



LAYER PARK

COLCHESTER



An exclusive collection of **beautifully planned**
houses and bungalows on Berechurch Hall Road.



Layer Park has given us a great opportunity to create another thriving and sustainable new development. From the very outset, our vision was to deliver a varied collection of high-quality homes that are impressive, energy-efficient and spacious – all wrapped-up within a setting with maximum appeal. With newly planted trees, attractive views, and a network of generously landscaped spaces which weave through the development, the entire collection is designed to enhance community cohesion.

Whether you're relocating, moving up to a larger property in readiness for an expanding household, or looking to downsize into a stylish modern bungalow fully equipped for the 21st century, then Layer Park could be the perfect place for you.

Jason and Mark Harding

Jason and Mark Harding | The Harding Group



A very special place to call home.

Welcome to Layer Park, a sophisticated collection of contemporary new homes each crafted to cater to every aspect of 21st century living.

Set on the peaceful yet well-connected border of Colchester, where this vibrant, thriving new city meets the sensational surrounding countryside, you'll find yourself just minutes from everything you could want – from quality eateries, shops and entertainment, to exhilarating walks and cycle routes amongst nature's paths, waterways and woodland.

Come inside, and make yourself at home.





Enjoy a
Beautiful Setting.



A sensational new collection.

The first thing you'll notice about this mix of homes is their beautiful sense of character. Featuring distinctive designs that blend traditional styling with contemporary layouts, finishes and fittings, this collection holds a welcoming variety of exclusive properties where you'll instantly feel at home.

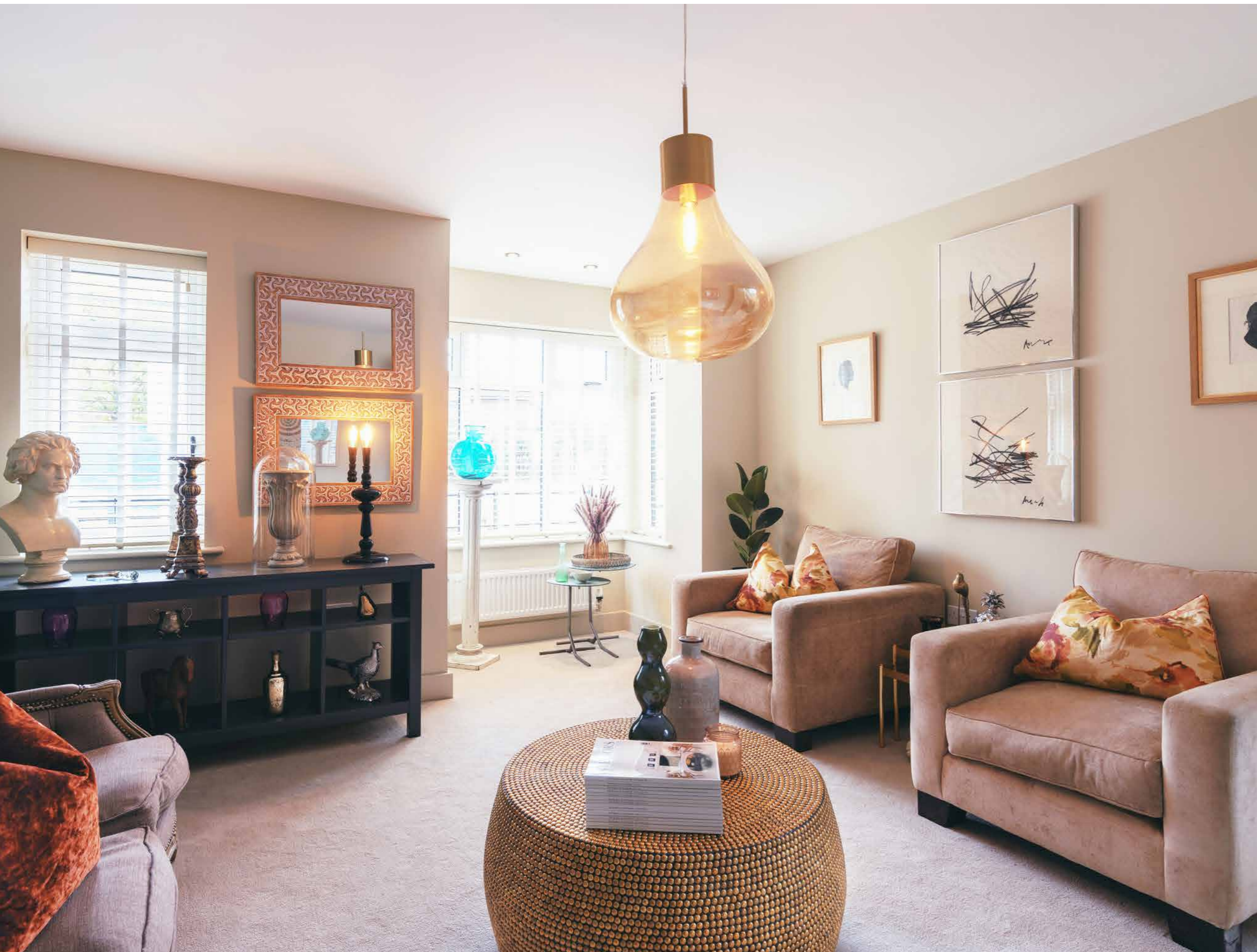
Layer Park has been built around a low-density philosophy that delivers comfortable personal spaces – inside and outside – with broad sightlines and welcoming, open green areas, allowing every home to breathe. As you make your way along the gently curving driveway through the collection's unimposing layout, you'll see how these properties' neat, peaceful gardens are matched by thoughtful new plantings, considerate visitor parking and a carefully-landscaped central shared green space.



Feel the difference.

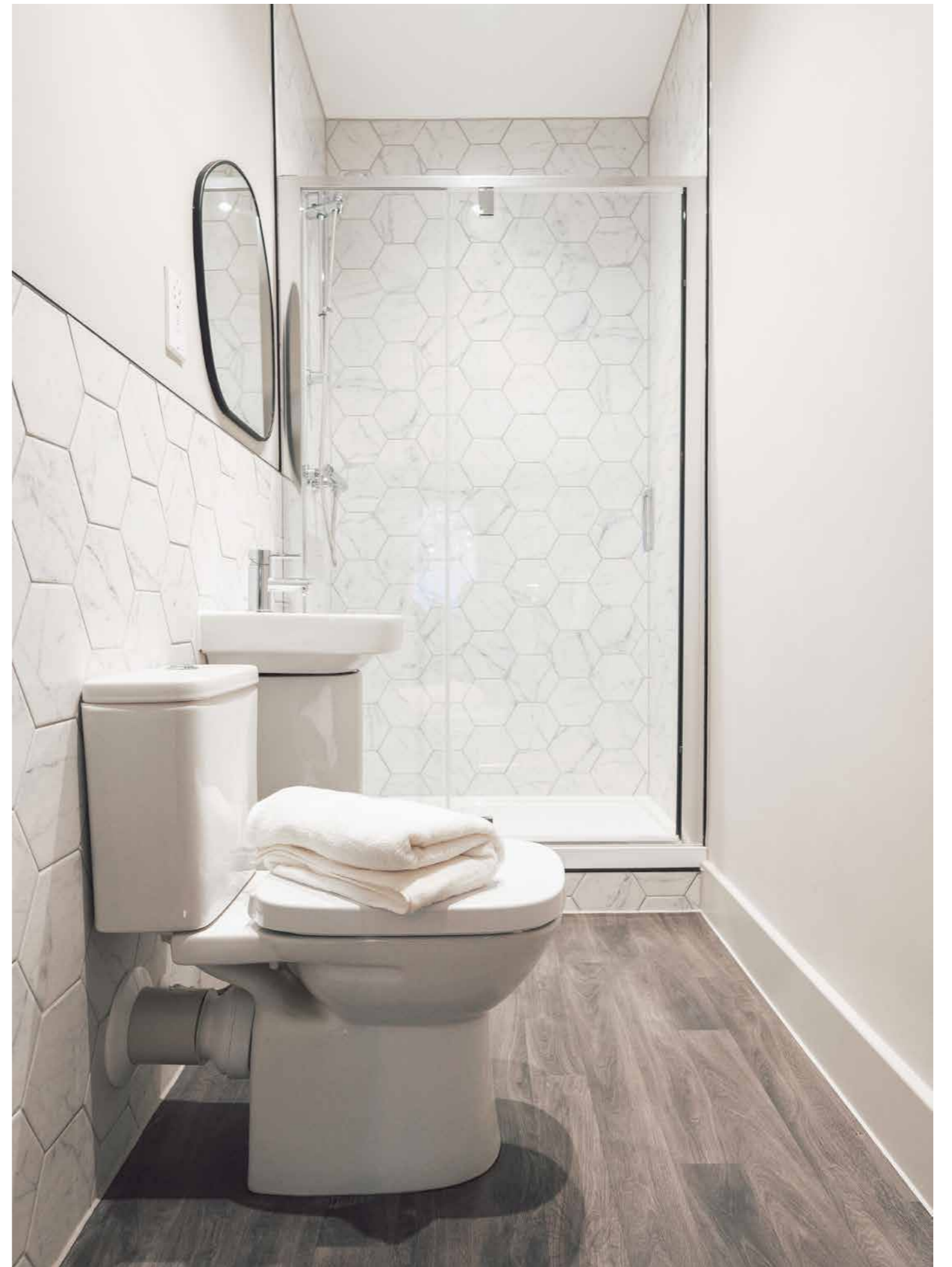
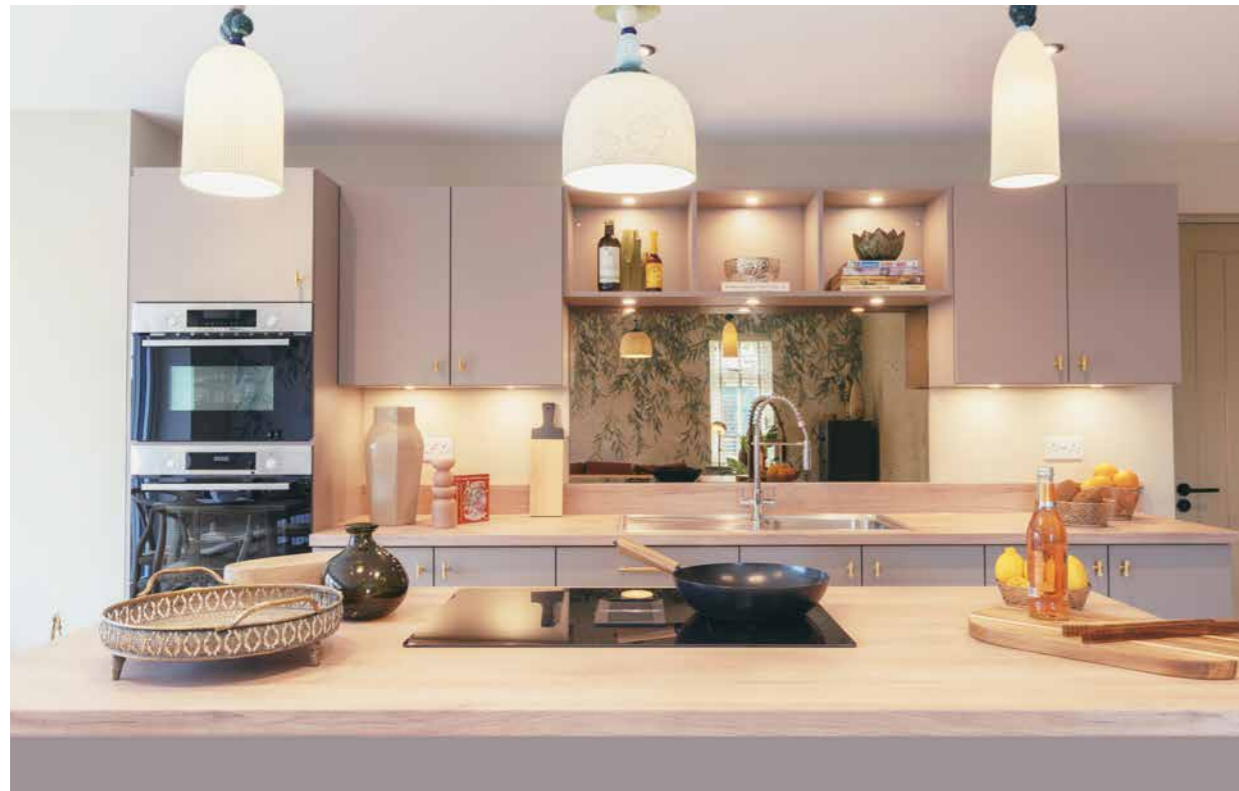
The moment you step through the front door, you'll immediately know you're in a Harding Homes property; specialists in creating characterful spaces and airy, open living areas.

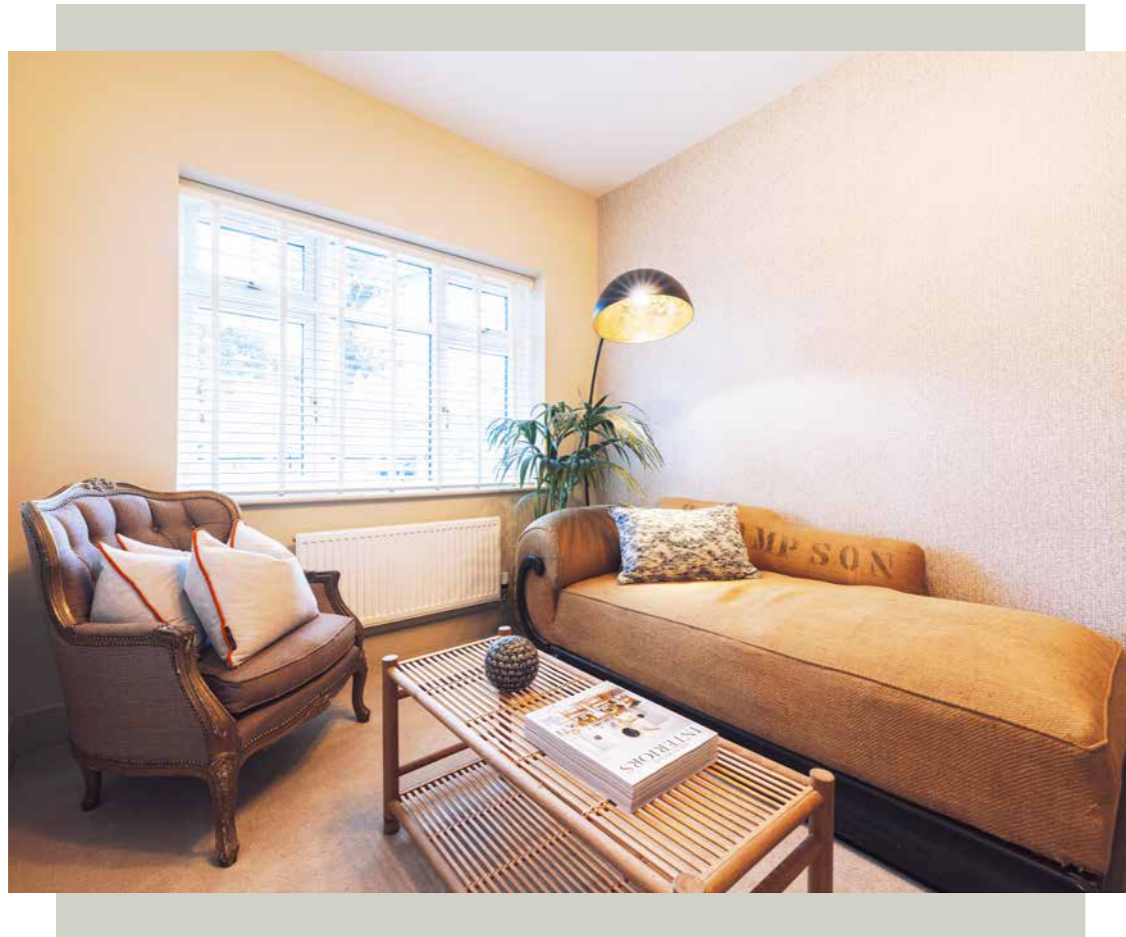
We integrate memorable elements into our showhomes, from distinctive light fittings and stylish feature walls, to sophisticated floor surfaces and coverings, and even quirky decorative aspects. Take a good look around and feel the potential at every turn.



Luxury finishings.

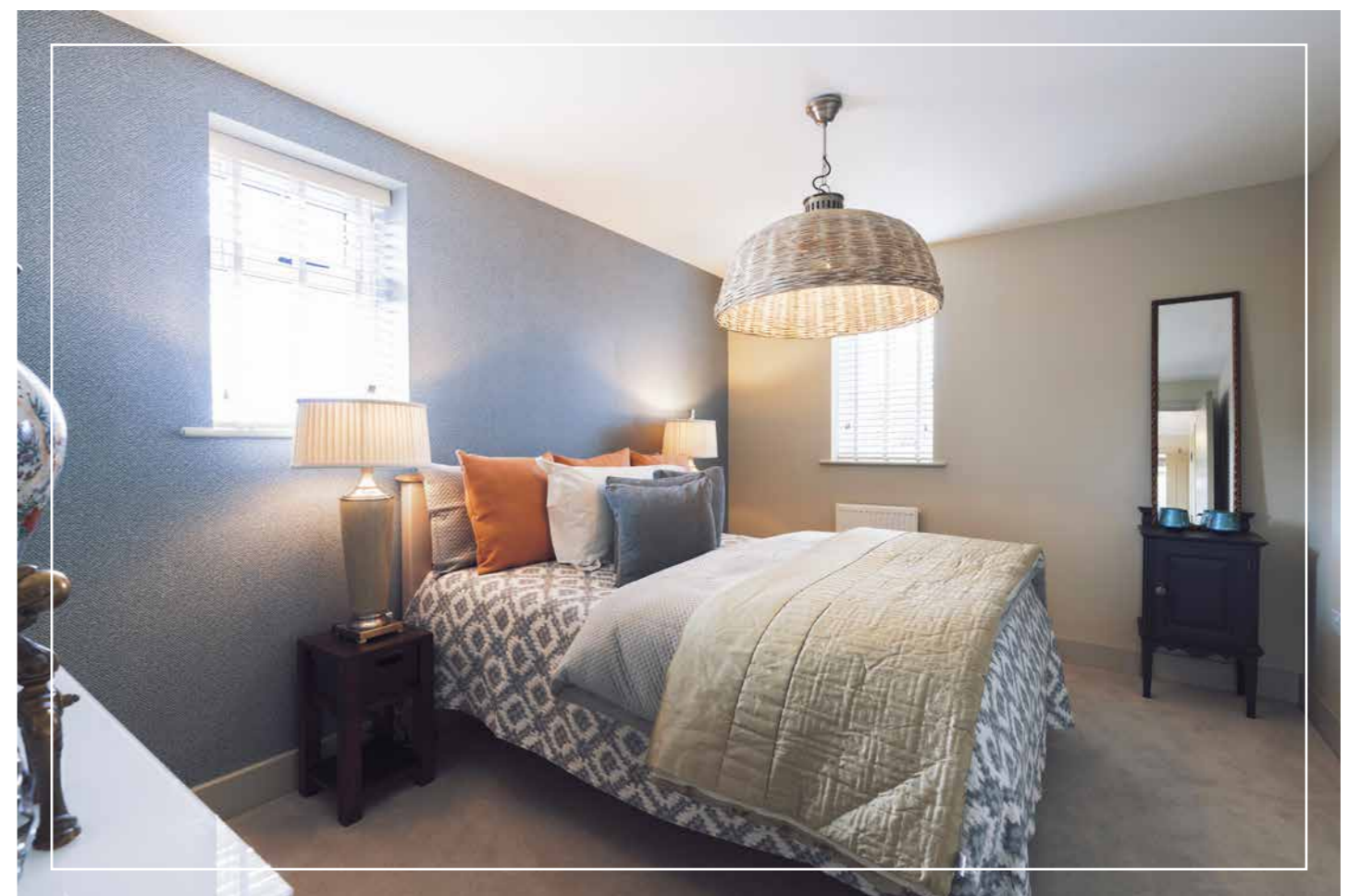
The care and attention to detail in every home's design and construction translates right through, from the quality windows and doors, rendering, ornate features and characterful brickwork of the exteriors, into the interiors, where you'll find hand-picked ironmongery, bespoke kitchens, stunning bathrooms and designer units complemented by A-rated integrated appliances.

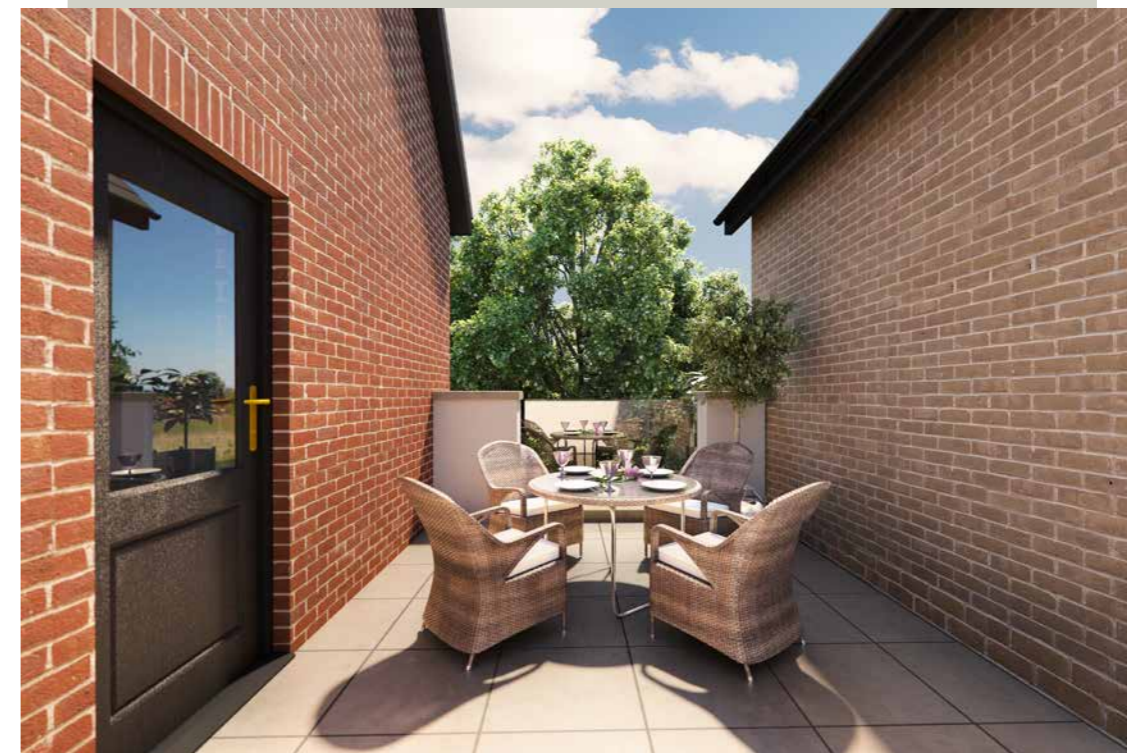




The perfect place to unwind, reset and recharge, or for children to play in a space of their own, the spacious bedrooms offer the very best comfort and relaxation at the end of a busy day.

All of the sumptuous principal bedrooms come with a contemporary en-suite shower room. These beautiful spaces feature a superior range of elegant finishes, sleek sanitaryware, stylish ironmongery and striking tiling.





Externally this development is defined by its creative outdoor spaces, which have all been professionally planned to be welcoming, pleasant and engaging.

All of the homes come with attractive landscaping and a private rear gardens – and some of the handsome houses within the collection boast broad outside terrace areas to the first floors – the perfect place to enjoy fresh air and alfresco relaxation on warm summer evenings with a glass of wine. On the ground floors, wide sections of glazed doors open onto neatly-landscaped patio areas and grass.





Escape.

All the homes have been cleverly positioned to allow the greatest spacing and privacy without compromising on the overall setting – and the attractive surroundings ensure it is a place where you actually want to be.

“This is a really exciting development that has something to offer everyone – from young professionals and families, through to downsizers – and we have guided the design to offer the perfect balance between privacy and community among residents.”





Gardens and green spaces are a crucial part of daily life and getting out into fresh air makes us feel better – that’s a fact and also a fundamental feature of Layer Park.

Along with the carefully-considered open spaces throughout the development, all the homes feature high-quality glazed bi-folding or French doors which let the natural light flood in.



All images are from previous developments. The specifications listed on this page are correct and as intended at the time of going to print. Please speak with our sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.



Constantly Raising Standards.

Harding Homes are synonymous with exceptional standards – in both the quality of design and construction, and the character of their internal spaces.

Take one look around a new Harding Homes' property and you'll immediately know you're in a place like no other. Not only do the thoughtfully considered interior spaces make the best use of space and light, they also feature individual details, finishes and fittings designed to bring a subtle character to every home. Light fittings, door handles, feature woodwork and other individual decorative elements will have been carefully-selected for their quality and distinctive look to offset the interior's beautifully appointed bright surfaces and clean lines.

The kitchen is the heart of any home and plays a key role in bringing friends and families together around the preparation and enjoyment of your favourite meals. Here you'll find the luxury units and surfaces are complemented by sleek worktops, stylish fittings, exceptional ironmongery and quality integrated appliances – all ready to use from the moment you move in. Similarly, bathrooms and en-suites are fitted with elegant contemporary sanitaryware offset with sensational tiling and floor finishes, while warm downlighters lend the spaces a subtle, ambient glow.







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Specification.

Kitchens.

- Stylish stone grey and white kitchen cabinetry
- Quality work surface and matching up-stand
- Stainless-steel sink and single drainer
- Mixer tap and wand in chrome
- Multi-gang switches for appliances
- Under cupboard lighting

Appliances.

- Bosch single oven and microwave combi-oven
- Bosch induction hob
- Full height integrated low-frost fridge
- Full height freezer
- Bosch integrated dishwasher
- Double integrated wine cooler
- Integrated washing machine

Bathrooms, en-suites & cloaks.

- White contemporary sanitaryware with complementary chrome brassware
- Full height tiling around bath and shower enclosures

Lighting & Electrics.

- Low-energy downlighters to kitchen, hallways, bathroom, and en-suites
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO2 and heat detectors
- White fittings throughout
- Smoke alarms
- BT point
- Data point
- Power and light to garage

Heating.

- Gas central heating
- Gas combi boiler

Internal finishes.

- Walls – Bone
- Ceilings – White
- Walls to bathroom – Soft Grey
- Woodwork – Bone Satinwood
- Serenity Providence 'Stone' Carpet soft touch deep pile carpet. All other rooms have parquet style flooring.
- Brass feature ironmongery in the bungalows
- Black feature ironmongery in the houses

External details.

- Houses have UPVC windows in black
- Houses have composite front door in black
- Bungalows have UPVC windows in Pale Green
- Houses have composite front door in Pale Green
- Glazed aluminium bi-folding and/or UPVC French doors
Please refer to plot drawings for details
- External taps to all plots
- External lights to all plots
- Turfed gardens

General.

Premier Guarantee for New Homes – premierguarantee.co.uk Each home will be covered by a guarantee which includes features such as a 10-year structural warranty cover.

Please note. Any choices available are subject to the build stage at the time of reservation.



These homes reflect Harding's commitment to style and quality at every turn, with building materials chosen for their durability as much as their aesthetic qualities.

The design of every house and bungalow draws on traditional and classic architectural approaches and combines them with contemporary configurations, modern styling and an obsessive attention to detail, to produce a distinctive look and feel to every property. And this attention to detail is not confined to the homes themselves, but also the collection's complete infrastructure. Layer Park's pavements, parking zones, road surfaces, new plantings and considerate central green spaces have all been carefully-configured to grant the collection a complete, unifying sense of refined character.



Find your forever home.

All homes are characterised by a striking design philosophy that subtly combines elements from classical architectural themes with traditional materials and a contemporary approach to proportions and styling.

Grouped carefully along the gentle curves of the collection's driveway, each property occupies a comfortably proportioned plot with neat landscaped gardens of just the right size, convenient off-road parking and new plantings designed to enhance the neighbourhood's ambience for years to come. An emphasis is placed on shared social space, with the charming central green area crafted to be a relaxing outdoor area for everyone to be proud of.

Layer Park Layout



The Maple

3 Bedroom Bungalows
Plots 1, 2, 4, 5, 6, 30 & 31
90.66 sqm [975.8 sqft]
Page 32



The Oak

5 Bedroom House
Plot 3
200 sqm [2152.7 sqft]
Page 34



The Birch

5 Bedroom House
Plot 7
152.3 sqm [1639.3 sqft]
Page 36



The Alder

4 Bedroom House
Plot 8
150.7 sqm [1622.1 sqft]
Page 38



The Beech

4 Bedroom Houses
Plots 9 & 10
150.7 sqm [1622.1 sqft]
Page 40



The Hornbeam

5 Bedroom House
Plot 11
170.2 sqm [1832.0 sqft]
Page 42



The Rowan

3 Bedroom Bungalows
Plots 12 & 13
104.3 sqm [1122.6 sqft]
Page 44



The Willow

3 Bedroom Bungalow
Plot 14
85.57 sqm [921 sqft]
Page 46



The Ash

3 Bedroom Bungalows
Plots 15, 16 & 17
90.66 sqm [975.8 sqft]
Pages 46 & 48



The Elder

3 Bedroom Bungalows
Plots 27 & 32
100.60 sqm [1082.8 sqft]
Page 50



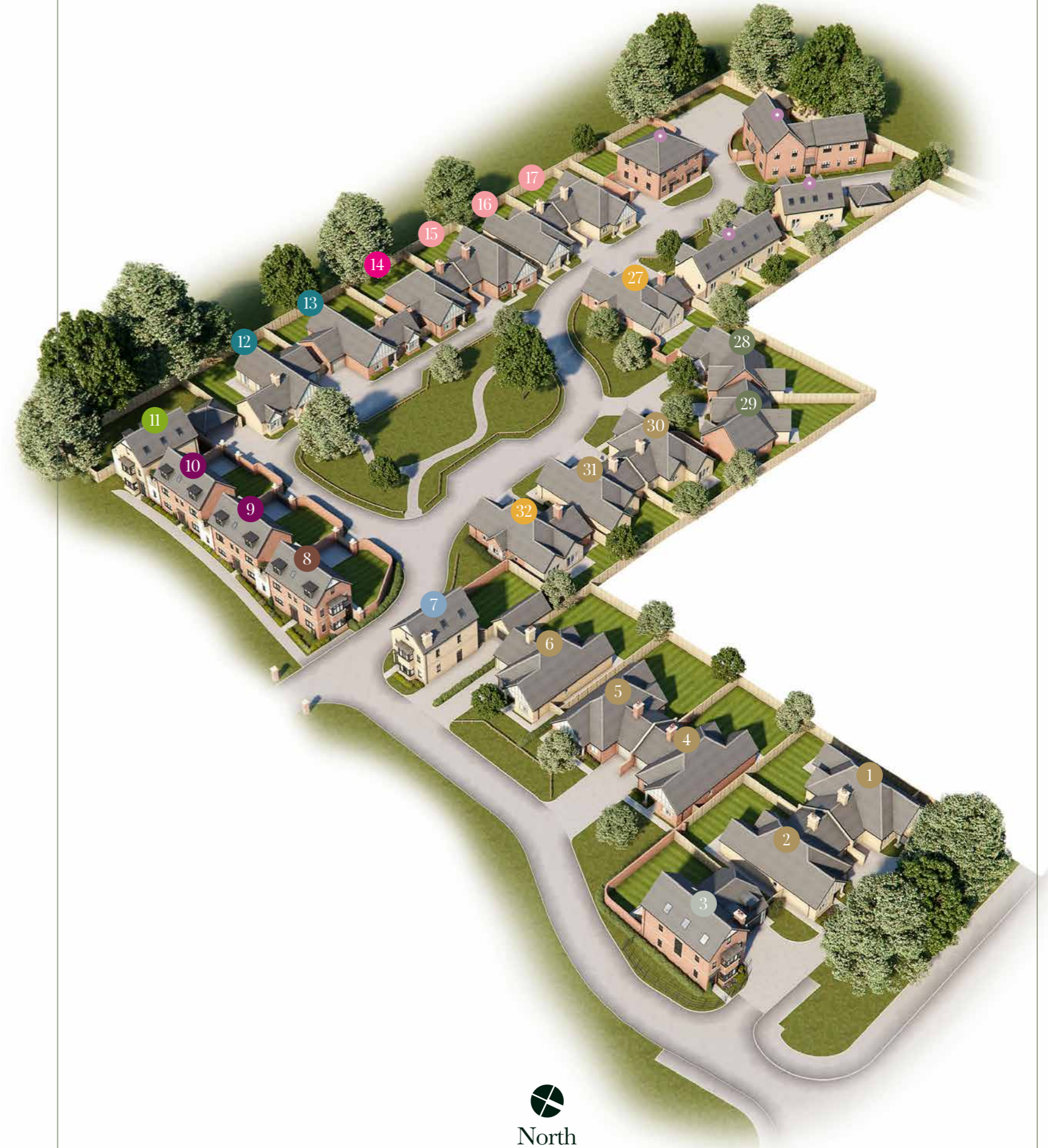
The Hawthorn

2 Bedroom Bungalows
Plots 28 & 29
96.2 sqm [1035.4 sqft]
Page 52



Please note ; All plots that are marked with an asterisk are not for open-market private sale.
Please speak to a Sales Consultant for details and information on the plots available.

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architects site drawings for full and accurate details.



The Maple



Plots 30 & 31 are shown from left-to-right (Other plots may vary)

Plots 1, 2, 4, 5, 6, 30 & 31

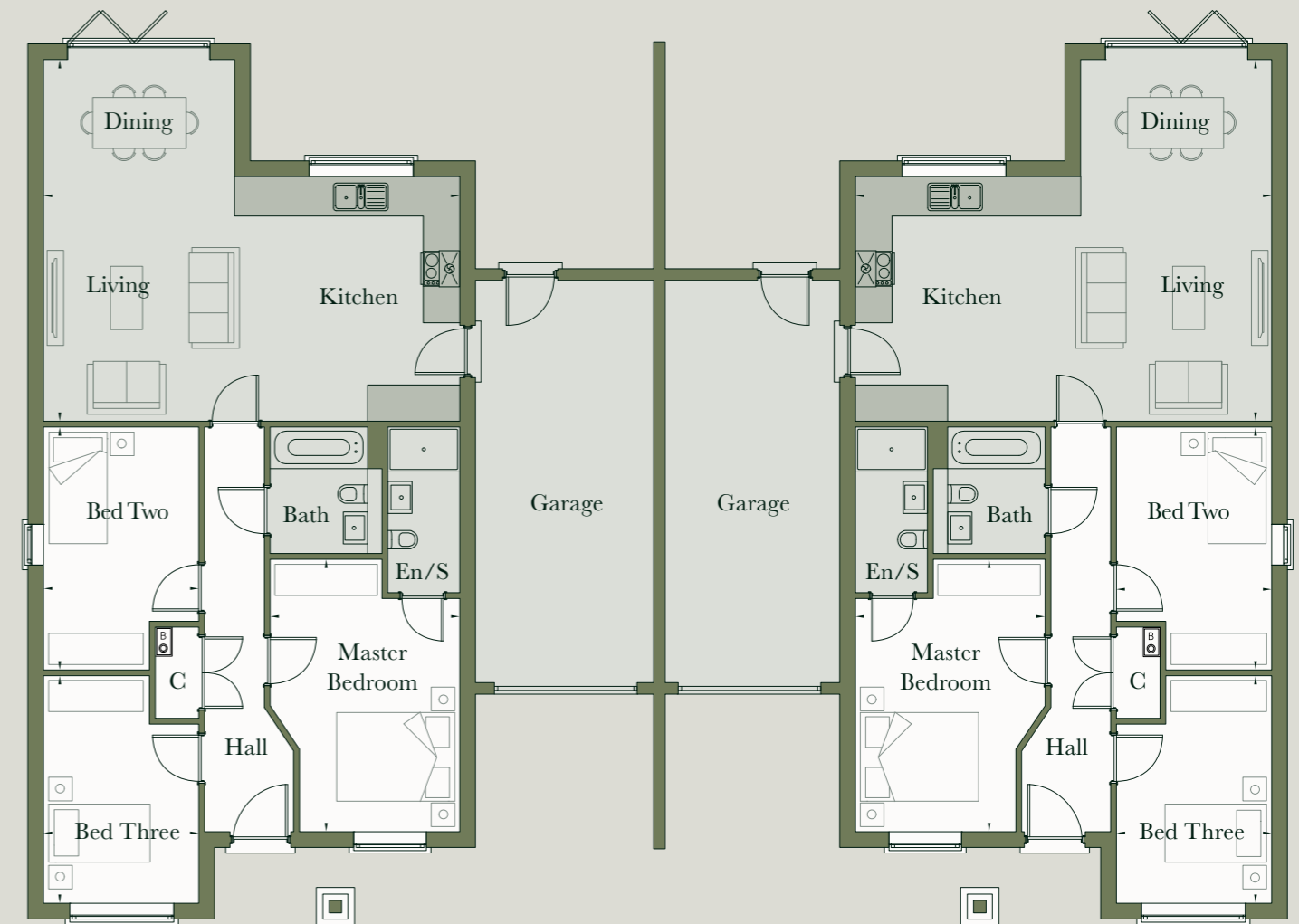
Beautifully presented three bedroom bungalows with integral garages.

Plots 2, 4 & 30

Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"
Master Bedroom	4.625m x 3.248m	15'2" x 10'6"
Bedroom Two	4.194m x 2.638m	13'7" x 8'6"
Bedroom Three	3.888m x 2.638m	12'7" x 8'6"

Plots 1, 5, 6 & 31

Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"
Master Bedroom	4.625m x 3.248m	15'2" x 10'6"
Bedroom Two	4.194m x 2.638m	13'7" x 8'6"
Bedroom Three	3.888m x 2.638m	12'7" x 8'6"



Plots 2, 5 & 30

Plots 1, 4, 6 & 31

Gross internal floor area : 90.66 sqm (975.8 sqft)

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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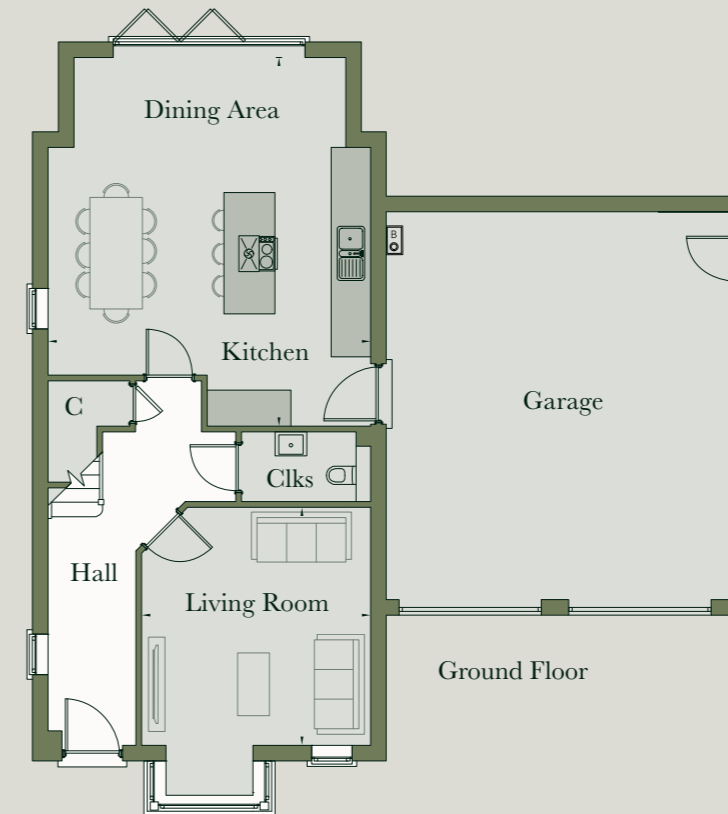
The Oak



Plot 3

A remarkably impressive five bedroom detached family residence.

Ground Floor			Upper Floors		
Kitchen / Dining	5.575m x 5.529m	18'2" x 18'1"	Family Room	6.700m x 5.920m	22'0" x 19'5"
Living Room	4.310m x 3.968m	14'2" x 13'0"	Master Bedroom	4.355m x 2.873m	14'3" x 9'4"
			Bedroom Two	3.954m x 3.000m	12'9" x 9'8"
			Bedroom Three	3.954m x 2.456m	12'9" x 8'0"
			Bedroom Four	5.575m x 5.099m	18'2" x 16'9"
			Bedroom Five	5.575m x 2.873m	18'2" x 9'4"



Gross internal floor area : 200 sqm (2152.7 sqft)

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The Birch



Plot 7

A thoughtfully-planned family home offering space for relaxing and entertaining.

Ground Floor			Upper Floors		
Kitchen / Dining	5.575m x 5.118m	18'2" x 16'9"	Master Bedroom	4.355m x 2.873m	14'3" x 9'4"
Living Room	4.193m x 3.968m	13'9" x 13'0"	Bedroom Two	3.862m x 2.556m	12'6" x 8'3"
			Bedroom Three	2.900m x 2.717m	9'5" x 8'9"
			Bedroom Four	5.575m x 3.862m	18'2" x 12'6"
			Bedroom Five	5.575m x 2.873m	18'2" x 9'4"



Gross internal floor area : 152.3 sqm (1639.3 sqft)

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Alder



Plot 8

A stunning family home offering generously proportioned areas throughout.

Ground Floor			Upper Floors		
Kitchen / Dining	5.575m x 3.048m	18'2" x 10'0"	Master Bedroom	5.575m x 3.047m	18'2" x 9'9"
Living Room	5.575m x 3.290m	18'2" x 10'7"	Bedroom Two	5.575m x 3.535m	18'2" x 11'5"
			Bedroom Three	5.620m x 3.080m	18'5" x 10'1"
			Bedroom Four	5.620m x 4.150m	18'5" x 13'7"
Outside Terrace					
First Floor Terrace	4.500m x 3.200m	14'9" x 10'6"			



Gross internal floor area : 150.7 sqm (1622.1 sqft)

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Beech

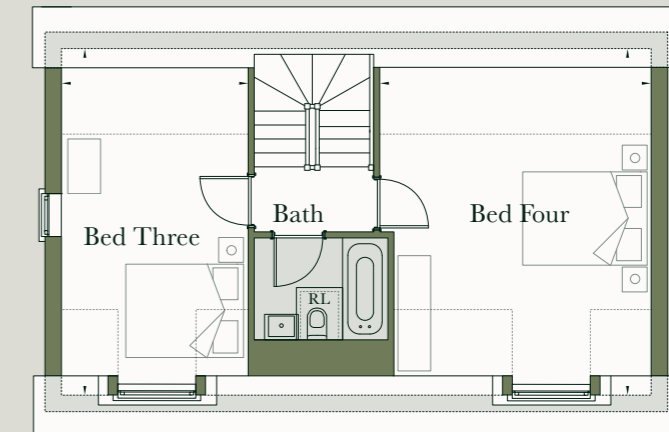


Plot 10 is shown in the centre.

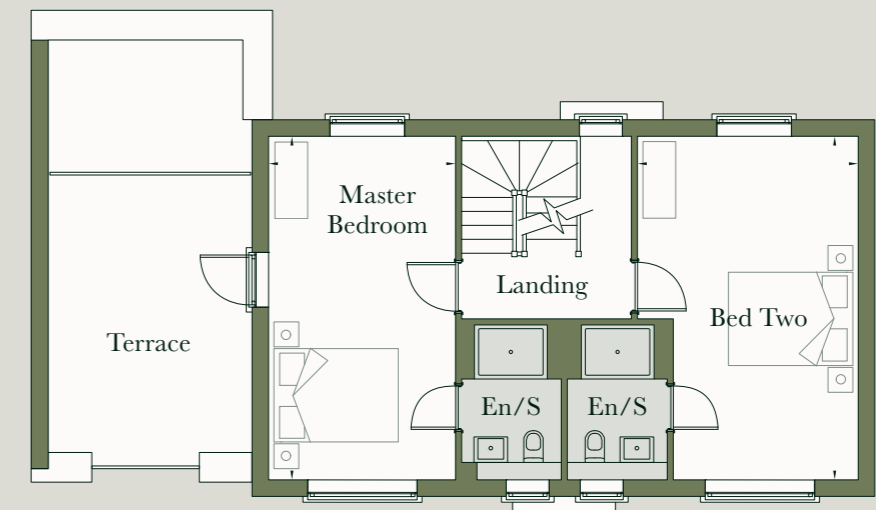
Plots 9 & 10

Truly outstanding family residences that will impress from the very first sight.

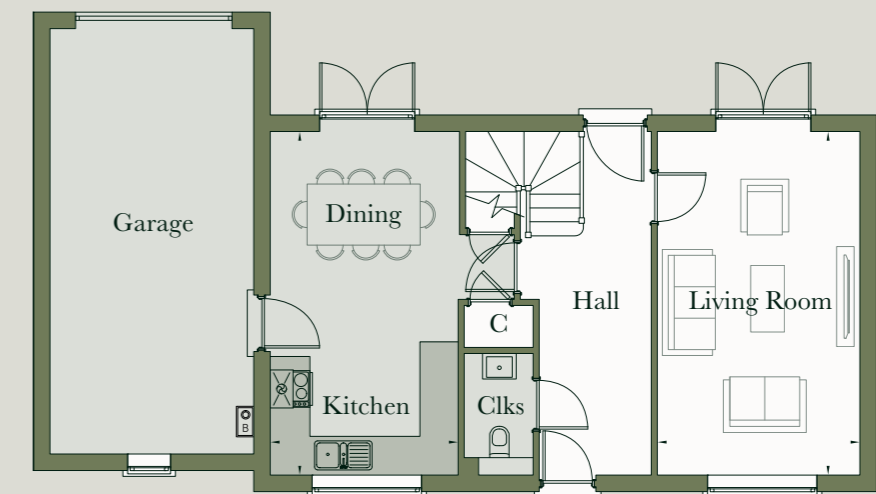
Ground Floor			Upper Floors		
Kitchen / Dining	5.575m x 3.048m	18'2" x 10'0"	Master Bedroom	5.575m x 3.047m	18'2" x 9'9"
Living Room	5.575m x 3.290m	18'2" x 10'7"	Bedroom Two	5.575m x 3.535m	18'2" x 11'5"
			Bedroom Three	5.620m x 3.080m	18'5" x 10'1"
			Bedroom Four	5.620m x 4.150m	18'5" x 13'7"
Outside Terrace					
First Floor Terrace	4.500m x 3.200m	14'9" x 10'6"			



Second Floor



First Floor



Ground Floor

Gross internal floor area : 150.7 sqm (1622.1 sqft)

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Hornbeam



Plot 11

An outstanding home offering five bedrooms and generous reception rooms.

Ground Floor			Upper Floors		
Kitchen / Dining	7.488m x 5.580m	24'5" x 18'4"	Master Bedroom	5.575m x 2.744m	18'2" x 9'0"
Living Room	5.881m x 3.332m	19'2" x 10'9"	Bedroom Two	3.538m x 2.942m	11'6" x 9'6"
Outside Terrace			Bedroom Three	2.942m x 2.518m	9'6" x 8'2"
First Floor Terrace	8.620m x 1.720m	28'3" x 5'8"	Bedroom Four	5.360m x 3.090m	17'7" x 10'2"
			Bedroom Five	5.360m x 3.910m	17'7" x 12'10"



Gross internal floor area : 170.2 sqm (1832.0 sqft)

AC Airing Cupboard B Boiler C Cupboard Clks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Rowan



Plots 12 & 13 are shown from left-to-right.

Plots 12 & 13

A pair of stunning three bedroom bungalows with integral garages.

	Plot 12		Plot 13		
Kitchen / Living	7.995m x 5.350m	26'3" x 17'5"	Kitchen / Living	7.995m x 5.350m	26'3" x 17'5"
Master Bedroom	3.805m x 3.313m	12'4" x 10'8"	Master Bedroom	3.805m x 3.313m	12'4" x 10'8"
Bedroom Two	3.467m x 3.550m	11'4" x 11'6"	Bedroom Two	3.467m x 3.550m	11'4" x 11'6"
Bedroom Three	3.818m x 2.380m	12'6" x 7'8"	Bedroom Three	3.818m x 2.380m	12'6" x 7'8"



Gross internal floor area : 104.3 sqm (1122.6 sqft)

AC Airing Cupboard B Boiler C Cupboard Ckls Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Willow & The Ash

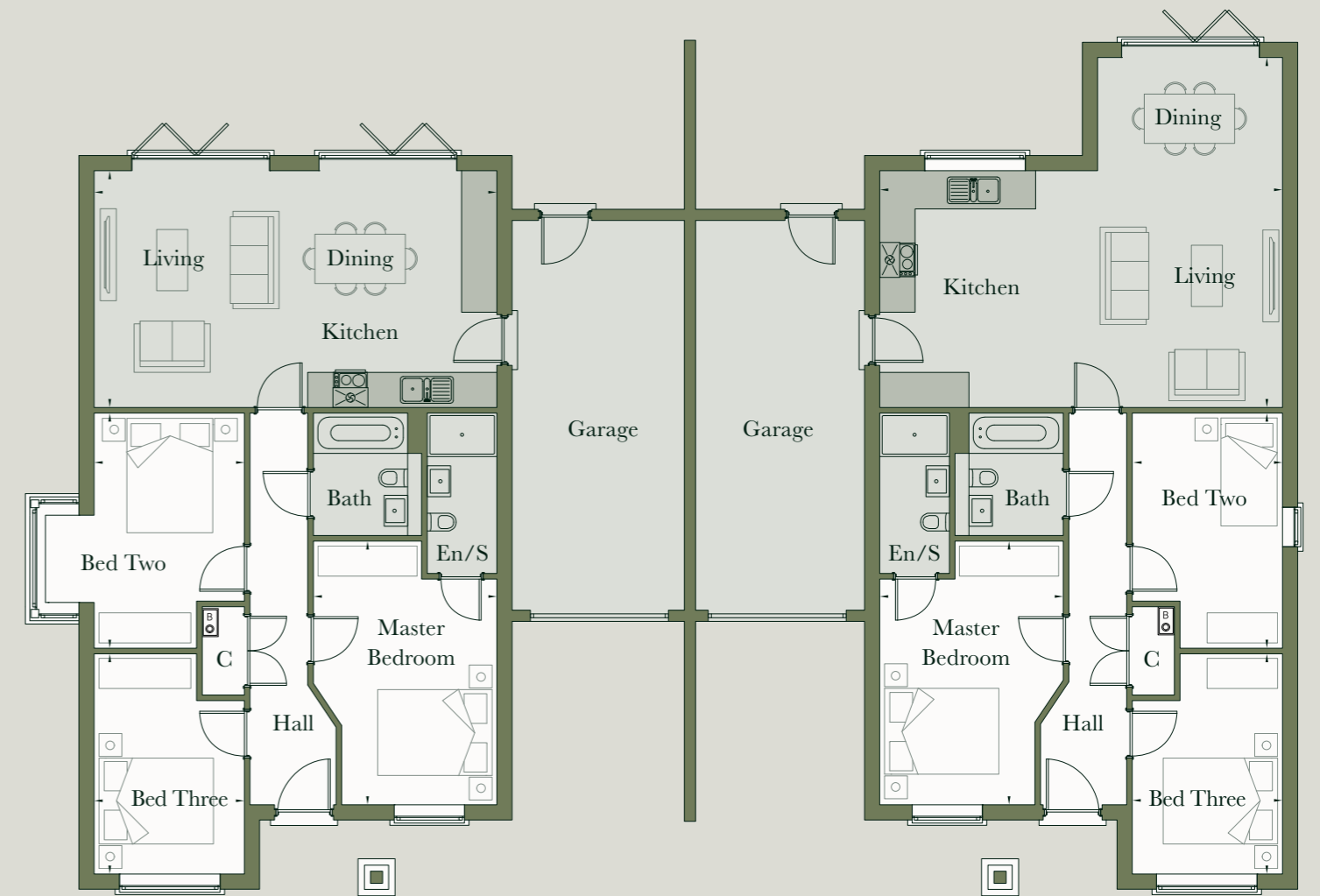


Plots 14 & 15 are shown from left-to-right.

Plots 14 & 15

Thoughtfully-planned three bedroom bungalows with integrated garages.

	Plot 14		Plot 15		
Kitchen / Living	7.150m x 4.198m	23'4" x 13'7"	Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"
Master Bedroom	4.611m x 3.248m	15'2" x 10'6"	Master Bedroom	4.611m x 3.248m	15'2" x 10'6"
Bedroom Two	4.195m x 2.638m	13'7" x 8'6"	Bedroom Two	4.195m x 2.638m	13'7" x 8'6"
Bedroom Three	3.888m x 2.638m	12'7" x 8'6"	Bedroom Three	3.888m x 2.638m	12'7" x 8'6"



Plot 14

Plot 15

Plot 14 85.57 sqm (921 sqft) Plot 15 90.66 sqm (975.85 sqft)

AC Airing Cupboard B Boiler C Cupboard Cks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Ash

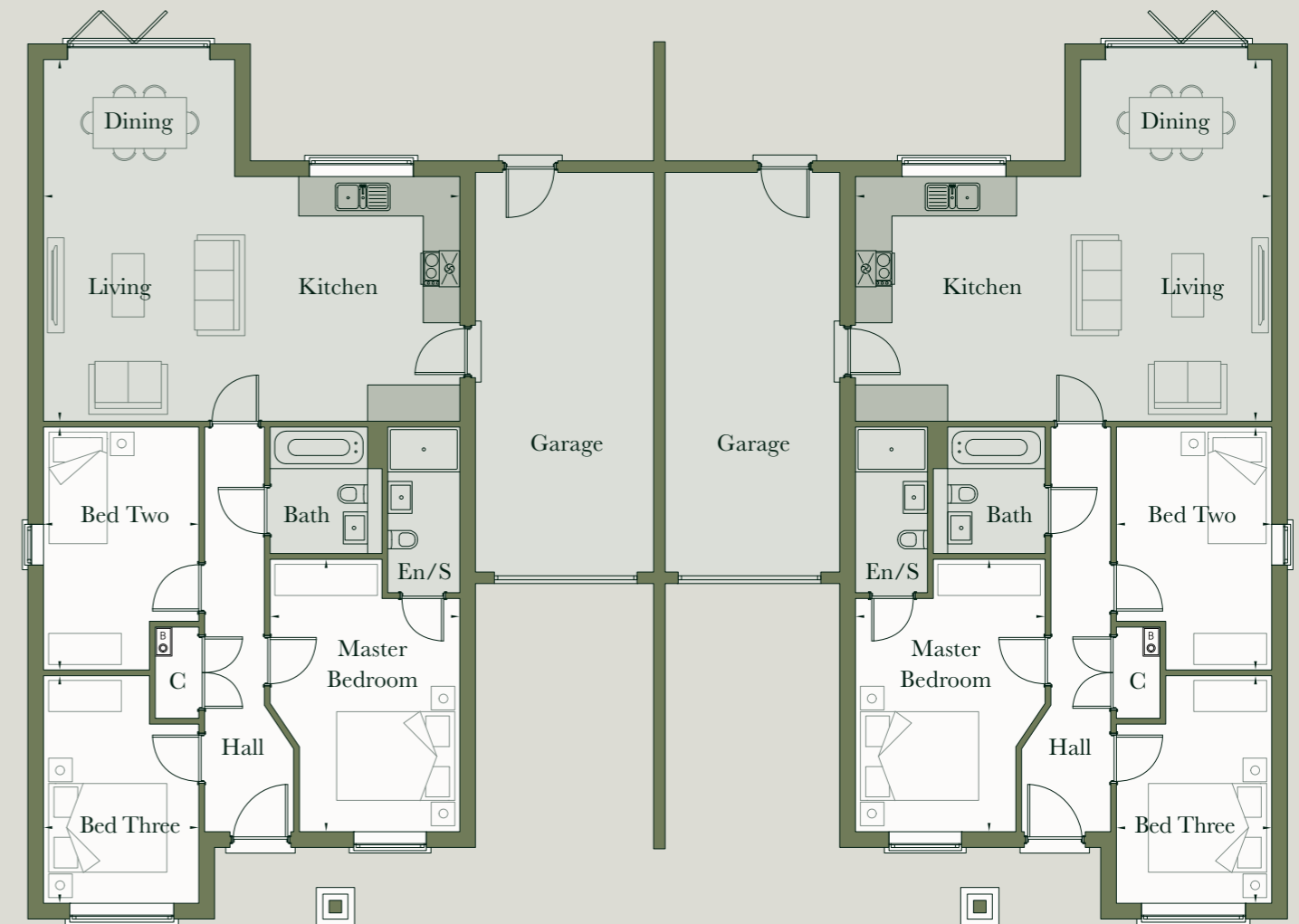


Plots 16 & 17 are shown from left-to-right.

Plots 16 & 17

A pair of beautiful three bedroom bungalows with integrated garages.

	Plot 16		Plot 17		
Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"	Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"
Master Bedroom	4.611m x 3.248m	15'2" x 10'6"	Master Bedroom	4.611m x 3.248m	15'2" x 10'6"
Bedroom Two	4.195m x 2.638m	13'7" x 8'6"	Bedroom Two	4.195m x 2.638m	13'7" x 8'6"
Bedroom Three	3.888m x 2.638m	12'7" x 8'6"	Bedroom Three	3.888m x 2.638m	12'7" x 8'6"



Plot 16

Plot 17

Gross internal floor area: 90.66 sqm (975.8 sqft)

AC Airing Cupboard B Boiler C Cupboard Cks Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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The Elder

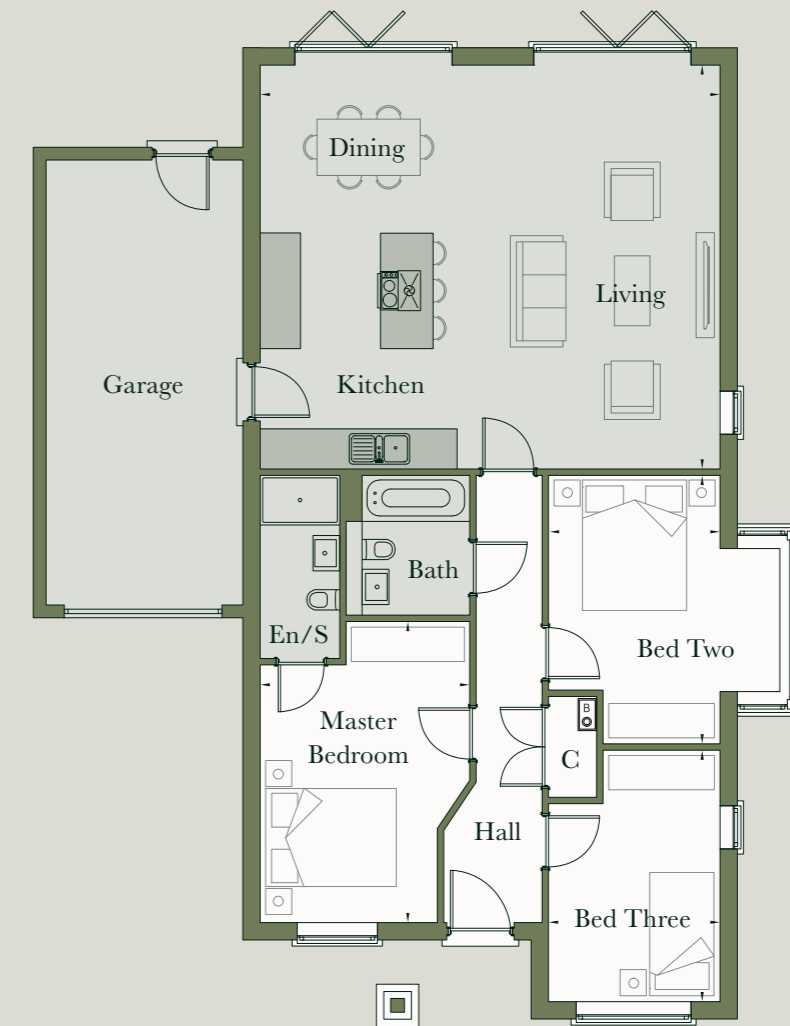


Plot 27 is shown (Other plots may vary)

Plot 27 & 32

Stunning detached three bedroom bungalows complete with integrated garages.

	Plot 27		Plot 32		
Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"	Kitchen / Living	7.150m x 6.223m	23'4" x 20'4"
Master Bedroom	4.611m x 3.248m	15'2" x 10'6"	Master Bedroom	4.611m x 3.248m	15'2" x 10'6"
Bedroom Two	4.195m x 2.638m	13'7" x 8'6"	Bedroom Two	4.195m x 2.638m	13'7" x 8'6"
Bedroom Three	3.888m x 2.638m	12'7" x 8'6"	Bedroom Three	3.888m x 2.638m	12'7" x 8'6"



Gross internal floor area : 100.60 sqm (1082.8 sqft)

AC Airing Cupboard B Boiler C Cupboard Ckls Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.

The Hawthorn



Plots 28 & 29 are shown from left-to-right.

Plots 28 & 29

An unmistakably delightful pair of three bedroom bungalows.

	Plot 28		Plot 29		
Kitchen / Living	7.581m x 5.921m	24'8" x 19'4"	Kitchen / Living	6.951m x 6.381m	22'8" x 20'9"
Master Bedroom	4.303m x 3.725m	14'1" x 12'2"	Master Bedroom	4.706m x 3.725m	15'4" x 12'2"
Bedroom Two	3.033m x 2.998m	9'9" x 9'8"	Bedroom Two	3.080m x 3.033m	10'1" x 9'9"
Bedroom Three	3.163m x 2.413m	10'3" x 7'9"	Bedroom Three	3.163m x 2.413m	10'3" x 7'9"



Gross internal floor area: 96.2 sqm (1035.4 sqft)

AC Airing Cupboard B Boiler C Cupboard Ckls Cloakroom En/S En-Suite RL Rooflight Window ► Where measurements are from.

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You will naturally unwind.

Layer Park sits against a backdrop that has for centuries been a place where people have been able to amble and relax amongst nature. With the tranquil streams and woodland around the Roman River Valley, the tracks and glades of Friday Woods, the open grassland and hidden Roman remains of Gosbecks Fields all virtually on your doorstep, you'll always have a pleasant place to unwind, exercise pets and have fun with family.

The neighbouring communities nearby host a range of convenient amenities, from schools, nurseries and playgrounds, to convenience stores, surgeries, pubs, takeaways and a friendly coffee shops. And at the end of the day, you'll always be able to return to your own quiet retreat in this exclusive pocket of north-east Essex.

Layer Park is place for modern contemporary living, with timeless values like a sense of belonging at its heart.

An exceptional
LOCATION.

At Layer Park, the best of town, country and coastline on your doorstep

Layer Park is perfectly positioned for residents to take advantage of everything the surrounding area has to offer. From parks, beaches, nature reserves and historic sites to stylish eateries, shopping and top-flight entertainment, the Colchester district has it all.

Retail therapy.

Steeped in history and a real centre for culture, entertainment and retail, there are a host of treasures to be found within Colchester's Roman walls. The characterful alleys, squares and high street are home to a huge number of boutiques, artisan market stalls, long-standing independent local stores and of course all the familiar household names and brands. Crowned by Fenwick's flagship upmarket department store for the finest in fashions and homeware and punctuated by delicious treats at numerous coffee shops and eateries, you'll love a day's shopping in Colchester.



Abbey Field is home to several workout groups as well as being a perfect place for exercising children and pets all year round.

Close to home you'll find Friday Woods, a beautiful area of woodland and grassland just a walk away – and Highwoods Country Park, Cymbeline Meadows and Lexden Nature Reserve also within easy reach of home.



Whether it's picking up essentials, chatting with the person behind the counter or catching up with a neighbour over some local news, you'll find all is possible within, or close to, Layer Park.

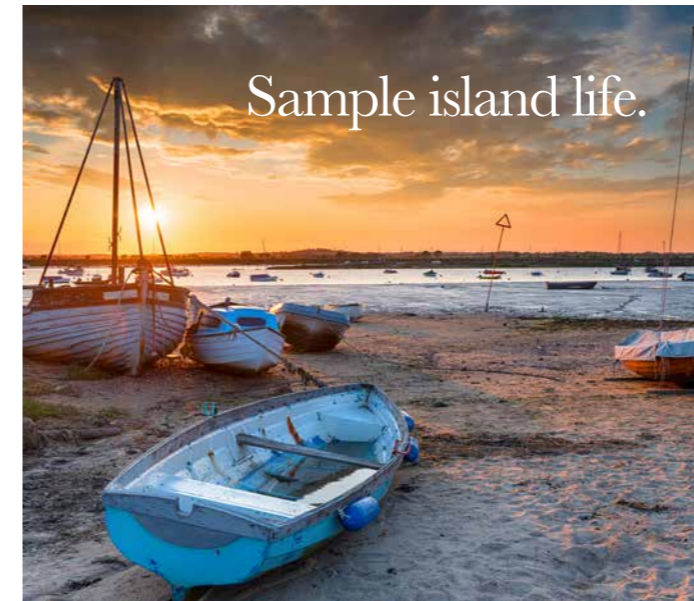
Living the park life.

There's no end to the number of outdoor spaces to choose from around Colchester's centre and beyond. Castle Park is the ideal destination on a sunny day, with views from its ancient banking across the beautifully tended gardens and riverside pathways beyond.



Body beautiful.

For Tennis lovers, Leisure World Tennis Centre on Eudo Road is just five minutes from home. Offering hard and grass courts, coaching, tournaments and mix-in sessions, it is perfect for both experienced players and beginners. With classic lawns for the Summer, and floodlit tarmac courts for the Winter, its perfect for hosting competitions, challenging your colleagues, or meeting new friends.



Sample island life.

It's just a quick drive south from Layer Park to Mersea Island, renowned for its fresh oysters, waterside pubs, sandy beaches and regular yachting events. The Company Shed has a reputation throughout the south-east for its excellent seafood menu and is a must-visit for oyster lovers and the beaches all along the south side of the island make for a fantastic day out.

Relax by the water's edge.

Being just 8 miles from the coast and with the River Colne meandering gently from Colchester to the estuary, you'll find no shortage of beautiful waterside walks, villages and parks to enjoy. Why not take a stroll and watch the yachts and rowing crews go by at Rowhedge and Wivenhoe, perhaps enjoying a drink or meal at a charming riverside pub in the process.

A visit to Fingringhoe Wick or Tollesbury Marina offers stunning views across undisturbed creeks and marshland, while nearby Abberton reservoir is perfect for peaceful waterside walks with bird hides and a playground on hand.



Culture Club.



Not only does Colchester boast some of the finest Roman remains in Britain and a castle with the largest Norman keep outside of France, it punches well above its weight in terms of culture and entertainment. The modern Mercury Theatre presents high-class recitals and top national touring shows; Charter Hall regularly features household names in comedy and music; Firstsite Gallery is a world-class facility hosting numerous exhibitions and workshops, and you'll find a mind-boggling selection of bands, comedians and market events at Colchester Arts Centre.



A walk in the country.

Feel like you're walking through an iconic oil painting by taking a visit to The Dedham Vale Area of Outstanding Natural Beauty – the magical stretch of lush fields, verdant woodland, charming wildlife and picturesque villages that borders the River Stour from Manningtree to Bures. Constable Country boasts numerous tea rooms, quality restaurants, visitor centres and stunning waterside walks, making it a perfect tranquil day out.



Relax and Unwind

Golf enthusiasts will be pleased to note Birch Golf Club is almost visible from home at Layer Park, located very close-by off the Layer Road. Home to some beautifully-maintained greens and fairways, it's much-loved locally. Alternatively, the undulating, leafy fairways at Colchester Golf Club are just 4 miles north in Braiswick. Both provide the peace of the countryside, stunning tree-lined fairways and a welcoming atmosphere.

Just around the corner from Layer Park you'll find the luxury Bannatyne Spa & Health Club, on the Layer Road. Set in an extended period house and surrounded by acres of peaceful grounds, this is a place where you can truly feel your best – whether going for a swim or sauna, a fitness class or treating yourself to a spa experience.

Meet up and eat out.

Be perfectly located to discover the places around Colchester that might be just to your taste.

Colchester is full of great places to meet up with friends and family over a coffee and tasty treat. In the boutique-lined lanes around Trinity Street and Eld Lane, you'll find Caffè Sala, Cafè Med and the intimate Made & Found are all much-loved for their variety of freshly-ground coffees and excellent cakes served in a characterful setting. Or for a delicious lunch, also try Cafè Saison, which serves imaginative meals as well as teas and coffees in sophisticated surroundings.

All the familiar franchises and more.

Colchester's high street has seen the arrival of numerous great places to eat and drink, from the usual fast-food suspects to well-known quality franchises such as Wagamama, Turtle Bay, Five Guys, Prezzo, Zizzi, Preto Brazilian Steakhouse and Bill's. You'll never go hungry!

Artisan street food and craft beers.

Colchester's character has naturally bred an array of excellent independent eateries and pubs, all serving finely-prepared fare. Try the high-end street food offerings at Love Thy Burger, El Guaca Mexican Grill and Mirra Mediterranean. And for drinks try the immense selection of beers at the Three Wise Monkeys.

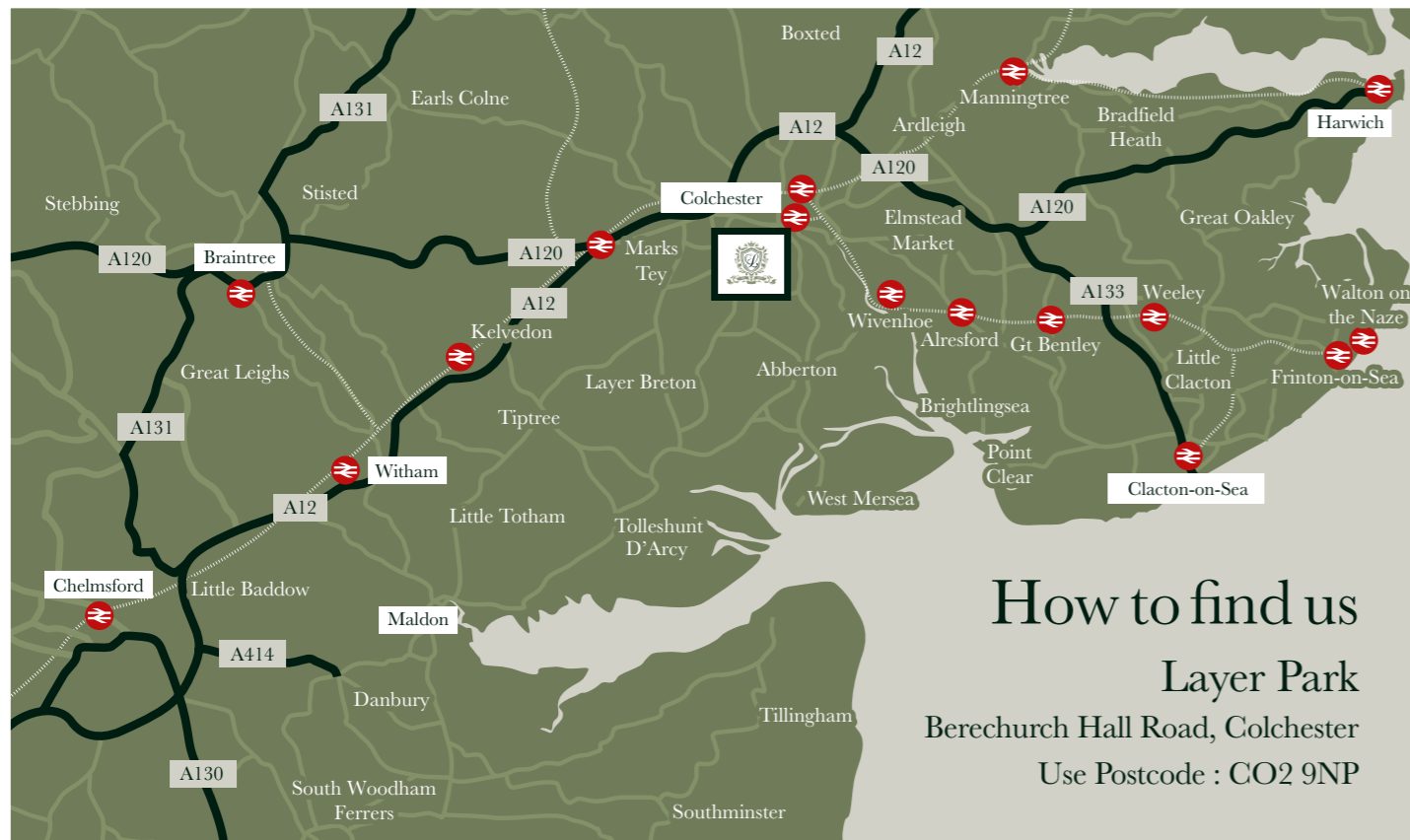
Family eateries and touch of spice.

You'll find a number of quality, family-run eateries of all nationalities that seem to have been serving great food forever in town. Most notably the Bellapais Greek Steakhouse on St John's Walk, China Chef and Curry India on Crouch Street, and the Noodle Bar.

And for those special occasions...

Fine dining is never off the menu in Colchester. For meals and wines aligned with the discerning palate in quality, relaxed surroundings book a table at the modern Greyfriars Hotel on East Hill, or alternatively try a sumptuous afternoon tea or refined evening meal in the exclusive Tudor rooms of Tymperleys.



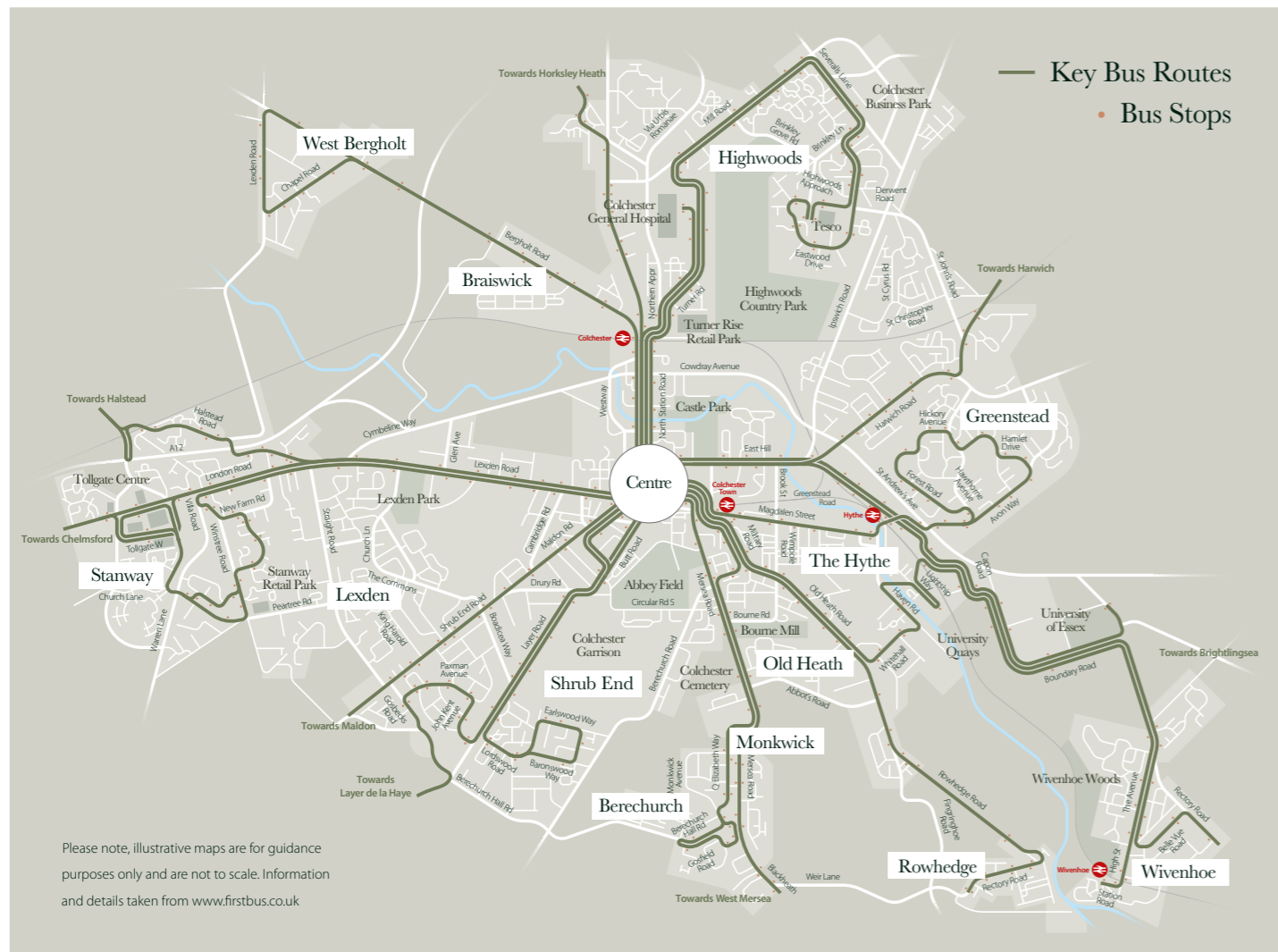


Connections.

In many ways, Colchester is the ideal base for both work and leisure. Lying on all the region's main road and rail networks, you'll be easily connected to commercial centres, the countryside, coast and of course London.

With Colchester being an ancient Roman capital, roads spread out from the centre in every direction and it's long held a direct connection to London. This survives today in the shape of the A12 or old London Road, much of which still maintains the characteristic straight-line layout.

Passing through every town en route to the capital and crossing the M25, the A12 is Essex's main artery and the fastest route to Chelmsford, Brentwood, Stratford and the City, or Ipswich in the other direction. Residents at Layer Park will find their commute in either direction to be straightforward, with new modern roads around Colchester's borders providing fast, easy access to the A12 at Stanway or Marks Tey. From there, you can in minutes connect with the A120, which offers a direct route cross country to Braintree, Stansted Airport and the M11 – the ideal route northbound to Cambridge, Peterborough and the Midlands. Meanwhile, rail travel into London is also straightforward, with 38 train services per day running from Colchester North station, the average journey time being around an hour.



Area Highlights

St Michaels Primary School	0.2 Miles
Birch Grove Golf Course	0.5 Miles
Supermarket	0.5 Miles
Colchester Town Centre	2 Miles
Tollgate Shopping Park	3 Miles

Local Surroundings

Layer-de-la-Haye	1.5 Miles
Rowhedge	3.5 Miles
Abberton Reservoir	3.5 Miles
Marks Tey	5.5 Miles
Mersea Island	6.5 Miles

Road Connections

A120 [Marks Tey]	5.5 Miles
A12 [Junction 26]	3.5 Miles
Chelmsford [A12 Junction 19]	20 Miles
Brentwood [M25 Junction 28]	38.5 Miles
Stansted Airport [M11]	45 Miles

Rail (from Colchester)

Colchester North [COL]	3.5 miles from home
Chelmsford [CHM]	18-minutes
Shenfield / Crossrail [SNF]	35-minutes
Stratford [SRA]	43-minutes
Liverpool Street [LST]	52-minutes

Please note, illustrative maps are for guidance purposes only and are not to scale. Information and details taken from www.firstbus.co.uk



Award-Winning Developers

Telephone : 01206 710527 Email : info@layerpark.co.uk

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