



HEPWORTH PLACE

WALTHAMSTOW
E17

DURY COURT



COUNTRYSIDE
Homes

WELCOME TO DURY COURT

A CONTEMPORARY COLLECTION OF
1, 2 & 3 BEDROOM APARTMENTS.

These attractive new homes offer you the best of modern living in a popular and vibrant area of East London, just a short journey away from the City. Including a tranquil podium garden and close to the expanse of Chestnuts Field, Dury Court also offer 59 spaces dedicated to bicycles, creating the perfect community hub for leisure and serenity.



A UNIQUE LONDON ADDRESS



Sensory Garden

Experience the sensory garden's serene ambiance, where nature's beauty unfolds through captivating colours, fragrances, and textures.



Green Open Space

Unwind and reconnect with nature in the spacious green open space, a peaceful retreat providing fresh air and a beautiful backdrop for leisurely walks and outdoor activities.



Civic Centre

The new three-story Civic Centre fronts onto Fellowship Square and opens onto south-facing existing lawns.



Waltham Forest Town Hall

Home to Waltham Forest Council, the historic, Grade II listed Town Hall forms a grand centrepiece to the entire campus redevelopment project.



Assembly Hall

The Assembly Hall provides a valuable community space for weddings, clubs, activities and events. The building is designed to act as a hub for this thriving new community.



War Memorial

This newly restored war memorial will play a vital role in preserving history, honouring the fallen, promoting remembrance, and creating a sense of community.



Café

Discover a cosy coffee spot, perfect for grabbing your favourite brew to take away with a selection of fresh sandwiches or pastries to choose from.



Chestnuts Field

Chestnuts Field will offer a delightful landscape, newly planted trees and play facilities. Encircling the field, an all-weather path will provide convenient access around and through Walthamstow.



Nursery

As part of the development, an exciting addition will be a brand new nursery facility. This dedicated space will cater to the needs of the community by providing childcare services.



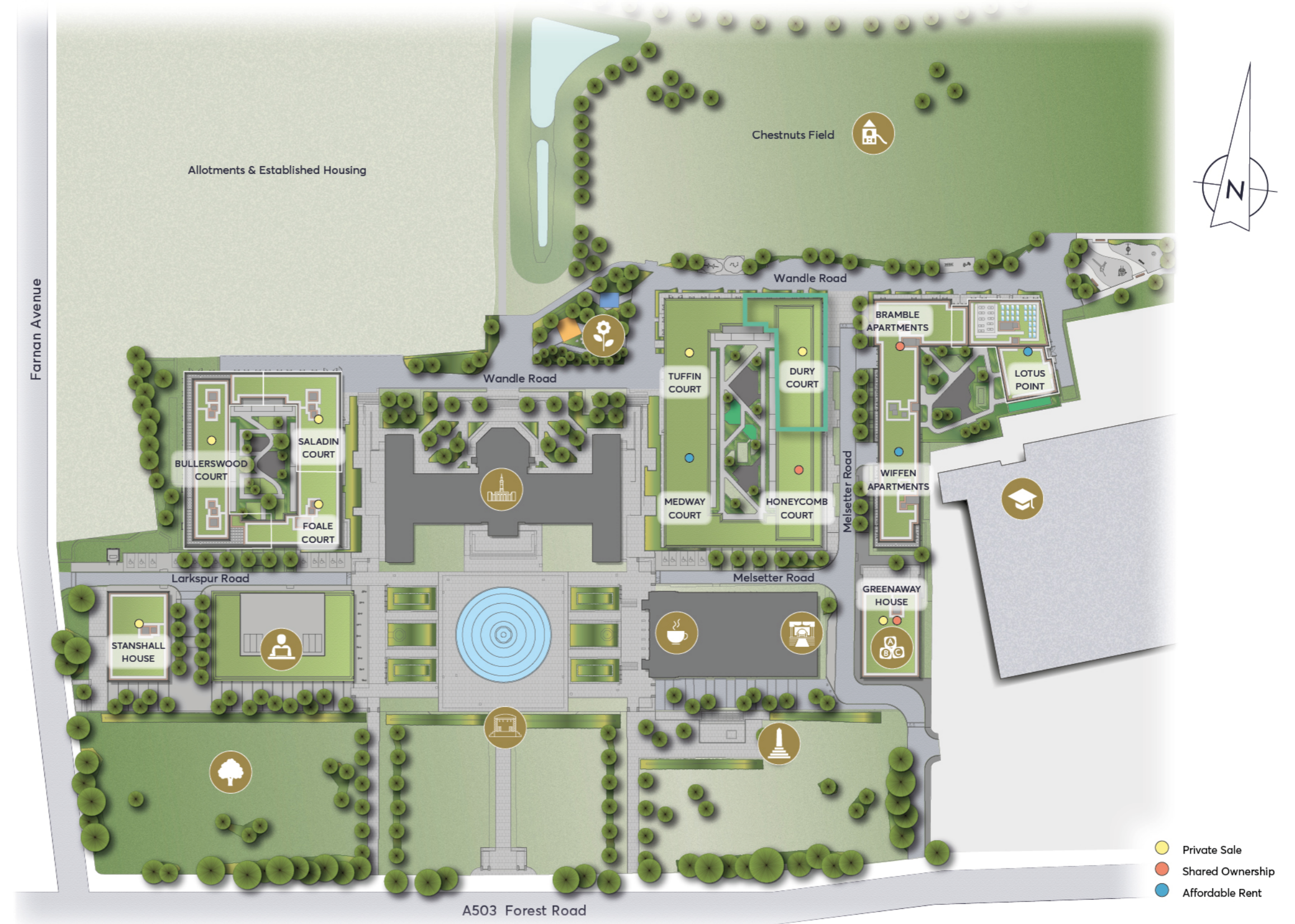
Waltham Forest College

Committed to fostering a supportive learning environment, the college strives to empower students with the essential skills and knowledge required for their chosen career paths.



Fellowship Square

A fresh open-air venue for music and culture. It sits in front of Waltham Forest Town Hall and features a stunning water feature adorned with 144 jets that synchronise with music, creating a captivating spectacle.



KEY

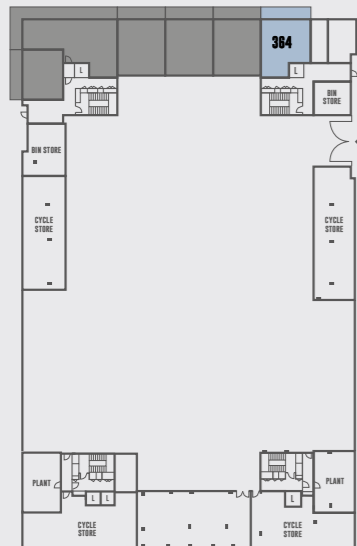
Dury Court 6 storey apartment building Plots 364 - 395



A COMMUNITY OASIS

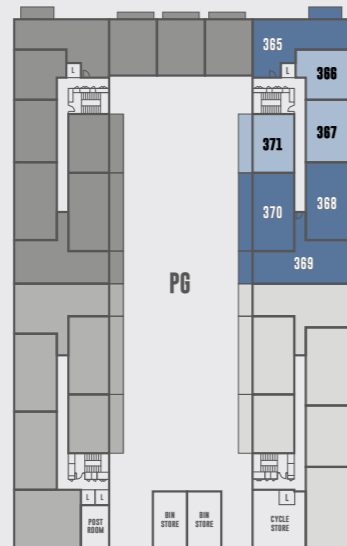
Hepworth Place blends modern living with natural serenity. Throughout the development, lush green open space invites residents and visitors to relax, unwind, and connect with nature. A sensory garden offers a tranquil retreat, whilst the on-site café provides the perfect spot for casual gatherings or quiet reflection.

DURY COURT

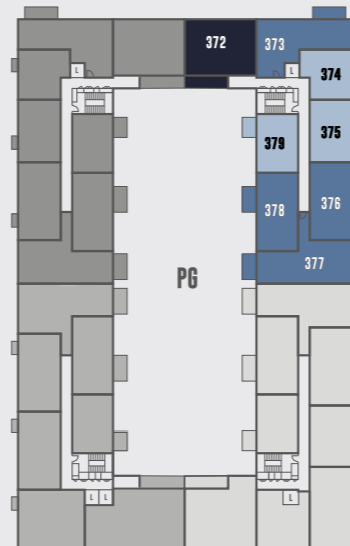


Lower Ground Floor

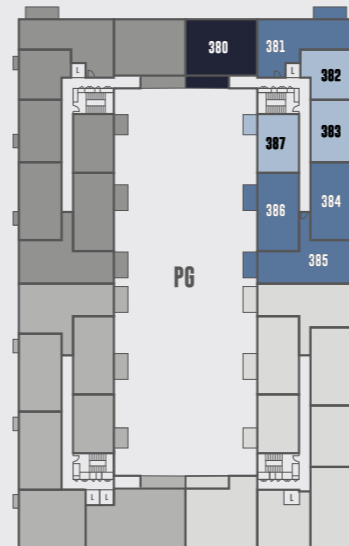
Entrance
Town Hall
Vehicle
Access



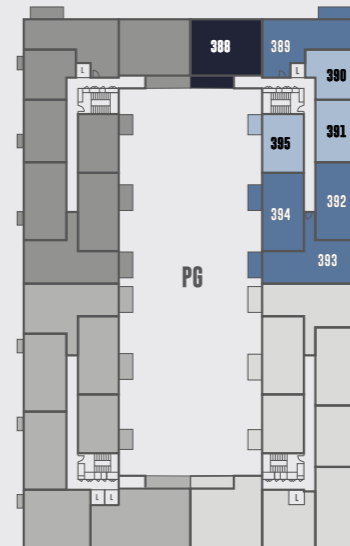
Upper Ground Floor



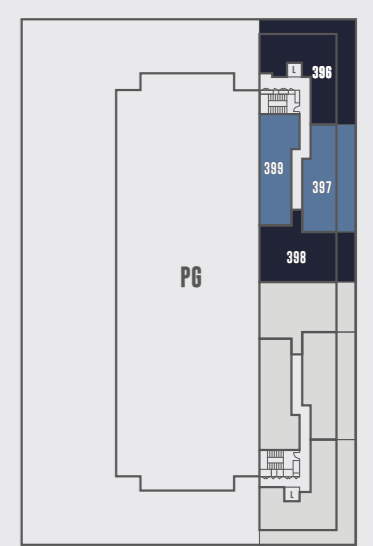
First Floor



Second Floor



Third Floor



Fourth Floor

1 BEDROOM

2 BEDROOM

3 BEDROOM

TUFFIN COURT

AFFORDABLE RENT

SHARED OWNERSHIP

PG UPPER GROUND FLOOR PODIUM GARDEN

L LIFT

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Type 1
One bedroom apartment
Plots: 371, 379, 387 & 395

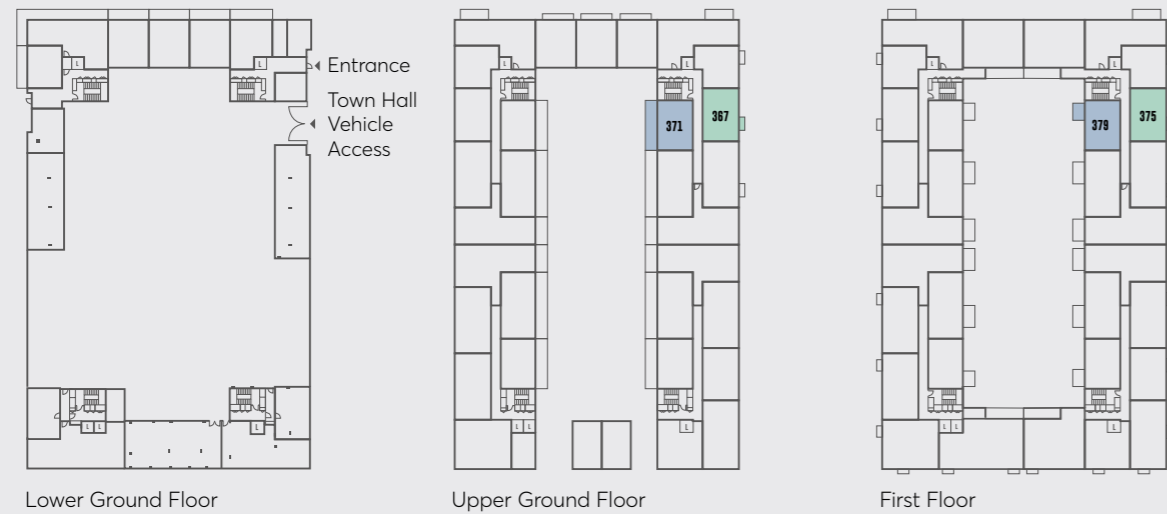
Type 2
One bedroom apartment
Plots: 367, 375, 383 & 391



Kitchen, Living & Dining	4.95m x 5.95m	16'2" x 19'5"
Bedroom	3.35m x 3.70m	10'9" x 12'1"
Balcony*	2.90m x 1.74m	9'5" x 5'7"
Terrace	8.65m x 1.78m	28'4" x 5'8"
Total Internal Area	50 sq m	538.1 sq ft



Kitchen	2.57m x 2.25m	8'4" x 7'3"
Living & Dining	5.67m x 3.82m	18'6" x 12'5"
Bedroom	3.37m x 3.82m	11'0" x 12'5"
Balcony	2.00m x 0.69m	6'5" x 2'3"
Total Internal Area	55 sq m	597.3 sq ft



◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer
 †Column projects 50mm into kitchen/living/dining to plots 387 and 395. *Boxing to plot 371 only. *Balcony to Plots 379, 387 & 395.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer
 †Column location differs to plot 367 only. *No boxing to plots 375, 383 & 391.

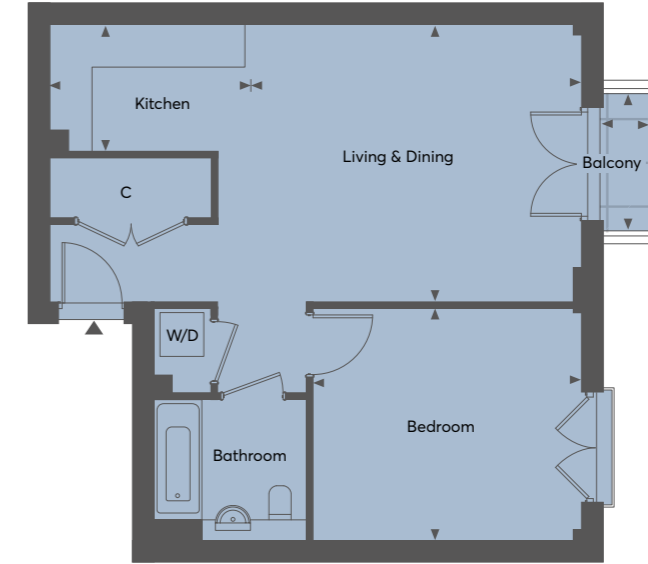
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Type 3
One bedroom apartment
Plot: 364

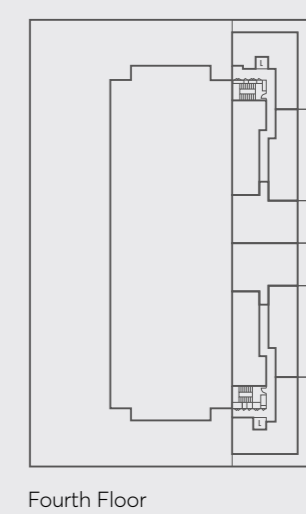
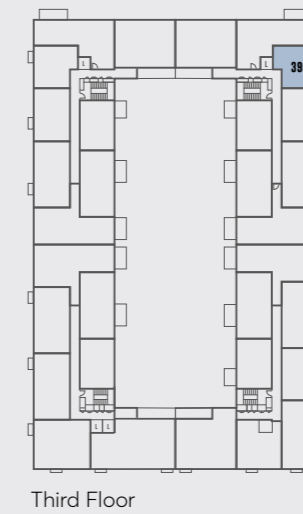
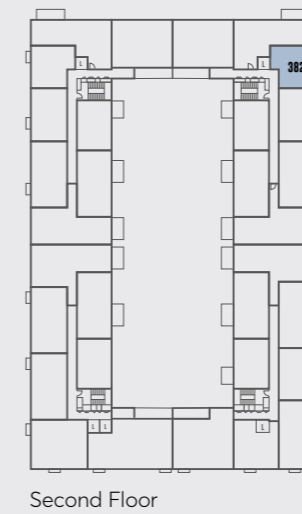
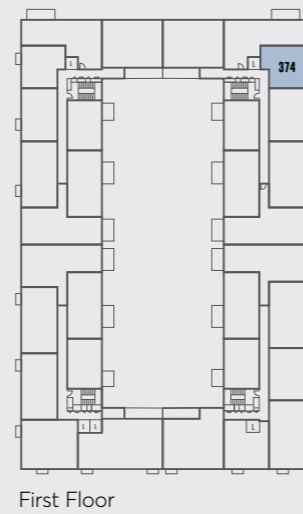
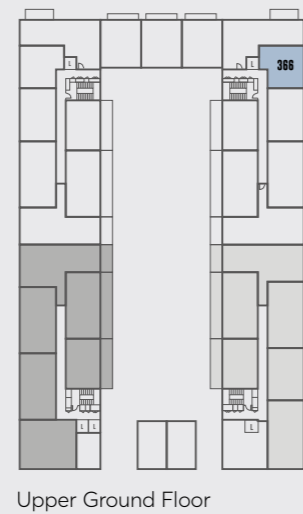
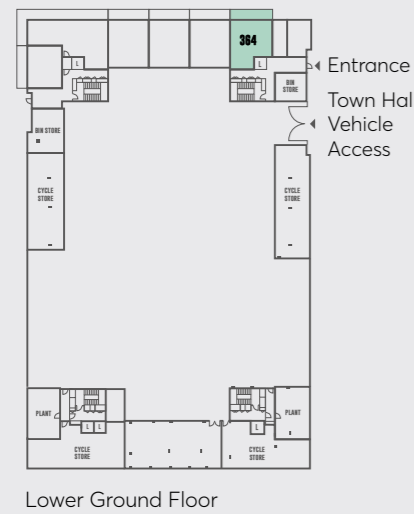


Kitchen, Living & Dining	6.35m x 3.79m	20'8" x 12'4"
Bedroom	3.91m x 3.22m	12'8" x 10'6"
Terrace	1.68m x 7.36m	5'5" x 24'1"
Total Internal Area	53.1 sq m	571.5 sq ft

Type 4
One bedroom apartment
Plots: 366, 374, 382 & 390



Kitchen	1.80m x 3.28m	5'9" x 10'7"
Living & Dining	3.94m x 4.29m	12'9" x 14'1"
Bedroom	3.29m x 3.82m	10'7" x 12'5"
Balcony	2.00m x 0.69m	6'5" x 2'3"
Total Internal Area	50.3 sq m	541.4 sq ft



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer.

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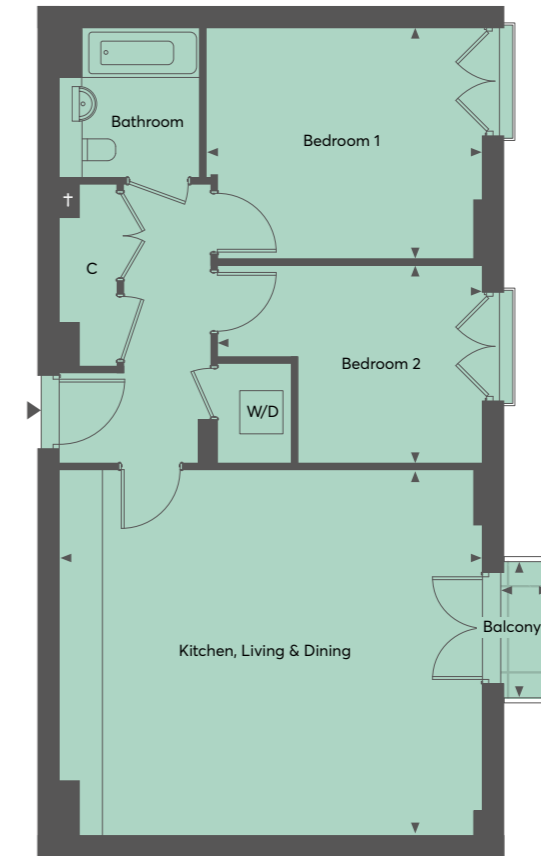
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Type 5
Two bedroom apartment
Plots: 365, 373, 381 & 389

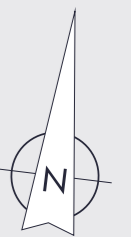
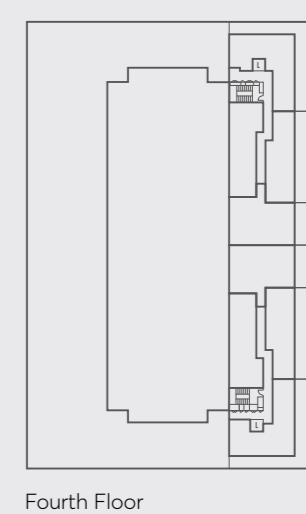
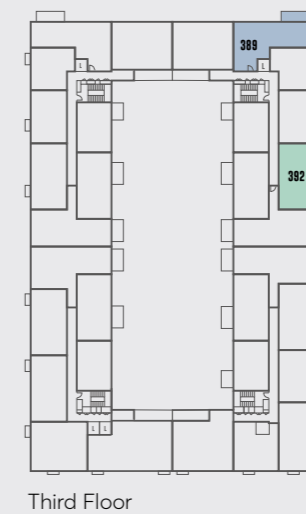
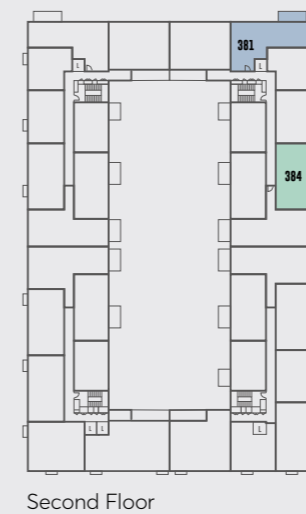
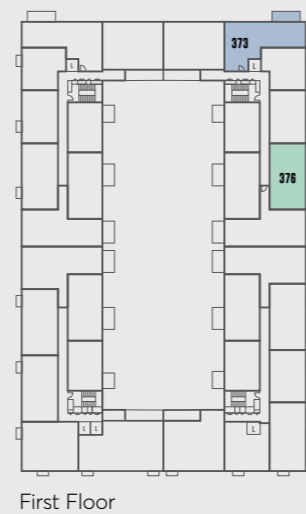
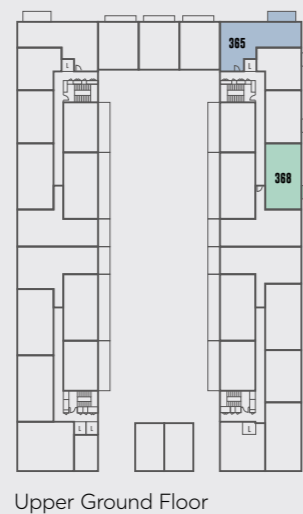
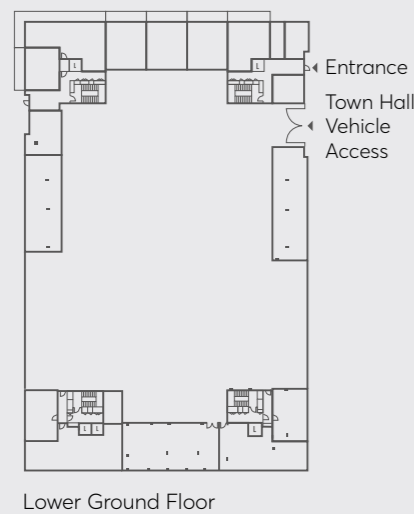


Kitchen, Living & Dining	6.84m x 4.26m	22'4" x 13'9"
Bedroom 1	3.37m x 3.92m	11'0" x 12'8"
Bedroom 2	3.77m x 3.11m	12'3" x 10'2"
Balcony	4.80m x 1.49m	15'7" x 4'9"
Total Internal Area	80.7 sq m	868.7 sq ft

Type 6
Two bedroom apartment
Plots: 368, 376, 384 & 392



Kitchen, Living & Dining	5.23m x 6.07m	17'1" x 19'9"
Bedroom 1	3.32m x 3.97m	10'9" x 13'0"
Bedroom 2	2.85m x 3.82m	9'3" x 12'5"
Balcony	2.00m x 0.69m	6'5" x 2'3"
Total Internal Area	70.4 sq m	757.7 sq ft



◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer.
 Location of SVP varies. Speak to a sales consultant for more information.

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◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer. †No boxing to plots 376, 384 & 392.

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Type 7

Two bedroom apartment

Plots: 370, 378, 386 & 394

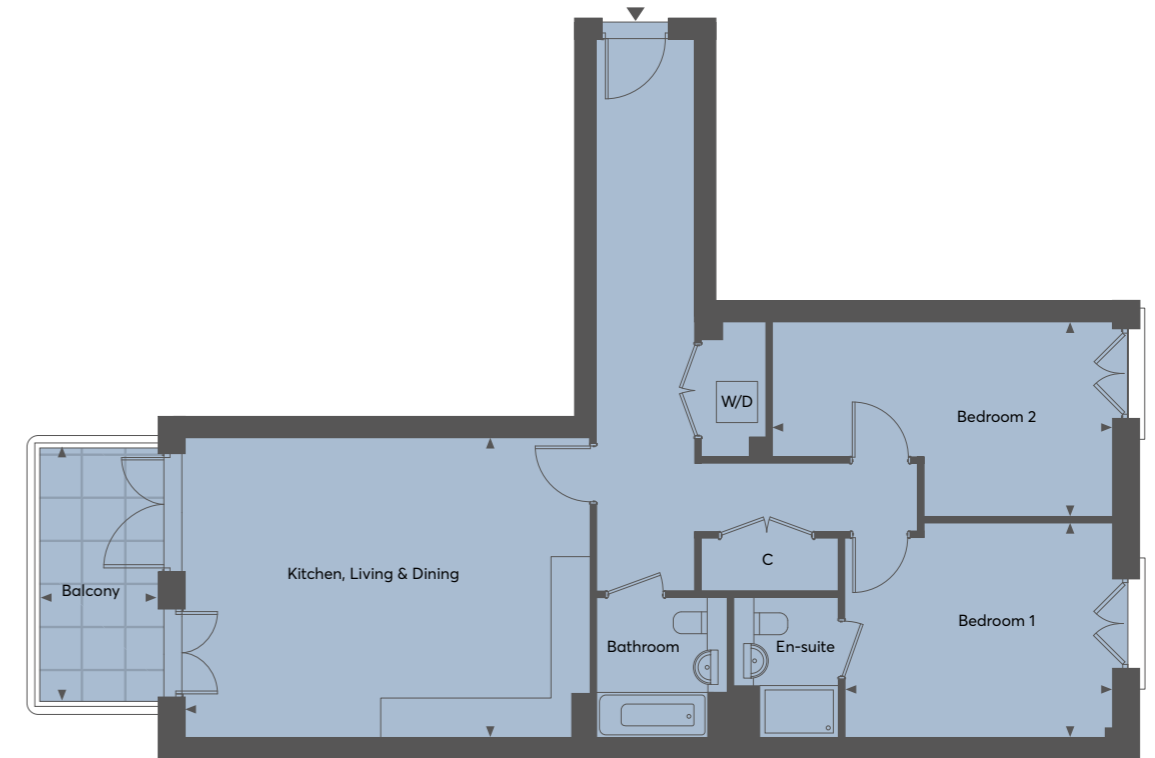


Kitchen, Living & Dining	4.48m x 5.95m	14'6" x 19'5"
Bedroom 1	3.68m x 3.85m	12'0" x 12'6"
Bedroom 2	3.40m x 3.81m	11'1" x 12'5"
Balcony*	4.02m x 1.74m	13'2" x 5'7"
Terrace	11.87m x 1.78m	38'9" x 5'8"
Total Internal Area	70 sq m	753.4 sq ft

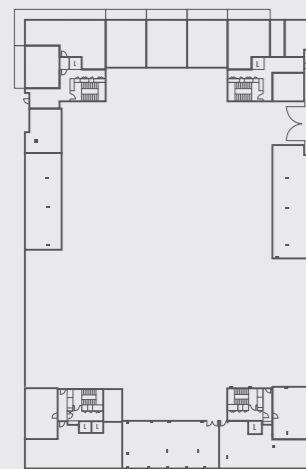
Type 8

Two bedroom apartment

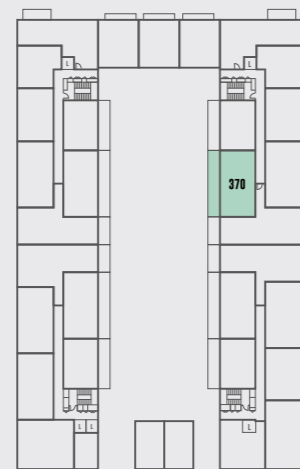
Plots: 377, 385 & 393



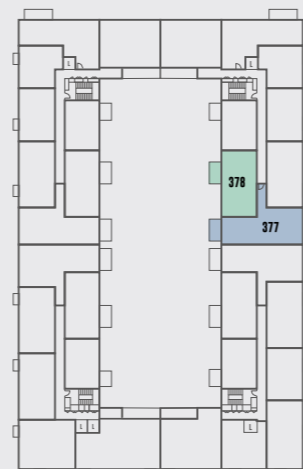
Kitchen, Living & Dining	6.18m x 4.59m	20'2" x 15'0"
Bedroom 1	4.10m x 3.30m	13'4" x 10'8"
Bedroom 2	5.20m x 2.96m	17'0" x 9'7"
Balcony	3.92m x 1.74m	12'9" x 7'5"
Total Internal Area	85.5 sq m	920.3 sq ft



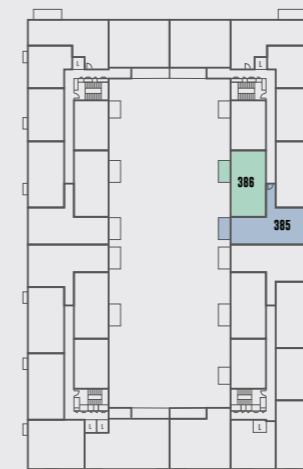
Lower Ground Floor



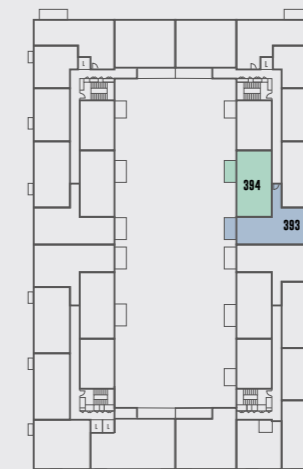
Upper Ground Floor



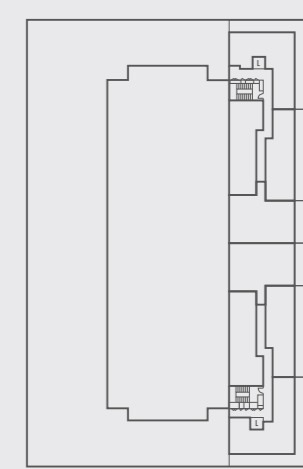
First Floor



Second Floor



Third Floor



Fourth Floor



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Type 9

Two bedroom apartment - Wheelchair adaptable unit

Plot: 369

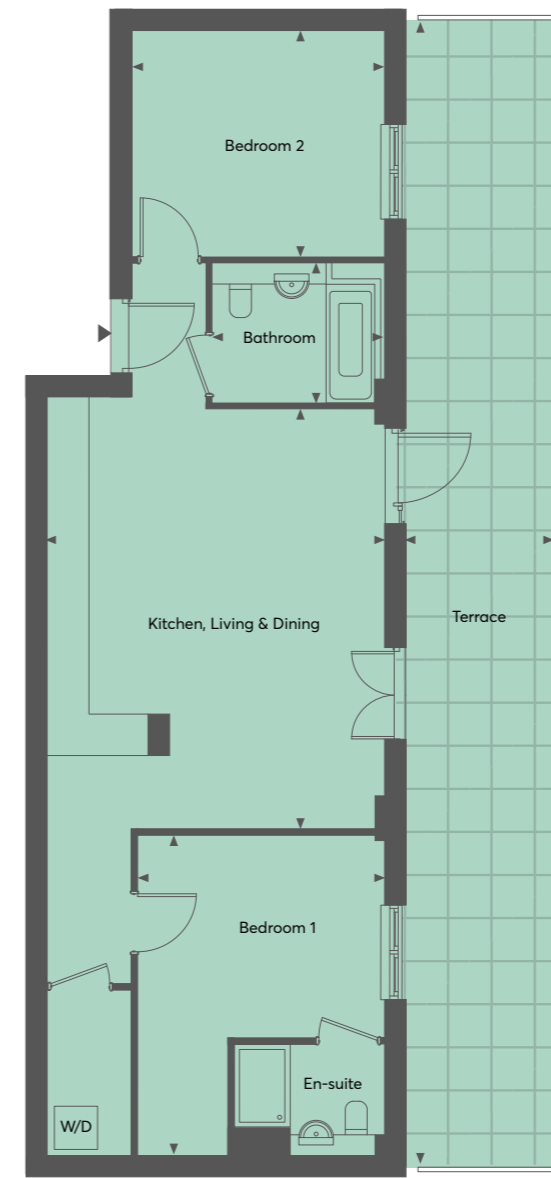


Kitchen, Living & Dining	5.88m x 4.59m	19'3" x 15'0"
Bedroom 1	3.90m x 3.80m	12'7" x 12'4"
Bedroom 2	5.20m x 2.46m	17'0" x 8'0"
Terrace	1.78m x 4.70m	5'8" x 15'4"
Total Internal Area	85.5 sq m	920.3 sq ft

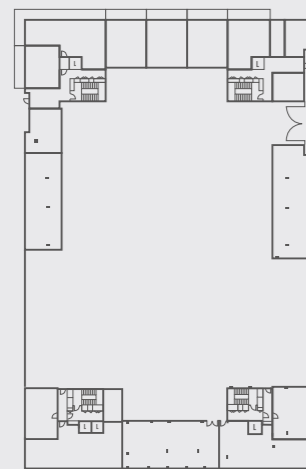
Type 10

Two bedroom apartment

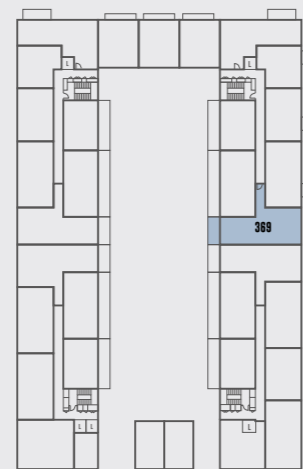
Plot: 397



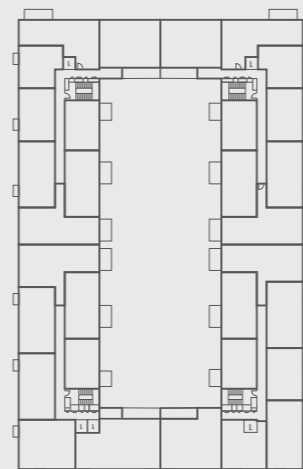
Kitchen, Living & Dining	6.04m x 4.85m	19'8" x 15'9"
Bedroom 1	4.61m x 3.55m	15'1" x 11'6"
Bedroom 2	3.25m x 3.62m	10'6" x 11'8"
Terrace	16.52m x 2.04m	54'2" x 6'6"
Total Internal Area	72.1 sq m	776 sq ft



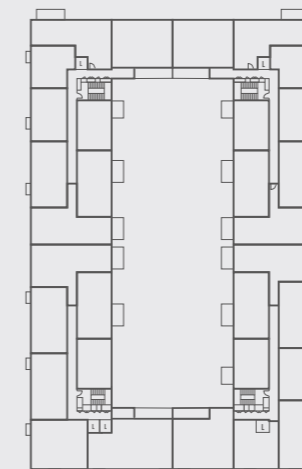
Lower Ground Floor



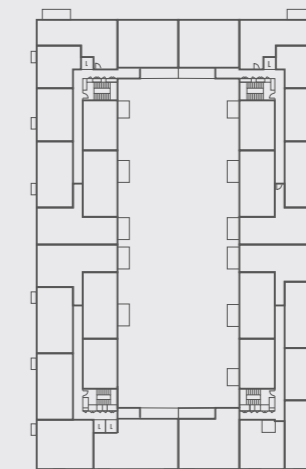
Upper Ground Floor



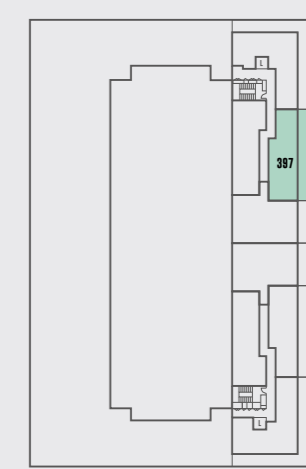
First Floor



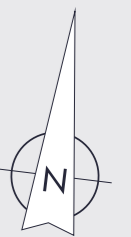
Second Floor



Third Floor



Fourth Floor



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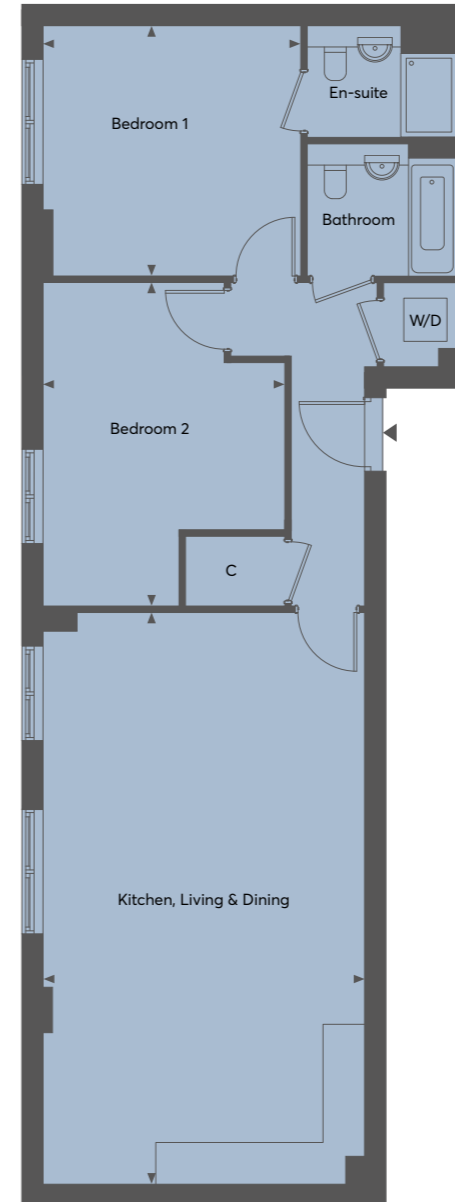
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Type 11
Three bedroom apartment
Plot: 372, 380 & 388

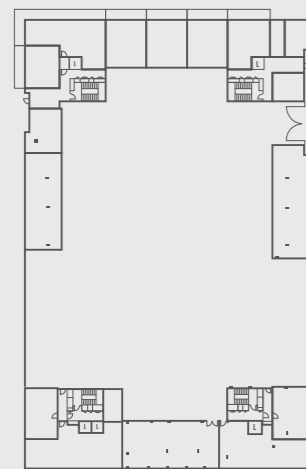


Kitchen	3.48m x 3.16m	11'4" x 10'3"
Living & Dining	4.74m x 4.31m	15'5" x 14'1"
Bedroom 1	3.54m x 3.52m	11'6" x 11'5"
Bedroom 2	3.38m x 3.56m	11'0" x 11'6"
Bedroom 3	3.54m x 2.61m	11'6" x 8'5"
Balcony	1.72m x 6.63m	5'6" x 21'7"
Total Internal Area	88.6 sq m	953.6 sq ft

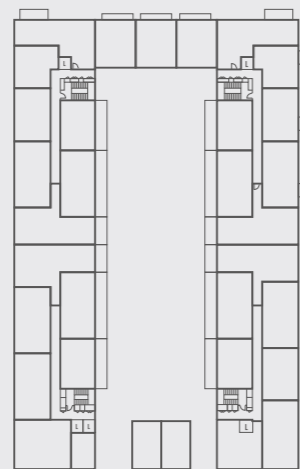
Type 12
Two bedroom apartment
Plot: 399



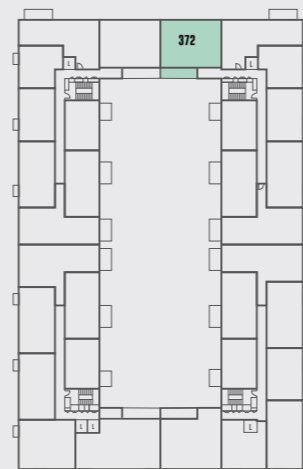
Kitchen, Living & Dining	8.23m x 4.62m	27'0" x 15'1"
Bedroom 1	3.70m x 3.70m	12'1" x 12'1"
Bedroom 2	4.65m x 3.47m	15'2" x 11'3"
Total Internal Area	83.6 sq m	899.8 sq ft



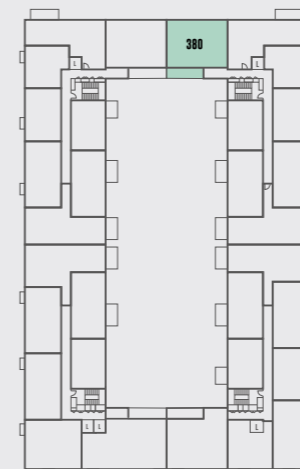
Lower Ground Floor



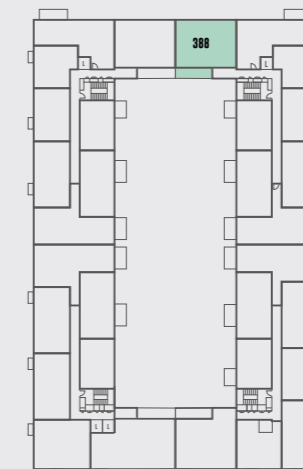
Upper Ground Floor



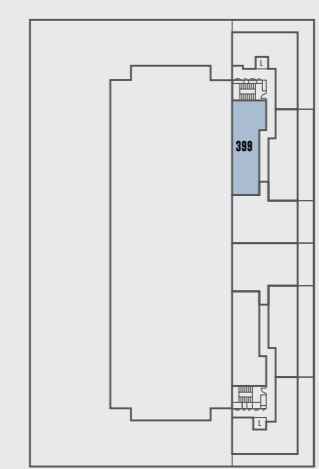
First Floor



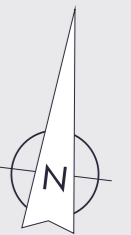
Second Floor



Third Floor



Fourth Floor



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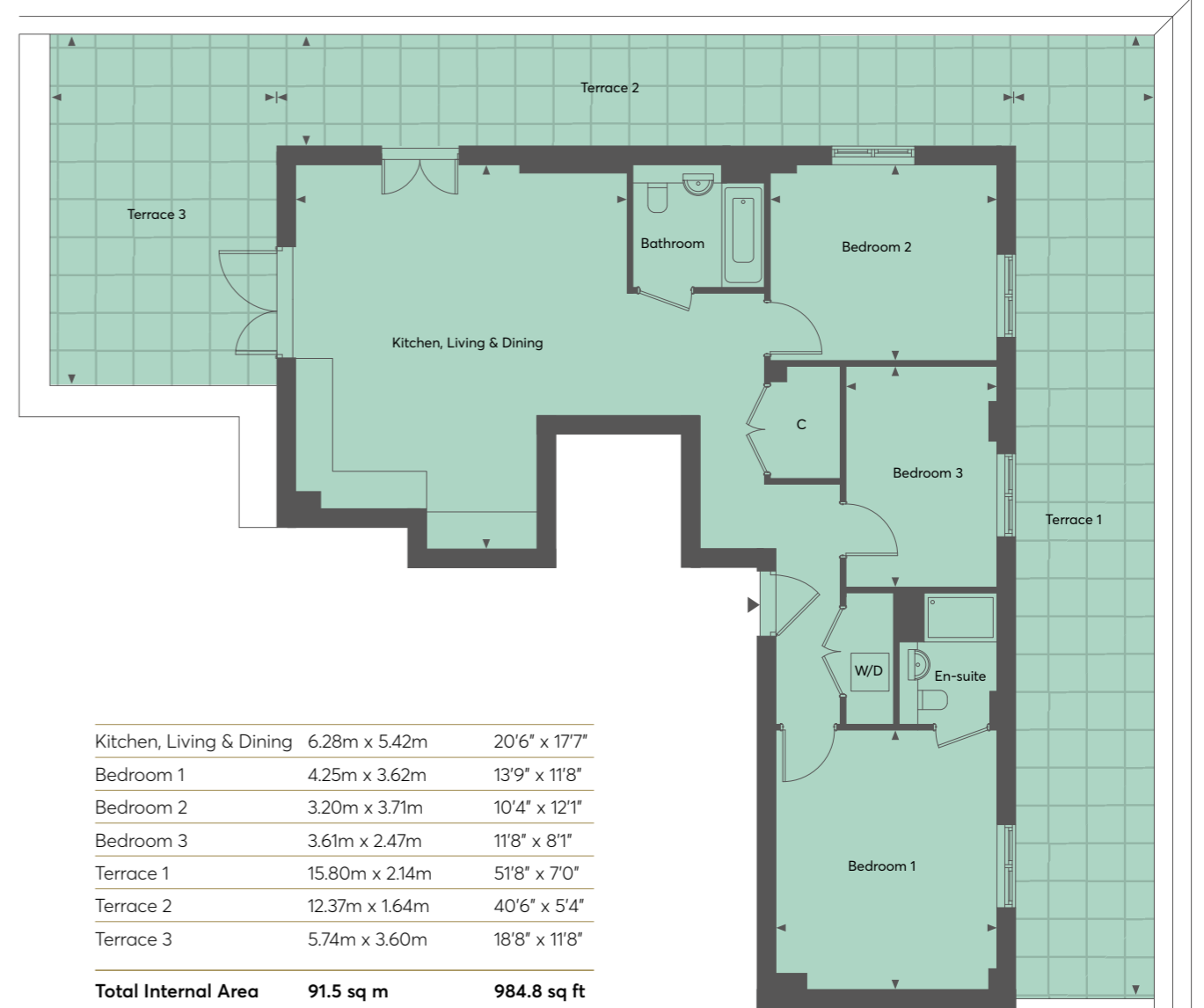
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Type 13
Three bedroom apartment
Plot: 398

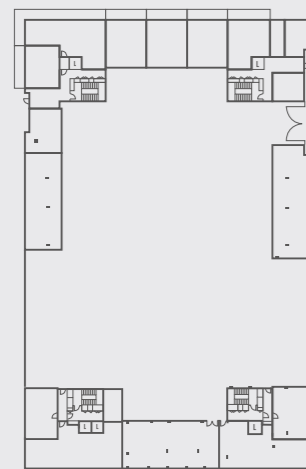


Kitchen, Living & Dining	4.38m x 7.40m	14'3" x 24'2"
Bedroom 1	4.91m x 2.66m	16'1" x 8'7"
Bedroom 2	4.85m x 3.19m	15'9" x 10'4"
Bedroom 3	3.76m x 2.36m	12'3" x 7'7"
Terrace	2.14m x 7.73m	7'3" x 25'3"
Total Internal Area	94.3 sq ft	1015 sq ft

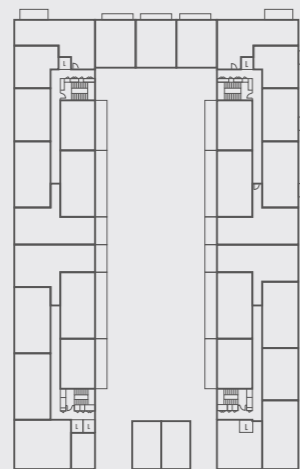
Type 14
Three bedroom apartment
Plot: 396



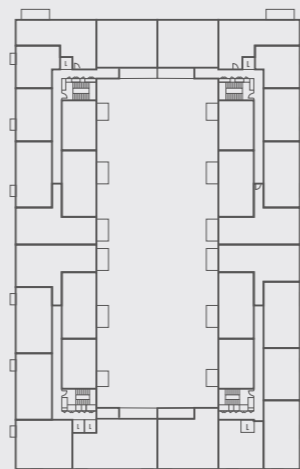
Kitchen, Living & Dining	6.28m x 5.42m	20'6" x 17'7"
Bedroom 1	4.25m x 3.62m	13'9" x 11'8"
Bedroom 2	3.20m x 3.71m	10'4" x 12'1"
Bedroom 3	3.61m x 2.47m	11'8" x 8'1"
Terrace 1	15.80m x 2.14m	51'8" x 7'0"
Terrace 2	12.37m x 1.64m	40'6" x 5'4"
Terrace 3	5.74m x 3.60m	18'8" x 11'8"
Total Internal Area	91.5 sq m	984.8 sq ft



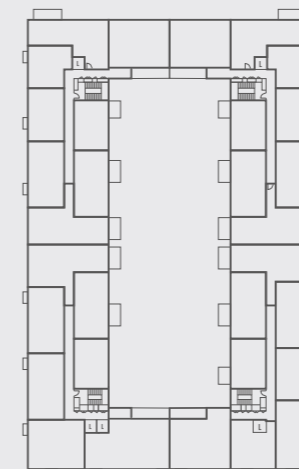
Lower Ground Floor



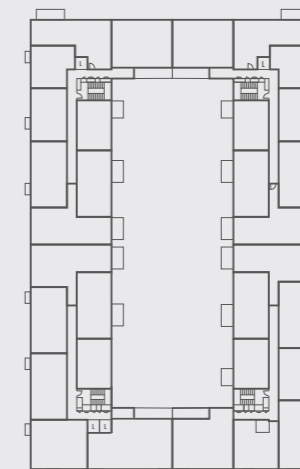
Upper Ground Floor



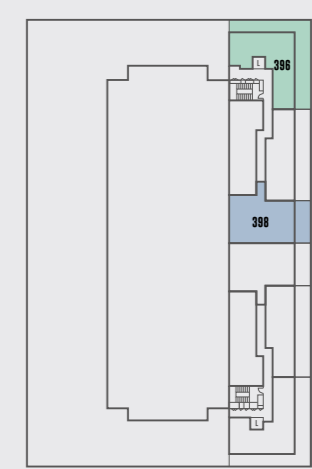
First Floor



Second Floor



Third Floor



Fourth Floor



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer.

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes washer/dryer.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



DETAIL & DESIGN

Kitchen

- Contemporary handle-less base units and tall units with matching worktop and upstand
- A composite one and a half bowl sink and drainer with chrome mixer tap
- Integrated single electric oven
- Integrated microwave
- Electric ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard
- Energy efficient, white recessed downlighters to ceilings and strip lights under-cupboards



Decoration

- Carpet fitted to all bedrooms
- Amtico flooring in hallway, kitchen, living, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Bath with panel in driftwood. Shower over bath (bathrooms only)
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- Underfloor heating
- USB-C sockets to kitchen and bedroom 1 and double sockets conveniently positioned throughout
- TV points and provision for Sky Q via wifi to living room and bedroom 1
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- BT points provided to living area and bedroom 1
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



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HEPWORTH PLACE

WALTHAMSTOW
E17

TUFFIN COURT



COUNTRYSIDE
Homes

WELCOME TO TUFFIN COURT

A CONTEMPORARY COLLECTION OF
1, 2 AND 3 BEDROOM APARTMENTS AND 3 BEDROOM DUPLEXES.

These attractive new homes offer you the best of modern living in a popular and vibrant area of East London, just a short journey away from the City. Including a tranquil podium garden and close to the expanse of Chestnuts Field, Tuffin Court also offer 118 spaces dedicated to bicycles, creating the perfect community hub for leisure and serenity.



A UNIQUE LONDON ADDRESS



Sensory Garden

Experience the sensory garden's serene ambiance, where nature's beauty unfolds through captivating colours, fragrances, and textures.



Green Open Space

Unwind and reconnect with nature in the spacious green open space, a peaceful retreat providing fresh air and a beautiful backdrop for leisurely walks and outdoor activities.



Civic Centre

The new three-story Civic Centre fronts onto Fellowship Square and opens onto south-facing existing lawns.



Waltham Forest Town Hall

Home to Waltham Forest Council, the historic, Grade II listed Town Hall forms a grand centrepiece to the entire campus redevelopment project.



Assembly Hall

The Assembly Hall provides a valuable community space for weddings, clubs, activities and events. The building is designed to act as a hub for this thriving new community.



War Memorial

This newly restored war memorial will play a vital role in preserving history, honouring the fallen, promoting remembrance, and creating a sense of community.



Café

Discover a cosy coffee spot, perfect for grabbing your favourite brew to take away with a selection of fresh sandwiches or pastries to choose from.



Chestnuts Field

Chestnuts Field will offer a delightful landscape, newly planted trees and play facilities. Encircling the field, an all-weather path will provide convenient access around and through Walthamstow.



Nursery

As part of the development, an exciting addition will be a brand new nursery facility. This dedicated space will cater to the needs of the community by providing childcare services.



Waltham Forest College

Committed to fostering a supportive learning environment, the college strives to empower students with the essential skills and knowledge required for their chosen career paths.



Fellowship Square

A fresh open-air venue for music and culture. It sits in front of Waltham Forest Town Hall and features a stunning water feature adorned with 144 jets that synchronise with music, creating a captivating spectacle.



- Private Sale
- Shared Ownership
- Affordable Rent

KEY

Tuffin Court 5 storey apartment building Plots 328 - 363



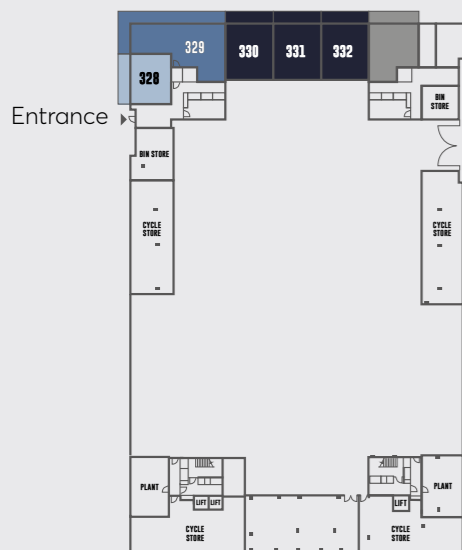
A COMMUNITY OASIS

Hepworth Place blends modern living with natural serenity. Throughout the development, lush green open space invites residents and visitors to relax, unwind, and connect with nature. A sensory garden offers a tranquil retreat, whilst the on-site café provides the perfect spot for casual gatherings or quiet reflection.

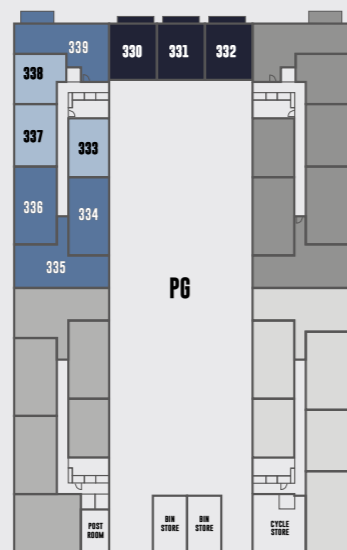
TUFFIN COURT



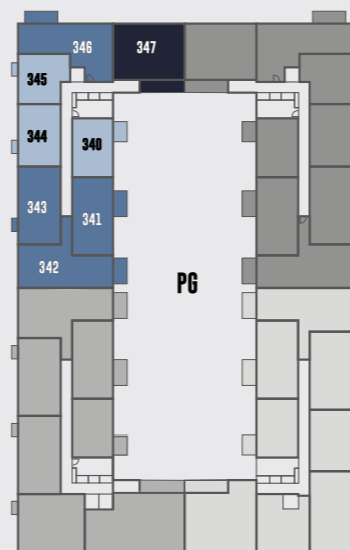
Computer generated image, indicative only and details may vary



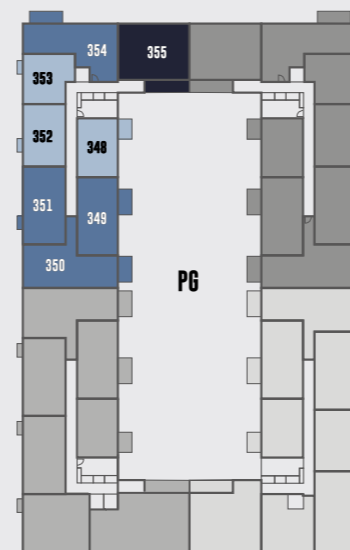
Lower Ground Floor



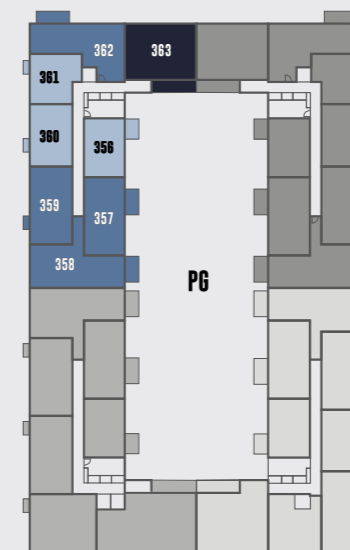
Upper Ground Floor



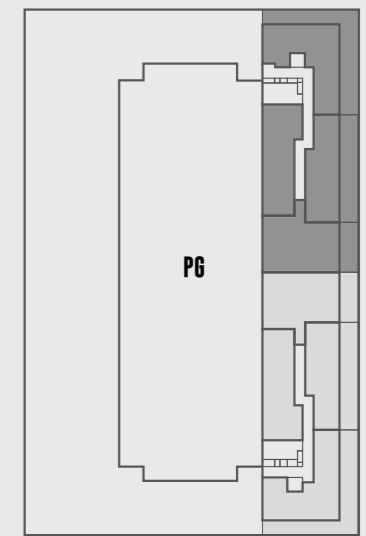
First Floor



Second Floor



Third Floor



Fourth Floor

1 BEDROOM

2 BEDROOM

3 BEDROOM

DURY COURT

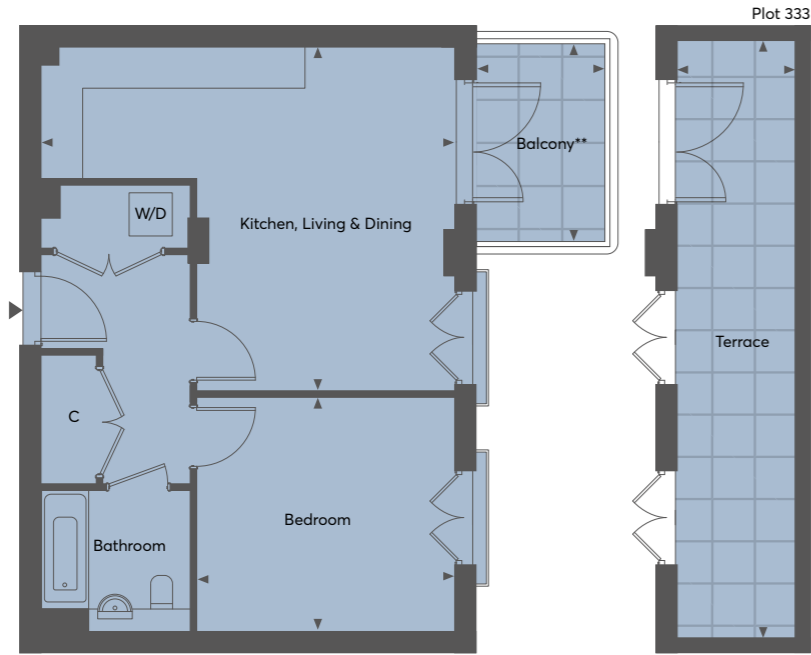
AFFORDABLE RENT

SHARED OWNERSHIP

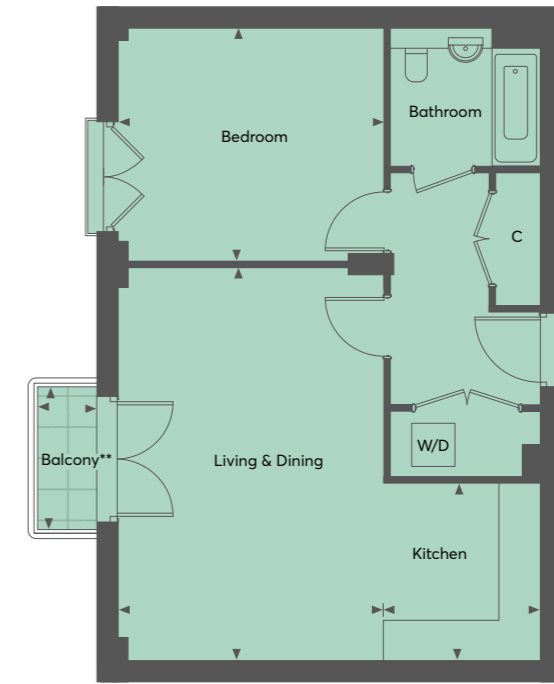
PG UPPER GROUND FLOOR PODIUM GARDEN

Type T1
One bedroom apartment
Plots: 333, 340, 348 & 356

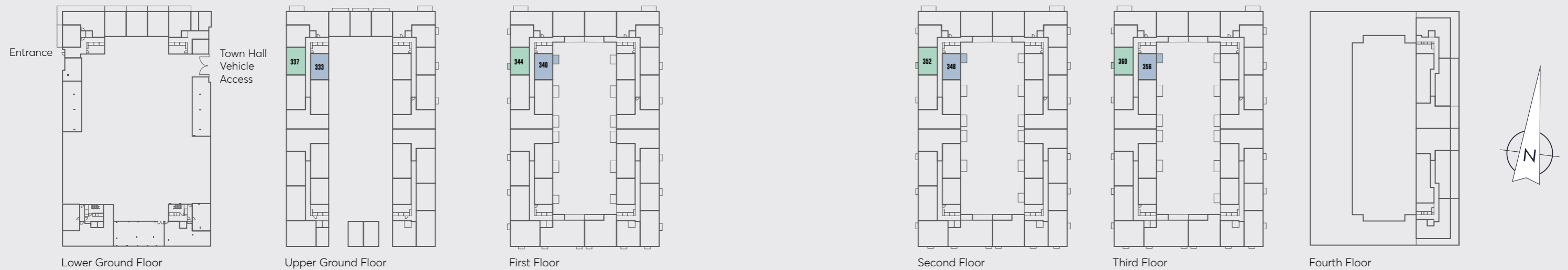
Type T2
One bedroom apartment
Plots: 337, 344, 352 & 360



Kitchen, Living & Dining	4.95m x 5.95m	16'2" x 19'5"
Bedroom	3.35m x 3.70m	10'9" x 12'1"
Balcony	2.87m x 1.73m	9'3" x 5'6"
Terrace	8.65m x 1.78m	28'3" x 5'8"
Total Internal Area	50 sq m	538.1 sq ft



Kitchen	2.57m x 2.25m	8'4" x 7'3"
Living & Dining	5.67m x 3.82m	18'6" x 12'5"
Bedroom	3.37m x 3.82m	11'0" x 12'5"
Balcony	1.97m x 0.68m	6'4" x 2'2"
Total Internal Area	55.1 sq m	593.0 sq ft



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer **Terrace to plot 333.

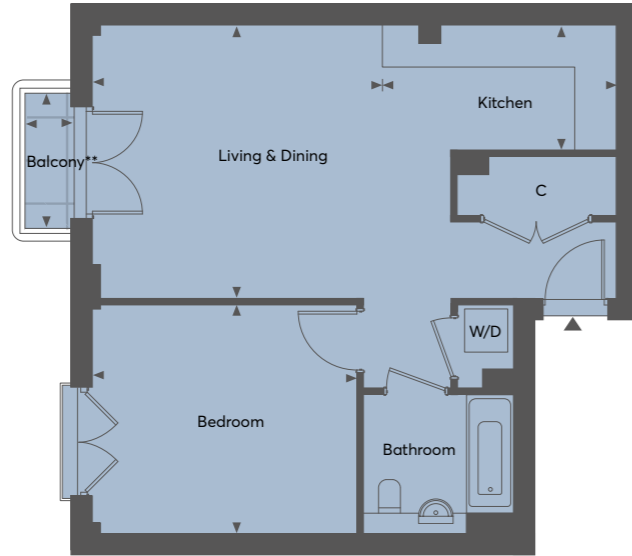
◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer **No balcony to plot 337.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

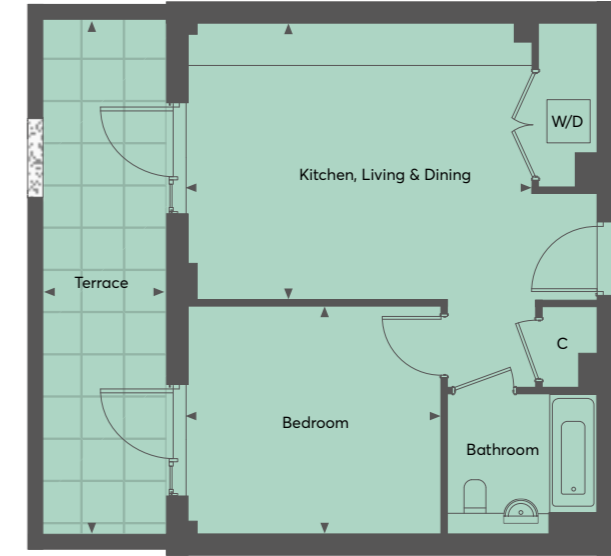
All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Type T3
One bedroom apartment
Plots: 338, 345, 353 & 361

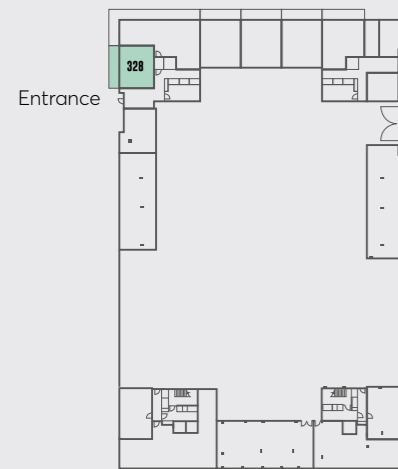
Type T4
One bedroom apartment
Plot: 328



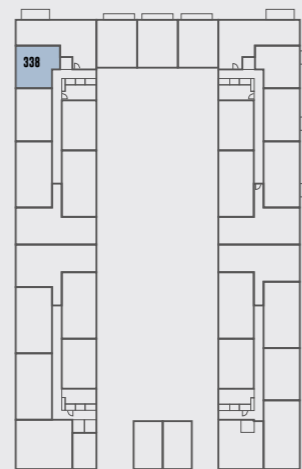
Kitchen	1.80m x 3.57m	5'9" x 11'7"
Living & Dining	3.94m x 4.79m	12'9" x 15'7"
Bedroom	3.29m x 3.82m	10'7" x 12'5"
Balcony	1.97m x 0.68m	6'4" x 2'2"
Total Internal Area	50.3 sq m	541.4 sq ft



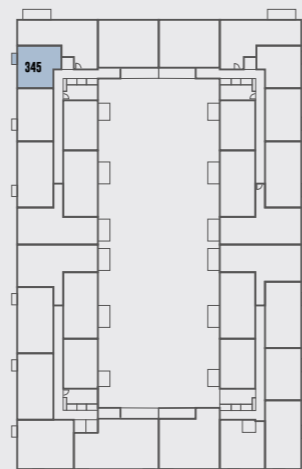
Kitchen, Living & Dining	3.98m x 4.95m	13'0" x 16'2"
Bedroom	3.25m x 3.65m	10'6" x 11'9"
Terrace	7.44m x 1.65m	24'4" x 5'3"
Total Internal Area	43.2 sq m	465.0 sq ft



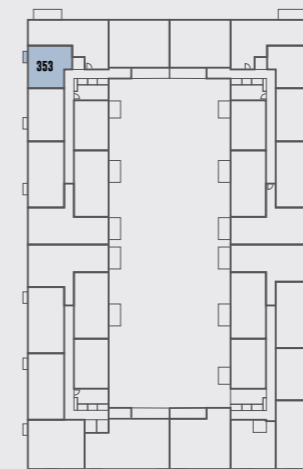
Lower Ground Floor



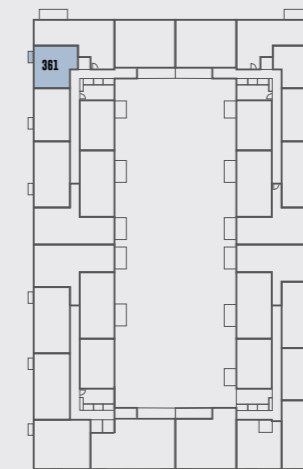
Upper Ground Floor



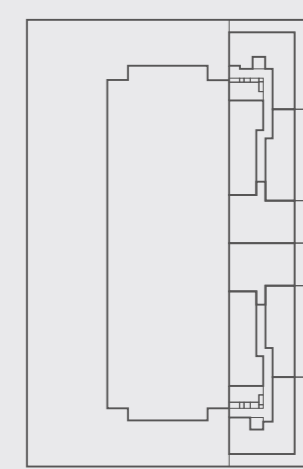
First Floor



Second Floor



Third Floor



Fourth Floor



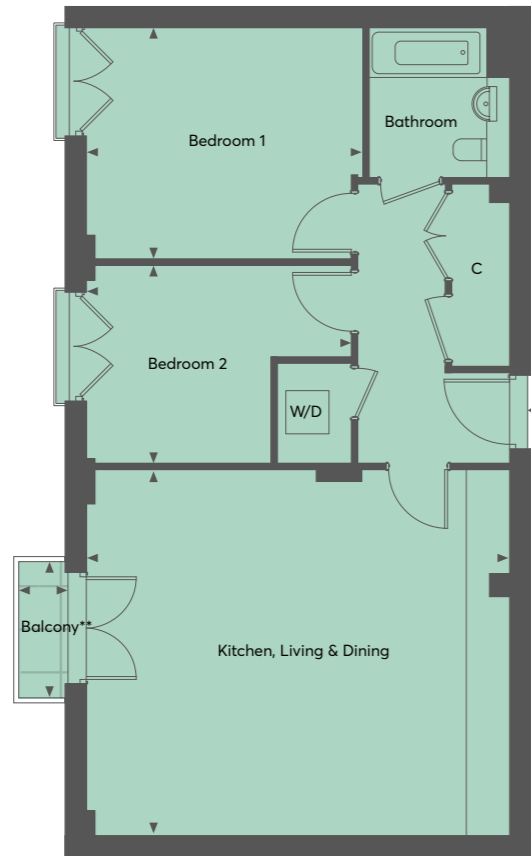
◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer ****No balcony to plot 338.**

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Type T5
Two bedroom apartment
Plots: 336, 343, 351 & 359

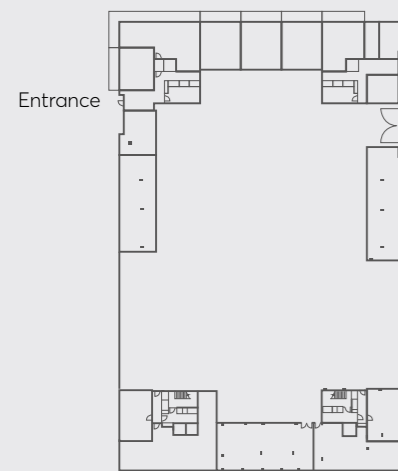


Kitchen, Living & Dining	5.23m x 6.07m	17'1" x 19'9"
Bedroom 1	3.32m x 3.97m	10'9" x 13'0"
Bedroom 2	2.85m x 3.82m	9'3" x 12'5"
Balcony	1.97m x 0.68m	6'4" x 2'2"
Total Internal Area	70.4 sq m	757.7 sq ft

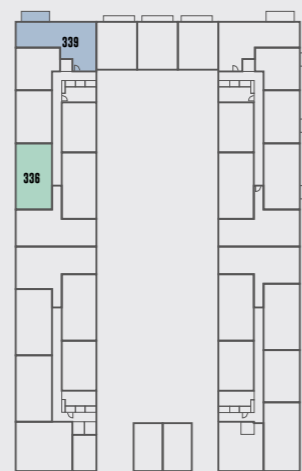
Type T6
Two bedroom apartment
Plots: 339, 346, 354 & 362



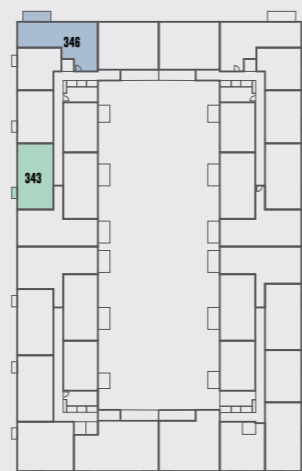
Kitchen, Living & Dining	6.84m x 4.26m	22'4" x 13'9"
Bedroom 1	3.37m x 3.93m	11'0" x 12'8"
Bedroom 2	3.77m x 3.11m	12'3" x 10'2"
Balcony	4.78m x 1.48m	15'6" x 4'8"
Total Internal Area	81.2 sq m	874.0 sq ft



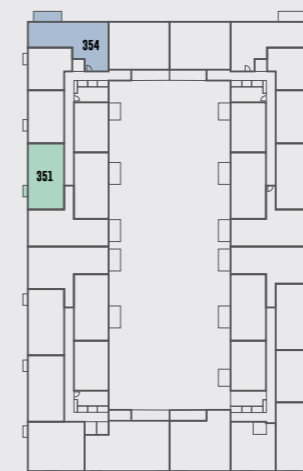
Lower Ground Floor



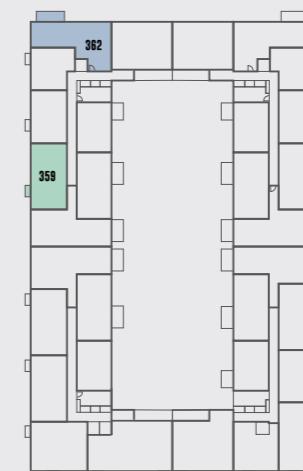
Upper Ground Floor



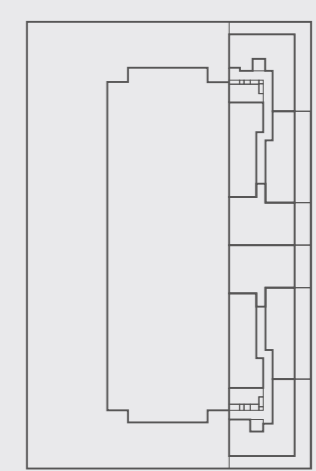
First Floor



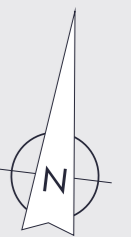
Second Floor



Third Floor



Fourth Floor



◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.
 Location of SVP varies. Speak to a sales consultant for more information **No balcony to plots 336.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

◄► Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.
 Please speak to a sales consultant for more details.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Type T7
Two bedroom apartment
Plots: 334, 341, 349 & 357

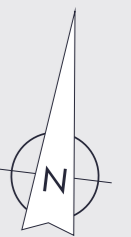
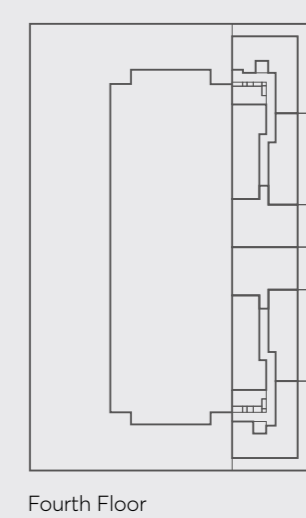
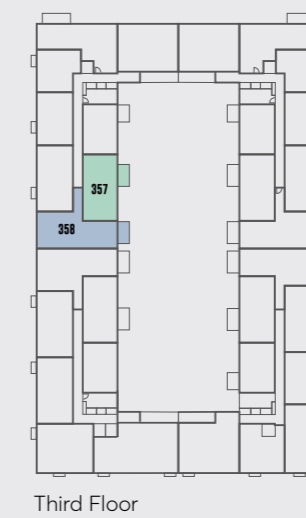
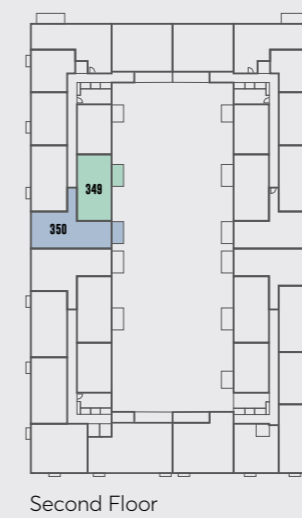
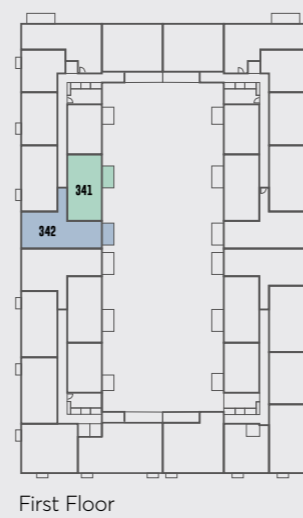
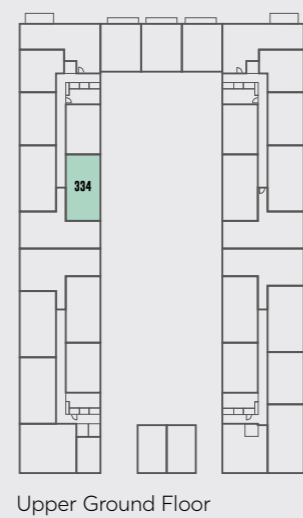
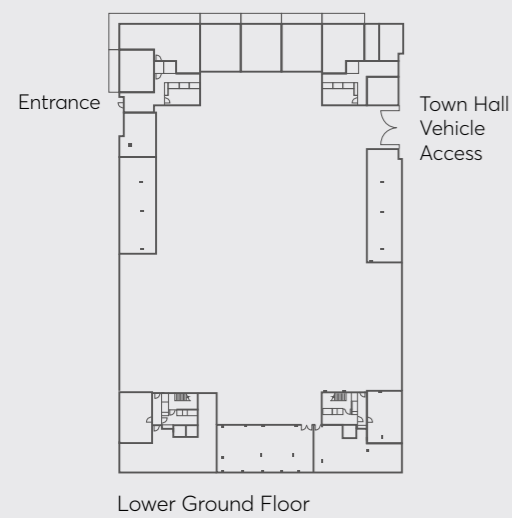


Kitchen, Living & Dining	4.48m x 5.95m	14'6" x 19'5"
Bedroom 1	3.68m x 3.85m	12'0" x 12'6"
Bedroom 2	3.40m x 3.61m	11'1" x 11'8"
Balcony	3.90m x 1.75m	13'0" x 5'7"
Terrace	11.87m x 1.78m	38'9" x 5'8"
Total Internal Area	70 sq m	753.4 sq ft

Type T8
Two bedroom apartment
Plots: 342, 350 & 358



Kitchen, Living & Dining	6.18m x 4.59m	20'2" x 15'0"
Bedroom 1	4.10m x 3.30m	13'4" x 10'8"
Bedroom 2	5.20m x 2.96m	17'0" x 9'7"
Balcony	1.75m x 3.88m	5'7" X 12'7"
Total Internal Area	85.5 sq m	920.3 sq ft



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer Balcony to 341, 349 & 357.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.

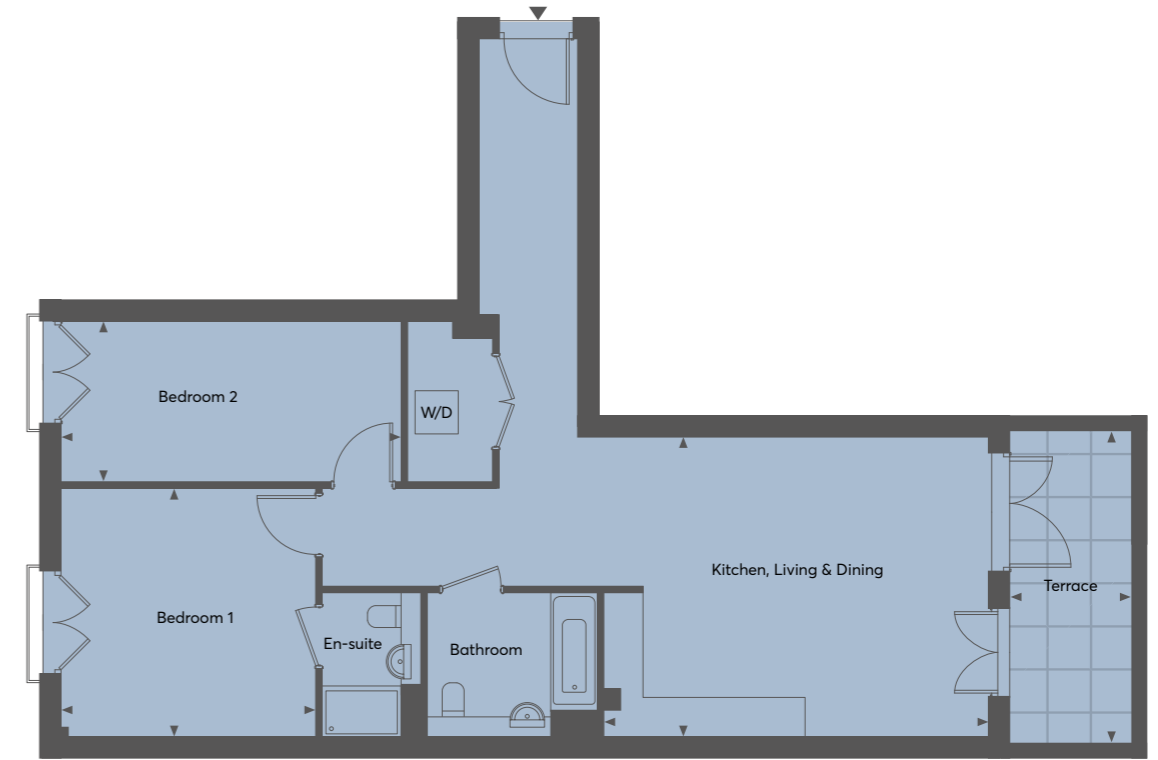
All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

Type T9
Two bedroom apartment
Plot: 329

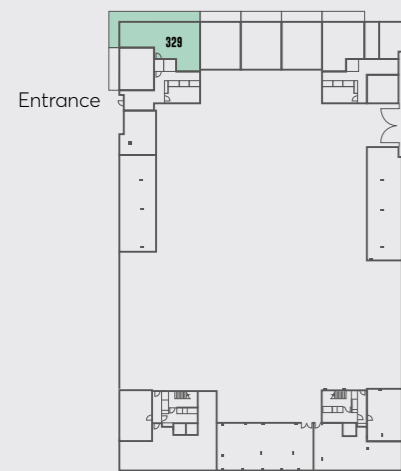


Kitchen, Living & Dining	7.03m x 4.26m	23'0" x 13'9"
Bedroom 1	3.60m x 3.77m	11'8" x 12'3"
Bedroom 2	3.36m x 3.10m	11'0" x 10'1"
Terrace 1	16.33m x 1.68m	53'5" x 5'5"
Terrace 2	1.65m x 4.76m	5'3" x 15'6"
Total Internal Area	84.6 sq m	910.6 sq ft

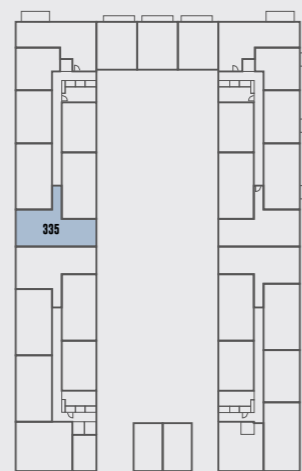
Type T10
Two bedroom apartment
Plot: 335



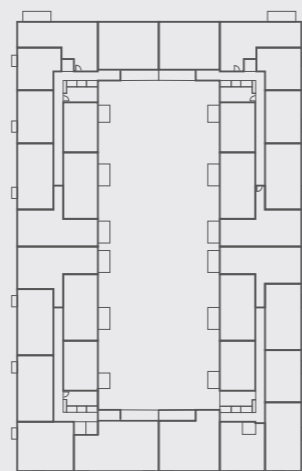
Kitchen, Living & Dining	5.88m x 4.59m	19'3" x 15'0"
Bedroom 1	3.90m x 3.80m	12'7" x 12'4"
Bedroom 2	5.20m x 2.46m	17'0" x 8'0"
Terrace	1.78m x 4.70m	5'8" x 15'4"
Total Internal Area	85.5 sq m	920.3 sq ft



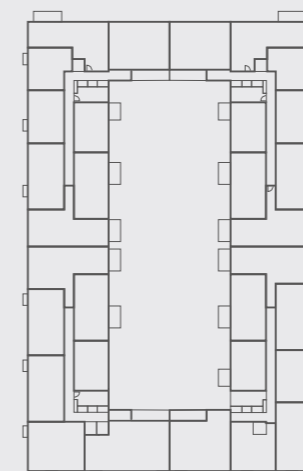
Lower Ground Floor



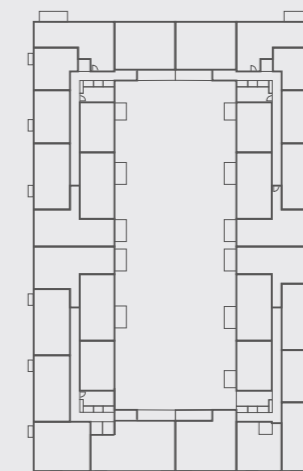
Upper Ground Floor



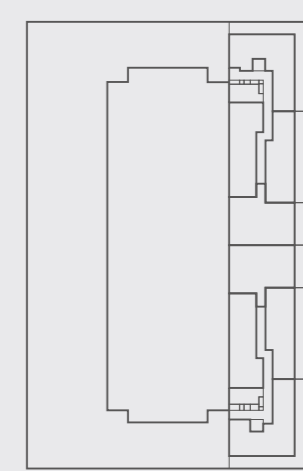
First Floor



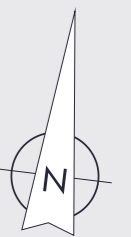
Second Floor



Third Floor



Fourth Floor



◀▶ Indicates where dimensions have been taken from and are +/- 50mm. C denotes cupboard W/D denotes Washer/Dryer.

All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside Homes operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties.

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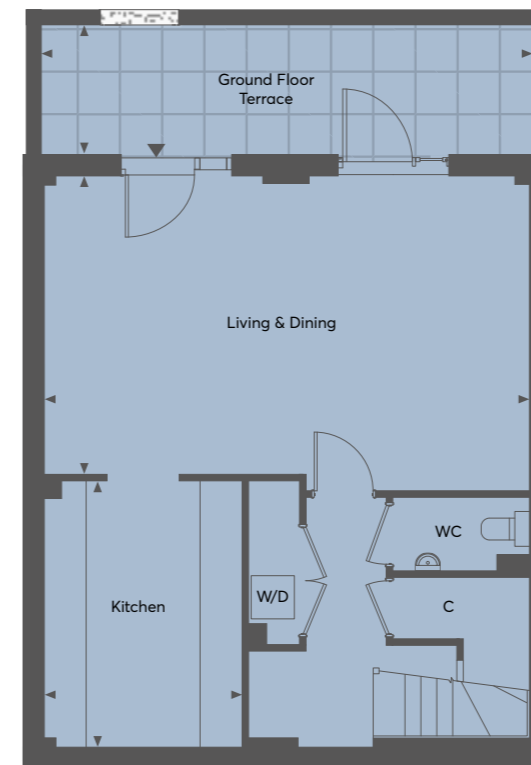
Type T11
Three bedroom apartment
Plots: 347, 355 & 363



Kitchen	3.48m x 3.16m	11'4" x 10'3"
Living & Dining	4.74m x 4.31m	15'5" x 14'1"
Bedroom 1	3.54m x 3.52m	11'6" x 11'5"
Bedroom 2	3.38m x 3.56m	11'0" x 11'6"
Bedroom 3	3.54m x 2.61m	11'6" x 8'5"
Balcony	1.72m x 6.63m	5'6" x 21'7"
Total Internal Area	88.6 sq m	953.6 sq ft

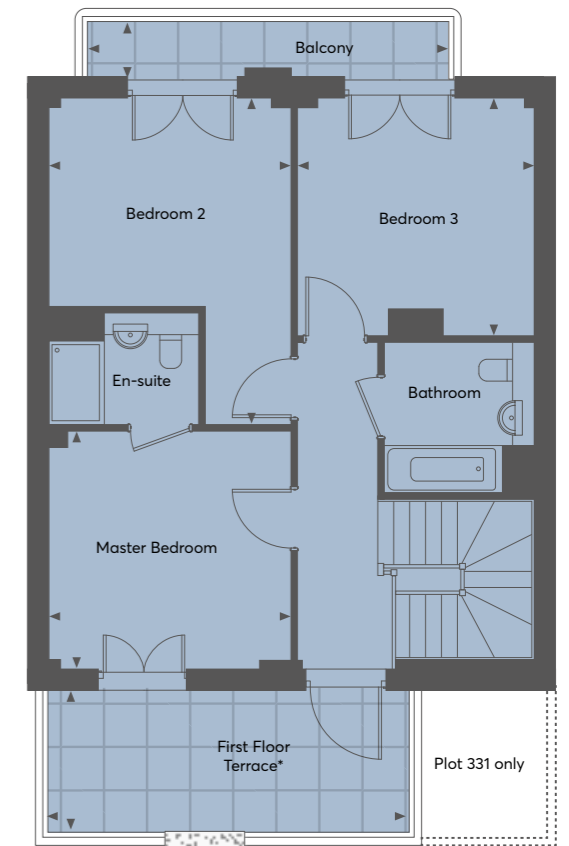
Type D1
Three bedroom duplexes
Plots: 330, 331 & 332

Ground Floor

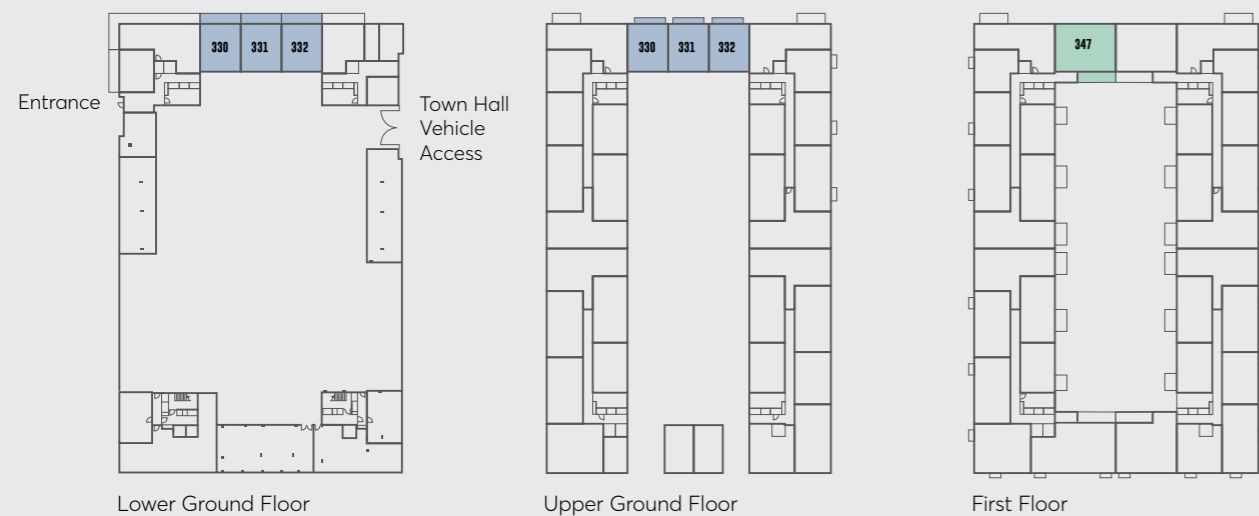


Kitchen	3.83m x 2.84m	12'5" x 9'3"
Living & Dining	4.29m x 6.98m	14'0" x 22'9"
Ground Floor Terrace	1.68m x 7.10m	5'5" x 23'2"

First Floor



Bedroom 1	3.42m x 3.48m	11'2" x 11'4"
Bedroom 2	4.70m x 3.48m	15'4" x 11'4"
Bedroom 3	3.42m x 3.40m	11'2" x 11'1"
Balcony	5.56m x 0.70m	18'2" x 2'2"
First Floor Terrace	2.01m x 5.37m	6'6" x 17'6"
Total Internal Area	114.7 sq m	1234.6 sq ft



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*Terrace dimensions may vary. Speak to a sales consultant for more details.

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DETAIL & DESIGN

Kitchen

- Contemporary handle-less base units and tall units with matching worktop and upstand
- A composite one and a half bowl sink and drainer with chrome mixer tap
- Integrated single electric oven
- Integrated microwave
- Electric ceramic hob
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard
- Energy efficient, white recessed downlighters to ceilings and strip lights under-cupboards



Decoration

- Carpet fitted to all bedrooms, stairs and landing*
- Amtico flooring in hallway, kitchen, living, bathroom and en-suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery

Bathrooms & En-suites

- White sanitaryware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Bath with panel in driftwood. Shower over bath (bathrooms only)
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en-suites only)
- Porcelain wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- Underfloor heating
- USB-C sockets to kitchen and bedroom 1 and double sockets conveniently positioned throughout
- TV points and provision for Sky Q via wifi to living room and bedroom 1
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband or option for Sky, Virgin and BT
- BT points provided to living area and bedroom 1
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Exterior light to balconies and terraces



*Plot specific. The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.



01.

Energy efficient homes that help you save on your bills

According to the Home Builders Federation, on average, our homes are on average 64% cheaper to heat than an equivalent Victorian property, saving you up to £907* a year on your heating bills. With energy prices high, there has never been a better time to buy new. As well as saving on your heating bills our homes are also cheaper to run when it comes to lighting and water with a combined saving of 50% across your energy bills annually.

WHY BUY NEW



02.

No major DIY necessary

There's no need to spend your weekends sanding down skirting or re-tiling your bathroom to bring your home up to scratch. With a new build home, you get all the latest in kitchen and bathroom design along with our outstanding specification.



06.

There's no forward chain

Buying a new build can help take away the stress of getting stuck in a lengthy chain, as the home you are moving into will have never been occupied.



03.

A blank canvas to make your own

The moment you get the keys to your new build home, you can put your feet up and relax. However there's also room to put your own stamp on your new home if you want to get creative with your furnishings or put a splash of colour on the walls.



04.

10-year warranty and insurance

Included in your purchase, your home will also come with long-term reassurance thanks to Premier Guarantee 10-year warranty and insurance.



07.

Greener travel

If you're seeking eco-friendly travel, we've got you covered as we ensure that our communities have access to the public transport needed to be well-connected. Hepworth Place also offers the convenience of an exclusive car club, which offers an easy and affordable way to access personal transport without the hassles of car insurance, tax and basic maintenance.



08.

An opportunity for investment

Investing in a new-build comes with plenty of benefits. The combination of favourable environments and the high specification of our homes makes our properties very appealing to potential tenants, meaning they're well placed for capital growth in years to come.

*Prices are based on Ofgem's price cap for October 2024, using Government's EPC registrations data of new and existing properties in the year to 30 June 2024.

PLACES PEOPLE LOVE



COUNTRYSIDE HOMES IS A LEADING UK HOME BUILDER
AND URBAN REGENERATION PARTNER.



We pride ourselves on creating places where people love to live, with sustainable communities built to last.

Countryside Homes has more than 60 years' experience of collaborative working with partners in public and private sectors. We deliver mixed tenure developments, including affordable homes, homes for the private rental sector and homes for private sale.

Place-making is at the heart of everything we do, designing places people love and helping to build successful communities. We are committed to high quality design, construction and management creating a positive legacy for future generations. Whether you are looking for a suburban family home surrounded by green spaces or an apartment at the heart of the action in the city centre, we offer a range of properties to suit everyone.



COUNTRYSIDE
Homes





CUSTOMER SERVICE

WHEN YOU BUY A COUNTRYSIDE HOME WE WANT YOU TO BE CONFIDENT YOU'VE MADE THE RIGHT CHOICE.

Our entire team works to our own Customer Charter, ensuring we never let you down. From our in-house designers and experienced construction team through to our trained Sales Consultants, we ensure transparency to all our customers in order to make sure you are fully informed with respect to your purchase.

We pride ourselves on creating places where people love to live, with sustainable communities built to last. With excellent customer service and a 10-year New Home Warranty, we offer our support and expertise to homeowners through every stage of the buying process. We are delighted to have been awarded a 5-Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.



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COUNTRYSIDE
Homes

Every care has been taken in the preparation of this brochure. The apartment building shown (including its position) is a computer generated artists impression and should be used for illustrative purposes only. Any surrounding areas, landscaping, roads, footpaths, driveways, walls, fences, trees, bushes, and other details shown in this illustration are merely to create an impression. Please see the development layout plan for details of the apartment location and proximity to other houses. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Please speak to our sales consultant for details of individual apartments.