

#### From Plymouth to Collaton Park

- Take the A379 south from Plymouth
- Continue south through Brixton along the A379
- At Yealmpton turn right onto the B3186
- Continue south towards Newton Ferrers
- Pass through Collaton Cross on the B3186
- Collaton Park is located on the left hand side

#### From A38 to Collaton Park

- Take the A38 southbound towards Plymouth
- Take the exit towards Smithaleigh/Yealmpton
- Take the B3186 south toward Yealmpton
- Continue along the B3186 south towards Collaton Cross
- Pass through Collaton Cross on the B3186
- Collaton Park is located on the left hand side



[www.collatonpark.com](http://www.collatonpark.com)

A collaboration between

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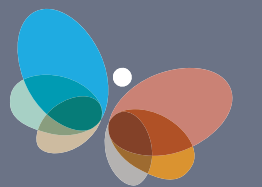
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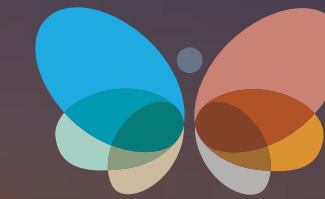
We are proud members of the ICW Consumer Code for New Homes and comply fully with all of its obligations.

VERSION 001



# Collaton Park

More than just a home



# Welcome to Collaton Park

## YOUR HOME IN THE HEART OF SOUTH DEVON

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Nestled in one of South Devon's most stunning natural landscapes, Collaton Park is more than just a place to live - it's a community that embraces sustainable living, connection, and the beauty of its surroundings.

This multi-award winning unique development is perfectly placed in the parish of the charming villages of Newton Ferrers and Noss Mayo. Collaton Park has been carefully designed to blend seamlessly with the South Devon countryside. Here, nature isn't just a backdrop - it's part of your everyday life. With footpaths leading to play areas, orchard, and rewilded spaces, the new community offers plenty of opportunities to enjoy the outdoors.

### **A True Community Experience....**

Living at Collaton Park is about more than just owning a home; it's about becoming part of a vibrant, supportive community. The 125 homes, designed with sustainability at their core, are just the beginning. Collaton Park is enriched by a variety of shared spaces, including an attenuation pond, a local shop, a welcoming parkland café, and expansive parkland - all of which serve as gathering places for neighbours to connect, share experiences, and build lasting relationships. This sense of belonging and shared purpose is what truly defines life at Collaton Park.

Whether you're coming home, embarking on a new chapter, expanding your family, or seeking a more manageable space in your later years, Collaton Park offers a diverse range of homes to suit every stage of life.

# More than just a home – *it's a community*

Collaton Park is carefully designed to provide its homeowners with exceptional potential for living a rich community lifestyle, all set within an area of outstanding natural beauty.

Collaton Park is a visionary new community set in the heart of the South Hams, seamlessly blending sustainable, design-led homes with the breathtaking countryside that surrounds it. Offering a rare combination of contemporary living and traditional village charm, this exceptional development is more than just a collection of homes-it's a thriving, inclusive community where residents can truly feel connected.

Every aspect of Collaton Park has been carefully considered to enhance both lifestyle and well-being, from energy-efficient homes designed with modern living in mind to thoughtfully planned green spaces that celebrate the natural beauty of the South Hams landscape.

What sets Collaton Park apart is its commitment to fostering a strong and vibrant community. The planned local shop and café will create welcoming hubs where neighbours can come together, while the surrounding parkland provides a tranquil retreat for relaxation and

outdoor activities. Whether you're taking an evening stroll, meeting friends for coffee, or simply enjoying the spectacular views, this development encourages a balanced and fulfilling way of life.

Designed to accommodate a diverse range of buyers from young professionals and growing families, to those seeking a more relaxed pace of life, Collaton Park offers homes in various styles and tenures, ensuring that everyone can find their perfect fit.

For those looking to put down roots in South Devon, Collaton Park presents an unparalleled opportunity. Combining stunning countryside vistas with sustainable, high-quality homes and a genuine sense of community, this unique development is set to become one of the most sought-after addresses in the region.



Computer Generated Image of the pond and parkland



# The hidden gems of Noss Mayo and Newton Ferrers

Tucked away on the tranquil banks of the River Yealm, lies the nearby quaint village of Noss Mayo, and its equally beautiful sister village Newton Ferrers, just across the water.

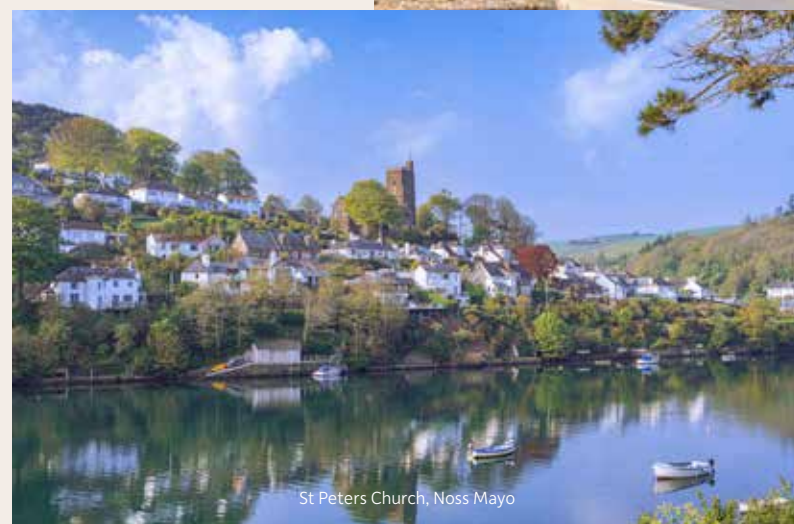
These unique and characterful villages exude bags of charm and maritime allure. They invite visitors to wander through their ancient and often narrow streets to discover a rich tapestry of local history, reflected in their traditional pubs and historic architecture. Whether you're enjoying a meal at one of the cosy inns or simply taking in the serene riverside views, both villages offer a quintessential Devon experience.

Noss Mayo is a hiking paradise. It offers breathtakingly scenic trails for walkers of all abilities. The village is perfectly positioned along the renowned Southwest Coastal Path - the UK's longest walking trail. This iconic path is the highlight of the village, drawing in hikers and nature enthusiasts from far and wide. The path reveals breathtaking panoramic views, winding routes hugging hidden coves, and picturesque coastal towns waiting to be explored.

Each step along the path promises a new discovery, from rugged cliffs and tranquil beaches to the abundance of wildlife that call this area home. The trails around Noss Mayo provide an unparalleled opportunity to immerse yourself in the natural beauty of Devon's coastline, making every walk a memorable experience.



Newton Ferrers looking over The Brook



St Peter's Church, Noss Mayo



View from Allen's Quay to Newton Ferrers. Photograph by Tracey Watson

# The River Yealm Regatta



The Regatta is a cherished tradition in the community. It unfolds along a scenic stretch of the River Yealm, nestled between the picturesque villages of Newton Ferrers and Noss Mayo.

What began as a spirited competition among local fishermen, battling for glory in rowing and sailing races, has blossomed into a vibrant festival that brings together the entire community.

While the passion for victory on the water remains undiminished, the Regatta has evolved and now includes a rich array of land-based activities. From tennis and cricket matches to lively running races and the ever-popular Regatta Dance, there's something for everyone to enjoy.

The River Yealm Regatta Committee, a group of dedicated volunteers, ensures the preservation of the iconic Crabber and Regatta boats, while also orchestrating a safe and fun-filled schedule of events for all ages.

The Regatta not only celebrates the maritime heritage but also fosters a strong sense of community spirit, making it a highlight of the year for residents and visitors alike.



## Yealm Yacht Club

The Yealm Yacht Club is more than just a sailing club – it's a vibrant part of the local community, where the beauty of the River Yealm meets a spirit of adventure, camaraderie, and connection.

Whether you're passionate about sailing or simply enjoy the waterfront atmosphere, the Yealm Yacht Club offers something for everyone.

The club is also dedicated to nurturing the next generation of sailors through its Dinghies & Cadets programme. Young sailors have the chance to learn, grow, and compete right from the club's foreshore, making the Yealm Yacht Club an integral part of the region's maritime heritage.

Even if sailing isn't your passion, the Yealm Yacht Club is a place where the local community comes together. With a busy social calendar, there's always something to enjoy, from themed evenings and live music, to engaging talks and events.

The club's bistro is a favourite for those looking to relax with great food and stunning views of the river, whether after a day on the water or simply for an evening out.





1 The Hoe, Plymouth



2 Mount Batten Headland, Plymouth



3 Sutton Harbour, Plymouth



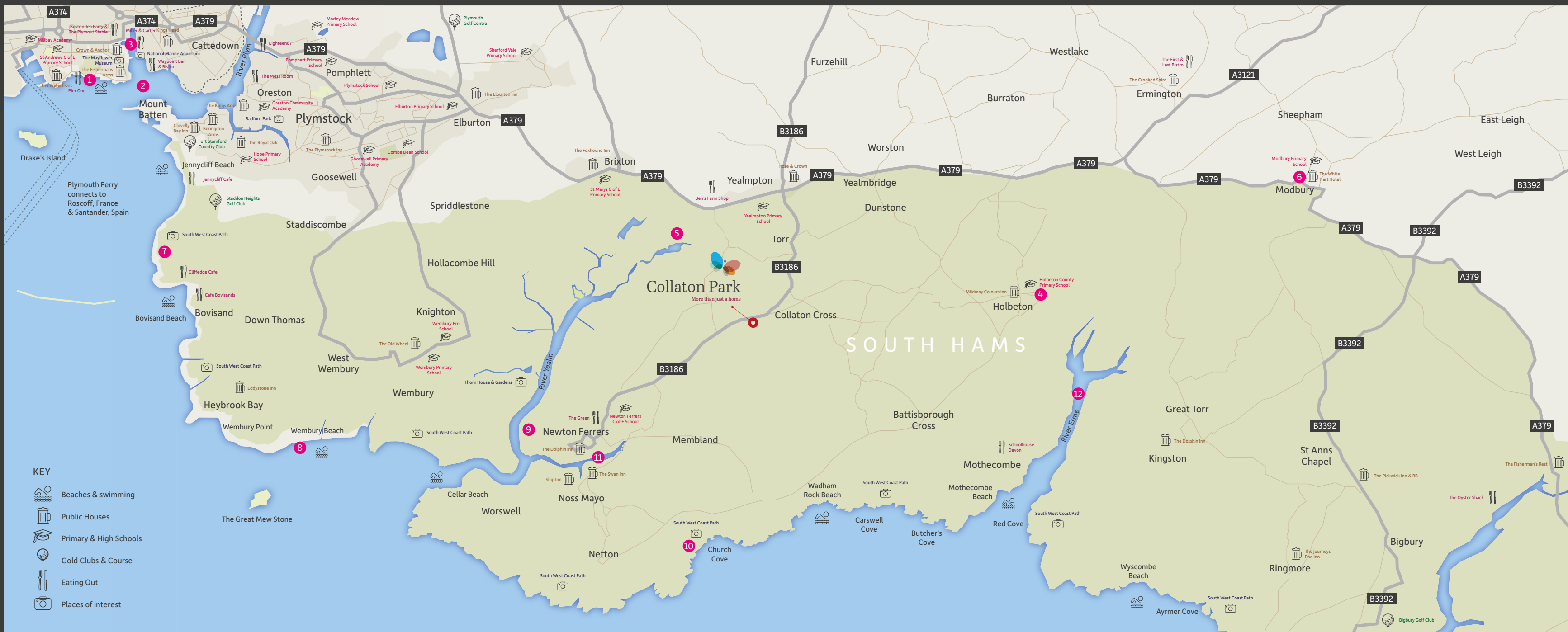
4 Holbeton Village



5 River Yealm near Yealmpton



6 The White Hart Hotel, Modbury



7 The South West Coastal Path



8 Wembury Beach and The Great Mew Stone



9 Bluebells, Court Wood



10 Church of St Peter the Poor Fisherman



11 Aerial view of Noss Mayo



12 The Erme Estuary

# Live life at your pace

EVERYTHING YOU NEED FOR A WELL-ROUNDED LIFESTYLE



The Ship Inn, Noss Mayo



Looking across the River Yealm towards The Swan Inn, Noss Mayo

There are numerous places to enjoy a relaxed dining experience, all within a short distance of your new home. Whether you want to relax in a cosy country pub just a walk from the beach, or you want to try something a bit more adventurous.

## The Ship Inn Noss Mayo

7 mins by car / 12 mins by bike

A beautiful centuries-old waterside inn combines traditional character with modern comforts, making it the perfect destination for locals and visitors alike. Whether you're looking for a relaxing drink by the fireside, a hearty meal with family and friends, or a long and lazy lunch in its waterside garden, they have something to offer everyone.

## The Dolphin Inn Newton Ferrers

4 mins by car / 8 mins by bike

The Dolphin Inn is one of the oldest inns in the local area. Situated in the picturesque village of Newton Ferrers, The Dolphin is a truly remarkable landmark with a genuine old-world atmosphere. It overlooks the River Yealm and over to its sister village Noss Mayo with coastal walks beyond.

## The Swan Inn Noss Mayo

6 mins by car / 11 mins by bike

The Swan Inn in Noss Mayo is the perfect place to unwind after spending the day on the water or walking round the many local coastal paths. This small family run pub is set within the picturesque village of Noss Mayo. Serving fresh local food and drink in a comfortable environment; it is arguably one of the most beautiful places in Devon. The pub is dog and family friendly.

All times and distances from Collaton Park - Data google.com

Collaton Park

# Inspired teaching & education on your doorstep

## Early Years & Primary Schools

Newton Ferrers Church of England Primary School and Pre School is a shining example of educational excellence, serving the vibrant communities of Newton Ferrers, Noss Mayo, and the surrounding areas. With a history stretching back to 1874, this cherished school has been a cornerstone of village life for generations, providing a nurturing and supportive environment where every child is valued and encouraged to thrive. If you're looking for a school where your children's educational journey begins in a supportive, inspiring, and community-focused environment, Newton Ferrers Church of

England Primary School is the perfect choice. Other options in the local area include the small school of Holbeton Primary and Yealmpton Primary.

## Secondary Schools

Collaton Park is close to several highly regarded schools and academies suitable for children with a passion for learning, some of which are accessible via school buses. These include Coombe Dean, Plymstock School, Ivybridge Community and the co-educational private school Plymouth College, all within easy reach of residents of Collaton Park.

## LOCAL PRIMARY & SECONDARY SCHOOLS

<b>4</b> MINS	<b>Newton Ferrers C of E Primary School</b> 4 mins by car Dillons the Green, Newton Ferrers, PL8 1AS <b>Ofsted – Good February 2024</b>	<b>7</b> MINS	<b>Yealmpton Primary School</b> 7 mins by car Stray Park, Yealmpton, PL8 2HF <b>Ofsted – Good 7th June 2023</b>
<b>14</b> MINS	<b>Plymstock School</b> 14 mins by car Church Road, Plymstock, PL9 9AZ <b>Ofsted – Good April 2023</b>	<b>14</b> MINS	<b>Coombe Dean School</b> 14 mins by car Charnhill Way, Elburton, PL9 8ES <b>Ofsted – Good January 2022</b>
<b>19</b> MINS	<b>Wembury Primary School</b> 19 mins by car Knighton Road, Wembury, PL9 0EB <b>Ofsted – Good January 2022</b>	<b>20</b> MINS	<b>Ivybridge Community College</b> 20 mins by car Harford Road, Ivybridge, PL21 0JA <b>Ofsted – Good March 2020</b>

All times and distances from Collaton Park - Data google.com





View across Wembury Bay



Wonwell Beach at the mouth of the River Erme

# The South Hams & local life

## A WEALTH OF ADVENTURES ON YOUR DOORSTEP

Whilst the beautiful Newton Ferrers and Noss Mayo are on your doorstep, there is so much more to explore in the local area. Boasting stunning scenery, historic villages, bustling towns and dramatic coastlines.

The charming village of Yealmpton is just a 6 minute drive away, with the River Yealm running through close to its centre, offering fabulous opportunities to walk or relax. It has a rich history dating back to Saxon times; featuring a notable 400-year-old stone cottage, and the grade I listed Church of St. Bartholomew, dating back to the 14th century. This tranquil village has a community feel with charming cottages and a historic square.

The striking harbour of the River Yealm sits between Wembury on its western side and Newton Ferrers on its east. This estuary is not just a scenic spot but is designated as a Special Area of Conservation supporting a diverse range of protected species for wildlife enthusiasts. The harbour location is a hub for boating, featuring a Harbour Master's Office and pontoon. The surrounding area is owned by the National Trust and offers a peaceful spot for visitors.

### Cellar Beach

Nestled alongside the stunning southwest coastal path, Cellar Beach, affectionately known as "Cellars," offers an idyllic retreat for those seeking a slice of untouched coastal beauty. Owned by the National Trust, this hidden gem is a treasured escape for both local villagers and intrepid visitors who yearn for a genuine connection with nature.

### Mothecombe Beach

Mothecombe Beach is a real gem locally and is cherished by both residents and visitors alike. Owned and beautifully maintained by the Flete Estate, it's open to everyone all year round, making it a favourite spot for a spontaneous beach day.

### Wonwell Beach

On the eastern side of the picturesque Erme Estuary, Wonwell Beach is a true Devon treasure, offering a serene escape into nature's embrace. This stunning sandy stretch runs the full length of the estuary, extending out to meet the sea, creating an idyllic setting that's open to visitors all year-round.



The beach at Mothecombe



Cellars beach and the mouth of the River Yealm



The beach at South Milton Sands

## Beaches & Coves

**Mothecombe Beach**  
12 mins drive / 20 mins by bike

Situated at the mouth of the Erme Estuary, Mothecombe Beach is nestled in a sheltered cove, with a freshwater stream which runs gently into the sea.

**Cellar Beach**  
15 mins drive / 27 mins by bike

Looking out across the mouth of the River Yealm to Wembury Bay, Cellar Beach is a superb location for a family day out.

**South Milton Sands**  
35 mins drive / 1.5 hrs by bike

A long sweep of golden sand, rock pools, crystal-clear waters and an iconic rock archway makes South Milton Sands a wonderful destination for all beach lovers.



National Marine Centre



The Box, Plymouth



Salcombe Harbour, Devon

## Nearby attractions in cities, towns and villages

**National Marine Centre**  
23 mins by car

This impressive aquarium in Plymouth, is run by the Ocean Conservation Trust, a charity that is dedicated to connecting people with the ocean.

**The Box**  
25 mins by car

An award-winning museum and art gallery in Plymouth. It was voted 'Best Family Attraction' in the 2024 Devon Muddy Awards.

**Salcombe**  
35 mins by car

Salcombe is a charming seaside town in Devon, where you can enjoy stunning views of the Salcombe Estuary and the Southwest Coast Path.



# Explore at your leisure

## A BALANCE OF DYNAMISM & OUTSTANDING NATURAL BEAUTY

We believe that true wellbeing comes from finding the perfect balance between work and life, and there's no better place to achieve this than at Collaton Park. The location is perfectly situated to celebrate the dynamic relationship between Plymouth and the South Hams.

Plymouth, with its vibrant city life and economic opportunities, perfectly complements the tranquil beauty and rural charm of the surrounding countryside. Together, they create a region that's not just a great place to live - it's a place where you can truly flourish.

Plymouth serves as the economic and cultural hub for the South Hams, providing residents with access to a wide range of opportunities, without sacrificing the peaceful lifestyle they cherish. The city's thriving industries, including marine engineering, healthcare, and digital technology, offer employment and business prospects that

support the local economy of the South Hams district. Moreover, Plymouth's excellent educational institutions, such as the University of Plymouth, attracts students and professionals from around the world, fostering a vibrant community that benefits the entire region.

### Plymouth has so much to see and do

The vibrant modern city of Plymouth, known as the Ocean City, has a buzzing night life with live music venues, charming pubs, lively bars and diverse restaurants. Plymouth is also home to two thriving theatres offering regional performances, live comedy and concerts. If you are looking for some retail therapy, the West End is a treasure trove of independent shops and a 150 stall market, or you can visit Drake Circus, the West Country's most popular shopping centre with over 70 of the UK's top brand names all under one roof.

### Embrace tranquillity and productivity

The South Hams isn't just about stunning landscapes; it's about embracing a lifestyle that allows you to thrive both personally and professionally. The area's tranquil environment and slower pace of life naturally encourages residents to disconnect from the stresses of modern life, creating the perfect backdrop for creativity, productivity, and relaxation.

Whether you're working from home or commuting to nearby business hubs, Collaton Park provides a serene setting that inspires clear thinking and innovative ideas, ensuring that your work-life balance is more than just a goal - it's a reality.

### A community that supports your wellbeing

Living in the South Hams means being part of a community that values wellbeing and quality of life. With a strong sense of connection and support, which fosters an environment where you can pursue your passions, engage in outdoor activities, and immerse yourself in the local culture.

From vibrant farmers' markets offering fresh, local produce to outdoor adventures in the stunning natural surroundings, the South Hams makes it easy to live a balanced, healthy lifestyle that nourishes both body and soul.

### A cultural and social connection

The relationship between Plymouth and the South Hams extends beyond economics and convenience; it also features deep cultural and community links. Plymouth's rich history, diverse social scenes, and vibrant festivals are enjoyed by residents of both areas, creating a shared sense of identity.

The South Hams, with its focus on sustainability, local food, and community initiatives, brings a distinct character that enhances Plymouth's urban environment. Together, they offer a lifestyle that celebrates both the excitement of the city and the tranquillity of the countryside.

### A region united by quality of life

What truly unites Plymouth and the South Hams is their shared commitment to quality of life. Both areas offer exceptional living standards, whether you're seeking the energy of city life, or the peace of rural living. Plymouth provides the economic vitality and cultural richness, while the South Hams offers a natural sanctuary where you can unwind and recharge.

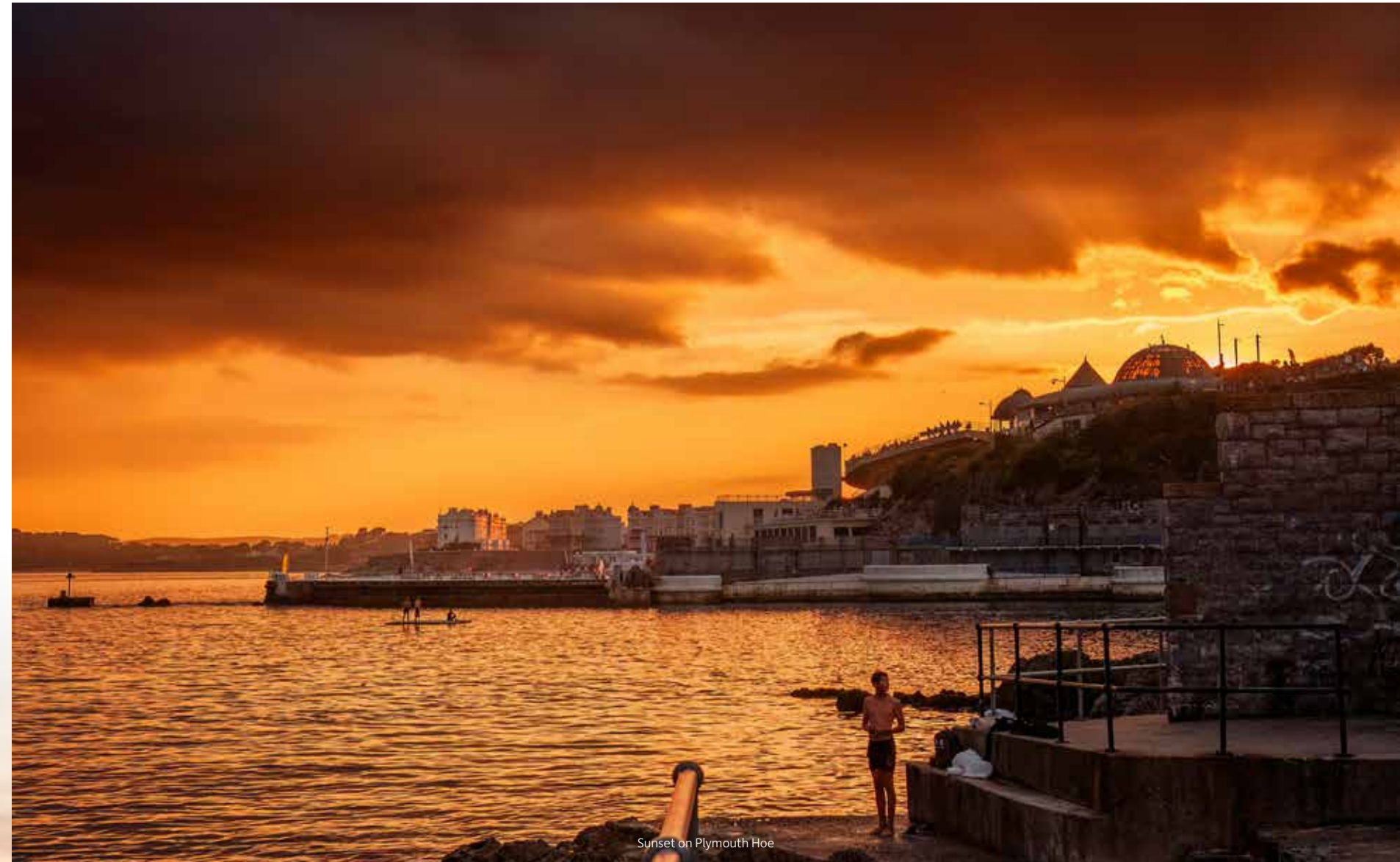
This combination creates a unique and harmonious region where residents can thrive, enjoying the best that both city and countryside has to offer



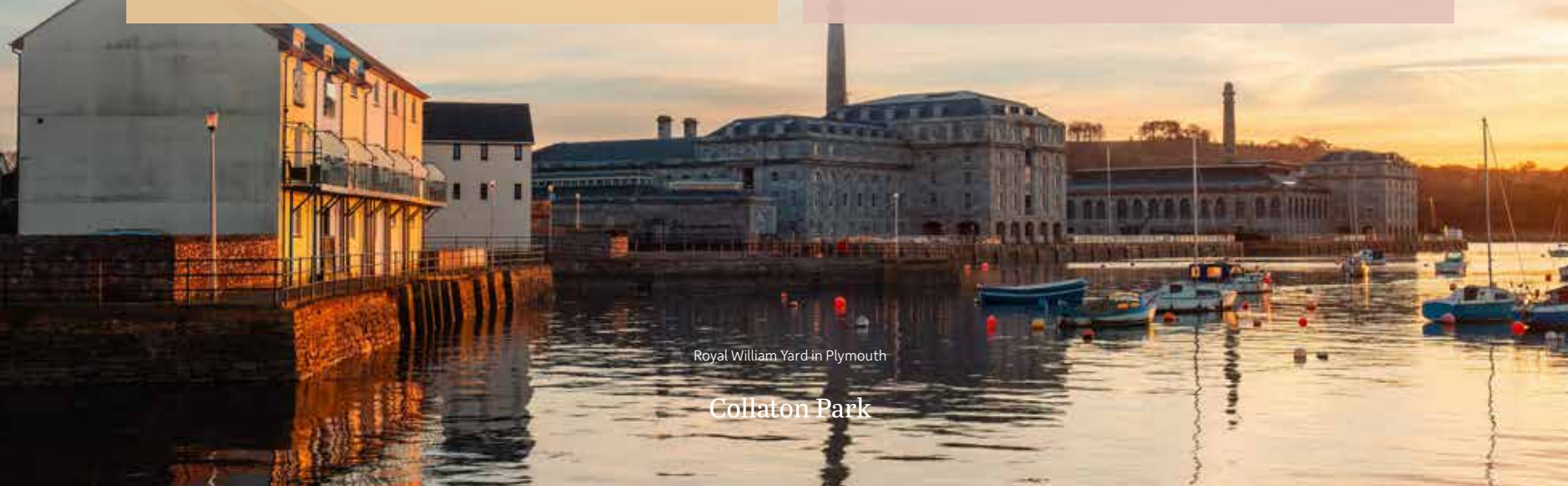
Royal Albert & Tamar Bridges, Plymouth



Southside Street, Plymouth



Sunset on Plymouth Hoe



Royal William Yard in Plymouth

Collaton Park



Sutton Harbour Marina in Plymouth



Plymouth Barbican - Photograph by Tracey Watson



Looe Harbour, Cornwall

### Looe - Cornwall 55 mins by Car

In less than an hour you can travel to the picturesque village of Looe. This pretty fishing village has a beautiful harbour with a rich maritime history, and is famous for its wide sandy beaches, scenic woodland, and boat trips. The town is split into two parts: East Looe and West Looe, connected by a bridge across the Looe River.



Harbour at Port Isaac, Cornwall



Boats on the River Tamar

### Brixham - Devon 57 mins by Car

Originally a Saxon settlement, Brixham is one of the busiest fishing ports in the UK. It is also a place where you can discover a range of arts and culture, excellent local food and some unique attractions including the annual Pirate Festival and the Golden Hind replica.



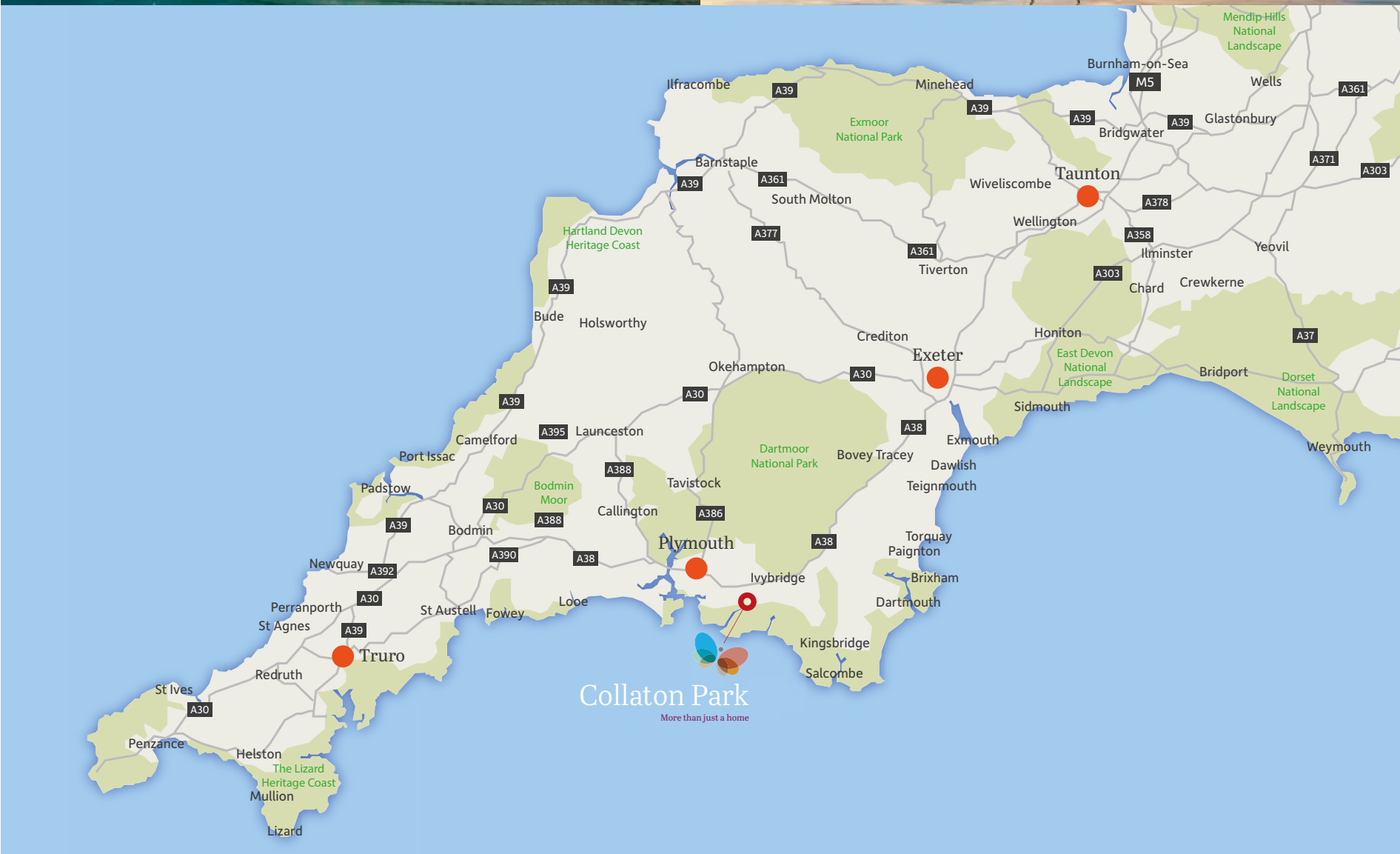
Evening at Brixham Harbour, Brixham



River Exe, Exeter

### Exeter - Devon 1 hour by car

Exeter is one of the most historical cities in the UK, filled with museums, iconic parks and numerous landmarks that travellers can visit and explore. Wherever you are in this ancient city, you'll never be far from some fascinating places dating back centuries.



### Taunton - Somerset 1 hour 21 mins by Car

Taunton is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafes, with other attractions and a wealth of history, all whilst being surrounded by picturesque countryside.



Vivary Park, Taunton



Dartmouth Harbour, Devon



Dartmoor National Park

# Collaton Park

WHERE PEOPLE CAN THRIVE

This exciting new neighbourhood supports its residents through independent, intergenerational and sustainable living.

Each of our beautifully designed homes are carefully constructed, combining practical and sustainable features. This landscape-led project is surrounded by plentiful green spaces; its commercial enterprises and amenities all intersect to provide something much richer than simply housing.



Computer Generated Image of a street view at Collaton Park

Collaton Park



# Collaton Park

The computer generated image below shows a detailed view of the residential homes, commercial units and local centre within the development.

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



# Collaton Park

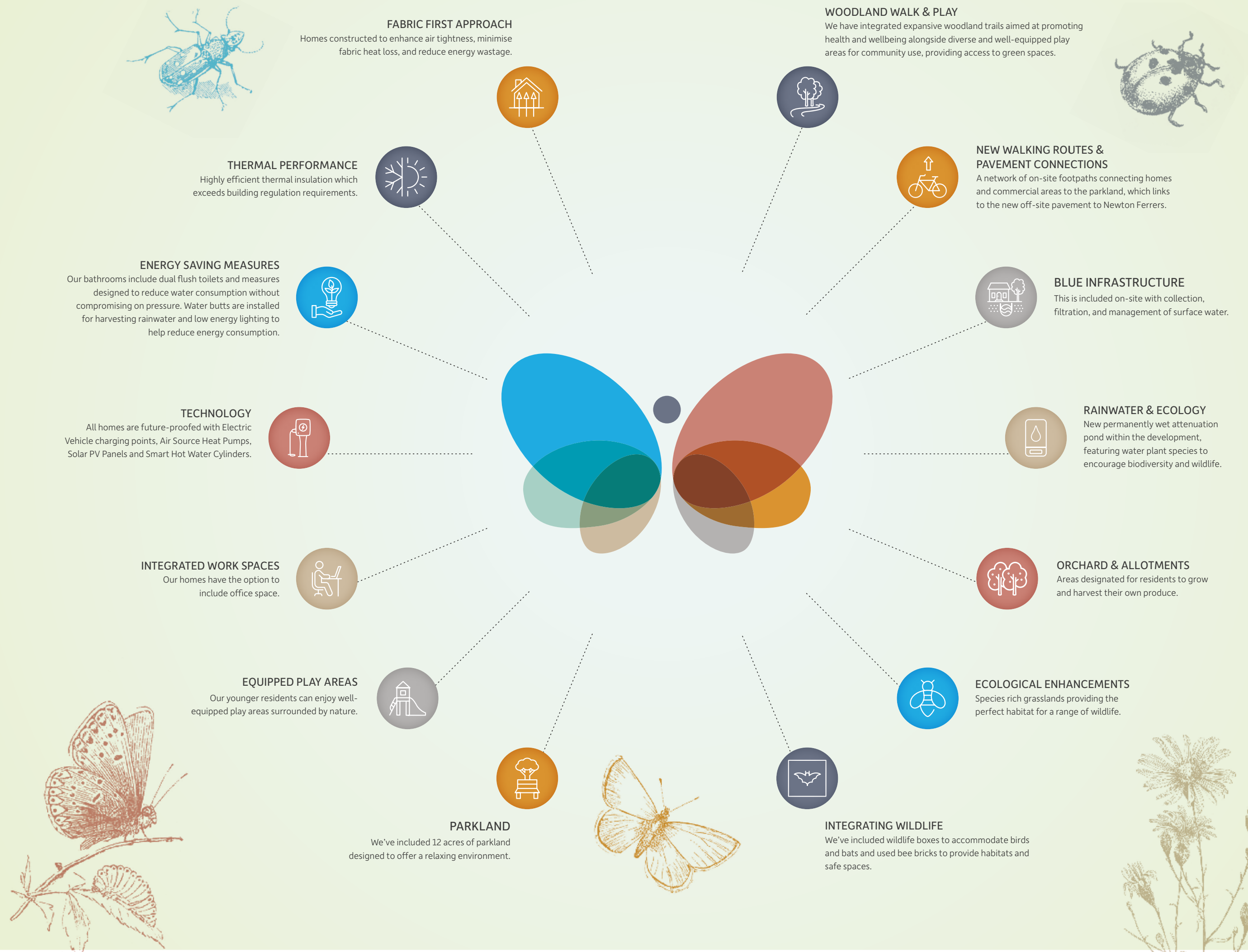
More than just a home



Computer Generated Image of an aerial view of Collaton Park

Collaton Park

# Our sustainability model



We follow a 'fabric first' approach to the construction of our homes. Our focus is on energy efficient insulation, construction, ventilation, and detailed design that ensures not only eco-friendly solutions, but an efficient and comfortable living environment. Our methods help you save money over time whilst reducing your carbon footprint, without sacrificing the aesthetics of your new home.



A bee brick is a specially designed brick featuring cavities, that provides nesting space for solitary bees, particularly non-swarming species like red mason and leafcutter bees. It can be used in place of a standard brick in construction or as a standalone bee house.



# A Natural Haven for Wildlife & Biodiversity

We believe that building homes shouldn't come at the expense of the local flora and fauna. Living amongst nature has proven beneficial for people's physical and mental wellbeing, creating wildlife friendly elements is a key factor in this healthy and new community. Collaton Park's design uses the valley landform to incorporate sustainable drainage in the form of swales and basins with more than half of the entire site dedicated to outdoor space. This development has committed to extensive ecology and biodiversity improvements to maximise the opportunities for all wildlife to thrive.

Collaton Park supports biodiversity through its extensive green spaces and pond. We have carefully placed footpaths that avoid disturbance to local wildlife, in addition to planting native trees across the site. The development has incorporated a sensitive lighting strategy that is not only energy efficient, but also avoids excessive disturbance to nocturnal birds and mammals. The development also features a unique wildlife tower, carefully designed to attract and house roosting bats, owls and other birds.

Devon is incredibly lucky to have some special bats that you often don't find in the rest of the country including Lesser and Greater Horseshoes, Nathusius Pipistrelles and Grey Long Eared bats. Devon supports such a significant proportion of UK bat species because of its mild climate, its diverse landscape, with a complex pattern of different natural and farmed habitats for feeding and roosting, and its generally low levels of light pollution. Collaton Park makes significant efforts to support the local bat population through lighting and roosting support.

As a low density scheme the development's surrounding ecosystem features species-rich grassland, insect friendly planting, and even hedgehog highways for these protected species. Even if you prefer not to dig in your garden or allotment, there is a place to unwind beside the water or wander through the orchard, right on the doorstep for all residents. Spaces where you can watch the fascinating activities of birds, animals and insects as they thrive around you.



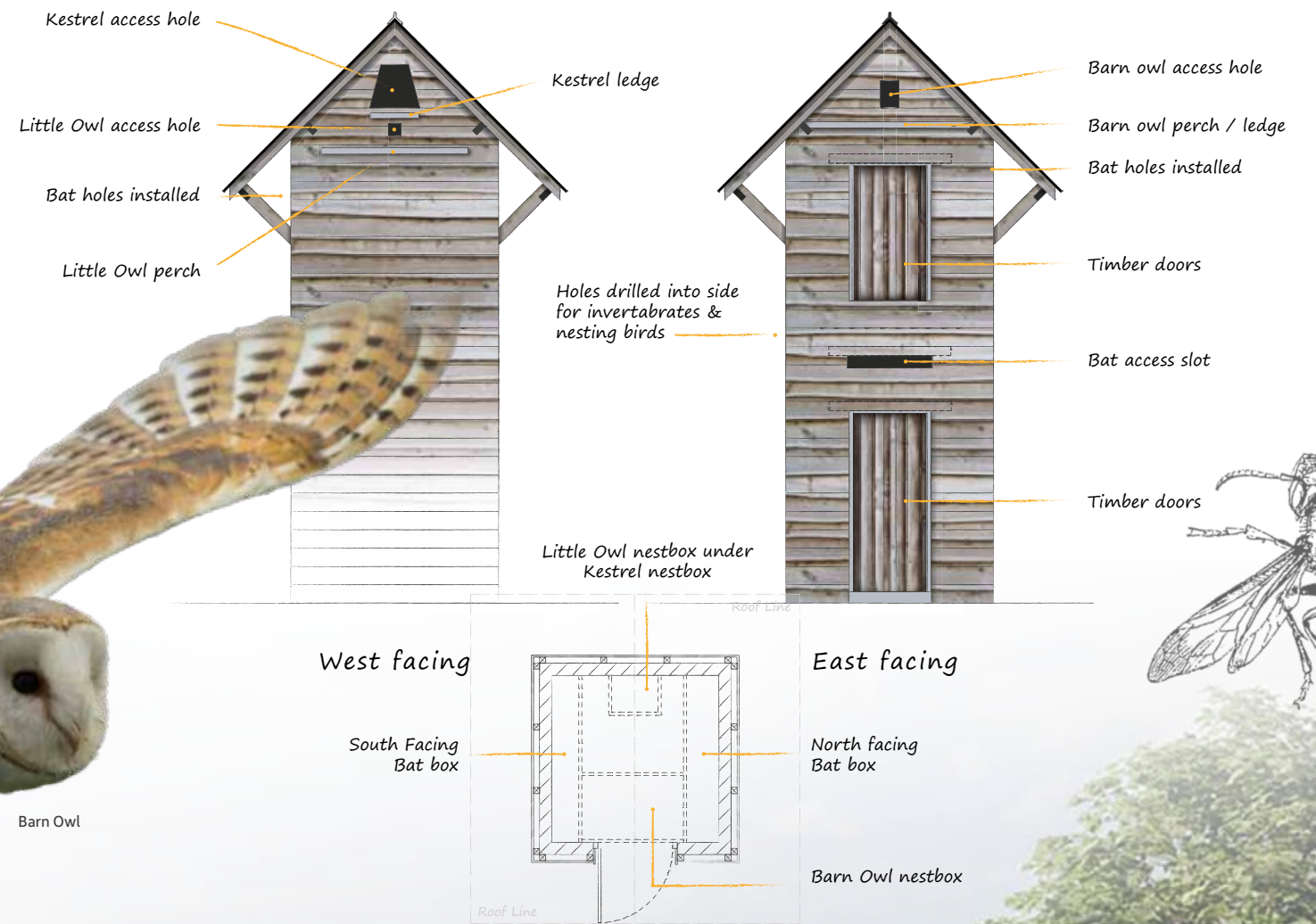
Grey Long Eared bat



Hedgehog highways



Barn Owl



Original conceptual artist illustration





Computer Generated Image of a street view at Collaton Park

Collaton Park





# Attention to detail and style

## BESPOKE HOMES AT COLLATON PARK

The unparalleled attention to detail given to the design, build and finish at Collaton Park shines through the entire development, illuminating each and every home.

Years of experience and an ethic of continuous improvement ensures that the homes at Collaton Park boast the finest in layout, position, construction and finish. Each home is set within the carefully considered development where sustainability, ecology and amenities intersect to create truly supportive community living.

Whatever style of home you select through whichever tenure you choose, your Collaton Park home will be generously proportioned and luxuriously appointed, maximising on space and natural light. Our in-house team of experts have carefully selected the range of fixtures and fittings we offer for their high quality, endurance and high-end finish. We believe that paying

attention to the smallest of details at the design stage really sets our homes apart.

Our interiors have been carefully created to respond to the ever-changing needs of today's society, and you will be able to personalise your new home with a variety of finishing touches from our range of high-quality fixtures and fittings (subject to build stage).

We understand that choosing a new home is one of the most important decisions you will ever have to make and so our attention to detail and commitment to quality does not end there. Built to exceed all of the latest design and construction regulations, all of our homes come complete with a two year fixtures and fittings warranty alongside a 10 year structural warranty, giving you total peace of mind.



All internal photos shown are from a previous show home





# Allotments & Orchard

## FOR GREEN FINGERED GROWERS

There is something special about harvesting produce that has been grown with love and care with your own bare hands. At Collaton Park, residents can not only enjoy the fruits of the community orchard, but also have the possibility of having an allotment, accessing a patch of paradise

to cultivate themselves. Gardening is great for mental health and physical wellbeing, as well as providing sustainable and tasty food for family and friends. Collaton Park features allotment space for digging, chatting and sharing the fruits of your labour with like-minded people.

### A peaceful oasis COMMUNITY POND

Our wildlife pond offers tranquillity that our residents can experience with all of their senses: the sound of the water and wildlife, the beautiful views of nature, the smell of the earth and fresh air, and the touch of fingers on rustling grasses.

In a short time, we hope that the pond becomes fully colonised by local plants and invertebrates including several nationally scarce dragonflies. It is sure to become a destination point for a wide range of bird species including grebes, divers, seabirds and wildfowl.

### Fancy a brew? PARKLAND CAFE

What is life without coffee and or an afternoon lunch. The café at Collaton Park provides a fabulous meeting point for residents, their family and visitors to gather and relax.

At weekends, breakfast can set you up for the relaxing two days ahead, and with so many of us now working from home, having a destination to escape to during the working week is a bonus, regardless of whether you bring your laptop or leave it at home.

## NEXT STEPS

### From reservation to completion.

At Collaton Park, we want you to enjoy not only the benefits of buying one of our new homes, but also the experience of buying with us which is why we have developed a unique customer journey from reservation right through to completion.

Using a combination of the site plan, the floor plans and the specification, you will gain a clear understanding of how each home is going to look and feel.

Once you have decided on house type and plot, our sales consultant can go through the plans and specification with you in greater detail to ensure you are really well informed about what it is you are buying.

Once you have confirmed you would like to proceed, a £1,000 reservation fee is required to secure your new home.

Our expert team will be with you every step of the way, answering any questions you might have, no matter how trivial they may seem. They will also give you a guided tour of the development so that you can see how your new home is taking shape. Once built, you will be invited for an exclusive preview of the home and our construction team will demonstrate how everything works as well as some tips on how best to run and maintain it.

Upon completion, our sales team and site manager will be on hand to welcome you to your new home and answer any last minute questions you might have.

You will be also provided with a comprehensive handover manual including everything from warranty information and instruction manuals to information on our dedicated customer care team and any other important telephone numbers.

Indicative lifestyle



# Award winning developers

Collaton Park is a collaboration between Pillar Land Securities and Coln Signature Homes.

## Coln Signature Homes

We take pride in our long-standing reputation as a premium developer of high-specification, quality homes throughout the West and South West of England. Our commitment to excellence is evident in every project we undertake, from charming starter homes to luxurious high-value residences. Each property we craft is thoughtfully designed to harmonise with its surroundings, seamlessly blending with the natural environment while enhancing the beauty of its location.

As an award-winning regional house builder, we understand that every home is more than just a building - it is a reflection of our dedication to quality, innovation, and craftsmanship. Our attention to detail and passion for creating aspirational living spaces remains unwavering.

Coln Signature Homes is more than just a house builder; we're a partner in creating the spaces where dreams take shape. Our expertise in delivering high-quality homes has earned us a trusted place in the hearts of homeowners and communities alike. When you choose Coln Signature Homes, you're choosing a legacy of excellence, a commitment to sustainability, and a vision for homes that inspire and endure.

## Pillar Land Securities

We believe the key to creating successful housing solutions lies in genuine collaboration with local communities. Our approach begins with listening – truly understanding the aspirations, needs, and challenges of the people we serve. By engaging directly with local voices and using the tools at our disposal, we innovate and adapt to craft homes and communities that resonate with those who live there.

Our projects go beyond just building houses; they're thoughtfully designed, sustainable spaces that foster well-being and a sense of community. We offer a diverse range of homes, tailored to suit varying needs, all with the goal of creating vibrant, balanced neighbourhoods that will endure for generations.

Collaton Park is our flagship project under the 'A Different Approach' initiative, a groundbreaking and award winning collaboration aimed at revolutionising housing in rural areas. But we're not stopping at homes - we understand that a thriving community also needs access to workspaces and local amenities, which is why we are committed to supporting local economies and ensuring they grow alongside the communities we develop.

At Pillar Land Securities, we're not just building homes; we're shaping the future - one community at a time.

Collaton Park

# Our awards

## Our Awards

We are incredibly proud of the recognition our community-focused project has received, underscoring our commitment to creating innovative and impactful housing solutions. Collaton Park is a shining example of our dedication to community-led initiatives, and has been celebrated with several prestigious awards that highlight the quality of our design and deep-rooted community engagement.

Our team was thrilled to win the "Masterplanning for the Future" award at the 2024 Michelmores Property Awards which celebrates outstanding property and construction projects in the Southwest. We were honoured to have Collaton Park recognised for its visionary features and long-term benefits to the community.

In 2022, we were also celebrated at the Community Land Trust (CLT) Awards, where the Newton and Noss CLT, a key partner in our efforts, won the "All About Community" award. This award highlights the power of people and the importance of local involvement in driving the CLT movement.

We were also recognised at the Planning Awards 2023, where Collaton Park was awarded the "Best Housing Scheme (fewer than 500 homes)." Additionally, we proudly received the "Best Housing Scheme" award at the Inside Housing Awards 2023, further testament to our ability to deliver exceptional, community-focused developments.

These awards not only celebrate our achievements, but also reaffirm our unwavering commitment to creating housing solutions that truly make a difference in the lives of local communities. At Pillar Land Securities and Coln Signature Homes, we are not just building homes; we are building futures, one award-winning project at a time.



Winner - Michelmores Property Awards 2024



Winner - Planning Awards 2023 Best Housing Scheme



Winner - CLT (The All about Community Award) 2022



Winner - Inside Housing Development Award 2023



Finalist - NBCA (National Building & Construction Awards) 2023



Finalist - SME National Business Awards 2023





# The Oak

2 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Oak

## 2 Bedroom Home

Plots: 11, 12, 13, 14, 16, 17, 75, 76

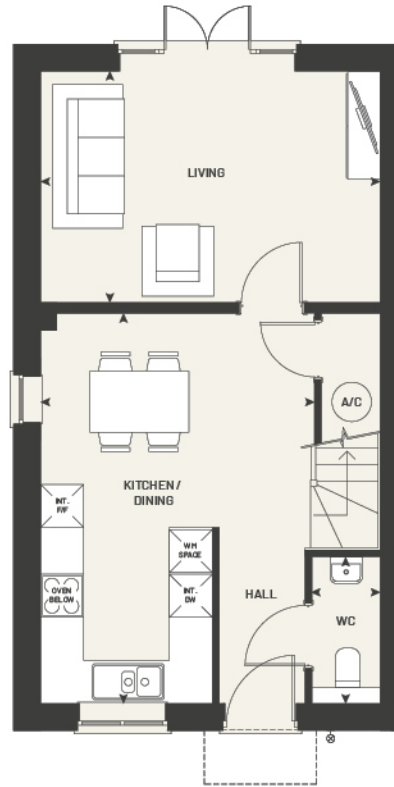
Area: 83.2m<sup>2</sup> / 896 Sqft

### Ground Floor

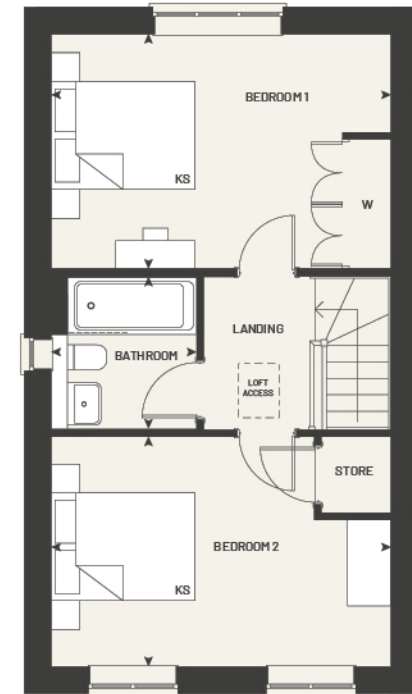
Kitchen/Dining	3.81m x 5.43m	12'6" x 17'10"
Living	4.73m x 3.23m	15'6" x 10'11"
WC	0.95m x 1.96m	3'1" x 6'5"

### First Floor

Bedroom 1	4.73m x 3.27m	15'6" x 10'9"
Bedroom 2	4.73m x 3.19m	15'6" x 10'6"
Bathroom	2.03m x 2.13m	6'8" x 7'0"



Ground Floor



First Floor



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# The Elm

3 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Elm

## 3 Bedroom Home

Plots: 3, 4, 5, 6, 9, 10, 18, 19, 73, 74

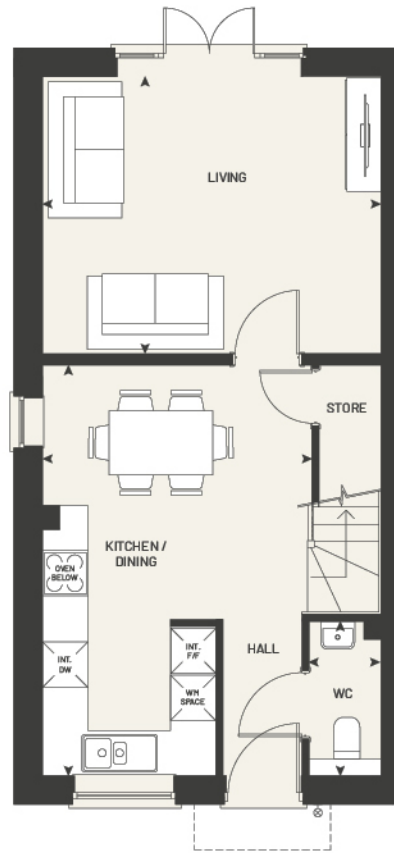
Area: 82.8m<sup>2</sup> / 891 Sqft

### Ground Floor

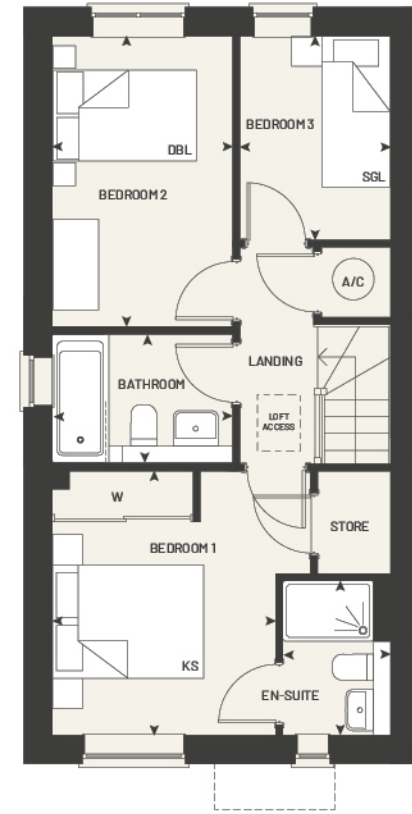
Kitchen/Dining	3.56m x 5.43m	11'8" x 17'10"
Living	4.48m x 3.67m	14'8" x 12'0"
WC	0.95m x 2.08m	3'1" x 6'10"

### First Floor

Bedroom 1	2.95m x 3.49m	9'8" x 11'5"
En-suite	1.43m x 2.04m	4'8" x 6'8"
Bedroom 2	2.38m x 3.84m	7'10" x 12'7"
Bedroom 3	1.99m x 2.69m	6'6" x 8'10"
Bathroom	2.38m x 1.70m	7'10" x 5'7"



Ground Floor



First Floor

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# The Cherry

3 Bedroom Home



Collaton Park

Open Market

# The Cherry

## 3 Bedroom Home

Plots: 20, 21, 22, 23

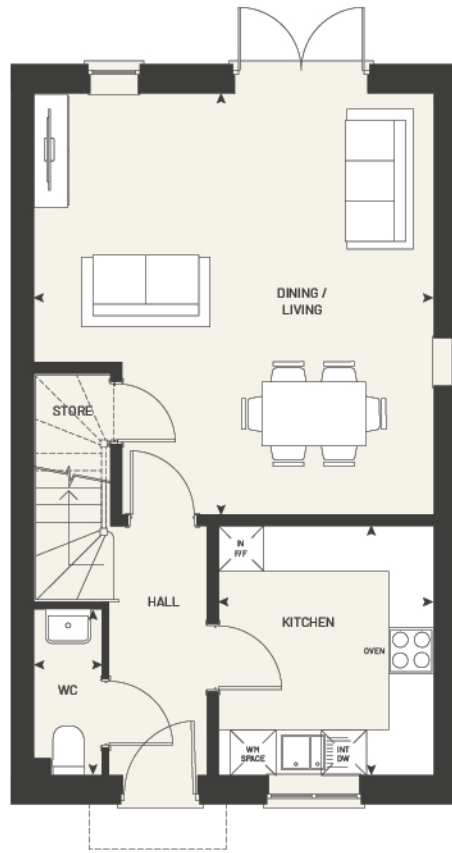
Area: 95.5m<sup>2</sup> / 1028 Sqft

### Ground Floor

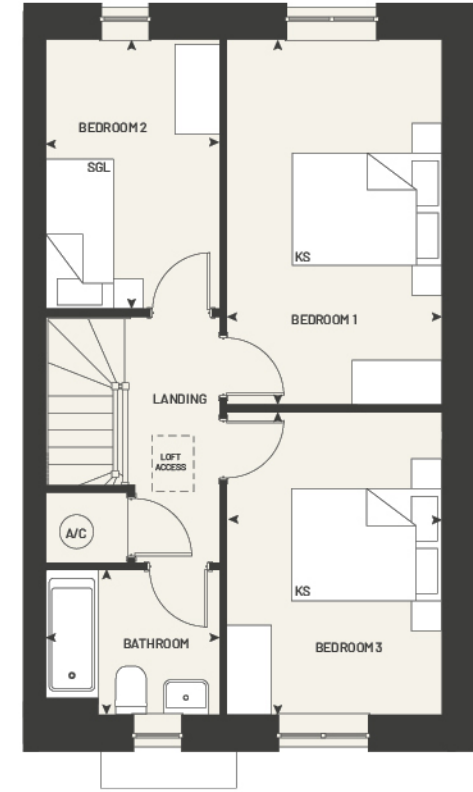
Kitchen	2.85m x 3.30m	9'4" x 10'10"
Dining/Living	5.29m x 5.57m	17'4" x 18'3"
WC	0.90m x 2.22m	2'11" x 7'3"

### First Floor

Bedroom 1	2.87m x 4.88m	9'5" x 16'0"
Bedroom 2	2.32m x 3.60m	7'7" x 11'10"
Bedroom 3	2.87m x 4.03m	9'5" x 13'3"
Bathroom	2.32m x 1.94m	7'7" x 6'4"



Ground floor



First floor



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# The Ash

3 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Ash

## 3 Bedroom Home

Plots: 2, 7, 8, 24, 25, 40, 41, 45, 47,  
48, 49, 50, 59, 72, 77, 78

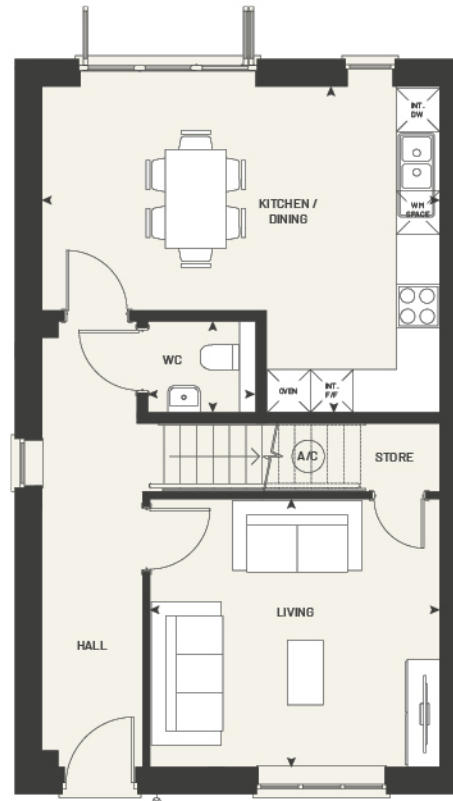
Area: 104.8m<sup>2</sup> / 1128 Sqft

### Ground floor

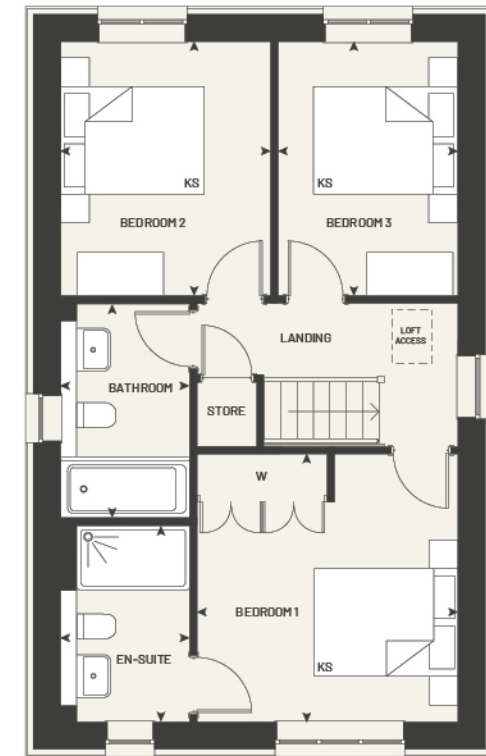
Kitchen/Dining	5.54m x 4.55m	18'2" x 14'11"
Living	4.03m x 3.73m	13'3" x 12'3"
WC	1.50m x 1.27m	4'11" x 4'2"

### First Floor

Bedroom 1	3.63m x 3.71m	11'11" x 12'2"
En-suite	1.84m x 2.77m	6'0" x 9'1"
Bedroom 2	2.93m x 3.53m	9'7" x 11'7"
Bedroom 3	2.50m x 3.53m	8'2" x 11'7"
Bathroom	1.80m x 2.99m	5'11" x 9'10"



Ground Floor



First Floor

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# The Maple

4 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Maple

## 4 Bedroom Home

Plots: 60 & 61

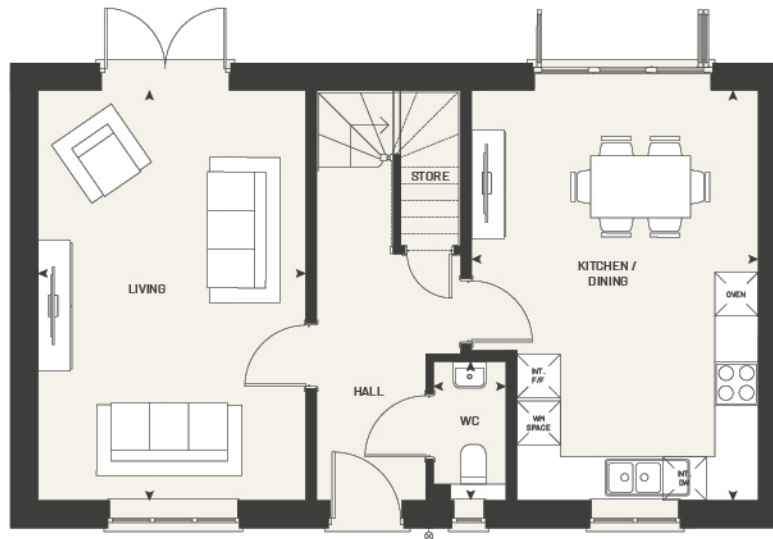
Area: 112.1m<sup>2</sup> / 1206 Sqft

### Ground Floor

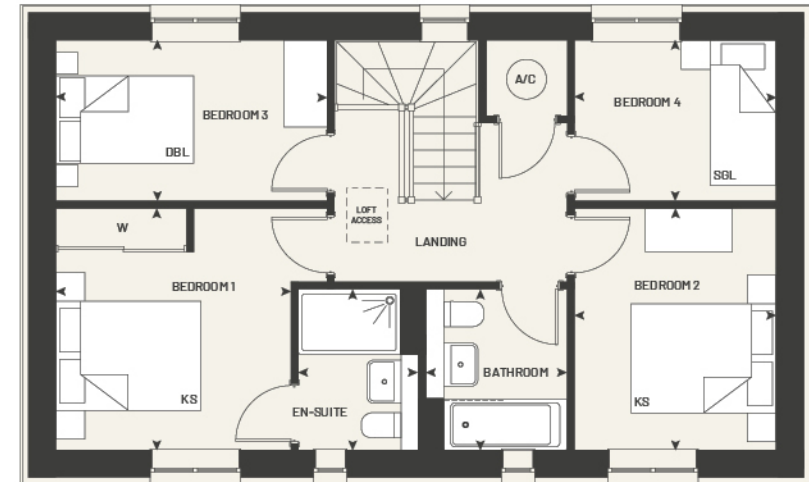
Kitchen/Dining	3.95m x 5.65m	13'0" x 18'6"
Living	3.69m x 5.65m	12'1" x 18'6"
WC	1.00m x 1.92m	3'3" x 6'4"

### First Floor

Bedroom 1	3.24m x 3.33m	10'8" x 10'11"
En-suite	1.65m x 2.22m	5'5" x 7'3"
Bedroom 2	2.78m x 3.33m	9'1" x 10'11"
Bedroom 3	3.74m x 2.21m	12'3" x 7'3"
Bedroom 4	2.78m x 2.21m	9'1" x 7'3"
Bathroom	1.94m x 2.22m	6'4" x 7'3"



Ground Floor



First Floor



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# The Hazel

4 Bedroom Home



## Collaton Park

Contemporary Designed Homes

# The Hazel

## 4 Bedroom Home

Plots: 15, 44, 46, 55, 58, 70, 71

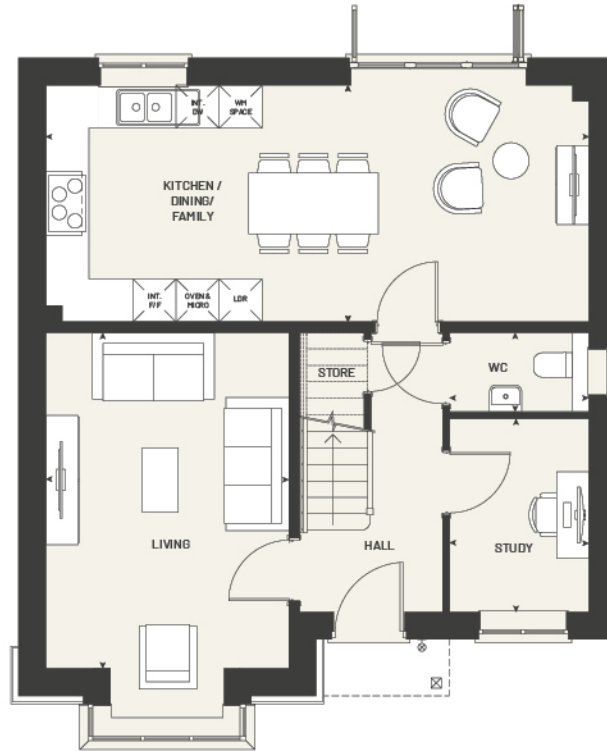
Area: 117.3m<sup>2</sup> / 1262 Sqft

### Ground Floor

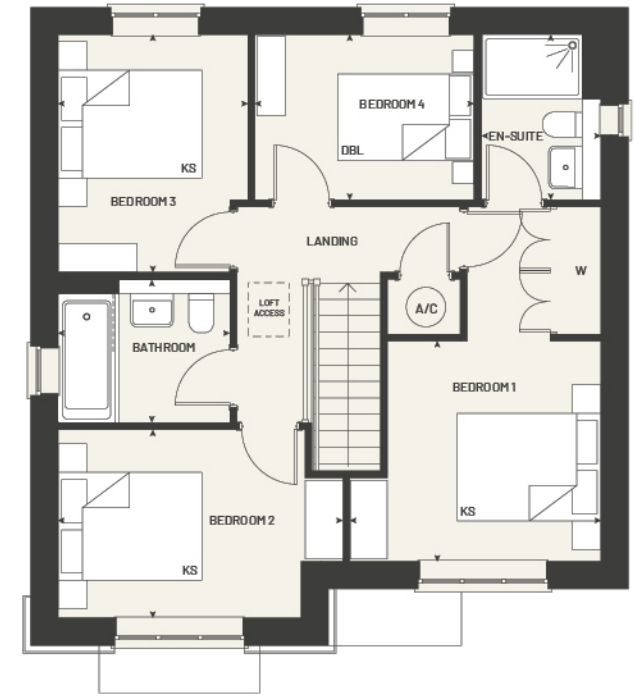
Kitchen/Dining/Family	7.57m x 3.30m	24'10" x 10'10"
Living	3.38m x 4.68m	11'1" x 15'4"
Study	1.95m x 2.69m	6'5" x 8'10"
WC	1.95m x 1.10m	6'5" x 3'7"

### First Floor

Bedroom 1	3.50m x 3.06m	11'6" x 10'0"
En-suite	1.66m x 2.30m	5'5" x 7'7"
Bedroom 2	3.96m x 2.62m	13'0" x 8'7"
Bedroom 3	2.64m x 3.32m	8'8" x 10'11"
Bedroom 4	3.06m x 2.30m	10'0" x 7'6"
Bathroom	2.39m x 1.99m	7'10" x 6'6"



Ground Floor



First Floor

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# The Holly

4 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Holly

## 4 Bedroom Home

Plots: 56, 57, 68, 79, 80, 81, 88

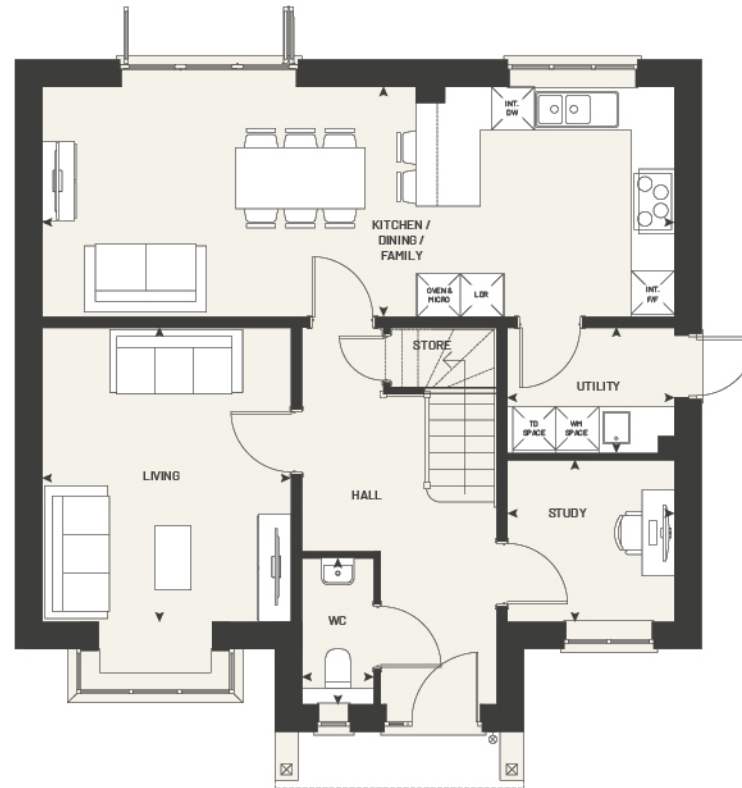
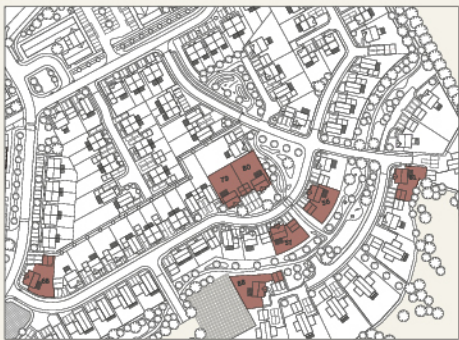
Area: 138.4m<sup>2</sup> / 1489 Sqft

### Ground Floor

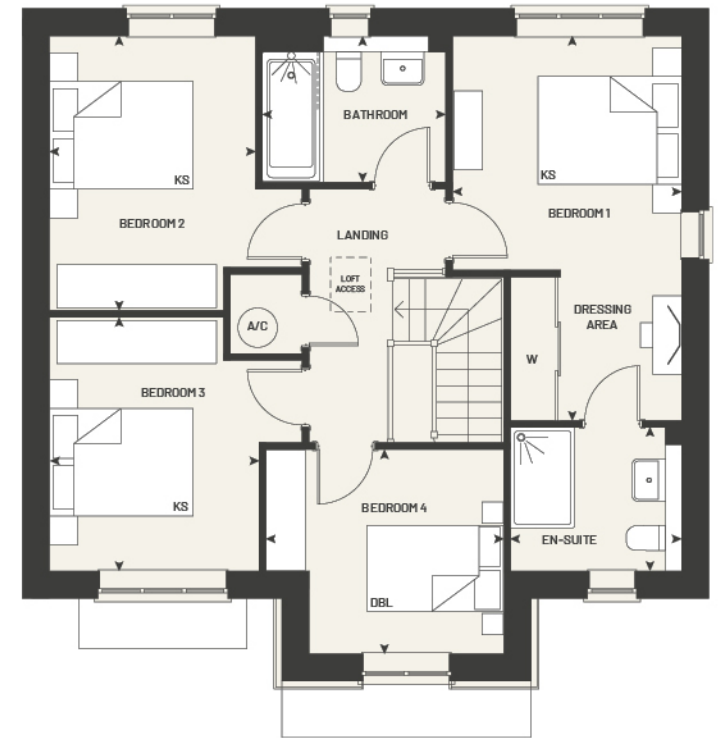
Kitchen/Dining/Family	8.81m x 3.21m	28'11" x 10'6"
Living	3.47m x 4.10m	11'5" x 13'5"
Study	2.33m x 2.24m	7'8" x 7'4"
Utility	2.33m x 1.76m	7'8" x 5'9"
WC	1.00m x 2.04m	3'3" x 6'8"

### First Floor

Bedroom 1	3.17m x 5.35m	10'5" x 17'7"
En-suite	2.38m x 2.00m	7'10" x 6'8"
Bedroom 2	2.87m x 3.82m	9'5" x 12'6"
Bedroom 3	2.91m x 3.53m	9'7" x 11'7"
Bedroom 4	3.31m x 2.84m	10'10" x 9'4"
Bathroom	2.55m x 2.04m	8'4" x 6'8"



Ground Floor



First Floor

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# The Willow

4 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Willow

## 4 Bedroom Home

Plots: 43 & 69

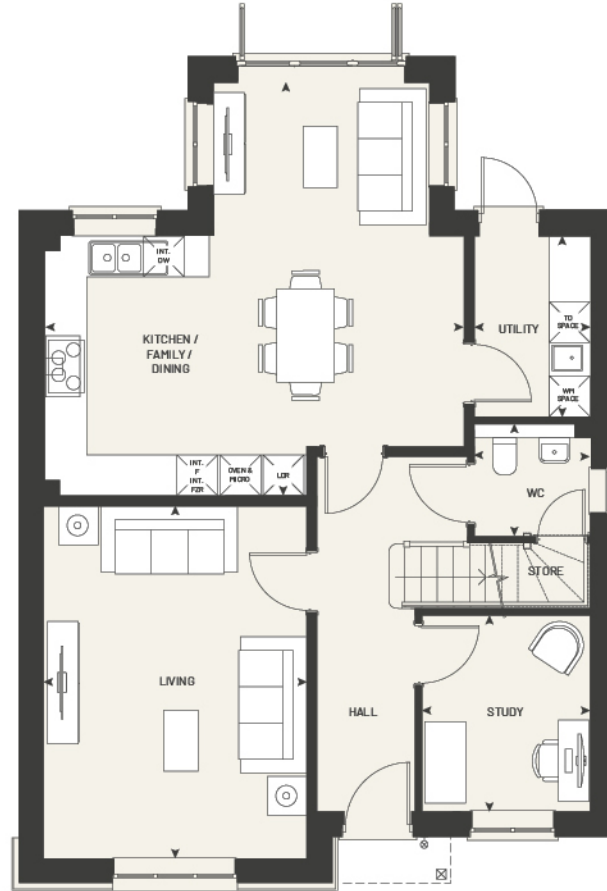
Area: 147.8m<sup>2</sup> / 1591 Sqft

### Ground Floor

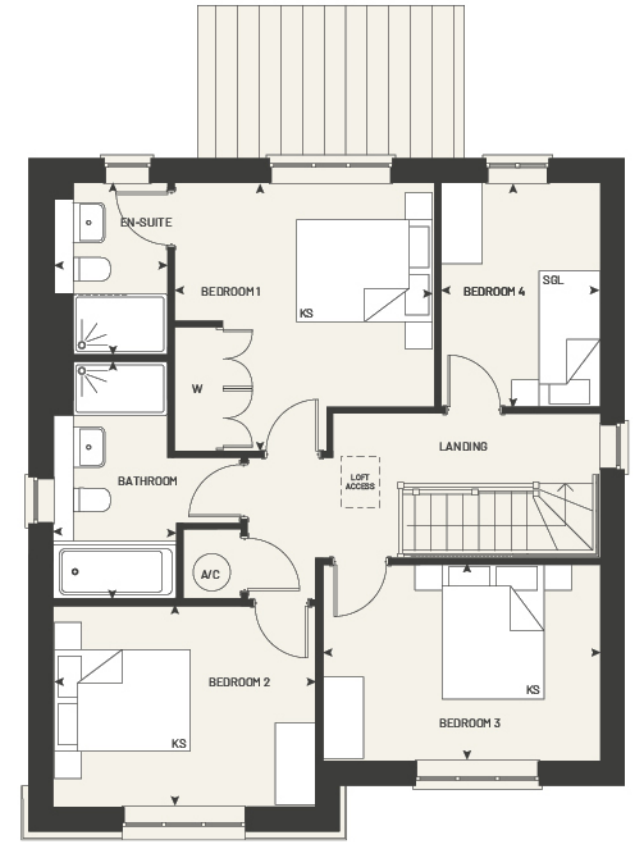
Kitchen/Family/Dining	6.16m x 6.08m	20'3" x 19'11"
Study	2.47m x 2.88m	8'1" x 9'5"
Living	3.85m x 5.16m	12'7" x 16'11"
Utility	1.70m x 2.76m	5'7" x 9'1"
WC	1.70m x 1.54m	5'7" x 5'1"

### First Floor

Bedroom 1	3.80m x 3.92m	12'6" x 12'10"
En-suite	1.67m x 2.51m	5'7" x 8'3"
Bedroom 2	3.85m x 2.96m	12'7" x 9'8"
Bedroom 3	4.06m x 2.88m	13'4" x 9'5"
Bedroom 4	2.34m x 3.28m	7'8" x 10'9"
Bathroom	1.80m x 3.47m	5'11" x 11'5"



Ground Floor



First Floor

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# The Willow Plus

4 Bedroom Home



## Collaton Park

Contemporary Designed Homes

# The Willow Plus

## 4 Bedroom Home

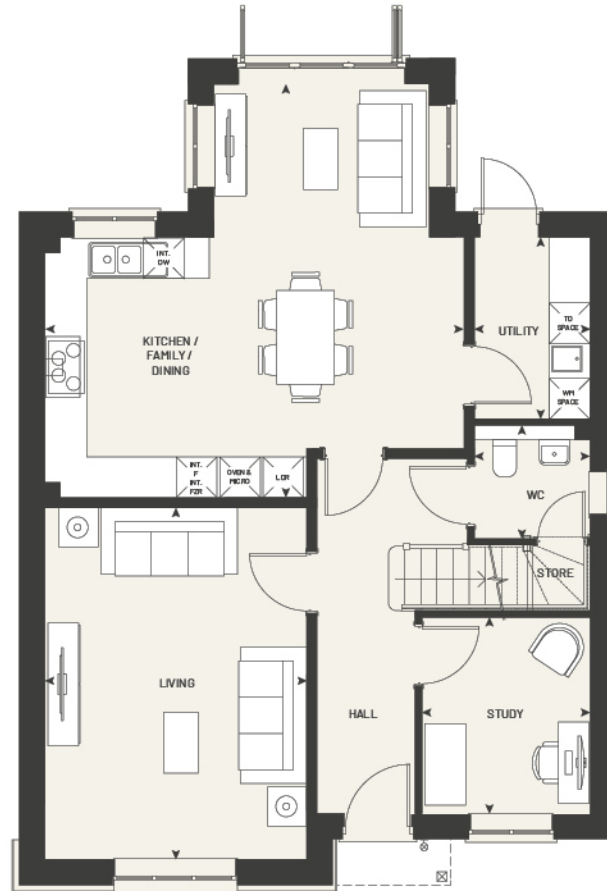
Plots: 1, 42, 51, 52, 53, 82  
 Area: 147.8m<sup>2</sup> / 1591 Sqft

### Ground Floor

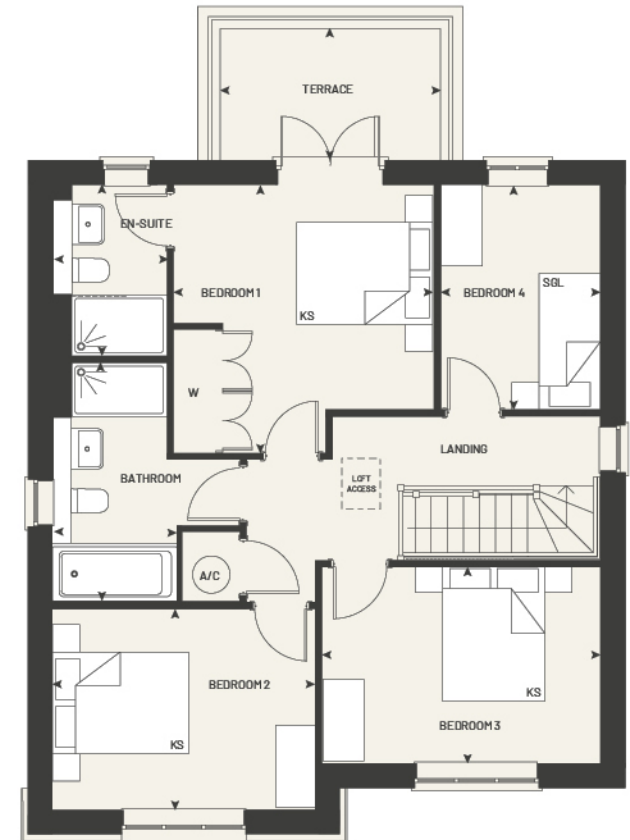
Kitchen/Family/Dining	6.16m x 6.08m	20'3" x 19'11"
Study	2.47m x 2.88m	8'1" x 9'5"
Living	3.85m x 5.16m	12'7" x 16'11"
Utility	1.70m x 2.76m	5'7" x 9'1"
WC	1.70m x 1.54m	5'7" x 5'1"

### First Floor

Bedroom 1	3.80m x 3.92m	12'6" x 12'10"
En-suite	1.67m x 2.51m	5'7" x 8'3"
Bedroom 2	3.85m x 2.96m	12'7" x 9'8"
Bedroom 3	4.06m x 2.88m	13'4" x 9'5"
Bedroom 4	2.34m x 3.28m	7'8" x 10'9"
Bathroom	1.80m x 3.47m	5'11" x 11'5"
Terrace	3.22m x 1.89m	10'7" x 6'2"



Ground Floor



First Floor

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# The Birch

4 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Birch

## 4 Bedroom Home

Plots: 62, 63, 64, 65, 66  
 Area: 166.0m<sup>2</sup> / 1787 Sqft

### Ground Floor

Kitchen/Dining/Family	8.81m x 5.42m	28'11" x 17'9"
Living	5.66m x 4.59m	18'7" x 15'1"
Utility/Boot Room	2.74m x 2.25m	9'0" x 7'5"
WC	1.16m x 2.30m	3'10" x 7'7"

### First Floor

Bedroom 1	3.91m x 2.80m	12'10" x 9'2"
En-suite 1	1.63m x 2.79m	5'4" x 9'2"
Bedroom 2	2.83m x 3.51m	9'3" x 11'6"
En-suite 2	2.70m x 1.65m	8'10" x 5'5"
Bedroom 3	2.71m x 2.84m	8'11" x 9'4"
Bedroom 4	2.33m x 2.80m	7'8" x 9'2"
Bathroom	2.07m x 2.58m	6'9" x 8'6"
Std. Roof Terrace	2.69m x 8.19m	8'10" x 26'10"
Opt Roof Terrace Ext	5.97m x 6.19m	19'7" x 20'4"



Ground Floor



First Floor

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# The Beech

5 Bedroom Home



# Collaton Park

Contemporary Designed Homes

# The Beech

## 5 Bedroom Home

Plots: 54, 67, 83, 84, 85, 86, 87

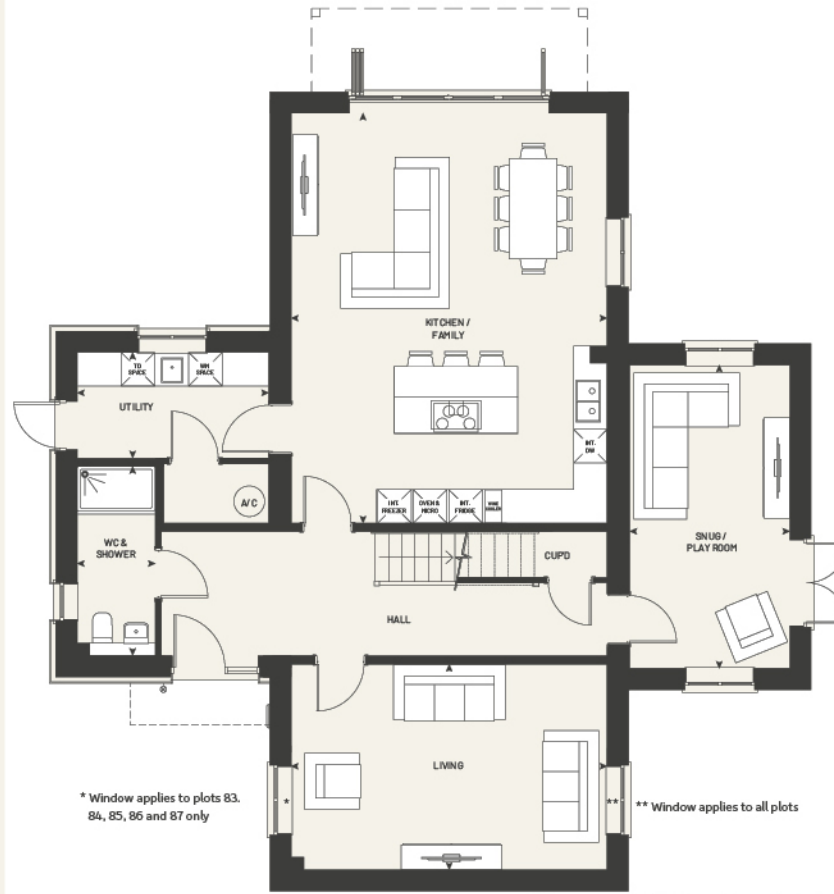
Area: 211.9m<sup>2</sup> / 2281 Sqft

### Ground Floor

Kitchen/Family	5.65m x 7.33m	18'6" x 24'0"
Living	5.65m x 3.68m	18'6" x 12'1"
Utility	3.43m x 1.90m	11'3" x 6'3"
Snug/Play room	2.86m x 5.42m	9'5" x 17'9"
WC & Shower	1.40m x 3.38m	4'7" x 11'1"

### First Floor

Bedroom 1	5.65m x 4.85m	18'6" x 15'11"
En-suite 1	3.38m x 1.64m	11'1" x 5'4"
Bedroom 2	3.17m x 3.73m	10'5" x 12'3"
En-suite 2	2.37m x 1.65m	7'9" x 5'5"
Bedroom 3	3.43m x 3.22m	11'3" x 10'7"
Bedroom 4	3.34m x 2.85m	10'11" x 9'4"
Study/Bedroom 5	2.37m x 1.97m	7'9" x 6'6"
Bathroom	3.47m x 2.09m	11'5" x 6'10"
Terrace	2.80m x 5.47m	9'2" x 17'11"
Balcony	4.82m x 1.33m	15'10" x 4'4"

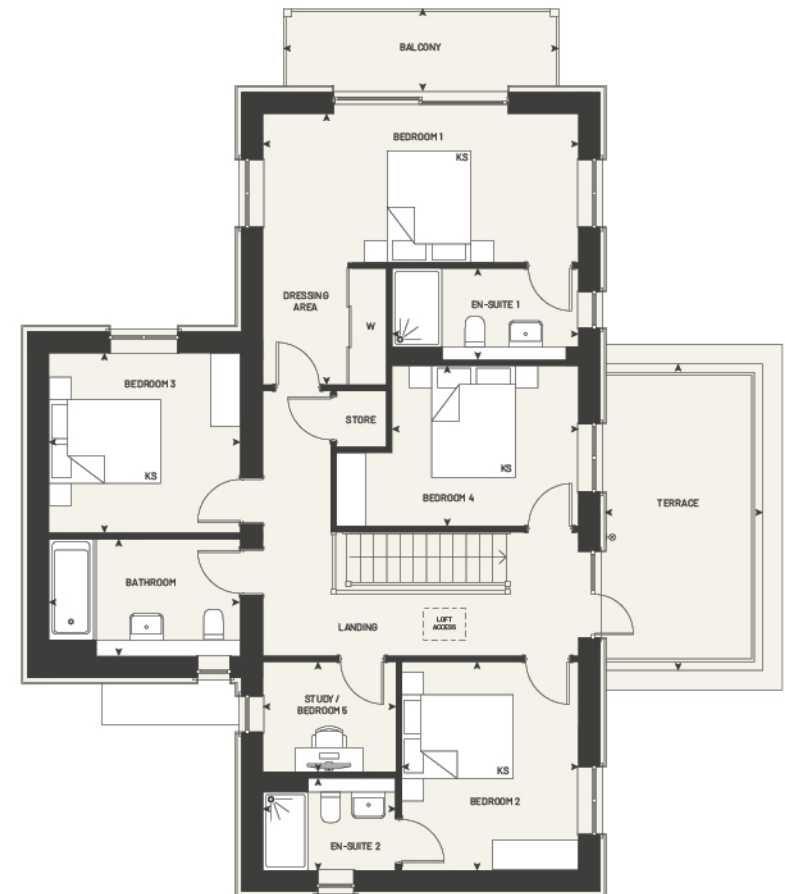


\* Window applies to plots 83, 84, 85, 86 and 87 only

\*\* Window applies to all plots

\*\*\* Window position applicable to plots 54 and 67

Ground Floor



First Floor

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Signature Specification



Collaton Park

More than just a home

# Signature Specification

Our fantastic homes are not only stylish but offer beautiful finishes and high-quality appliances. Built by an award-winning house building company, using eco-friendly materials and including well-considered features, we are proud to offer these new homes in the South Hams area.

Specification applies to :

**The Oak, The Elm, The Ash, The Maple, The Hazel, The Holly, The Willow & Willow Plus, The Cherry\* and The Blossom**

## Kitchen and Utility

- High quality, contemporary style, handleless kitchen cabinets with matching units in the utility
- Laminate worktops with matching upstand
- Glass splashback behind hob
- Soft close drawers
- Induction hob
- Chimney extractor hood
- Electric single oven
- Compact oven and microwave (The Hazel, The Holly, The Willow and The Willow Plus)
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel 1.5 bowl sink with drainer in kitchen (The Oak and The Elm)
- Stainless steel double bowl sink with drainer to kitchen (The Ash, The Maple, The Hazel, The Holly, The Willow and The Willow Plus)
- Stainless steel single bowl sink to utility room (where applicable)
- Single lever tap
- LED spotlights to underside of wall units (kitchen only)
- Tiled window sill where situated behind sink
- Space for free standing washing machine in kitchen (The Ash, The Maple, The Oak, The Elm and The Hazel)
- Two spaces for free standing appliances in utility room (The Holly, The Willow and The Willow Plus)
- Quality Kardean rigid core flooring

## Cloakrooms, Bathrooms and Ensuites

- Luxury sanitaryware in white and polished chrome brassware products
- Illuminated mirror to main ensuite
- Vanity unit to family bathroom
- Full height tiling to shower enclosures and above baths where shower included
- Half height tiling to baths where no shower included
- Half height tiling to all bathroom and ensuite walls where sanitaryware fitted
- Fully tiled concealed cistern boxings (where applicable)
- Fully tiled bath panel with cut-out for maintenance access
- Tiled splashback over basins in cloakrooms if there is no half height boxing behind
- Tiled window sills (where applicable)
- Chrome tile trims to all tiled edges
- Grout to match tile colour
- Electric heated towel radiators in white to bathroom and ensuites
- Quality Kardean rigid core flooring

## Decoration and Internal Finish

- Flat matt white emulsion finish to walls and ceilings
- White satinwood finish to woodwork
- Five ladder style ivory coloured wood effect internal doors
- Staircase with oak-finish handrail and newel caps
- Built in wardrobe to main bedroom with internal shelf and rail
- Front door with multi point locking system

## Electrical

- Slimline sockets and switches in white throughout
- Recessed downlights in white to the kitchen, cloakroom, bathroom and ensuite (where applicable)
- Pendant lighting in white to remaining rooms
- Mains operated smoke alarm with battery back up
- Mains operated heat alarm with battery back up
- Doorbell push button in brushed nickel to the front door
- Outside courtesy lighting to front and rear
- Power and light to all garages (where applicable)
- Shaver socket to family bathroom and ensuite

## Energy Efficiency, Heating and Insulation

- Ideal heating air source heat pump and hot water cylinder
- Ideal heating 'halo air' thermostatic controls
- High-performance double glazed uPVC windows and patio doors
- High-performance double glazed bi-fold doors to applicable plots
- Thermal insulation exceeding building control requirements

## External Finishes

- Front gardens landscaped
- Rear gardens rotavated, top soiled and fenced
- External tap
- Textured concrete paving slabs to external paths and patio areas
- Textured concrete paving slabs to terrace (The Willow Plus only)
- Anthracite grey steel posts and toughened privacy glass panels to terrace (The Willow Plus only)
- Slate house number plaque

## Eco Features

- Wall mounted 7KW electrical vehicle charging point within garage
- Low profile integrated solar photovoltaic roof panels
- 100 litre green water butt with stand and diverter kit
- 330 litre green compost bin

Specification only applicable to house types listed above (\*The Cherry plots 20-23 only). Choices available, subject to build stage. Upgrade options available at an additional cost, subject to build stage. Please see your full upgrade option list for further information. The specification can be subject to change and/or availability.

All images from a previous Coln Signature Home.





[www.collattonpark.com](http://www.collattonpark.com)

A collaboration between

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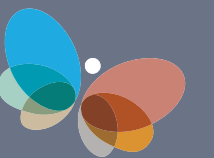
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[pillarlandsecurities.com](http://pillarlandsecurities.com)



We are proud members of the ICW Consumer Code for New Homes and comply fully with all of its obligations.

VERSION JAN 2026



# Collaton Park

More than just a home

# Collaton Park Development Key

## Private Sales

- The Oak - 2 Bedroom Home
- The Elm - 3 Bedroom Home
- The Ash - 3 Bedroom Home
- The Cherry\* - 3 Bedroom Home
- The Maple - 4 Bedroom Home
- The Hazel - 4 Bedroom Home
- The Holly - 4 Bedroom Home
- The Willow - 4 Bedroom Home
- The Willow Plus - 4 Bedroom Home
- The Birch - 4 Bedroom Home
- The Beech - 5 Bedroom Home

\*Plots 20-23 only apply to The Cherry private sales housetype

## A Different Approach

- The Chestnut - 1 Bedroom Home
- The Hawthorn - 2 Bedroom Home
- The Rowan - 2 Bedroom Home
- The Cherry - 3 Bedroom Home
- The Blossom - 3 Bedroom Home
- The Pine - 3 Bedroom Home
- Community Land Trust Homes - 1, 2 and 3 Bedroom Homes

## Development Features

- A** Local Centre and Commercial Units
- B** Bus Stop
- C** Commercial Units
- D** Allotments or Potential Future Development (If developed, see potential allotment re-location)
- E** Orchard
- F** Attenuation Pond
- G** Parkland Cafe & Seating Area
- H** Regatta Boat Storage & Visitor Parking
- I** Landscaped Parkland
- J** Play Areas

- [ \*\* ] Potential Allotment re-location
- BCP Bin Collection Point
- V Visitors Car Parking
- SS Sub Station



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.