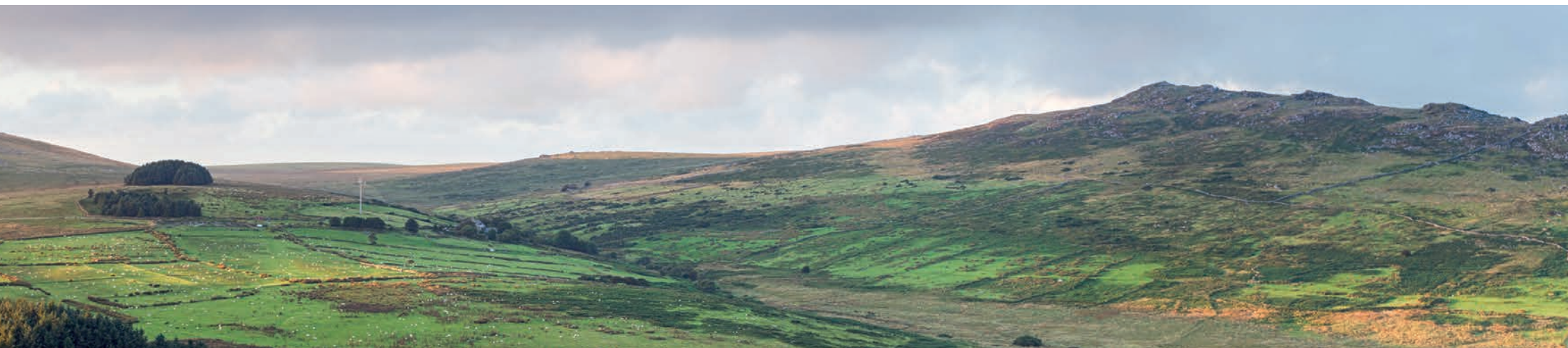




Highfield Park
—BODMIN—



AN EXCITING DEVELOPMENT OF 56 NEW HOMES CLOSE TO GLORIOUS BODMIN MOOR



Highfield Park, Bodmin

Located in the heart of Cornwall and crossed by the ancient Saints Way running from north to south of the County and used by merchants from Wales, Ireland and France, the historic town of Bodmin has a fascinating past. With the distinction of being the only large Cornish settlement in the Domesday Book in 1086, the town was, from the middle ages, an important wool and tin trading centre and market town. Home to three Cornish Rebellions and with a rich tin mining history, the town is still dominated by some magnificent granite buildings, in part due to its status as the former County Town. Until it was closed in 1927, Bodmin Jail, built in the late 18th century, witnessed many hangings and, during the First World War, the Jail housed the Crown Jewels, along with the Domesday Book. More recently the Jail has undergone a multi-million pound conversion and is now a 5-star boutique hotel, with a champagne lounge, bar and restaurant. The conversion also created a first class visitor experience, including tours which are not for the faint hearted!

The town is now a thriving centre offering a comprehensive range of facilities, including schools and a college, a good range of shops and major supermarkets, and has become something of a hub in the local area. Located at the junction of the A38 and A30, with a station on the main Paddington to Penzance railway line, the town has expanded due to its increasingly accessible location. With good road links to St. Austell (13 miles), Truro (25 miles) and Plymouth (31 miles), Bodmin is ideally placed for easy travel to all parts of Cornwall and beyond.

A truly fascinating location
in which to make your home.





Fowey



Pencarrow House & Garden - map ref 7



Restormel Castle - map ref 16



Cardinham Woods - map ref 3

The town of Bodmin is located on the edge of Bodmin Moor, an area offering almost boundless opportunities for keen walkers and cyclists – in itself a rugged and wild expanse in which to enjoy superb scenery, plants, wildlife and, with its official Dark Sky Landscape designation, a wonderful place for stargazing. Venture into the Tamar Valley, explore the Camel Trail by bike from Bodmin Moor to Padstow, investigate fascinating Cornish Legends, take a steam train ride from Bodmin or visit the locations where the famous Poldark series was filmed. With a favourable climate, the area abounds with historic houses set in beautiful gardens well worth visiting – close by Lanhydrock or maybe Pencarrow House, a Padian Mansion approached over a mile-long carriage drive, both gardens boasting impressive displays of camellias and rhododendrons in the Spring.

With so much to see and do, Highfield Park is indeed a truly fascinating location in which to make your home.



Out & About

- 1 Jamaica Inn
 - 2 Colliford Lake
 - 3 Cardinham Woods
 - 4 National Trust – Lanhydrock House
 - 5 Bodmin & Wenford Railway
 - 6 Bodmin Jail
 - 7 Pencarrow House & Garden
 - 8 Camel Trail
 - 9 Pentire Point
 - 10 National Trust – Trevoze Headland
 - 11 Newquay Zoo
 - 12 The Lost Gardens of Heligan
 - 13 Wheal Martyn Clay Works Museum
 - 14 Shipwreck Treasure Museum
 - 15 Eden Project
 - 16 Restormel Castle
 - 17 Boconnoc House
 - 18 Carnglaze Caverns
- Areas of Outstanding Beauty
- 12 Mile Radius



Eden Project - map ref 15



Camel Trail - map ref 8



Surfing at Polzeath



Colliford Lake - map ref 2



Bodmin & Wenford Railway - map ref 5



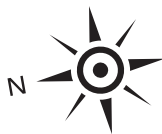
Treyarnon Bay










The Lost Gardens of Heligan - map ref 12

COOKSLAND ROAD

BARN PARK LANE



	Beech	Plots 1, 2, 5, 6, 44, 45, 63, 77, 78 and 80		Birch	Plots 21, 23, 54, 56 and 71
	Cedar	Plots 3, 4, 62, 64, 69, 75, 76 and 79		Hazel	Plots 17, 53 and 58
	Elm	Plots 13, 14, 46, 47, 55, 61, 68, 70, 74		Maple	Plots 18, 19, 49, 50 and 66
	Willow	Plots 15, 16, 20, 22, 24, 25, 48, 51, 52, 57, 59, 60, 65, 67, 72 and 73			



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SPECIFICATION

KITCHEN

Fitted base and wall units
Soft close hinges and drawers
Feature LED lighting under wall units
Duropal worktops with matching upstands and glass splashback
Stainless steel 1.5 sink and drainer with mixer tap
Concealed cooker hood
Integrated fridge/freezer

Beech, Cedar and Elm house types:

Stainless steel tall electric single oven
4 burner gas hob
Space for washing machine and dishwasher

Willow, Birch and Hazel, house types:

Stainless steel tall electric double oven
5 burner gas hob
Integrated dishwasher and washing machine

Maple house type:

Quartz worktop with matching upstand and splashback
Quartz breakfast bar
Stainless Steel 1.5 undermount sink with mixer tap
Stainless steel tall electric double oven
5 burner gas hob
Integrated dishwasher
Laundry cupboard with freestanding washing machine

FAMILY BATHROOM

Luxury white sanitaryware
Half height tiling extending to full height around bath
Shower over bath with glass shower screen
Chrome heated towel radiator

ENSUITE

Luxury white sanitaryware
Half height tiling extending to full height in shower cubicle
Thermostatic shower
Chrome heated radiator

CLOAKROOM

Luxury white sanitaryware
Half height tiling to sanitaryware walls

ELECTRICAL

Ample well placed double sockets and USB double sockets
High level TV point, and single socket in all bedrooms
Low level TV point in living room
BT fibre connectivity
CAT 6 Data points to living room, master bedroom, and smallest bedroom or study
Recessed LED lights in kitchen/dining, bathroom, en-suite and cloakroom
Outside lights to front and rear doors
Door bell
Power and lighting to garage
Solar panels*

INTERNAL FEATURES

Stylish flush oak finished doors
Skirtings and architraves finished in white satinwood paint
White painted walls and ceilings
Porcelain floor tiling in kitchen or kitchen/dining

Maple house type:

Engineered Oak flooring to hallway, living room, cloakroom and study

EXTERNAL FEATURES

Self-coloured render
Feature weather boarding **
Feature stonework**
Slate roofs with grey ridge tiles
Anthracite Grey Upvc triple glazed windows
Anthracite Grey Upvc French doors or Aluminium Bi-fold doors
Black gutters and downpipes
Block paved driveways
Slabbed pathways and feature patio areas
Turfed front gardens

GAS HEATING

Underfloor heating on ground floor with radiators on first floor

MANAGEMENT COMPANY

A management company will be responsible for the maintenance of any areas not conveyed to the individual properties.
Please ask for further information

GUARANTEE

A full 10 year new build warranty. Each home will be independently inspected during the course of construction and certificate issued upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to www.consumercodeforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provisions of the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulation 2008 prospective purchasers are advised that the design dimensions quote are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore, satisfy themselves at the time of construction of the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

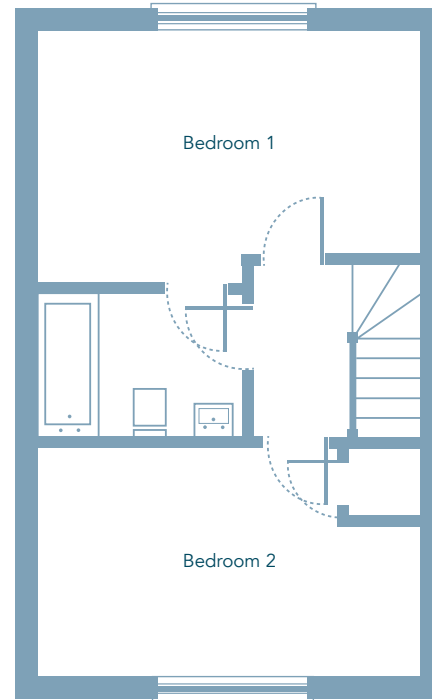
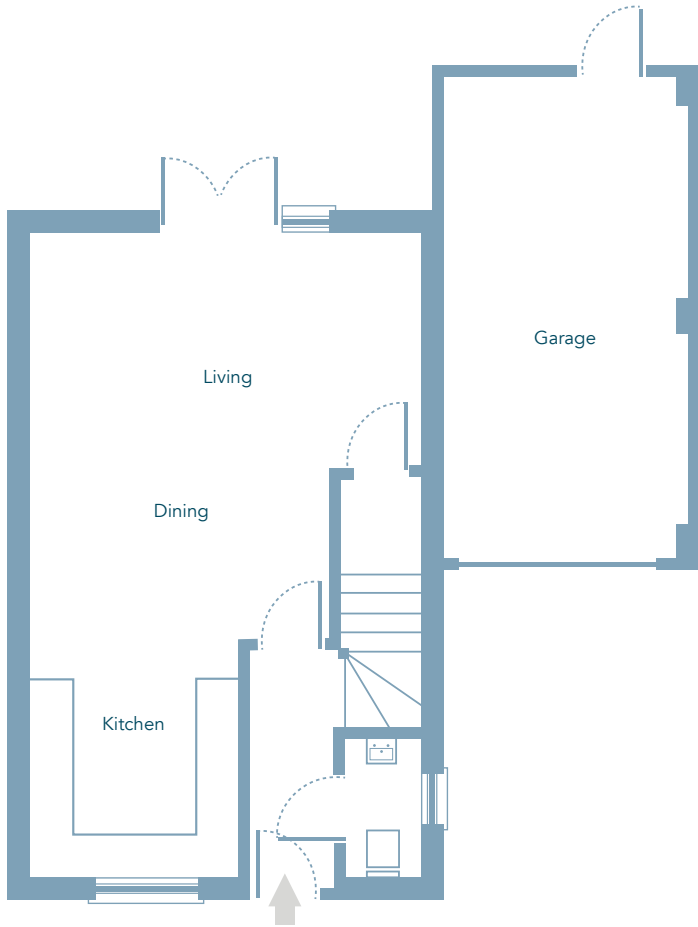


Beech
2 bedroom detached, link
detached and semi detached
house with garage



CGI of a typical Beech housetype - please ask for plot specific details

Beech
2 bedroom detached, link detached and semi detached house with garage



Beech

Kitchen	2.85 x 2.42	9' 4" x 8' 0"	Bedroom 1	4.55 x 2.95	14' 11" x 9' 8"
Dining	3.55 x 2.03	11' 8" x 6' 8"	Bedroom 2	4.55 x 2.63	14' 11" x 8' 8"
Living	4.55 x 2.61	14' 11" x 8' 7"	Garage	5.67 x 2.83	18' 8" x 9' 4"




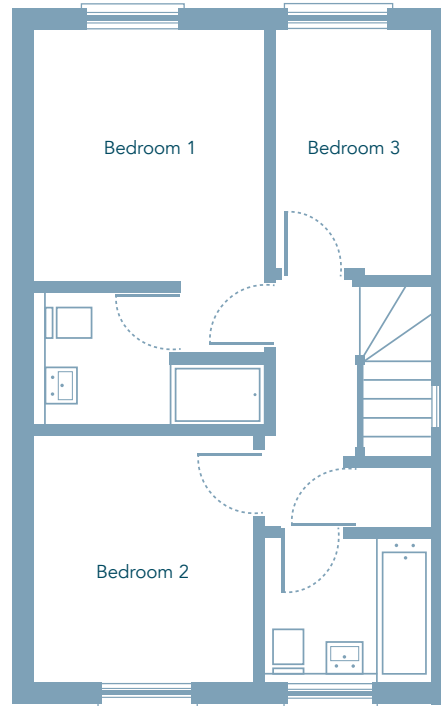
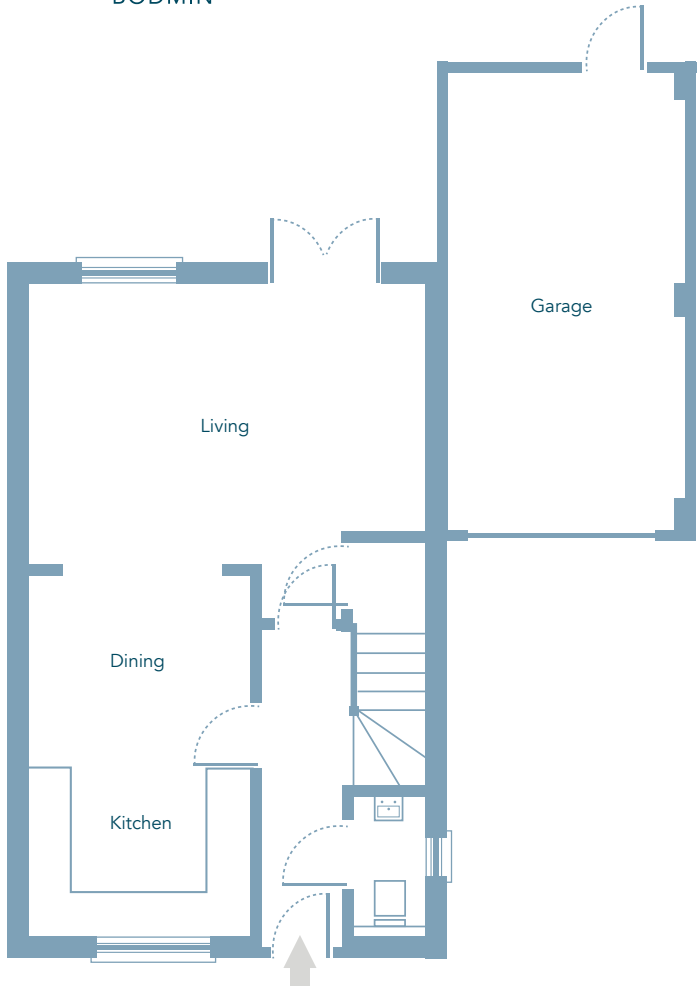
Cedar
3 bedroom detached
and link detached house
with garage



CGI of a typical Cedar housetype - please ask for plot specific details

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Cedar
3 bedroom detached and link detached house with garage

Cedar

Kitchen/Dining*	4.48	x	2.70	14' 8"	x	8' 11"	Bedroom 2	2.97	x	2.66	9' 9"	x	8' 9"
Living	4.90	x	3.46	16' 1"	x	11' 5"	Bedroom 3	2.97	x	1.94	9' 9"	x	6' 5"
Bedroom 1	3.15	x	2.81	10' 4"	x	9' 3"	Garage	5.67	x	2.83	18' 8"	x	9' 4"

*M4(2) units have a Kitchen/Dining size of 4.48 x 2.5 / 14'8" x 8'3"

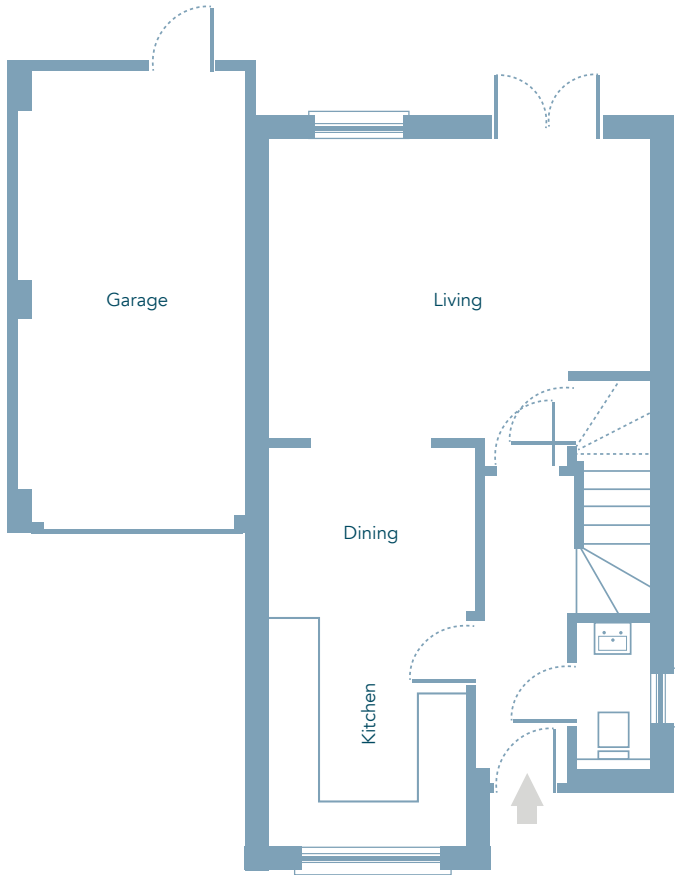


Elm
3 bedroom detached
and link detached house
with garage



CGI of a typical Elm housetype - please ask for plot specific details

Elm
3 bedroom detached and link detached house with garage



Elm

Living	4.90	x	3.75	16' 1"	x	12' 7"	Bedroom 2	3.52	x	2.52	11' 7"	x	8' 3"
Kitchen/Dining	5.16	x	2.52	16' 11"	x	8' 3"	Bedroom 3	2.97	x	1.94	9' 9"	x	6' 5"
Bedroom 1	3.76	x	2.81	12' 4"	x	9' 3"	Garage	5.67	x	2.83	18' 8"	x	9' 4"



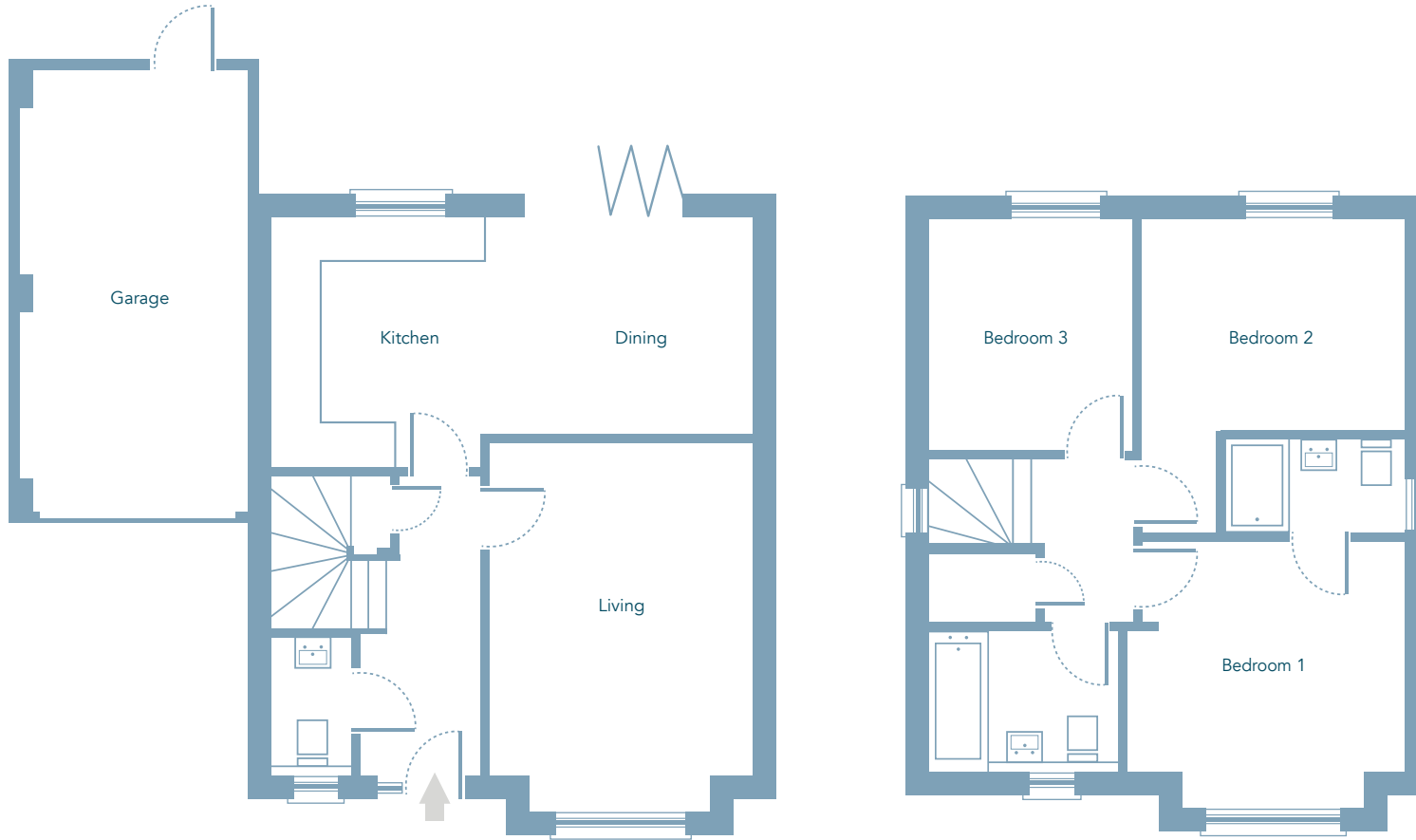
Willow
3 bedroom detached house with garage



CGI of a typical Willow housetype - please ask for plot specific details

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Willow
3 bedroom detached house with garage



Willow

Living	4.32	x	3.42	14' 2"	x	11' 3"	Bedroom 2	3.42	x	2.78	11' 3"	x	9' 2"
Kitchen/Dining	6.23	x	2.78	20' 6"	x	9' 2"	Bedroom 3	3.05	x	2.67	10' 6"	x	8' 9"
Bedroom 1	3.65	x	3.48	12' 0"	x	11' 5"	Garage	5.67	x	2.83	18' 8"	x	9' 4"



Birch
4 bedroom detached house with study and garage

CGI of a typical Birch housetype - please ask for plot specific details

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Birch
4 bedroom detached house with study and garage



Please note plot 54 has a double garage

Birch

Living	4.48	x	3.45	14' 8"	x	11' 4"	Bedroom 2	3.28	x	2.74	10' 9"	x	9' 0"
Kitchen/Dining	5.16	x	3.28	16' 11"	x	10' 9"	Bedroom 3	3.75	x	2.01	12' 4"	x	6' 7"
Study	2.29	x	2.31	7' 6"	x	7' 7"	Bedroom 4	3.28	x	2.28	10' 9"	x	7' 6"
Bedroom 1	4.48	x	3.45	14' 8"	x	11' 4"	Garage	5.67	x	2.83	18' 8"	x	9' 4"



Hazel
4 bedroom detached house with garage



CGI of a typical Hazel housetype - please ask for plot specific details

Hazel
4 bedroom detached house with garage



Hazel

Living	5.62	x	3.75	18' 5"	x	12' 4"
Kitchen/Dining	6.75	x	3.46	22' 2"	x	11' 5"
Bedroom 1	3.75	x	3.54	12' 4"	x	11' 7"
Bedroom 2	3.46	x	2.74	11' 5"	x	9' 0"
Bedroom 3	3.85	x	2.40	12' 8"	x	7' 11"
Bedroom 4	2.86	x	2.34	9' 5"	x	7' 8"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



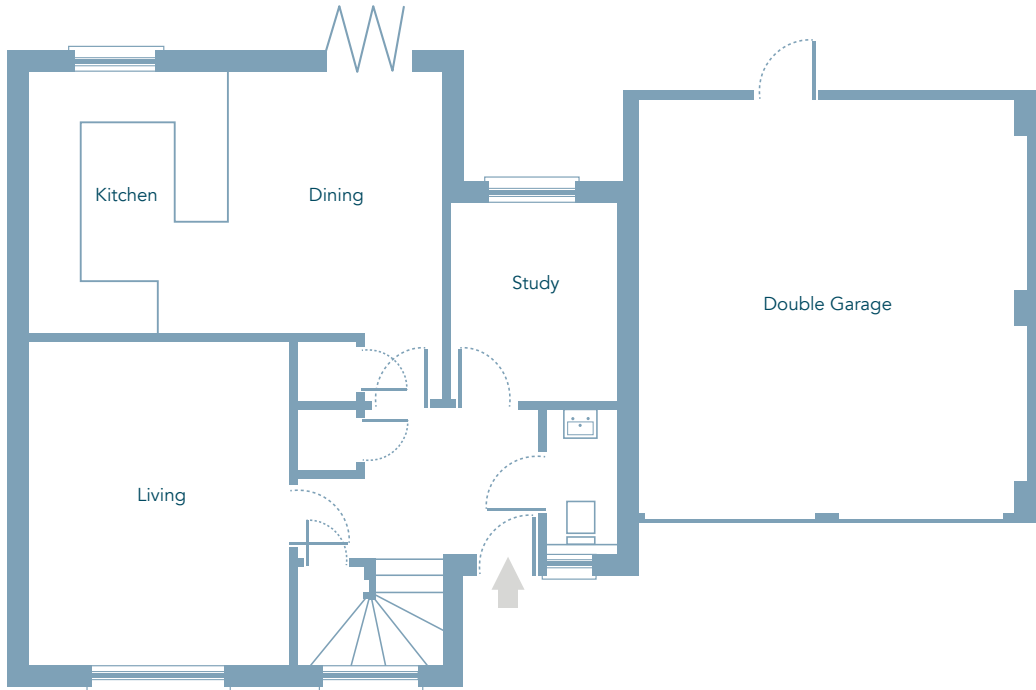
Maple
4 bedroom detached house with study and double garage



CGI of a typical Maple housetype - please ask for plot specific details

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Maple
4 bedroom detached house with study and double garage



Please note plot 66 has a single garage



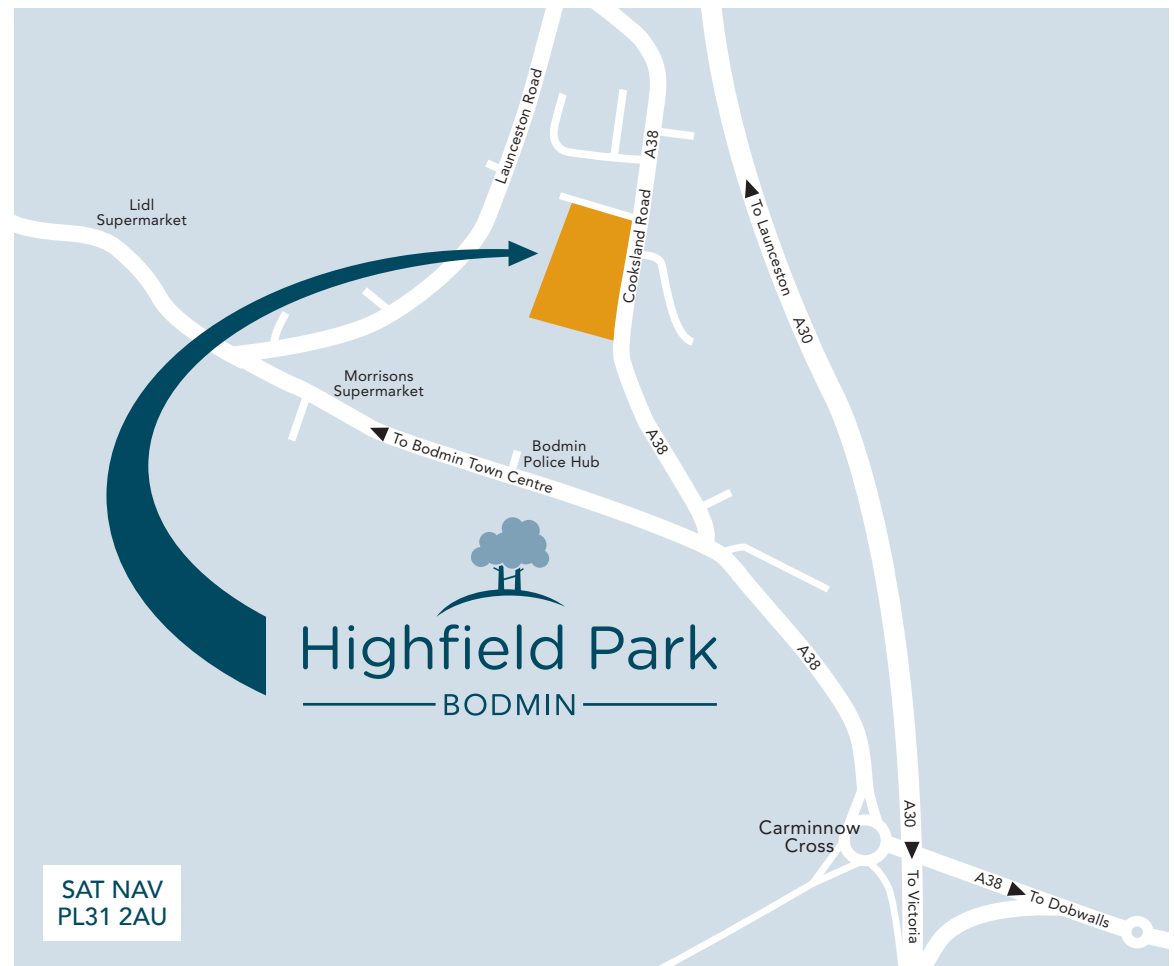
Maple

Living	4.45	x	3.56	14' 7"	x	11' 8"	Bedroom 2	3.57	x	2.48	11' 9"	x	8' 2"
Kitchen/Dining	5.65	x	3.58	18' 7"	x	11' 9"	Bedroom 3	3.12	x	2.76	10' 3"	x	9' 1"
Study	2.69	x	2.26	8' 10"	x	7' 5"	Bedroom 4	2.88	x	2.38	9' 6"	x	7' 10"
Bedroom 1	4.04	x	3.13	13' 3"	x	10' 4"	Garage	5.67	x	5.67	18' 8"	x	18' 8"

Established in 1974 and with nearly 50 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. Our aesthetically pleasing homes complement the surrounding area and combine contemporary finishes with open plan living spaces to suit modern family lifestyles. Working closely with local professionals and suppliers, we continue to source quality materials and fittings to build energy efficient homes that reduce carbon emissions and support a sustainable future.

Now more than ever, the future of property development has come into focus. As a new home builder, we have an important role to play in combatting climate change by reducing our impact and safeguarding our environment. That is why we are making sure that sustainability is at the heart of our projects, resulting in our build processes becoming greener.

We are committed to reducing our carbon footprint wherever possible, whilst providing each homeowner with economic and sustainable homes for the future. As a family-run business, we are delighted to be making our contribution to tackling climate change and consider that collaboration is essential for successful and sustainable regeneration.



“ Pearce Fine Homes understands the importance of building sustainable developments for the future. As a family business, our aim is for our legacy to last so local people can continue to benefit from and enjoy sustainable communities ”

Ben Pearce, Managing Director



hpsales@pearcefinehomes.com

Sales: 01208 640532



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