



hartley gardens

MANNAMEAD - PLYMOUTH

Welcome to Hartley Gardens

Complementing the established appeal of Mannamead, Plymouth, Hartley Gardens presents the opportunity to enjoy an exciting new life in a stunning new 1 or 2 bedroom apartment or an exquisite 3, 4 or 5 bedroom home, each bearing hallmarks that you'd expect of homes built in Plymouth's premier residential suburb of intelligent design, outstanding specifications and exacting quality finishes.

The blend of heritage and modernity is encapsulated by a contemporary development being built on this famous site in Mannamead where once stood Hartley House the former home of Major General Sir Leonard Rogers, a renowned professor, physician and lecturer in tropical medicine and a founder member of the Royal Society of Tropical Medicine and Hygiene. Later to become The Mannamead Centre, continuing Major General Rogers legacy with medical care until the beginning of this century.

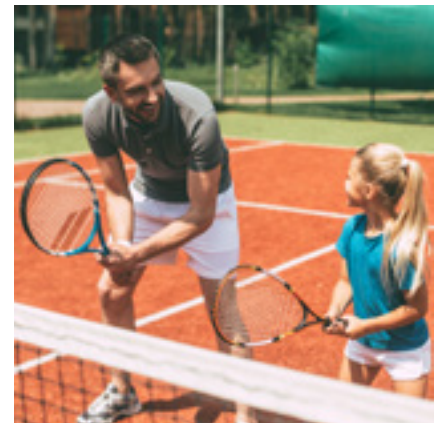
To retain the history of Hartley Gardens and in honour of Sir Leonard Rogers, Pillar Land have chosen to name the cul-de-sac "Sir Leonard Rogers Close".





Hartley Gardens

An unmatched environment



Hartley Gardens is conveniently situated for residents to enjoy the many advantages of Mannamead life, from the Mannamead Lawn Tennis Club only half a mile away, to being centrally positioned between two of the city's most prestigious primary schools, Compton (C of E) and Hyde Park Primary schools, not to mention Plymouth College being within walking distance.

The location is also superb for access to Plymouth City Centre, Drake Circus Shopping Complex, Plymouth Hoe, the Historic Barbican and Plymouth Railway Station all being just one and a half miles away.

Furthermore, Hartley Gardens is perfectly positioned for those commuting to Derriford/Nuffield Hospitals, Devonport Dockyard or further afield into Cornwall or Exeter via the A38 Devon Express-way which is only one mile away.

Should you fancy escaping the city, Dartmoor National Park is on your doorstep, meaning you have all the benefits of city living with the countryside a stones throw away.

The Hartley difference

Where lifestyles are built

At Hartley Gardens you will enjoy a new home that offers all the very best for an easy and enjoyable lifestyle, with light airy interiors, superbly appointed contemporary kitchens and beautifully designed bathrooms.

And, for your peace of mind, there is a 10 year Premier Guarantee Warranty.



Our latest collection of elegant 1 & 2 bedroom apartments and 3,4 & 5 bedroom homes

A superlative blend of traditional architectural style and contemporary living spaces



Hartley Gardens

Design at its finest

- | | |
|--|---|
| ■ The Blackthorn
3 bedroom town houses | ■ The Foxglove
4 bedroom detached homes |
| ■ Bluebell House
1 & 2 bedroom apartments | ■ The Elder
5 bedroom detached homes |
| ■ The Daisy
3 bedroom link & semi-detached homes | ■ The Periwinkle
4 bedroom detached homes |
| ■ The Hawthorn
3 bedroom semi-detached homes | ■ The Betony
5 bedroom detached homes |



This site plan is not to scale and is for information purposes only. Approximate house positions are shown, elevations may change from plot to plot. Hard and soft landscaping shown is indicative only.



The Blackthorn

3 bedroom townhouses
Plots 1 & 2

This attractive three bedroom three storey townhouse is available with integral garage, cloakroom and kitchen/diner to the ground floor, living room, bathroom and bedroom one to the first floor, whilst on the third floor the master bedroom enjoys the luxury of an en-suite shower room with a study and bedroom two also occupying this floor.

Ground Floor

Garage	2.85 x 5.00m	9'4" x 16'5"
Kitchen	4.94 x 3.55m	16'2" x 11'6"

First Floor

Living room	4.94 x 3.14m	16'2" x 10'3"
Bedroom two	2.97 x 3.33m	9'7" x 10'9"
Bathroom	2.97 x 1.91m	9'7" x 6'3"

Second Floor

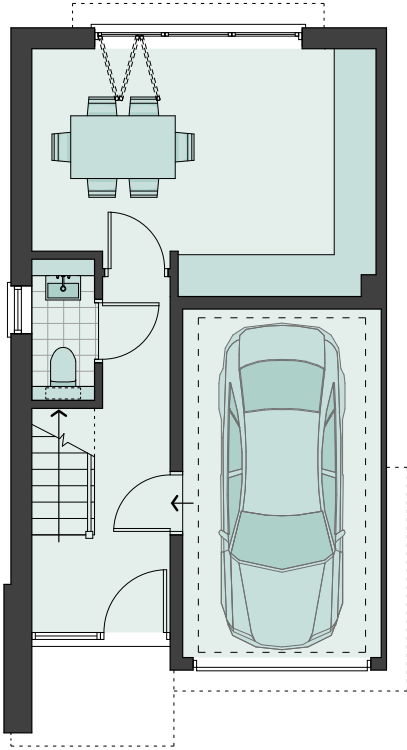
Master bedroom	4.94 x 3.14m	16'2" x 10'3"
En-suite shower room	2.38 x 1.25m	7'8" x 4'1"
Bedroom three	2.97 x 3.99m	9'7" x 13'1"
Study	1.85 x 1.76m	6'1" x 5'8"

Gross Internal Floor Area

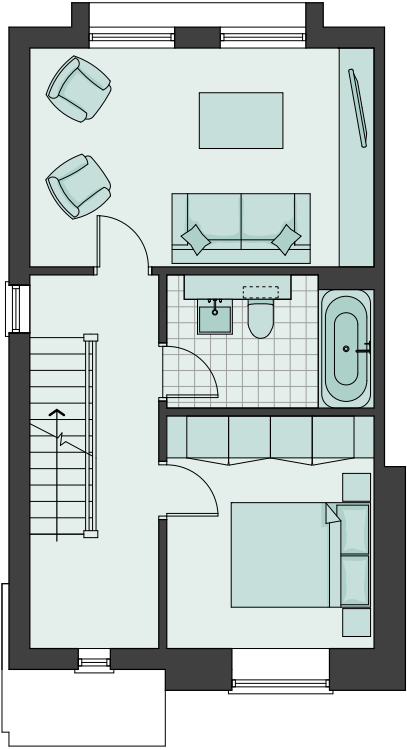
1,362 sqft



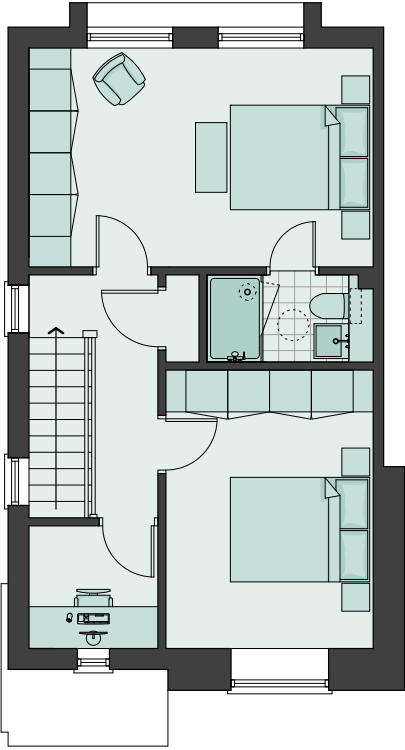
Ground Floor



First Floor



Second Floor



Gross Internal Floor Areas include garages if applicable to plots. Floorplans shown for Hartley Gardens are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Plot 3

Master bedroom	3.04 x 3.65m	9'11" x 11'11"
Living/Kitchen/Dining room	3.82 x 7.26m	12'6" x 23'9"
Bathroom	1.97 x 2.00m	6'5" x 6'6"

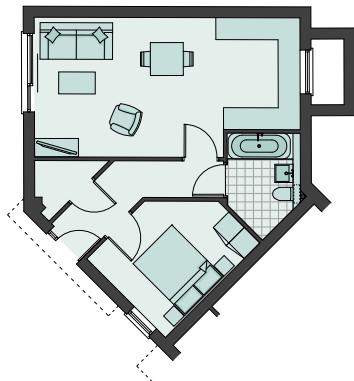
Plot 4 & 10

Master bedroom	2.94 x 4.39m	9'11" x 11'11"
Living/Kitchen/Dining room	3.92 x 7.26m	12'10" x 23'9"
Bathroom	1.80 x 2.86m	5'10" x 9'4"

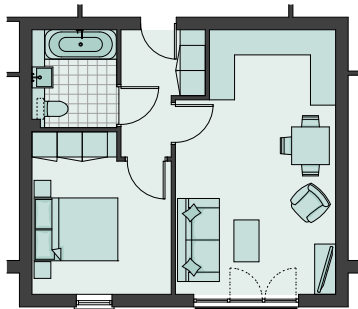
Plot 5, 8 & 11

Master bedroom	3.32 x 3.87m	10'10" x 12'8"
Living/Kitchen/Dining room	3.82 x 6.31m	12'6" x 20'8"
Bathroom	2.02 x 2.34m	6'7" x 12'8"

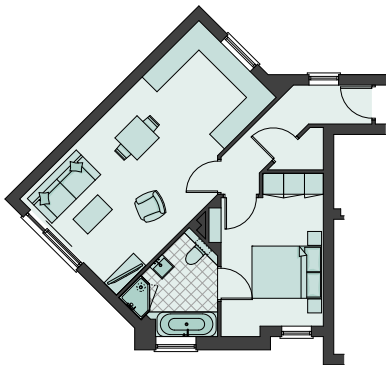
Plot 3



Plot 5, 8 & 11



Plot 4 & 10



Bluebell House

1 & 2 bedroom apartments

Plots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Bluebell House is a stunning four storey building offering south facing spacious one and two bedroom apartments. All offer open plan living and benefit from extensive glazing, front and rear aspects over the development. Furthermore, there is a communal cycle store and refuse area on the lower ground floor. Each apartment has the advantage of one off road parking space in the rear courtyard or adjacent to the front of the building.

Plot 6

Master bedroom	3.38 x 2.81m	10'10" x 12'8"
Living/Kitchen/Dining room	3.91 x 5.86m	12'9" x 19'2"
Bathroom	3.38 x 2.81m	11'1" x 9'2"

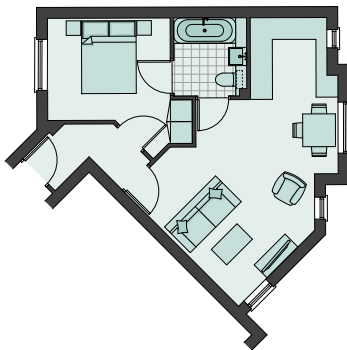
Plot 7

Master bedroom	2.94 x 4.39m	9'7" x 14'4"
Living/Kitchen/Dining room	3.92 x 7.26m	12'10" x 23'9"
Bathroom	1.80 x 2.86m	5'10" x 9'4"

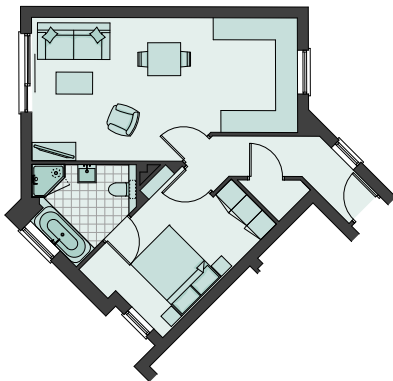
Plot 9 & 12

Master bedroom	3.64 x 4.30m	11'11" x 14'1"
Bedroom two	2.68 x 4.80m	8'9" x 15'8"
Living/Kitchen/Dining room	6.14 x 6.03m	20'1" x 19'9"
Bathroom	1.90 x 2.15m	6'2" x 7'0"

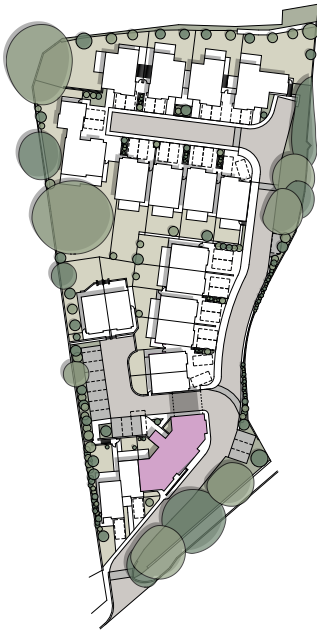
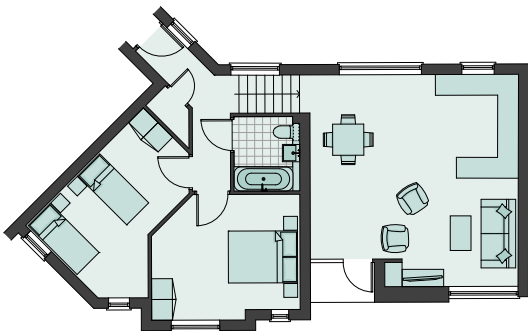
Plot 6



Plot 7



Plot 9 & 12



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The Daisy

3 bedroom link & semi detached homes
Plots 13 & 14

The Daisy is a beautiful two storey home with living room leading through to kitchen/ diner and a W/C on the ground floor, whilst on the first floor are two good size bedrooms with a further single bedroom. There is also a large family bathroom and the Daisy has driveway parking for one car.

Ground Floor

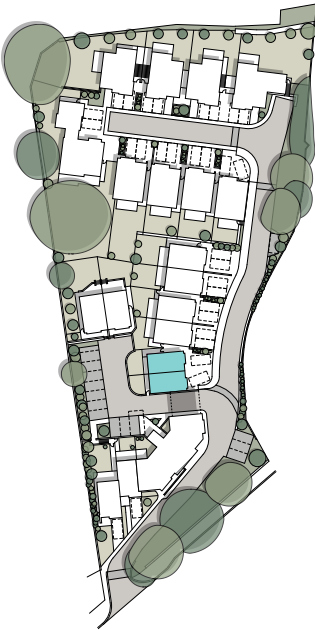
Living room	3.42 x 5.16m	11'2" x 16'11"
Kitchen/Dining room	4.56 x 3.70m	14'11" x 12'1"
Bathroom	1.05 x 1.56m	3'5" x 5'1"

First Floor

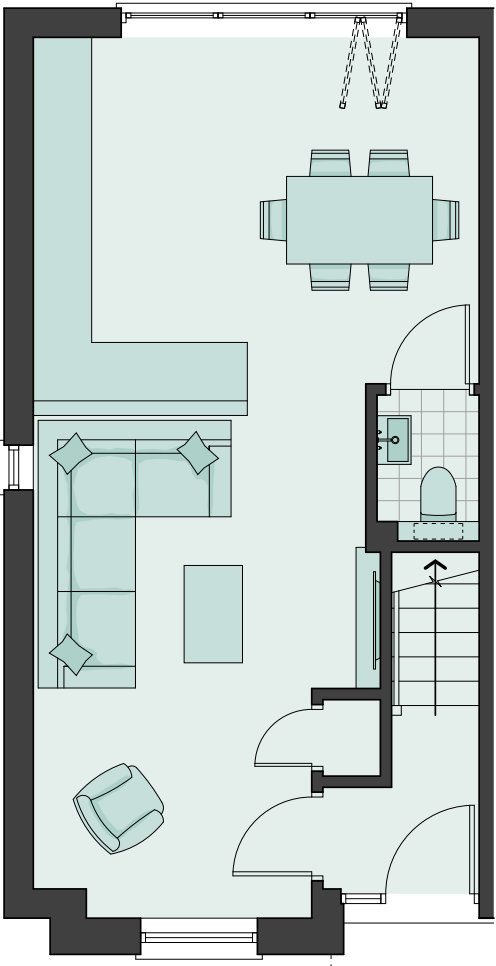
Master bedroom	4.58 x 3.09m	15'0" x 10'1"
Bedroom two	2.46 x 3.90m	8'0" x 12'9"
Bedroom three	2.00 x 2.85m	6'6" x 9'4"
Bathroom	2.46 x 1.82m	8'0" x 5'11"

Gross Internal Floor Area

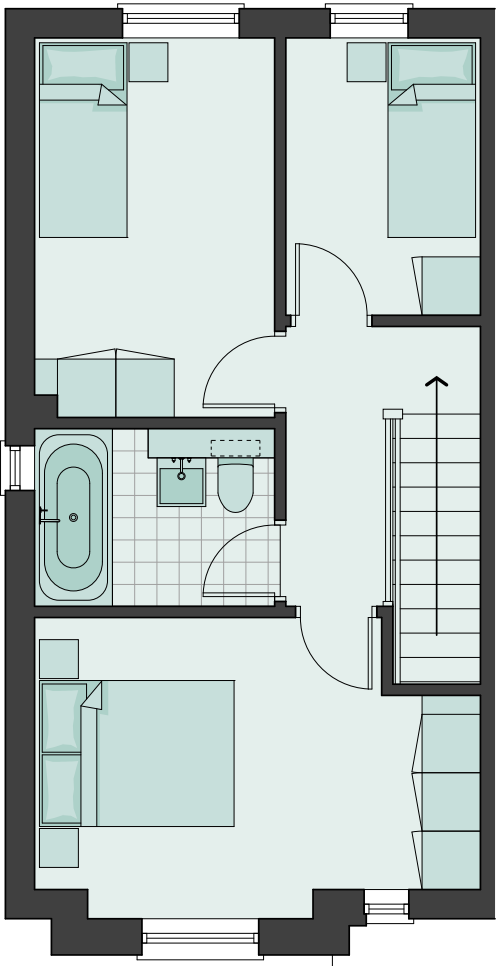
878 sqft



Ground Floor



First Floor



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The Hawthorn

3 bedroom semi-detached homes
Plots 15, 17, 18, 19, & 20

The Hawthorn is a beautiful two storey home available with guest cloakroom, living room leading through to kitchen/diner on the ground floor, whilst on the first floor are two good size double bedrooms, with the master bedroom enjoying the luxury of an en-suite shower room and a further bedroom is also located on this floor.

Dependant on plot, The Hawthorn has driveway parking for two cars.

Ground Floor

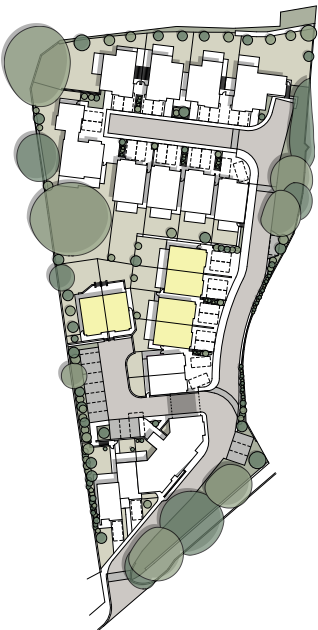
Living room	3.31 x 4.97m	10'9" x 16'3"
Kitchen/Dining room	5.44 x 3.77m	17'8" x 12'4"

First Floor

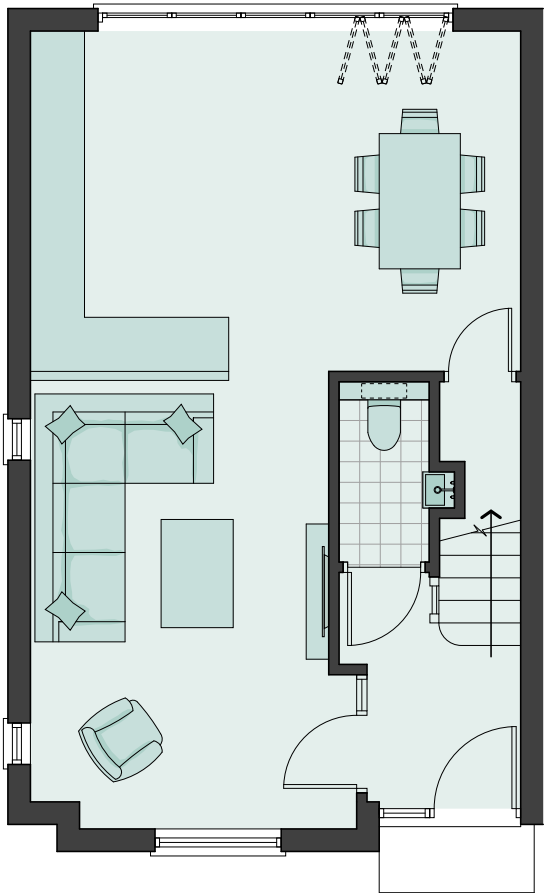
Master bedroom	3.32 x 3.85m	10'9" x 12'6"
Bedroom two	3.32 x 3.55m	10'9" x 11'6"
Bedroom three	2.00 x 2.80m	6'6" x 9'2"
En-suite shower room	1.22 x 2.44m	4' x 8'
Bathroom	2.00 x 1.98m	6'6" x 6'5"

Gross Internal Floor Area

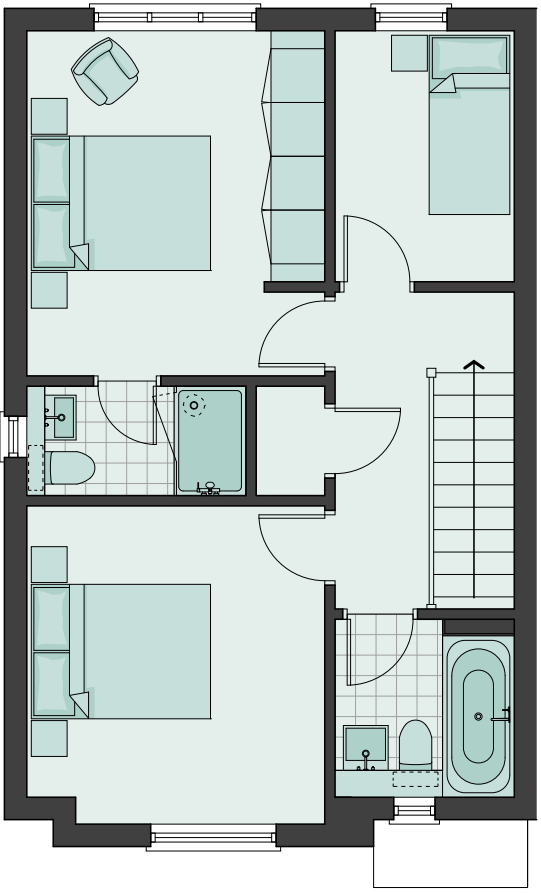
1,021 sqft



Ground Floor



First Floor



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The Foxglove

4 bedroom detached homes
Plots 21, 22, 23 & 24

The Foxglove is a fabulous four bedroom home designed for comfortable living. This house type offers an open plan ground floor with living, dining and kitchen as well as a guest cloakroom. To the first floor are three double bedrooms with the master bedroom benefiting from an en-suite shower room, a further good size single bedroom and a family bathroom. All have driveway parking for two cars.

Ground Floor

Living room	3.99 x 4.91m	13'1" x 16'1"
Kitchen/Dining room	6.91 x 4.83m	22'7" x 15'8"

First Floor

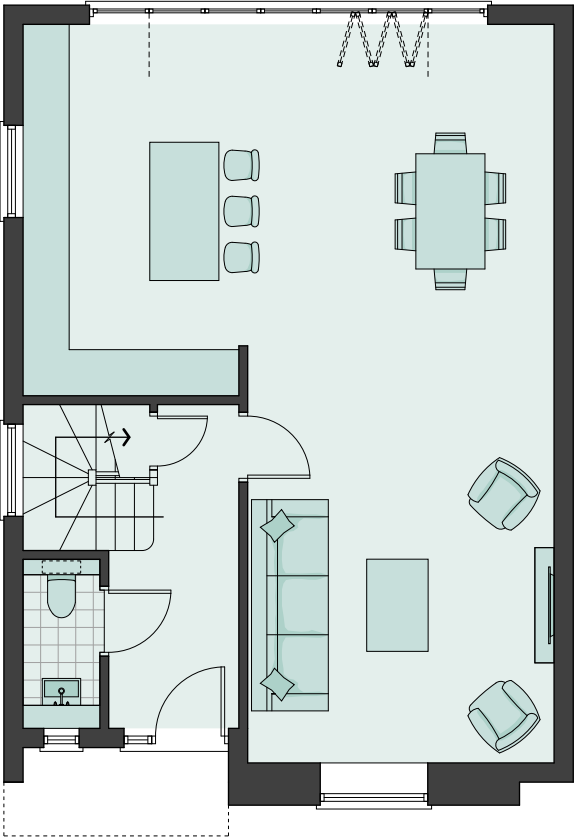
Master bedroom	4.10 x 3.50m	13'5" x 11'5"
Bedroom two	2.81 x 2.65m	9'2" x 8'7"
Bedroom three	2.70 x 3.82m	8'9" x 12'5"
Bedroom four	3.99 x 2.65m	13'1" x 8'7"
En-suite shower room	1.22 x 2.35m	4" x 7'7"
Bathroom	2.35 x 1.90m	7'7" x 6'2"

Gross Internal Floor Area

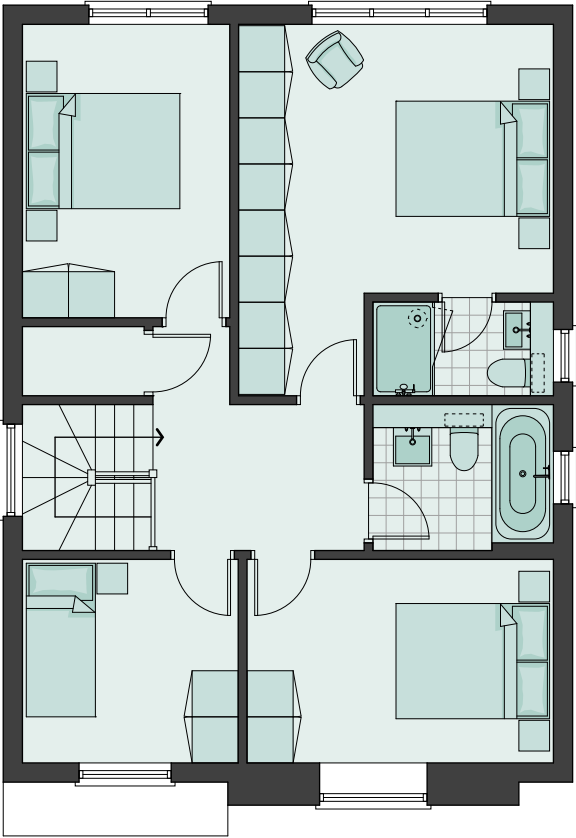
1,419 sqft



Ground Floor



First Floor



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The Elder

5 bedroom detached home
Plot 25

The beautifully designed Elder offers spacious living with a fabulous size kitchen/diner, utility room, guest cloakroom, study and wonderful living room all on the ground floor as well as a double integral garage. Moving to the first floor two of the four double bedrooms enjoy the luxury of an en-suite shower room with a further good size single bedroom on this floor and the family bathroom.

Ground Floor

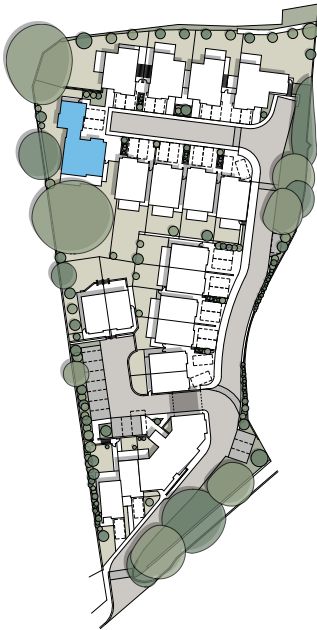
Living room	5.60 x 4.50m	18'4" x 14'8"
Kitchen/Dining room	3.90 x 5.50m	12'8" x 18'5"
Study	3.00 x 2.59m	9'8" x 8'5"
Garage	5.62 x 6.24m	18'4" x 20'5"
Utility room	2.80 x 2.40m	9'2" x 7'9"

First Floor

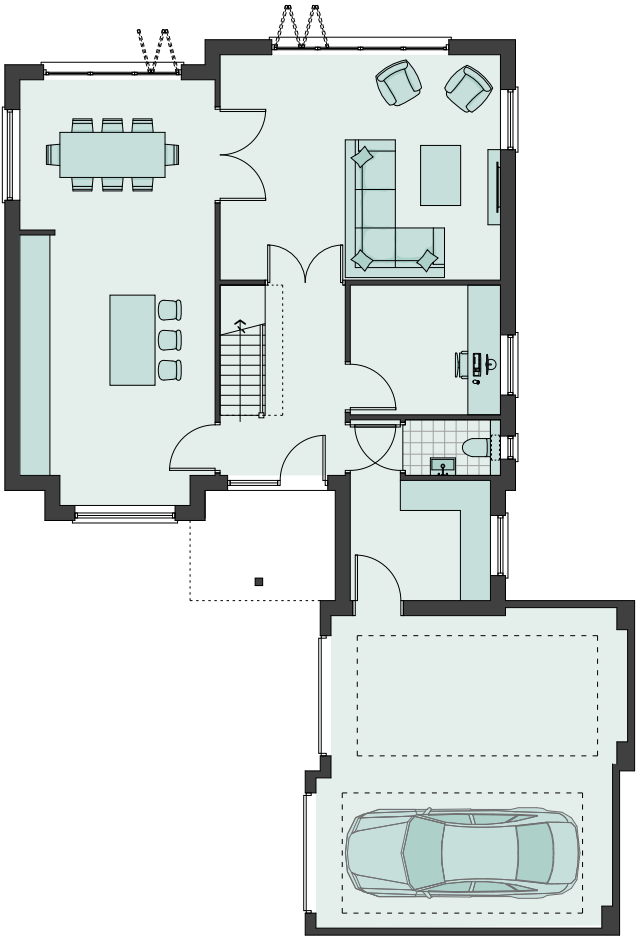
Master bedroom	4.75 x 3.40m	15'6" x 11'2"
Bedroom two	2.83 x 4.70m	9'3" x 15'4"
Bedroom three	3.90 x 3.70m	12'8" x 12'1"
Bedroom four	3.20 x 1.91m	10'5" x 6'3"
Bedroom five/en-suite	4.15 x 6.28m	13'6" x 20'6"
En-suite bathroom	1.80 x 2.90m	5'9" x 9'5"
Bathroom	3.20 x 1.80m	10'5" x 5'9"

Gross Internal Floor Area

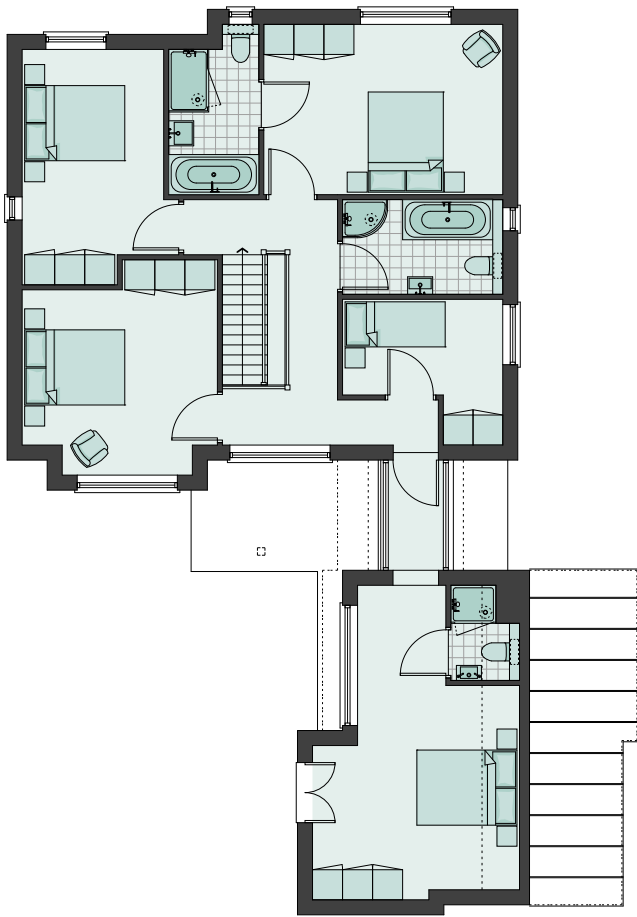
2,177 sqft



Ground Floor



First Floor



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The Periwinkle

4 bedroom detached homes

Plots 26, 27 & 28

A well-appointed four bedroom family home, the Periwinkle blends practicality with stylish design. On the first floor there is a generously sized open plan living, dining and kitchen room along with a study and to the ground floor a utility room, guest cloakroom and integral garage. Upstairs, three double bedrooms including the master with en-suite shower room, the family bathroom and a further single bedroom.

Ground Floor

Garage	4.41 x 6.00m	14'5" x 19'7"
Utility room	3.02 x 2.30m	9'9" x 7'5"
Bathroom	1.24 x 2.10m	4'1" x 6'9"

First Floor

Living room	4.38 x 5.85m	14'4" x 19'2"
Kitchen	3.14 x 4.07m	10'3" x 13'4"
Dining room	4.38 x 4.60m	14'4" x 15'1"

Second Floor

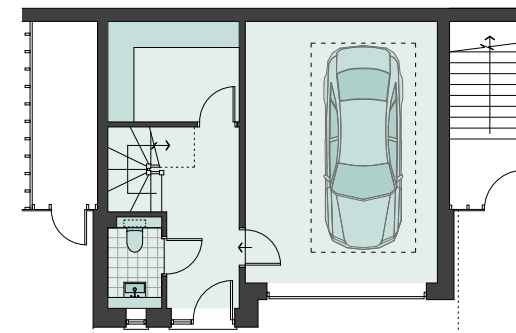
Master bedroom	4.38 x 2.85m	14'4" x 9'4"
Bedroom two	3.14 x 4.07m	10'3" x 13'4"
Bedroom three	4.27 x 2.81m	14' x 9'2"
Bedroom four	3.03 x 2.10m	9'9" x 6'9"
En-suite shower room	3.12 x 1.20m	10'2" x 3'9"
Bathroom	3.12 x 1.90m	10'2" x 6'2"

Gross Internal Floor Area

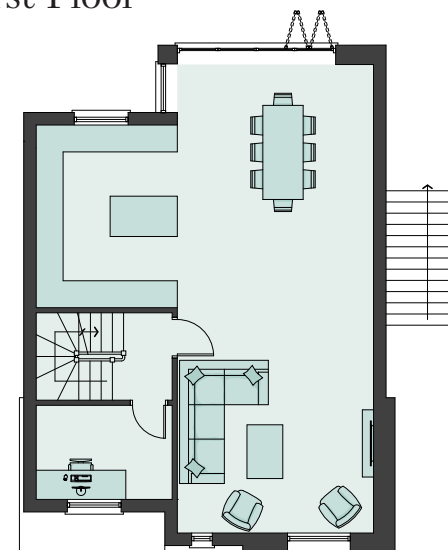
1,989 sqft



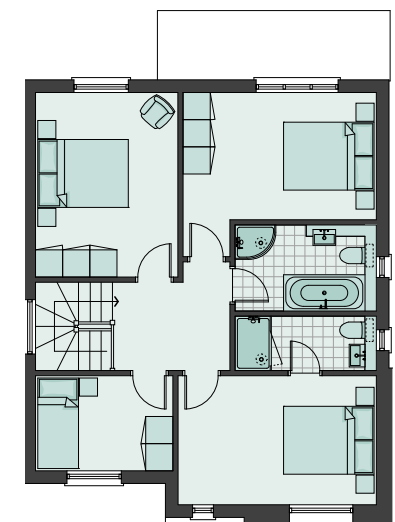
Ground Floor



First Floor



Second Floor



"Floorplan shown Plots 27 & 28. Plot 26 change of kitchen position."

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The Betony

5 bedroom detached home
Plot 29

The Betony is a beautifully designed three storey home offering the most wonderful versatile accommodation with an integral garage, utility room and guest cloakroom to the ground floor leading up to the fabulous open plan living, dining and kitchen on the first floor with a bedroom/study. Upstairs to the second floor, three double bedrooms including the master with en-suite shower room, the family bathroom and a further single bedroom.

Ground Floor

Garage	4.41 x 6.00m	14'5" x 19'7"
Utility room	3.02 x 2.30m	9'9" x 7'5"
Bathroom	1.24 x 2.10m	4'1" x 6'9"

First Floor

Living room	4.38 x 10.45m	14'4" x 34'3"
Kitchen/Dining room	4.20 x 4.07m	13'8" x 13'4"
Bedroom five / study	3.03 x 2.10m	9'9" x 6'9"

Second Floor

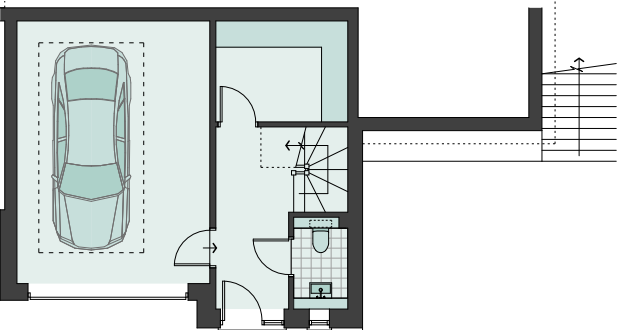
Master bedroom	4.38 x 2.85m	14'4" x 9'4"
Bedroom two	4.27 x 2.81m	14' x 9'2"
Bedroom three	3.14 x 4.07m	10'3" x 13'4"
Bedroom four	3.03 x 2.10m	9'9" x 6'9"
En-suite shower room	3.12 x 1.20m	10'2" x 3'9"
Bathroom	3.12 x 1.90m	10'2" x 6'2"

Gross Internal Floor Area

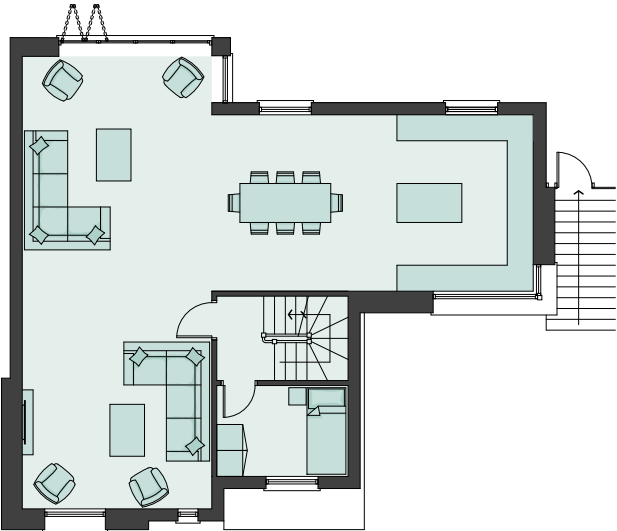
2,177 sqft



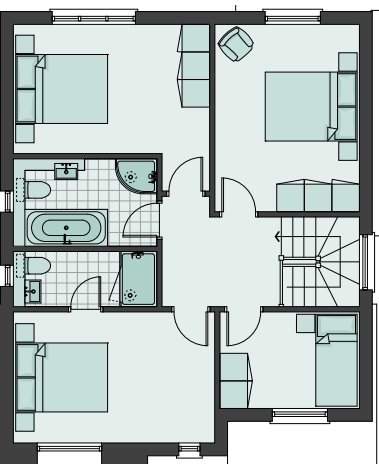
Ground Floor



First Floor



Second Floor



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Plot 20



Plot 20



Plot 20

Attention to detail

Superior specification is what makes the difference in a Hartley home

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled handleless kitchen supplied by Mayflower Kitchens, incorporating a choice of door & quartz worktop finishes with matching upstand
- Blomberg multi-functional oven and induction hob
- Ceramic electric with splash back and integrated extractor
- Bosch Integrated fridge/freezer
- Bosch Dishwasher
- Washer/Dryer to all units
- Stainless steel sink and chrome mixer tap
- LED under cabinet lighting

QUALITY BATHROOMS

- Contemporary styled bathroom suite and fittings
- Backlit mirror to master en-suite
- Bath with shower and screen
- Walk-in/enclosed shower to selected plots
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Porcelanosa Ceramic wall tiles to selected areas

HEATING, ELECTRIC & LIGHTING

- Energy efficient gas fired central heating & hot water system with central programmer
- Under floor heating to selected plots
- LED down lights to kitchen, all bathrooms and cloakrooms
- External low level bollard lighting to communal estate roads and landscaped areas
- Electric automated garage doors to selected plots

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living room/area, breakfast or family area and bedrooms

- Wired for satellite, BT & Virgin
- Central telephone point

INTERIOR FINISHES

- Feature entrance door
- Aluminium windows and bi-fold doors
- Grey wash oak veneered internal doors with chrome ironmongery
- Karndean flooring to kitchen, lounge and bathroom.
- Oak staircase with glass balustrade
- Satin paint finish to all interior joinery

EXTERNAL

- Landscaped front garden (where applicable) and grass rear lawn
- Textured garden paving to paths, patio areas and driveways
- High quality grey metal cladding to front façade
- Stone/tile cladding to external entrance lobby on selected plots
- Acrylic white render
- External tap provided

SECURITY & PEACE OF MIND

- High security front door with multi point locking system to meet Secure by Design Part 2
- External light with PIR control
- Mains linked smoke detector with battery back up, fitted to hall and landing
- 10 year Premier Guarantee warranty

SUPERIOR SPECIFICATION (PLOTS 21-29 ONLY)

- Neff multi-functional oven and induction hob
- Underfloor heating to ground floor with radiators to upper floors
- Hot and cold external water tap provided



Plot 20

Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Pillar Land Homes different mean that you can choose a new home from us with complete confidence.

ABOUT THE DEVELOPER & CONTRACTOR

South West based companies, Pillar Land Securities and DS Developments, have partnered and formed a new company which brings together their extensive experience of planning, design, development and construction to deliver unique developments across the South West. Hartley Gardens is the first of many projects for the partnership and will set a new benchmark in terms of high quality, contemporary and innovative residential developments.

Their professional and passionate team aim to provide customers with beautifully designed, contemporary new homes which can be enjoyed for generations. The forward thinking partnership aims to establish a house building reputation for creating exceptional developments in unrivalled locations.

DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Pillar Land Homes different mean that you can choose a new home from us with complete confidence. When you buy a home from Pillar Land you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Pillar Land, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

For extra peace of mind each home at Hartley Gardens will benefit from a 10-year Premier Guarantee building warranty. A surveyor from Premier Guarantee has overseen the build quality of your home from its inception to ensure its workmanship is of high quality. This protects you in the rare circumstances any structural faults or defects appear with the first 10 years. Additionally, should you find any issues in the first 2-years then Pillar Land Homes will put things right.

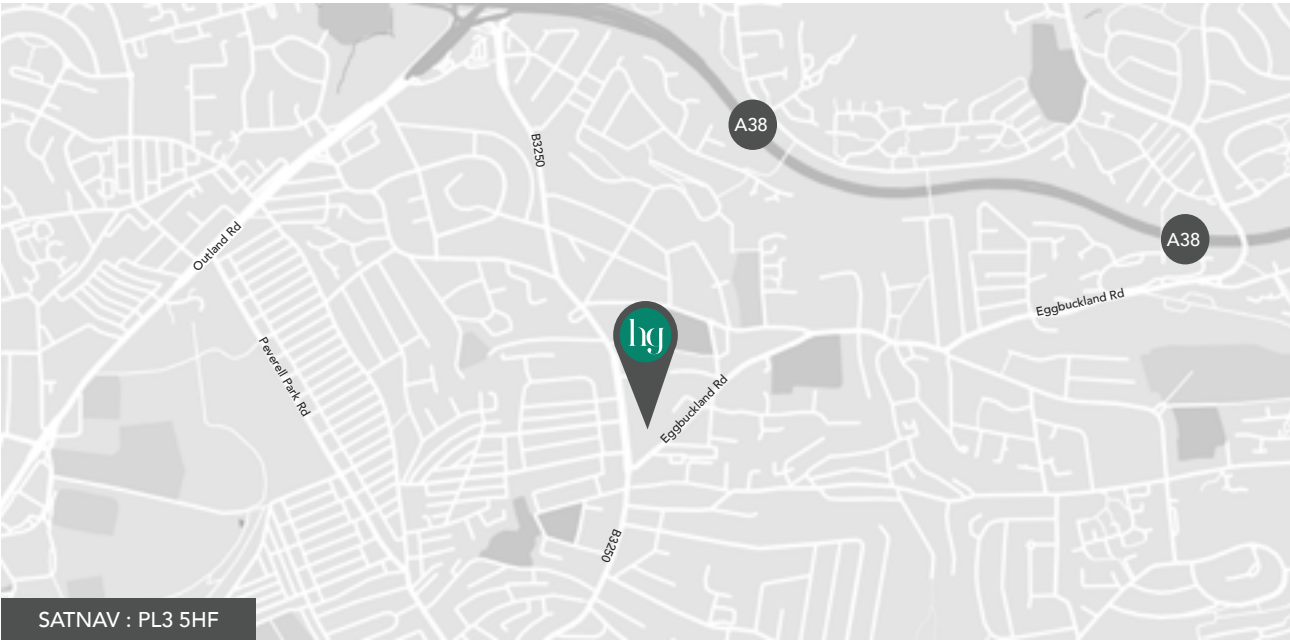
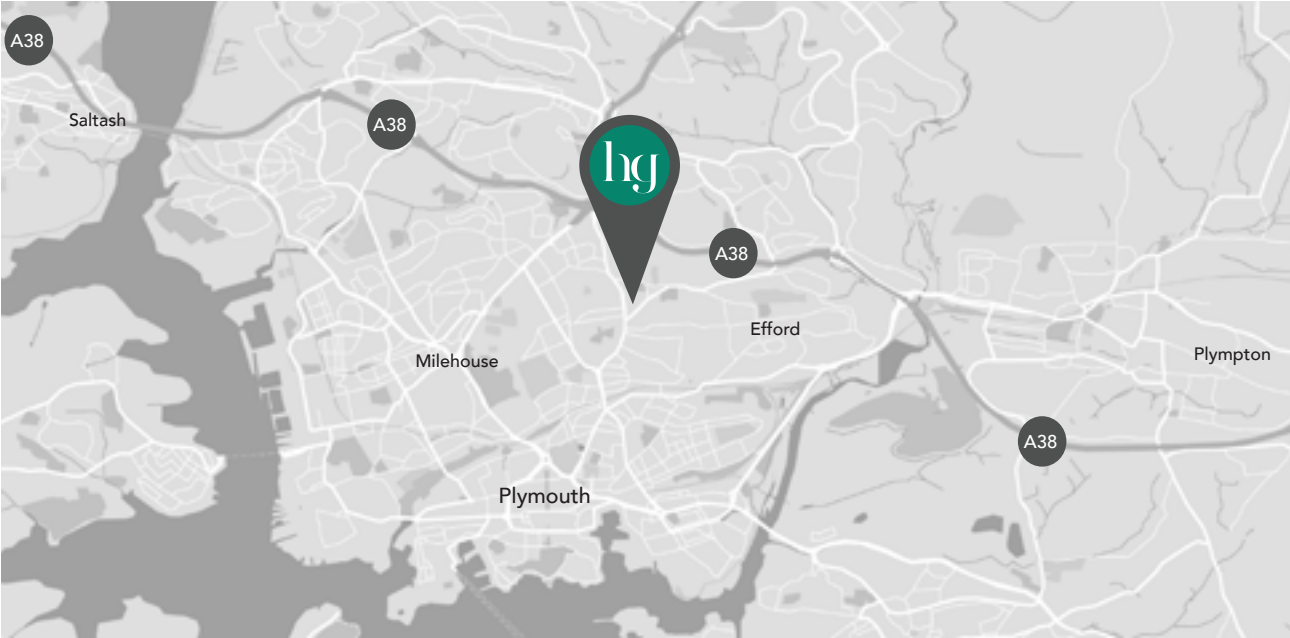
HELP TO BUY EQUITY LOAN

Hartley Gardens is registered for the government's Help to Buy equity loan scheme. The loan is available for people who want to buy a new build property – and it's interest-free for the first five years. All potential and existing homeowners are eligible, as long as the property is valued under £600,000 and you have at least 5% saved for a deposit.

With a Help to Buy loan, you can borrow up to 20% of the value of the property, which means that you could buy a home with just a 5% deposit, and a mortgage for the remaining 75%. The scheme opened on April 1 2013, and has been extended up to 2021 – but it may close earlier if all of the funding is taken up before then. You can find out more on the government's website – <https://www.helptobuy.gov.uk>



premier
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