



THE
LANDMARK

NAZEING, ESSEX

AN EXCLUSIVE NEW DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES

Wheatley

Quality homes from your local builder

WELCOME TO **Wheatley**

Over ninety years experience of house building and a reputation for combining honest craftsmanship with modern technology are our guarantee of a home to be proud of.

We are committed to a policy of continual improvement in design, construction and specification to provide a quality living environment for the discerning buyer.



NHBC warranty

To ensure your peace of mind our homes carry the National House Building Council's 10 year "Buildmark" Warranty.

Wheatley is proud to have an A1 rating under this scheme.



www.wheatley.co.uk

INTRODUCING



THE LANDMARK



WELCOME TO THE LANDMARK, OUR EXCITING DEVELOPMENT OF JUST 25 EXECUTIVE NEW HOMES IN NAZEING, WHERE COUNTRYSIDE LANDSCAPES MEET EASY ACCESS TO LONDON. NESTLED IN THE HEART OF NATURE, OUR COMMUNITY OFFERS A TRANQUIL ESCAPE FROM THE HUSTLE AND BUSTLE, WHILE STILL KEEPING YOU WELL-CONNECTED TO THE CAPITAL AND BEYOND.



PERFECT LOCATION

Commute with ease from Nazeing to London thanks to excellent transport links. Whether you prefer hopping on the train or taking a drive, making work commutes or weekend outings a breeze.

Step into your new home and experience the perfect combination of comfort and modern living. Our thoughtfully designed homes boast spacious layouts and contemporary amenities, providing a perfect home for you and your family.

Embrace the laid-back lifestyle of Nazeing, where you can enjoy leisurely strolls through the countryside, picnics in the park, or simply unwinding in your own garden. When you're in need of some city excitement, London's vibrant attractions are just a short journey away by train or car.





The Fish and Eels pub at Dobbs Weir, Hoddesdon



LOCAL AMENITIES



The River Lea



The Lee Valley Country Park Sculpture Trail



Nazeing Common Cricket Club

With convenient access to local schools, shops, and recreational facilities, everything you need is right at your doorstep at Nazeing. Join our growing community and discover the ideal place to put down roots, with the best of both countryside living and city convenience right on your doorstep!

Among the highlights in the local area include riverside walks along the River Lea, The Lea Valley Country Park and Nazeing common.

Shopping in and around Nazeing is well catered, whether you need something quick and simple from the Nazeingbury Parade, or need to indulge in some retail therapy at The Brookfield Centre.



The Brookfield Centre



Nazeingbury Parade



Lee Valley Wildlife Discovery Centre



Hoddesdon High Street

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DISCOVER THE PERFECT BLEND OF COUNTRYSIDE CHARM AND CITY CONVENIENCE IN NAZEING!

There are some excellent choices for eating and drinking out, the Fish and Eels pub at Dobbs Weir is a highlight, however there are many other pubs and restaurants to be found right on your doorstep.



ABOUT THE LANDMARK



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



THERE ARE FOURTEEN HOUSES WHICH WILL BE MADE AVAILABLE FOR SALE AND WILL ALL INCLUDE WHEATLEY'S EXTENSIVE FIXTURES AND FITTINGS SPECIFICATION.

The mix of house types will comprise a 2 bedroom terraced house The Widford, a 3 bedroom house The Waltham. There will also be a selection of 4 bedroom houses to choose from, The Wareside, The Weald and The Wraysbrook. All two and three bedroom houses come with allocated off-street parking, the four bedroom houses with the addition of private garages. There are landscaped front gardens (where applicable) and enclosed rear gardens complete with patio areas and turfed lawns. All properties at The Landmark will also come with the benefit of the NHBC 10 year Buildmark warranty.

In addition to the private houses, in conjunction with a separate Housing Association, a further eleven 2 and 3 bedroom homes interspersed across the development will be made available for affordable rental and shared ownership.

A Resident's Estate Management Company will be set up to oversee the general day to day maintenance and up-keep of the development's communal estate roads, landscaped areas and any shared services. An annual service charge will be levied to all properties and will be jointly payable by all as inclusive members of the Estate Management Company. This will be run by a suitably appointed Property Management Agency on behalf of the members.



DEVELOPMENT PLAN



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Please ask the Sales Advisor for details of specific plots.

- The Widford plots 14 & 15 2 bedroom home
- The Waltham plots 8, 9, 12 & 13 3 bedroom home
- The Wraysbrook plots 5, 6, 7 & 25 4 bedroom home
- The Weald plots 23 & 24 4 bedroom home
- The Wareside plots 3 & 4 4 bedroom home
- Affordable/Shared Ownership



Land for possible future development

THE WIDFORD

PLOTS 14 & 15

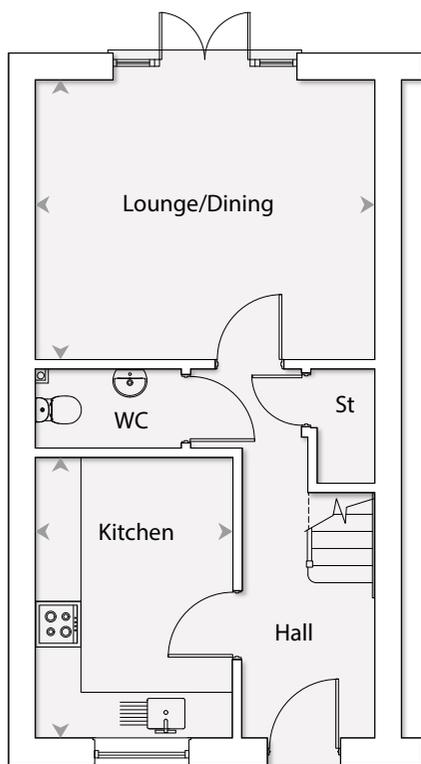


A 2 BEDROOM HOME

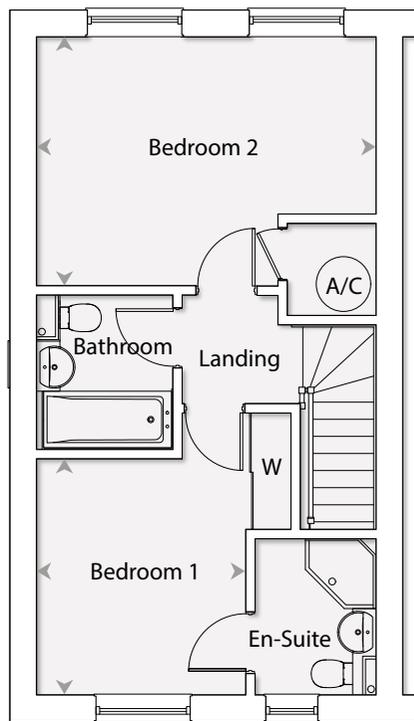
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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge/Dining

metric/imperial

4.55m x 3.70m

14'11" x 12'1"

Kitchen

3.73m x 2.65m

12'2" x 8'8"

WC

FIRST FLOOR

Bedroom 1

metric/imperial

3.14m x 2.81m

10'3" x 9'2"

En-Suite

Bedroom 2

4.55m x 3.32m

14'11" x 10'10"

Bathroom

THE WALTHAM

PLOTS 8, 9, 12 & 13

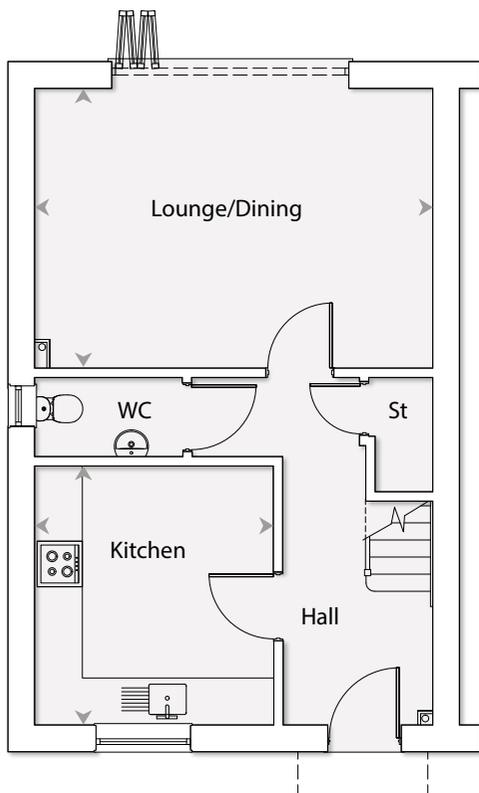


A 3 BEDROOM HOME

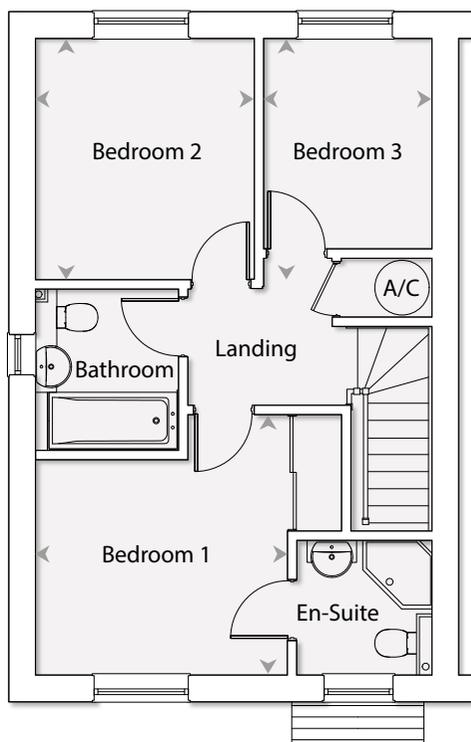
The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

metric/imperial

Lounge/Dining	5.30m x 3.70m 17'4" x 12'1"
Kitchen	3.42m x 3.18m 11'2" x 10'5"
WC	

FIRST FLOOR

metric/imperial

Bedroom 1	3.44m max x 3.40m 11'3" max x 11'2"
En-Suite	
Bedroom 2	3.22m x 2.94m 10'6" x 9'7"
Bedroom 3	2.80m x 2.28m 9'2" x 7'5"
Bathroom	

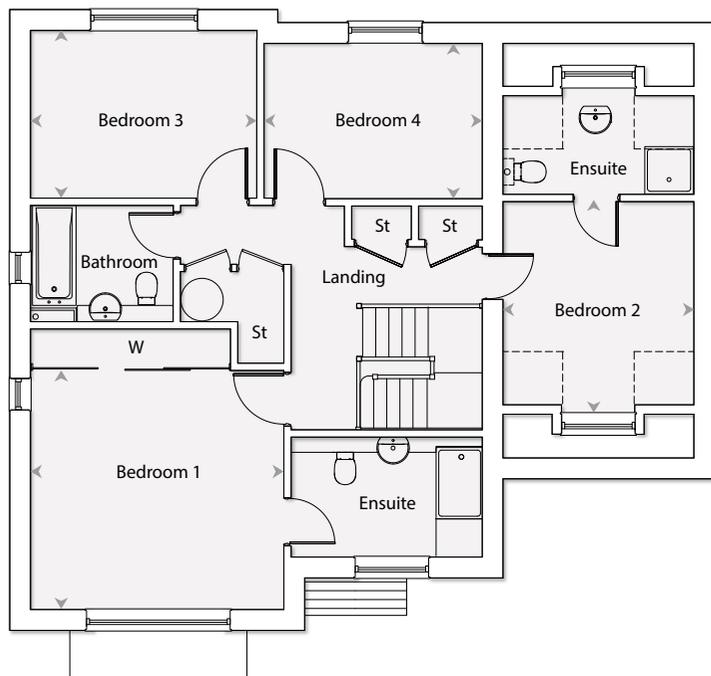
THE WRAYSBROOK

PLOTS 5, 6, 7 & 25*



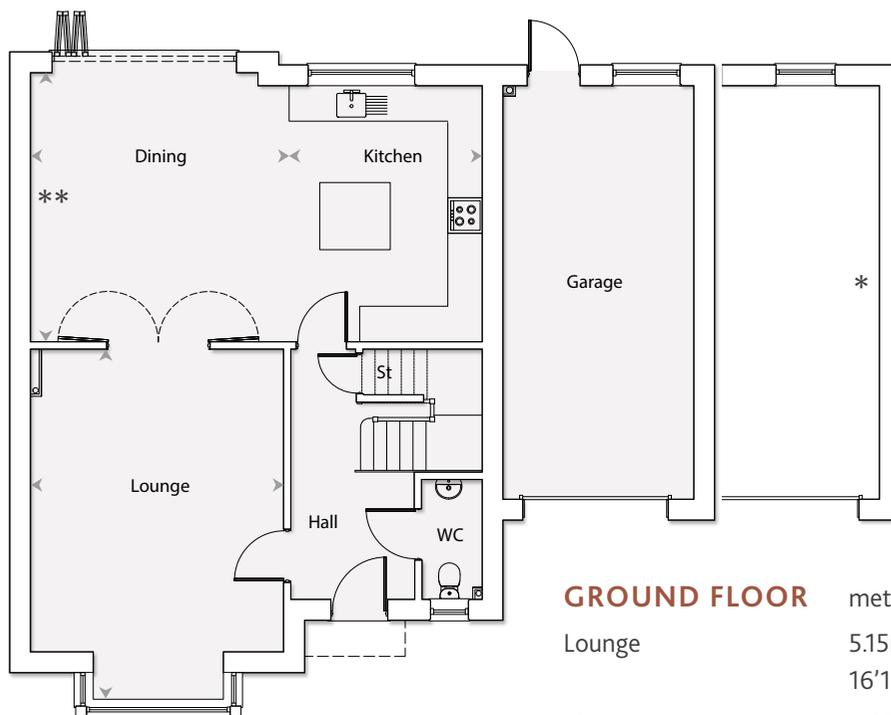
A 4 BEDROOM HOME
WITH GARAGE

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



FIRST FLOOR

	metric/imperial
Bedroom 1	4.34m x 4.05m 14'2" x 13'3"
En-Suite	
Bedroom 2	3.45m x 3.25m 11'3" x 10'8"
En-Suite	
Bedroom 3	3.88m x 2.88m 12'8" x 9'5"
Bedroom 4	3.77m x 2.67m 12'4" x 8'9"
Study	2.30m x 2.07m 7'6" x 6'9"
Bathroom	



GROUND FLOOR

	metric/imperial
Lounge	5.15m x 4.34m 16'10" x 14'2"
Kitchen	4.35m x 3.80m 14'3" x 12'5"
Dining	4.60m x 3.64m 15'1" x 11'9"
WC	

*Plot 25 has a double garage and;
**bi-folding doors to the side elevation instead of the rear

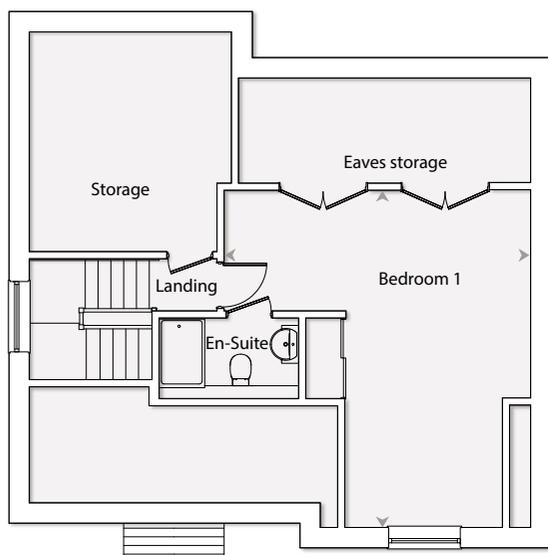
THE WEALD

PLOTS 23 & 24

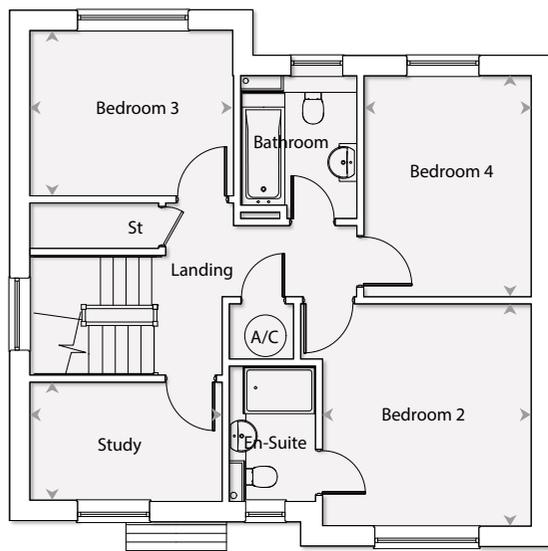


A 2½ STOREY 4 BEDROOM
HOME WITH GARAGE

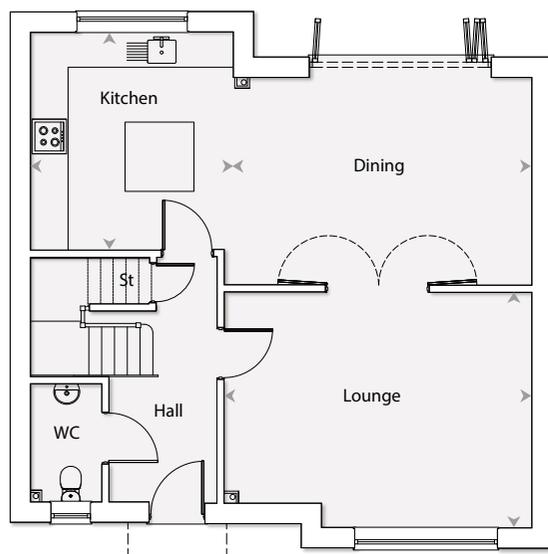
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SECOND FLOOR	metric/imperial
Bedroom 1	6.55m max x 5.35m 21'5" max x 17'6"
En-Suite	



FIRST FLOOR	metric/imperial
Bedroom 2	3.89m x 3.67m 12'9" x 12'
En-Suite	
Bedroom 3	3.55m x 2.90m 11'7" x 9'6"
Bedroom 4	3.85m x 2.95m 12'7" x 9'8"
Study	3.34m x 2.08m 10'11" x 6'9"
Bathroom	



GROUND FLOOR	metric/imperial
Lounge	5.36m x 4.10m 17'7" x 13'5"
Kitchen	3.90m x 3.52m 12'9" x 11'6"
Dining	5.67m x 3.62m 18'7" x 11'10"
WC	

Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan.

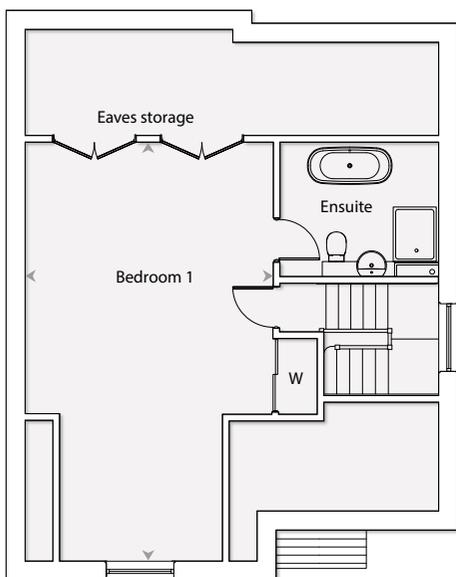
THE WARESIDE

PLOTS 3 & 4



A 2½ STOREY 4 BEDROOM
HOME WITH GARAGE

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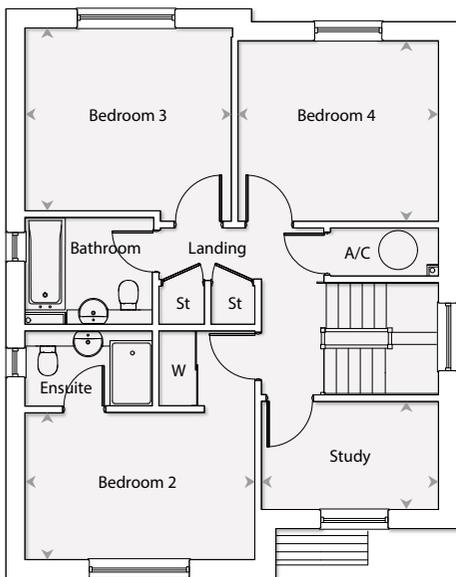


SECOND FLOOR

metric/imperial

Bedroom 1 7.65m max x 4.66m
25'1" max x 15'3"

Ensuite



FIRST FLOOR

metric/imperial

Bedroom 2 4.33m x 2.76m
14'2" x 9'

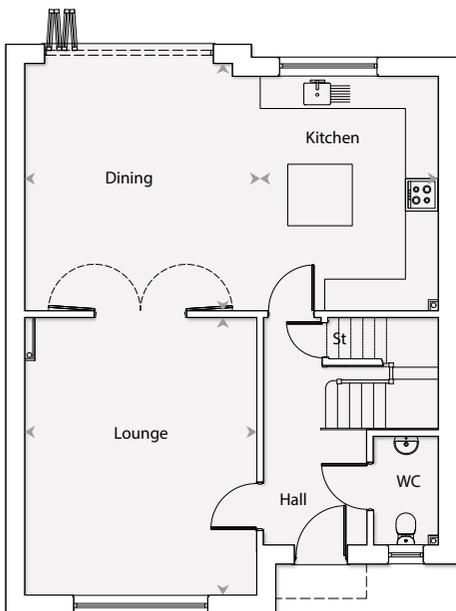
Ensuite

Bedroom 3 3.40m x 2.53m
11'2" x 8'3"

Bedroom 4 3.74m x 3.34m
12'3" x 10'11"

Study 3.32m x 2.07m
10'10" x 6'9"

Bathroom



GROUND FLOOR

metric/imperial

Lounge 5.15m x 4.34m
16'10" x 14'2"

Kitchen 4.35m x 3.80m
14'3" x 12'5"

Dining 4.60m x 3.90m
15'1" x 12'9"

WC

Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan.

SPECIFICATION



Fixtures and fittings include

EXTERIOR

- Traditional brick exterior with render detailing and stone cills
- PVC-U Windows
- Paving slabs to pathways and patios
- Block paving to garage forecourts and parking spaces
- Feature Front door

EXTERNAL

- Allocated off-street parking spaces
- Remote control up and over garage door (where applicable)
- EV charging point
- Outside lighting, electrical socket and tap
- Landscaped and turfed front gardens (where applicable), enclosed turfed rear gardens with patio areas

INTERNAL

- Wood grain effect internal doors
- Walls painted in Jasmine white and ceilings in white emulsion
- Woodwork painted gloss white with varnished handrails and newel caps to stairs
- Fitted wardrobes to Bedroom 1 (3 and 4 bedroom houses only)
- Complimentary carpeting to all reception rooms, bedrooms, stairs, hallway and landing



KITCHENS

- Fitted with contemporary style units and worktops with up-stands, stainless steel sink and chrome tap
- 4 ring ceramic hob with concealed extractor hood above*
- Hi-level double oven
- Fridge/freezer, dishwasher* and washer dryer
- Complimentary floor tiling

UTILITIES (WHERE APPLICABLE)

- Fitted with contemporary style units, stainless steel sink and worktop
- Fitted washing machine and separate tumble dryer
- Complimentary floor tiling

BATHROOMS AND EN-SUITES

- White sanitaryware with chrome brassware
- Advanced Showers proprietary shower cabinets in en-suites
- Aqualisa shower attachments
- Complimentary vanity units to most bathrooms and en-suites (layouts and unit styles may vary)
- Complimentary wall and floor tiling

HEATING AND ELECTRICAL

- Central heating provided by Air Source heat serving thermostatic controlled radiators
- Hot water provided by separate pressurised cylinder
- Heated towel rails to bathrooms and en-suites
- Telephone/data points** to hall, lounge and bedroom 1
- Terrestrial TV points to lounge, kitchen breakfast/dining areas and all bedrooms
- Sky Q satellite point*** to lounge
- Ceiling downlighters to kitchen, bathrooms and en-suites
- NSI approved burglar alarm
- Smoke and carbon monoxide detectors

* Dishwasher and extractor hood may vary in size according to house type. ** Telephone line installation, connection and contract required.

*** Satellite TV connection and subscription required. The Specification as listed above is intended as a guide only and does not form part of any contract for sale. All photographs illustrate typical Wheatley fixtures and fittings from previous developments which may not necessarily be available at this particular development. The specification may be changed at any time without prior notice being given.

All photographs are of previous Wheatley showhomes, fixtures and fittings may vary at The Landmark.





WELL CONNECTED

THE LANDMARK, NAZEING IS PERFECTLY PLACED FOR COMMUTING WITH EASY ACCESS TO THE NEARBY TOWNS OF BROXBOURNE, HARLOW, EPPING AND WALTHAM ABBEY, AS WELL AS GREAT RAIL AND AIR LINKS.

BY RAIL

Commuting to the capital is easy, with a large number of trains from Broxbourne, offering a fast and frequent service into London Liverpool Street station in under 30 minutes.



BY AIR

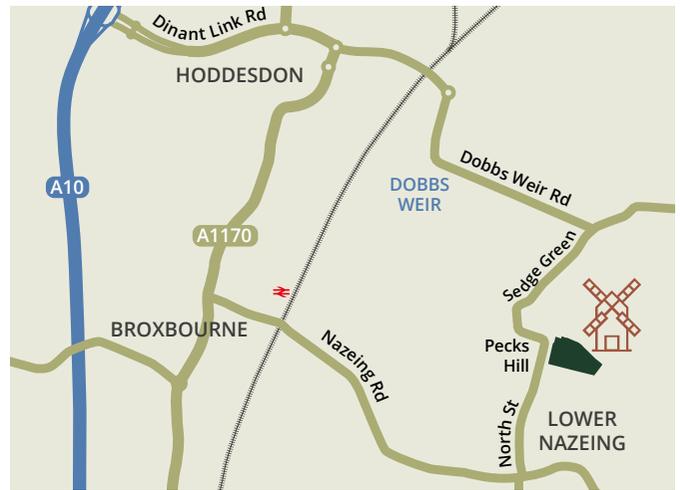
Stansted airport is just 19 miles to the north, while Luton airport is just a 28 mile drive, Heathrow is just 60 miles away via the M25.



Journey times taken from Trainline.com and Google maps. *A new Cambridge South station adjoining the Cambridge Biomedical Campus, Addenbrookes and Royal Papworth Hospitals is currently under construction.

BY ROAD

The Landmark is less than 6 miles from Jct 7 of the M11 offering fantastic road links to London and the M25 motorway to the south, and Stanstead airport and Cambridge to the north. While access to the A10 is less than 6 miles away giving excellent access to Hertford, Cheshunt and Enfield.



THE
LANDMARK

NAZEING, ESSEX



The River Lea





THE LANDMARK

NAZEING, ESSEX

SAT NAV: EN9 2NX

Wheatley

Quality homes from your local builder

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