



CAVANNA   
BUILDING BRILLIANCE HOMES

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AT HOLLYWELL MEADOW  
NORTH MOLTON

## BUILDING BRILLIANCE

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"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We aim to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments."



**Keith Miller - Chairman**



**Paul Moran - Managing Director**

## ABOUT CAVANNA HOMES

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### A FAMILY BUSINESS

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Established in 1923 Cavanna Homes is a family business, building elegant homes for over a century.

Now the largest independent house builder based in the South West, we take pride in our work and have a well deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.



### OVER A CENTURY OF KNOWLEDGE

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When purchasing a Cavanna home you are buying from a company with more than 100 years of experience, giving you peace of mind that your new home comes with years of expertise, backed up by an excellent level of customer support.

So rest assured that our dedicated support will begin with your first contact and continue until after you have moved in. Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.



## ABOUT CAVANNA HOMES

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### BUILT TO THE HIGHEST STANDARDS

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At Cavanna, every home is thoughtfully designed with our customers in mind and built to the highest standards. We prioritise energy efficiency, comfort, and practicality in every aspect of our design.

Cavanna is committed to creating exceptional homes that enhance communities, ensuring a seamless and enjoyable home buying experience.



### MAKE IT YOURS

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You can personalise your home with our superior kitchen, bathroom, and flooring finishes from the upgrades range. Our friendly Sales Advisors can guide you through standard and optional features.

Before moving in, you'll tour your home, receive appliance demonstrations, and get a Welcome Pack with manuals, warranties, and care information.

## OUR CUSTOMER CHARTER

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Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

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All of our marketing and advertising will be clear and truthful.

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From your initial enquiry you will receive friendly, professional and knowledgeable advice.

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Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.

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We will provide a clear description of the Sale process, together with details of your cancellation rights.

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You will be given clear and fair Contract of Sale Terms and Conditions.

## OUR CUSTOMER CHARTER

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We will keep you informed of any significant change regarding the progress of your home.

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When visiting or living on our development you will be given Health & Safety guidance.

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Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.

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You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.

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Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.

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We will visit you once you have settled into your new home, so we may assist with any queries.



# COME *home* TO CAVANNA

AT HOLLYWELL MEADOW  
NORTH MOLTON



## ABOUT THE AREA



### WELCOME TO NORTH MOLTON

Hollywell Meadow is set in the rural village of North Molton, surrounded by picturesque North Devon countryside. The development of 39, energy efficient, 1, 2, 3 & 4 bedroom homes is located off Fore Street, adjacent to the village primary school.

Hollywell Meadow will include a village green, allotments, an equipped play area and a footpath linking the development to the village sports and community centre.

North Molton is home to around 1,300 people, many attracted by the beautiful location, friendly community and primary school, rated 'Good' by Ofsted. In recent years, with the advent of improved digital communications and home working, several independent businesses have established themselves, demonstrating that North Molton is an excellent place both to live and work.

### LOCATED IN THE SURROUNDING AREA

North Molton lies at the heart of a large area of traditional Devon countryside, on the southwestern edge of Exmoor National Park, home to the iconic Exmoor pony and some of the most beautiful scenery anywhere in the UK. Exmoor is also a Dark Sky Reserve, offering unrivalled views of the stars and North Molton has the Politmore Inn Observatory, purpose-built for observing the heavens.

Farming has been important to the area for centuries and North Molton was a major centre of the woollen industry until the 18th century. It was also a mining centre, producing iron, copper and manganese into the late 19th century. Gold has also been found!

Today the countryside offers endless opportunities for walking, horse-riding and outdoor activities of all kinds.



### WELL CONNECTED

Exmoor National Park | Approx 15 miles

Tiverton | Approx 20 miles

Exeter | Approx 35 miles

Taunton | Approx 40 miles

### OUR COMMITMENTS TO THE COMMUNITY

£115,085 for secondary education

£16,408 for secondary school transport improvements

£5,000 towards highway improvements

11 new affordable homes



# DEVELOPMENT PLAN



## 3 BEDROOM HOMES

**THE STEEPERTON**  
PLOTS: 28 & 29

**THE LONGAFORD**  
PLOTS: 26, 27 & 37

**AFFORDABLE HOMES**  
PLOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11

## 4 BEDROOM HOMES

**THE CORNDON CORNER**  
PLOT: 12

**THE CORNDON**  
PLOTS: 25, 33 & 34

**THE YEO**  
PLOTS: 13, 22 & 32

**THE CALISHAM**  
PLOTS: 19, 20, 21, 29, 30 & 31

**THE BRAY 1**  
PLOTS: 15, 16 & 17

**THE BRAY 2**  
PLOTS: 14 & 18

**THE HOCKINSTON**  
PLOTS: 23, 24, 35, 36 & 38



Please note this site plan is for illustrative purposes only. The site layout may vary throughout construction, it is always our intention to build in line with this plan however boundaries may change. Please check details of your chosen home with a sales advisor at the point of reservation.

# THE STEEPERTON

3 BEDROOM HOME | 963 SQ FT



## GROUND FLOOR

### LOUNGE:

3.48m x 4.97m | 11'5" x 16'4"

### KITCHEN/DINER:

3.04m x 4.97m | 10'0" x 16'4"



## FIRST FLOOR

### BEDROOM 1:

3.79m x 3.03m | 12'5 1/2" x 9'11"

### BEDROOM 2:

3.09m x 2.97m | 10'2" x 9'9"

### BEDROOM 3:

3.09m x 1.90m | 10'2" x 6'3"

# THE LONGAFORD

3 BEDROOM HOME | 1039 SQ FT



## GROUND FLOOR

LOUNGE:  
3.34m x 5.15m | 10'11" x 16'11"

KITCHEN/DINER:  
5.64m x 3.26m | 18'6" x 10'9"



## FIRST FLOOR

BEDROOM 1:  
3.42m x 3.46m | 11'3" x 11'4"

BEDROOM 2:  
3.06m x 3.72m | 10'0" x 12'2"

BEDROOM 3:  
2.49m x 3.31m | 8'2" x 10'10"



# THE CORNDON

4 BEDROOM HOME | 1328 SQ FT



## GROUND FLOOR

LOUNGE:  
3.72m x 6.15m | 12'3" x 20'2"

KITCHEN/DINER:  
3.78m x 6.09m | 12'5" x 20'0"



## FIRST FLOOR

BEDROOM 1:  
3.27m x 3.39m | 10'09" x 11'2"

BEDROOM 2:  
2.95m x 3.68m | 9'8" x 12'1"

BEDROOM 3:  
3.77m x 2.31m | 12'4" x 7'7"

BEDROOM 4:  
2.75m x 2.72m | 9'0" x 8'11"

# THE CORNDON CORNER

4 BEDROOM HOME | 1328 SQ FT



## GROUND FLOOR

### LOUNGE:

3.69m x 6.06m | 12'1" x 19'10"

### KITCHEN/DINER:

3.81m x 6.06m | 12'6" x 19'10"



## FIRST FLOOR

### BEDROOM 1:

3.25m x 3.40m | 10'8" x 11'1"

### BEDROOM 2:

2.87m x 3.67m | 9'5" x 12'0"

### BEDROOM 3:

3.78m x 2.29m | 12'5" x 7'6"

### BEDROOM 4:

2.73m x 2.71m | 8'11" x 8'10"

# THE CALISHAM

4 BEDROOM HOME | 1449 SQ FT



## GROUND FLOOR

BEDROOM 2:  
4.54m x 3.31m | 14'11" x 11'10"



## FIRST FLOOR

LOUNGE:  
3.17m x 5.33m | 10'5" x 17'6"

KITCHEN/DINER:  
6.09m x 3.31m | 19'12" x 10'10"

STUDY:  
2.78m x 2.27m | 9'1" x 7'5"



## SECOND FLOOR

BEDROOM 1:  
3.45m x 4.02m | 11'4" x 13'2"

BEDROOM 3:  
3.45m x 3.37m | 11'4" x 11'1"

BEDROOM 4:  
2.55m x 3.37m | 8'4" x 11'1"



# THE YEO

4 BEDROOM HOME | 1465 SQ FT



## GROUND FLOOR

### LOUNGE:

5.41m x 3.46m | 17'9" x 11'6"

### KITCHEN/DINER:

6.89m x 3.07m | 22'7" x 10'1"

### STUDY:

3.22m x 2.92m | 10'7" x 9'7"



## FIRST FLOOR

### BEDROOM 1:

5.41m x 3.52m | 17'9" x 11'6"

### BEDROOM 2:

4.37m x 3.07m | 14'4" x 10'1"

### BEDROOM 3:

4.32m x 2.68m | 14'2" x 10'1"

### BEDROOM 4:

3.25m x 2.89m | 10'8" x 9'6"

# THE HOCKINSTON

4 BEDROOM HOME | 1493 SQ FT



## GROUND FLOOR

**LOUNGE:**  
3.62m x 5.27m | 11'10" x 17'3"  
**KITCHEN/DINER:**  
8.12m x 3.40 | 26'8" x 11'2"  
**STUDY:**  
2.74m x 1.86 | 9'0" x 6'1"



## FIRST FLOOR

**BEDROOM 1:**  
3.98m x 3.62m | 13'1" x 11'10"  
**BEDROOM 2:**  
4.29m x 3.30m | 14'1" x 11'10"  
**BEDROOM 3:**  
3.42m x 3.40m | 11'3" x 11'2"  
**BEDROOM 4:**  
4.07m x 2.58m | 13'4" x 8'6"

# THE BRAY 1

4 BEDROOM HOME | 1885 SQ FT



## GROUND FLOOR

- BEDROOM 1:**  
3.68m x 4.02m | 12'1" x 13'2"
- BEDROOM 2:**  
4.17m x 3.41m | 13'8" x 11'2"
- BEDROOM 3:**  
3.86m x 3.06m | 12'8" x 10'0"
- BEDROOM 4:**  
2.42m x 3.30m | 7'11" x 10'10"



## FIRST FLOOR

- KITCHEN/DINER/LOUNGE:**  
7.52m x 11.58m | 24'8" x 38'0"
- STUDY:**  
3.10m x 2.47m | 10'2" x 8'1"



# THE BRAY 2

4 BEDROOM HOME | 1885 SQ FT



## GROUND FLOOR

- BEDROOM 1:  
3.68m x 4.02m | 12'1" x 13'2"
- BEDROOM 2:  
4.17m x 3.41m | 13'8" x 11'2"
- BEDROOM 3:  
3.86m x 3.06m | 12'8" x 10'0"
- BEDROOM 4:  
2.42m x 3.30m | 7'11" x 10'10"



## FIRST FLOOR

- KITCHEN/DINER/LOUNGE:  
7.52m x 11.58m | 24'8" x 38'0"
- STUDY:  
3.10m x 2.47m | 10'2" x 8'1"

# GET IN TOUCH

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Get in touch with our helpful Sales Advisor and discover more ways to Come Home to Cavanna at Hollywell Meadow today!

**Email:** [hollywellmeadow@cavannahomes.co.uk](mailto:hollywellmeadow@cavannahomes.co.uk)

**Website:** [www.cavannahomes.co.uk](http://www.cavannahomes.co.uk)

**Open:** Thursday - Monday, 10am - 5pm

Please note floor plans and furniture are not to scale; all images, CGI's and landscaping are for representative purposes only and the external/internal finishes of your new home may vary from that shown.

The site plan is for illustrative purposes only and whilst it is our intention to build in line with this plan, it can be subject to change throughout construction; please speak to a Sales Advisor for more information.





**HOLLYWELL MEADOW | NORTH MOLTON**

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