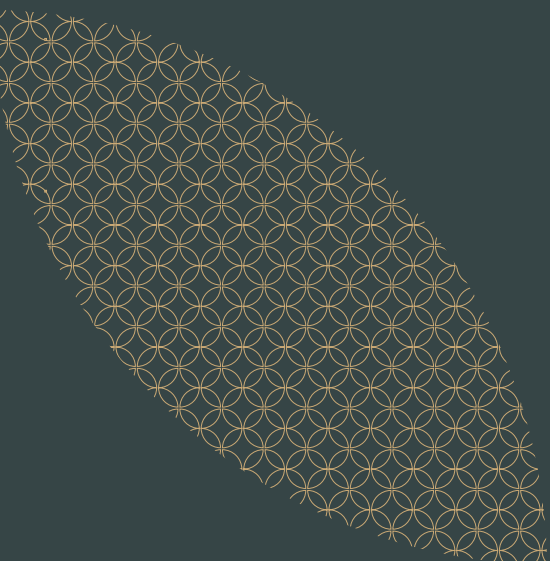




Roselyon

Par. Cornwall



LEGACY
PROPERTIES

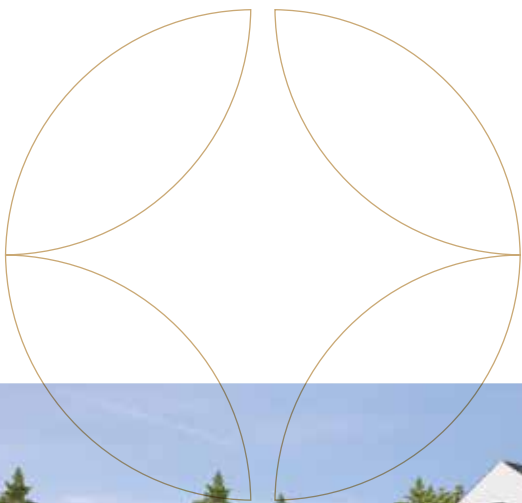


FEEL ON TOP
OF THE WORLD,
AT HOME.



1.0

Design-led Homes. Big Green Spaces. Natural Luxury.



Welcome to a home where contemporary living meets Cornwall's natural rhythm. Roselyon is Legacy Property's latest collection of 22 luxury homes, nestled in woodland on Cornwall's south coast. Thoughtfully crafted for modern family living, these three-, four-, and five-bedroom homes combine sustainability, space, and style, in a leafy setting just a mile from the beach.

Flow between indoor and outdoor areas, in a home where design-led architecture echoes the woodland setting. Bespoke craftsmanship prioritises roomy, light-filled living spaces. Large gardens and lush green spaces beckon you outside: Play in the meadow. Wander in the woodland. Socialise around the fire pit. Or head to the nearby beaches of the Cornish Riviera.

It's easy to live a low-impact lifestyle at Roselyon. Our high-spec homes are built with nature in mind. Sustainability comes as standard

- from larch cladding to air source heat pumps. Every detail is designed to maximise comfort and minimise energy use.

Set within private parkland in the village of Par, Roselyon offers the best of the coast, countryside and a well-connected community life. You've got schools, sports facilities, and shops on the doorstep, while it's a cinch to commute to the business hubs of Truro and St Austell, or skip to the water's edge of the Cornish Riviera.



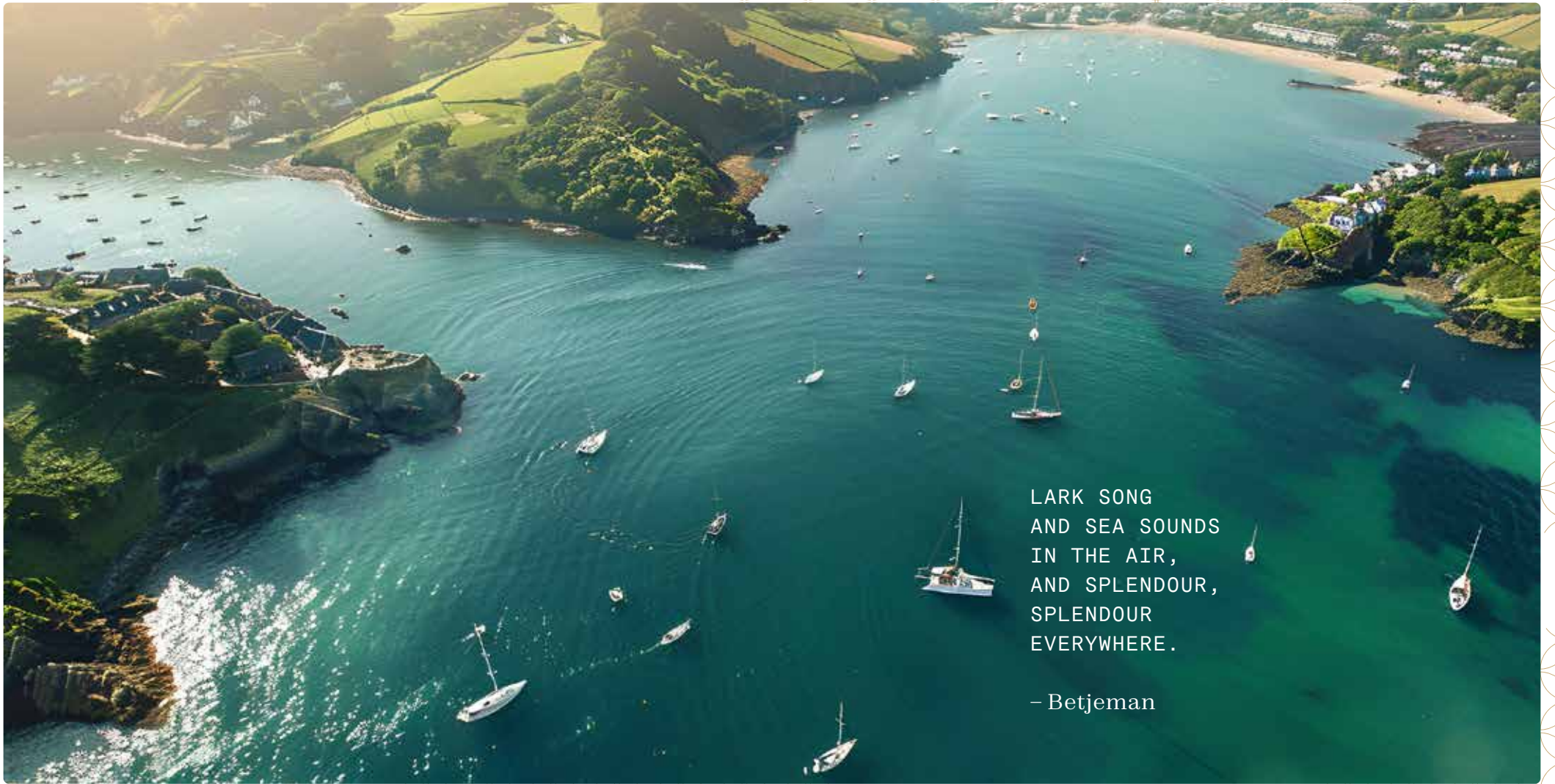


WAKE UP TO WOODLAND VIEWS.
PLAY IN THE PARKLAND.
HEAD TO THE BEACH.
SLIP INTO A LIFESTYLE
WHERE DESIGN MEETS NATURE.





5 Bedroom Homes



LARK SONG
AND SEA SOUNDS
IN THE AIR,
AND SPLENDOR,
SPLENDOR
EVERYWHERE .

– Betjeman

2.0

Par, A Village At The Center.

A PLACE WHERE COMMUNITY
LIFE, COASTAL LIFE,
FAMILY LIFE AND YOUR LIFE,
FLOW TOGETHER.



Slip into modern family life that offers the perfect balance of seclusion and convenience. Roselyon is tucked away in nature, yet just moments from the heart of Par village and a thriving coastal community.

Roselyon's contemporary homes are beautifully finished in natural colours and materials that echo its woodland surroundings. But one step beyond the tree-line awaits a well-connected coastal community: Schools and shops. Transport links and timeless attractions. Beaches and business hubs.

Days at the beach are easy: Paddling and picnics at the sweeping Par Sands. Neighbouring Carlyon Bay for foodie pop-ups and dining with your toes in the sand. Paddleboarding, sailing and watersports galore at nearby Polkerris. Tall ships and coastal strolls at historic Charlestown. Then just beyond the beaches, the enchanting Luxulyan Valley unfolds, threaded with the Par River and remnants of Cornwall's industrial past.

Par itself offers bucketfuls of family fun. From an athletics track and all-weather days out at KidzWorld, to the nearby attractions of the Eden Project and the Lost Gardens of Heligan. The train station offers direct links to Truro, St Austell, and London, so it's a cinch to do city life, too.

Roselyon is more than a place to live. It's a lifestyle. A home where modern life connects effortlessly with Cornwall's natural heritage.



3.0

Connected to Cornwall, the Coast, the City and Beyond...

At Roselyon you can make the most of family life rooted in nature, with easy access to the rest of Cornwall and beyond. Surrounded by expansive green spaces and woodland, it's easy to forget how well connected you are to the coast, cities and beyond. While it's less than a mile to the shoreline and the carefree coastal life, a web of transport links bring the rest of Cornwall and the UK closer to Roselyon than you think.

By Car

Roselyon is just a mile from the A390, Cornwall's key commuter route, providing easy access to St Austell, Truro, Newquay, Falmouth and Plymouth. The harbour town of Fowey is just a 10-minute drive away, while the cobbled streets, cathedral spire and cosmopolitan vibes of Truro city are 30-40 minutes' drive.

By Train

Par's mainline train station makes it easy to ditch the car and get wherever you need to go. Hop aboard direct services to Bodmin, Penzance, Exeter, Bristol, London Paddington and the North. Or you might just fancy a day out by train to Truro or Newquay.

By Plane

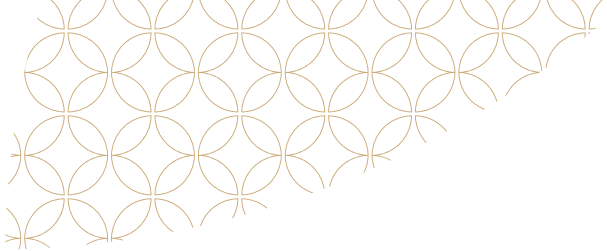
London and the rest of Europe is at your fingertips from Roselyon, with Newquay Cornwall Airport just 18 miles away. Fly direct to Ireland, Scotland, London, Germany, Spain and Portugal, whether it's business or leisure that beckons you skyward.



LOCATIONS

Charlestown	3.5 miles	Bodmin	10 miles
Carlyon Bay	3.5 miles	Truro	19 miles
St Austell	4.5 miles	Newquay Airport	18 miles
Fowey	5 miles		

*Distances and times quoted are approximate guides.





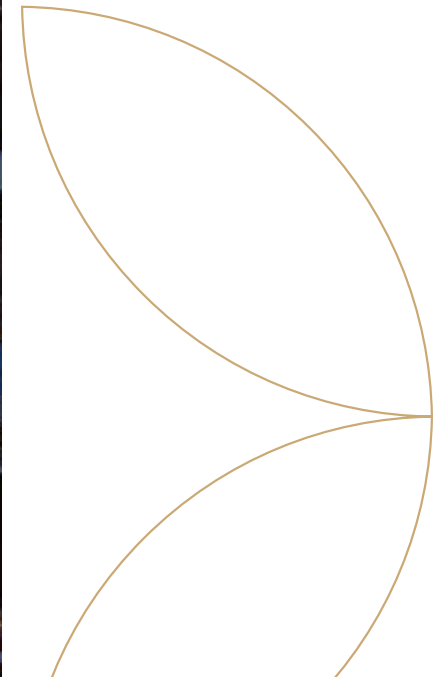


Eden Project



Lantic Bay

BEACH DAY OR WORKDAY.
COUNTRY LIFE OR CITY LIFE.
YOUR LIFE, YOUR WAY.



4.0

A Breath of Fresh Air

AT ROSELYON, STAYING ACTIVE IS EFFORTLESS - ON THE WATER, IN THE COUNTRYSIDE, OR SOMEWHERE IN BETWEEN.

Slip into Cornwall's healthy, outdoor lifestyle, that goes hand-in-hand with a vibrant social scene.

Breathe fresh sea air on a stroll along nearby Par Sands, or feel the rush of saltwater when you try the popular local sport of kitesurfing. A short drive, or a long stomp along the South West Coast Path takes you to Polkerris Beach, where you can castaway on a paddleboard, kayak or sailing boat; or just get a taste for the coast in one of the beachfront eateries.

Strike out on foot to Gribben Head, or deep into the Luxulyan Valley, losing yourself in landscapes that inspired Daphne Du Maurier and other authors. If you're looking for a hobby or a lifestyle change, tee off with sea views at Carlyon Golf Course, run off steam at the athletics track and hit the Clay Trails cycle routes. At Roselyon, staying active is effortless - on the water, in the countryside, or somewhere in between.





Where Land and Sea Come to Life

Roselyon offers a gateway to the best of South Cornwall. Open your door to a landscape rich in history, culture, and adventure. Here are just a few of our favourite places you can enjoy easy access to from Par:

- **Fowey**, for bookshop browsing, waterside dining and lazy days on the river.
- **Charlestown Harbour**, for maritime history, tall ships and Hollywood film set strolls.
- **The Eden Project**, for its tropical biomes, live summer music, and winter ice skating.
- **The Lost Gardens of Heligan**, for seasonal events and family days out in nature.
- **St Catherine's Castle**, for English Heritage and estuary views.
- **Menabilly**, for following the footsteps of Daphne du Maurier, and rousing your muse.

From world-class attractions to hidden gems, here you can enjoy Cornish living at its finest.

5.0

Why Buy a Legacy Property?

You'll enjoy all the benefits of owning a brand new Legacy Properties home, built by our award-winning team.

Legacy-built homes are meticulously planned with high-quality fixtures and fittings, clean lines and contemporary designs.

- Every Legacy home comes with our own 2 year warranty and a ten-year Premier Warranty, removing the need for a structural survey and giving you complete peace of mind.
- Buying a new home gives you a blank canvas on which to stamp your personal style. We offer a range of finishes choices to help you to create your unique home
- New homes are low maintenance and designed for modern living.
- New properties enjoy lower running costs. With higher levels of thermal insulation and

energy efficient heating systems, new homes are cosy and warm up more quickly.

- All appliances, fixtures and fittings are brand new. Appliances are highly energy-efficient and under warranty.
- Legacy homes benefit from increased security; all doors and windows incorporate state of the art locks and security, including security doorbells.
- Legacy offers a comprehensive customer care service.





6.0 Experience a Legacy Property

Our passionate and experienced team has been creating beautiful, luxurious modern living spaces in the UK's most sought-after locations for more than 15 years. Legacy Properties is a premium house builder with an impressive portfolio of award winning developments.

Channelling our passion, expertise and determination to deliver the highest standard new living spaces, we create design-led, contemporary, luxury family homes.

We manage every build from start to finish with meticulous attention to detail, from concept and planning through to completion and handover, ensuring our trademark build quality and attention to detail.

Design

We work tirelessly to ensure we achieve the highest quality architecture and craftsmanship

for which Legacy is renowned. To ensure our rigorous design standards are maintained, our Design team work seamlessly with our award winning architects to maximise indoor and outdoor living space to create homes which are aesthetically beautiful and practical for everyday life.

Construction

The Legacy Construction team ensures an unrivalled level of build quality. Applying our wealth of construction experience ensures we deliver homes to last a lifetime every time. From concept to completion, our expert site managers and their specially-selected construction teams take personal pride in delivering the highest quality homes at all our developments.





Customer Care

We understand that purchasing a new home can be stressful, which is why we try and make the process as smooth and enjoyable as possible.

Once you reserve a Legacy home, we work behind the scenes to ensure information is passed quickly to your solicitor to ensure a smooth exchange of contracts. When exchanged we regularly keep you updated on build progress through to handing you the keys to your new home.

Before completion our focus is to make sure everything is ready for you to move straight in, it is important to us that you are happy with your new home which is why we have a stringent quality checking process. You won't receive your keys until we are satisfied all of our quality standards have been met.

A full homeowner welcome pack will be provided when you move in along with an in-depth handover of your property so you have everything you need for a stress-free move. We also provide an after-care service and are on hand to answer any questions or queries you might have about your new home while you are settling in and enjoying your new home.

OUR PASSIONATE AND EXPERIENCED TEAM HAS BEEN CREATING BEAUTIFUL, LUXURIOUS MODERN LIVING SPACES IN THE UK'S MOST SOUGHT-AFTER LOCATIONS FOR MORE THAN 15 YEARS.





Roselyon Sitemap

BIG GREEN SPACES AND
A NATURAL PLAYGROUND
BOUND IN WOODLAND.

Nestled in private woodland and parkland, Roselyon's leafy site feels far removed from the village life and coastal connections beyond its tree line. A long driveway takes you deep into a peaceful, elevated setting, where each plot commands its own private space. Wake up to birdsong and rolling countryside views, and step out into communal gardens and woodland that beckon you into a natural playground made for outdoor adventures, meadow walks and sociable evenings around the fire pit.

Enjoy your space, and shared spaces. Or step outside of the trees to Cornwall's coast, community and countryside.



Key

-  3 Bedroom Homes
Plots 10, 11
-  4 Bedroom Semi & Detached Homes
Plots 5-9, 12, 13, 15-1
-  4 Bedroom Semi with Garage
Plots 19-22
-  5 Bedroom Detached Homes
Plots 1-4, 14



*Please note, the development plan above is an illustration only and might not accurately depict final materials, landscaping or street lighting. Legacy Properties reserves the right to amend the layout and specification as necessary. Please speak to our Sales Advisor for more details.

8.0

Beautiful Inside And Out

Need more space for your growing family? Want to live in greener surroundings? Or are you looking for your forever home? Roselyon's three-, four- and five-bedroom houses nestled in woodland and parkland, offer spacious surroundings for all types of home seekers.

And it's far from the location that's your calling card to make home here. Meticulous planning and careful design has gone into every detail of our beautiful homes. From natural cladding and colour schemes that echo the lush surroundings, to high-spec interiors and sustainable craftsmanship that nod to the environment.

Each home is decked out for you to slip seamlessly into modern life, with little luxuries such as Neff appliances, integrated bluetooth speakers and EV car chargers. Large living areas, patio doors and private gardens create spaces flooded with natural light, while stylish bathroom suites, air source heat pumps and quality trimmings ensure every room feels that little bit luxurious.





EACH HOME IS DECKED OUT FOR YOU TO SLIP SEAMLESSLY INTO MODERN LIFE, WITH LITTLE LUXURIES SUCH AS NEFF APPLIANCES, INTEGRATED BLUETOOTH SPEAKERS AND EV CAR CHARGER...







Finishing Touches



Kitchen & Utility

- British-built contemporary kitchen
- Choice of luxury laminate worktops & splashbacks*
- Blanco stainless steel sink with chrome tap
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Neff appliances to include:
 - Built in multi-function oven
 - Four zone induction hob

Bathrooms & Ensuites

- A choice of quality tiles in bathrooms and en-suites*
- Quality contemporary Amera sanitaryware
- Chrome Amera mixer taps, large rainwater shower head and hand shower
- Heated chrome towel rails
- Low-level automatic courtesy lighting

Interior Finishes

- Hand painted internal doors with brushed chrome fixtures and fittings
- Oversized skirting detail
- Walls decorated in contemporary 'Ash White'

Heating & Electrical System

- Highly efficient 'air source heat pump' with stored water cylinder
- Thermostatically controlled radiators in all rooms
- LED downlights in the hallway, kitchen, bathrooms and utility
- Pendant lighting in all other rooms
- BT points in the under-stair cupboard/utility and lounge
- Pre-wired for fibre broadband

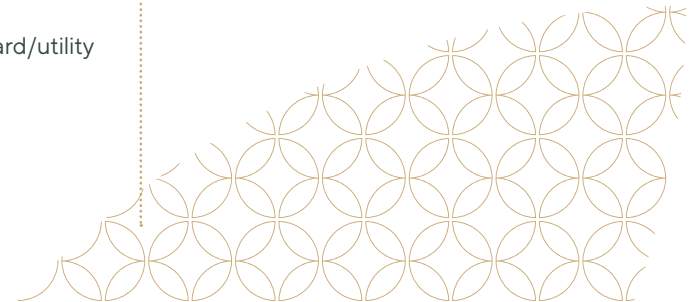
External Finishes

- Low level bollard lighting to the estate roads
- Stylish Anthracite grey front door with brushed stainless fixtures and fittings
- Anthracite grey PVCu high-performance double-glazed windows
- French doors leading to the patio and garden
- Paved patio to the garden with turfed private lawn areas
- Lighting to the front and rear of homes
- 7kw EV charging unit
- External cold tap
- Gravel driveways and paths

Construction & Peace Of Mind

- Traditional masonry construction
- Contemporary roof tiles to all homes
- Painted exterior render
- Quality Anthracite grey gutters and downpipes
- Natural Timber cladding
- 10-year Premier Warranty
- 2-year Legacy warranty

*Subject to build stage





10.0

3 Bedroom Semi-Detached

PLOTS 10, 11

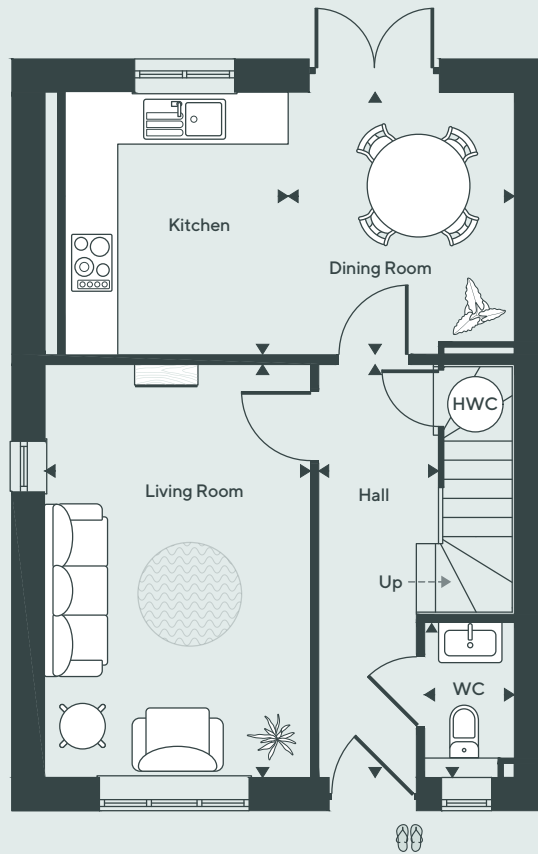


Ideal for growing families, small families or couples that like a little extra room, our spacious 3 bedroom homes fuse design-led style with exceptional everyday functionality.

These feature one master bedroom with a luxury en suite bathroom, plus two further double bedrooms and a large family bathroom with quality tiles, heated chrome towel rails, chrome Amera mixer taps and a large fitted mirror. The large kitchen and dining room opens out to your private, lawned garden, while the sitting room is a separate space where you can squirrel away from movies.

All of our properties come with a gravel driveway for two cars.

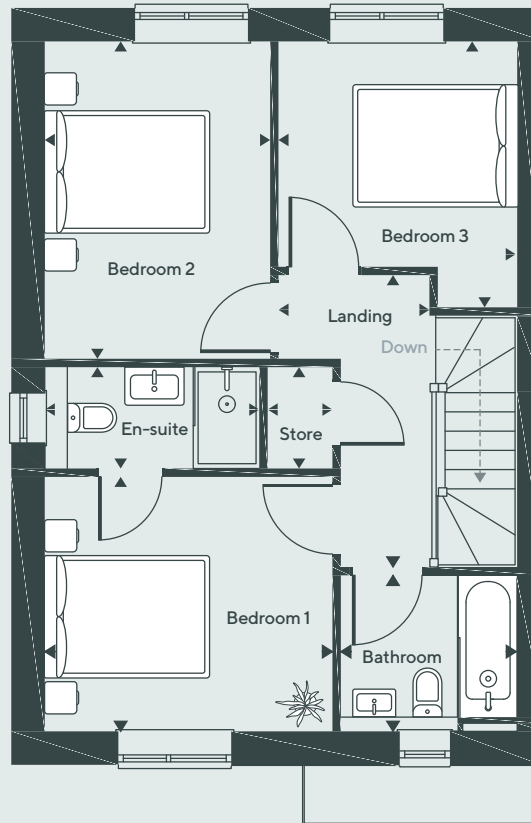
All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



GROUND FLOOR

Kitchen	3.2 x 3.15m	10'4" x 10'3"
Dining	2.4 x 3.15m	7'9" x 10'3"
Living	3.2 x 4.97m	10'5" x 16'3"
WC	1.08 x 1.87m	3'5" x 6'1"
Hall	1.44 x 4.97m	4'9" x 16'3"

*Plot 10 side living room window omitted. Plots may be handed.



FIRST FLOOR

Bedroom 1	3.44 x 3.04m	11'3" x 10'0"
Bedroom 2	2.7 x 3.79m	8'9" x 12'4"
Bedroom 3	2.84 x 3.18m	9'3" x 10'4"
Bathroom	2.1 x 1.87m	6'9" x 6'1"
Landing	1.81 x 3.49m	5'9" x 11'5"
En-Suite	2.57 x 1.21m	8'4" x 3'10"
Store	0.78 x 1.21m	2'6" x 3'10"

*Plot 10 ensuite window omitted. Plots may be handed.

10.1

4 Bedroom Semi & Detached

PLOTS 5-6, 12-13, 15-18



Enjoy space and luxury in a 4 double-bedroom home, boasting more than 1400sq ft over three floors.

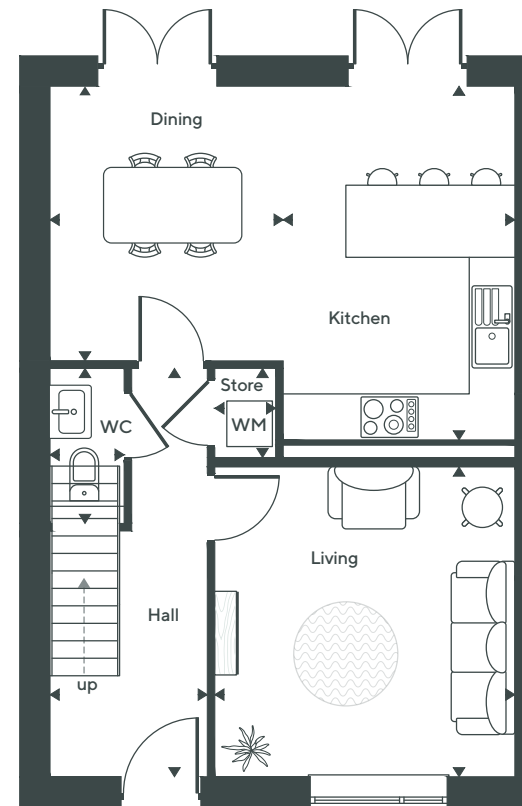
The highlight is the entire top-floor master suite, flooded with light and woodland views through floor-to-ceiling velux windows, with a stylish ensuite featuring a double basin and large shower.

Natural light permeates every room, and a large open-plan kitchen with a breakfast bar leads onto the garden, making it easy to gather for family meals and slip into your private

outdoor space. If you want to squirrel away for some peace and quiet, hunker in the separate sitting room for family movie nights and cosy nights in.

All of our properties come with a gravel driveway for two cars.

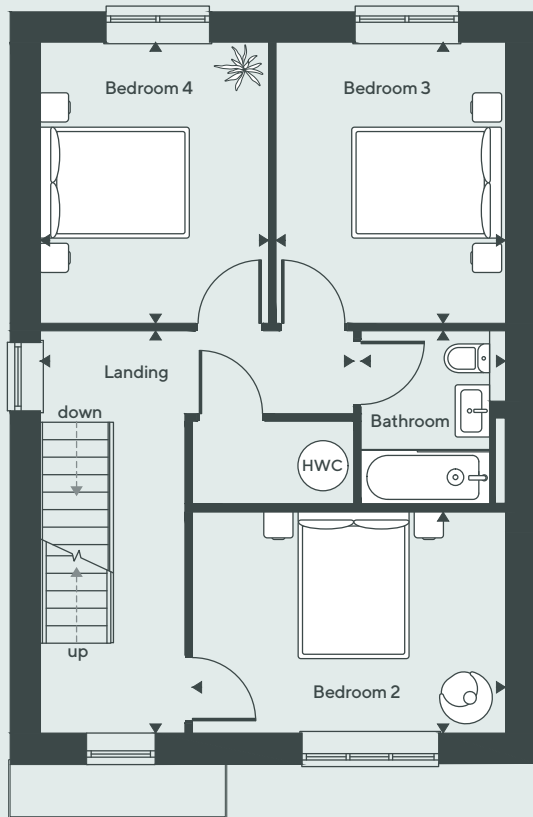
All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



GROUND FLOOR

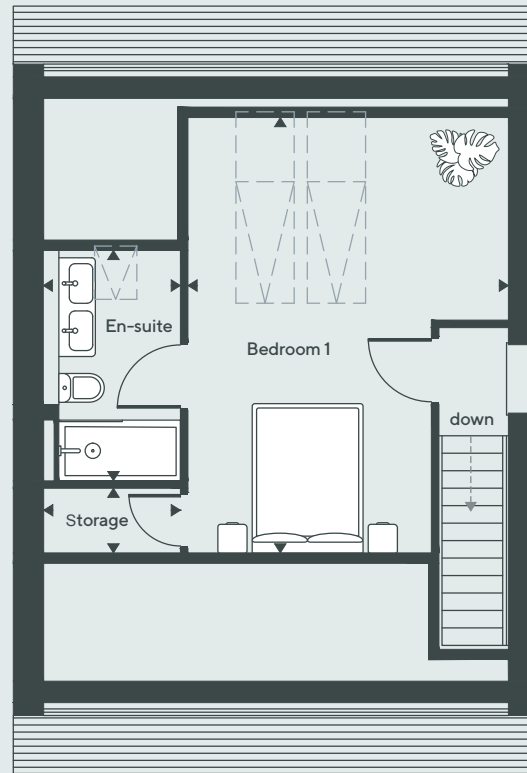
Kitchen	3.05 x 4.66m	10'0" x 15'3"
Dining	3.07 x 3.62m	10'1" x 11'9"
Living	3.95 x 4.08m	12'10" x 13'4"
WC	0.97 x 2.04m	3'2" x 6'7"
Hall	2.07 x 5.38m	6'8" x 17'7"
Store	0.81 x 1.17m	2'7" x 3'8"

*Plot 6, 8 window variations. Plots may be handed.



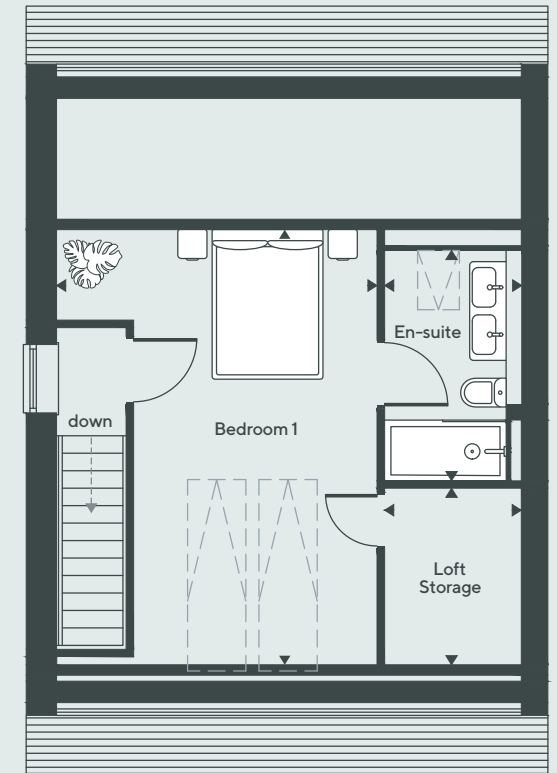
FIRST FLOOR

Bedroom 2	4.12 x 2.91m	13'6" x 9'6"
Bedroom 3	3.02 x 3.7m	9'9" x 12'1"
Bedroom 4	3.0 x 3.7m	9'8" x 12'1"
Bathroom	1.9 x 2.27m	6'2" x 7'4"
Landing	4.12 x 5.29m	13'6" x 17'3"



SECOND FLOOR

Bedroom 1	4.22 x 5.73m	13'8" x 18'8"
En-Suite	1.81 x 3.03m	5'9" x 9'9"
Storage	1.8 x 0.85m	5'9" x 2'8"



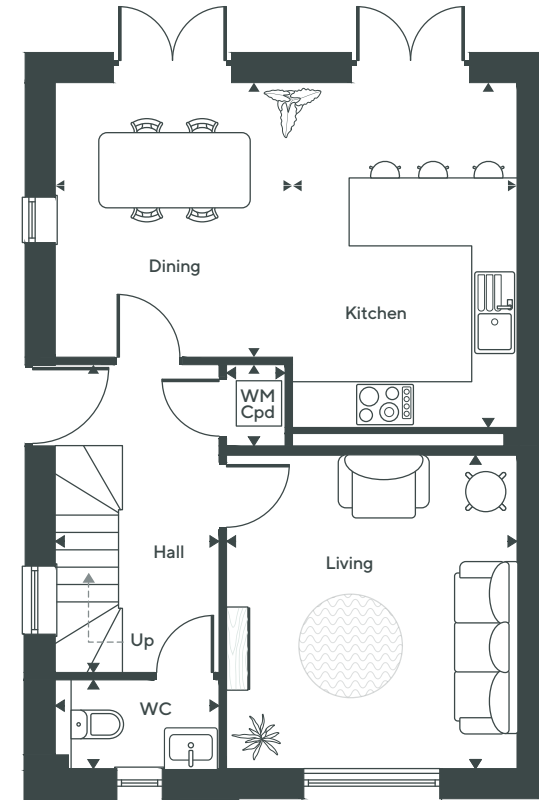
SECOND FLOOR [PLOT 12-13,17-18]

Bedroom 1	4.22 x 5.73m	13'8" x 18'8"
En-Suite	1.81 x 3.03m	5'9" x 9'9"
Storage	1.8 x 2.33m	5'9" x 7'6"

*Plot 5, 6, 13, 18 window variations. Plots may be handed.

10.2 4 Bedroom Semi-Detached with Garage

PLOTS 19-22



Enjoy space and luxury in a 4 double-bedroom home, boasting more than 1400sq ft over three floors.

The highlight is the entire top-floor master suite, flooded with light and woodland views through floor-to-ceiling velux windows, with a stylish ensuite featuring a double basin and large shower.

Natural light permeates every room, and a large open-plan kitchen with a breakfast bar leads onto the garden, making it easy to gather for family meals and slip into your private

outdoor space. If you want to squirrel away for some peace and quiet, hunker in the separate sitting room for family movie nights and cosy nights in.

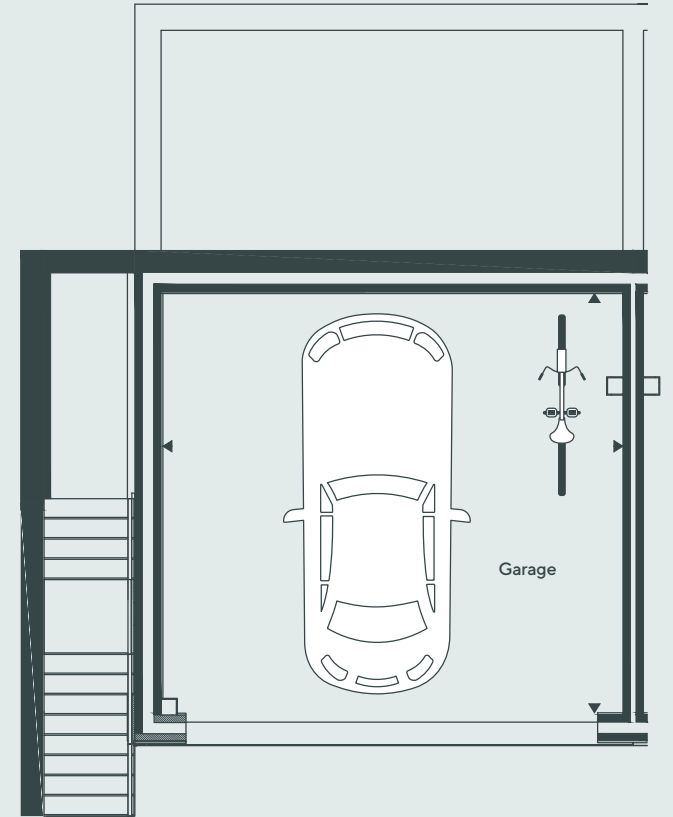
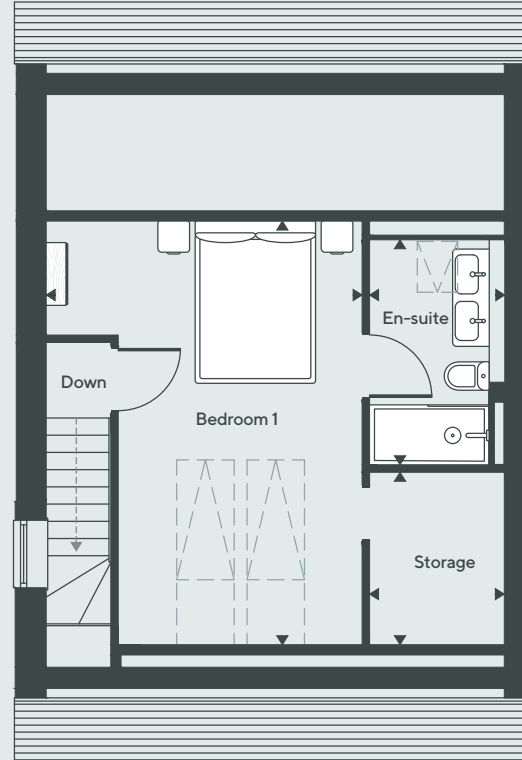
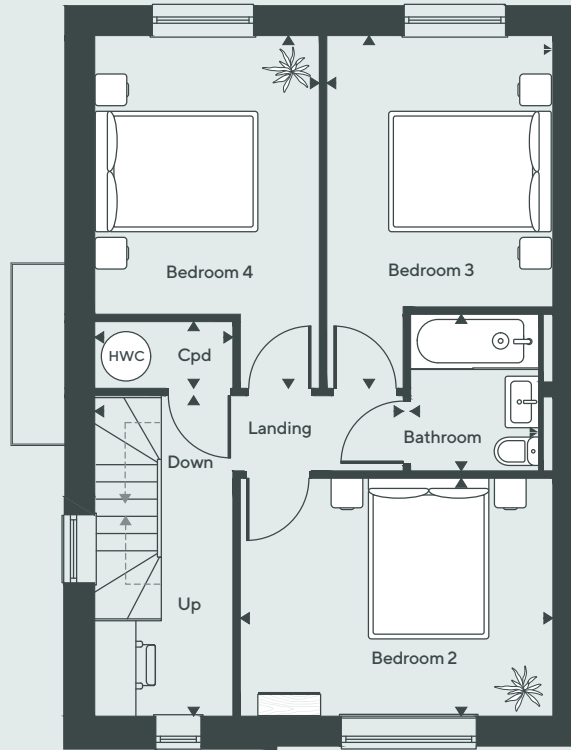
All of our properties come with a block paved driveway for two cars.

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.

GROUND FLOOR

Kitchen	2.98 x 4.80m	9'8" x 15'7"
Dining	3.15 x 3.64m	10'3" x 11'9"
Living	3.85 x 4.15m	12'6" x 13'6"
CPD	0.8 x 1.08m	2'6" x 3'5"
Hall	2.17 x 4.08m	7'1" x 13'4"
WC	2.17 x 1.18m	7'1" x 3'9"

*Plot 20, 21 window variations. Plots may be handed.



FIRST FLOOR

Bedroom 2	4.17 x 3.18m	13'7" x 10'4"
Bedroom 3	3.02 x 4.71m	9'9" x 15'5"
Bedroom 4	3.0 x 4.71m	9'9" x 15'5"
Bathroom	1.71 x 2.09m	5'6" x 6'9"
Landing	4.12 x 4.28m	13'5" x 14'0"
CPD	1.84 x 0.89m	6'0" x 2'9"

SECOND FLOOR

Bedroom 1	4.22 x 5.66m	13'8" x 18'6"
En-Suite	1.8 x 3.0m	5'9" x 9'9"
Storage	1.8 x 2.30m	5'9" x 7'5"

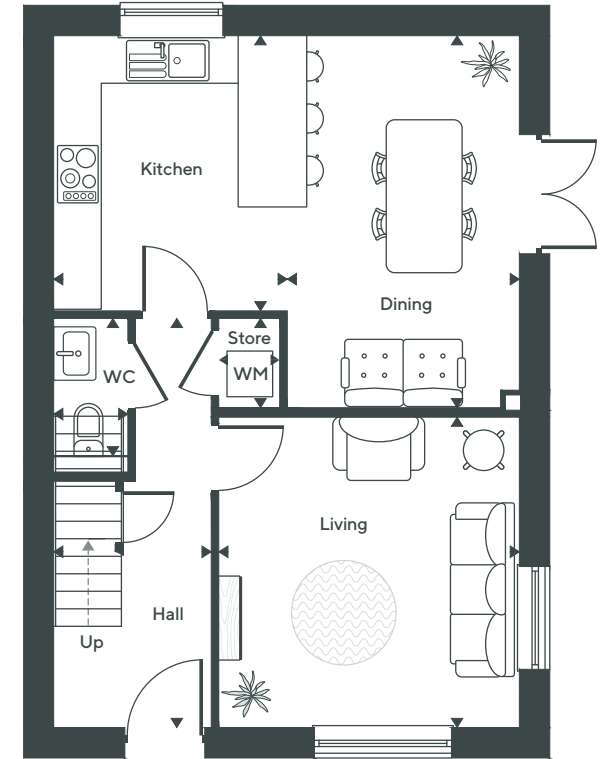
GARAGE

Garage	6.1 x 6.0m	20'0" x 19'7"
--------	------------	---------------

*Plot 20, 21 window variations. Plots may be handed.

10.3 4 Bedroom Detached

PLOTS 7-9



Enjoy space and luxury in a 4 double-bedroom home, boasting more than 1400sq ft over three floors.

The highlight is the entire top-floor master suite, flooded with light and woodland views through floor-to-ceiling velux windows, with a stylish ensuite featuring a double basin and large shower.

Natural light permeates every room, and a large open-plan kitchen with a breakfast bar leads onto the garden, making it easy to gather for family meals and slip into your private

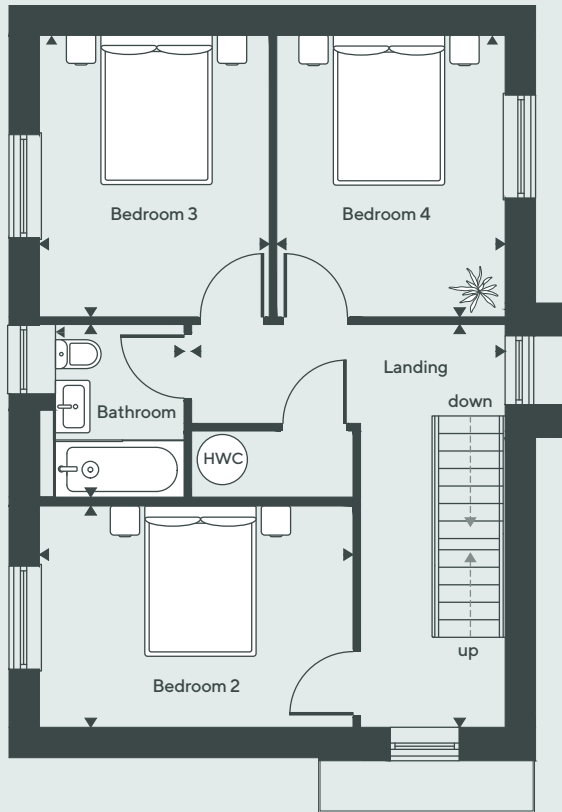
outdoor space. If you want to squirrel away for some peace and quiet, hunker in the separate sitting room for family movie nights and cosy nights in.

All of our properties come with a gravel driveway for two cars.

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.

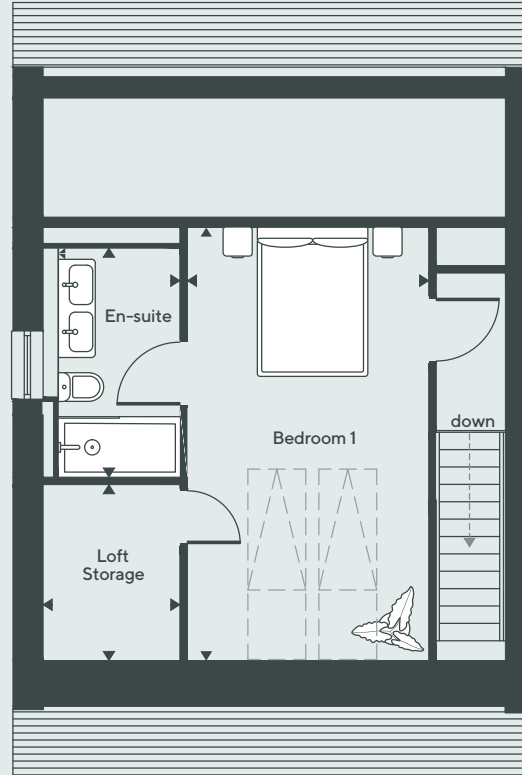
GROUND FLOOR

Kitchen	3.07 x 3.62m	10'1" x 11'9"
Dining	3.05 x 4.89m	10'0" x 16'0"
Living	3.95 x 4.08m	12'10" x 13'4"
Hall	2.07 x 5.38m	6'8" x 17'7"
WC	0.98 x 1.8m	3'2" x 5'9"
Store	0.8 x 1.17m	2'6" x 3'8"



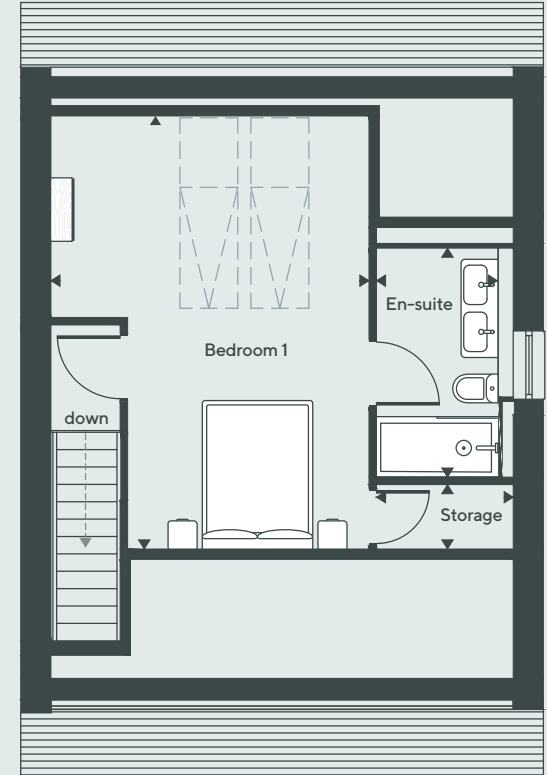
FIRST FLOOR

Bedroom 2	4.12 x 2.91m	13'5" x 9'5"
Bedroom 3	3.02 x 3.7m	9'9" x 12'1"
Bedroom 4	3.0 x 3.7m	9'9" x 12'1"
Bathroom	1.69 x 2.27m	5'5" x 7'4"
Landing	4.12 x 5.3m	13'5" x 17'4"



SECOND FLOOR

Bedroom 1	3.19 x 5.73m	10'5" x 18'8"
En-Suite	1.81 x 3.3m	5'9" x 10'8"
Storage	1.81 x 2.33m	5'9" x 7'6"



SECOND FLOOR [PLOT 9]

Bedroom 1	4.21 x 5.73m	13'8" x 18'8"
En-Suite	1.81 x 3.3m	5'9" x 10'8"
Storage	1.81 x 0.85m	5'9" x 2'8"

*Plot 9 window variations. Plots may be handed.

10.4 5 Bedroom Detached

PLOTS 1-4



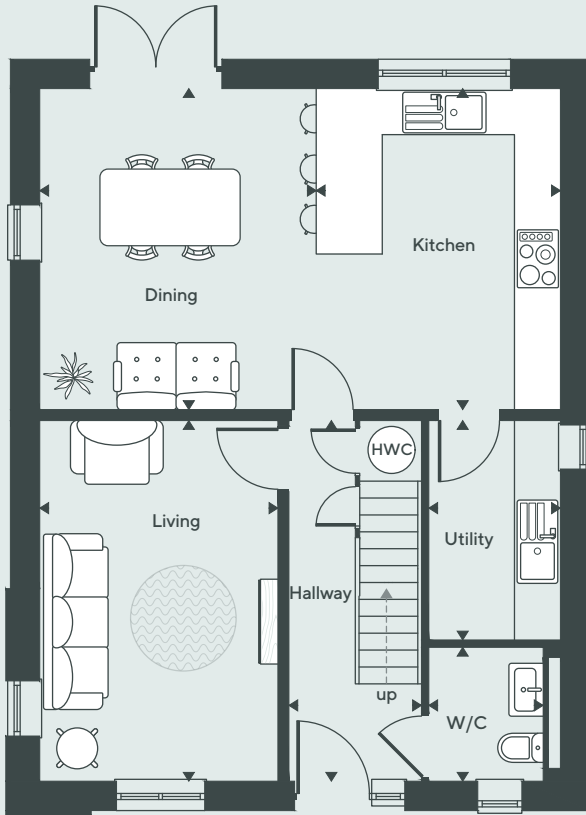
Offering maximum space for family life, our 5 double-bedroom homes boast more than 1700sq ft over three floors.

Natural light permeates every room, and a large open-plan kitchen with a breakfast bar leads onto the garden, making it easy to gather for family meals and slip into your private outdoor space. While the addition of a large utility room means that the outdoors doesn't literally come into your stylish living spaces. And if you prefer to squirrel away from the shared indoor spaces, hunker in the separate sitting room for family movie nights and cosy nights in.

The highlight of our 5-bedroom home is the huge top-floor master suite, flooded with light and woodland views through floor-to-ceiling velux windows, with a stylish ensuite featuring a double basin and large shower. As well as a family bathroom on the second floor, the guest bedroom also has its own en suite bathroom.

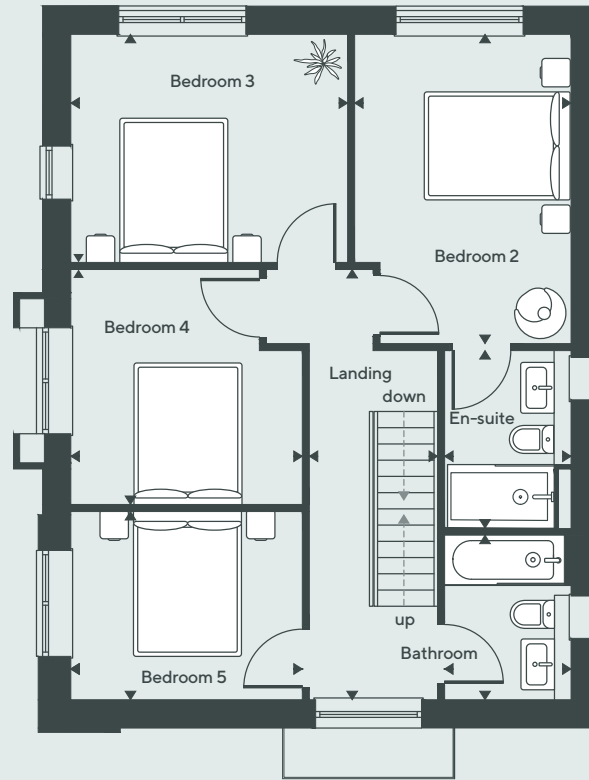
All of our properties come with a gravel driveway for two cars.

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



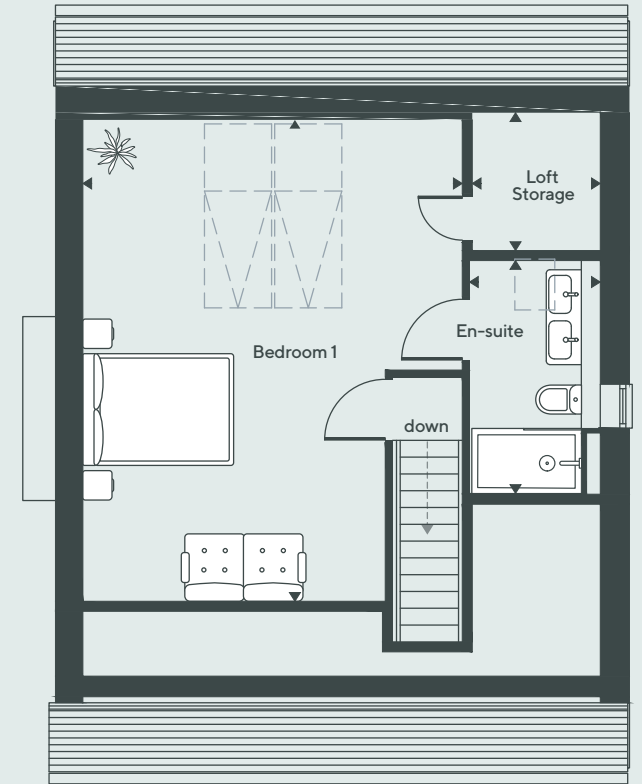
GROUND FLOOR

Kitchen	3.71 x 4.39m	12'2" x 14'4"
Dining	3.42 x 4.39m	11'2" x 14'4"
Living	3.24 x 4.91m	10'6" x 16'1"
Utility	1.79 x 2.99m	5'9" x 9'8"
Hall	1.80 x 4.91m	5'9" x 16'1"
WC	1.56 x 1.82m	5'1" x 5'10"



FIRST FLOOR

Bedroom 2	3.07 x 4.38m	10'1" x 14'4"
Bedroom 3	3.92 x 3.23m	12'9" x 10'6"
Bedroom 4	3.28 x 3.33m	10'8" x 10'9"
Bedroom 5	3.28 x 2.67m	10'8" x 8'8"
Bathroom	1.79 x 2.33m	5'9" x 7'6"
En-Suite	1.79 x 2.52m	5'9" x 8'3"
Landing	1.82 x 6.10m	5'10" x 20'0"

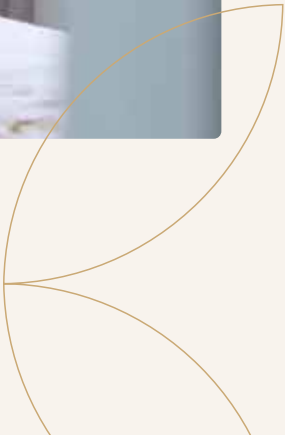


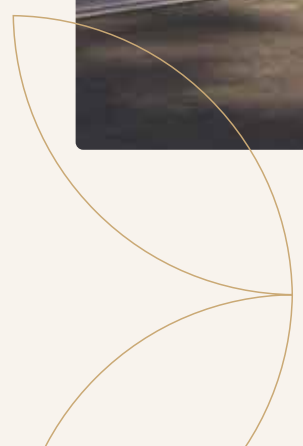
SECOND FLOOR

Bedroom 1	5.20 x 6.59m	17'1" x 21'6"
En-Suite	1.81 x 3.19m	5'9" x 10'5"
Storage	1.81 x 1.75m	5'9" x 5'7"

*Plot 1 window variations. Plots may be handed.

*Plot 1, 2 window variations. Plots may be handed.





11.0

Sustainable Living



As a **modern** builder of quality new homes and communities, we are passionate about reducing our impact on the environment, increasing the energy efficiency of our homes and minimising running costs.

We are committed to constantly evolving our homes to be the most energy efficient they can be through sourcing the most sustainable and efficient energy sources.

Our current homes are our most sustainable and energy efficient yet due to our passion for seeking out energy and sustainability innovation without compromising on the quality of your new home. All our homes are Highly rated, the best possible, for energy efficiency and low environmental impact.

We believe our responsibility building fine quality new homes includes thinking about the finer in all aspects of your home.

This includes: air source heat pumps delivering sustainable heating to efficient radiators, high levels of insulation and external EV ready power sockets.



WE ARE COMMITTED TO
CONSTANTLY EVOLVING
OUR HOMES TO BE THE
MOST ENERGY EFFICIENT
THEY CAN BE.

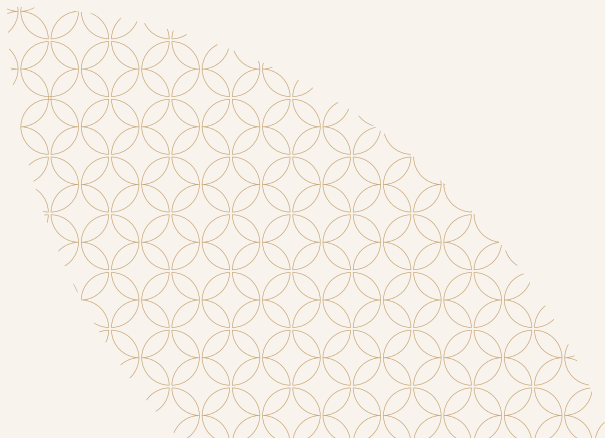




The Woodlands Development. The Gannel, Newquay



OUR PASSIONATE AND EXPERIENCED
TEAM HAS BEEN CREATING BEAUTIFUL,
LUXURIOUS MODERN LIVING SPACES
IN THE UK'S MOST SOUGHT-AFTER
LOCATIONS FOR MORE THAN 15 YEARS.



Our Customer Charter

Legacy Properties are committed to delivering a quality service, throughout the whole homebuying process and beyond. Our Customer Charter sets out our commitments to provide you with service, procedures, and information at appropriate stages during your purchase and beyond

- We will always confirm to the Consumer Code for Home Builders (“Consumer Code”)
 - We will give you a copy of our customer charter if you ask for one. We will automatically give you a copy if you reserve a property.
 - We will work to set procedures to meet the commitments we have stated in our customer charter.
 - We will train our staff to understand their responsibilities in our dealings with you and what the customer charter means for you.
 - We will give you the detailed pre-contract information you need to make an informed decision about buying the property.
 - We will let you know who to contact at every stage of your purchase; how we will deal with your questions; and any relevant choices and options you can consider.
 - We will give you health and safety advice to reduce, as far as possible, the risk of danger on the development site during construction and in the use of your home.
 - Our marketing and advertising will be clear and truthful. Our contract of sale terms and conditions will be clear and fair, and we will make clear to you your cancellation rights.
- We will give you reliable information about the Warranty provider’s cover and any other guarantees and warranties from which you may benefit.
 - We will give you reliable information about the timing of construction, legal completion, and handover of the property.
 - We will ensure that the functions and facilities of your new home are demonstrated to you prior to moving in
 - Our commitment to you does not end when you move in. We will inform you about the after sales service we provide and emergency services throughout the warranty period. We will explain these to you clearly and make sure you know who to contact.
 - We will tell you about our procedures for dealing with customer complaints, including the availability of any services that can help resolve complaints about warranties.
 - We will co-operate with appropriately qualified professional advisors you have appointed to help resolve disputes.

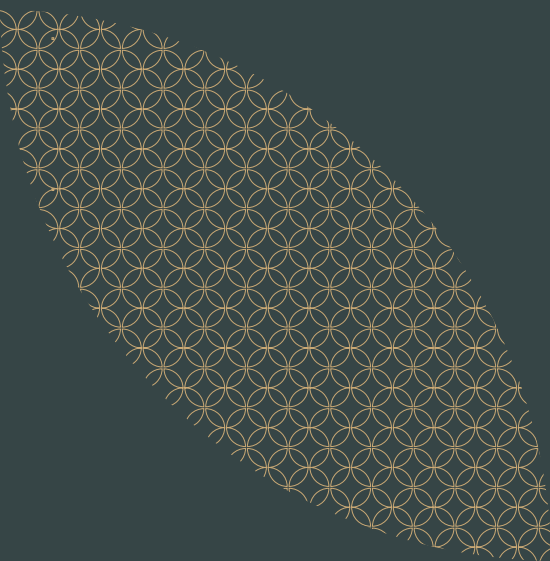


Roselyon Gardens
Par, PL24 2AB

E: roselyonsales@legacyproperties.co.uk
W: www.legacyproperties.co.uk

DISCLAIMER: These particulars are intended to give a fair and substantially correct overall description of for the guidance of intending purchasers and do not constitute part of, an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. No person in the employment of the selling agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating on behalf of Legacy Homes. Computer generated images (CGI's) are intended for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to your advisor for details. Floor plans and site plans are for identification

purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate and are scaled from plans prior to construction. No allowance has been made for the thickness of plaster boarding or skirtings. Dimensions may vary during the course of construction. They should not be relied upon to determine space for furniture, appliances or fitting carpets. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our sales office and we will check information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by an intending purchasers in inspecting properties that have been sold or withdrawn.



LEGACY
PROPERTIES