

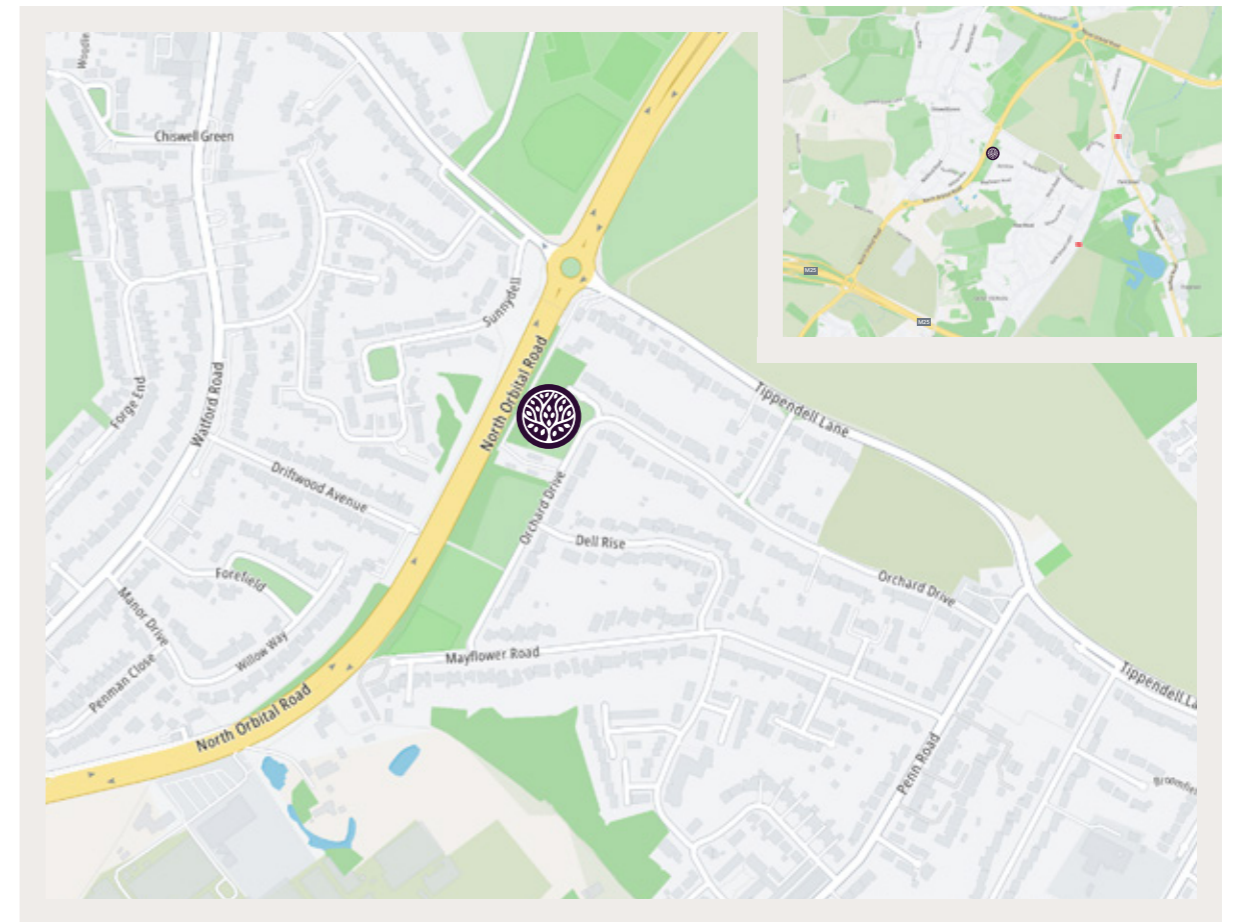
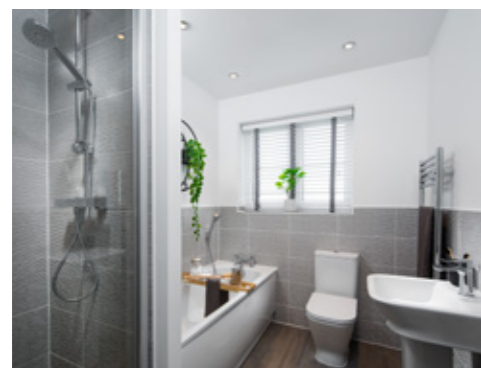


ORCHARD GARDENS
ST ALBANS

WELCOME TO ORCHARD GARDENS

Discover St Albans - Your Gateway to History, Nature, and Vibrant Living.

Welcome to St Albans, a city that effortlessly weaves together its storied past with the energy of modern life. Nestled just outside London, this charming destination is rich in history, culture, and natural beauty, offering the perfect backdrop for your new home. Whether you're a history enthusiast, a lover of the outdoors, or someone who craves lively city living, St Albans has something for everyone.



SHOP, EAT, STAY AND ENJOY

St Albans is a shopper's haven, brimming with independent boutiques and artisan stores. Stroll down French Row where historic buildings house quirky shops and cosy cafés. If you love the buzz of a traditional market, don't miss the famous Charter Market. Operating for over 1000 years, it's a treasure trove of handmade goods, fresh produce and unique finds. For foodies, St Albans offers an eclectic mix of dining options. From Michelin-starred restaurants to characterful pubs and family-friendly eateries, you'll find flavours to satisfy every craving.

Step into history

Few cities in England boast the rich heritage of St Albans. At its heart lies the awe-inspiring St Albans Cathedral, a masterpiece of Norman architecture and the oldest site of continuous Christian worship in the UK. Climb the Clock Tower, the only medieval belfry of its kind in England, for panoramic views of the city. Wander through the tranquil Abbey Gateway, a medieval structure that once guarded the entrance to the monastic precincts.

St Albans' Roman heritage is unmissable. Visit the fascinating Verulamium Museum, home to intricate mosaics and ancient artefacts, or walk in the footsteps of gladiators at the Roman Theatre, one of the best preserved examples in Britain. Nearby, marvel at the Roman Mosaic and Hypocaust, a testament to the city's rich Roman past.





Explore the great outdoors

Nature lovers will find endless opportunities to unwind in St Albans' beautiful green spaces. Verulamium Park, with its sprawling lawns, ornamental lakes and Roman ruins, is perfect for picnics, leisurely strolls and family outings. Venture to the magical Heartwood Forest, the largest continuous native forest in England, where wildflowers bloom and wildlife thrives.

For a more rustic escape, head to Nomansland Common, a historic heathland perfect for dog walks and outdoor adventures. The stunning Gorhambury Estate offers serene countryside views and a glimpse into Georgian England, with its grand mansion and open fields.

A city of hidden gems

St Albans is brimming with charming nooks and landmarks waiting to be discovered. Meander down Fishpool Street, where centuries old cottages and grand townhouses line the cobbled road. Visit Sopwell Nunnery, a romantic medieval ruin steeped in mystery and history. For aviation enthusiasts, the de Havilland Aircraft Museum is a must see, showcasing iconic planes like the Mosquito.

Bring the kids along to Willows Activity Farm, a delightful family attraction with petting zoos, play areas, and seasonal events. For a dose of community spirit, enjoy one of the city's vibrant festivals or live music events that bring locals and visitors together.

A lifestyle like no other

Life in St Albans is more than just a location, it's an experience. From its vibrant markets and historic streets to its expansive parks and thriving cultural scene, this city has it all. Whether you're exploring its Roman roots, indulging in its modern amenities, or simply savouring the serenity of its green spaces, St Albans offers the perfect balance of old and new. Make your home in St Albans, where every day feels like a story waiting to unfold.

TRANSPORT

St Albans boasts excellent transport links, making it a highly accessible location for both commuters and visitors. The city is well connected by rail, with St Albans City station providing frequent Thameslink services to London St Pancras in just 20 minutes, as well as direct routes to Gatwick and Luton Airports, Bedford and Brighton. Additionally, St Albans Abbey station offers a local service to Watford Junction, linking passengers to the West Coast Main Line and London Euston. These rail connections make St Albans a prime location for those working in London while enjoying the benefits of a historic and scenic city.

Road access is equally strong, with the M1, M25, and A1(M) motorways all within easy reach, providing convenient links to London, the Midlands and beyond. The city is also well served by local and regional bus routes connecting surrounding towns and villages, as well as regular services to London airports. For cyclists and pedestrians, St Albans features a growing network of cycle paths and walking routes, including the popular Alban Way, a scenic off-road path linking St Albans with Hatfield. With its comprehensive transport options, St Albans offers excellent accessibility for commuters, residents, and tourists alike.





EDUCATION

St Albans is renowned for its excellent schools, making it a highly desirable location for families. The city boasts a mix of outstanding state and independent schools, many of which achieve exceptional academic results.

Notable primary schools include St Alban & St Stephen Catholic Primary School, Bernards Heath Junior School and Garden Fields JMI School, all of which are rated highly by Ofsted. For secondary education, highly regarded options include St Albans Girls' School (STAGS), Beaumont School and Sandringham School, all of which have consistently strong GCSE and A-level results.

Additionally, St Albans is home to prestigious independent schools such as St Albans School and St Albans High School for Girls, offering outstanding education from primary through to sixth form.

Park Street C of E Primary School and Nursery - 15min walk, 4min by car
St. Alban & St. Stephen Catholic Primary School & Nursery - 12min by car, 35min by bus

St Albans Girls' School (STAGS) - 13min by car, 20min cycle

Garden Fields JMI - 12min by car

Beaumont Coed Secondary School - 13min by car

Oakwood Primary School - 13min by car

Fleetville Infant and Junior School - 13min by car

Bernards Heath Junior School - 14min by car

Sandringham Secondary School - 17min by car, 30min cycle

SITE PLAN

The Fernwood
Four bedroom home
Plots 18, 21 & 26

The Witham
Three bedroom home
Plots 19, 27, 28 & 30

The Maxwell
Four bedroom home
Plots 23 & 24

The Ripley
Three bedroom home
Plots 1 & 25

The Bromstone
Four bedroom home
Plots 3 & 4

The Bromstone B
Three bedroom home
Plots 2, 16, 17, 20 & 29

● Affordable Homes

Ⓥ Visitor Parking Ⓞ Garage Ⓜ RCP Refuse Collection Point Ⓧ TH Turning Head ⚡ Electric Vehicle Port

All housetype/plot sizes are approximate only. Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should speak with the Sales Representative to satisfy themselves such information is correct. Reference should be made to the conveyance plan for boundary treatments and land maintained by the management company.



WHY BUY NEW

Buying new means you won't have to go through the expensive and lengthy process of renovating. You can move into your new home at Orchard Gardens and enjoy the thoughtfully designed neutral decor until you put your own stamp onto it.

Designed for modern living, our homes are built using carefully selected materials. Not only that, but new homes with efficient central heating and good insulation are more cost effective to run when compared to second-hand homes. On average, energy bills for new homes is 55% cheaper, saving households hundreds of pounds on monthly running costs.

Brand new finishes and fittings

Everything you see will have just been installed, with stylish, modern fixtures and fittings. We offer a range of contemporary kitchens and tiles for you to choose from*. Plus comes with guarantees and warranties.

Appliances and technology

There will be no need for you to think about replacing dishwashers or showers, we'll install the latest energy efficient appliances, ready and waiting for you to use as soon as you move in.

A blank canvas

Replacing a previous owner's idea of 'interior design' can be a costly and time consuming process. Move into a brand new home at Orchard Gardens, and you'll have the perfect blank canvas waiting for you to make your home your own.

Included as standard in your new home

General

	The Fernwood	The Witham	The Maxwell	The Ripley	The Bromstone	The Bromstone B
Grained effect entrance door.	●	●	●	●	●	●
Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable). Party fencing 1.8m high close board panels.	●	●	●	●	●	●
Power and light to all garages, with up and over door.	●	●	●	●	●	●
White emulsion to walls.	●	●	●	●	●	●
All woodwork to be a white acrylic finish. Smooth ceilings throughout.	●	●	●	●	●	●
Gas-fired central heating.	●	●	●	●	●	●
Pressurised water system.	●	●	●	●	●	●
PVC-u double-glazed windows and French doors where applicable.	●	●	●	●	●	●
External water tap to rear elevations.	●	●	●	●	●	●
Front gardens turfed per the landscaping plan; rear gardens graded and rotovated.	●	●	●	●	●	●
Internal four-panel square top textured doors with chrome ironmongery.	●	●	●	●	●	●
10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.	●	●	●	●	●	●

Kitchen & utility appliances

Contemporary soft close kitchen units with work surfaces and matching upstands.	●	●	●	●	●	●
Integrated single oven with five burner gas hob and glass splashback.	●	●	●	●	●	●
Integrated dishwasher.	●	●	●	●	●	●
Integrated fridge freezer.	●	●	●	●	●	●
Integrated washing machine to kitchen or WC/utility.	●	●	●	●	●	●
White down lighters to all kitchens.	●	●	●	●	●	●

Bathroom & ensuites

Roca white sanitaryware with chrome fittings.	●	●	●	●	●	●
Porcelanosa ceramic wall tiles.	●	●	●	●	●	●
Recessed white downlighters.	●	●	●	●	●	●
Shaver sockets and chrome heated towel rails.	●	●	●	●	●	●

Electrical

Mains operated smoke, heat and carbon monoxide detectors.	●	●	●	●	●	●
Telephone and TV sockets in the lounge, principle bedroom, and additional rooms as shown on the floor plan.	●	●	●	●	●	●
Double switched power-points throughout.	●	●	●	●	●	●
Outlets for TV to be Satellite Digital with an FM point.	●	●	●	●	●	●
Combined telephone and RJ45 socket with Cat6 cabling for connection to fibre-optic broadband.	●	●	●	●	●	●
Un-switched fused spur to be provided for future installation of an alarm.	●	●	●	●	●	●
Globe type light fitting to all external entrance doors.	●	●	●	●	●	●
Electric vehicle charging points.	●	●	●	●	●	●
Photovoltaic solar panels.	●	●	●	●	●	●

Kitchen, ceramic tile and flooring choices will only be available subject to the stage of construction, in some instances, they will have already been pre-selected. Please ask the Sales Representative for further information.

ORCHARD GARDENS

The Fernwood

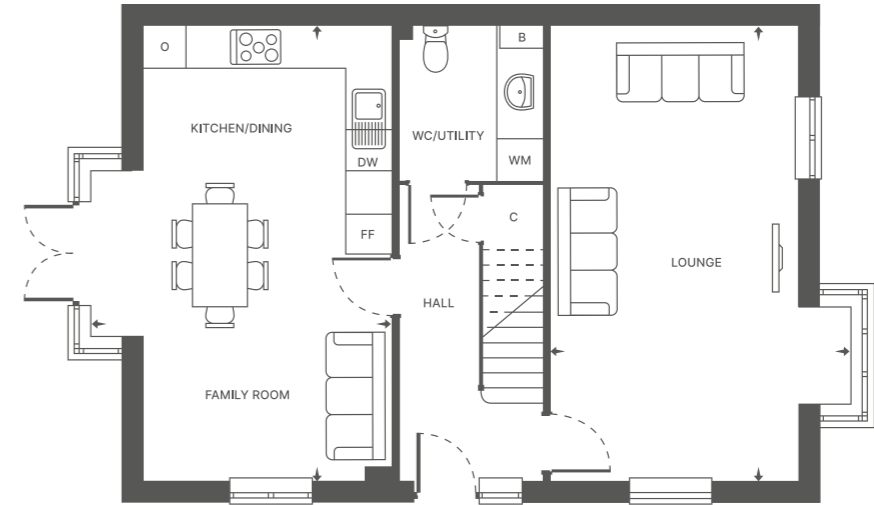


Plot: 18 illustrated

A dual aspect four-bedroom home with open plan kitchen/dining, family room and impressive 21ft. lounge with bay.

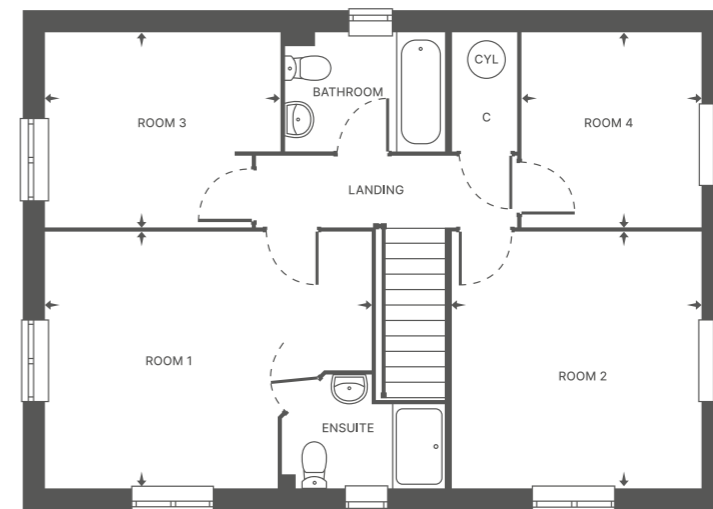
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ORCHARD GARDENS



Ground Floor

Lounge	3566 × 6589mm	11'8" × 21'7"	(Excludes bay)
Kitchen/Dining/Family	3578 × 6589mm	11'9" × 21'7"	(Excludes bay)



First Floor

Room 1	4717 × 3708mm	15'6" × 12'2"
Room 2	3595 × 3708mm	11'10" × 12'2"
Room 3	3400 × 2809mm	11'2" × 9'3"
Room 4	2593 × 2809mm	8'6" × 9'3"

The Fernwood

Plots: 18 & 26 - As drawn
Plots: 21 - Handed

Plot Type: Type X
Square Foot | 1384 ft²
Square Metre | 129 m²

- B** Boiler
- C** Cupboard
- O** Integrated Oven
- CYL** Cylinder
- WM** Integrated Washing Machine
- DW** Integrated Dishwasher
- FF** Integrated Fridge Freezer

Side windows may be omitted depending on the configuration of the homes. Kitchen/cupboard layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

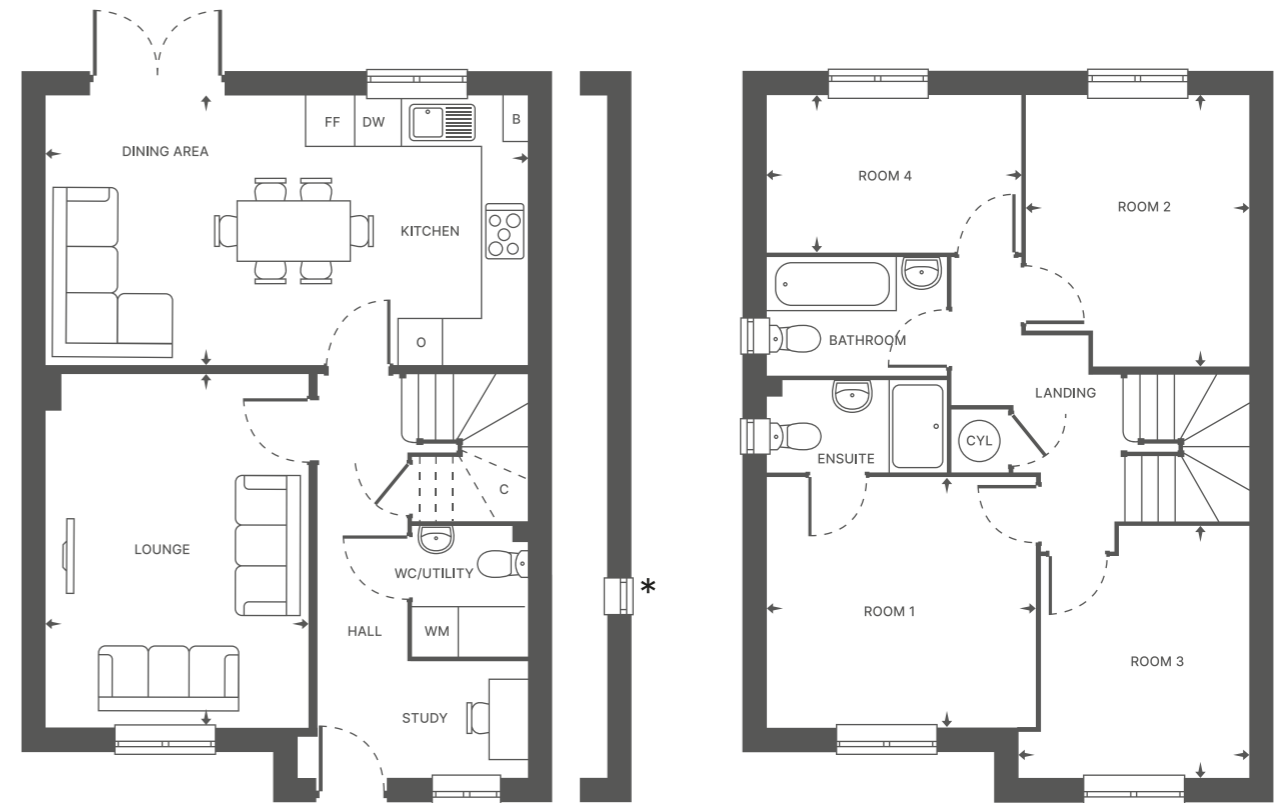
The Witham



Plot: 19 illustrated

An attractive three-bedroom home featuring a spacious kitchen/diner to rear, large lounge and ensuite.

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Ground Floor

Lounge	3450 × 4655mm	11'4" × 15'3"
Kitchen/Dining	3450 × 6357mm	11'4" × 20'10"
Study	1527 × 1588mm	5' × 5'3"

* Side window to plot 30 only.

First Floor

Room 1	3547 × 3299mm	11'8" × 10'10"
Room 2	2936 × 3572mm	9'8" × 11'9"
Room 3	2378 × 3315mm	9' × 10'11"
Room 4	3349 × 2063mm	11' × 6'9"

The Witham

Plots: 27, 28 & 30 - As drawn
Plots: 19 - Handed

Plot Type: Type T

Square Foot | 1191 ft²
Square Metre | 111 m²

- B** Boiler
- C** Cupboard
- O** Integrated Oven
- CYL** Cylinder
- WM** Integrated Washing Machine
- DW** Integrated Dishwasher
- FF** Integrated Fridge Freezer

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ORCHARD GARDENS

The Maxwell

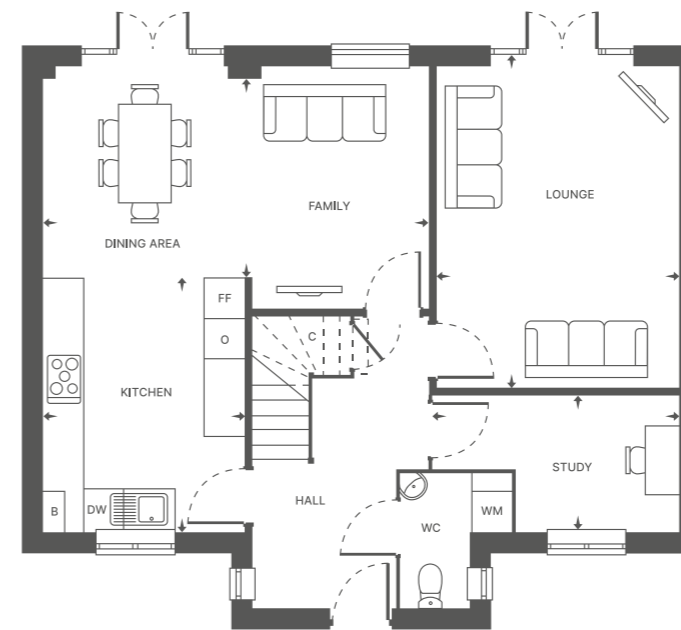


Plot: 24 illustrated

An impressive, double fronted, family home with separate dining room, study, ensuite and garage.

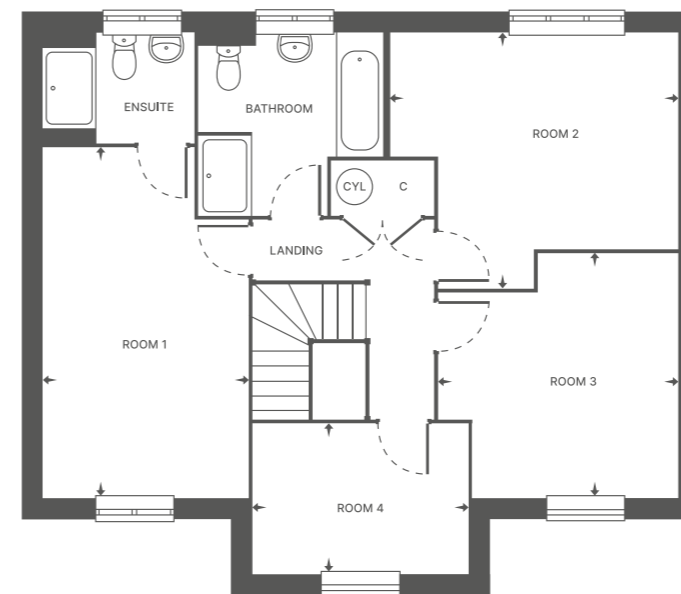
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ORCHARD GARDENS



Ground Floor

Lounge	3650 × 4850mm	12' × 15'11"
Kitchen	3030 × 3847mm	9'11" × 12'7"
Family/Dining	3650 × 5832mm	12' × 19'2"
Study	3727 × 2048mm	12'3" × 6'9"



First Floor

Room 1	3132 × 5312mm	10'3" × 17'5"
Room 2	4358 × 3272mm	14'4" × 10'9"
Room 3	3630 × 3702mm	11'11" × 12'2"
Room 4	3272 × 2270mm	10'9" × 7'2"

The Maxwell

Plots: 23 & 24 - As drawn

Plot Type: Type R

Square Foot | 1553 ft²

Square Metre | 144 m²

B Boiler

C Cupboard

O Integrated Oven

CYL Cylinder

WM Integrated Washing Machine

DW Integrated Dishwasher

FF Integrated Fridge Freezer

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The Ripley

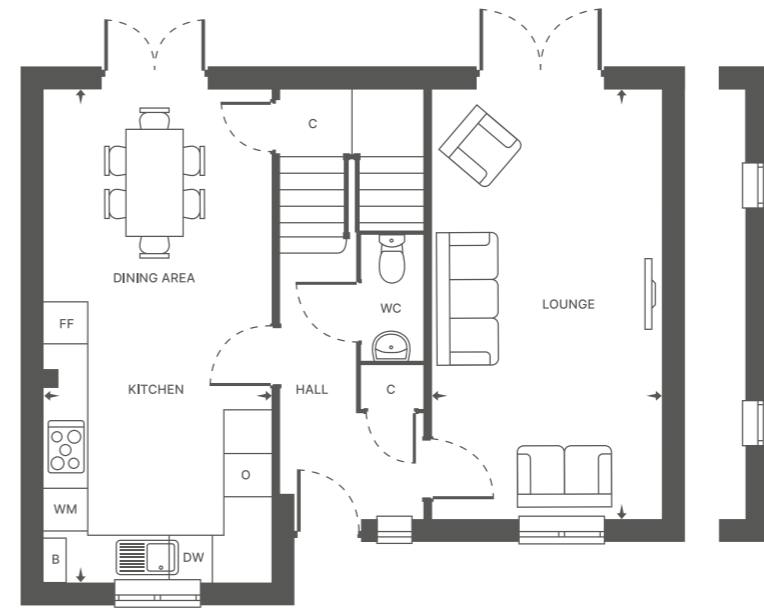


Plot: 1 illustrated

A stunning family home with large open-plan kitchen/dining space, downstairs WC and ensuite.

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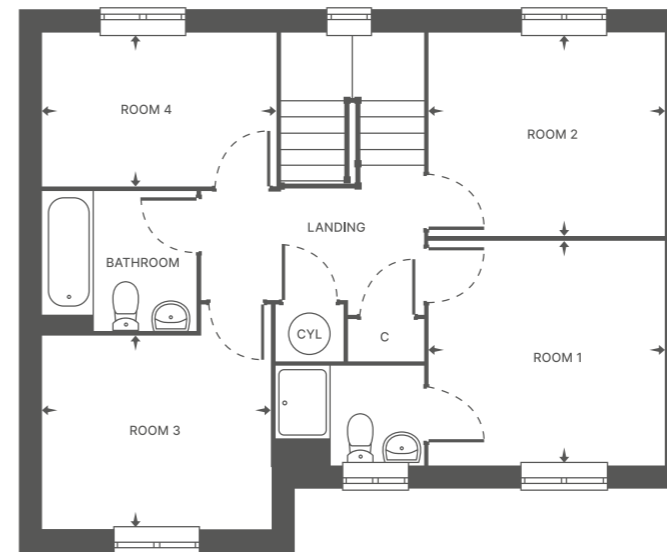
ORCHARD GARDENS



Ground Floor

Lounge	3189 × 5983mm	13'62" × 19'8"
Kitchen/Dining	3157 × 6873mm	10'4" × 22'7"

* Side windows to plot 1 only.



First Floor

Room 1	3266 × 3100mm	10'9" × 10'2"
Room 2	3266 × 2810mm	10'9" × 9'3"
Room 3	3157 × 2675mm	10'4" × 8'9"
Room 4	3234 × 2119mm	10'7" × 6'11"

The Ripley

Plots: 1 - As drawn
Plots: 25 - Handed

Plot Type: Type E

Square Foot | 1179 ft²
Square Metre | 110 m²

- | | |
|--------------------------|--------------------------------------|
| B Boiler | WM Integrated Washing Machine |
| C Cupboard | DW Integrated Dishwasher |
| O Integrated Oven | FF Integrated Fridge Freezer |
| CYL Cylinder | |

Side windows may be omitted depending on the configuration of the homes. Kitchen/cupboard layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

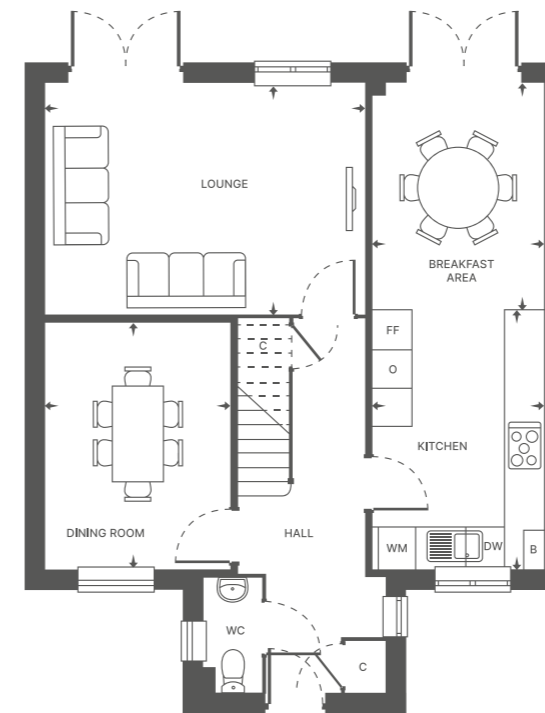
The Bromstone



Plot: 3 illustrated

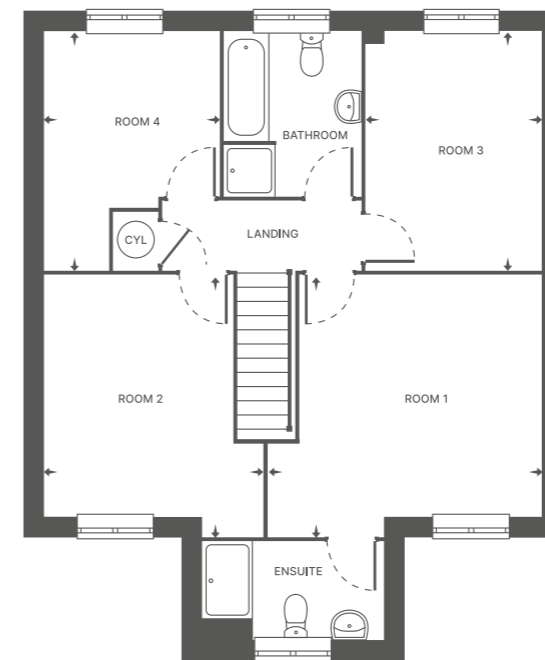
A double fronted, detached home featuring a kitchen/breakfast area, ensuite, separate dining room and four-piece bathroom suite.

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Ground Floor

Lounge	4975 × 3600mm	16'4" × 11'10"
Kitchen	2648 × 4050mm	8'8" × 13'3"
Breakfast Area	2648 × 3530mm	8'8" × 11'7"
Dining Room	2870 × 3830mm	9'5" × 12'7"



First Floor

Room 1	3783 × 3774mm	12'5" × 12'5"
Room 2	2947 × 3774mm	9'8" × 12'5"
Room 3	2747 × 3733mm	9' × 12'3"
Room 4	2735 × 2748mm	9' × 9'

The Bromstone
Plots: 4 - As drawn
Plots: 3 - Handed

Plot Type: Type N
Square Foot | 1395 ft²
Square Metre | 130 m²

B Boiler
C Cupboard
O Integrated Oven
CYL Cylinder
WM Integrated Washing Machine
DW Integrated Dishwasher
FF Integrated Fridge Freezer

Side windows may be omitted depending on the configuration of the homes. Kitchen/cupboard layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.

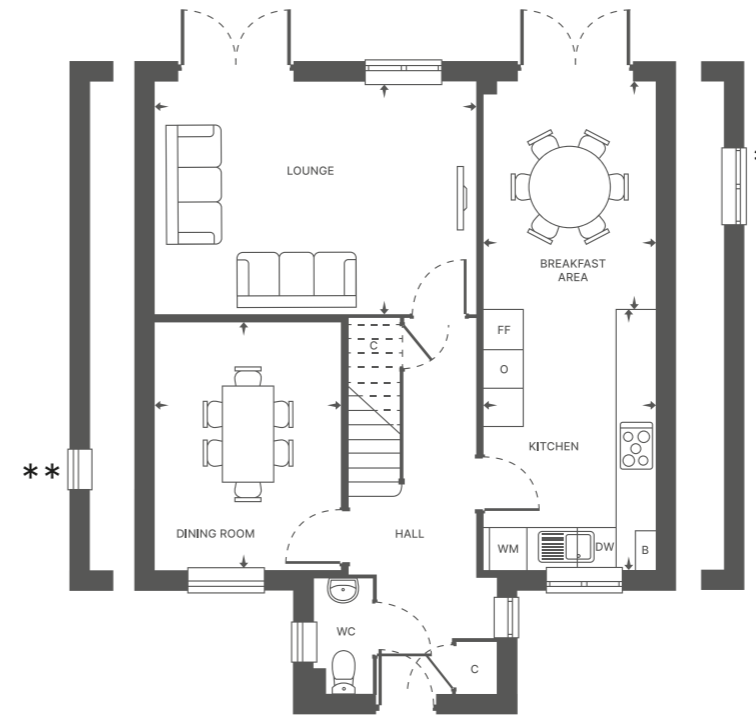
The Bromstone B



Plot: 2 illustrated

A double fronted, detached home featuring a kitchen/breakfast area, ensuite, separate dining room and four-piece bathroom suite.

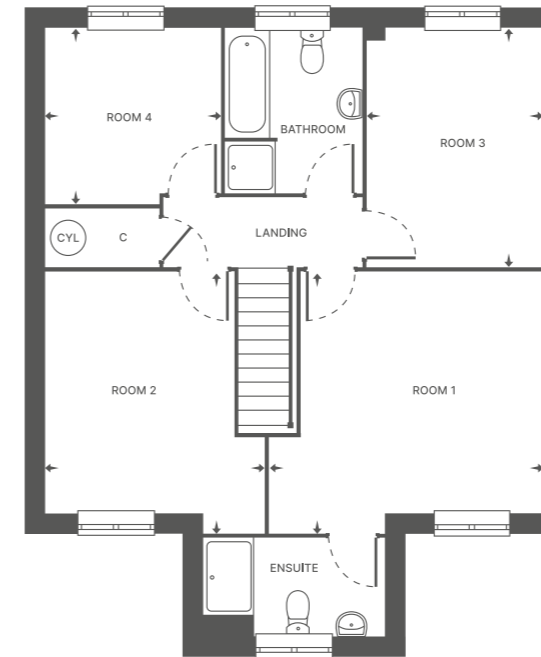
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Ground Floor

Lounge	4975 × 3600mm	16'4" × 11'10"
Kitchen	2648 × 4050mm	8'8" × 13'3"
Breakfast Area	2648 × 3530mm	8'8" × 11'7"
Dining Room	2870 × 3830mm	9'5" × 12'7"

- * Side window to plot 17 & 22.
- ** Side window to plot 16, 17, 20 & 29 only.



First Floor

Room 1	3783 × 3774mm	12'5" × 12'5"
Room 2	2947 × 3774mm	9'8" × 12'5"
Room 3	2747 × 3733mm	9' × 12'3"
Room 4	2735 × 2748mm	9' × 9'

The Bromstone B

Plots: 2, 16 & 22 - As drawn
Plots: 17, 20 & 29 - Handed

Plot Type: Type Z

Square Foot | 1395 ft²
Square Metre | 130 m²

B Boiler	WM Integrated Washing Machine
C Cupboard	DW Integrated Dishwasher
O Integrated Oven	FF Integrated Fridge Freezer
CYL Cylinder	

Side windows may be omitted depending on the configuration of the homes. Kitchen/cupboard layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture.



ABBEY SAVING SOLUTION

Save thousands with the Abbey Saving Solution.

The Abbey Saving Solution is an exclusive scheme introducing money saving ideas to our customers. Offers and incentives can vary, plus you can tailor them to best suit your needs when purchasing your new home. Key incentives include, but are not limited to:

- ▲ Stamp Duty contributions
- ▲ Mortgage contributions
- ▲ Contributions towards energy bills
- ▲ Deposit contributions
- ▲ Legal fee and estate-agent contributions
- ▲ Money towards flooring

Across these incentives, customers have the opportunity to save thousands.

This scheme is subject to conditions. Please ask the Sales Representative for further details and eligibility.



ENERGY EFFICIENT HOMES

In today's rapidly changing world, many of us are increasingly turning our attention towards adopting a more sustainable lifestyle, while also reaping the benefits of reduced energy bills. This collective awareness of the environmental challenges we face has created a desire to make a positive impact with more of us making conscious decisions to minimise our carbon footprint by embracing energy-efficient practices. We meticulously contemplate the design of our homes, ensuring they are energy efficient, leaving you to enjoy the benefits without having to put in the effort yourself.

What you get with an Abbey New Home:

- ▲ Enhanced insulation
- ▲ A-rated boilers
- ▲ Low-flow taps and dual-flash toilets, helping reduce water usage
- ▲ High EPC rated homes, meaning lower energy consumption
- ▲ LED/low energy lighting
- ▲ Full-cavity wall insulation
- ▲ The latest energy efficient appliances
- ▲ EV charging ports

According to the Home Builders Federation (HBF, May 2025), the average energy bill for a new-build home is 57% lower than that of older properties, with an estimated annual saving of £979 on heating costs alone. New homes are designed with the future in mind, featuring traditional brick and block construction alongside modern additions such as solar panels and EV charging ports, helping homeowners cut costs and reduce their environmental impact.

Please ask the Sales Representative for further details.

BEAUTIFUL HOMES, ATTRACTIVELY PRICED

Abbey New Homes is a residential housebuilder and property developer operating in the UK, Ireland and the Czech Republic.

For three generations, the sales sign in front of our developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'. As a responsible developer, we endeavour to provide information that portrays as accurate a picture as possible, of your future home and we would like to point out the following: - whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans.

Please note that interior images shown in this particular brochure are indicative only and have been taken from other Abbey New Homes interiors. The landscaping shown in this brochure is indicative of a matured development with the artist giving some indication of how extra planting could be used to enhance the appearance of your home. The configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for taking the time to read about our development, Orchard Gardens. Please speak with our sales representatives who will be happy to provide further information and help you choose a house of which to be proud.

Orchard Gardens

A development by Abbey New Homes

Abbey House, 2 Southgate Road,
Potters Bar, Hertfordshire, EN6 5DU

Printed: July 2025



Protection for new-build home buyers


Raising Standards. Protecting Homeowners

BUILDMARK
Blue the best quality
UK Homebuyers

Orchard Gardens

Orchard Drive, Park Street,
St Albans, Hertfordshire
AL2 2QH

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