

Part of Sanctuary



MORVA REACH

PENZANCE

A new collection of thoughtfully-designed two, three and four bedroom homes

ESCAPE TO YOUR VERY OWN

COASTAL HOME





MORVA REACH, LONG ROCK

Welcome to Morva Reach, a new collection of thoughtfully-designed two, three and four bedroom homes near the beautiful Cornish town of Penzance.

This fantastic development appeals to anyone looking for their new home on the picturesque Cornish coast. Found on the outskirts of Penzance, Long Rock is well-known for its charming aesthetic and wide variety of attractions offering something for everyone.

Just a couple of minutes down the road from Morva Reach brings you to Long Rock Beach, the perfect spot to spend an afternoon in the sunshine. You can spend the day walking your four-legged friend, relaxing by the sea or taking a camera to capture some shots of St Michael's Mount in the distance.

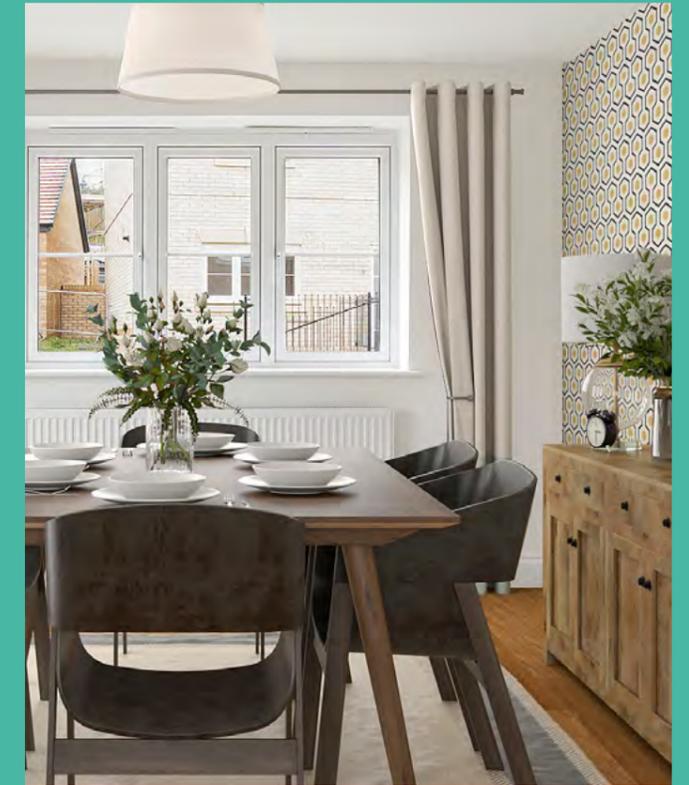


MAKE YOUR MOVE

Less than a 10 minute drive from Morva Reach, the centre of Penzance is home to everything you would expect from a popular town, including a variety of both high-street and independent shops, bars, restaurants and a cinema. St Clare Medical Centre and West Cornwall Hospital are both situated in the town for any medical needs, as well as a number of highly-rated primary and secondary schools.

From Morva Reach, a number of convenient transport options are available for you to make use of. A couple of minutes up the road from the development brings you to the A30 Long Rock Bypass, which offers routes north via the A30 or following the coast east via the A394. If you'd like to travel via public transport, there are numerous bus routes running through Long Rock via the main road, which offers easy connections to many local towns including Truro, St. Ives and Cambourne. The nearest train station is in Penzance, which also provides regular services to towns further afield.

With homes available for purchase via outright sale or shared ownership, make your move to Morva Reach and find your new home in the Cornish countryside.



ESCAPE THE OUTSIDE WORLD

The home is a place where you can relax and unwind in your own private oasis.

With this in mind, the homes at Morva Reach have been built for everyday living – with generous open-plan, multi-functional spaces to relax in and kitchen / diners that quickly become the central hub of the home. We aim to make sure that your Beech Grove Home is the perfect place for you to sit back and relax, creating memories in a space you love and cherish.

Your new home at Morva Reach also benefits from high quality kitchens and bathrooms, fitted with the latest fixtures, fittings and energy efficient appliances, giving you the peace of mind that comes as standard when buying a new-build property from Beech Grove Homes.

With everything taken care of all you have to do is move in and make your new house a home.



RELAX &
UNWIND



SITE PLAN

2 BEDROOM HOUSE

- The Atkins
- The Cooper

Mid Terrace: 25, 26, 29, 30, 33, 34, 77, 78
End Terrace: 31, 32, 35

3 BEDROOM HOUSE

- The Asher
- Detached:** 7, 19, 45, 46, 59, 60, 61
Semi-detached: 20-22, 90, 91, 93-101
End Terrace: 24, 27, 28, 70, 75, 76, 79

4 BEDROOM HOUSE

- The Newlyn
- The Trewidden
- The Spiers



TENURE KEY

- Shared Ownership: Plots 24-35, 70, 75-79
- Outright Sale: Plots 7-13, 19-23, 45-46, 58-62, 90-101

OTHER PROPERTIES

- Properties by Linden Homes



All tenures shown on this site plan are indicative and may be subject to change. This includes changes made by purchasers who could be private individuals or another type of purchaser such as a group company, local authorities, housing associations or other commercial landlords, which may alter the mix of tenures. Please speak to your Sales Advisor for more information.



THE ATKINS

2 BEDROOM SEMI-DETACHED HOME

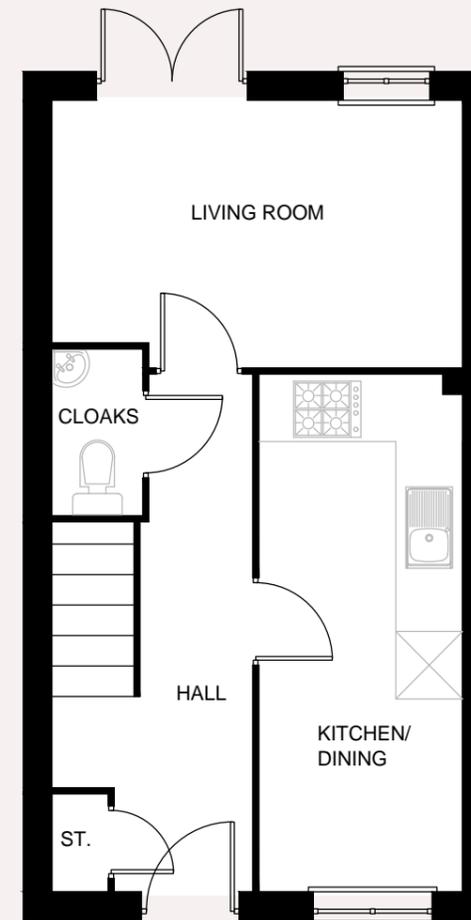
The Atkins benefits from a spacious open-plan kitchen/dining room to the front of the property, with the hallway leading through to the living room to the rear. There is also a downstairs WC and a convenient built-in storage cupboard. Upstairs, there is a master bedroom to the rear of the property, plus an additional bedroom to the front of the property and a family bathroom.

PLOTS 12, 23, 92

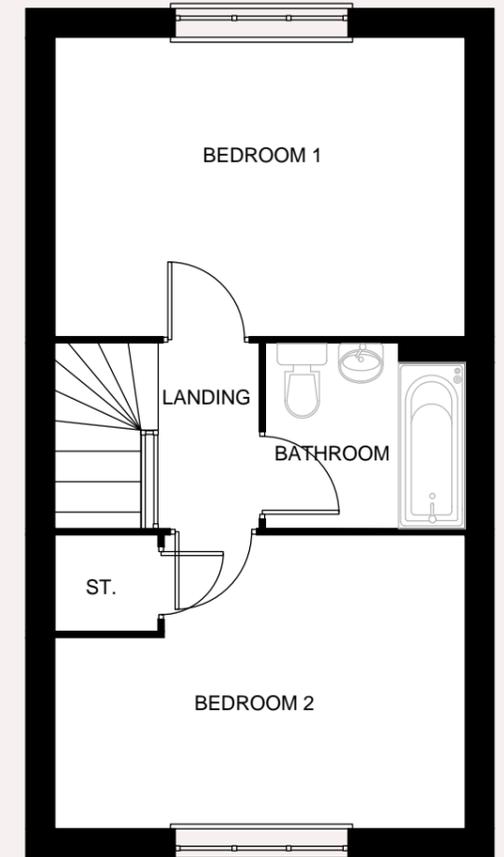
Room Dimensions	Metric (m)	Imperial
Living Room	4.4 x 2.72	14' 5" x 8' 11"
Kitchen/Dining Room	2.27 x 5.31	7' 5" x 17' 5"
WC	0.9 x 1.7	2' 11" x 5' 7"
Bedroom 1	4.4 x 3.04	14' 5" x 9' 12"
Bedroom 2	4.4 x 2.99	14' 5" x 9' 10"
Bathroom	1.9 x 2.18	6' 3" x 7' 2"

Total Area: 70.92m² / 763.38 sqft

*Measurements are shown to maximum room dimensions



GROUND FLOOR



FIRST FLOOR

Sizes are based on maximum measurements and are for indication only. Any intending purchaser should satisfy themselves by inspection or otherwise as to their accuracy. Floorplans have been increased in size for legibility and are not to scale to all other plans within this brochure. Also some plots may be handed. Please consult the sales team for more information.



THE COOPER

2 BEDROOM MID OR END TERRACE HOME

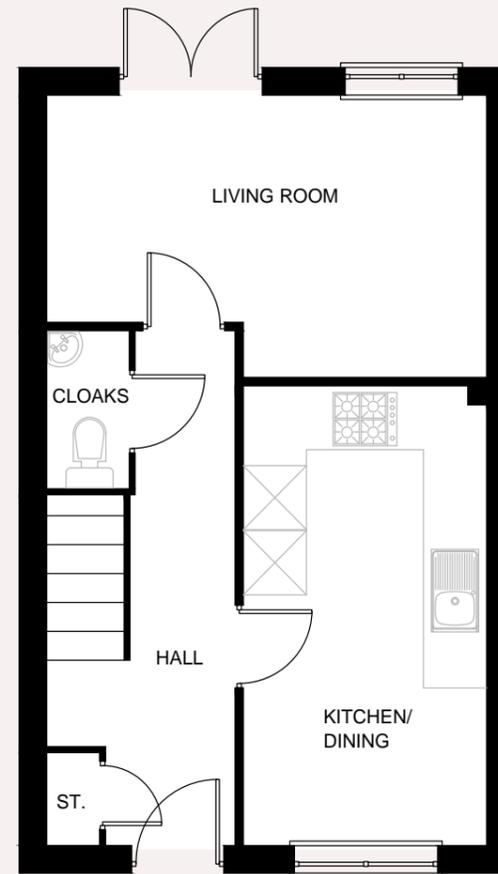
Available via Shared Ownership, The Cooper features a spacious open-plan kitchen/dining room to the front of the property, with the hallway leading through to the living room to the rear. There is also a downstairs WC and a convenient built-in storage cupboard. Upstairs, there is a master bedroom to the rear of the property, plus an additional bedroom to the front of the property with a built-in storage cupboard, and a family bathroom.

PLOTS 25-26, 29-35, 77-78

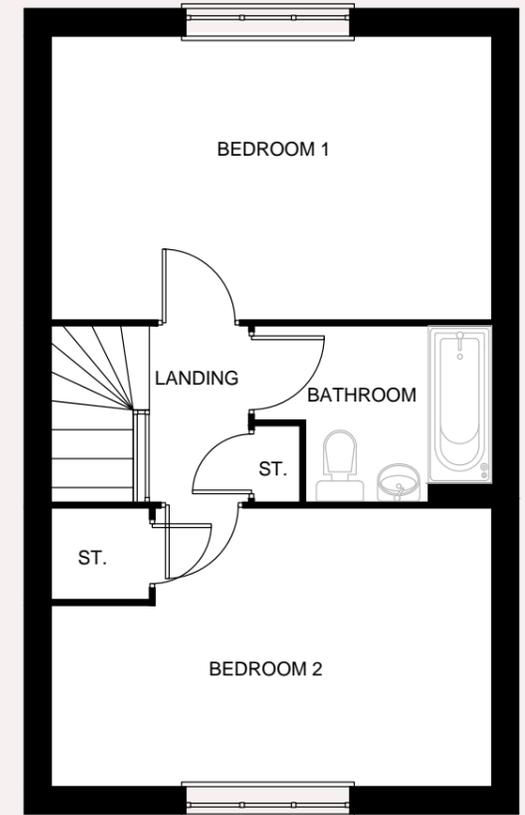
Room Dimensions	Metric (m)	Imperial
Living Room	5 x 3.03	16'5" x 9'11"
Kitchen/Dining Room	2.81 x 4.97	9'3" x 16'3"
WC	0.92 x 1.7	3' 0" x 5' 7"
Bedroom 1	5 x 3.04	16' 5" x 9' 12"
Bedroom 2	5 x 2.99	16' 5" x 9' 10"
Bathroom	2.75 x 1.9	9'0" x 6'3"

Total Area: 80.05m2 / 861.65sqft

*Measurements are shown to maximum room dimensions



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THE ASHER

**3 BEDROOM DETACHED,
SEMI-DETACHED OR END
TERRACE HOME**

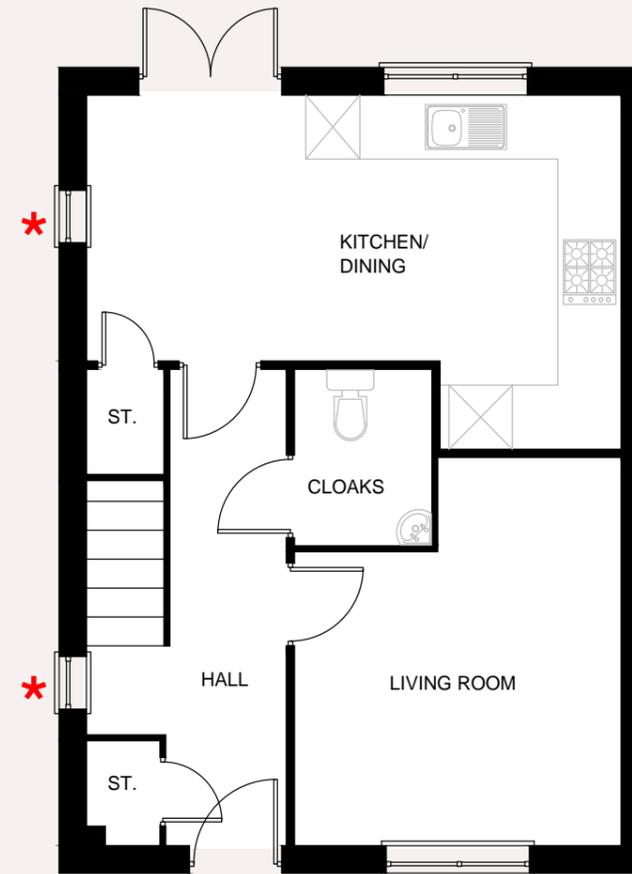
Available via Shared Ownership and Outright Sale, The Asher features a spacious living room to the right of the property, and following the hallway brings you to the open-plan kitchen/dining room. Downstairs also includes a WC and two built-in storage cupboards. Upstairs, there is a master bedroom to the front and two additional bedrooms to the rear, plus a family bathroom.

PLOTS 7, 11, 19-22, 24, 27-28, 59-61, 70, 75-76, 79, 90-91, 93-101

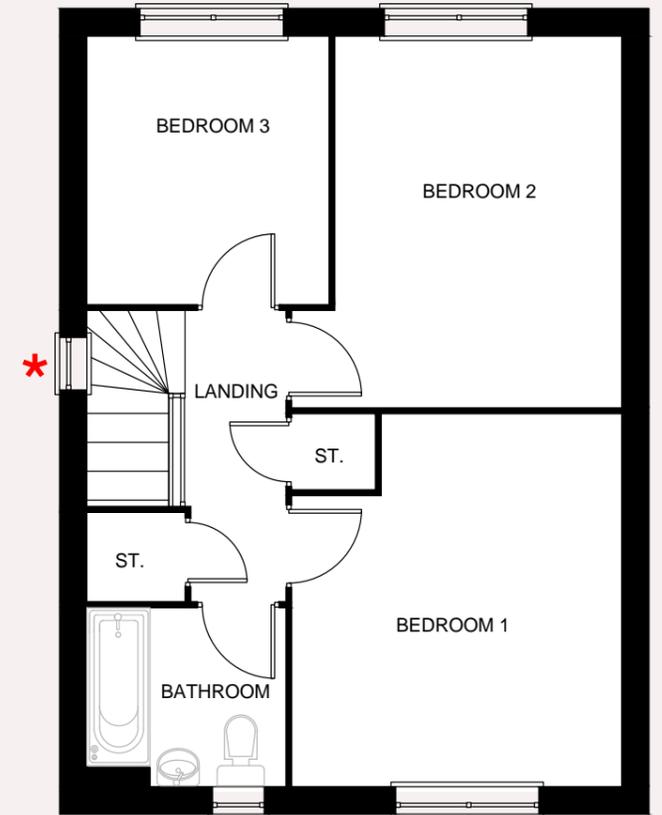
Room Dimensions	Metric (m)	Imperial
Living Room	3.56 x 4.18	11' 8" x 13' 9"
Kitchen/Dining Room	5.87 x 3.81	19' 3" x 12' 6"
WC	1.49 x 1.87	4' 11" x 6' 2"
Bedroom 1	3.63 x 4.02	11' 11" x 13' 2"
Bedroom 2	3.15 x 4	10' 4" x 13' 2"
Bedroom 3	2.63 x 2.88	8' 7" x 9' 5"
Bathroom	2.15 x 1.9	7'1" x 6'3"

Total Area: 94.64m2 / 1018.70sqft

*Measurements are shown to maximum room dimensions



GROUND FLOOR



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*Side windows applicable to plots 11, 19, 45, 46, 70, 93, 94 & 101 only.

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THE NEWLYN

4 BEDROOM DETACHED HOME

The Newlyn offers ample space for you and your family, with a spacious living room, open-plan kitchen/dining room, and separate study room downstairs. There is also a utility room adjoined to the kitchen area, WC and understairs storage cupboard. Upstairs, there is a master bedroom complete with an ensuite bathroom, plus three additional bedrooms and a family bathroom.

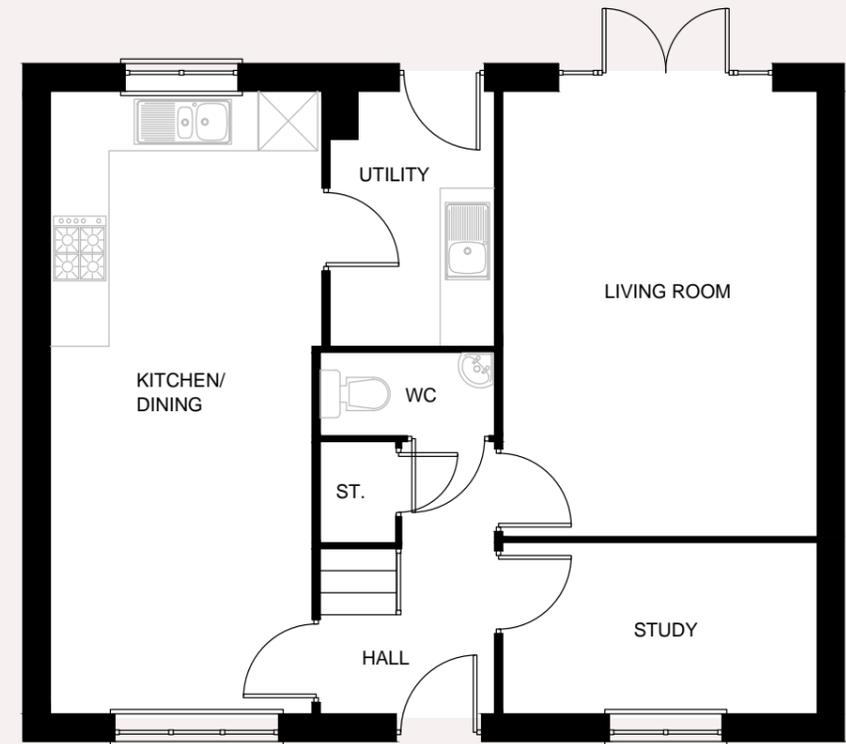
PLOTS 8, 13

Room Dimensions	Metric (m)	Imperial
Living Room	3.43 x 4.81	11' 3" x 15' 9"
Kitchen/Dining Room	2.95 x 6.72	9' 8" x 22' 0"
Study	3.43 x 1.82	11' 3" x 5' 12"
Utility	1.79 x 2.73	5' 10" x 8' 12"
WC	1.9 x 0.89	6' 3" x 2' 11"
Bedroom 1	4.39 x 3.48	14' 5" x 11' 5"
Ensuite	2.45 x 1.48	8' 0" x 4' 10"
Bedroom 2	3.58 x 2.97	11' 9" x 9' 9"
Bedroom 3	2.87 x 3.37	9' 5" x 11' 1"
Bedroom 4	2.07 x 3.26	6' 10" x 10' 8"
Bathroom	2.57 x 1.91	8' 5" x 6' 3"

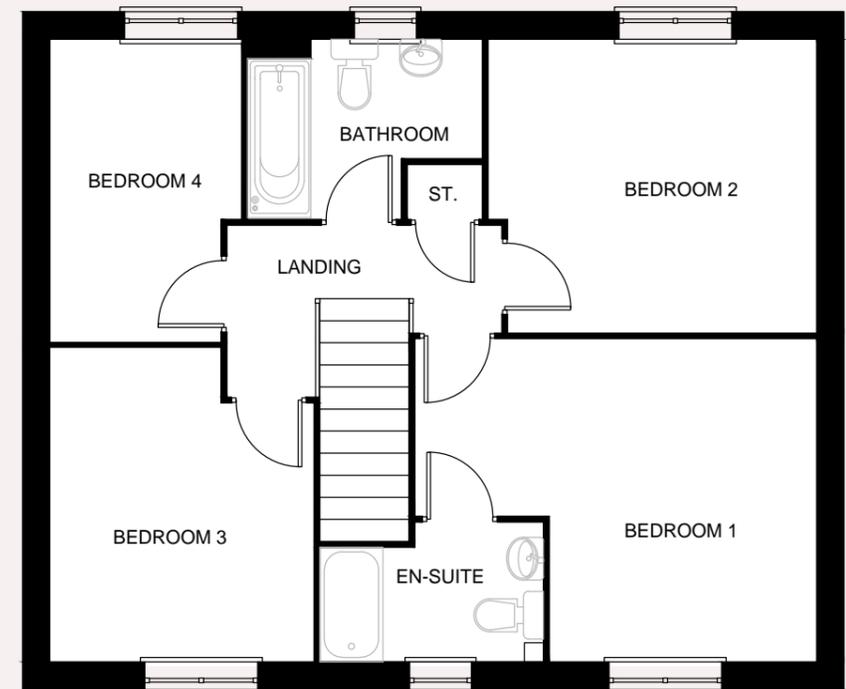
Total Area: 112.83m² / 1214.49sqft

*Measurements are shown to maximum room dimensions

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THE SPIERS

4 BEDROOM DETACHED HOME

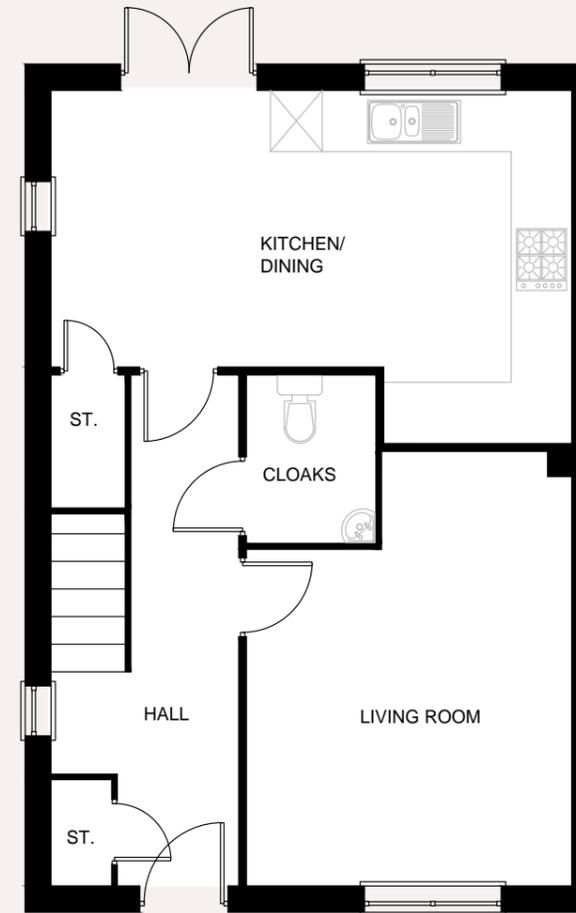
The Spiers is a beautiful 4 bedroom home, with a spacious living room offering an ideal space to relax and open-plan kitchen/dining, plus a downstairs WC and two built-in storage cupboards. Upstairs, there is a master bedroom to the rear of the property, plus an additional three bedrooms and a family bathroom.

PLOT 58

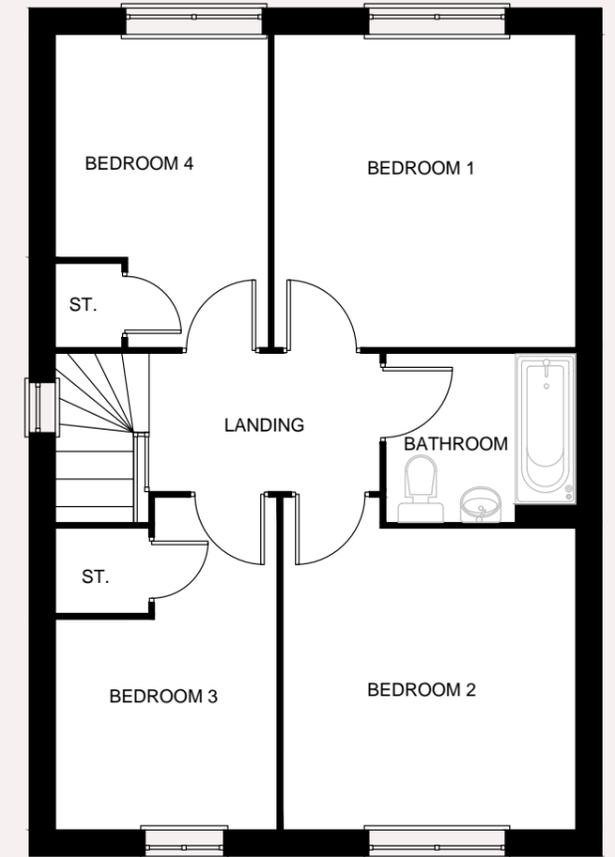
Room Dimensions	Metric (m)	Imperial
Living Room	3.71 x 4.91	12' 2" x 16' 1"
Kitchen/Dining Room	5.95 x 3.98	19' 6" x 13' 1"
WC	1.47 x 1.9	4' 10" x 6' 3"
Bedroom 1	3.44 x 3.53	11' 4" x 11' 7"
Bedroom 2	3.34 x 3.75	10' 12" x 12' 4"
Bedroom 3	2.52 x 3.75	8' 3" x 12' 4"
Bedroom 4	2.42 x 3.53	7' 11" x 11' 7"
Bathroom	2.15 x 1.91	7' 1" x 6' 3"

Total Area: 107.17m2 / 1153.57sqft

*Measurements are shown to maximum room dimensions



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THE TREWIDDEN

4 BEDROOM DETACHED HOME

The Trewidden is a beautiful 4 bedroom home that offers ample space for everyone with a living room and open-plan kitchen/dining room complete with an adjoining utility room, plus a garage on the left hand side. Upstairs, there is a master bedroom complete with an ensuite bathroom, as well as three additional bedrooms and a family bathroom.

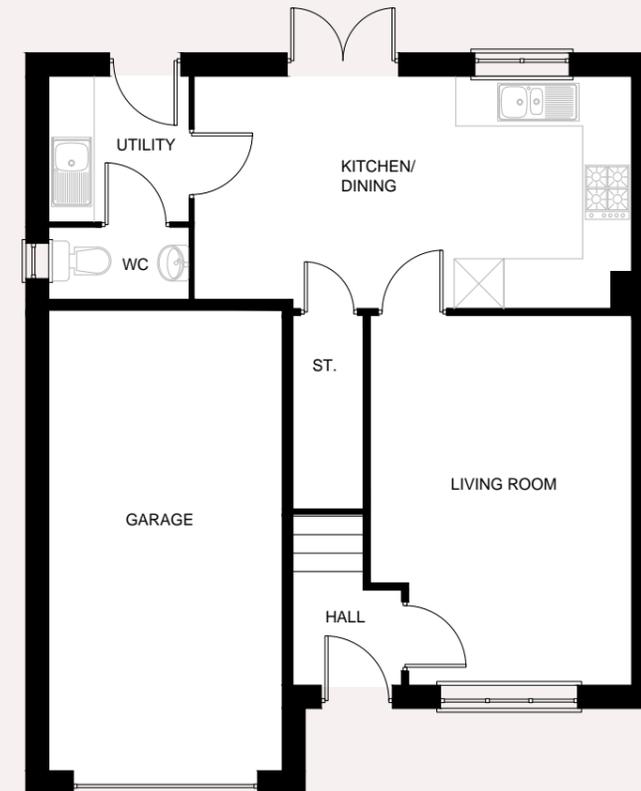
PLOT 9-10, 62

Room Dimensions	Metric (m)	Imperial
Living Room	3.4 x 4.75	11' 2" x 15' 7"
Kitchen/Dining Room	5.73 x 2.97	18' 9" x 9' 9"
WC	1.8 x 0.91	5' 11" x 3' 0"
Utility	1.8 x 1.85	5' 11" x 6' 1"
Bedroom 1	4.1 x 4.1	13' 5" x 13' 5"
Ensuite	1.9 x 2.17	6' 3" x 7' 2"
Bedroom 2	3.43 x 4.1	11' 3" x 13' 5"
Bedroom 3	4.36 x 2.51	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.51	10' 5" x 8' 3"
Bathroom	1.97 x 2.17	6' 6" x 7' 2"
Garage	3.03 x 5.94	9' 11" x 19' 6"

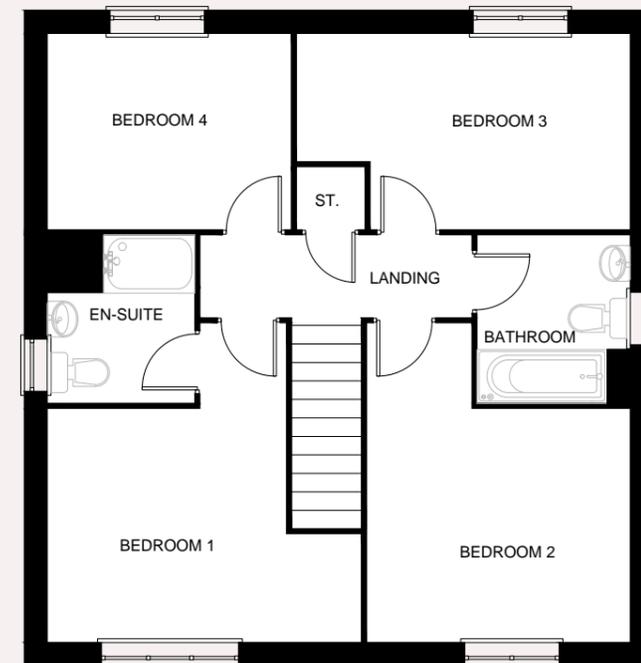
Total Area: 103.61m2 / 1115.25sqft

*Measurements are shown to maximum room dimensions

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SPECIFICATIONS

KITCHENS

- Symphony Kitchens
- One and half bowl sinks*
- Stainless steel splashback to hob
- Laminate worktops with upstands
- Indesit integrated single oven, gas hob and cooker hood
- Double oven (Newlyn, Trewidden & Spiers)
- Integrated fridge freezer
- Integrated dishwasher (Newlyn, Trewidden & Spiers)
- Provision for dishwasher (Atkins, Cooper, Asher)

BATHROOMS

- Ideal Standard Sandringham Tempo sanitaryware or similar
- Contemporary taps by Ideal Standard
- Porcelanosa ceramic tiling
- Over-bath shower
- Over-bath shower screen

ENSUITES (NEWLYN & TREWIDDEN)

- Ideal Standard Sandringham Tempo sanitaryware or similar
- Shower tray and enclosure
- Thermostatic shower
- Contemporary taps by Ideal Standard
- Porcelanosa ceramic tiling

UTILITY ROOMS (NEWLYN & TREWIDDEN)

- Sink
- Washing Machine and Dryer Space

INTERNAL FINISH

- Smooth ceiling and wall finish with white emulsion
- Woodwork in gloss white finish
- Vinyl flooring to kitchens, kitchen/diners, bathrooms, WC's and ensuites
- Contemporary door furniture

LIGHTING AND ELECTRICAL

- Downlights to kitchens, WC's, bathrooms and ensuites
- TV point to lounge and master bedroom
- Honeywell thermostats

HEATING

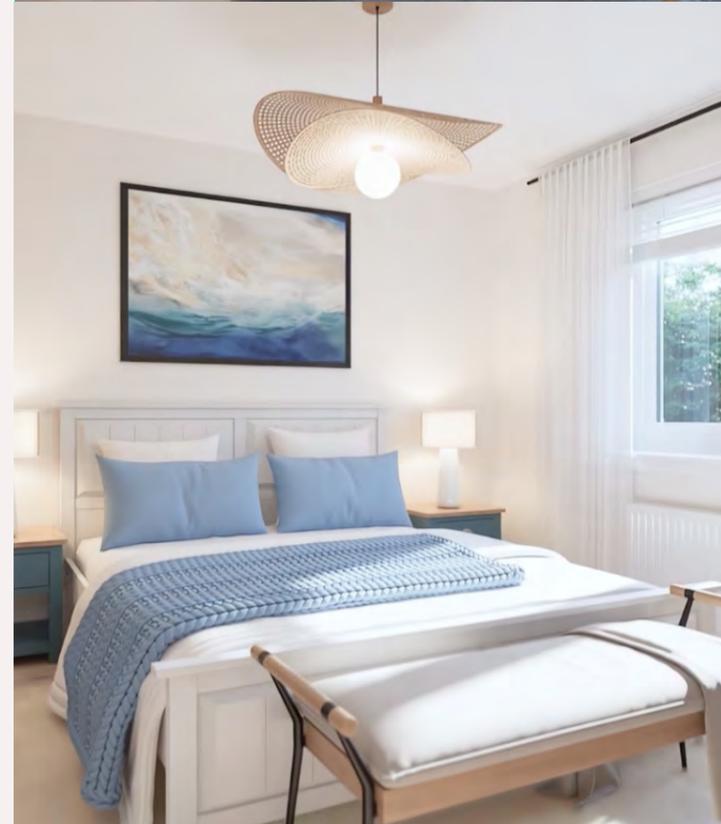
- Ideal combination boilers
- Myson Premier radiators
- White heated towel rail to bathrooms

EXTERNAL FEATURES

- Electrical Vehicle Charging
- External lights to front and rear
- Turfed rear gardens
- Turfed front gardens
- Large patio area
- Solar PV to select properties
- Ecological enhancements to select properties
- Detached garage (Newlyn & Spiers)
- Integrated garage (Trewidden)

PEACE OF MIND

- Allocated parking
- Lockable double glazed windows (except for escape windows)
- Mains wired smoke detectors, heat detectors and carbon monoxide alarms
- 10 years NHBC Warranty (12 years for Shared Ownership plots only)





HERE FOR YOU EVERY STEP OF THE WAY

Quality and service are two areas that our Beech Grove Homes teams are passionate about. During key stages of the construction of your new home, a series of independent quality inspections are carried out to ensure your home is meeting our quality expectations as well as being compliant with building standards. These standards provide guidance on every part of the build process from foundations to decoration including performance and technical standards. By conducting these regular reviews, you can have the peace of mind in knowing that we have been looking after your home from the moment a spade first enters the ground.

So from the construction partners who carefully build your home, to our friendly Sales Executives who will help to guide you through the sales process and our dedicated customer service agents who are at the end of the phone to manage any queries you may have after you move in – we are here to ensure that your new home is as exactly as it should be.



CUSTOMER CARE

You're in safe hands...

Beech Grove Homes is committed to ensuring that through every step of your home buying journey our teams are there for you, and that doesn't stop when you move in.

From when you begin your search to when you move into your dream home and start creating memories; we'll be on hand to listen, guide and give straight-forward advice.



QUALITY & SERVICE

A NEW
BEGINNING...





Part of Sanctuary



TAKE A LOOK AROUND!



07584 575363

www.beechgrovehomes.co.uk | morva.reach@beechgrovehomes.co.uk

Morva Reach | Long Rock | Penzance | TR20 8LD

Beech Grove Homes Limited

Registered office: Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ

A company incorporated in England and Wales, Registration No. 11966303

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