



RECTORY GARDENS
BALCOMBE

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RECTORY GARDENS

Experience the best of connected country living
in Balcombe, with excellent links to London
and nearby vibrant towns.

Welcome to...



RECTORY GARDENS
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A collection of exquisite three-bedroom luxury
homes nestled in an idyllic countryside setting.

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A connected village lifestyle at Rectory Gardens



Shanly Homes are delighted to present Rectory Gardens, a bespoke collection of exceptional houses in the picturesque and well-connected West Sussex village of Balcombe, only 31 miles south of London.

Nestled in the High Weald Area of Outstanding Natural Beauty, Rectory Gardens is perfectly placed to enjoy the best of city, coast and countryside. Just 46 minutes from London by train, the stunning seaside of Brighton and the south coast are also 25 minutes away thanks to excellent road and rail links. The M23 is five minutes away and Gatwick Airport can be reached in under 20 minutes. Travel by train direct to London St Pancras International and be in Brussels or Paris for lunch.

Balcombe is a friendly and active community, perfect for families and couples. Your desirable lifestyle will be enhanced by the many village amenities including a pub, primary school, shop, tearoom, bakery and mainline station.

The bustling town of Haywards Heath, with its facilities and shops, is less than five miles from home. Alongside its parks and Orchard Shopping Centre, The Broadway offers a tempting selection of restaurants, wine bars and coffee shops.

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Contemporary modern living, idyllic setting

The impressive three-bedroom houses at Rectory Gardens offer sophisticated yet contemporary living, with plenty of space for everyone to enjoy.

Depending on the home you choose, you'll find a mix of layouts and room configurations to suit your lifestyle. Modern open-plan designs offer flexibility and mean there is ample room for a desk should you want to work from home.



As you would expect from a Shanly home, there is a superior specification and design throughout, from the sleek and practical kitchen to the clean lines of the bathrooms and en-suite shower rooms. Elegant feature windows let light flood in, and many homes have bifold doors which open onto your garden, perfect for entertaining friends at a barbecue in the warmer months.

These impressive detached and semi-detached houses are set in extensive landscaping. Striking roof lines, scalloped gables and decorative brickwork present a stylish façade and blend with the character of this historic village. For convenience, every home benefits from off-street parking and many also have their own garage.



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A beautiful place to call home

Balcombe sits in the beautiful River Ouse Valley between the North and South Downs national parks and is famous for its majestic 1838 viaduct which dominates the historic landscape.

Today, everything you need is close at hand in this thriving village. When you want to eat out, take a short stroll to the Balcombe Tearooms or the popular community owned The Half Moon Inn, where seasonal dishes always feature on the menu. The Balcombe Club is at the heart of the village, and here you can sample excellent food, have a quiet drink with friends or watch one of the many events, from live bands to comedy nights.

For your everyday essentials, Balcombe Stores and Post Office is within easy walking distance. For your weekly shop, there is a Waitrose store and a wide selection of supermarkets within a 15-minute drive. There is a Tesco Express minutes away in Haywards Heath. Fellows at Balcombe is an artisan bakery which is a must for the freshest bread.

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Rectory Gardens is ideal for families and is within walking distance of a playground. The village has a primary school which was Ofsted rated good in April 2023 and is just a three-minute walk from home. Older students can attend Warden Park Secondary Academy which was rated good in 2022. Haywards Heath College, which offers post-16 education, is an 11-minute drive away. There are several nurseries in the area including Cranbrook Buttercup Barn which is an 11-minute walk. Independent schools include Ardingly College, Worth School and Handcross Park School. For higher education, the universities of Sussex and Brighton are easy to reach.



Balcombe has good sports facilities, with a recreation ground and a host of clubs covering everything from tennis and bowls to cricket and football. The community halls are home to fitness classes, yoga, Pilates and Zumba, as well as activities and events.

If you want to work out, Dolphin leisure centre has a pool, gym, squash courts and fitness area and is 10 minutes away, or there is K2, Crawley, which has an Olympic size swimming pool, leisure pool, climbing wall and gym. With so many footpaths, cycle routes and forests surrounding Rectory Gardens it is easy to get out in the fresh air and exercise, energise or relax. Take a stroll at Balcombe Lake, join the local angling club or picnic at Ardingly Reservoir and nature reserve. There are several local golf clubs.



When you want to travel for work or leisure, Balcombe Station is a 10-minute walk and from here London Blackfriars can be reached in 46 minutes. The neighbouring towns of Crawley and Haywards Heath offer a wider choice of shops, markets, cinemas and eateries.



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West Sussex and beyond

Balcombe is the perfect base from which to explore the breathtaking countryside and attractions of the south of England, so you can make the most of your leisure time.

Whether you want an adrenaline-filled day out with the family, time visiting stately homes, country pubs and quaint villages, or a day at the seaside, you'll be spoilt for choice.

West Sussex also has fairytale castles and impressive historic houses such as Wakehurst and Goodwood. At Hever Castle, childhood home of Anne Boleyn, you can marvel at the house and gardens. Brighton, with its excellent restaurants and attractions, is around half an hour from home. The younger members of the family will love the beaches, Sealife Centre and the pier.

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Ardingly Activity Centre



Bluebell Railway



Pooh Sticks Bridge, Ashdown Forest

For an action-packed day out, head to Ardingly Activity Centre for sailing, windsurfing and paddle sports on the reservoir or try Teamsport indoor karting, Crawley. Tilgate Forest and Tilgate Park, Crawley is an expansive green space that offers something for everyone. Try the Go Ape high ropes course or join outdoor activities on land and water. There is always something different going on at Tulleys Farm Crawley. From pumpkin and Christmas lights festivals and drive-in summer cinema, to escape rooms and Halloween events, it is a year-round attraction.

If you prefer a more relaxed afternoon visit the Wings Museum in Balcombe to get a fascinating insight into life during World War Two. The historic Bluebell Railway is one of Sussex's top attractions and offers the chance to step back to the elegant days of steam, with 11 miles of track through the countryside.

At Baloney Wine Estate, Haywards Heath, you can enjoy the award-winning Eighteen Acre Restaurant overlooking the vineyard, join an event or take a tour. The ancient Ashdown Forest is said to be the home of Winnie the Pooh's beloved 100 Acre Wood. Here youngsters can play Pooh Sticks, visit Pooh Corner and join in nature-based activities.

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Living in the High Weald Area of Outstanding Natural Beauty is a privilege and being close to nature is something you'll love every day as you explore the endless acres on your doorstep. The landscape is dotted with racecourses including Epsom, Goodwood, Plumpton, Brighton and Sandown so there will always be plenty of options for a colourful day out.



The cathedral city of Chichester will be somewhere you want to return to. Festivals, entertainment and culture abound, whether you are interested in motorsport history or the Great Sussex Way wine and food routes. You can row or paddle the canal or bounce at the Flip Out trampoline park.

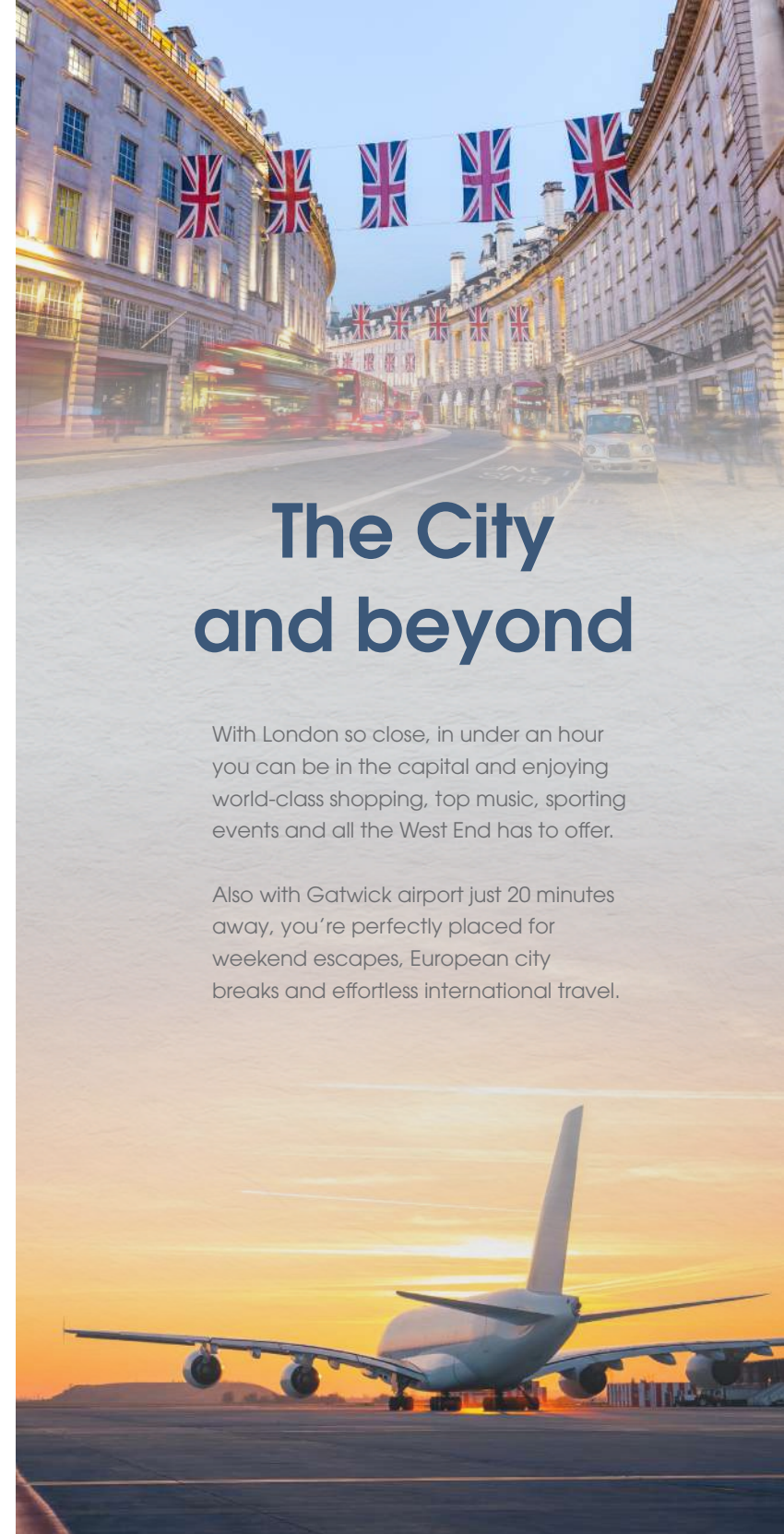


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The City and beyond

With London so close, in under an hour you can be in the capital and enjoying world-class shopping, top music, sporting events and all the West End has to offer.

Also with Gatwick airport just 20 minutes away, you're perfectly placed for weekend escapes, European city breaks and effortless international travel.



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Computer Generated Imagery of Rectory Gardens

Development layout



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only. Some of our homes have stepped access to the property. Levels should be confirmed with the sales consultant prior to reserving.

PS denotes pump station V denotes visitor parking space SB denotes shed base
ASHP denotes air source heat pump ■ denotes affordable housing

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Home 1 3 Bedroom Home

This semi-detached family home is designed for flexible living. The kitchen/dining/family area has bi-fold doors which lead onto your garden, and it is the place where the whole family will want to get together. When you want an evening watching the TV, there is a spacious living room for you to enjoy.

Upstairs, you have three good size bedrooms, including one with an ensuite shower room and two with built-in wardrobes. There is also a family bathroom whilst downstairs there is a cloakroom. On the drive you have space for two cars.

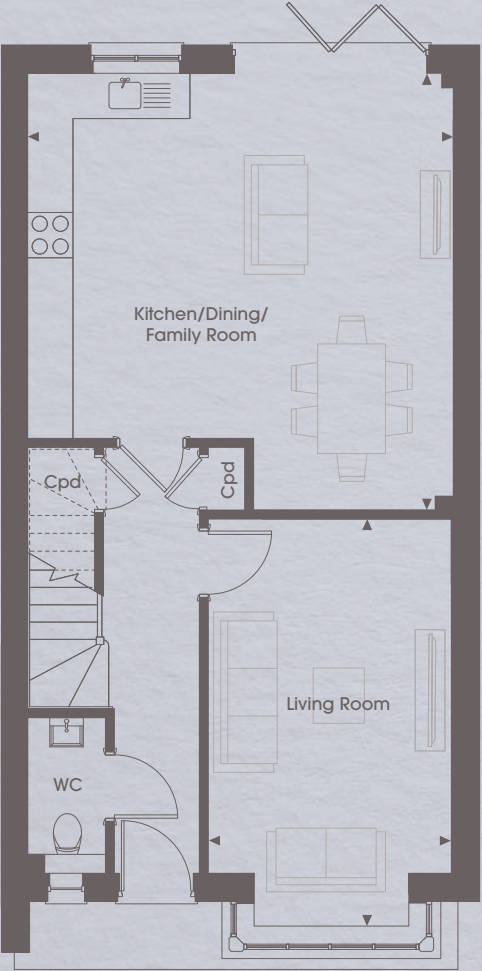
Total internal area:

114.8 sq m / 1235 sq ft

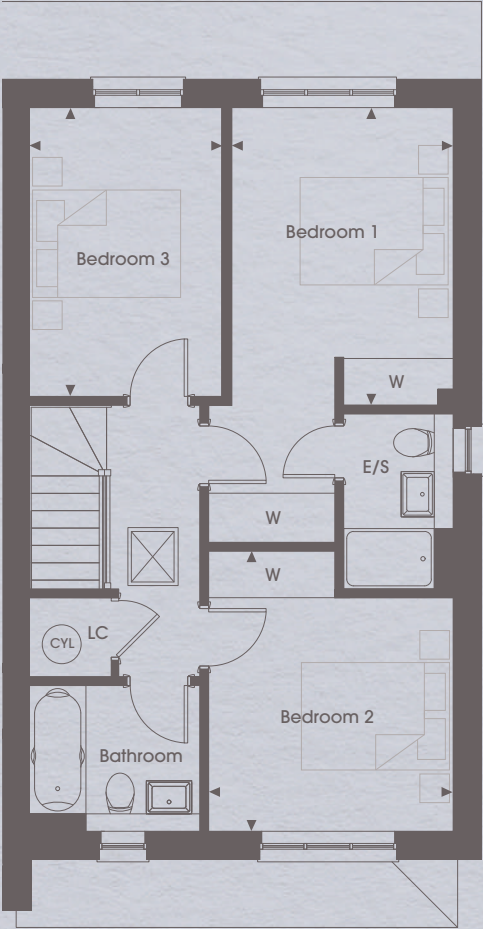
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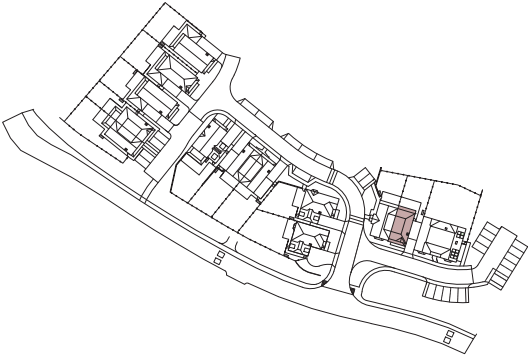


GROUND FLOOR



FIRST FLOOR

PLOT LOCATION



Home 1

GROUND FLOOR

Kitchen/Dining/Family Room	
5.79m x 5.61m	19'0" x 18'5"
Living Room	
5.39m x 3.22m	17'8" x 10'6"

FIRST FLOOR

Bedroom 1	
3.94m x 2.93m	12'11" x 9'7"
Bedroom 2	
3.71m x 3.24m	12'2" x 10'8"
Bedroom 3	
3.82m x 2.55m	12'7" x 8'4"

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Home 2

3 Bedroom Home

A welcoming entrance hall gives access to this stylish semi-detached house. The heart of the home is the large kitchen/dining/family room with its attractive bi-fold doors onto the garden. A useful utility room frees up space. A beautiful bay window lets light flood into the separate living room.

Bedroom one has an ensuite shower room. The two main bedrooms include fitted wardrobes, while the third bedroom could double as a study. There is also a family bathroom. For convenience, you have two allocated parking spaces.

Total internal area:

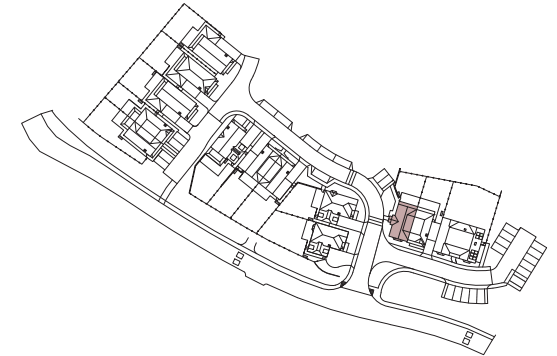
124.88 sq m / 1344 sq ft

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RECTORY GARDENS

PLOT LOCATION



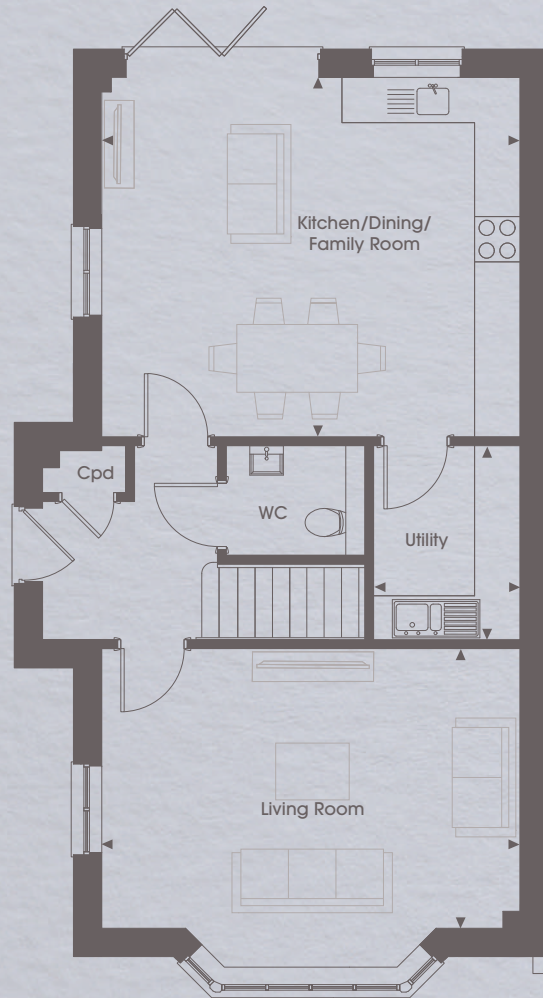
Home 2

GROUND FLOOR

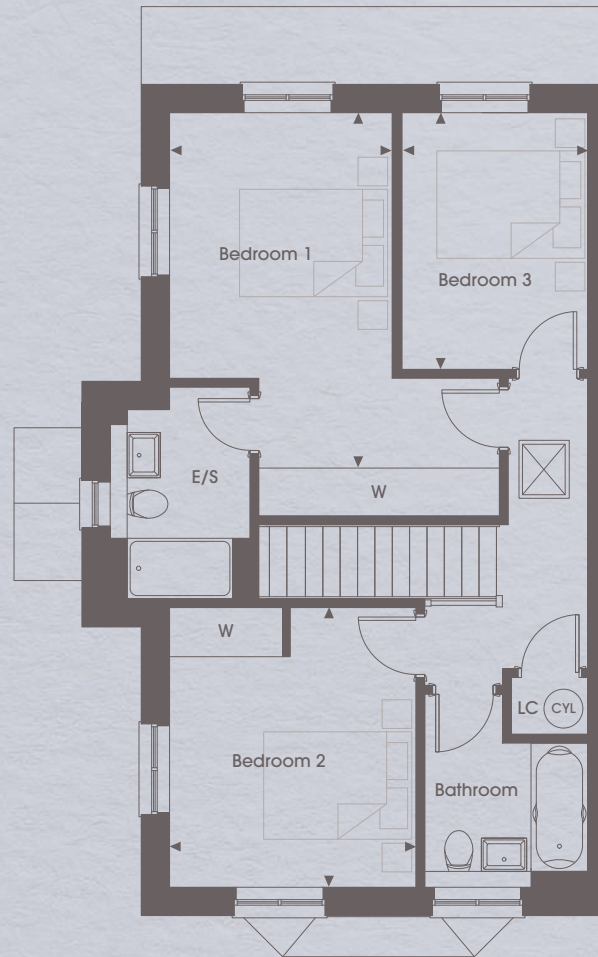
Kitchen/Dining/Family Room	5.54m x 4.76m	18'2" x 15'7"
Living Room	5.54m x 3.70m	18'3" x 12'2"
Utility Room	2.57m x 1.93m	8'4" x 6'3"

FIRST FLOOR

Bedroom 1	5.34m x 2.95m	17'6" x 9'8"
Bedroom 2	3.71m x 3.25m	12'2" x 10'7"
Bedroom 3	3.40m x 2.46m	11'1" x 8'0"



GROUND FLOOR



FIRST FLOOR

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Homes 3 & 4 3 Bedroom Home

These stylish detached family homes have been created to suit your lifestyle and offer many features including a garage. The kitchen/dining room has been well designed to maximise space and light. The spacious separate living room features both a bay window and French doors onto your garden. There is a downstairs cloakroom and under-stairs cupboard.

Upstairs, bedroom one takes pride of place with its large luxurious ensuite and dedicated dressing area with fitted wardrobes. The second bedroom also has fitted wardrobes and is close to the family bathroom. The third bedroom is also a spacious double.

Total internal area:

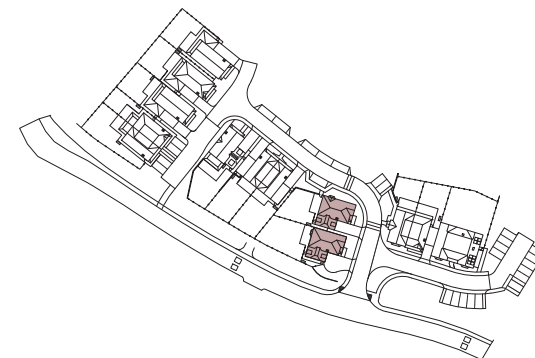
134.93sq m / 1452 sq ft

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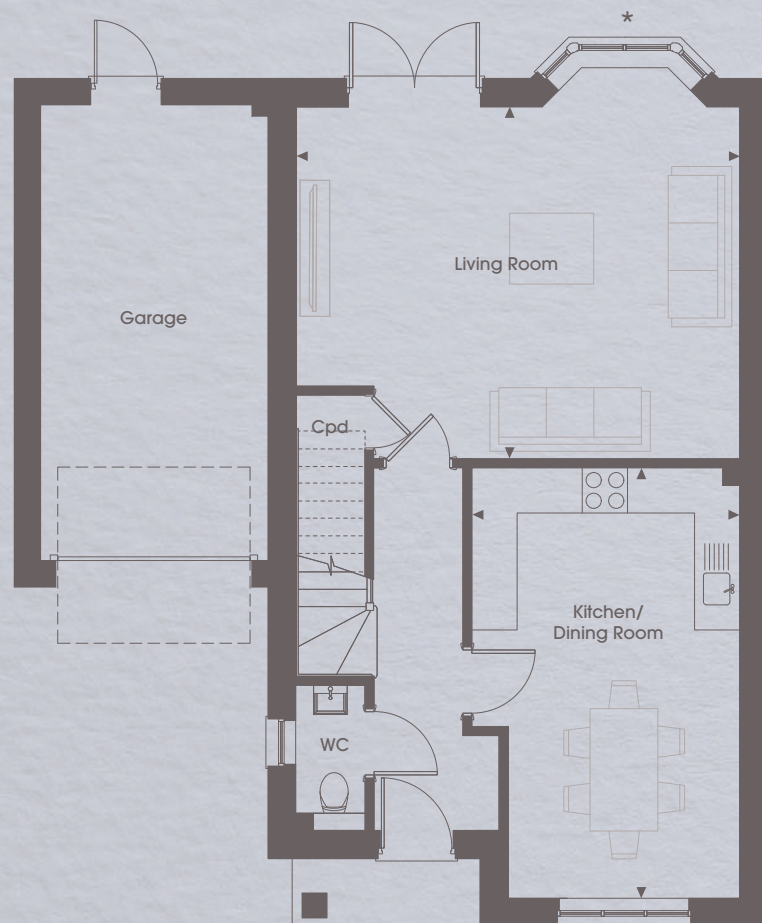


RECTORY GARDENS

PLOT LOCATION



Homes 3 & 4



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining Room
5.71m x 3.55m 18'9" x 11'7"

Living Room
5.88m x 4.67m 19'4" x 15'4"

FIRST FLOOR

Bedroom 1
3.92m x 3.47m 12'10" x 11'4"

Dressing Area
2.62m x 2.27m 8'7" x 7'5"

Bedroom 2
3.90m x 3.48m 12'8" x 11'4"

Bedroom 3
4.21m x 2.97m 13'9" x 9'8"

* Position of home 4 bay window varies. Please contact Sales Consultant for more information.

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Homes 5 & 6(m) 3 Bedroom Home

A smart entrance hall gives access to this stylish semi-detached home. The open plan kitchen/dining room has a large feature window, while the spacious living room has attractive French doors into the garden. This home includes a garage.

Upstairs, the main bedroom, with its ensuite shower room, and a second double bedroom, both have useful built-in wardrobes. There is a third bedroom which could be used as a study, and a family bathroom. There is plenty of storage, including a laundry cupboard.

Total internal area:

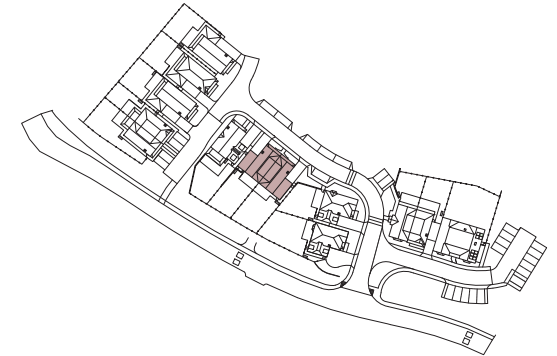
119.11 sq m / 1290 sq ft

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RECTORY GARDENS

PLOT LOCATION



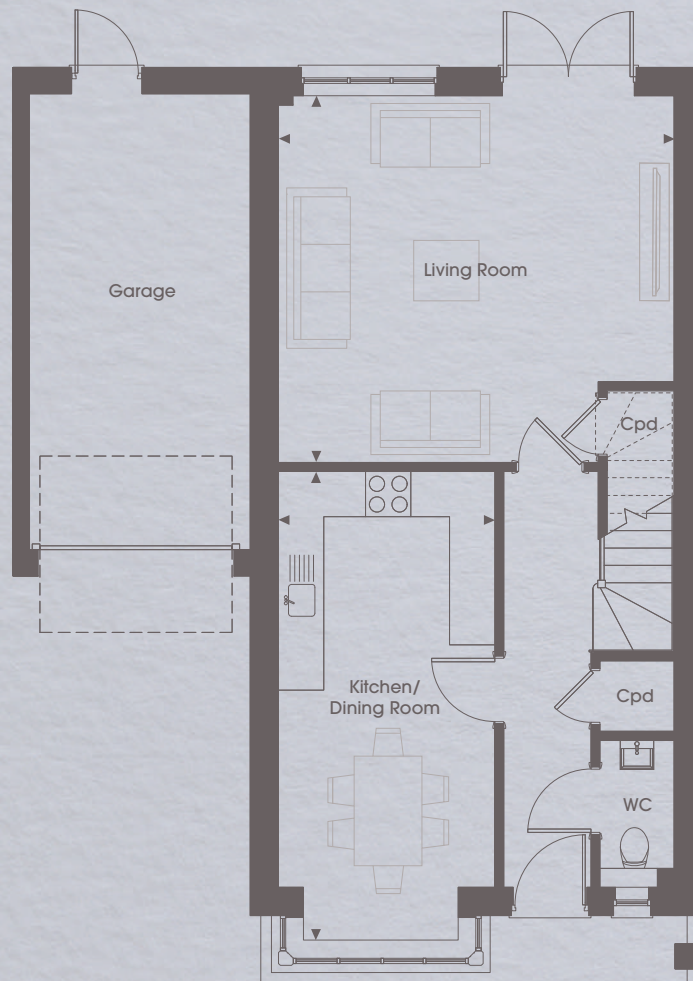
Homes 5 & 6(m)

GROUND FLOOR

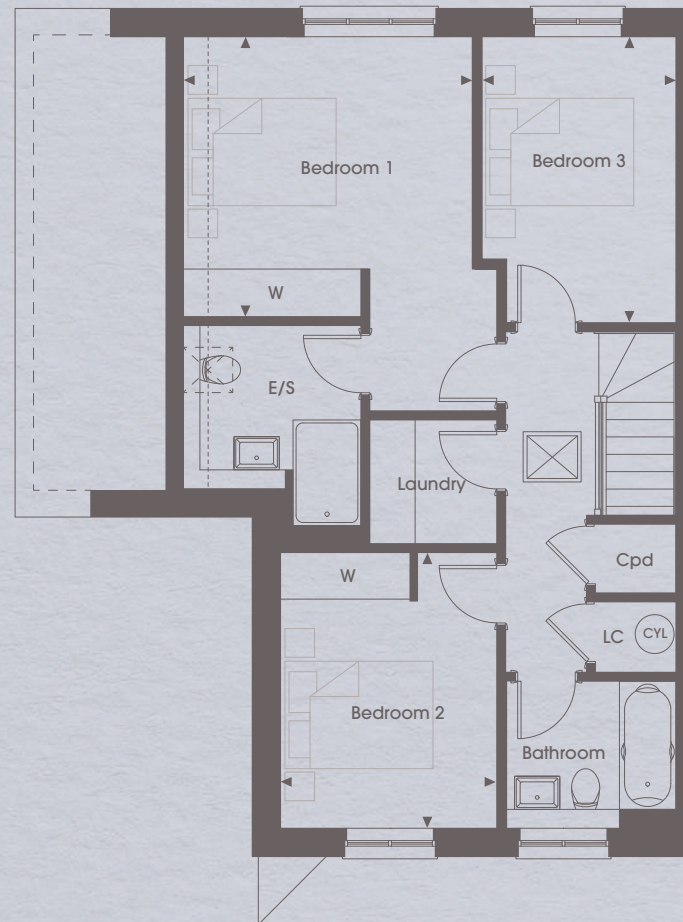
Kitchen/Dining Room	6.20m x 2.86m	20'4" x 9'4"
Living Room	5.24m x 4.85m	17'2" x 15'10"

FIRST FLOOR

Bedroom 1	3.83m x 3.70m	12'6" x 12'1"
Bedroom 2	3.65m x 2.86m	11'11" x 9'5"
Bedroom 3	3.79m x 2.56m	12'5" x 8'4"



GROUND FLOOR



FIRST FLOOR

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Home 7 3 Bedroom Home

The impressive open plan, kitchen/dining/family room is the heart of this detached home. Picture yourself entertaining family and enjoying a barbecue in the garden which is accessed by the bi-fold doors. There is a separate living room for those quiet evenings around the TV. The ground floor includes a cloakroom and there is a garage.

The principal bedroom will be your sanctuary and has an ensuite shower room and dressing area with fitted wardrobes. The second double bedroom also has a fitted wardrobe and is adjacent to the family bathroom. The good size third bedroom could double as a study.

Total internal area:

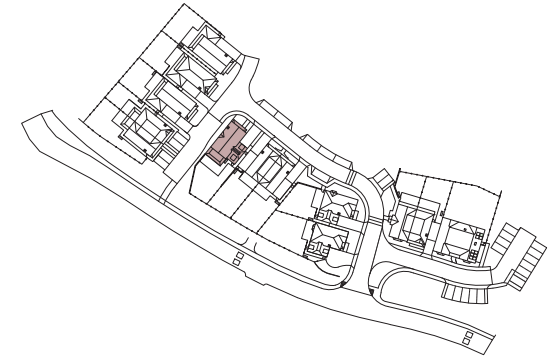
147.42 sq m / 1586 sq ft

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RECTORY GARDENS

PLOT LOCATION



Home 7

GROUND FLOOR

Kitchen/Dining/Family Room
6.96m x 5.65m 22'10" x 18'6"

Living Room
6.69m x 3.25m 22'0" x 10'8"

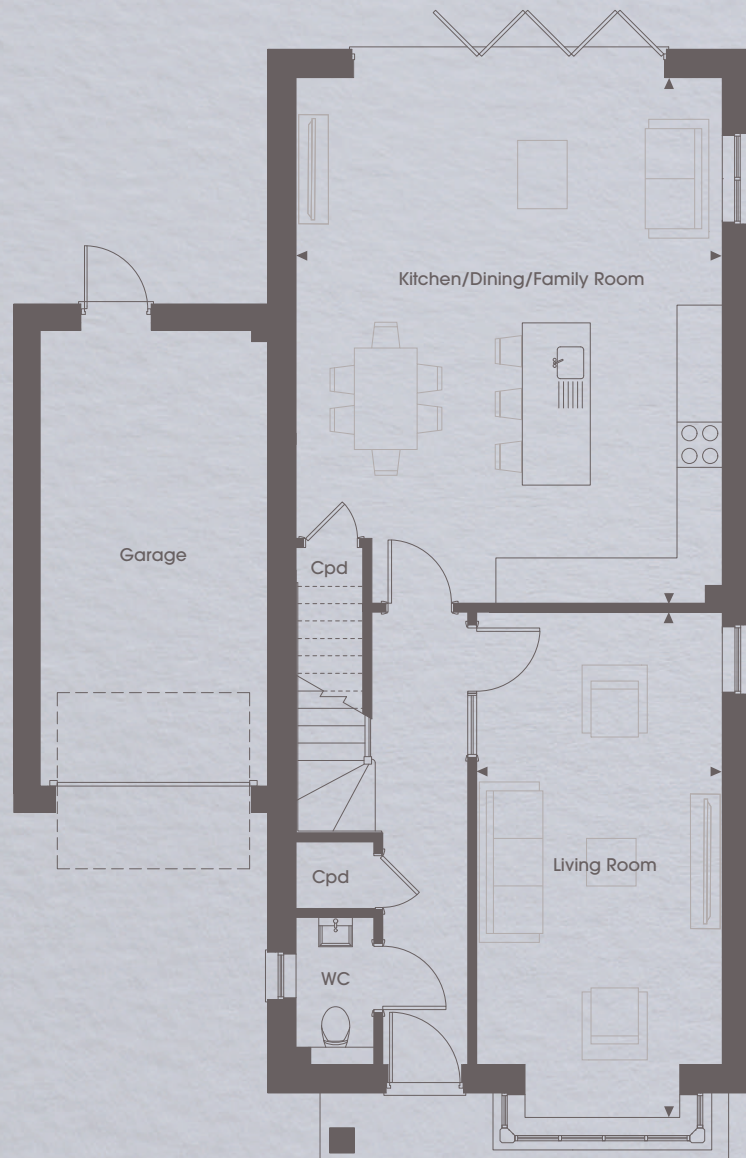
FIRST FLOOR

Bedroom 1
4.08m x 3.26m 13'5" x 10'8"

Dressing Area
2.42m x 2.27m 9'11" x 7'5"

Bedroom 2
3.88m x 3.26m 12'9" x 10'8"

Bedroom 3
3.89m x 2.96m 12'9" x 9'9"



GROUND FLOOR



FIRST FLOOR

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Homes 8 & 9(m) 3 Bedroom Home

Welcome to these practical and stylishly designed family homes. The L-shaped kitchen, dining and family area is a welcoming space with bi-fold doors leading to the garden. A separate living room means it is easy to have time for yourself or a film night with friends and it is large enough to accommodate a desk if you want to work from home.

Bedroom one benefits from a lovely ensuite shower room and fitted wardrobes. The other two bedrooms are doubles and there is a family bathroom. There are two allocated parking spaces.

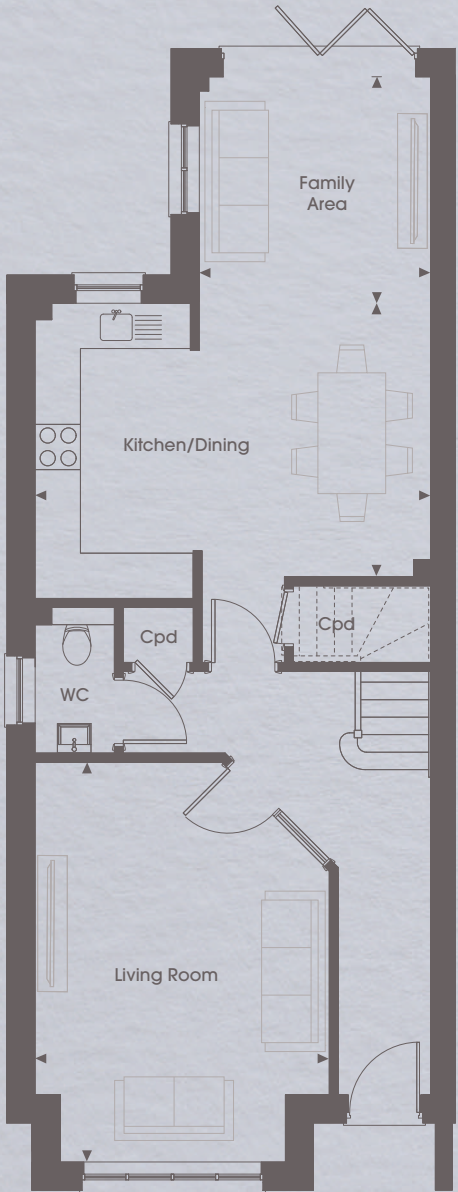
Total internal area:

121.72 sq m / 1310 sq ft

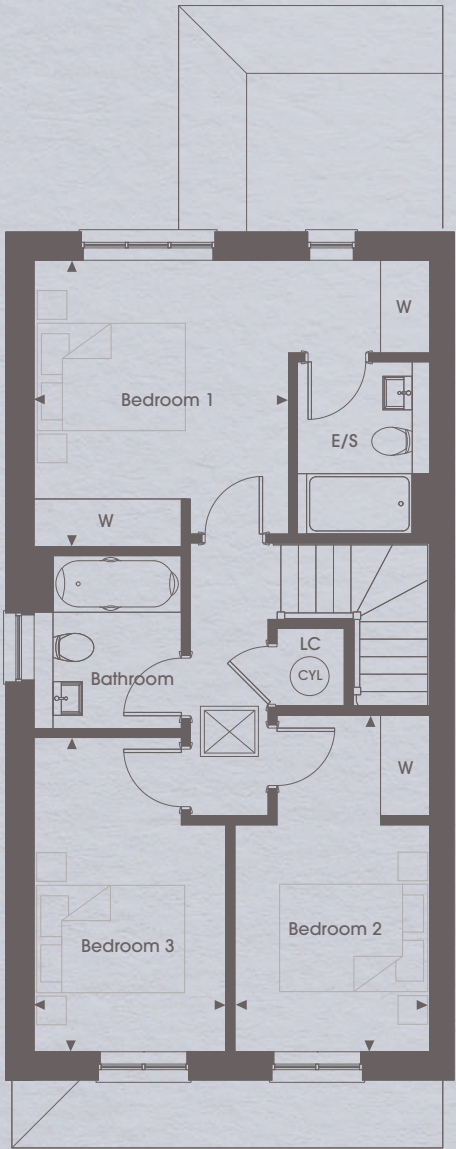
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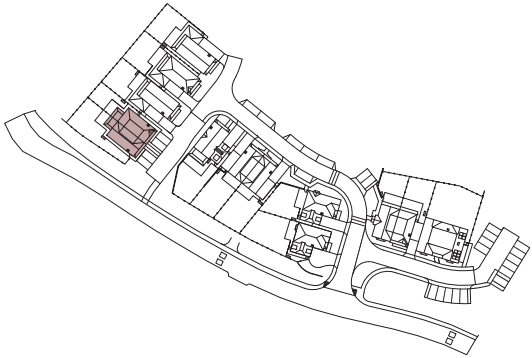


GROUND FLOOR



FIRST FLOOR

PLOT LOCATION



Homes 8 & 9(m)

GROUND FLOOR

Kitchen/Dining	5.24m x 3.63m	17'2" x 11'10"
Family Area	3.06m x 3.00m	10'0" x 9'10"
Living Room	5.30m x 3.89m	17'4" x 12'9"

FIRST FLOOR

Bedroom 1	3.79m x 3.37m	12'5" x 11'0"
Bedroom 2	4.46m x 2.58m	14'7" x 8'5"
Bedroom 3	4.16m x 2.54m	13'7" x 8'4"

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Homes 10, 11 & 12(m) 3 Bedroom Home

This showstopping detached home has everything your family could need. A practical open plan, kitchen/dining/family room is the main attraction, with bi-fold doors leading to the garden. The separate, dual aspect living room, with its feature bay window, is the perfect place to relax. This floor also has a cloakroom. There is a garage.

Upstairs there are three good size bedrooms with bedroom one and bedroom two both featuring fitted wardrobes, plus an en suite and shower room also to bedroom one. There is a family bathroom and plenty of storage.

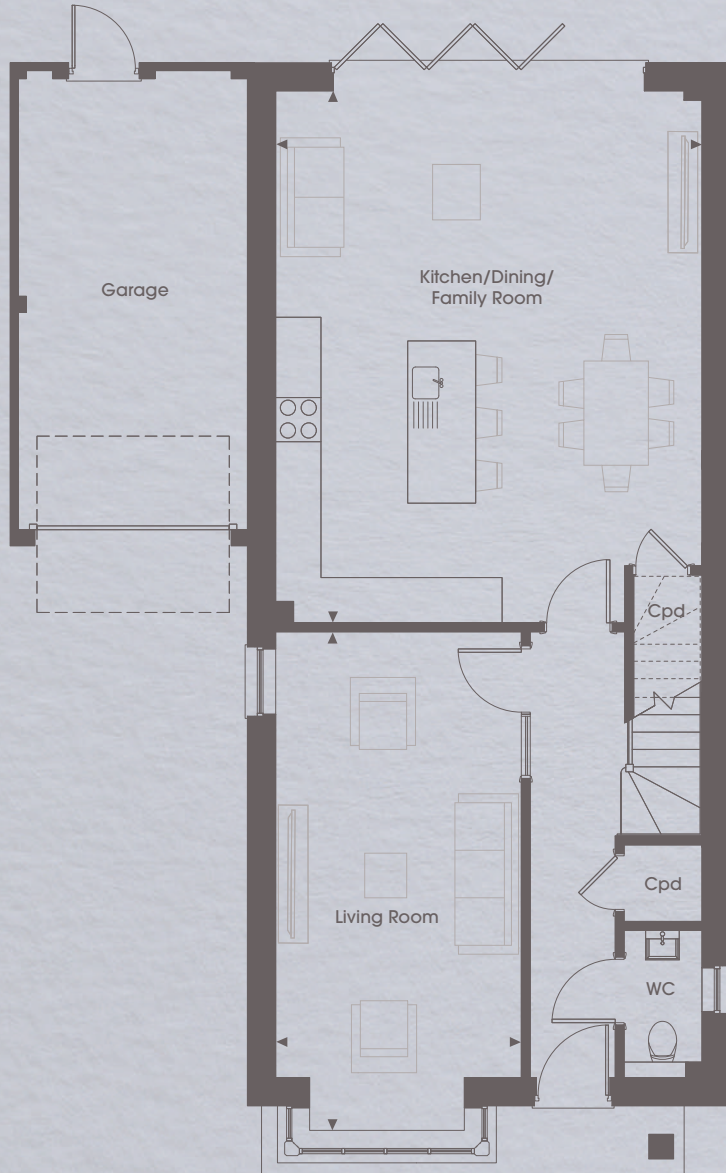
Total internal area:

139 sq m / 1496 sq ft

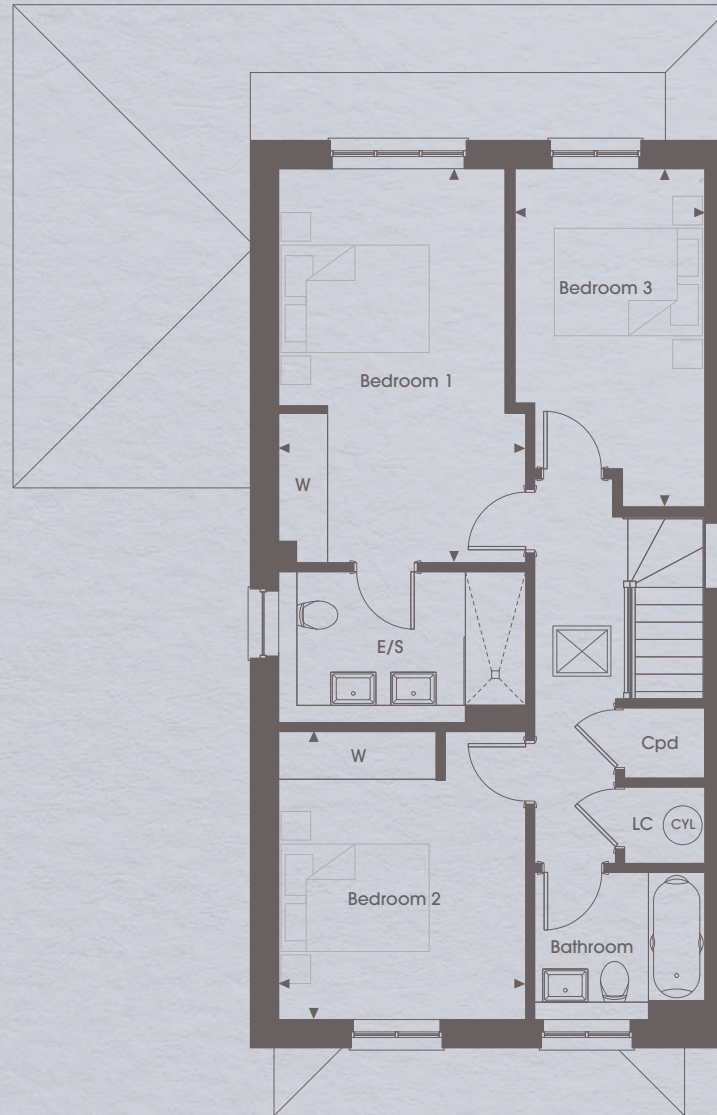
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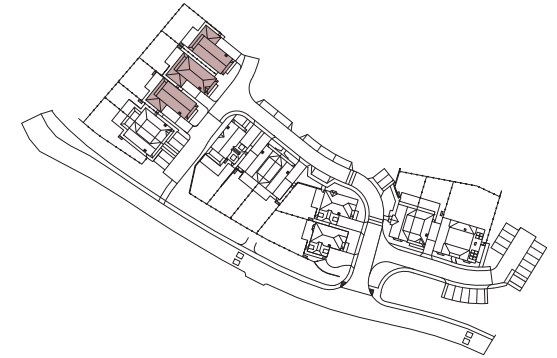


GROUND FLOOR



FIRST FLOOR

PLOT LOCATION



Homes 10, 11 & 12(m)

GROUND FLOOR

Kitchen/Dining/Family Room
7.05m x 5.65m 23'1" x 18'6"

Living Room
6.61m x 3.25m 21'8" x 10'7"

FIRST FLOOR

Bedroom 1
5.22m x 3.27m 17'1" x 10'8"

Bedroom 2
3.81m x 3.27m 12'6" x 10'8"

Bedroom 3
4.48m x 2.51m 14'8" x 8'2"

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A spectacular specification

At Shanly Homes, exceptional design and craftsmanship define every detail. This high-quality specification reflects our commitment to creating elegant, refined homes built for modern living and lasting comfort.



Kitchen

- Bespoke kitchen units are complemented by hard-wearing Quartz stone worktops, upstands and splashbacks
- All Siemens appliances integrated to homes
- 4-zone induction hob with Power Boost function for speed and energy saving
- Island with integrated Siemens wine cooler to homes 7 & 10-12
- Combination 44L capacity microwave.
- Full height 50/50 fridge/freezer with super freeze and no frost functions
- Full size 12-place settings integrated dishwasher
- 7kg washer / 4kg dryer to all homes without a separate utility room or laundry room
- Separate 8kg washing machine and 8kg tumble dryer to utility or laundry to homes 2, 5 & 6
- Telescopic cooker hood
- Ceramic undermounted sink
- Recessed low-energy, long-lasting ceiling downlights are complemented by feature lighting to the underside of the wall units with separate chrome switches to create ambience



Bathrooms & en-suites

- Ideal Standard white porcelain sanitaryware with soft-closing toilet seats, complemented by chrome brassware
- Thermostatically controlled rain showerhead with separate hand spray to en-suites
- Crosswater toughened glass and stainless steel shower enclosure with low profile show tray for a seamless look
- Luxury Minoli Italian tiles to floors, full-height to shower enclosures and baths with shower over, mid-height tiling to all other walls with sanitaryware
- Storage solutions include Ideal Standard Connect Air wall-hung vanity unit with two useful drawers, plus storage alcoves in showers and near baths
- Chrome heated towel rail
- Chrome shaver point
- Recessed energy-efficient, long-lasting ceiling downlights complemented by LED lighting to bottom of bath panel and downlights to mirror



Interior

- Underfloor heating to ground and upper floors
- BT Full Fibre to the premises (BT account required)
- Wiring providing connectivity for audio visual devices in the lounge wired for Sky Q and terrestrial TV (Sky account required)
- Double glazed uPVC windows with security locks and polished chrome handles
- Bi-fold doors to homes 1, 2 and 7-12, French doors to all other homes, leading onto the rear garden
- Fitted wardrobes with shelf and hanging rail to main and second bedroom.
- Vertical panel moulded cottage style internal doors with chrome ironmongery
- Mains powered heat and smoke detectors with battery back-up
- Smooth plaster finish to walls and ceilings with neutral emulsion matt paint
- Contemporary two step timber skirting and architraves



Exterior

- Garage to homes 3-7 and 10-12 with electric door and personal uPVC door. Private parking to all other homes
- Zaptec Go electric car charging point
- High-grade IG Doors composite 'Secured by Design' front door with chrome furniture
- Indian sandstone paving slabs to patios and paths and turf to rear garden
- Useful external tap and outdoor socket at either rear or side of home for easy garden maintenance
- Up/down chrome outdoor downlights to front porch and at rear to French doors or bi-fold doors.
- The houses are of traditional masonry

Environmental

- Bat boxes, bat bricks, a beetle hotel, insect hotel, and hedgehog highway have all been incorporated within the overall development design to encourage biodiversity

Better for you, better for the environment

New build homes emit up to 61% less carbon a year than that of an older property*

New build homes can make energy bills up to 65% cheaper than those of an older property saving you up to £979 per year on running costs*

Our new homes at Rectory Gardens benefit from:

Energy efficient Vaillant Air Source Heat Pumps providing heating and hot water

Double glazed windows providing a high level of thermal insulation and reduced heat loss

Underfloor heating throughout providing lower energy consumption

Zoned heating and smart controls for efficiency

Induction hob for increased safety and to reduce energy consumption through rapid heating up time

Full size dishwasher to minimise usage times

Microwave oven for rapid cooking reducing energy usage

Dual flush mechanisms to all toilets to reduce water use

Low energy LED light fittings to all homes

PIR external lighting to minimise unnecessary usage

Predicted EPC rating: B



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NB: An estate management company has been set up to manage communal landscaping and a charge applies to each resident (see sales consultant for details). Specification is listed as a guide and is subject to updating or change at any time, the specification for each home must be checked at the point of reservation. *HBF Watt a Save Report - Updated January 2025

Our commitment to you



Little Green, Aston Clinton

YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East.

All our new homes benefit from an industry recognised 10-year insurance backed guarantee. Shanly Homes is a registered developer with the NHQB.

YOUR DEVELOPMENT

When all homes at a development are sold, full control of how that development is managed is passed over to the residents. At this time, residents can choose to continue with the current managing agent, appoint a new managing agent, or self-manage the development as a residents' group.

This flexible approach gives homeowners complete oversight of the development's upkeep, and the costs involved, ensuring that it is maintained to the standard and budget set by the residents.

RECTORY GARDENS



YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team work hard to ensure that we minimise the environmental impact of our operations without compromising on quality.

Our partnership with Community Wood Recycling is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

We are committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our developments and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life.

We pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.

We also provide ongoing financial support to Plant Heritage to conserve the diversity of garden plants for people to use and enjoy.

YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £28m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.

SHANLY
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Why buy new with Shanly Homes

Buying a new home brings with it many benefits, from a 10-year new home warranty, to a host of environmental features, but the biggest difference of all is buying a Shanly home.



EXACTING STANDARDS

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

DISTINCTIVE DESIGNS

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

HIGH SPECIFICATION

At Shanly Homes, we don't offer upgrades because we don't need to. Your new home includes the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

WE LISTEN

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

SHANLY
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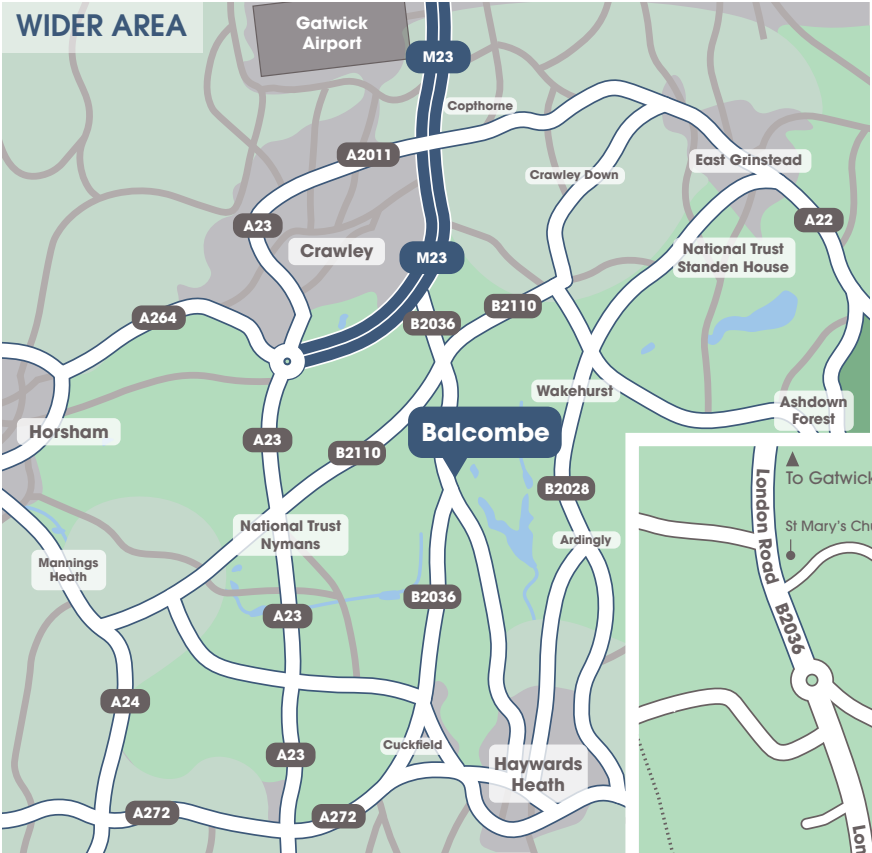
Location and travel connections

TRAVEL TIME BY ROAD FROM RECTORY GARDENS

Haywards Heath	11 minutes
Crawley	15 minutes
Gatwick Airport	18 minutes
Horsham	29 minutes
Brighton	41 minutes
Chichester	72 minutes

TRAVEL TIME BY RAIL FROM RECTORY GARDENS

Gatwick Airport	10 minutes
Brighton	25 minutes
London Bridge	40 minutes
Blackfriars	46 minutes
City Thameslink	48 minutes
St Pancras International	56 minutes
West Hampstead	64 minutes
King’s Cross	67 minutes



TRAVEL TIME BY FOOT FROM RECTORY GARDENS

The Half Moon Inn	1 min walk 52 ft
Balcombe Church of England Primary School	5 min walk 0.2 miles
Balcombe Railway Station	8 min walk 0.4 miles
Cranbrook Independent Nursery & Preschool	11 min walk 0.5 miles

**Rectory Gardens,
Haywards Heath Road,
Balcombe, RH17 6PA**

What 3 words
dispensed.laptop.financial



Computer generated images used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes. Kitchen, landscaping and bathroom layouts may vary from those shown; we operate a process of continuous product development and therefore features may change from time to time. This information does not constitute a contract or warranty. Therefore prospective purchasers should check the latest plans and specification with our sales office. Maps are not to scale – approximate journey times taken from National Rail and Google – June 2025. Ref: 1379

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