



## Finches Park Kirby Cross

A fine collection of 2, 3, 4 & 5 bedroom family homes in Kirby Cross.

Finches Park is an exciting new development of 2, 3, 4 and 5 bedroom homes conveniently situated in Kirby Cross, on the outskirts of Frinton-on-Sea. Close to countryside and coast and with good road links, bus services and a railway station nearby, living at Finches Park offers a great opportunity for an exciting new lifestyle.

Kirby Cross has a real village feel with its local shops, nursery and primary school, and with Frinton on its doorstep, you are never far from a bustling town centre and a wealth of amenities and community events. The town offers cafés, bars, restaurants

and a pub or two, plus many traditional shops, including bakers, butchers, fishmongers and greengrocers, while the area offers a range of schools for all ages.

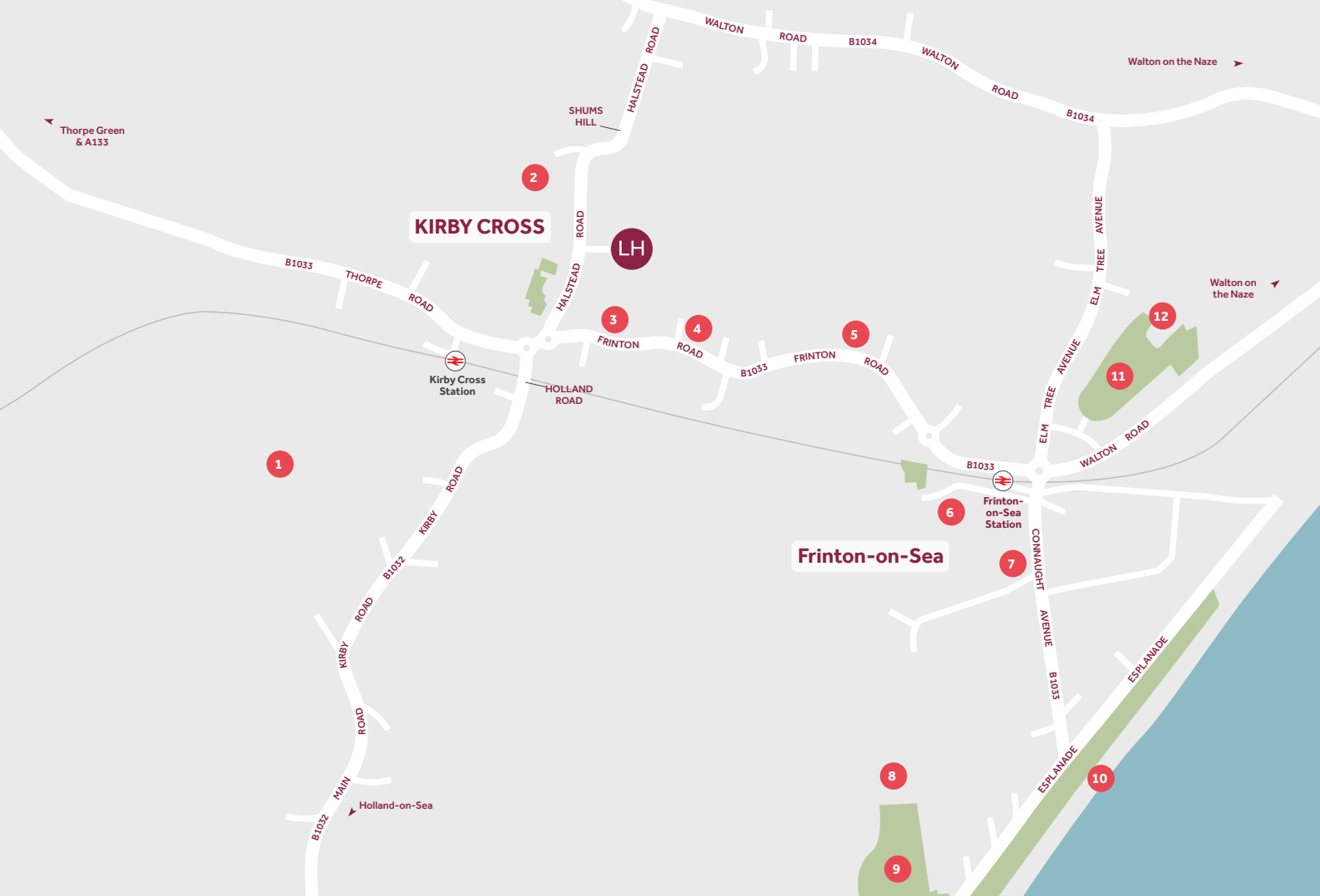
At Finches Park you'll enjoy good road links, with quick and easy journeys to Colchester and Harwich, or the A12 for Ipswich, Chelmsford, the M25 and London. Kirby Cross railway station is within walking distance and offers services to Colchester, Chelmsford and London Liverpool Street, while convenient local bus services provide access to surrounding towns and villages.

**Finches Park**

Kirby Cross, Essex CO13 0LR | **01255 388 657**

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## Around the local neighbourhood

- |  |   |                                       |
|--|---|---------------------------------------|
| <b>1</b> Park Fruit Farm - Farm Shop           | <b>5</b> Parker's Garden Centre               | <b>9</b> Frinton Golf Club            |
| <b>2</b> Kirby Tennis, Bowls and Cricket Clubs | <b>6</b> Frinton-on-Sea County Primary School | <b>10</b> Frinton Beach               |
| <b>3</b> Local Shops                           | <b>7</b> McGrigor Hall                        | <b>11</b> Frinton Park                |
| <b>4</b> Frinton Road Doctors Surgery          | <b>8</b> Frinton Lawn Tennis Club             | <b>12</b> Tendring Technology College |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries). October 2022.



Future  
Development  
Phase 5



Existing Residential  
Development

# Development layout



Future Development Phase 2

## 5 bedroom home

- The Wells

## 4 bedroom home

- The Mylne
- The Kempthorne
- The Cottingham
- The Leverton
- The Grainger
- The Knightley

## 3 bedroom home

- The Audley
- The Hadleigh
- The Elliot
- The Eveleigh
- The Mountford

## 2 bedroom home

- The Harcourt
- The Saxtead

## Affordable Housing \*

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home

Cycle store    **V** Visitor Parking Space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.

# Development layout



## 5 bedroom home

- The Wells

## 4 bedroom home

- The Mylne
- The Kempthorne
- The Cottingham
- The Leverton
- The Grainger
- The Knightley

## 3 bedroom home

- The Audley
- The Hadleigh
- The Elliot
- The Eveleigh
- The Mountford

## 2 bedroom home

- The Harcourt
- The Saxtead

## Affordable Housing \*

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home

□ Cycle store V Visitor Parking Space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



# Specification

Finches Park

Kirby Cross, Essex CO13 0LR | 01255 388 657

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# Finches Park

## Kirby Cross

Use this guide to see what features are included in your new home. Your Sales Consultant will be happy to discuss the **Enhance** range of extras available.

	<b>2 bedroom</b>		<b>3 bedroom</b>					<b>4 bedroom</b>					<b>5 bedroom</b>	
	The Harcourt	The Saxtead	The Audley	The Eveleigh	The Hadleigh	The Elliot	The Mountford	The Kempthorne	The Myline	The Leverton	The Grainger	The Knightley	The Cottingham	The Wells
<b>Kitchen</b>														
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							■	■		■		■	■	■
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■			■		■	■							
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood								■	■	■	■	■	■	■
Indesit gas hob (60cm) with separate eye level oven		■	■		■									
White pendant light holder	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■	■			■		■			
Space for washing machine with plumbing and electrics in utility							■	■		■		■	■	■
<b>Bathrooms and ensuite(s)</b>														
Ideal Standard contemporary white Tempo sanitaryware	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■			■		■	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite			■	■	■	■	■	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■													
Shower over the bath	■													
Shower or bath option to bathroom		■	■		■									
Choice of standard Porcelanosa wall Tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■	■	■	■	■	■	■
<b>Bedrooms</b>														
Dressing area to bedroom 1												■		

■ Fitted as standard - included in the property

\* Subject to stage of construction







## The Harcourt 2 bedroom home

Homes 186, 187, 188, 189, 202, 203, 225, 226, 227 & 228

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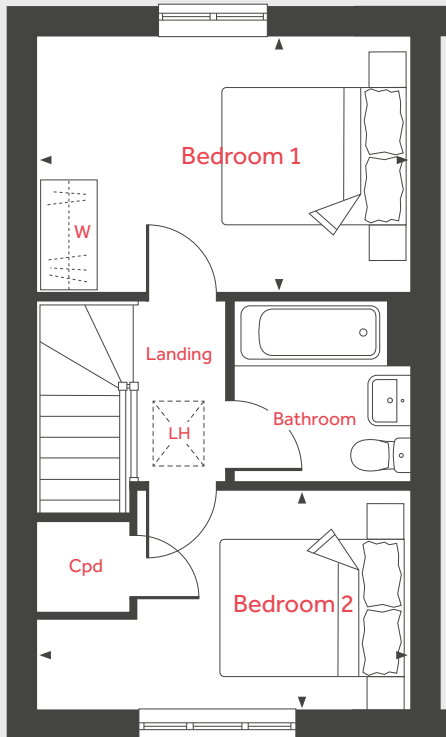
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# The Harcourt

2 bedroom home

Homes 186, 187, 188, 189, 202, 203, 225, 226, 227 & 228

## First Floor



### Ground Floor

#### Living Room

4.08m x 2.74m 13'4" x 9'0"

#### Kitchen/Dining Area

4.56m x 2.00m 14'11" x 6'7"

### First Floor

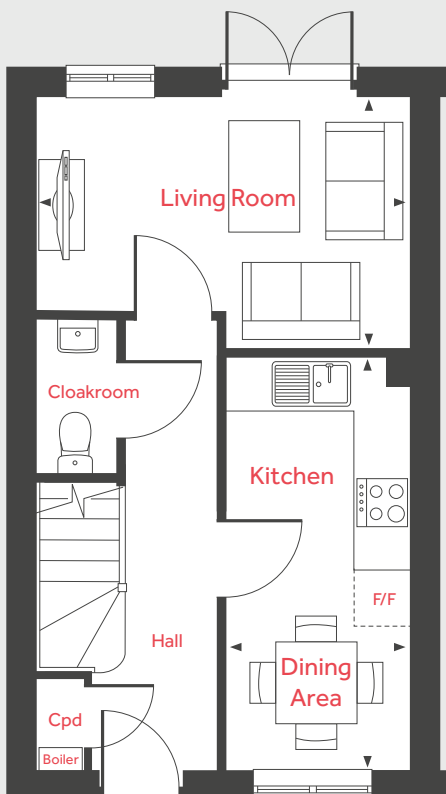
#### Bedroom 1

4.08m x 2.83m 13'4" x 9'3"

#### Bedroom 2

4.08m x 2.41m 13'4" x 7'11"

## Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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## The Saxtead 2 bedroom home

Homes 176, 177, 180, 223 & 237

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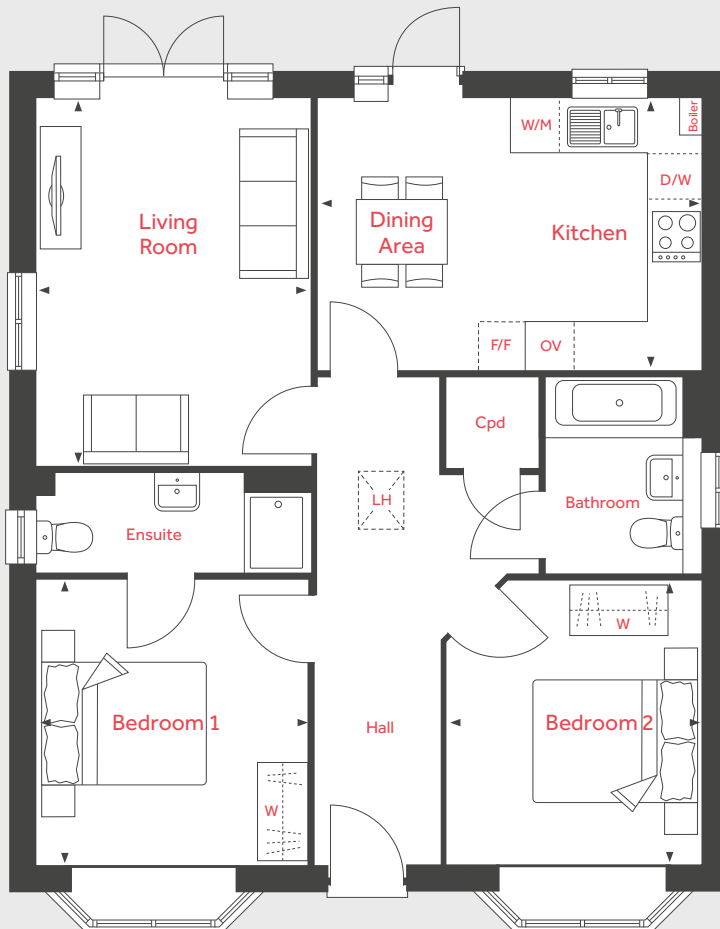
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# The Saxtead

2 bedroom home

Homes 176, 177, 180, 223 & 237

## Ground Floor



### Ground Floor

Living Room  
4.51m x 3.37m 14'10" x 11'1"

Kitchen/Dining Area  
4.68m x 3.34m 15'5" x 10'11"

Bedroom 1  
3.50m x 3.32m 11'6" x 11'1"

Bedroom 2  
3.47m x 3.13m 11'5" x 10'3"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	OV	Eye level oven
F/F	Space for fridge freezer	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points

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# The Audley 3 bedroom home

Homes 222, 224, 238 & 239

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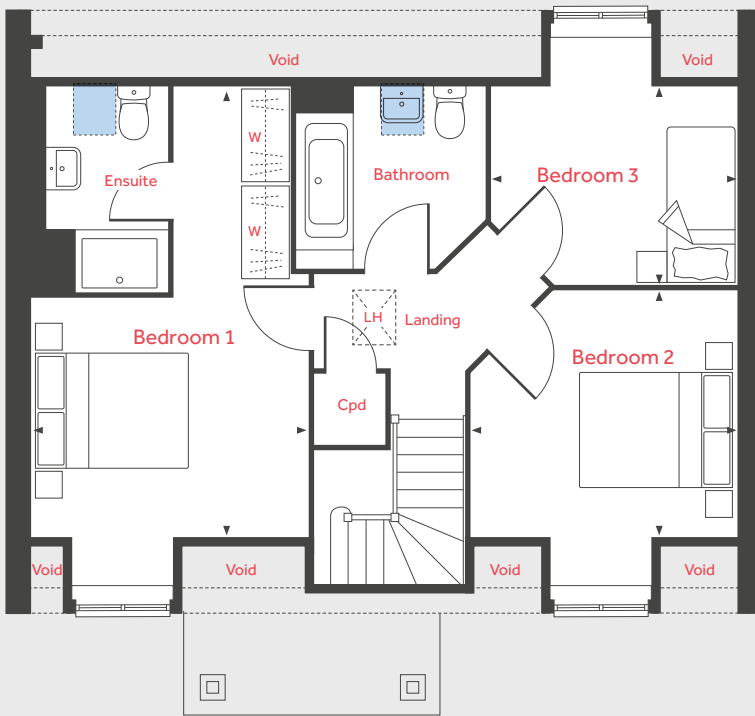
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# The Audley

3 bedroom home

Homes 222, 224, 238 & 239

## First Floor



### Ground Floor

#### Living Room

4.55m x 3.33m 14'11" x 10'11"

#### Kitchen/Breakfast Area

4.48m x 3.87m 14'9" x 12'8"

#### Dining Room

3.72m x 3.35m 12'2" x 11'0"

### First Floor

#### Bedroom 1

5.89m x 3.65m 19'4" x 12'0"

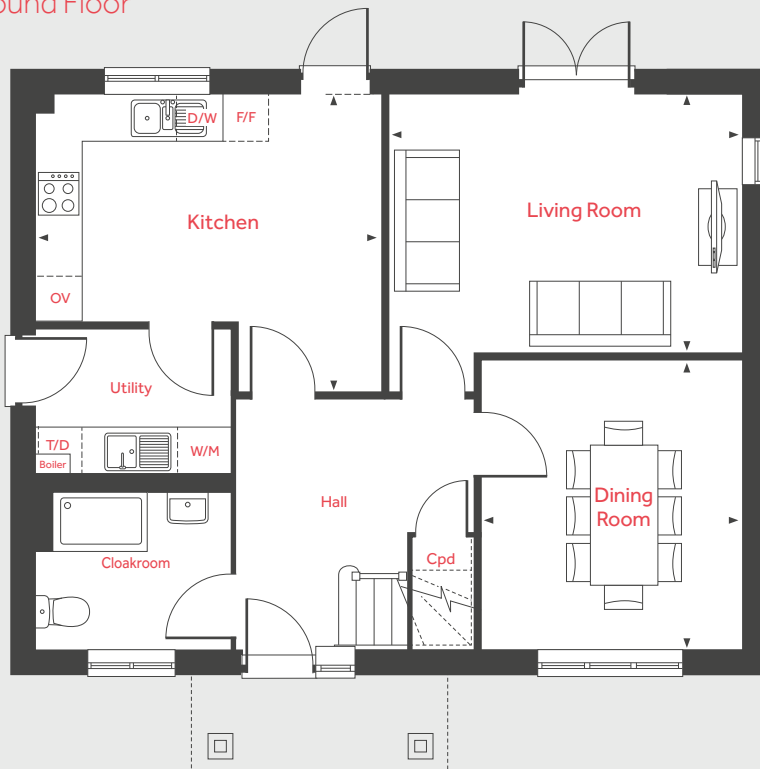
#### Bedroom 2

3.43m x 3.23m 11'3" x 10'7"

#### Bedroom 3

3.18m x 2.59m 10'5" x 8'6"

## Ground Floor



LH	Loft hatch	T/D	Space for tumble dryer
Cpd	Cupboard	W	Space for wardrobe
F/F	Space for fridge freezer	■	Velux window
W/M	Space for washing machine	◀ ▶	Measuring points
D/W	Space for dishwasher		

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# The Hadleigh 3 bedroom home

Homes 174, 175, 178, 179 & 181

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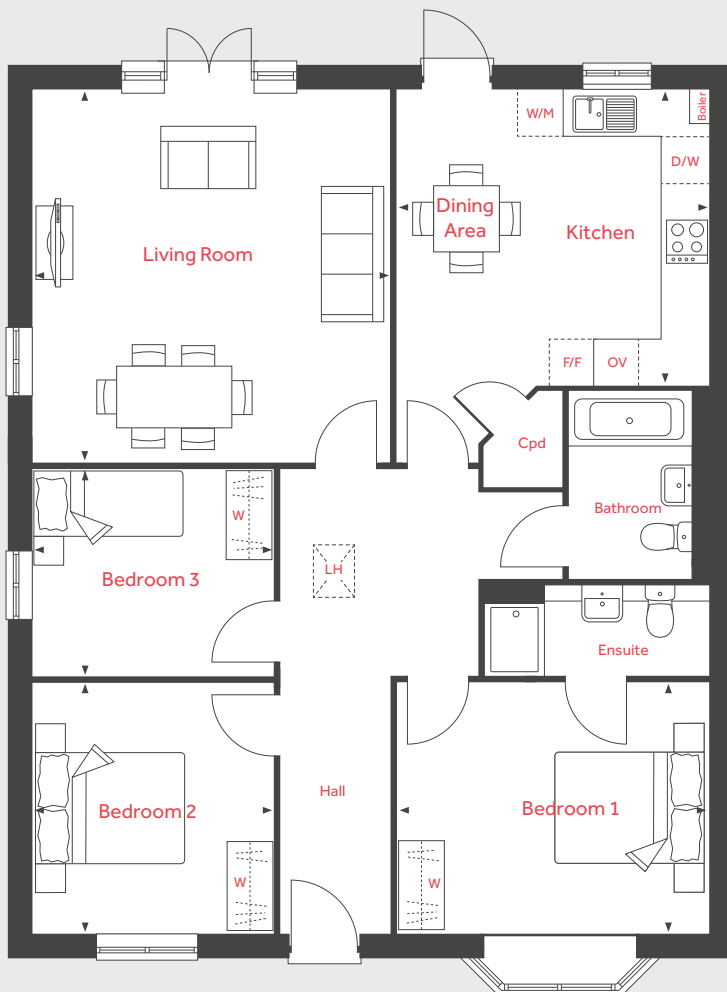
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# The Hadleigh

## 3 bedroom home

Homes 174, 175, 178, 179 & 181

### Ground Floor



### Ground Floor

Living Room	5.04m x 4.86m	16'6" x 15'11"
Dining Area/Kitchen	4.22m x 3.99m	13'10" x 13'1"
Bedroom 1	4.22m x 3.41m	13'10" x 11'2"
Bedroom 2	3.41m x 3.29m	11'2" x 10'10"
Bedroom 3	3.29m x 2.81m	10'10" x 9'3"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	OV	Eye level oven
F/F	Space for fridge freezer	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points

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## The Elliot 3 bedroom home

Homes 192, 193, 229, 231 & 232

**Please note:** The Elliot will be rendered at first floor front elevation. Ask Sales Executive for further details.

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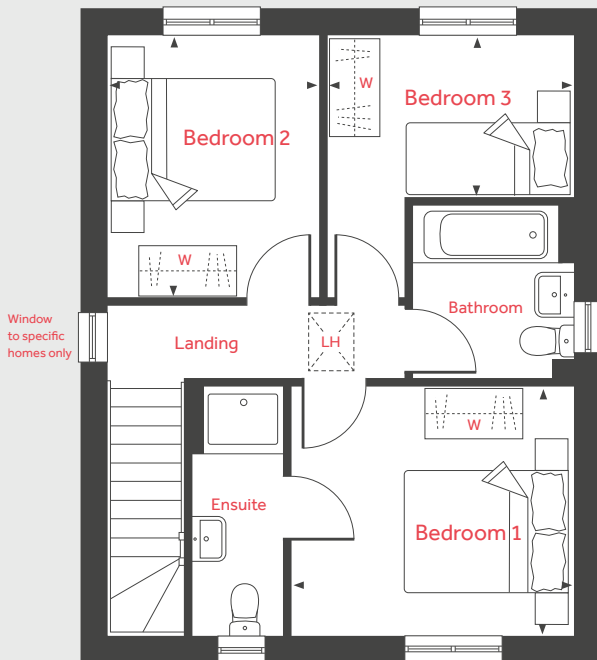
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# The Elliot

3 bedroom home

Homes 192, 193, 229, 231 & 232

## First Floor



### Ground Floor

#### Living/Dining Room

5.70m x 3.95m 18'8" x 12'11"

#### Kitchen

3.29m x 2.95m 10'9" x 9'8"

### First Floor

#### Bedroom 1

3.45m x 3.07m 11'4" x 10'1"

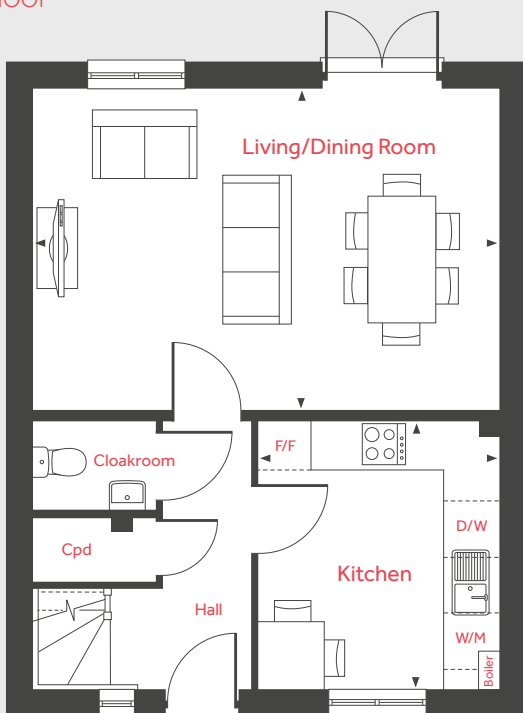
#### Bedroom 2

3.21m x 2.60m 10'6" x 8'6"

#### Bedroom 3

3.03m x 2.01m 9'11" x 6'7"

## Ground Floor



LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	W	Space for wardrobe
F/F	Space for fridge freezer	◀ ▶	Measuring points
W/M	Space for washing machine		

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# The Eveleigh 3 bedroom home

Homes 198, 199, 200, 201, 216 & 217

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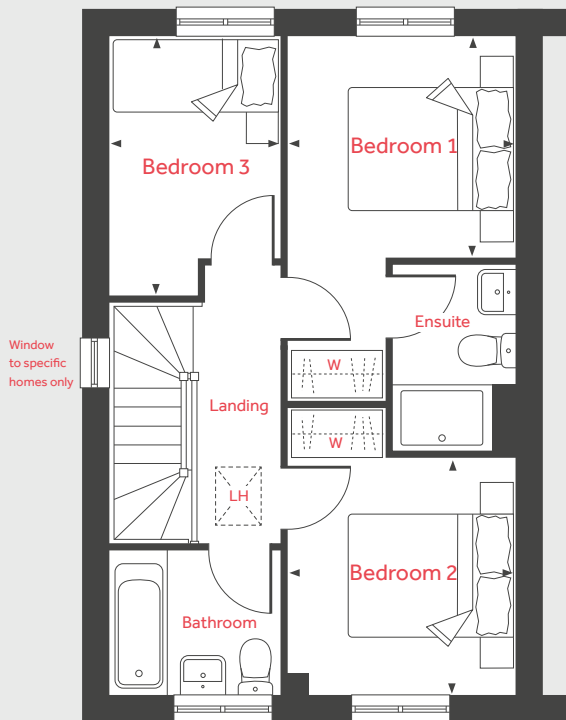
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# The Eveleigh

3 bedroom home

Homes 198, 199, 200, 201, 216 & 217

## First Floor



### Ground Floor

#### Living Room

4.98m x 3.20m 16'4" x 10'6"

#### Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

### First Floor

#### Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

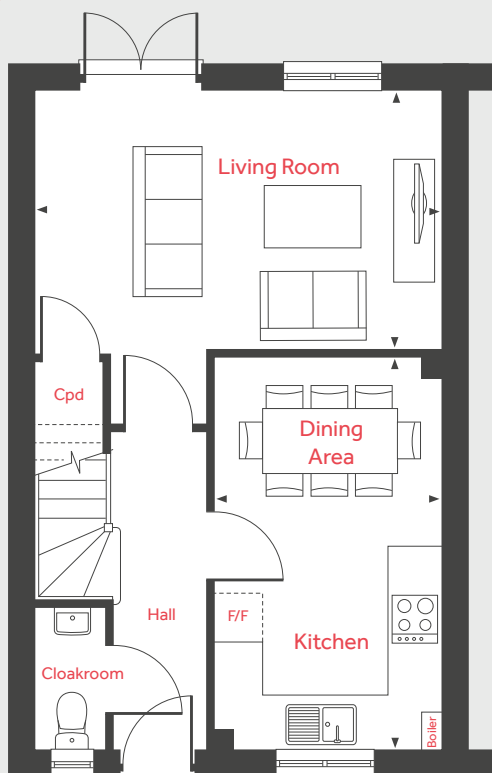
#### Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

#### Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

## Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Space for fridge freezer		

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# The Mountford 3 bedroom home

Homes 191, 207 & 215

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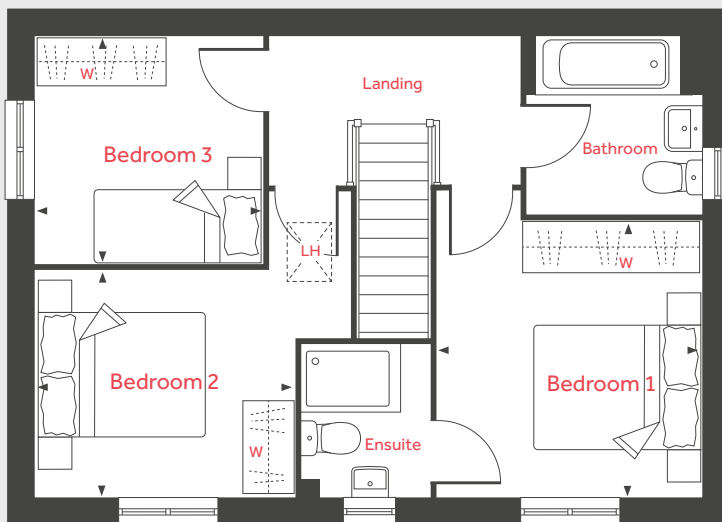
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# The Mountford

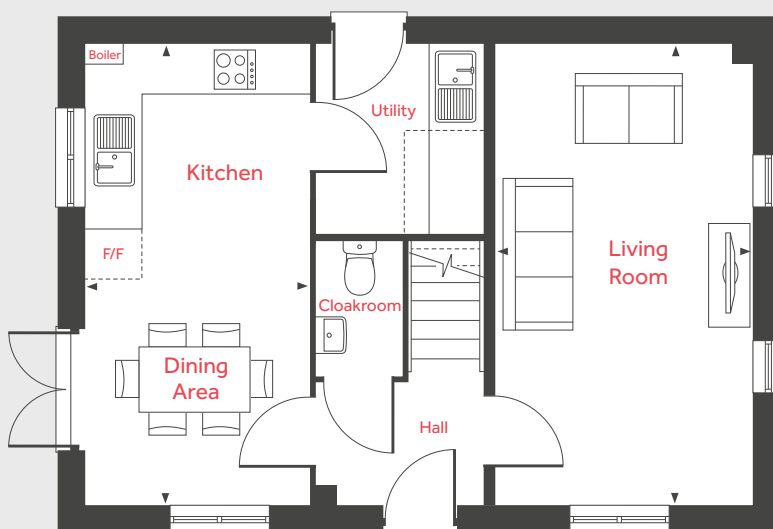
3 bedroom home

Homes 191, 207 & 215

## First Floor



## Ground Floor



### Ground Floor

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

### First Floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'5"

Bedroom 2

3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

LH Loft hatch W Space for wardrobe  
 Cpd Cupboard ◀ ▶ Measuring points  
 F/F Space for fridge freezer

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# The Mylne 4 bedroom home

Homes 170, 171, 190, 194 & 195

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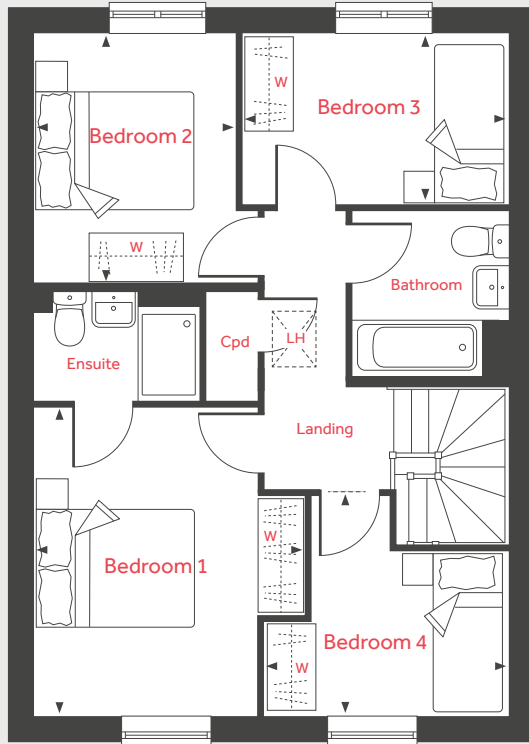
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# The Mylne

4 bedroom home

Homes 170, 171, 190, 194 & 195

## First Floor



## Ground Floor

### Living Room

4.83m x 3.39m 15'10" x 11'1"

### Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

## First Floor

### Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

### Bedroom 2

3.20m x 2.57m 10'6" x 8'5"

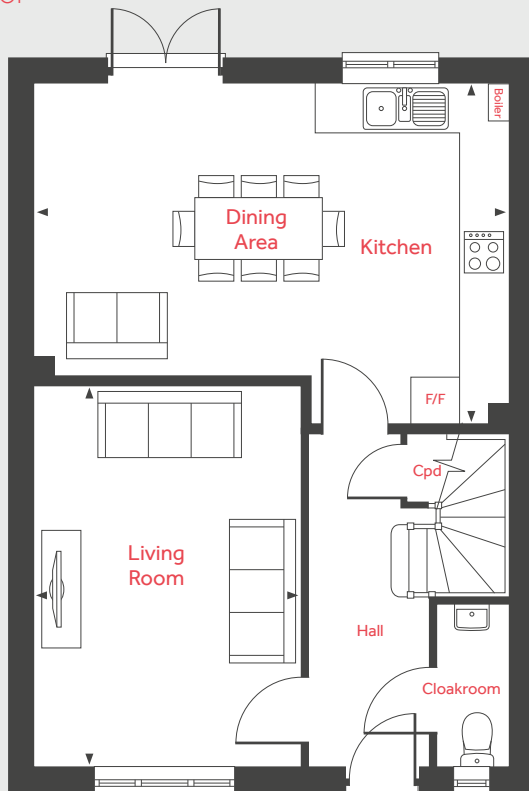
### Bedroom 3

3.39m x 2.20m 11'1" x 7'3"

### Bedroom 4

3.10m x 2.82m 10'2" x 9'3"

## Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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# The Cottingham 4 bedroom home

Homes 172, 173 & 206

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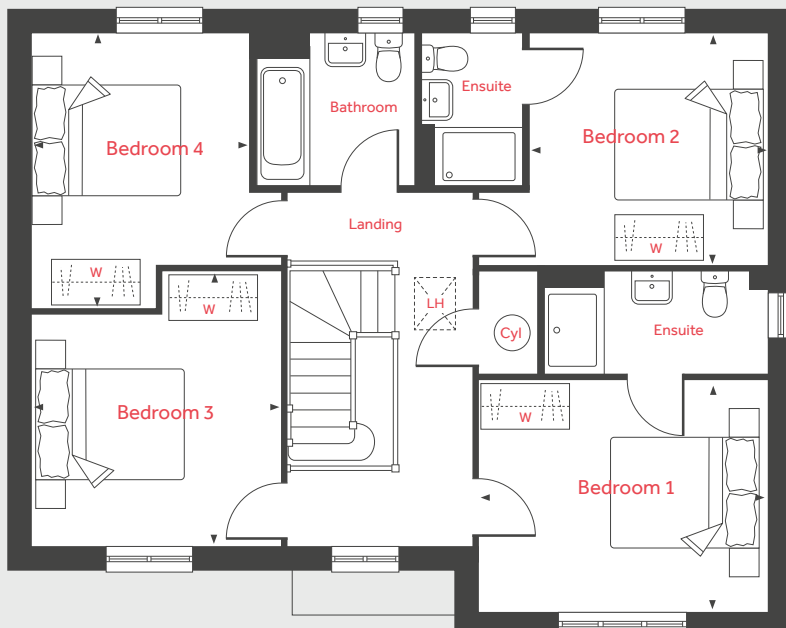
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# The Cottingham

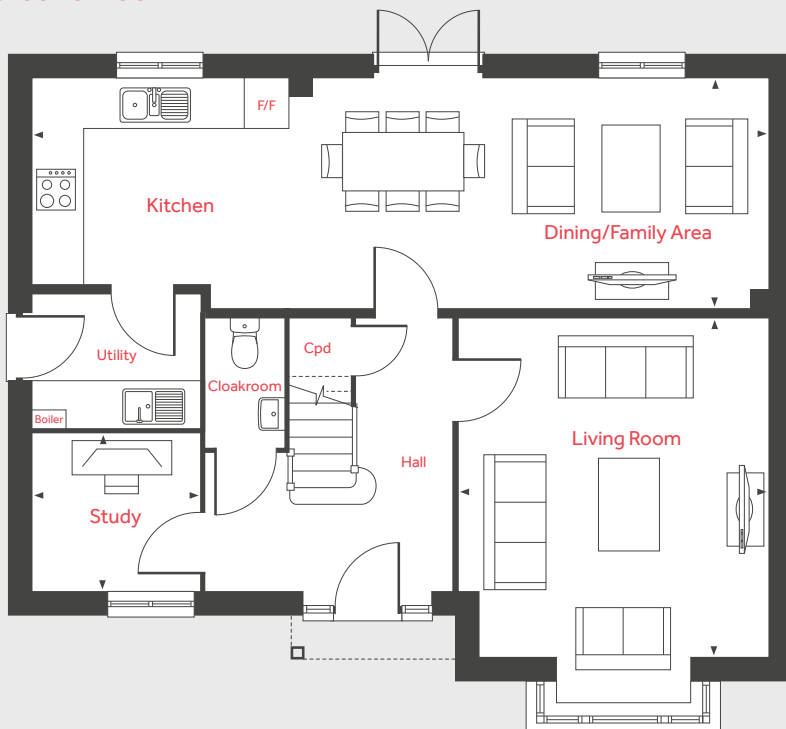
4 bedroom home

Homes 172, 173 & 206

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

4.60m x 4.20m 15'1" x 13'9"

#### Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

#### Study

2.24m x 2.11m 7'4" x 6'11"

### First Floor

#### Bedroom 1

3.90m x 3.15m 12'9" x 10'4"

#### Bedroom 2

3.23m x 3.14m 10'7" x 10'4"

#### Bedroom 3

3.73m x 3.39m 12'2" x 11'1"

#### Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

LH	Loft hatch	Cpd	Cupboard
F/F	Integrated fridge freezer	W	Space for wardrobe
Cyl	Hot water cylinder	◀ ▶	Measuring points

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# The Leverton 4 bedroom home

Homes 204 & 236

**Please note:** The Leverton will be available in 3 brick types. Ask Sales Consultant for further details.

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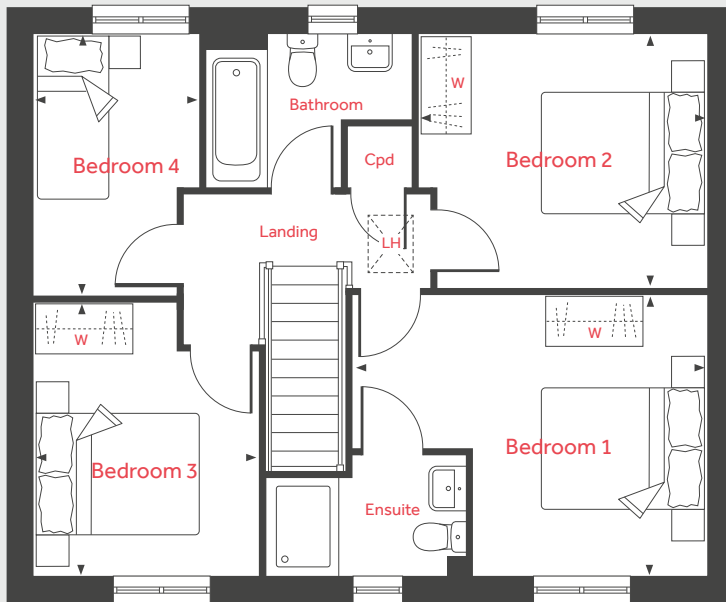
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# The Leverton

## 4 bedroom home

Homes 204 & 236

### First Floor



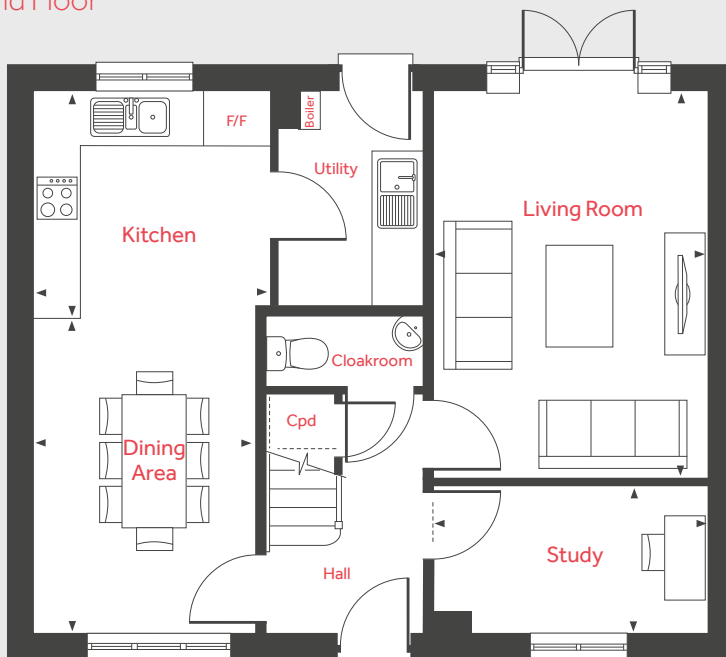
#### Ground Floor

<b>Living Room</b>	4.81m x 3.39m	15'9" x 11'1"
<b>Kitchen</b>	2.99m x 2.80m	9'10" x 9'2"
<b>Dining Area</b>	3.91m x 2.81m	12'10" x 9'2"
<b>Study</b>	3.39m x 1.82m	11'1" x 5'11"

#### First Floor

<b>Bedroom 1</b>	4.40m x 3.49m	14'5" x 11'5"
<b>Bedroom 2</b>	3.59m x 3.15m	11'9" x 10'4"
<b>Bedroom 3</b>	3.38m x 2.88m	11'1" x 9'5"
<b>Bedroom 4</b>	3.26m x 2.08m	10'8" x 6'10"

### Ground Floor



LH	Loft hatch	W	Space for wardrobe
Cpd	Cupboard	◀ ▶	Measuring points
F/F	Integrated fridge freezer		

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## HOMES



# The Grainger 4 bedroom home

Homes 184, 185, 219, 220 & 221

**Finches Park**

Kirby Cross, Essex CO13 0LR | 01255 388 657

[lindenhomes.co.uk](http://lindenhomes.co.uk)

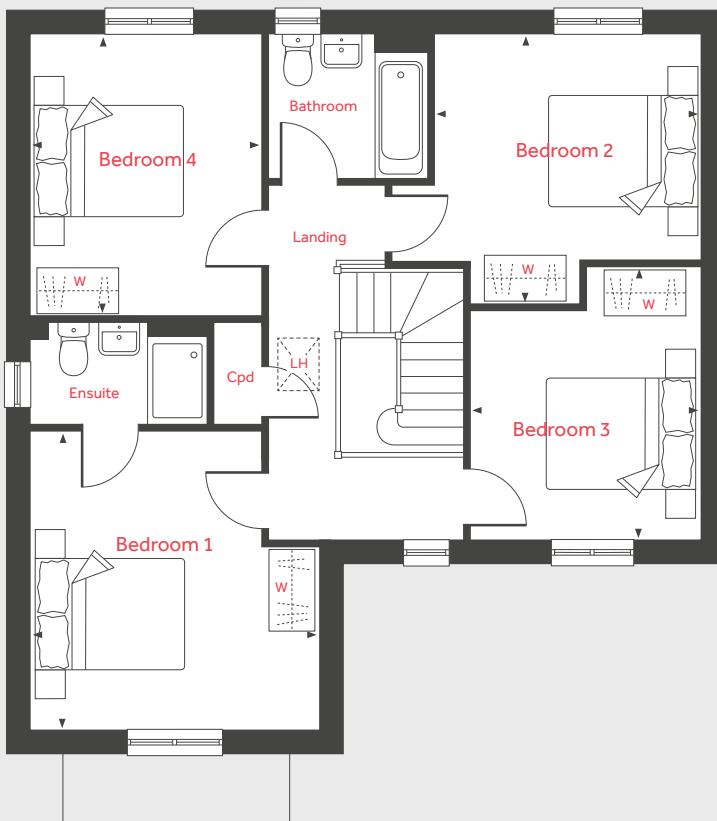
**Linden**  
HOMES

# The Grainger

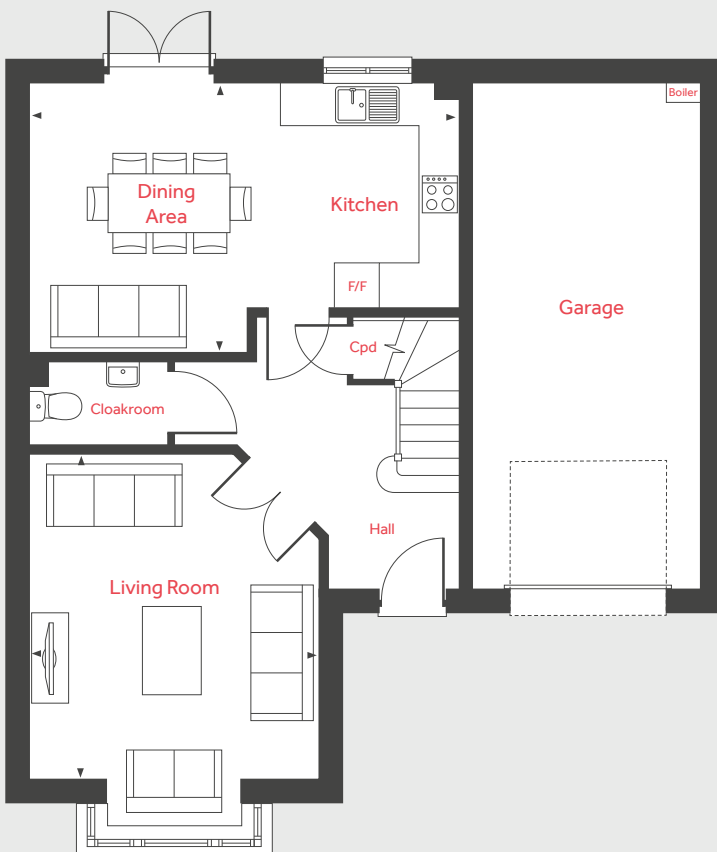
4 bedroom home

Homes 184, 185, 219, 220 & 221

## First Floor



## Ground Floor



### Ground Floor

Living Room  
4.39m x 3.90m 14'4" x 12'10"

Kitchen/Dining Area  
5.85m x 3.62m 19'2" x 11'10"

### First Floor

Bedroom 1  
4.03m x 3.90m 13'2" x 12'9"

Bedroom 2  
3.70m x 3.58m 12'1" x 11'9"

Bedroom 3  
3.65m x 3.15m 11'11" x 10'4"

Bedroom 4  
3.80m x 3.12m 12'5" x 10'3"

LH Loft hatch W Space for wardrobe  
Cpd Cupboard ◀ ▶ Measuring points  
F/F Integrated fridge freezer

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**Linden**  
HOMES



# The Knightley 4 bedroom home

Home 233

**Finches Park**

Kirby Cross, Essex CO13 0LR | 01255 388 657

[lindenhomes.co.uk](http://lindenhomes.co.uk)

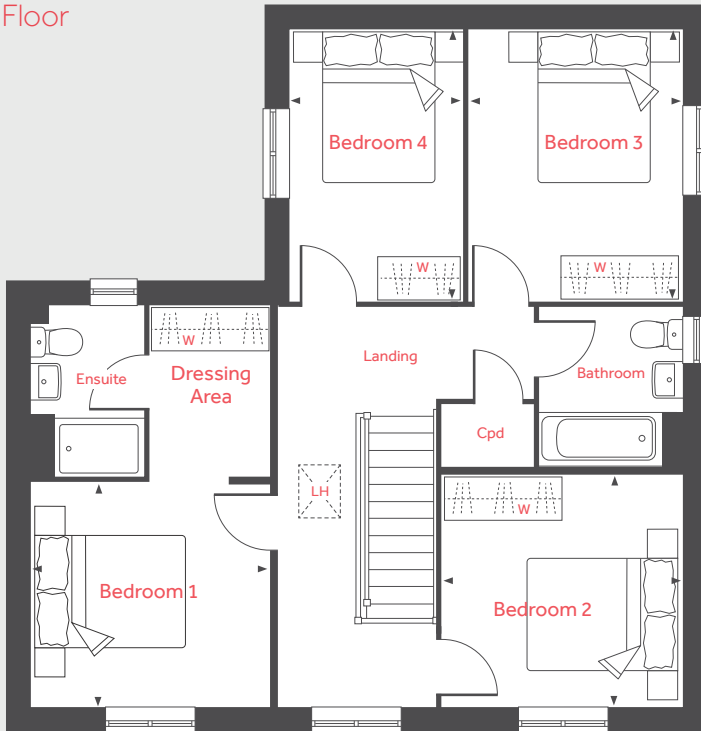
**Linden**  
HOMES

# The Knightley

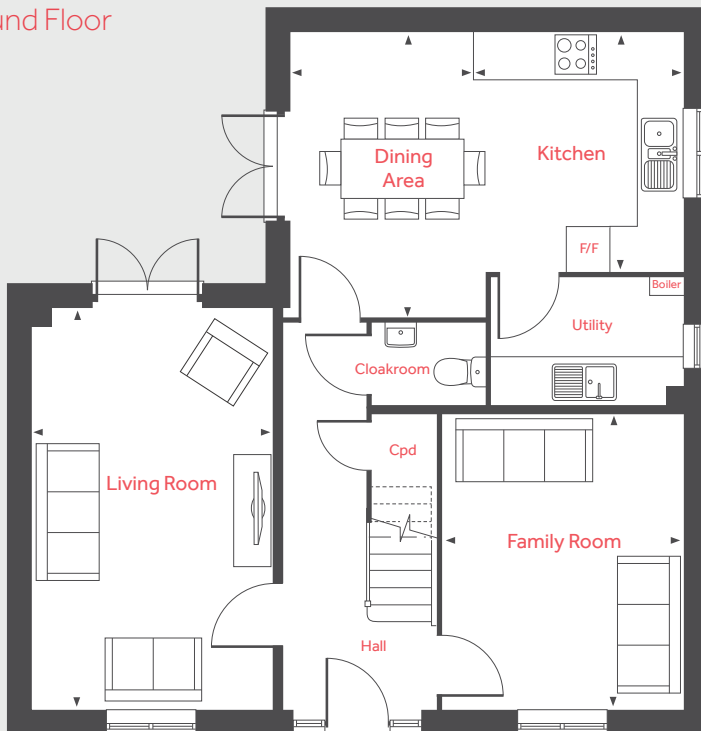
## 4 bedroom home

Home 233

First Floor



Ground Floor



### Ground Floor

**Living Room**  
5.36m x 3.22m 17'7" x 10'7"

**Kitchen**  
3.20m x 2.80m 10'6" x 9'2"

**Dining Area**  
3.80m x 2.45m 12'5" x 8'0"

**Family Room**  
3.94m x 3.21m 12'11" x 10'6"

### First Floor

**Bedroom 1**  
3.20m x 3.00m 10'6" x 9'10"

**Bedroom 2**  
3.23m x 3.13m 10'7" x 10'3"

**Bedroom 3**  
3.64m x 2.87m 11'11" x 9'5"

**Bedroom 4**  
3.64m x 2.31m 11'11" x 7'7"

LH Loft hatch W Space for wardrobe  
Cpd Cupboard ◀ ▶ Measuring points  
F/F Integrated fridge freezer

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## The Wells 5 bedroom home

Homes 182, 183, 234 & 235

**Finches Park**

Kirby Cross, Essex CO13 0LR | 01255 388 657

[lindenhomes.co.uk](http://lindenhomes.co.uk)

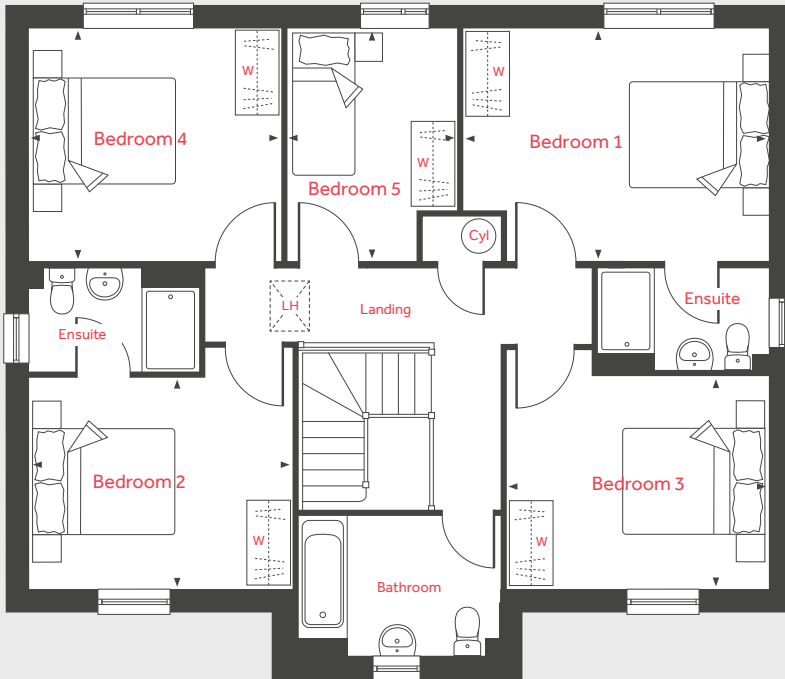
**Linden**  
HOMES

# The Wells

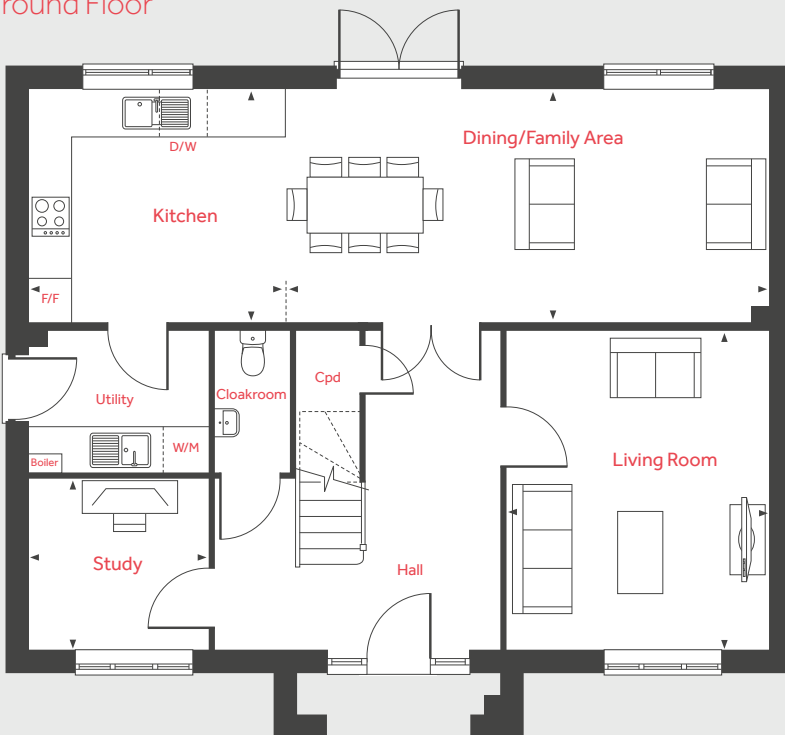
5 bedroom home

Homes 182, 183, 234 & 235

## First Floor



## Ground Floor



### Ground Floor

Living Room	4.52m x 3.70m	14'10" x 12'1"
Kitchen	3.65m x 3.28m	12'0" x 10'9"
Dining/Family Area	6.89m x 3.28m	22'7" x 10'9"
Study	2.55m x 2.44m	8'4" x 8'0"

### First Floor

Bedroom 1	4.35m x 3.29m	14'3" x 10'9"
Bedroom 2	3.75m x 3.02m	12'4" x 9'11"
Bedroom 3	3.75m x 3.02m	12'4" x 9'11"
Bedroom 4	3.56m x 3.29m	11'8" x 10'9"
Bedroom 5	3.31m x 2.45m	10'10" x 8'0"

LH	Loft hatch	T/D	Space for tumble dryer
Cpd	Cupboard	Cyl	Hot water cylinder
F/F	Integrated for fridge freezer	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points
D/W	Space for dishwasher		

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**Linden**  
HOMES



# The Kempthorne 4 bedroom home

Homes 169, 205, 218 & 230

**Finches Park**

Kirby Cross, Essex CO13 0LR | 01255 388 657

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

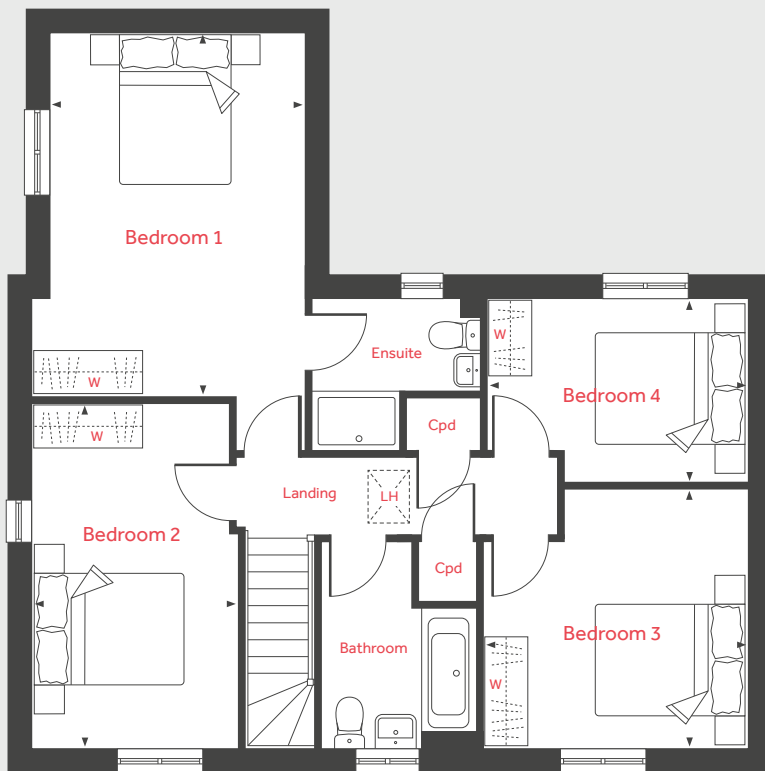
**Linden**  
HOMES

# The Kempthorne

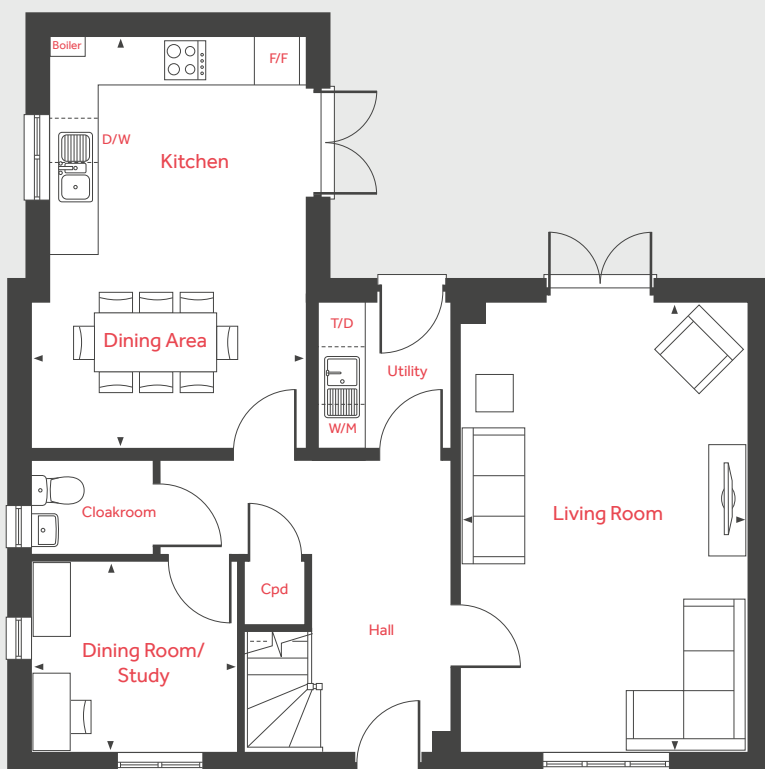
4 bedroom home

Homes 169, 205, 218 & 230

## First Floor



## Ground Floor



### Ground Floor

#### Living Room

6.04m x 3.85m 19'9" x 12'7"

#### Kitchen/Dining Area

5.57m x 3.67m 18'3" x 12'0"

#### Dining Room/Study

2.78m x 2.57m 9'1" x 8'5"

### First Floor

#### Bedroom 1

4.87m x 3.45m 15'11" x 11'3"

#### Bedroom 2

4.69m x 2.78m 15'4" x 9'1"

#### Bedroom 3

3.52m x 3.40m 11'6" x 11'1"

#### Bedroom 4

3.50m x 2.48m 11'6" x 8'1"

LH	Loft hatch	D/W	Space for dishwasher
Cpd	Cupboard	T/D	Space for tumble dryer
F/F	Integrated for fridge freezer	W	Space for wardrobe
W/M	Space for washing machine	◀ ▶	Measuring points

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**Linden**  
HOMES