

THE GREEN

F A L M O U T H



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Onto The Green into the future

The Green sits in a prime position on the outskirts of the popular Cornish town of Falmouth. Our Zero Carbon Smart Homes are nestled within the grounds of the fabulous Falmouth Golf Club, which dates back to the 19th century. From crisp mornings to summer evenings, you can simply walk out of your house and straight to the first tee, or stroll down the road to the beautiful Swanpool Beach.

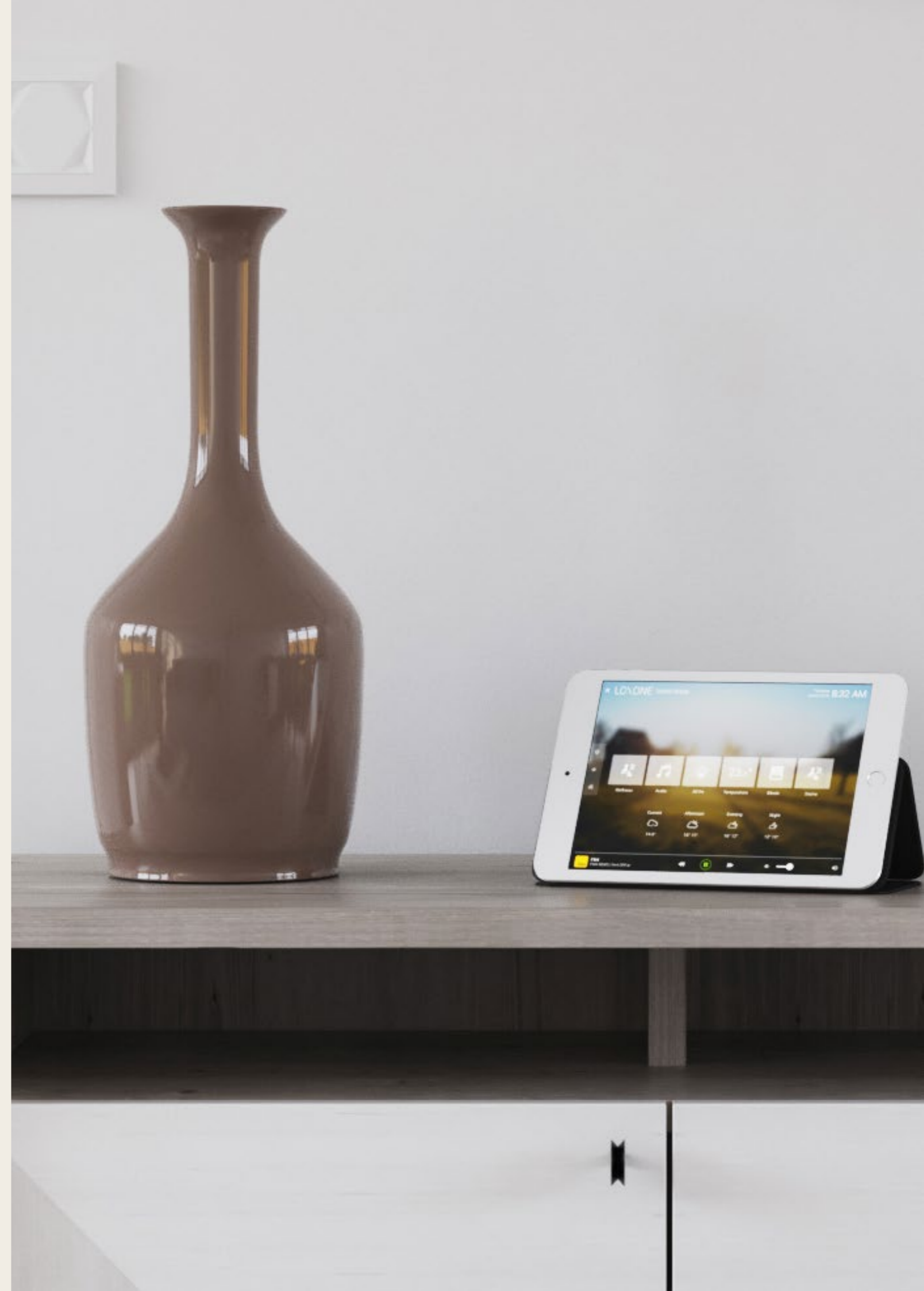
A special combination of old and new, this is an historic setting for a sustainable future.

Sustainable living down to a tee.

Why a Verto Home?

Verto Homes is leading the way in sustainable house building with our fully automated Zero Carbon Smart Homes.


Our expertise has led us to create striking, state-of-the-art, sustainable smart homes, which use innovations such as integrated solar roofing systems, home automation technology, total insulation and highly efficient heating and lighting systems – with no compromise on style or function.







Schedule of house type & number of units

	HT C1 / EAGLE (3bed)	2
	HT C2 / EAGLE (3bed)	5
	HT D / ALBATROSS (4 bed)	5
	HT E / ACE (4 bed)	10
	HT G / BIRDIE (2bed)	8
		30 total

Site plan key:

-  Mown grass from turf or seed or existing (non-domestic / domestic).
-  Mown grass from turf.
-  Proposed shrub beds & planting.
-  Existing trees. Refer to Arboricultural report for details and for Root Protection Requirements.
-  New trees as Swan Paul drawings.
-  Footpath of 150mm well compacted Porthoustock 803 granular fill on geotextile membrane.
-  Tarmac road / path surface & kerbing to S.Eng details.
-  Block paved driveways and paths to S.Eng details.
-  Visitor parking space
-  Parking bays of well compacted Porthoustock 803 granular fill on geotextile membrane & hardcore sub-base to S.Eng details.
-  450x450mm paving slabs with 50mm concrete edging.



TYPE G

Birdie

PLOTS 20-27



2 BEDROOM



2 BATHROOM



PARKING AND GARAGE

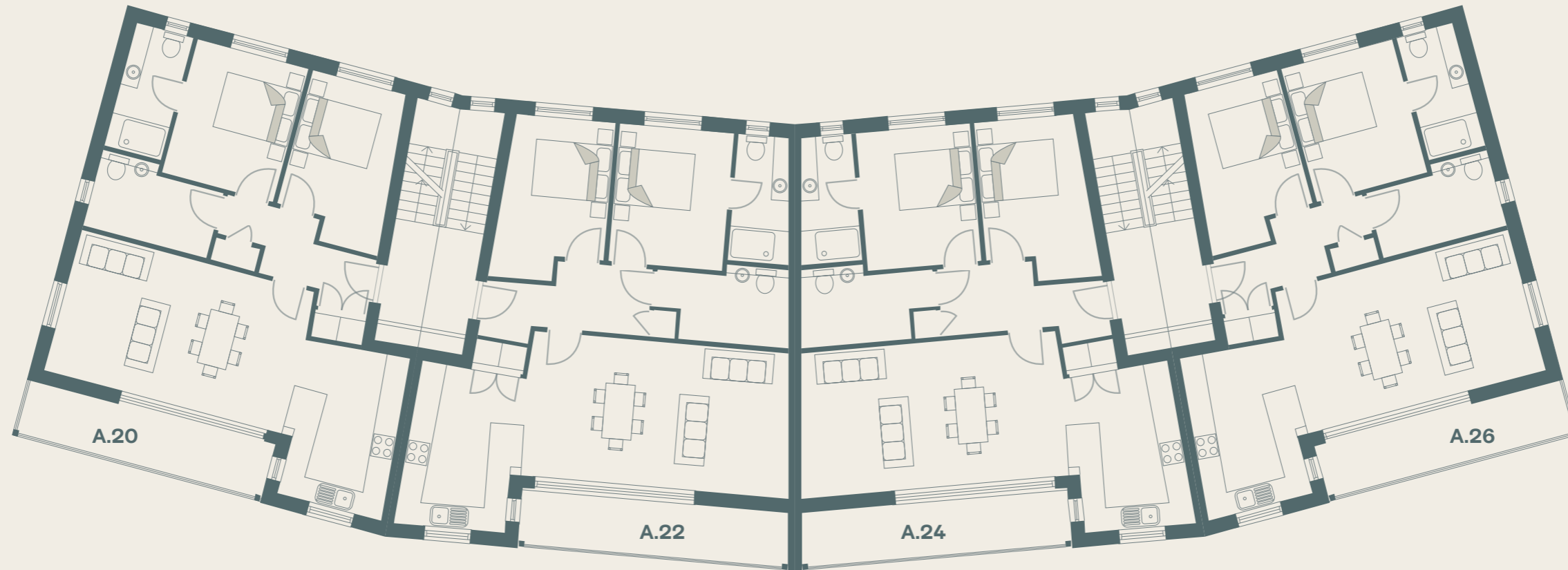


One under par. Smartly done.

The Birdie apartment has 2 double bedrooms, a master with en suite and separate bathroom. The light and airy living area is perfect for entertaining and relaxing and each apartment has its own balcony for alfresco dining overlook the golf course.

These apartments also have the unique benefit of their own garage space on the ground floor – with additional storage room to the rear. Perfect for additional parking or storing all your sports/golf equipment. Storage is often an issue with apartments but not in these!

First floor



Apartment 20

112.4m² 1210ft²

Hall	1850mm x 4213mm	Bedroom 2	3603mm x 2830mm
Kitchen	4407mm x 2782mm	Store	780mm x 1334mm
Living room	3676mm x 6421mm	Store	624mm x 1200mm
Bathroom	1850mm x 3375mm	Garage	8004mm x 3187mm
Bedroom 1	3603mm x 3073mm	Refuse	1450mm x 3187mm
Ensuite	3353mm x 1502mm		

Apartment 24

117.6m² 1266ft²

Hall	1831mm x 4308mm	Bedroom 2	3602mm x 2925mm
Kitchen	4411mm x 2791mm	Store	780mm x 1334mm
Living room	3712mm x 7003mm	Store	605mm x 1200mm
Bathroom	1831mm x 3531mm	Garage	8037mm x 3688mm
Bedroom 1	3602mm x 2978mm	Refuse	1456mm x 3330mm
Ensuite	3352mm x 1552mm		

Apartment 22

125.2m² 1348ft²

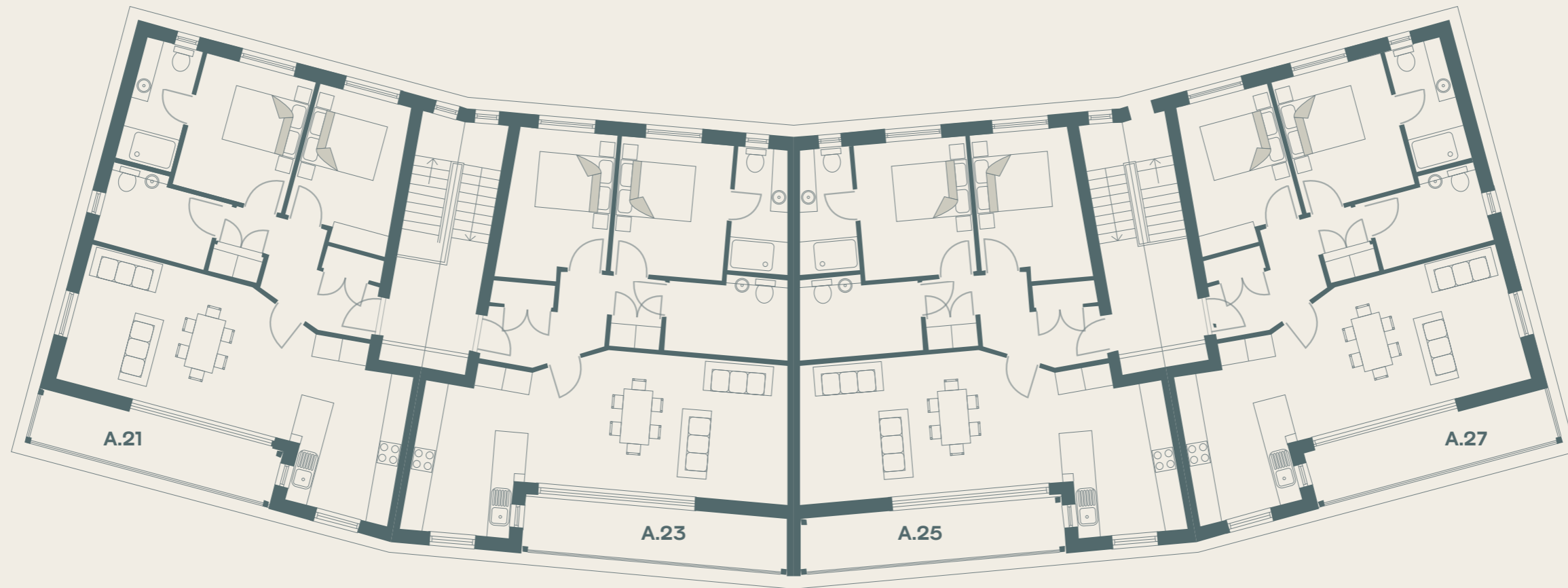
Hall	1831mm x 4308mm	Bedroom 2	3602mm x 2925mm
Kitchen	4411mm x 2791mm	Store	780mm x 1334mm
Living room	3712mm x 7005mm	Store	605mm x 1200mm
Bathroom	1831mm x 3531mm	Garage	8012mm x 4898mm
Bedroom 1	3602mm x 2978mm	Refuse	1451mm x 3840mm
Ensuite	3352mm x 1552mm		

Apartment 26

123.1m² 1325ft²

Hall	1850mm x 4213mm	Bedroom 2	3603mm x 2830mm
Kitchen	4407mm x 2782mm	Store	780mm x 1334mm
Living room	3676mm x 6421mm	Store	624mm x 1200mm
Bathroom	1850mm x 3375mm	Garage	8004mm x 4729mm
Bedroom 1	3603mm x 3073mm		
Ensuite	3353mm x 1502mm		

Second floor



Apartment 21

123.1m² 1325ft²

Hall	1850mm x 4213mm	Bedroom 2	3603mm x 2830mm
Kitchen	4407mm x 2782mm	Store	780mm x 1334mm
Living room	3676mm x 6421mm	Store	624mm x 1200mm
Bathroom	1850mm x 3375mm	Garage	8004mm x 4729mm
Bedroom 1	3603mm x 3073mm		
Ensuite	3353mm x 1502mm		

Apartment 25

125.2m² 1348ft²

Hall	1831mm x 4308mm	Bedroom 2	3602mm x 2925mm
Kitchen	4411mm x 2791mm	Store	780mm x 1334mm
Living room	3712mm x 7003mm	Store	605mm x 1200mm
Bathroom	1831mm x 3531mm	Garage	8012mm x 4898mm
Bedroom 1	3602mm x 2978mm	Refuse	1451mm x 3840mm
Ensuite	3352mm x 1552mm		

Apartment 23

117.6m² 1266ft²

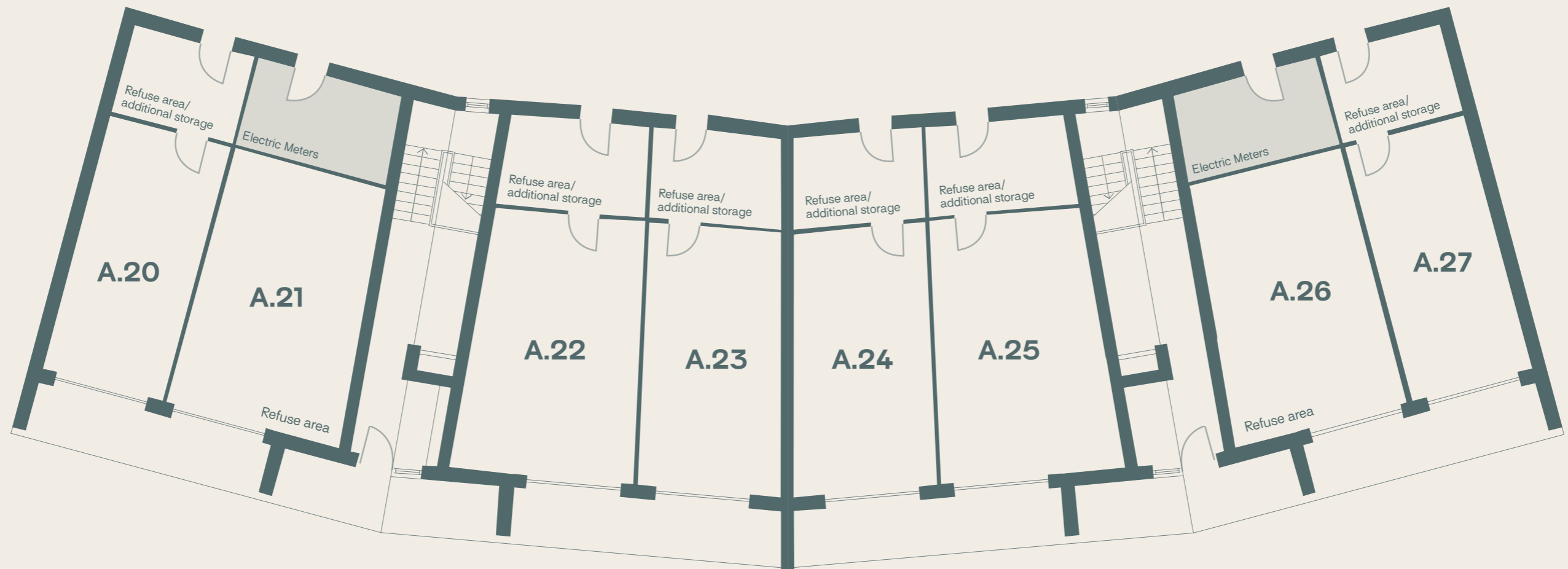
Hall	1831mm x 4308mm	Bedroom 2	3602mm x 2925mm
Kitchen	4411mm x 2791mm	Store	780mm x 1334mm
Living room	3712mm x 7005mm	Store	605mm x 1200mm
Bathroom	1831mm x 3531mm	Garage	8037mm x 3688mm
Bedroom 1	3602mm x 2978mm	Refuse	1456mm x 3330mm
Ensuite	3352mm x 1552mm		

Apartment 27

112.4m² 1210ft²

Hall	1850mm x 4213mm	Bedroom 2	3603mm x 2830mm
Kitchen	4407mm x 2782mm	Store	780mm x 1334mm
Living room	3676mm x 6421mm	Store	624mm x 1200mm
Bathroom	1850mm x 3375mm	Garage	8004mm x 3187mm
Bedroom 1	3603mm x 3073mm	Refuse	1450mm x 3187mm
Ensuite	3353mm x 1502mm		

Ground floor



Garage parking



HOUSE TYPE C1

Eagle

PLOTS 1 & 2



3 BEDROOM



2 BATHROOM



DRIVEWAY AND GARAGE

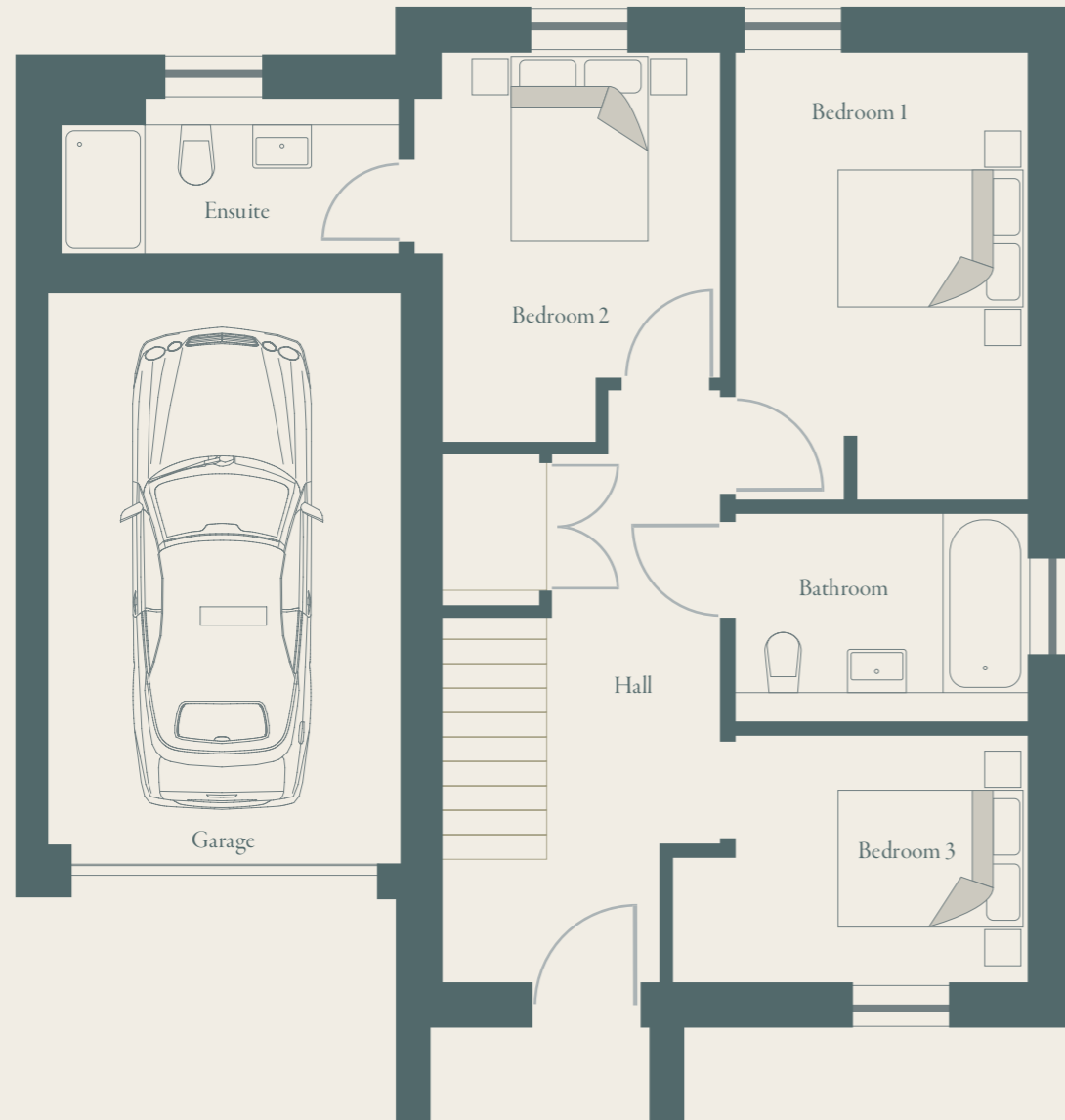


Two under par. Excellence superbly executed.

The Eagle's reverse-level living accommodation has been designed to maximise the view out onto the golf course. This 3-bedroom house with integral garage and roof terrace offers superb open plan kitchen/living space.

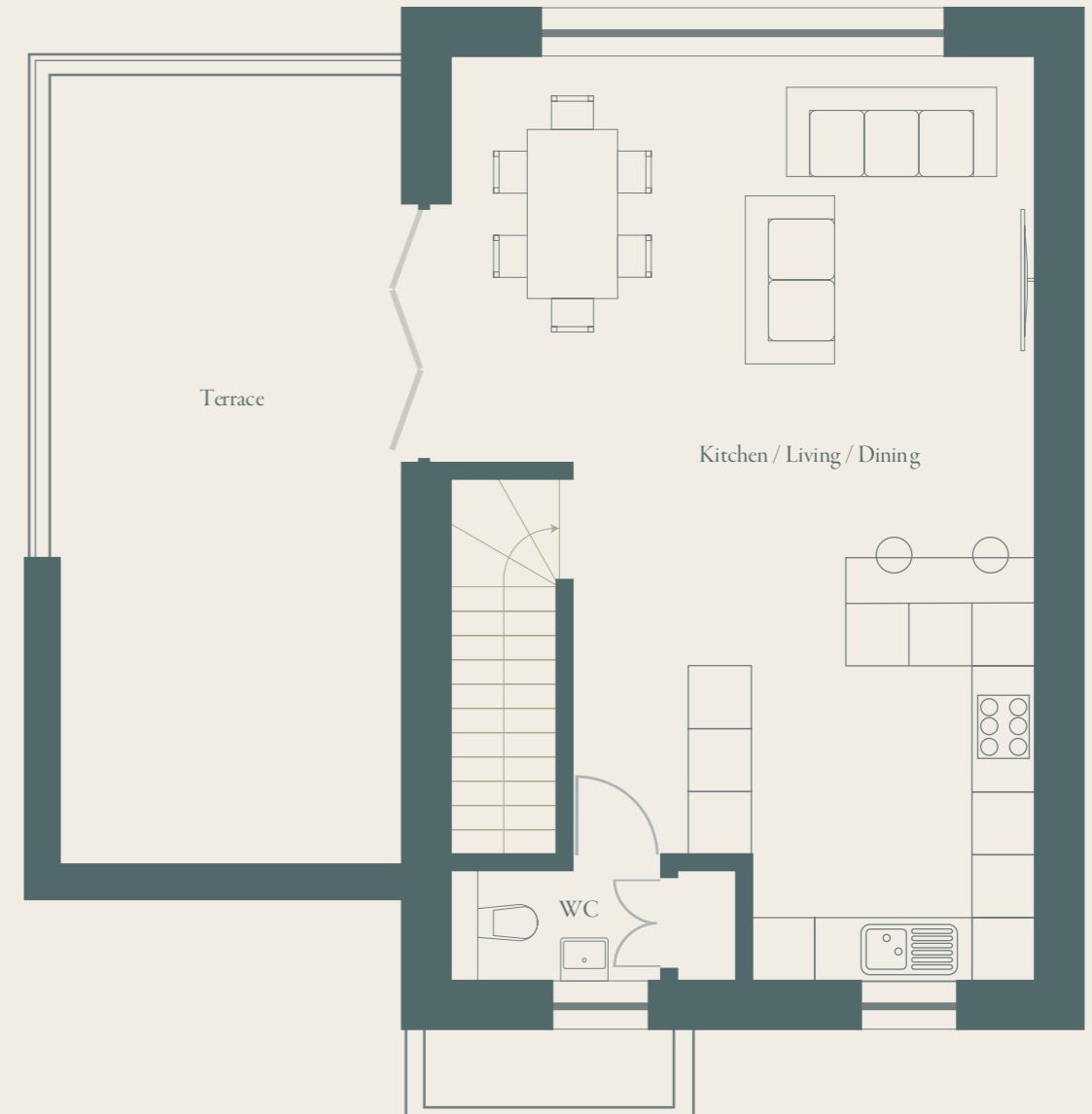
The primary set of bifold doors overlook the course, with a second set of bifold doors leading to the roof terrace. This terrace has a private seating area and frameless glazing, for an uninterrupted view.

Floor plan



Gross internal area

M² 124
FT² 1,335



Net internal room areas

Ground floor

Entrance hall	2647mm x 5605mm	Bedroom 3	3345mm x 2335mm
Bedroom 1	2762mm x 4231mm	Bathroom	2762mm x 1965mm
Bedroom 2	2648mm x 3687mm	Garage	3350mm x 5225mm
B2 ensuite	3205mm x 1455mm		

First floor

Kitchen / living / dining	5555mm x 8807mm
WC	1997mm x 1064mm





HOUSE TYPE C2

Eagle

PLOTS 10, 11, 28-30



3 BEDROOM



2 BATHROOM



DRIVEWAY AND GARAGE

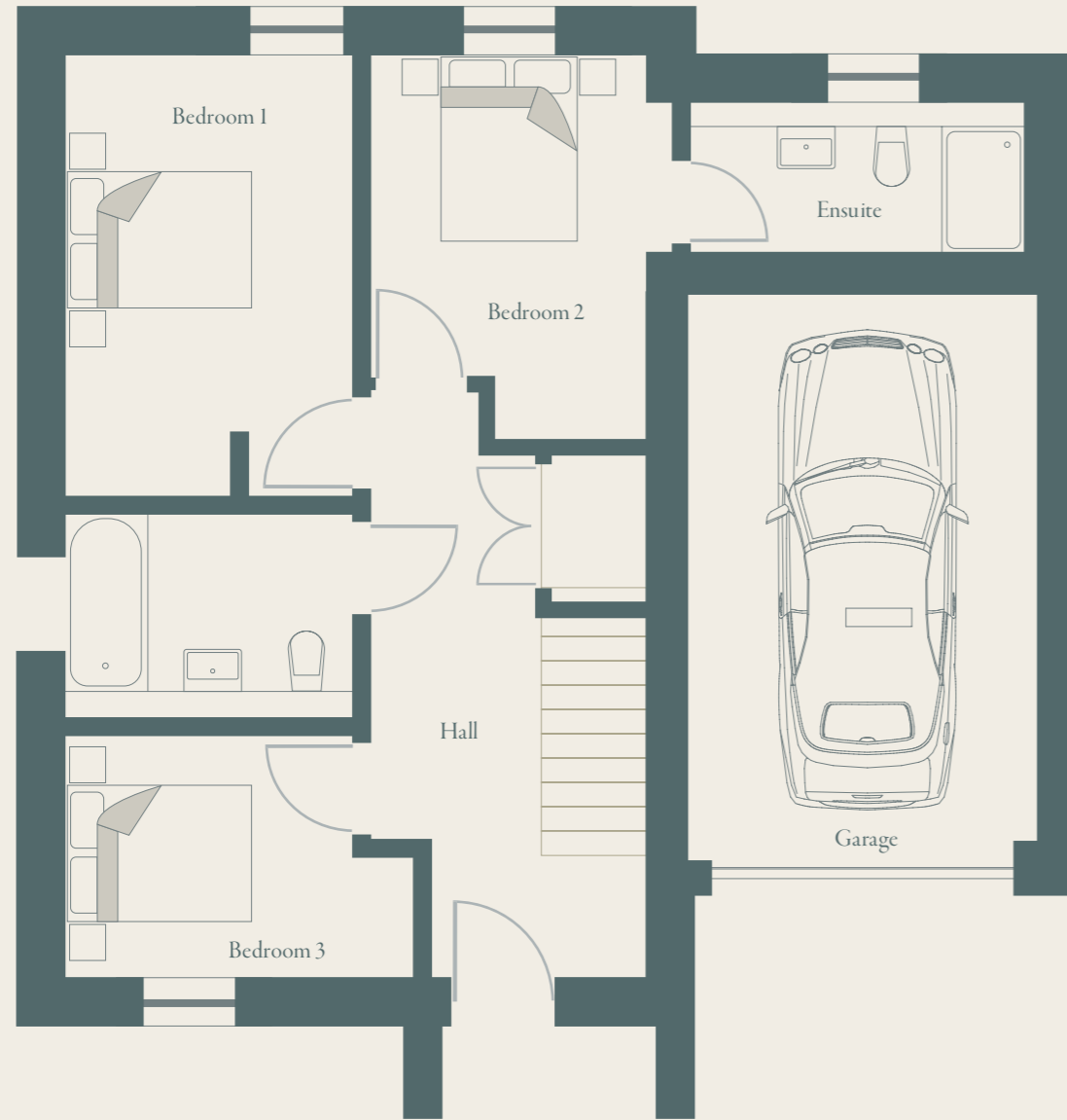


Two under par. Excellence superbly executed.

This 3-bedroom house offers reverse-level living accommodation, with open plan kitchen/living space for a light, airy feel, plus integral garage and roof terrace.

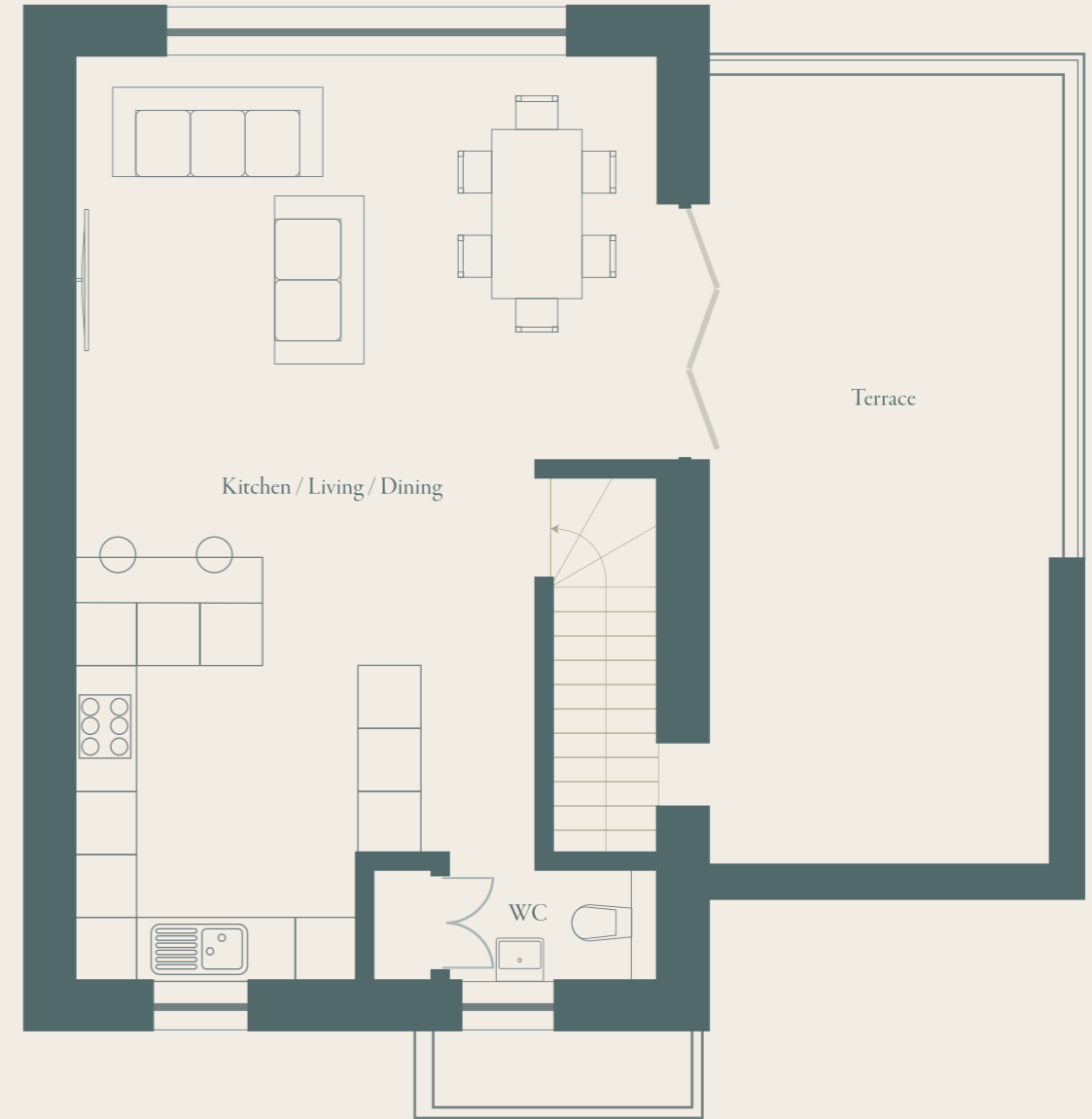
The Eagle's primary set of bifold doors overlook the golf course, while the second set of doors lead to the roof terrace with its seating area and frameless glazing.

Floor plan



Gross internal area

M² 124
 FT² 1,335



Net internal room areas

Ground floor

Entrance hall	2647mm x 5605mm	Bedroom 3	3347mm x 2336mm
Bedroom 1	2762mm x 4230mm	Bathroom	2762mm x 1965mm
Bedroom 2	2647mm x 3687mm	Garage	3350mm x 5225mm
B2 ensuite	3205mm x 1455mm		

First floor

Kitchen / living / dining	5555mm x 8807mm
WC	1997mm x 1064mm





HOUSE TYPE D

Albatross

PLOTS 12-16



4 BEDROOM



2 BATHROOM



DRIVEWAY AND GARAGE

.....

Three under par. Something special.

The Albatross is a 4-bedroom house with reverse-level living accommodation, plus integral garage and wrap-around roof terrace for simply stunning views.

Open plan living space features a primary set of large bifold doors overlooking the golf course, with oversized vaulted ceilings designed to enhance the light, open feel. A second set of bi fold doors lead to the roof terrace and its private seating area.

Floor plan



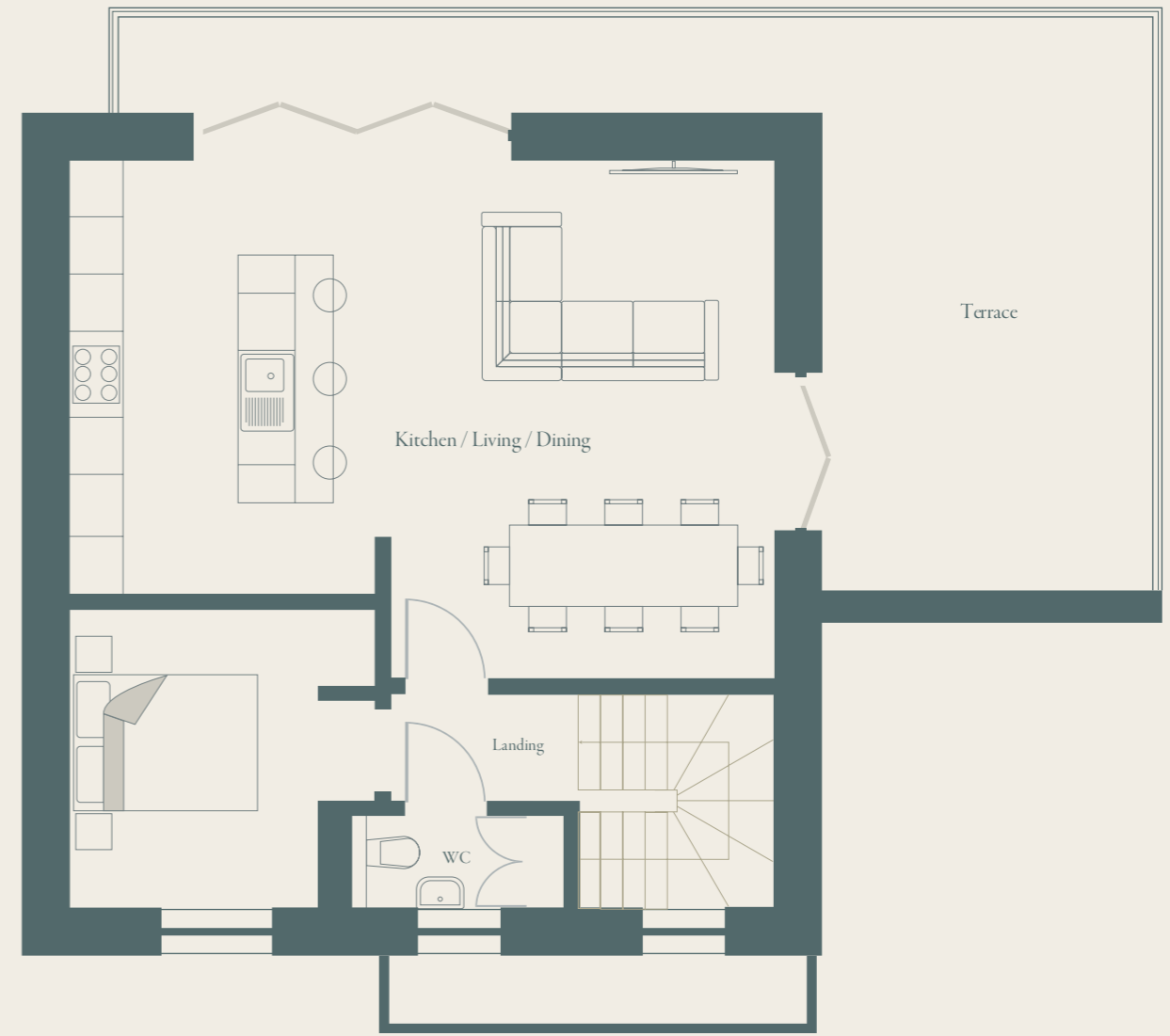
Net internal room areas

Ground floor

Entrance / stair	4062mm x 2285mm	Bedroom 2	3250mm x 5265mm
Ground floor hall	2992mm x 1362mm	Bathroom	2050mm x 2099mm
Bedroom 1	4062mm x 5240mm	Bedroom 4	3250mm x 2276mm
B1 ensuite	2150mm x 2644mm	Garage	3350mm x 5150mm

Gross internal area

M ²	FT ²
144.6	1,556



First floor

Stairwell	2081mm x 2285mm	WC	1642mm x 1004mm
Landing	1988mm x 1161mm	Kitchen / living	7457mm x 5484mm
Bedroom 3	3250mm x 3169mm	/dining	





HOUSE TYPE E

Ace

PLOTS 3-9 & 17-19



4 BEDROOM



4 BATHROOM



DRIVEWAY AND GARAGE



The hole in one, Simply Exceptional.

This is a 4-bedroom, 3-storey house with reverse-level living accommodation and integral garage. The Ace's open plan design features a primary set of large bifold doors overlooking the golf course, and a second set of doors leading to the roof terrace.

Timber cladding at the front of this terrace creates a private seating area, while frameless glazing provides uninterrupted views out across the golf course you won't grow tired of.

Floor plan

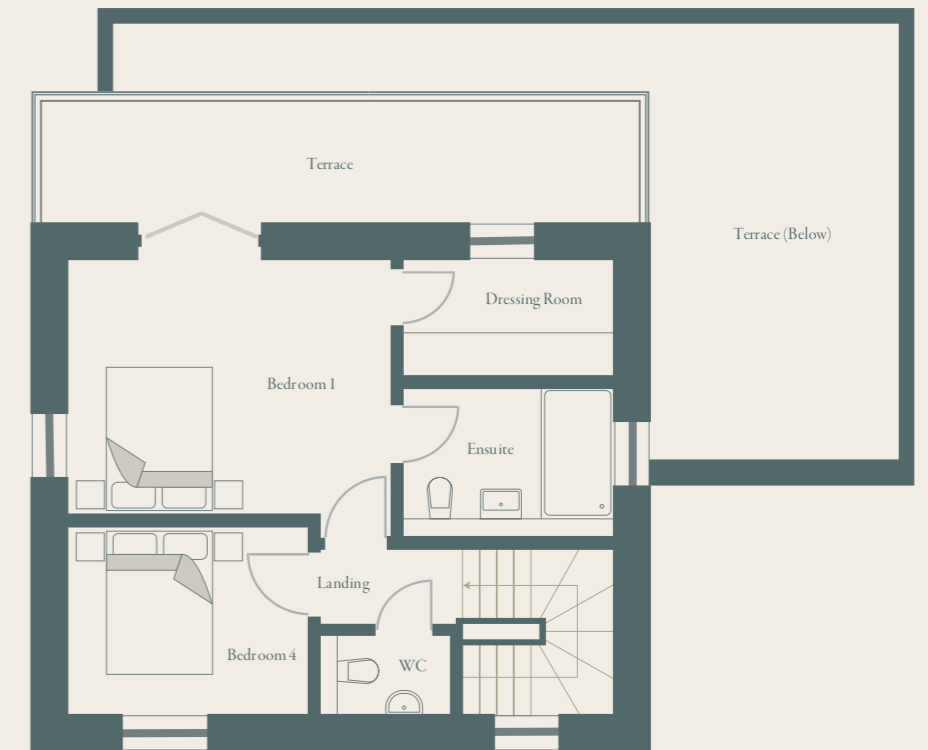
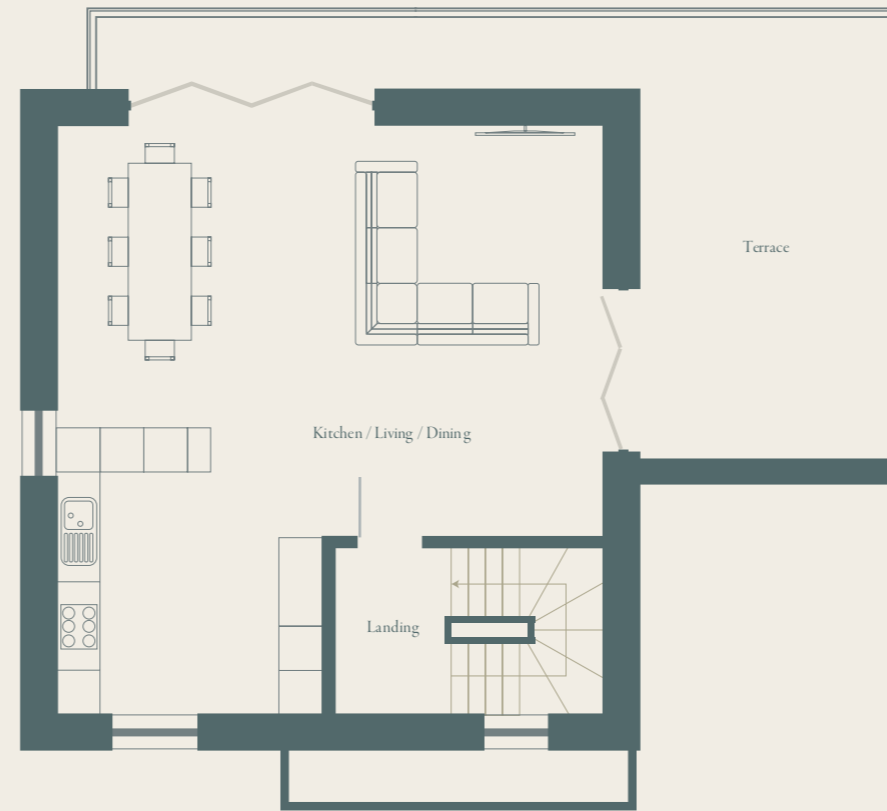
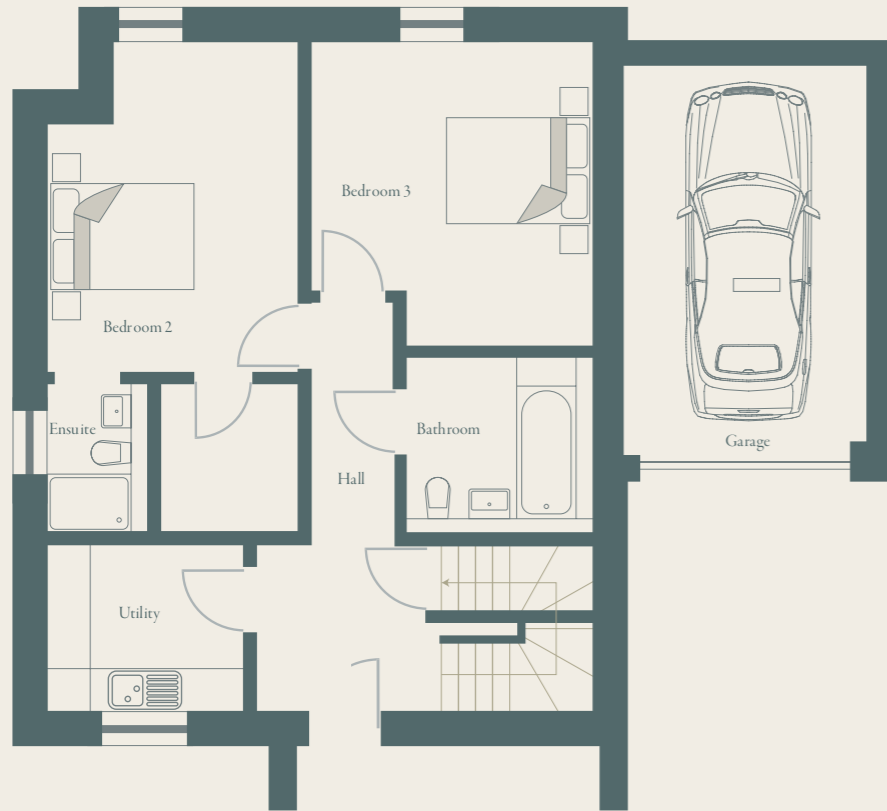
Gross internal area

M²

FT²

192.7

2,074



Net internal room areas

Ground floor

Entrance / stair	4612mm	x	2300mm
Ground floor hall	1170mm	x	3297mm
Utility	2700mm	x	2300mm
Bedroom 2	3445mm	x	4532mm
B2 wardrobe	1910mm	x	2048mm
Bedroom 3	3868mm	x	4177mm
Bathroom	2325mm	x	2417mm
Garage	3350mm	x	5150mm

First floor

Landing / stairwell	3675mm	x	2285mm
Kitchen / living / dining	7457mm	x	8020mm

Second floor

Stairwell	2081mm	x	2285mm
Landing	1937mm	x	1058mm
Bedroom 1	4440mm	x	3497mm
B1 dressing	2897mm	x	1609mm
B1 ensuite	2897mm	x	2050mm
Bedroom 4	3301mm	x	2585mm
WC	1558mm	x	1107mm





Specification

We implement state-of-the-art technologies in every aspect of our homes, from the architectural LED lights in the ceiling right down to the zonal underfloor heating. These high-tech, sustainable features are designed and handpicked to make your life as comfortable, cost effective and convenient as possible.

Kitchens

House types G, C1, C2 & D

- Kitchen Units:** Matt White Handle-less contemporary style
- Worktops:** White concrete laminate
- Appliances:** Neff 4 Zone Induction Hob
Neff Double Oven
Neff Integrated 70/30 Fridge/Freezer
Neff Integrated Dishwasher
Neff Washer/Dryer machine
Chrome Twin lever Tap
1.5 bowl inset stainless steel sink

Chrome Twin lever Tap
1.5 bowl inset stainless steel sink

House type E

- Kitchen Units:** Matt White Handle-less contemporary style
- Worktops:** White Concrete Laminate
- Appliances:** Siemens 5 Zone induction Hob
Siemens 4D Hot Air Single Oven
Siemens compact microwave Oven
Siemens Integrated Dishwasher
Siemens Integrated fridge freezer

Chrome Twin lever Tap
1.5 bowl inset stainless steel sink

House type E Utility

- Chrome Twin lever tap**
- 1.5 bowl inset stainless steel sink**
- Siemens Washing machine**
- Siemens Tumble Dryer**

Bathrooms

Main bathroom:

- o Wall hung contemporary style WC with concealed cistern and chrome flush plate
- o Contemporary porcelain basin with inset vanity storage unit (size will vary depending on room and house type)
- o Vado chrome slimline basin mixer tap
- o 1700 x 700 bath with hinged glass bath screen
- o Vado rain shower head and separate hand shower attachment
- o Vado three function thermostatic bath/shower valve
- o Heated chrome towel rail
- o Ambiance illuminated mirror

En-suites:

- o Wall hung contemporary style WC with concealed cistern and chrome flush plate
- o Contemporary porcelain basin with inset vanity storage unit (size will vary depending on room and house type)
- o Vado chrome slimline basin mixer tap
- o Fully tiled shower area and tray with glass shower screen
- o Vado rain shower head and separate hand shower attachment
- o Vado three function thermostatic bath/shower valve
- o Heated chrome towel rail
- o Ambiance illuminated mirror

Cloak rooms:

- o Wall hung contemporary style WC with concealed cistern and chrome flush plate
- o Contemporary porcelain basin with inset vanity storage unit (size will vary depending on room and house type)
- o Vado chrome slimline basin mixer tap

Heating / Hot water

- o Underfloor heating throughout
- o Air source heat pump
- o Mechanical ventilation and heat recovery system

Flooring / Finishing

- o Engineered wood flooring to ground floor and communal areas
- o Carpet to bedrooms and stairs
- o Tiled floor to bathrooms and wet areas
- o Fully tiled walls to wet areas
- o Matt white painted walls

Smart homes / Electrical fittings

- o Loxone smart home automation system (see separate part of brochure for further information)
- o PIR in ceiling motion sensor to relevant rooms
- o Hard wired ethernet wiring throughout all habitable areas for future proofing
- o Aerial points to all bedrooms and living areas
- o Loxone glass effect smart light switches
- o LED recessed down lighters throughout
- o White sockets with USB fittings (at relevant points)

External finishes

- o Timber aluclad triple glazed windows and patio/bifold doors with white internal frame
- o Stone slip cladding with vertical Siberian larch cladding above
- o Aluclad passiv insulated front door
- o Path to side of property to rear gardens
- o Turfed/seeded gardens with landscaping to boundaries

Garage

- o Electric garage door with key fob
- o Light and electric sockets
- o Wiring/ducting pre-installed for car charging point
- o Low level tap for external use

Warranty

- o Premier Guarantee

Optional Extras/upgrades available

- o Engineered wood flooring to bedrooms
- o Built in wardrobes to bedrooms
- o Quooker hot water tap in kitchen
- o Silestone Quartz worktops

Prices available on request

Spec is accurate at time of production and may be subject to change at short notice.





Sustainable living

We all know we should be making changes – let Verto Homes show you how.

We're at the vanguard of sustainable living, employing state-of-the-art technologies without ever compromising on comfort or style.



Energy generation

We power our homes without burning fossil fuels. Instead, they produce their own energy using micro-generation technology. With powerful photovoltaic panels integrated into the roof, our homes can become truly self-sufficient. However, they are prepared for any additional energy requirements: we've joined with a renewables-only provider, Ecotricity, to supply any extra electricity needed for all our Zero Carbon Smart Homes.



Renewable heat

Ground-source heat pumps (GSHP) and air-source heat pumps (ASHP) quietly absorb ambient heat from the ground or outside air, and move it inside. Both are far more efficient than conventional gas boilers and do not consume any harmful fossil fuels. Additionally, a mechanical ventilation with heat recovery unit (MVHR) is cleverly integrated with the pumps, for an ample supply of preheated, fresh air. Quite simply, it's one of the most efficient combinations in existence to heat your home.



Thermal efficiency

Putting thermal efficiency at the forefront of our design means our homes require even less energy to be heated. Triple glazed windows, combined with super-insulated walls and floors, make for almost zero heat loss and noise pollution. We've put the open plan living area on the top floor for maximum energy efficiency, heating the structure of the building rather than just the air, to keep the warmth in. Plus, our homes use zonal heating systems, using as little power as possible to heat only the rooms you need.



Energy management

See exactly how much energy your solar roof is generating and how much energy your home is using via our integrated smartphone app, Vesta. Vesta gives you live readings of all your electricity usage, and tracks your solar energy generation. Turn on your electric vehicle charging point so you can power your car (using the renewable energy you created), or discover the best time to use your energy by monitoring when your output is highest – all with Vesta's help.





Life on The Green

Here in Falmouth you can look forward to the finer things in life, and also count on easy access to your everyday essentials too.

01 HOLE ONE 361 YARDS

More than golf, more to enjoy

With so much on your doorstep at The Green, there is plenty to enjoy in the Falmouth area – a trip to the numerous beaches Falmouth has to offer, exploring historic sites such as Pendennis Castle or perhaps trying a new water sport. With a waterfront full of life, you can choose from a range of restaurants, pubs and shops within walking distance from your home or a short drive away.

You don't have to go far for all your basic amenities either, Falmouth has a great selection of supermarkets, a community Hospital and all the other services you would expect from a town of this size.





02 HOLE TWO 153 YARDS

The perfect approach

If you're not walking the golf course during a round, you can take a stroll along the South West coast path which can be accessed just outside the development. Swanpool Beach is within walking distance from The Green, with the renowned Hooked seafood restaurant perched above its golden sands, and the Beach Café is perfect for family lunches or breakfast. Falmouth's town centre and waterfront are also a short drive away or a stroll around the Coast Path.

You're also perfectly placed for some of Cornwall's most picturesque spots, including Maenporth's sandy beach to the south, Helford Passage just five miles away, and the fishing village of Coverack. The Green is well placed for day trips to explore the Lizard Peninsula, the UK's most southerly point and the rugged but beautiful coastline of West Cornwall.

03 HOLE THREE 501 YARDS

High on the leaderboard

Falmouth actually boasts the world's third largest natural deep-water harbour, and is flanked by 'Areas of Outstanding Natural Beauty' along the Helford and Fal rivers and Roseland peninsula.

One of the UK's premier holiday and sailing destinations, Falmouth's appeal is wide ranging, with a popular university and a host of historic and cultural attractions including the National Maritime Museum. Falmouth has excellent travel links with a good road network, a railway station connecting to the main London line and Newquay Airport approximately a 1 hour drive away which has both domestic and European destinations.

These are just some of the reasons why Falmouth regularly appears in the top ten lists for places to live in the country.





The Clubhouse on The Green



The Club

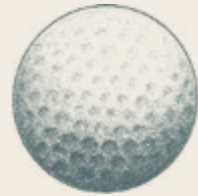
Being on the beautiful Cornish coastline gives this welcoming club stunning sea views. And when it comes to the golf, the course is a good challenge for all levels.

The fairways are not the only unique benefit to your homes setting...

Verto are behind the construction of the fabulous new clubhouse at Falmouth Golf Club. The new venue is yet another great addition to the setting of our homes and can offer you a morning meeting place with a coffee, a long lunch, or a drink and catch-up at the end of the day. The club will be open to non-members too so all are welcome.

The bar and restaurant will offer freshly cooked food and reasonably priced drinks throughout the week, all with the benefit of expansive views out across the coast and beaches of Falmouth, this really will be a special place to call your 'local'.





Contact us

Call us

To speak to one of our sales team
please call us on 01872 672 927

Email us

Alternatively, for more information please
email us at sales@vertohomes.com

*All CGI imagery in this brochure is for illustrative purposes only and the final design/finish or external landscaping and boundary treatments may be subject to change.
Any use of the Golf Club and course referenced in this brochure is subject to the necessary membership affiliation or fees being paid to Falmouth Golf Club. please contact us for further information on this if necessary.*



F A L M O U T H

 VERTO HOMES