfect for modern family living and entertaining.

DIMENSIONS

Ground Floor

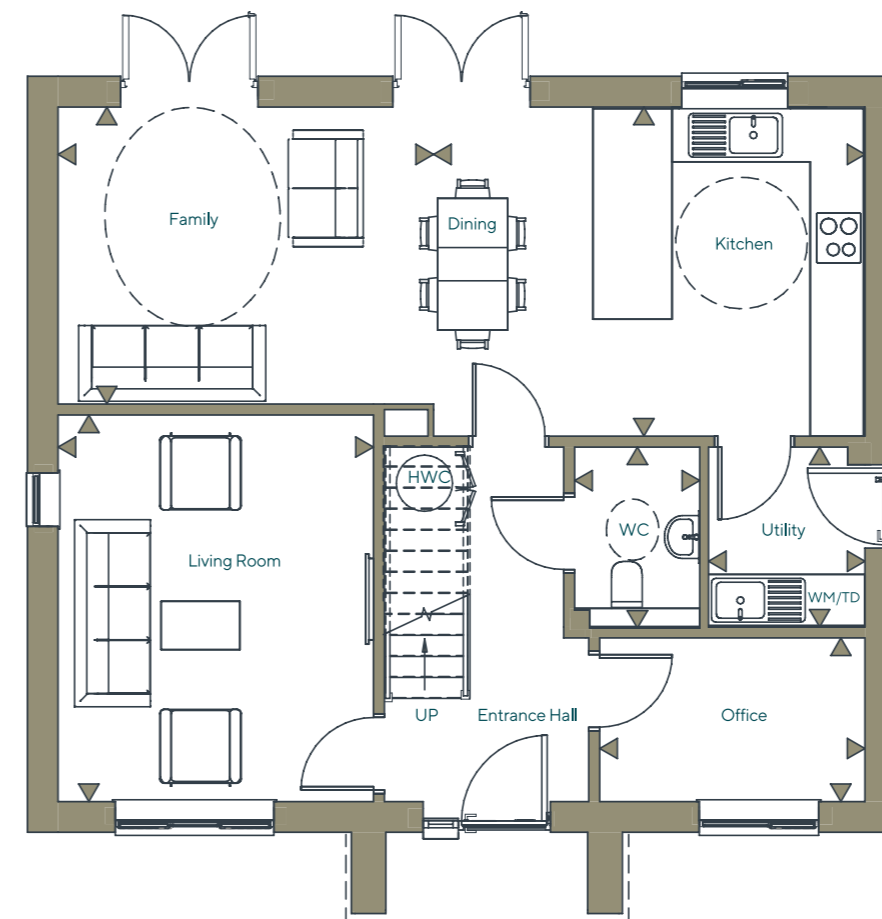
Family	4.3 x 3.4m	14' - 1" x 11' - 1"
Dining / Kitchen	4.9 x 3.8m	16' - 2" x 12' - 4"
Utility	1.8 x 2.1m	5' - 10" x 6' - 9"
WC	1.4 x 2.1m	4' - 8" x 6' - 9"
Living Room	3.6 x 4.4m	11' - 10" x 14' - 6"
Office	3.0 x 1.9m	9' - 11" x 6' - 1"

First Floor

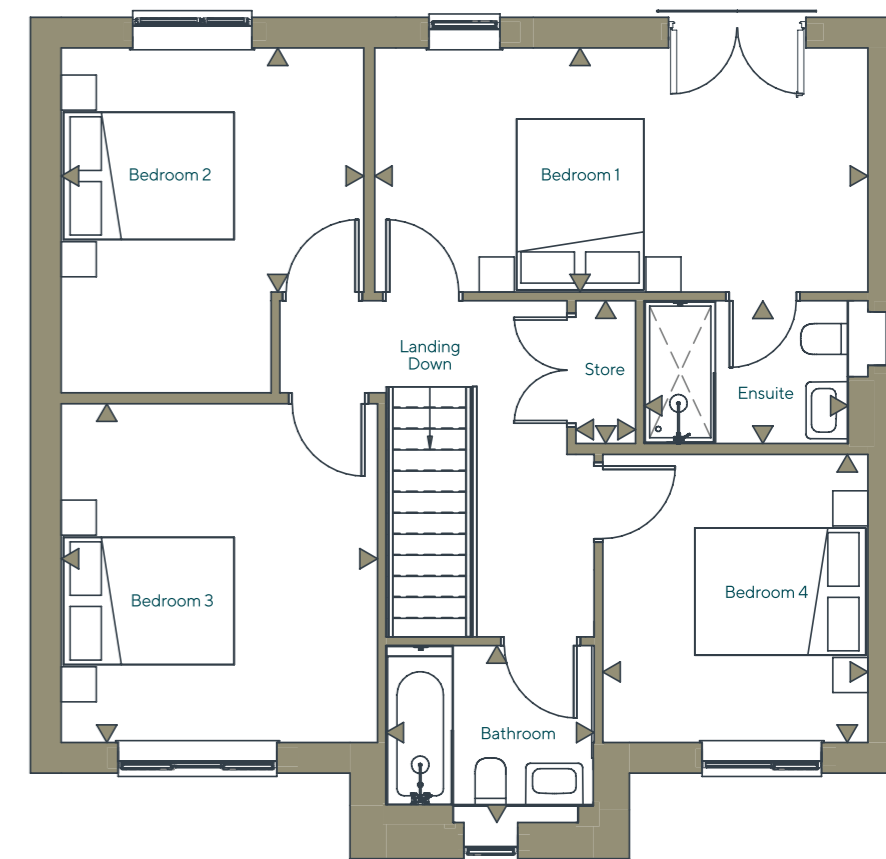
Bedroom 2	3.4 x 2.8m	11' - 4" x 9' - 2"
Bedroom 1	5.6 x 2.8m	18' - 5" x 9' - 2"
En-Suite	2.3 x 1.6m	7' - 8" x 5' - 4"
Store	0.7 x 1.6m	2' - 3" x 5' - 4"
Bedroom 3	3.6 x 3.9m	11' - 10" x 12' - 8"
Bathroom	2.4 x 2.0m	7' - 10" x 6' - 7"
Bedroom 4	3.0 x 3.3m	9' - 11" x 10' - 9"



GROUND FLOOR



FIRST FLOOR



All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.

5 BEDROOMS DETACHED HOMES

PLOTS 15 - 19

The Pinnacle of luxury contemporary living, our impressive detached 5 bedroom homes offer the very finest finishes, specification and features creating inspiring and luxurious living spaces for home owners who are seeking their dream home.

DIMENSIONS

Ground Floor

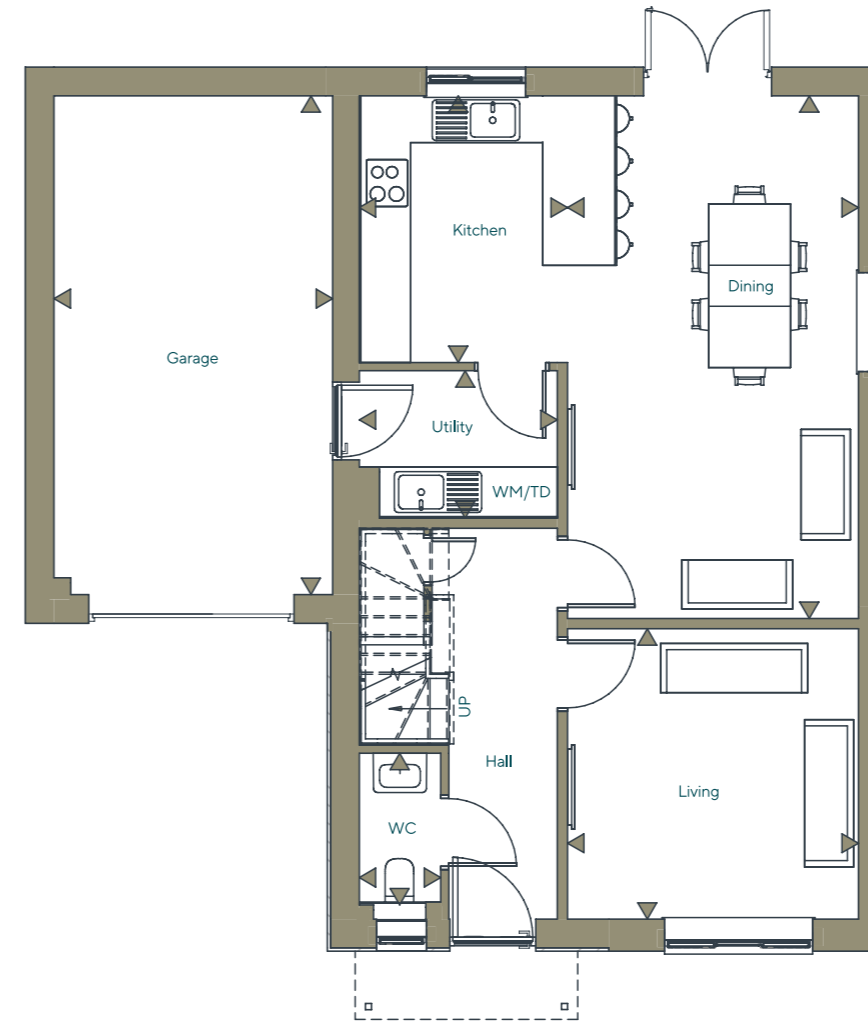
Dining	3.6 x 6.4m	11' - 8" x 21' - 0"
Kitchen	2.5 x 3.3m	8' - 4" x 10' - 8"
Utility	2.4 x 1.8m	7' - 11" x 5' - 11"
Garage	3.4 x 6.1m	11' - 2" x 20' - 0"
Living	3.6 x 3.6m	11' - 8" x 11' - 8"
WC	1.0 x 1.9m	3' - 3" x 6' - 1"

First Floor

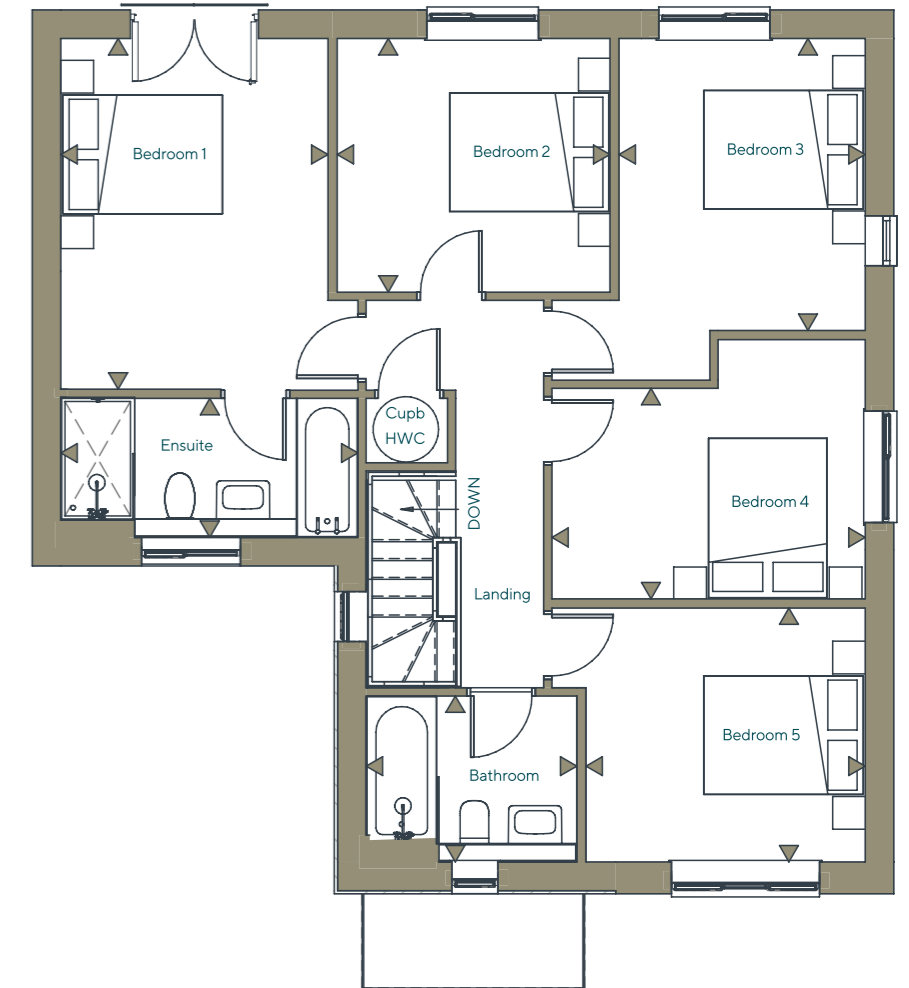
Bedroom 1 (Master)	3.3 x 4.3m	10' - 9" x 14' - 1"
Bedroom 2	3.3 x 3.1m	10' - 11" x 10' - 2"
Bedroom 3	3.0 x 3.6m	9' - 10" x 11' - 8"
Bedroom 4	3.8 x 2.6m	12' - 7" x 8' - 5"
En-Suite	3.6 x 1.7m	11' - 11" x 5' - 7"
Bathroom	2.6 x 2.0m	8' - 5" x 6' - 8"
Bedroom 5	3.4 x 3.1m	11' - 2" x 10' - 2"



GROUND FLOOR



FIRST FLOOR



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SUSTAINABILITY & COMMUNITY



Sustainability & Community

We recognise our responsibility as a builder of premium homes and new communities to behave responsibly when it comes to minimising the impact of our homes on the environment and contributing positively to our new communities.

All Legacy homes feature many energy saving features, however, we recognise we are on a journey to improve the energy efficiency of our new homes and we are committed to continually seeking better choices without compromising on the quality of your new home.

Renewable heating sources in all new homes

Every Legacy home is warmed sustainably by an air source heat pump, which efficiently absorbs ambient heat from the outside air. The heat pump then warms the heating systems and hot water for your home. Air source heat pumps are over 50% more efficient than a traditional gas boiler.

All our homes come with underfloor heating to the ground floor which distributes warm air faster than traditional radiators. Underfloor heating can reduce energy consumption and your bills by 30%.

Energy efficiency built in

Every Legacy home is thoughtfully designed and built to use energy as efficiently as possible, so as much of your energy and heat stay where it should be... inside your home.

We use the latest sustainable technology and materials to achieve the best performance possible.

Every window in a Legacy home is made incorporating recycled PVC, ensuring no compromise on aesthetics or environmental performance. The advanced multi-chambered design of our windows work together to lock in heat. This means our 'A+'-rated windows offer market leading performance.

All homes include maximum possible insulated walls and roofing to maximise energy efficiency.

Every Legacy kitchen and bathroom includes aerated taps, showers and dual flush cisterns, which help reduce water usage by up to 50%.



Ev charging ready

Your home's sustainability is important to you and so too will be the sustainability performance of the car you drive. So, every new Legacy home is pre-wired to accommodate an ev charging point.

Sourcing sustainable materials

Legacy Homes has a long partnership with ground-breaking Cornish business Green & Blue who produce innovative, aesthetically beautiful products that help us all to make the changes necessary to protect our environment for future generations. Their products include Bee Bricks, Bat and Swift Boxes and Modern Bird Bathes, all of which are made from recycled Cornish clay and delivered to site in recycled packaging.

We share Green & Blue's vision that every new house built needs to provide a home for wildlife as well as for us. With so many species in decline we have to rethink the way we plan, build and manage both housing and within our own gardens.

Every new Legacy Home includes at least one Green & Blue home for wildlife and many of our developments include wildlife hotels and bird baths.

All our homes are covered using FSC (Forest Stewardship Council) timber frames and partition wall timber ensuring the main natural material used in your home comes from sustainable sources.

This brochure is made using FSC recycled paper.

Caring for our new communities

Our passion for creating new communities includes being a good neighbour. Our development Halwyn Meadows in Crantock included ten new allotment plots handed over to the parish council exclusively for the village community.

We are also helping the village build a new extension to the village hall to help expand its usage by the village and wider community.



OUR CUSTOMER CHARTER

At Legacy Homes we are committed to delivering a quality service, throughout the whole home buying process and beyond. The Customer Charter sets out our commitments to provide you with service, procedures, and information at appropriate stages during your purchase and beyond

- We will always confirm to the Consumer Code for Home Builders (“Consumer Code”)
- We will give you a copy of our customer charter if you ask for one. We will automatically give you a copy if you reserve a property.
- We will work to set procedures to meet the commitments we have stated in our customer charter.
- We will train our staff to understand their responsibilities in our dealings with you and what the customer charter means for you.
- We will give you the detailed pre-contract information you need to make an informed decision about buying the property.
- We will let you know who to contact at every stage of your purchase; how we will deal with your questions; and any relevant choices and options you can consider.
- We will give you health and safety advice to reduce, as far as possible, the risk of danger on the development site during construction and in the use of your home.
- Our marketing and advertising will be clear and truthful. Our contract of sale terms and conditions will be clear and fair, and we will make clear to you your cancellation rights.
- We will give you reliable information about the Warranty provider’s cover and any other guarantees and warranties from which you may benefit.
- We will give you reliable information about the timing of construction, legal completion, and handover of the property.
- We will ensure that the functions and facilities of your new home are demonstrated to you prior to moving in
- Our commitment to you does not end when you move in. We will inform you about the after sales service we provide and emergency services throughout the warranty period. We will explain these to you clearly and make sure you know who to contact.
- We will tell you about our procedures for dealing with customer complaints, including the availability of any services that can help resolve complaints about warranties.
- We will co-operate with appropriately qualified professional advisors you have appointed to help resolve disputes.

FOR VIEWINGS & RESERVATIONS

LEGACY
HOMES

david ball
New Homes

Development address:

Highfields
Cubert, Newquay
TR8 5GA

E: info@legacyhomes.co.uk
W: www.legacyhomes.co.uk

Our exclusive selling agent is David Ball Agencies based in Newquay. For more information and to arrange a viewing, please contact:

T: 01637 850850
E: sales@dba.estate
W: www.davidballagencies.co.uk

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PERRANPORTH

HOLYWELL BAY

POLLY JOKE

CRANTOCK



LEGACY
HOMES