

# LONGCROFT

CUBIS BRUTON

# Welcome

TO LONGCROFT, CUBIS BRUTON

## Contemporary country living

Introducing Longcroft at Cubis Bruton, a striking collection of twenty-eight bespoke 3 and 4 bedroom houses, intelligently and individually designed to be energy-efficient and highly-sustainable both internally and externally. Situated overlooking Bruton, the small Somerset town with hidden depths, this innovative and contemporary scheme brings a flexible and dynamic approach to modern rural living.





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# Our Vision

> “Longcroft realises a new kind of housing which, along with contemporary design, integrates the buildings into the immediate landscape and their surroundings.”

We are delighted to bring the second phase of Cubis Bruton to fruition.

From the start of the project, there has been a close collaboration between Artist, Architect and landscape, to create contemporary homes in such a picturesque rural setting, while keeping a green and familiar landscape.

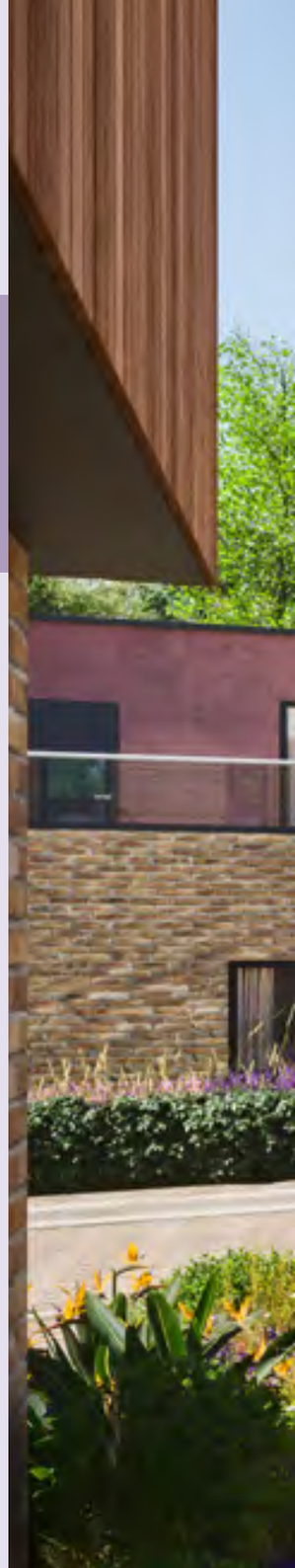
Externally, the new homes in this second phase will feature the same materials of Phase 1, with a subtle evolution. Bold, simple and textural, creating unique identities for each house and each part of the site and enliven the street scenes.

Internally, the goal has been to create layouts that facilitate a flexible and low maintenance way of living, with open plan living space and the large windows and doors that help the flowing transition from inside to the outside.

All of the above is glued together by the sustainability principles and features incorporated in each home, which complement the architectural design strategy.

The PV panels on each home will generate electricity from the sun, the fabric first approach with triple glazed windows will reduce the heating season to just a few months of the year and the mechanical ventilation heat recovery system will ensure fresh air without losing heat. These features are the perfect combination of high comfort levels and potentially lower energy bills.

Julian Hampson
Group Design Director
& Acorn Green Ambassador
ACORN PROPERTY GROUP







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ACORN green

Acorn Green represents our commitment to the implementation of the best possible design and technologies to further drive down the carbon footprint of our homes, moving towards long-term sustainable housing in communities.

We believe a focus on sustainability and wellbeing should be at the absolute forefront of everything we do.



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# Sustainability & Ecology at Longcroft

**PV Panels**
To generate electricity from the sun. With pre-wiring for power storage batteries

**High performance triple glazed windows**
To minimise the transfer of heat and maximise solar gain

**Mechanical Ventilation Heat Recovery system**
Provides fresh filtered air into the home whilst retaining most of the energy that has already been used in heating it

**Energy-efficiency rating EPC A**
New build properties with an EPC rating of B & A allow an average saving of almost £2,200 per year*

**Superior insulation**
Up to 58% better than current build regulations**, ensuring maximum heat retention and lower energy bills

**Enhanced biodiversity**
Featuring bee friendly landscaping and open space, as well as new bat boxes to protect wildlife

**Underfloor heating to ground floor**
Distributes heat evenly around the room, preventing hot and cold spots, effectively increasing efficiency

**Energy saving systems**
Our houses are designed to tread lighter on the planet, with minimal use of energy and water

** Watt a Save report July 2023*
*** Based on U-values*

# Life in Bruton



Bruton Library



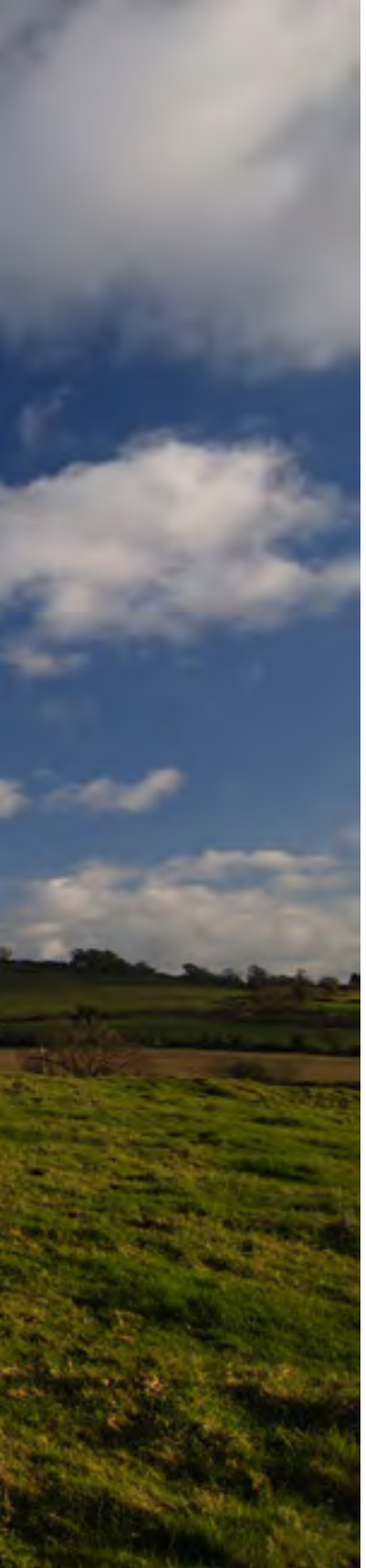
Hauser & Wirth



At The Chapel



The Dovecote, Bruton



Bruton is a small Somerset town situated in the south west of England, known for its beautiful and verdant countryside and charming lifestyle.

Settled on the River Brue, the town with its charming narrow alleys and picturesque riverside walks, features iconic historic places such as the Dovecote in Jubilee Park, a former 18th century Watchtower, and King Alfred's Tower. It also boasts a vibrant centre, with an eclectic mix of shops selling antiques, vintage clothes and organic foods.

## Pretty much everything you need can be sourced locally from this idyllic but vibrant little town.

There are several restaurants and eateries, all known for their delicious food and locally sourced products. The Michelin-starred restaurant Osip is located on the High Street, and is famous for being a farm-to-table restaurant, where the menu is forever in a state of change. You can also enjoy a meal at The Chapel, a converted listed chapel which also hosts regular events.

What really puts Bruton on the map is the famous Hauser & Wirth, a world class contemporary art gallery, located in a stunning rural setting on the site of a former farm, it has now been transformed into a destination for experiencing art, architecture and the remarkable Somerset landscape. Visitors can enjoy the on-site restaurant, Roth Bar & Grill - a site-specific bar created by Bjorn and Oddur Roth.

Set within 300 acres of rolling hills, and less than a 10-minute drive away, explore The Newt in Somerset, a luxury estate featuring a beautifully restored Georgian mansion and extensive gardens. A true retreat from the hustle and bustle of daily life, it offers its guests a chance to unwind and connect with nature.

The town also benefits from great transport links, offering a vast selection of nearby great places to visit. Located just off the A303, it is well connected to the South West, being less than 30 miles from both Bristol and Bath while the railway station offers direct trains to Bristol, Bath and London.

Bruton offers a unique blend of rural charm and high quality of life, the perfect location to escape to the countryside and make your home.

# No better place for a family life

Bruton benefits from two recreation grounds, a local football team and you will be spoilt for choice when choosing schools:

The town is simply a wonderful place for families and children, with beautiful countryside walks and outdoor activities including the nearby Mill-on-the Brue, a family run, not for profit educational and environmental centre.

**King's Bruton**
Independent co-ed 13-18 yrs

**Hazlegrove School, Sparkford**
Independent co-ed 2-13 yrs

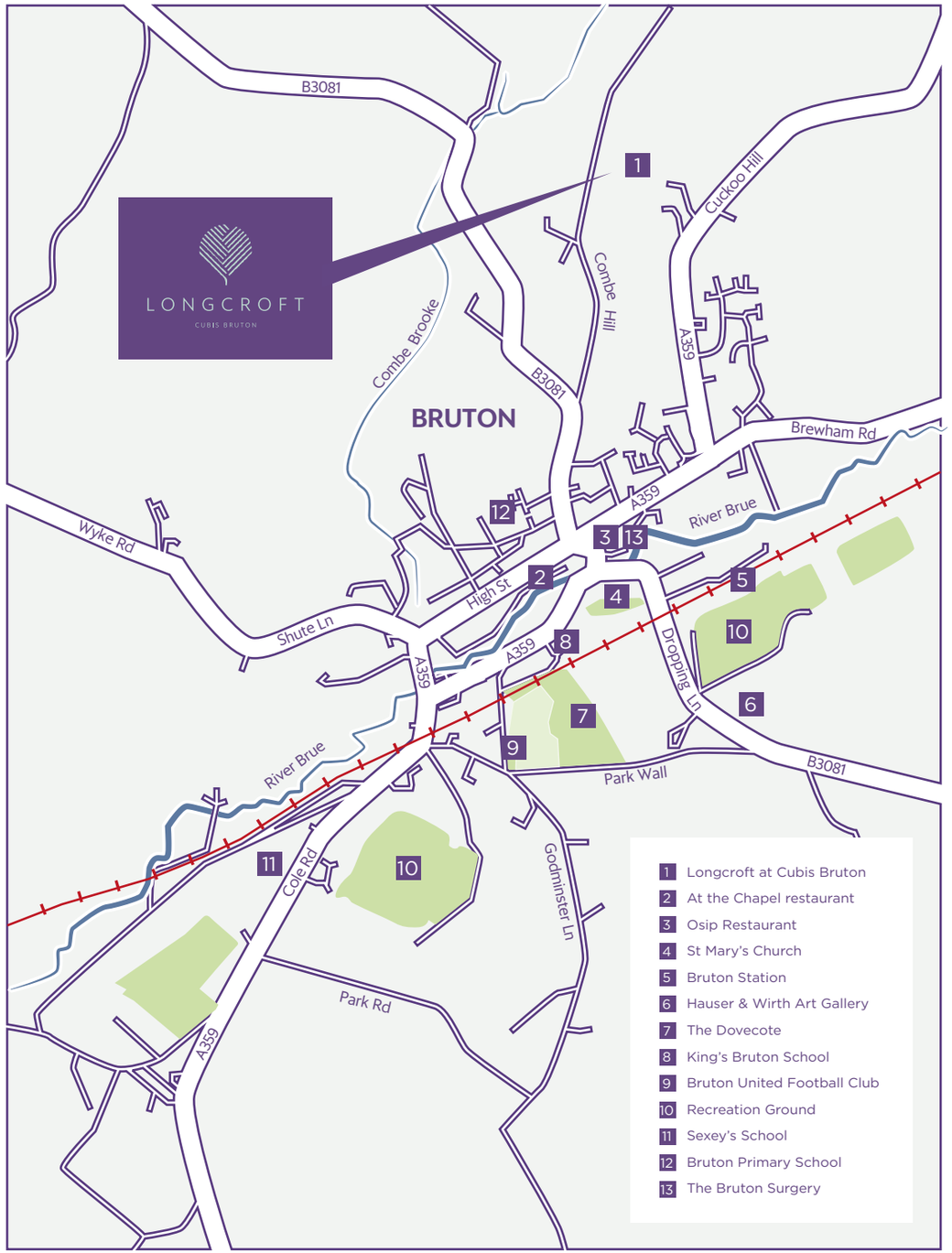
**Sexey's School, Bruton**
Co-ed state boarding and day school

**Bruton Primary School**
State day school 4-11 yrs








# Idyllic Location

Bruton is perfectly situated between Frome and Wincanton, and is well served by transport links to reach the surrounding areas and the rest of the country.

## ON FOOT

The Bruton Surgery - **14 mins**
High Street - **16 mins**
Bruton Primary School - **16 mins**
King's Bruton School - **17 mins**
Bruton Station - **20 mins**

## BY ROAD

Frome - **23 mins**
Yeovil - **32 mins**
Glastonbury - **35 mins**
Bath - **45 mins**
Bristol - **1 hr 10 mins**

## BY RAIL - FROM BRUTON*

Taunton - **40 mins**
Bath - **52 mins**
Exeter - **1 hr 2 mins**
Bristol - **1 hr 7 mins**
London Paddington - **1 hr 54 mins**
London Waterloo - **2 hrs 34 mins**

## BY RAIL - FROM CASTLE CARY**

London Paddington - **1 hr 37 mins**

** 5-minute drive from Longcroft*
*** 12-minute drive from Longcroft*
*Source: Google Maps and trainline.com*

# Phase 2

LONGCROFT

**3 BEDROOM HOUSES**
PLOTS: 12, 13, 14, 15, 30, 32, 33, 34

**4 BEDROOM HOUSES**
PLOTS: 29, 31

# Phase 3

(To *be released*)

LONGCROFT
CUBIS BRUTON

**3 BEDROOM HOUSES**
PLOTS: 23, 24, 25, 27, 28, 36, 37, 38, 39

**4 BEDROOM HOUSES**
PLOTS: 16, 17, 18, 19, 20, 21, 22, 26, 35

**AFFORDABLE HOUSING**
PLOTS: AH






The development layout is for illustrative purposes only. Plot positions, parking and landscape details can vary slightly during construction. All structural and landscape finishes are indicative only.





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# Specification

## KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop and upstands
  *(Colour choices available - dependant on build stage)*
- Under wall unit LED lighting
- Undermounted satin stainless steel sink with drainer grooves and mixer tap
- Range of Bosch integrated appliances to include:
- 70/30 fridge/freezer
- Built-in multifunction single oven
- Built-in microwave
- Induction hob
- Extractor fan
- Dishwasher
- Caesarstone splash-back behind hob

**To selected properties***

- Full size fridge and under-counter freezer
- Built-in wine cooler
- Elica downdraft hob

## UTILITY *(Where applicable)*

- Fitted units and Caesarstone worktop
- Space and plumbing for washing machine and dryer
- Stainless steel sink with mixer tap

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft-close seat, concealed cistern and dual flush plate
- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
- Wall-mounted taps
- Hand-shower set over bath
- Wall-mounted slim-line shower head
- Hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath/shower screen
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower

## HEATING, VENTILATION & HOT WATER

- Highly efficient hydrogen-blend ready gas combi-boiler
- Underfloor heating to ground floor
- Wall-mounted panel radiators to first floor
- Chrome heated towel rail to cloakroom, bathroom and en-suite
- Mechanical Ventilation Heat Recovery system
- Smart gas and electricity meter

## INTERIOR FINISHES

- Walls and ceilings painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

## ELECTRICAL FITTING AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- Sky TV aerial and data points to living room and master bedroom
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to living room and bedrooms
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches elsewhere
- External light to front entry and balcony/terrace
- White shaver sockets in bathroom and en-suite
- Photovoltaic (PV) Panels
- Pre-wiring for power storage battery (Sales upgrade)
- Telephone points to living room, kitchen and master bedroom
- Brushed stainless steel door bell



*See Sales Advisor for more details

## EXTERIOR WINDOWS & DOORS

- Over-sized front door with side light, spyhole and letter plate
- High-performance triple glazed windows and doors

## GARDEN

- Turf to rear garden
- Paving slabs to rear garden door
- External socket to paved area
- Cold water outside tap to paved area
- External light to rear garden

## BALCONIES & TERRACES *(Where applicable)*

- First floor terrace with glass balustrade
- Composite decking
- External light

## MATERIALS

- Material palette of natural stone, corten steel, timber cladding and render
- Aluminium rainwater goods

## PARKING

- Minimum of x2 spaces for every house
- Car port/garage to selected properties

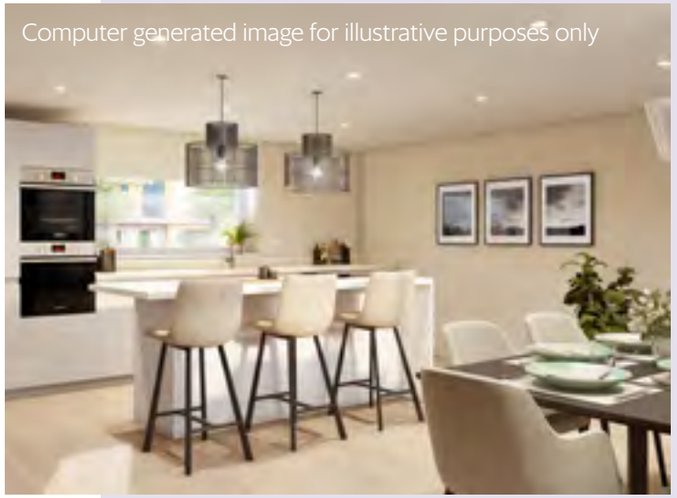
## LANDSCAPING

- Feature landscaping areas throughout development
- Central amenity space for residents' enjoyment

## SECURITY & PEACE OF MIND

- Multi-point locking system to front door
- Smoke detectors and carbon monoxide alarm
- 10 year ICW structural warranty
- Appointed local management company to maintain all communal areas,instruct maintenance contracts on communal facilities and manage lighting and landscaping


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*These details are intended to give a general indication of the development and housetypes and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These are believed to be correct but Acorn Property Group do not accept the liability whatsoever for any misrepresentation made either in these details or orally. 05/23*

# Our Philosophy

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive to, their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.



**50 Clifton Down Road**
**Bristol BS8 4AH**

For further information
**0117 244 0400**
**acornpropertygroup.org**

## Previous Acorn Developments



Cross Farm, Wedmore



The Old Printworks, Frome

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different by design

ACORN