

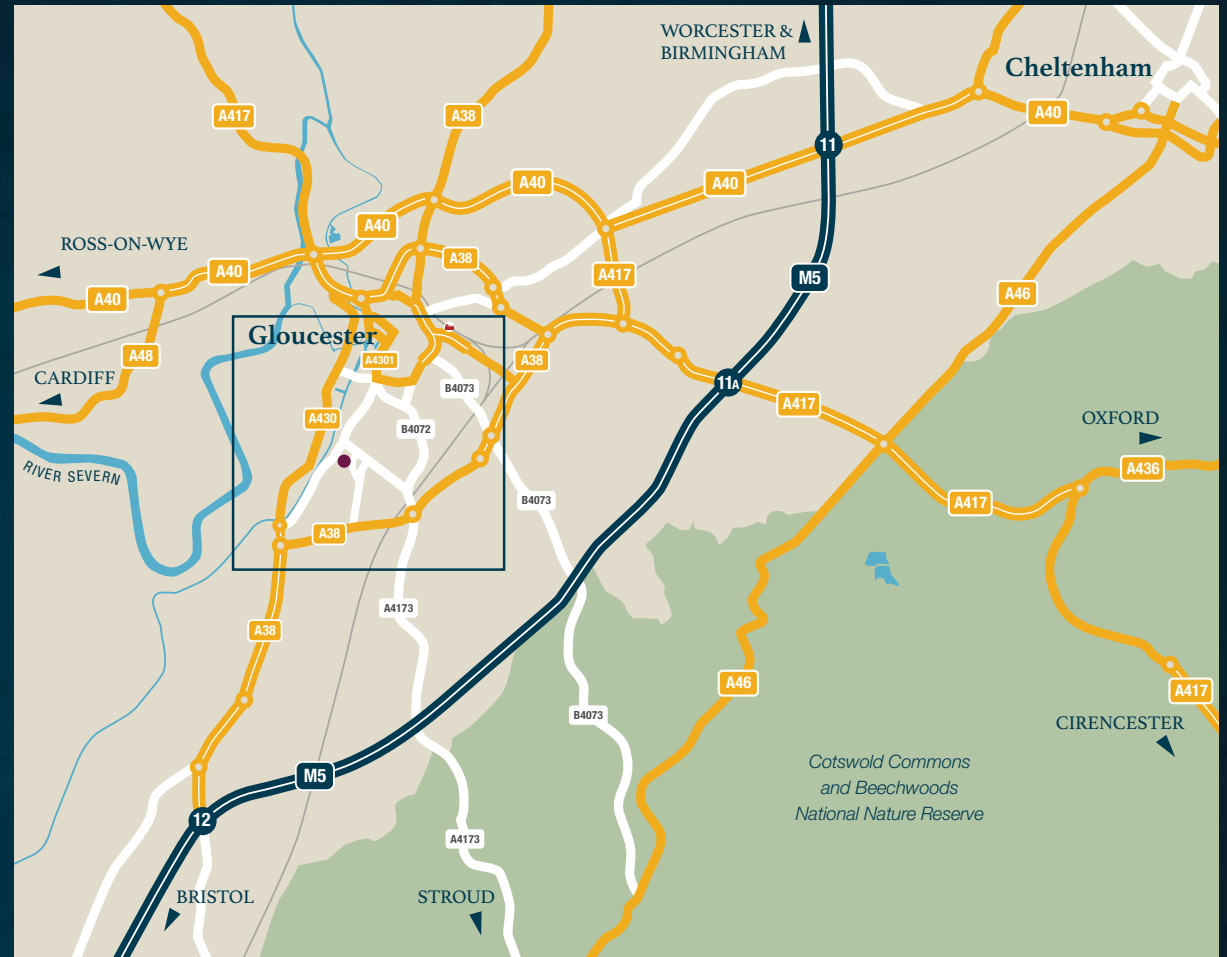
# Location

Earls Park is an exclusive development consisting of 2, 3 and 4 bedroom homes located within walking distance of the centre of the historic City of Gloucester and the waterside setting of the Gloucester Quays and docks.

The Gloucester Outlet Village based within the Gloucester Docks with many designer outlets, popular eateries including Nandos, Carluccios, Zizzis, Brew House and Kitchen and many more tempts visitors from near and far. There is also a well renowned farmers' market running every Friday offering local farmers' produce.

The city is conveniently located for the M5 motorway north and south bound, while Gloucester railway station runs frequent services to Cheltenham, London, Bristol, Cardiff, Nottingham and Birmingham.

The city is surrounded by areas of outstanding natural beauty including the Cotswolds and The Royal Forest of Dean, ideal for a day out in the countryside with beautiful villages to explore and spectacular walks.



Every care has been taken to ensure that the details in this brochure present an accurate picture of the development. Where illustrations have been used these are of standard house types therefore elevational treatments and some windows and garage positions (if applicable) together with steps and ground levels can vary from plot to plot. Purchasers are advised to check with the sales office regarding specific plots. The landscaping shown on the site layout is indicative of a matured development and is subject to Local Authority approval. Measurements shown are accurate to +/- 50mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales representative for accurate details of kitchen layout. The contents of this brochure do not form any part of any contract and the vendor reserves the right to replan any part of the development.



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# Earls Park











TUFFLEY CRESCENT, GLOUCESTER GL1 5NE





# Earls Park

## Specification

-  Gas fired radiator central heating
-  UPVC double glazed windows
-  Smooth painted ceilings
-  Colonial internal doors
-  Chrome finish door furniture
-  Smoke alarm to hall and landing
-  Wiring for intruder alarm (except apartments)
-  Fitted kitchen including stainless steel oven, hob and extractor hood
-  Choice of wall tiling to kitchen and bathroom (subject to stage of construction)
-  NHBC Warranty

# Apartment Block A

Plots 10 to 16

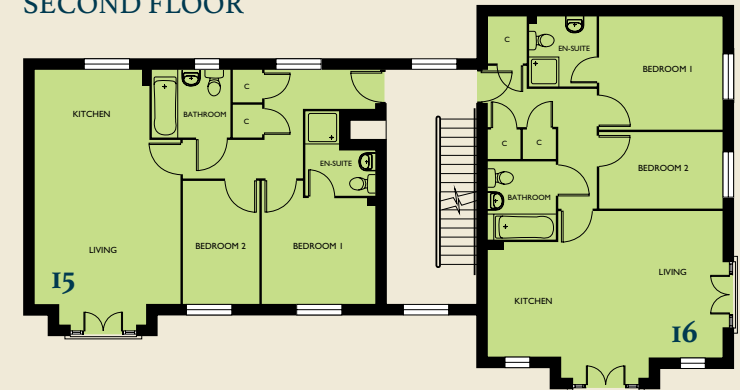


GROUND FLOOR



FIRST FLOOR

SECOND FLOOR



### Plots 11, 13, 15

Living / Dining	5050 (max) x 3975	16'7" (max) x 13'0"
Kitchen	1875 x 3125	6'2" x 10'3"
Bedroom 1	2875 (min) x 3075	9'5" (min) x 10'1"
Bedroom 2	3350 x 2075	11'0" x 6'10"

### Plots 12, 14, 16

Living / Dining	4550 (max) x 4475 (max)	14'11" (max) x 14'8" (max)
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3075 x 3350	10'1" x 11'0"
Bedroom 2	2075 x 3350	6'10" x 11'0"

### Plot 10

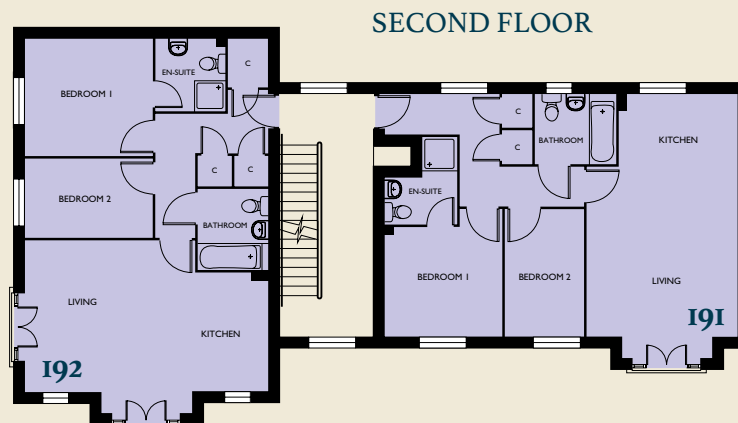
Living / Dining	3625 (min) x 4000	11'11" (min) x 13'1"
Kitchen	3475 x 2525	11'5" x 8'3"
Bedroom 1	2800 (min) x 3075 (min)	9'2" (min) x 10'1" (min)
Bedroom 2	3675 (max) x 3075 (max)	12'1" (max) x 10'1" (max)



Apartment Block A

# Apartment Block B

Plots 187 to 193



## Plots 187, 189, 191

Living / Dining	5050 x 3975	16'7" x 13'0"
Kitchen	1875 x 3125	6'2" x 10'3"
Bedroom 1	2875 (min) x 3075 (max)	9'5" (min) x 10'1" (max)
Bedroom 2	3350 x 2075	11'0" x 6'10"

## Plots 188, 190, 192

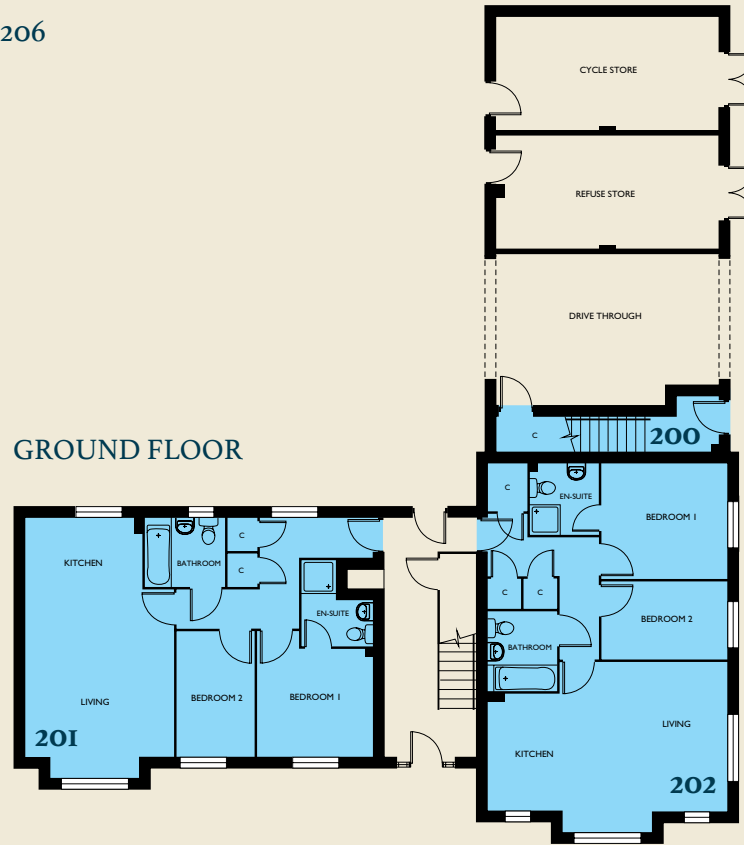
Living / Dining	4550 (max) x 4400	14'11" (max) x 14'5"
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3075 x 3350	10'1" x 11'0"
Bedroom 2	2075 x 3350	6'10" x 11'0"

## Plot 193

Living / Dining	3625 (max) x 3700	11'11" (max) x 12'2"
Kitchen	4450 x 2525	14'7" x 8'3"
Bedroom 1	2800 (min) x 3825 (max)	9'2" (min) x 12'7" (max)
Bedroom 2	3675 (max) x 3075 (max)	12'1" (max) x 10'1" (max)

# Apartment Block C

Plots 200 to 206



**Plots 201, 203, 205**

Living / Dining	5050 (max) x 3975 (max)	16'7" (max) x 13'0" (max)
Kitchen	1875 x 3125	6'2" x 10'3"
Bedroom 1	3350 (max) x 2075	11'0" (max) x 6'10"
Bedroom 2	3350 x 3075	11'0" x 10'1"

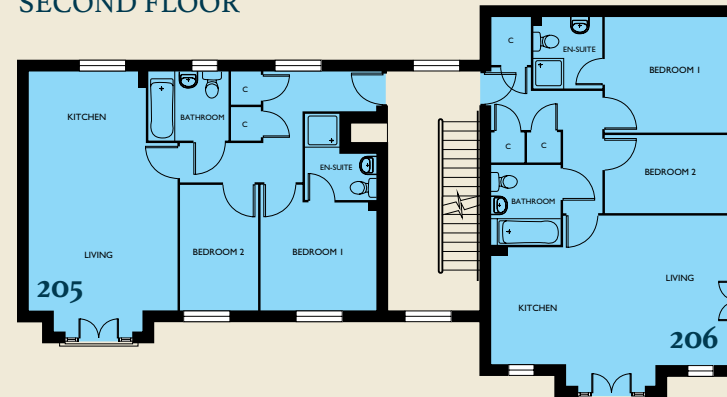
**Plots 202, 204, 206**

Living / Dining	4550 (max) x 4475	14'11" (max) x 14'8"
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3075 x 3350	10'1" x 11'0"
Bedroom 2	2075 x 3350	6'10" x 11'0"

**Plot 200**

Living / Dining	3625 (min) x 4000 (max)	11'11" (min) x 13'1" (max)
Kitchen	4450 (max) x 2525	14'7" (max) x 8'3"
Bedroom 1	2800 (min) x 3825 (max)	9'2" (min) x 12'7" (max)
Bedroom 2	3675 (max) x 3075 (max)	12'1" (max) x 10'1" (max)

**SECOND FLOOR**

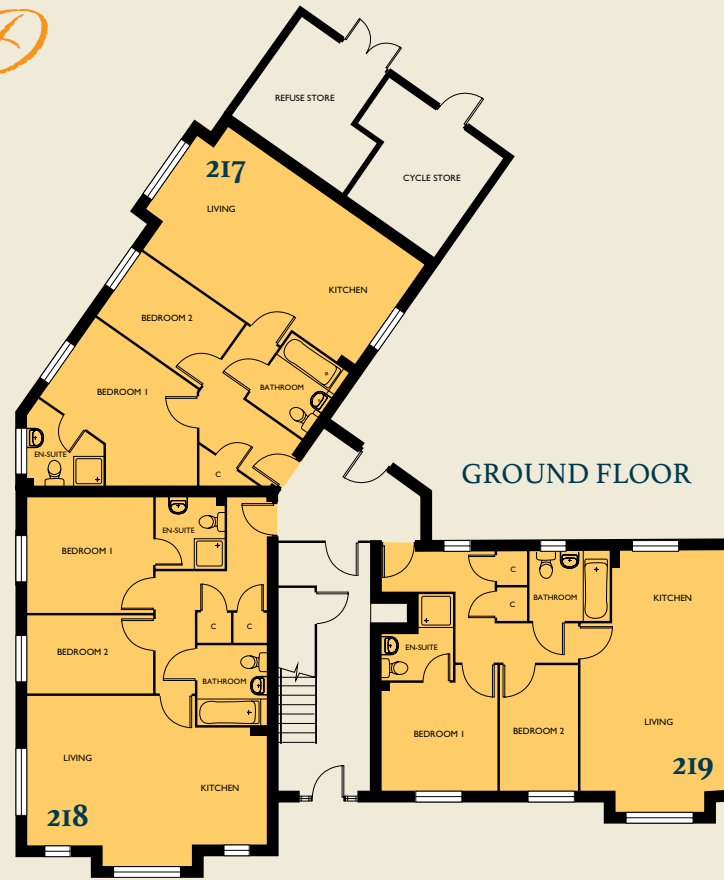




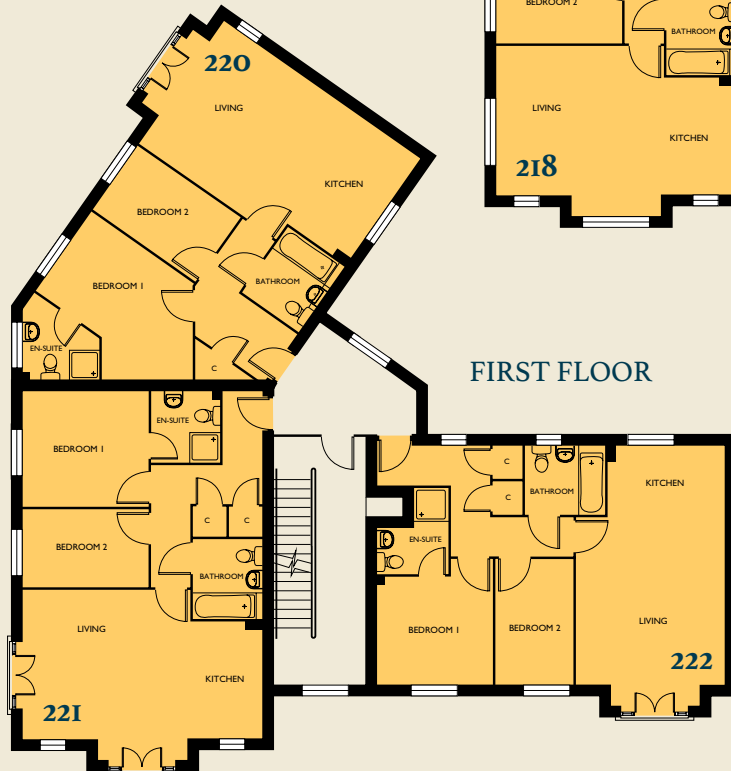
Apartment Block D

# Apartment Block D

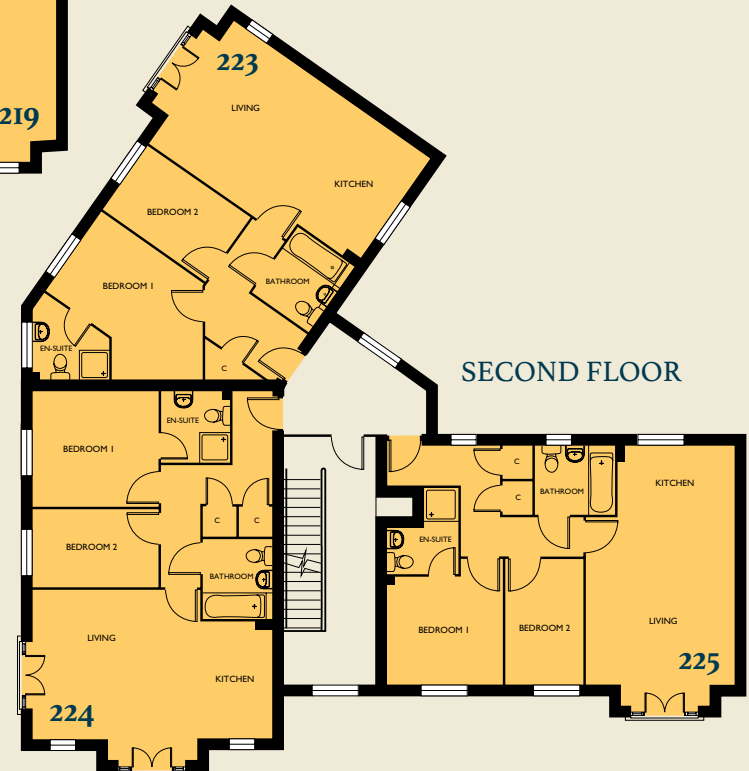
Plots 217 to 225



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Plots 217, 220, 223

Living / Dining	4950 (max) x 3975 (max)	16'3" (max) x 13'0" (max)
Kitchen	1875 x 3450	6'2" x 11'4"
Bedroom 1	4950 (max) x 2575 (min)	16'3" (max) x 8'5" (min)
Bedroom 2	3350 x 2075	11'0" x 6'10"

## Plots 218, 221, 224

Living / Dining	4550 (max) x 4475	14'11" (max) x 14'8"
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3075 x 3450	10'1" x 11'4"
Bedroom 2	2075 x 3350	6'10" x 11'0"

## Plots 219, 222, 225

Living / Dining	5050 (max) x 3975 (max)	16'7" (max) x 13'0" (max)
Kitchen	1875 x 3125	6'2" x 10'3"
Bedroom 1	3550 (max) x 3050	11'8" (max) x 10'0"
Bedroom 2	3550 x 2075	11'8" x 6'10"



# Apartment Block E

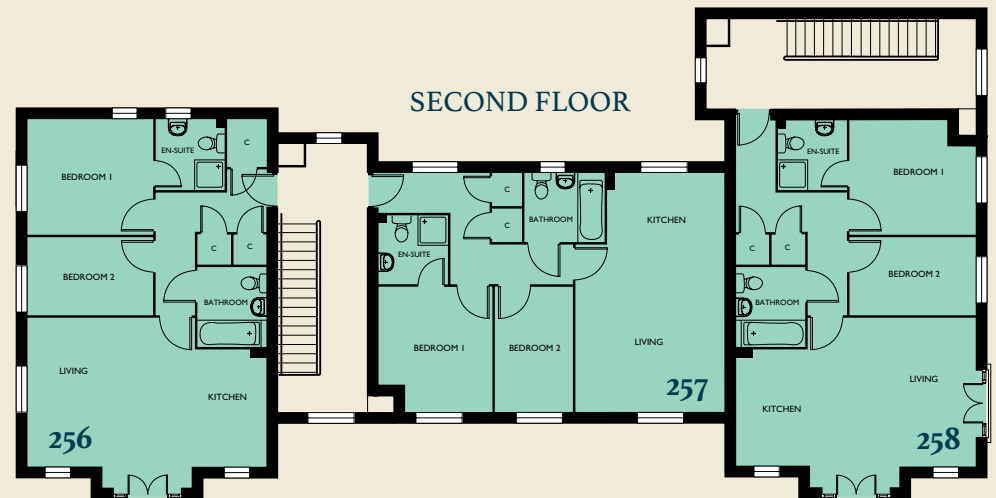
Plots 249 to 258



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Plot 255

Living / Dining	3975 x 4475	13'0" x 14'8"
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3050 x 3350	10'0" x 11'0"
Bedroom 2	2075 x 3350	6'10" x 11'0"

## Plots 249, 252, 256

Living / Dining	4550 (max) x 4475	14'11" (max) x 14'8"
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3075 x 3350	10'1" x 11'0"
Bedroom 2	2075 x 3350	6'10" x 11'0"

## Plots 250, 253, 257

Living / Dining	4475 x 3975	14'8" x 13'0"
Kitchen	1875 x 3125	6'2" x 10'3"
Bedroom 1	3350 (max) x 3050 (max)	11'0" (max) x 10'0" (max)
Bedroom 2	3350 x 2075	11'0" x 6'10"

## Plots 251, 254, 258

Living / Dining	4550 (max) x 4475 (max)	14'11" (max) x 14'8" (max)
Kitchen	3125 x 1875	10'3" x 6'2"
Bedroom 1	3050 (max) x 3350 (max)	10'0" (max) x 11'0" (max)
Bedroom 2	2075 x 3350	6'10" x 11'0"



Apartment Block E

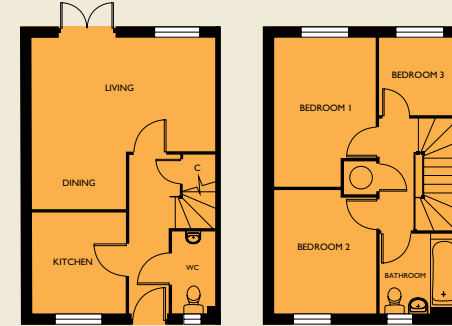




Bohon II, Clare

# Clare

Plots 84, 85, 106, 107, 108, 155, 156, 157, 158



GROUND FLOOR

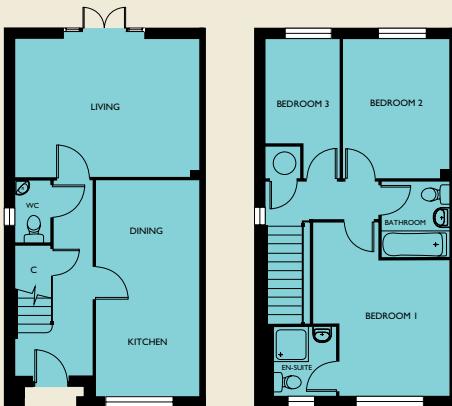
FIRST FLOOR

Kitchen	2425 x 2625	7'11" x 8'7"
Living / Dining	4775 (max) x 4475 (max)	15'8" (max) x 14'8" (max)
Bedroom 1	2650 (max) x 3850 (max)	8'8" (max) x 12'8" (max)
Bedroom 2	2650 (max) x 3250 (max)	8'8" (max) x 10'8" (max)
Bedroom 3	1975 x 2025	6'6" x 6'8"

Note: Dining window to Plot 85

# Bohon I

Plots 42, 43, 44, 45, 67, 68, 69, 70



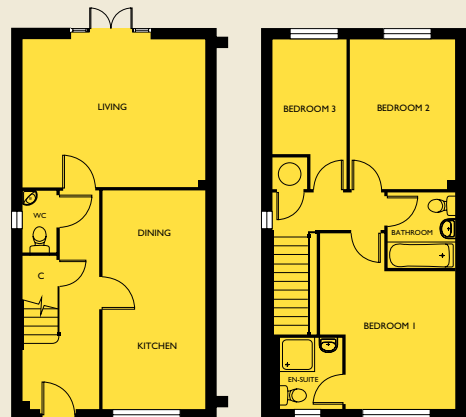
GROUND FLOOR

FIRST FLOOR

Kitchen	5650 x 2675	18'6" x 8'9"
Living Room	3575 x 4775	11'9" x 15'8"
Bedroom 1	4525 (max) x 3475 (max)	14'10" (max) x 11'5" (max)
Bedroom 2	3625 x 2750	11'11" x 9'0"
Bedroom 3	3625 (max) x 1925	11'11" (Max) x 6'4"

# Bohon II

Plots 17, 21, 102, 105, 163, 166



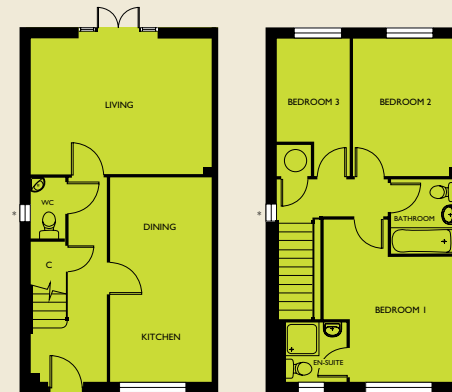
GROUND FLOOR

FIRST FLOOR

Kitchen / Dining	5700 x 2675	18'8" x 8'9"
Living Room	3850 x 4775	12'8" x 15'8"
Bedroom 1	4600 (max) x 3475 (max)	15'1" (max) x 11'5" (max)
Bedroom 2	3900 x 2750	12'10" x 9'0"
Bedroom 3	3900 (max) x 1925	12'10" (max) x 6'4"

# Bohon III

Plots 18, 19, 20, 29, 30, 31, 52, 53, 86, 87, 88, 94, 95, 96, 103, 104, 110, 111, 112, 113, 114, 115, 123, 124, 125, 126, 164, 165



GROUND FLOOR

FIRST FLOOR

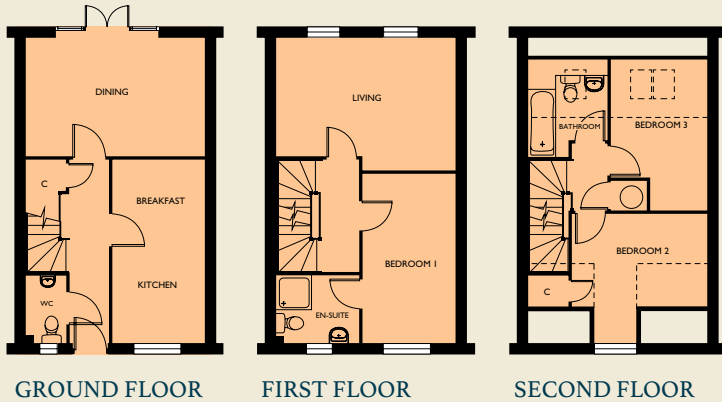
Kitchen / Dining	5425 x 2675	17'10" x 8'9"
Living Room	3575 x 4775	11'9" x 15'8"
Bedroom 1	4300 (max) x 3500 (max)	14'1" (max) x 11'6" (max)
Bedroom 2	3625 x 2750	11'11" x 9'0"
Bedroom 3	2700 (min) x 1925	8'10" (min) x 6'4"

\*WC and landing windows to Plots 29, 31, 52, 53, 86, 88, 94, 96, 110, 112, 113, 115, 123 & 126 only.



# Bigod

Plots 33, 34, 131, 132, 148, 149, 150, 151, 194, 195,  
196, 197, 198, 233, 234, 235, 236, 245, 246, 247, 248



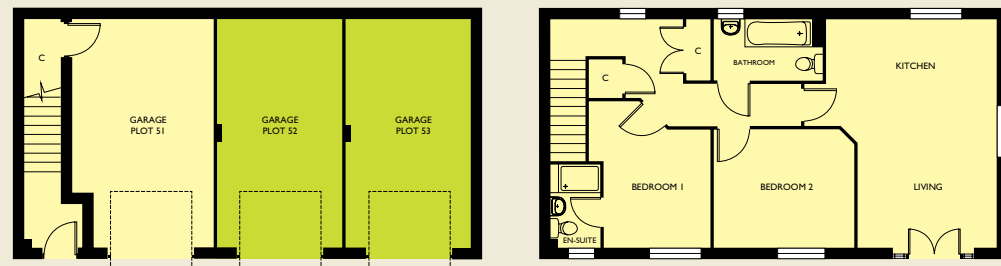
Kitchen / Breakfast	4800 x 2400	15'9" x 7'10"
Dining Room	3100 x 4650	10'2" x 15'3"
Living Room	3450 (max) x 4650	11'4" (max) x 15'3"
Bedroom 1	4425 x 2400	14'6" x 7'10"
Bedroom 2	3375 (max) x 3525 (max)	11'1" (max) x 11'7" (max)
Bedroom 3	3950 (max) x 2500 (max)	13'0" (max) x 8'2" (max)



Hardel

# Hardel

Plot 51



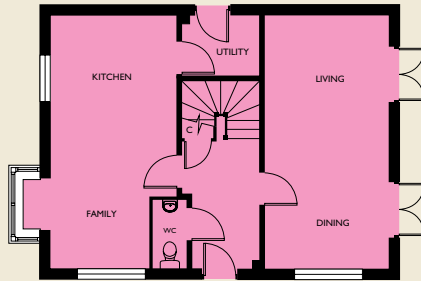
GROUND FLOOR

FIRST FLOOR

Living / Kitchen	5075 (max) x 4450 (max)	16'8" (max) x 14'7" (max)
Bedroom 1	3825 (max) x 2800 (min)	12'7" (max) x 9'2" (min)
Bedroom 2	3075 (max) x 3675 (max)	10'1" (max) x 12'1" (max)

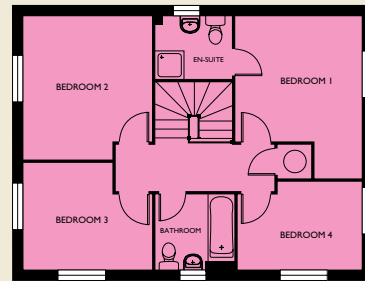
# Marshal I

Plots 9, 22, 35, 46, 75, 89, 101, 118, 181, 186, 207



## GROUND FLOOR

Living / Dining	6650 x 3250
Kitchen / Family	6650 x 3300+Bay
Utility	1525 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2275 (max) x 3250 (max)

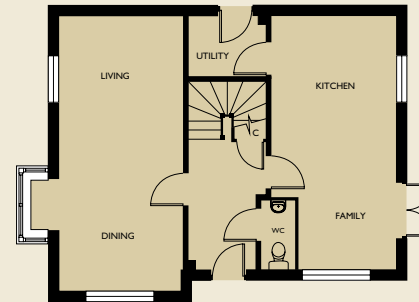


## FIRST FLOOR

21'10" x 10'8"
21'10" x 10'10" +Bay
5'0" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
7'6" (max) x 10'8" (max)

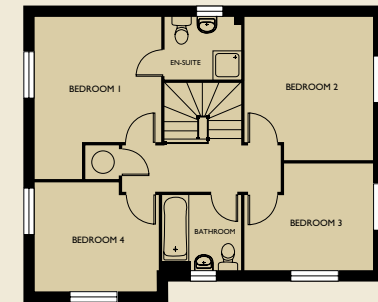
# Marshal II

Plots 32, 100, 136, 173



## GROUND FLOOR

Living / Dining	7200 x 3250 +Bay
Kitchen / Family	6650 (max) x 3300 (max)
Utility	1550 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2850 (max) x 3150 (max)

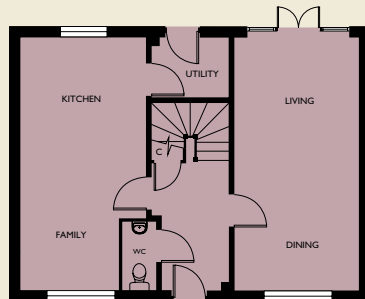


## FIRST FLOOR

23'7" x 10'8" +Bay
21'10" (max) x 10'10" (max)
5'1" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
9'4" (max) x 10'4" (max)

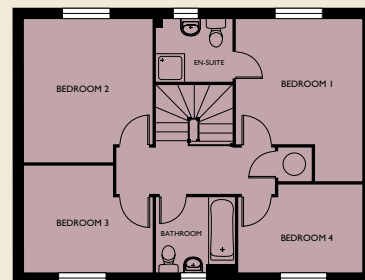
# Marshal III

Plots 50, 54, 153, 216



## GROUND FLOOR

Living / Dining	6650 x 3250
Kitchen / Family	6650 (max) x 3300 (max)
Utility	1550 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2275 (max) x 3250 (Max)

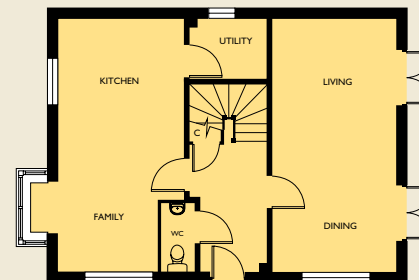


## FIRST FLOOR

21'10" x 10'8"
21'10" (max) x 10'10" (max)
5'1" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
7'6" (max) x 10'8" (max)

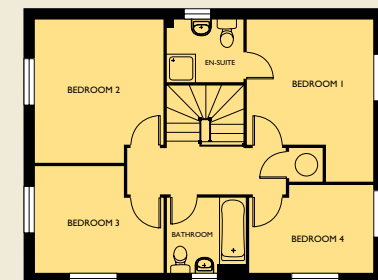
# Marshal IV

Plot 97



## GROUND FLOOR

Living / Dining	6650 x 3250
Kitchen / Family	6650 x 3300 +Bay
Utility	1525 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2275 (max) x 3250 (max)

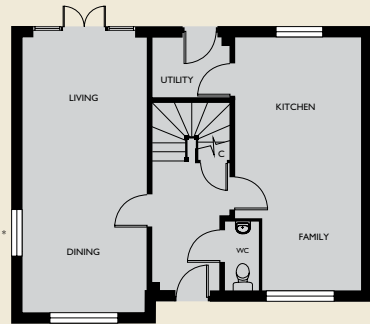


## FIRST FLOOR

21'10" x 10'8"
21'10" x 10'10" +Bay
5'0" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
7'6" (max) x 10'8" (max)

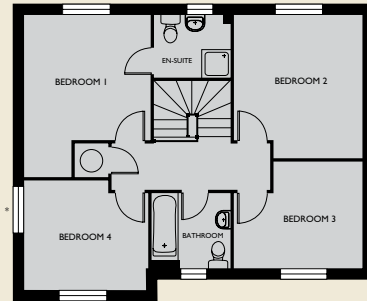
# Marshal V

Plots 60, 119, 178, 215



GROUND FLOOR

Living / Dining	7200 x 3250
Kitchen / Family	6650 (max) x 3300 (max)
Utility	1550 x 2025
Bedroom 1	4250 x 3300
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2850 (max) x 3150 (max)



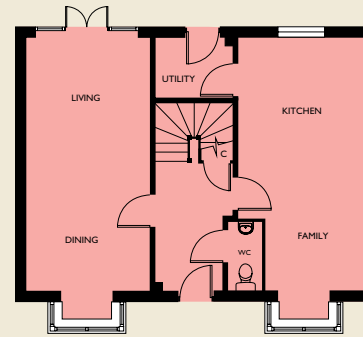
FIRST FLOOR

23'7" x 10'8"
21'10" (max) x 10'10" (max)
5'1" x 6'8"
13'11" x 10'10"
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
9'4" (max) x 10'4" (max)

\*Note: Side windows to Plots 178 & 215 only.

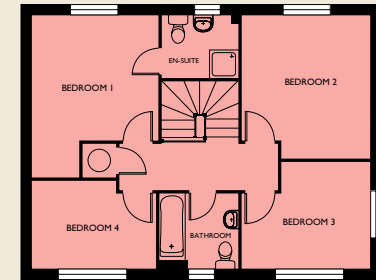
# Marshal VI

Plot 145



GROUND FLOOR

Living / Dining	6650 +Bay x 3250
Kitchen / Family	6650 +Bay x 3300
Utility	1550 x 2025
Bedroom 1	4250 (max) x 3300(max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2275 (max) x 3250 (max)

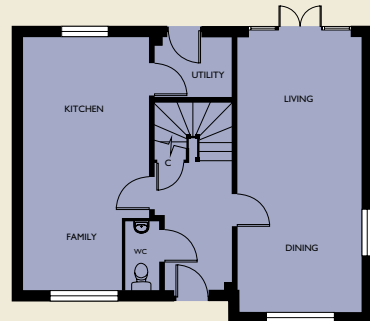


FIRST FLOOR

21'10" +Bay x 10'8"
21'10" +Bay x 10'10"
5'1" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
7'6" (max) x 10'8" (max)

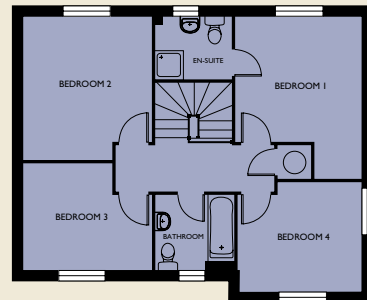
# Marshal VII

Plots 109, 133, 152, 167



GROUND FLOOR

Living / Dining	7200 x 3150
Kitchen / Family	6650 (max) x 3300 (max)
Utility	1550 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2850 (max) x 3150 (max)

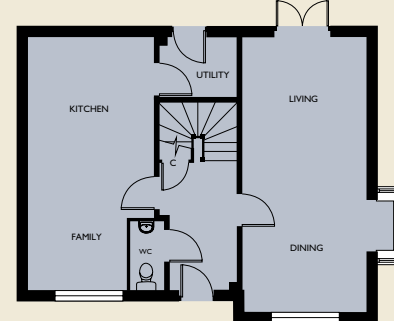


FIRST FLOOR

23'7" x 10'4"
21'10" (max) x 10'10" (max)
5'1" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
9'4" (max) x 10'4" (max)

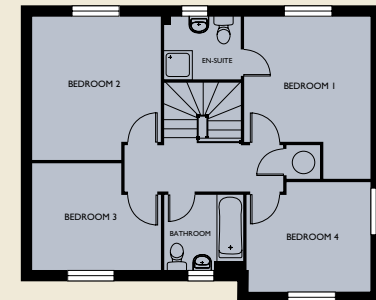
# Marshal VIII

Plots 49, 55



GROUND FLOOR

Living / Dining	7200 x 3250
Kitchen / Family	6650 (max) x 3300 (max)
Utility	1550 x 2025
Bedroom 1	4250 (max) x 3300 (max)
Bedroom 2	3750 (max) x 3375 (max)
Bedroom 3	2800 (max) x 3375 (max)
Bedroom 4	2850 (max) x 3150 (max)



FIRST FLOOR

23'7" x 10'8"
21'10" (max) x 10'10" (max)
5'1" x 6'8"
13'11" (max) x 10'10" (max)
12'4" (max) x 11'1" (max)
9'2" (max) x 11'1" (max)
9'4" (max) x 10'4" (max)

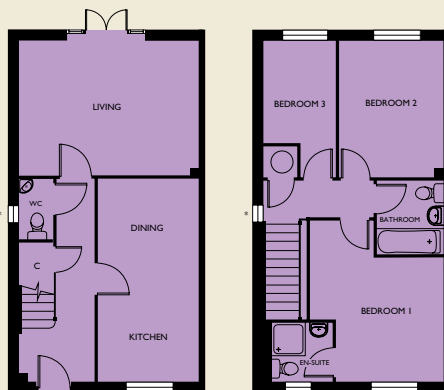






## Bohon IV

Plots 174, 175, 176, 177, 212, 213,  
214, 230, 231, 232



GROUND FLOOR

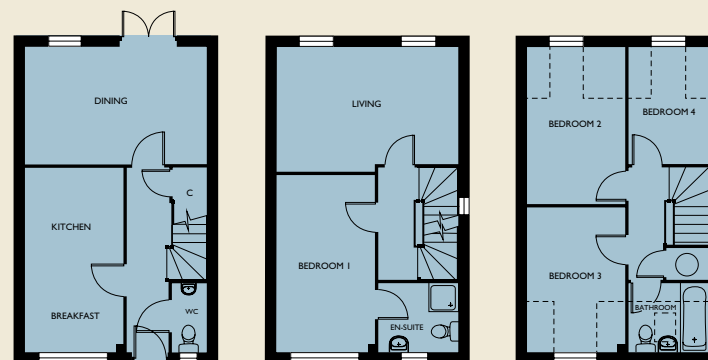
FIRST FLOOR

Kitchen / Dining	5425 x 2675	17'10" x 8'9"
Living Room	3575 x 4775	11'9" x 15'8"
Bedroom 1	4300 (max) x 3500 (max)	14'1" (max) x 11'6" (max)
Bedroom 2	3625 x 2750	11'11" x 9'0"
Bedroom 3	2700 (min) x 1925	8'10" (min) x 6'4"

\*No WC and landing windows to plots 213 & 231.

## Lacy

Plots 47, 48, 56, 57, 58, 59, 98, 99, 179, 180,  
208, 209, 210, 211, 226, 227, 228, 229



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

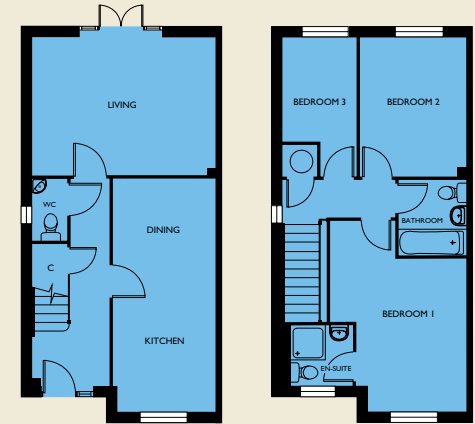
Kitchen / Breakfast	4825 x 2550	15'10" x 8'4"
Dining Room	3050 x 4725	10'0" x 15'6"
Living Room	3250 x 4725	10'8" x 15'6"
Bedroom 1	4625 x 2550	15'2" x 8'4"
Bedroom 2	4100 x 2550	13'5" x 8'4"
Bedroom 3	3775 x 2550	12'5" x 8'4"
Bedroom 4	3050 x 2075	10'0" x 6'10"



Mowbray, Bohon IV

# Mandeville

Plots 1, 2, 3, 4, 5, 6, 7, 8, 23, 24, 25, 26, 27, 28, 76, 77, 78, 79, 80, 81, 82, 83, 127, 128, 129, 130, 159, 160, 161, 162, 182, 183, 184, 185, 237, 238, 239, 240, 241, 242, 243, 244



GROUND FLOOR

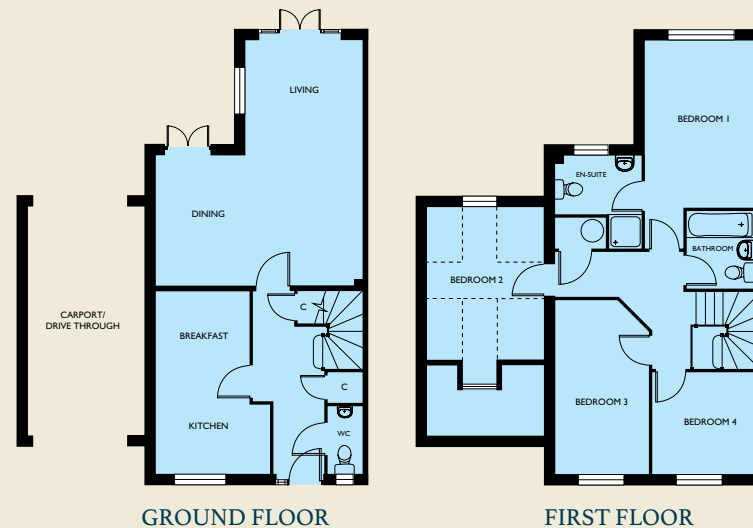
FIRST FLOOR

Kitchen / Dining	6100 x 2675	20'0" x 8'9"
Living Room	3575 x 4775	11'9" x 15'8"
Bedroom 1	5000 (max) x 3475 (max)	16'5" (max) x 11'5" (max)
Bedroom 2	3625 x 2750	11'11" x 9'0"
Bedroom 3	3625 x 1925	11'11" x 6'4"

# Mowbray

Plots 36, 37, 38, 39, 40, 41, 71, 72, 73, 74, 90, 91, 92, 93, 116, 117, 137, 138, 139, 140

Kitchen / Breakfast	4775 x 2450	15'8" x 8'0"
Dining Area	3400 x 2000	11'2" x 6'7"
Living Area	6450 x 3325	21'2" x 10'11"
Bedroom 1	4375 (min) x 3025	14'4" (min) x 9'11"
Bedroom 2	4000 (min) x 3025	13'1" (min) x 9'11"
Bedroom 3	4550 (max) x 2450	14'11" (max) x 8'0"
Bedroom 4	2650 x 2850	8'8" x 9'4"



GROUND FLOOR

FIRST FLOOR



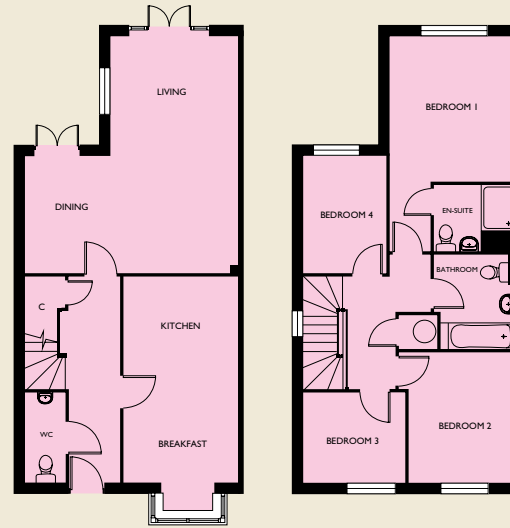
Mandeville, Marshal I

# Percy

Plots 61, 62, 63, 64, 65, 66, 120, 121, 134, 135, 141, 142, 143, 144, 146, 147

Kitchen / Breakfast	5700 x 3125	18'8" x 10'3"
Living Area	6200 x 3300	20'4" x 10'10"
Dining Area	3050 x 2200	10'0" x 7'3"
Bedroom 1	5525 (max) x 3300 (max)	18'2" (max) x 10'10" (max)
Bedroom 2	3400 x 2800 (min)	11'2" x 9'2" (min)
Bedroom 3	2350 x 2650	7'9" x 8'8"
Bedroom 4	3050 x 2150	10'0" x 7'1"

Note: Additional dining window to Plots 143 & 144 only.

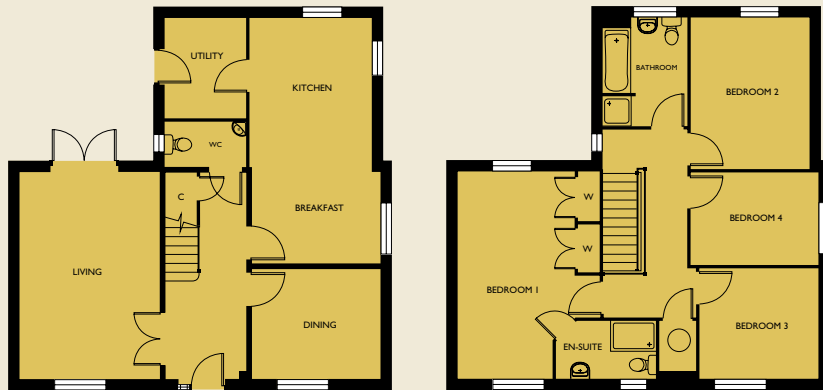


GROUND FLOOR

FIRST FLOOR

# Huntingfield I

Plot 122



GROUND FLOOR

FIRST FLOOR

Living Room	5400 x 3675	17'9" x 12'1"	Bedroom 1	5400 x 3050 (max)	17'9" x 10'0" (max)
Dining Room	2875 x 3350	9'5" x 11'0"	Bedroom 2	3950 x 3100	13'0" x 10'2"
Kitchen / Breakfast	6425 x 3350 (max)	21'1" x 11'0" (max)	Bedroom 3	2875 x 3100	9'5" x 10'2"
Utility	2600 x 2125	8'6" x 7'0"	Bedroom 4	2425 x 3325	7'11" x 10'11"





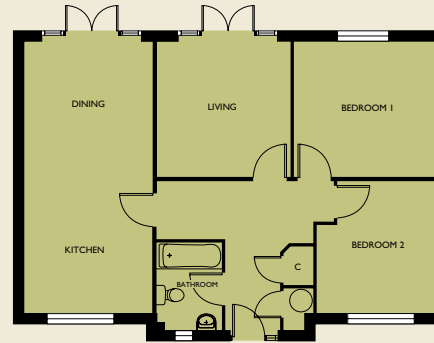
Marshal I, Marshal V, Percy, Huntingfield I





# Forz

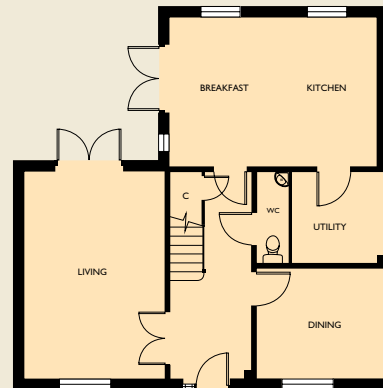
Plots 171, 172



Kitchen / Dining	7100 x 3325	23'4" x 10'11"
Living Room	3500 x 2500	11'6" x 8'2"
Bedroom 1	3525 x 3725	11'7" x 12'3"
Bedroom 2	3425 x 3125 (max)	11'3" x 10'3" (max)

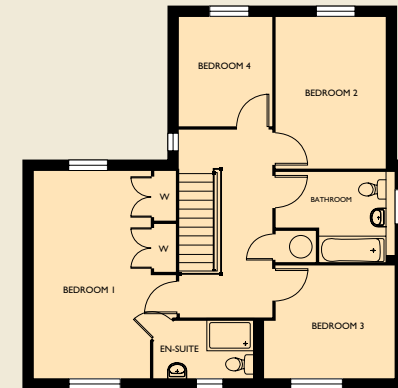
# Huntingfield II

Plots 154, 168, 169, 170



GROUND FLOOR

Living Room	5400 x 3675	17'9" x 12'1"
Dining Room	2925 x 3350	9'7" x 11'0"
Kitchen / Breakfast	3700 x 5400	12'2" x 17'9"
Utility	2375 x 2200	7'10" x 7'3"



FIRST FLOOR

Bedroom 1	5400 x 3025 (max)	17'9" x 9'11" (max)
Bedroom 2	3950 x 2875	13'0" x 9'5"
Bedroom 3	2925 x 3400	9'7" x 11'2"
Bedroom 4	2825 x 2425	9'3" x 7'11"

\*Note: Utility Room door in lieu of window Plots 168 & 170 only.