



JOURNEY TIMES:

Source: Google maps

On foot:

- Braintree High street 7 minutes
- Braintree rail station 3 minutes
- Fritch Way 3 minutes

By car:

- Stansted Airport 18 minutes
- Colchester 30 minutes
- M25 (J27) 40 minutes

By rail:

- Liverpool Street 66 minutes
- Chelmsford 27 minutes
- Ipswich 67 minutes



Unit 3 Park Farm, Witham Road, Black Notley, Braintree, Essex CM77 8LQ

Tel: 01376 340 866 info@parklanddevelopments.co.uk

www.parklanddevelopments.co.uk

Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to the development or any part thereof. The computer generated illustrations are drawn from plan and are indicative only of how the complete building will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

DovehouseYard



An exciting collection of 3, 4 and 5 bedroom
houses in South Street, Braintree



A development of just eleven 3, 4 and 5 bedroom new homes.

Perfectly positioned in the heart of Braintree and walking distance to the rail station and the bustling town centre.



Welcome to Dovehouse Yard - the perfect setting for your choice of new home in the heart of town.

Although close to the town centre, Dovehouse Yard is very much an 'oasis' amongst the nearby streets and houses. The attractive location is accessed via a private road and provides a courtyard development set around landscaped gardens which offers a quiet, almost tranquil environment.

At Dovehouse Yard you'll find a mix of five 3 bedroom townhouses, five 4 bedroom townhouses and one 5 bedroom townhouse - all perfect for a growing family!

Constructed to exacting standards these new homes offer a strong specification designed to please. From luxury high gloss fitted kitchens with integrated appliances through to wood effect flooring and fitted carpets in all bedrooms, stairs and landings.

These new homes are also ideal for the busy commuter with Braintree rail station under 5 minutes walk away offering fast links to London Liverpool Street and beyond.

By Road, Stansted airport is less than 20 minutes drive away*, while 'big town' shopping at nearby Colchester and Chelmsford also offer comfortable journey times.

* Source: Google maps





Smart, easy on the eye exteriors blended with the latest 'eco-friendly' build techniques means you can be sure of a home that not only looks great, it'll also be a home designed to help save on running costs too.

Inside your new home you'll discover smart high gloss fitted kitchens with integrated oven, hob and hood, washer/dryer, fridge freezer and dishwasher all as standard. Attractive and durable flooring and wall tiling to

both kitchens, bathrooms and en-suites. With modern white sanitaryware with chrome fittings, efficient showers and stylish heated towel rails (you just add fluffy towels and toiletries to complete the picture).



Plots 7, 8, 9, 10 & 11 illustrated

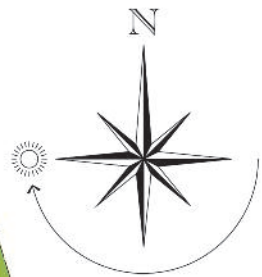
Owning a brand new Parkland home also ensures minimal maintenance for many years to come. Our environmentally constructed homes are built to the highest standards and feature among other benefits, photovoltaic panels. These panels generate electricity which

supplement the electricity usage giving savings on your fuel bills. Dovehouse Yard will feature as standard, uPVC windows and patio doors, highly efficient gas boilers for central heating and energy-saving insulation techniques to further boost the green credentials.

Each house will also have a turfed rear garden together with smart landscaped communal areas. Your new home will also have a NHBC ten year certificate for complete piece of mind.



Plots 7, 8, 9, 10 & 11 illustrated



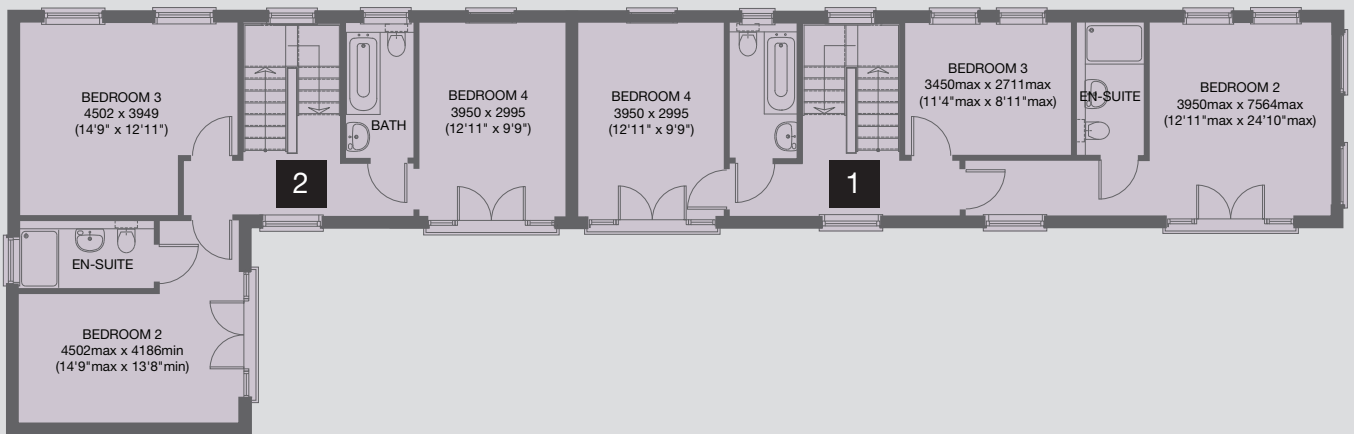
- Plots 1 & 2 Four bedroom townhouse
- Plots 3,4,5,& 6 Three bedroom townhouses
- Plots 7, 8, 9, 10 & 11 Three, four and five bedroom townhouses

PLOTS 1 & 2

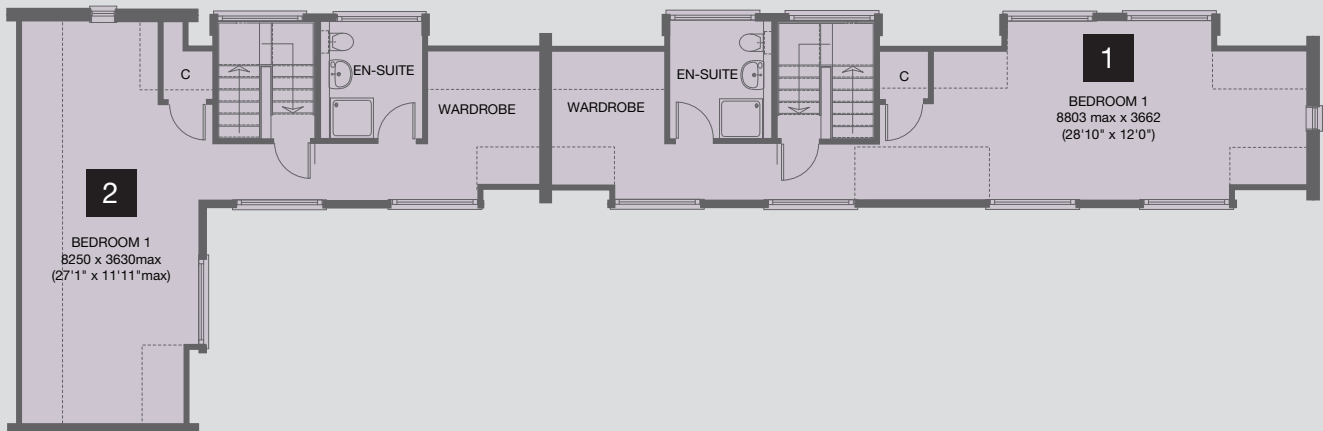
GROUND FLOOR



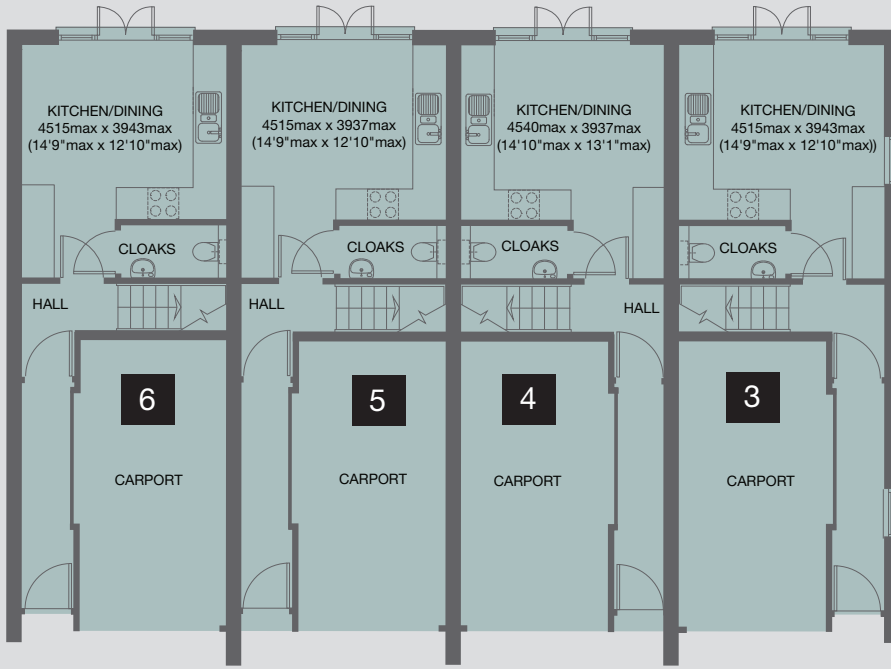
FIRST FLOOR



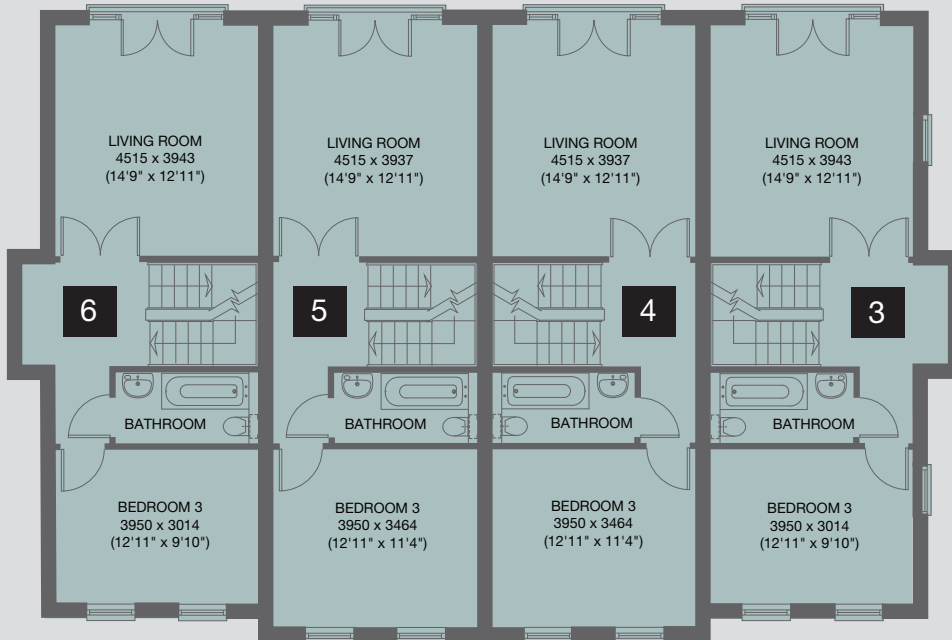
SECOND FLOOR



GROUND FLOOR

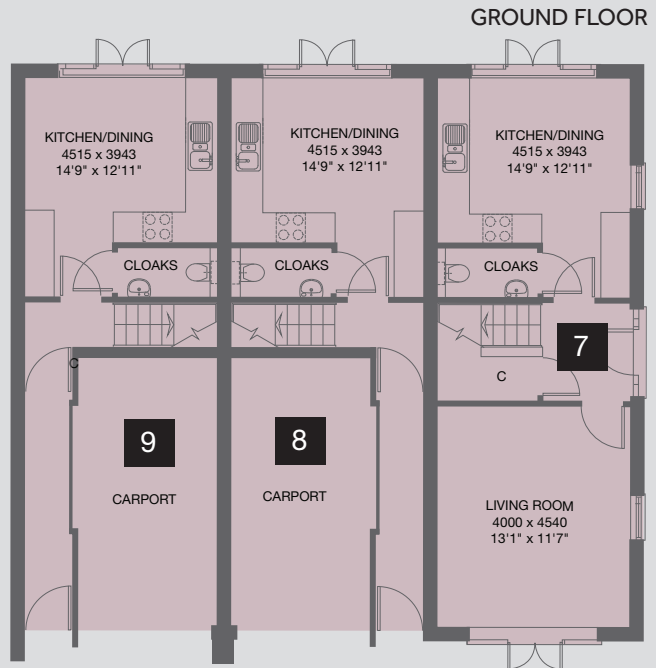
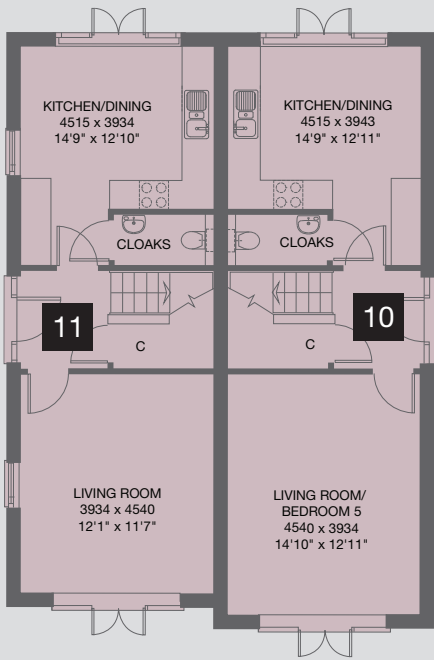


FIRST FLOOR

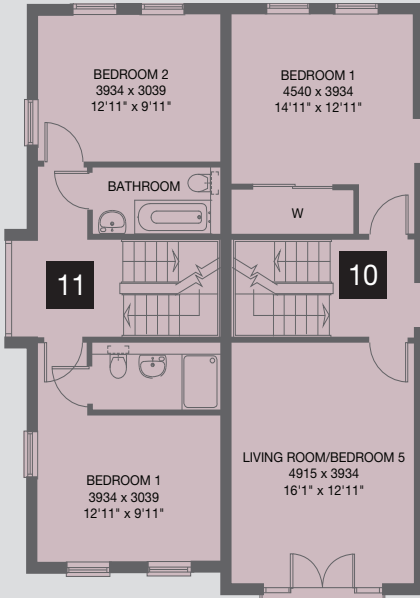


SECOND FLOOR

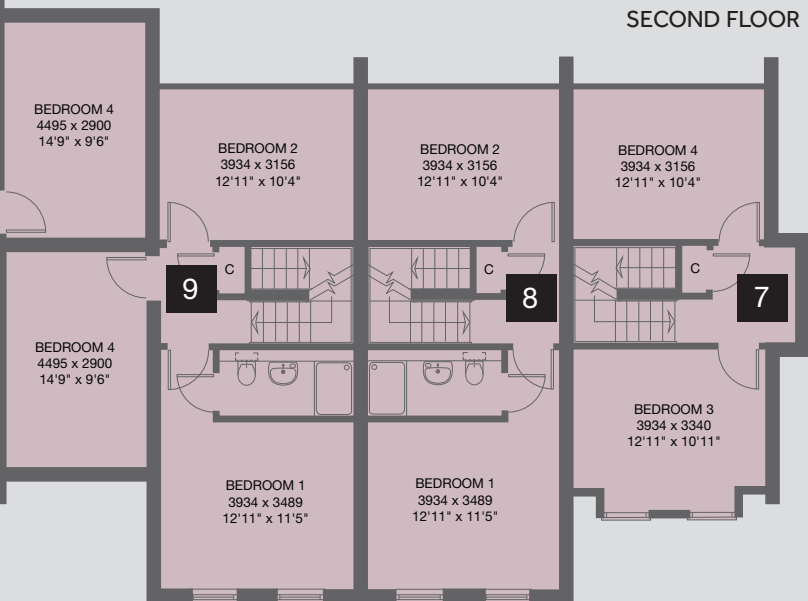
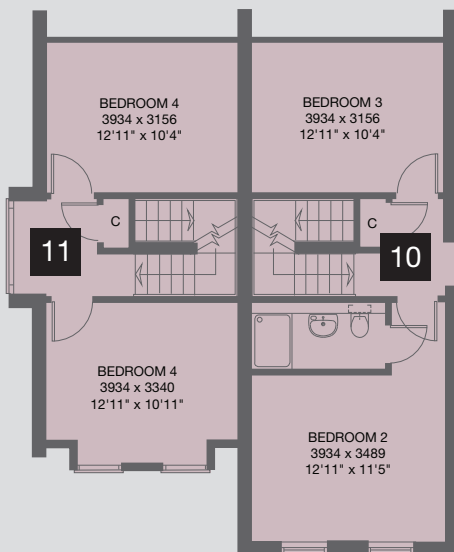




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



KITCHEN

- Luxury high gloss fitted kitchens
- Soft close doors and drawers
- Laminate worktops
- Integrated single electric oven
- Integrated ceramic hob
- Integrated cooker hood
- Integrated washer/dryer
- Integrated fridge/Freezer
- Integrated dishwasher
- Stainless steel sink
- Lever mixer tap
- Under Wall Unit lighting
- Chrome downlighters

BATHROOMS & ENSUITES

- Bath with shower mixer taps
- Half pedestal wash basin
- Dual flush push button wc's
- Showers to en-suites (where applicable)
- Heated towel rail
- Mixer tap with separate shower fitting to all baths

HEATING & ELECTRICS

- Gas central heat via radiators
- Downlighters to kitchen and bathroom
- Telephone, TV and Sky Plus points to the living area and
- Telephone and TV points to all bedrooms
- Heat and smoke detectors
- Photovoltaic panels to roofs

WALLS & FLOOR FINISHES

- Fitted carpets to stairs, landings and all bedrooms
- High quality vinyl wood strip effect flooring to all bathrooms, kitchens and hallways
- Wall tiling to bathroom and en-suite
- White painted internal walls

JOINERY

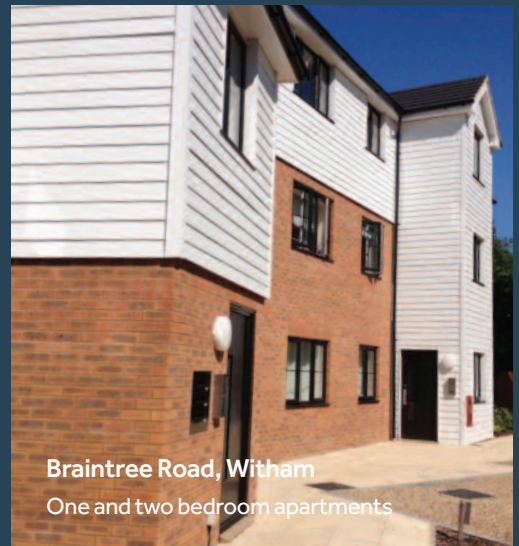
- Entrance doors with multi-point locking system
- Painted interior doors with satin chrome ironmongery
- Skirting & architraves

OUTSIDE

- Turfed front & rear gardens
- Private communal garden
- 10 year NHBC certificate



Springfield Road, Chelmsford
Just 11 apartments set on the fringes of Chelmsford



Braintree Road, Witham
One and two bedroom apartments



Bocking Waterside
Just 14 apartments set on the rivers edge



Parkland Developments are a small housebuilder specialising in high quality, high specification affordable new homes located in urban areas close to good transport links and amenities. We aim to build exclusive developments that generate a real sense of community amongst our purchasers.

We aim to develop a strong bond and personal relationship with all our customers and our commitment to after sales service and customer care is extremely high.