



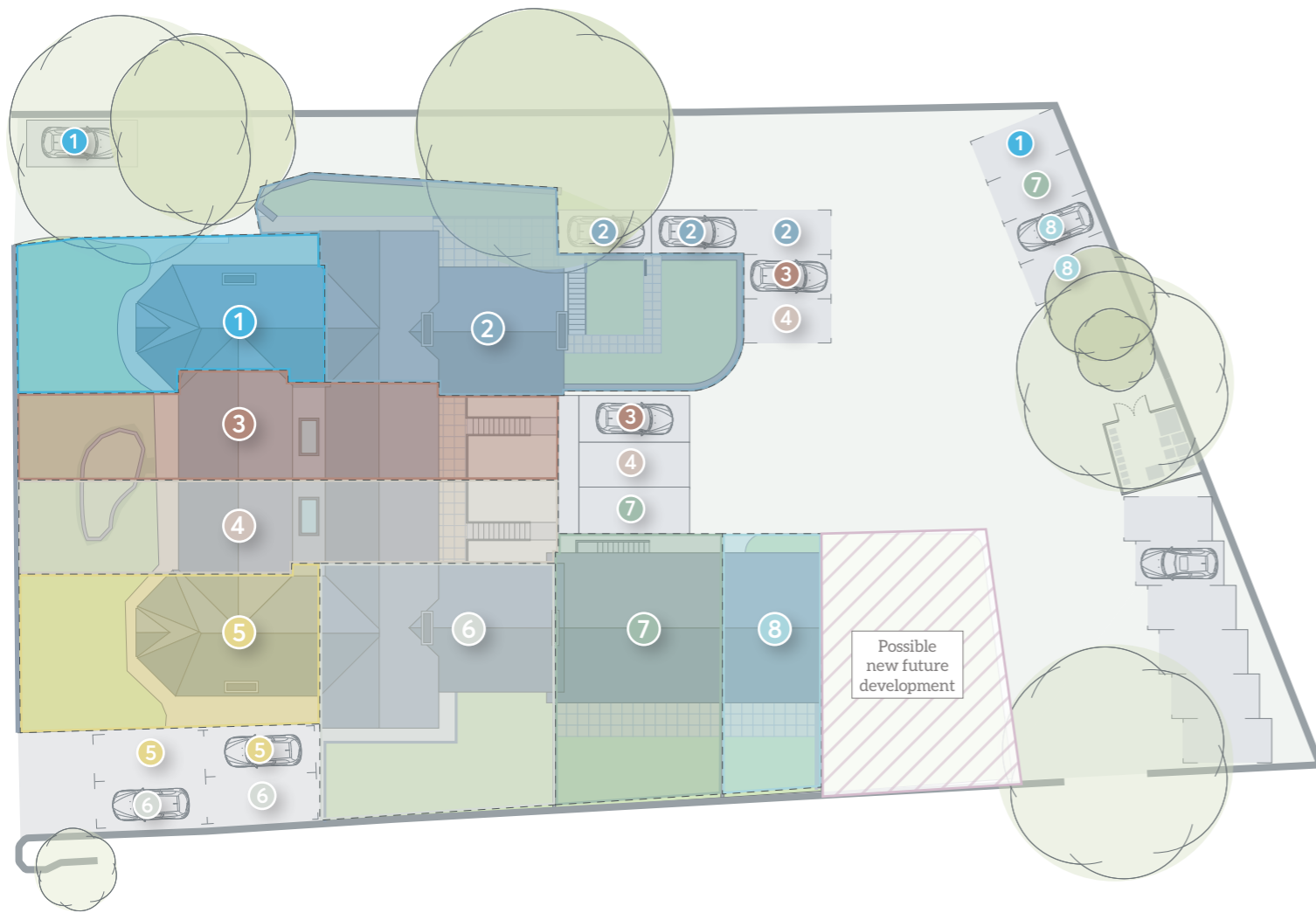
PARK VIEW

A beautiful collection of 2, 3 & 4
bedroom homes

SITE LAYOUT

Select your perfect home

● Plot 1	Hawthorn House	3 bedroom home
● Plot 2	Oak House	4 bedroom home
● Plot 3	Acorn House	2 bedroom home
● Plot 4	Buckthorn House	2 bedroom home
● Plot 5	Elm House	3 bedroom home
● Plot 6	Beech House	4 bedroom home
● Plot 7	Cedar House	4 bedroom home
● Plot 8	Willow House	2 bedroom home



This development plan is for illustration purposes only and is not to scale. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



PARK VIEW

A beautiful collection of 2, 3 & 4 bedroom homes

These characterful homes are being created through the sympathetic conversion of several very attractive period buildings. The original property was two semi-detached Victorian villas, believed to have been built in the late 1800's. Both villas were later extended to the rear but have retained the bay fronted wings at each side. With a centre section linking these villas, a very appealing façade has been retained.

Park View homes will benefit from traditional sash windows, generously sized rooms and many other original features typical of the era in which they evolved. The careful remodelling of the existing building will result in low maintenance homes with efficient and economical heating and light systems, whilst retaining and respecting the character and appearance of the original structure.

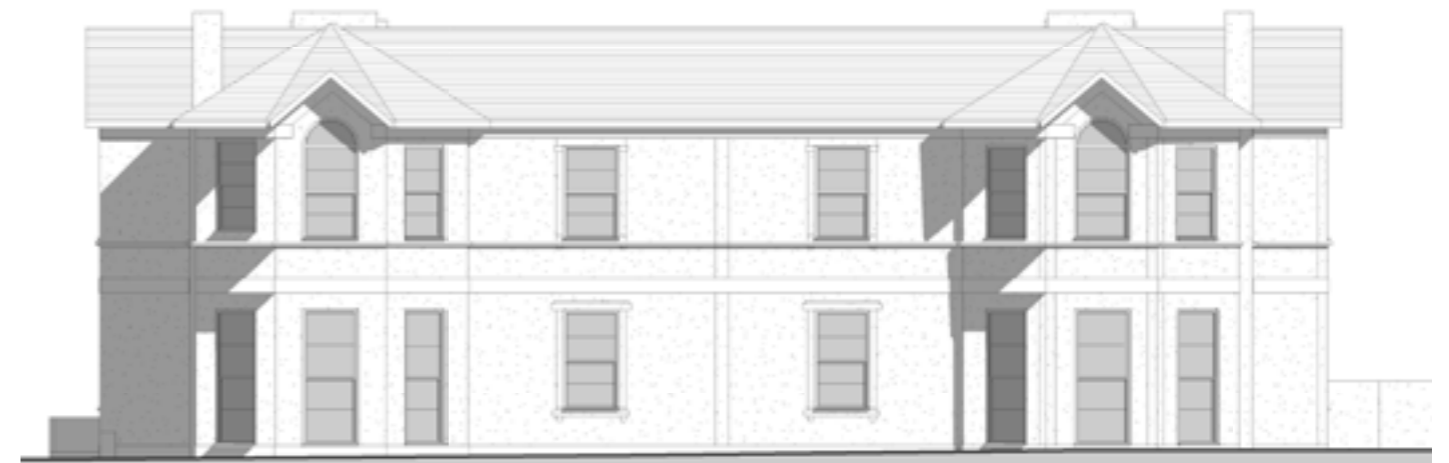
Park View faces Forde Park, hence its name and is one of several similar substantial properties which

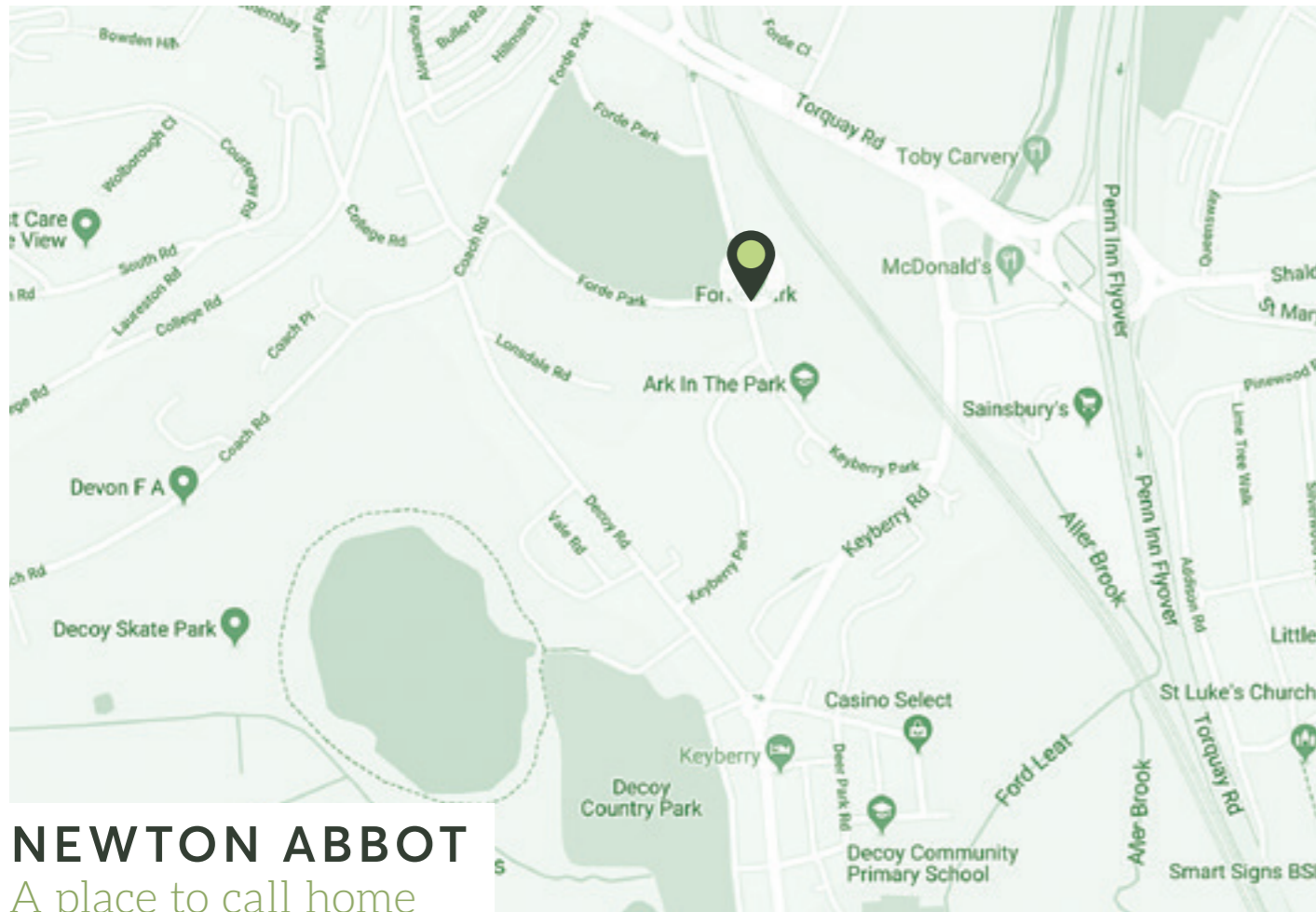
border this beautiful, landmark park area. The rear of Park View incorporates some established trees, but with considerate landscaping, at least 2 parking spaces have been created per home.

All purchasers of Park View homes will appreciate the wonderful character and ideal amenities which this niche development encompasses.

For any potential buyer an early viewing is recommended as the number of homes available is limited. Moreover, due to the individual character of each property, with no two plots identical, it will be the early, discerning buyers who will have the greatest opportunity of selecting the home most suitable for them.

Those who reserve early, will even be able to personalise their home through a choice of high quality finishes.





NEWTON ABBOT

A place to call home

Situated in the popular town of Newton Abbot, Park View is surrounded by South Devon's beautiful countryside with the Coast and Moors only a short drive away. The thriving market town has plenty to offer such as cafes, restaurants, shops, supermarkets, racecourse, hospital, pubs and a renowned cider bar. Newton abbot is home to country parks and many walks making it an ideal place to explore with family and friends.

Newton Abbot has a mainline railway station with routes to London Paddington, Exeter, Bristol, and the rest of Devon and Cornwall. Running past the town is the Devon Express way which connects Newton Abbot to many of the neighbouring towns and the M5.

NEARBY

Dainton Park Golf Club	3.1 miles
Decoy Country Park	0.3 miles
Racecourse	1.3 miles
Dartmoor (Hay Tor)	10.4 miles
Teignmouth coast	6.5 miles
Parke	9.2 miles

LOCAL AMENITIES

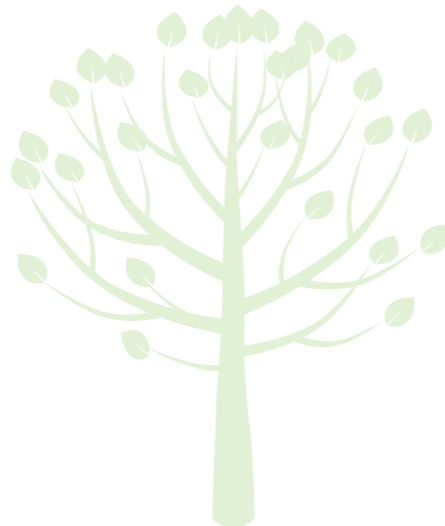
Hospital	1.4 miles
Local Shop	0.4 miles
Supermarket	0.4 miles
Leisure Centre	1.3 miles
Petrol Station	0.4 miles

TRANSPORT LINKS

A380	0.6 miles
A38	4.6 miles
M5	12 miles
Newton Abbot Station	0.5 miles
Exeter Airport	20.5 miles

SCHOOLS

Decoy Primary School	0.5 miles
Coombeshead Academy	1.3 miles
Stover School	3.3 miles
South Devon UTC	1 mile



SPECIFICATION

The finer details to your home

Internal

- Smooth painted ceilings throughout
- Painted timberwork and walls throughout
- Timber architraves and skirtings throughout
- Brushed chrome electrical sockets and switches
- Virgin Media TV and telephone installation with coaxial sockets to master bedroom and living room
- Ethernet points in kitchen and master bedroom
- Cat 6 point in living room
- Carbon monoxide alarm
- Smoke detectors on each floor
- Oak veneer doors with stainless steel/chrome ironmongery
- Dimmer switch to living area lighting

Kitchen

- Symphony 'New York' kitchen units
- Slab Tech worktops and associated upstands
- 'Soft close' mechanism to cupboards and drawers
- Double electric oven to plots 1, 3, 4, 5, 7 & 8
- Range cooker with matching extractor to plot 2 & 6
- Aluminium plinths
- Electric ceramic hob to plots 1, 3, 4, 5, 7 & 8
- Stainless steel/glass extractor hood to plots 1, 3, 4, 5, 7 & 8
- Fully integrated below worktop fridge and freezer
- Fully integrated washer/dryer to plots 2, 3, 4, 6, 7 & 8
- Plumbing to accommodate washing machine and tumble dryer in utility cupboard to plots 1 and 5
- Brushed chrome 4 bar light fittings
- LED skirting board lights
- Blanco Stainless steel under mounted sink with chrome mixer tap
- Wood effect luxury click vinyl flooring
- Fully integrated dishwasher
- Worktop lighting where wall cupboards are installed

Bathrooms and En-suites

- Duravit white sanitaryware
- Vado chrome brassware
- Eurowa steel bath
- Two/three way control valve for shower and bath filler
- Low profile shower tray
- Merlyn Mbox shower door
- Merlyn hinged bath screen
- 3 spot circular spotlight
- Shaver point
- Porcelain/ceramic wall and floor tiles

Central Heating

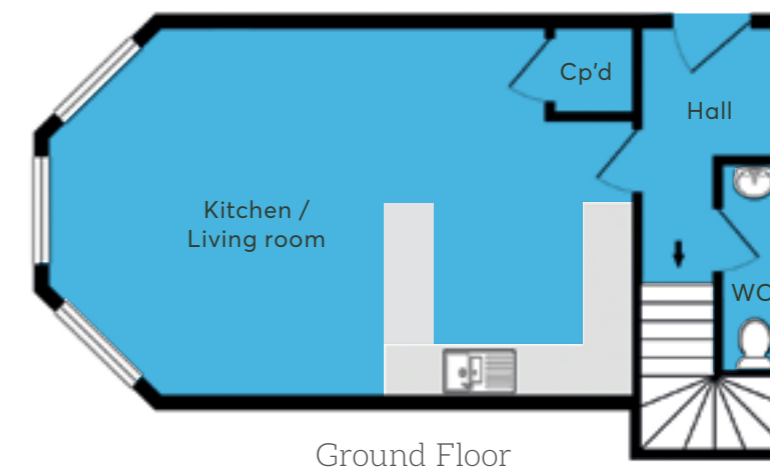
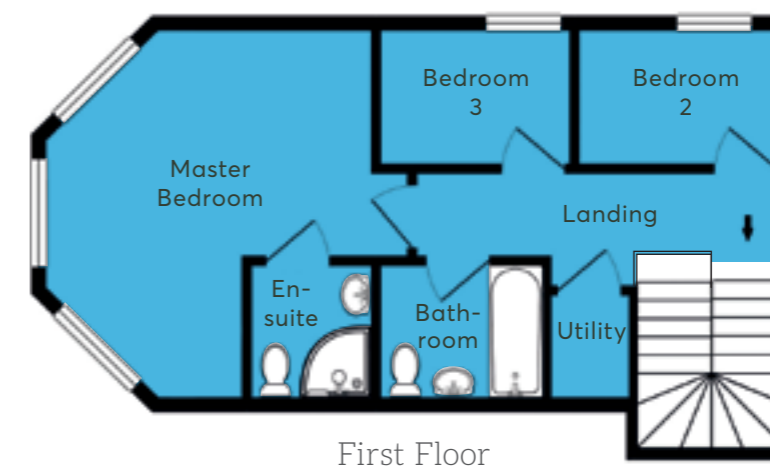
- Halcyon radiators by Stelrad with thermostatic valves
- Gloworm combination gas boiler to plots 3, 4 & 8
- Gloworm gas boiler with Albion indirect cylinder to plots 1, 2, 5, 6 & 7
- Programmable control
- 1800mm x 600mm white towel rails in bathroom and en-suite

External

- New boundary walls to be in limestone
- Parking areas to be gravel laid over stabilisation grid
- Lawn areas to be seeded/turfed depending on season
- Traditional style front door with stainless steel/chrome ironmongery
- Mains operated door bell
- Passive infra-red controlled LED wall light
- Metal balustrading where applicable
- Solar powered wall lights to communal areas
- Bi-fold doors to plots 7 & 8

HAWTHORN HOUSE

3 bedroom home



Ground Floor

Kitchen/Living room 7.2m x 4.61m 23'7" x 15'1"

First Floor

Master bedroom 4.06m x 4.62m 13'4" x 15'2"

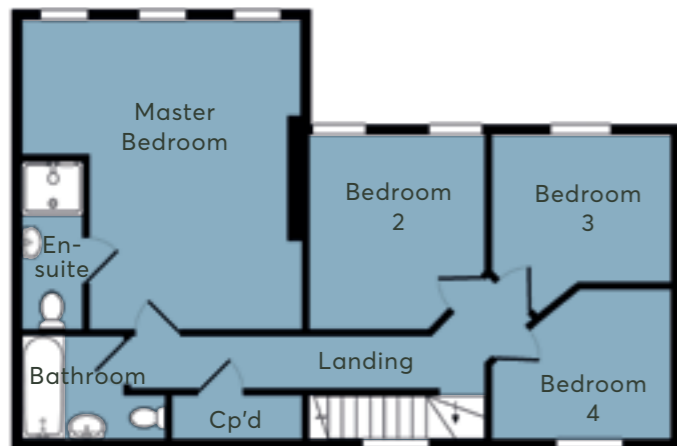
Bedroom 2 2.46m x 1.94m 8'1" x 6'4"

Bedroom 3 2.38m x 1.94m 7'10" x 6'4"



OAK HOUSE

4 bedroom home



First Floor



Ground Floor



Basement

Ground Floor

Living room	5.4m x 4.9m	17'10" x 16'1"
Kitchen	5.3m x 4.4m	17'6" x 14'3"

First Floor

Master bedroom	5.4m x 4.8m	17'9" x 15'7"
Bedroom 2	3.5m x 3.1m	11'4" x 10'2"
Bedroom 3	3.4m x 3.2m	11'1" x 10'6"
Bedroom 4	3.2m x 2.8m	10'5" x 9'3"

Basement

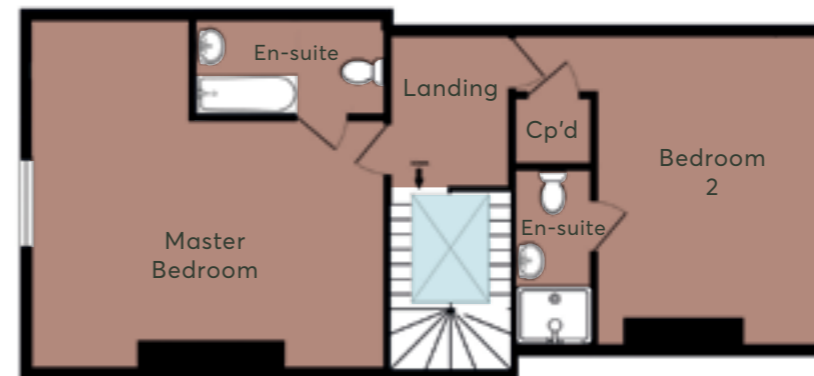
Storage area (approx)	43.3 sq.m.	466 sq.ft.
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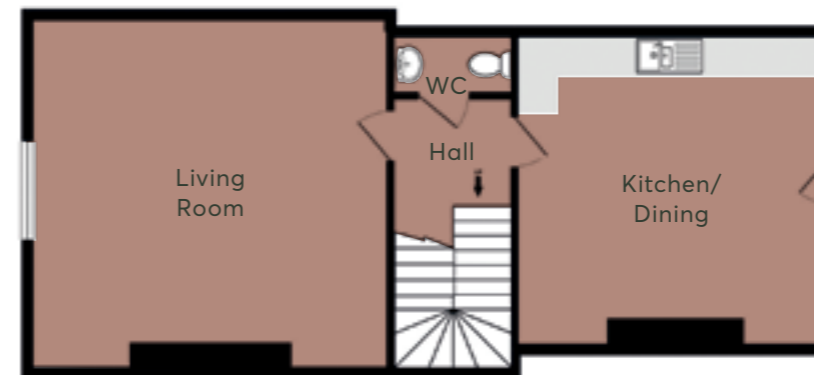
This image depicts the typical finish the developer has achieved at another development similar to Park View

ACORN HOUSE

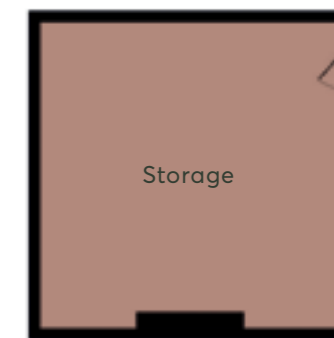
2 bedroom home



First Floor



Ground Floor



Basement

Ground Floor

Living room	5.51m x 5.46m	18'1" x 17'11"
Kitchen/dining	4.84m x 4.85m	15'11" x 15'11"

First Floor

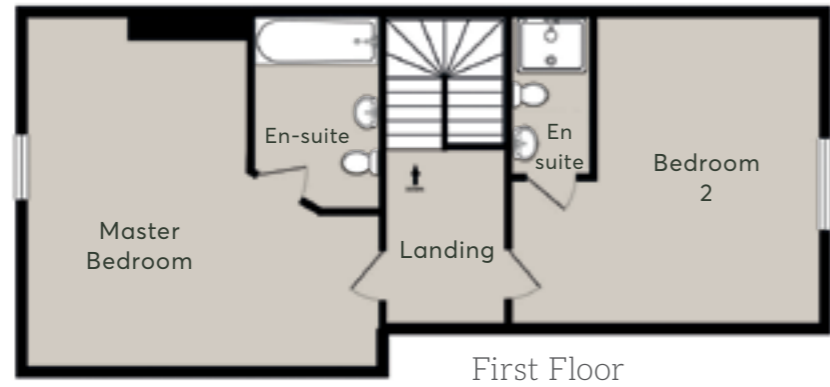
Master bedroom	5.34m x 3.89m	17'6" x 12'9"
Bedroom 2	3.42m x 4.92m	11'3" x 16'2"



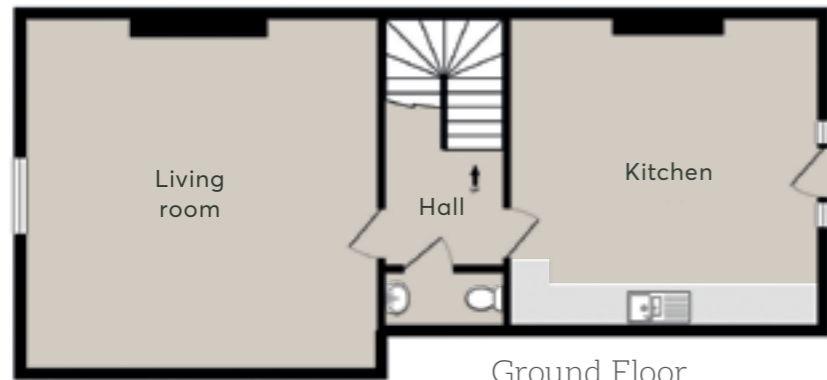
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BUCKTHORN HOUSE

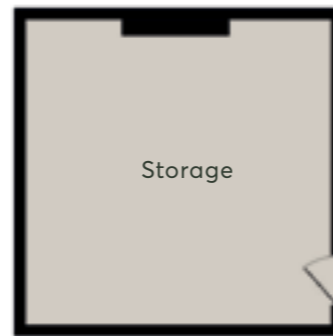
2 bedroom home



First Floor



Ground Floor



Basement

Ground Floor

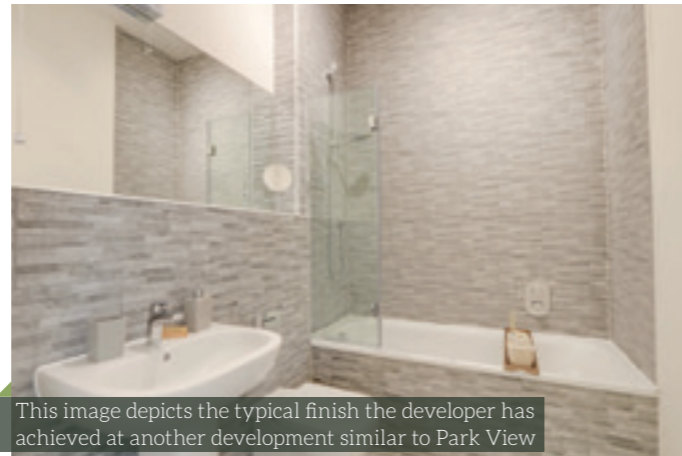
Living room	5.56m x 5.55m	18'3" x 18'3"
Kitchen	4.81m x 4.81m	15'9" x 15'9"

First Floor

Master bedroom	5.37m x 5.45m	17'7" x 17'11"
Bedroom 2	4.8m x 4.81m	15'9" x 15'9"

Basement

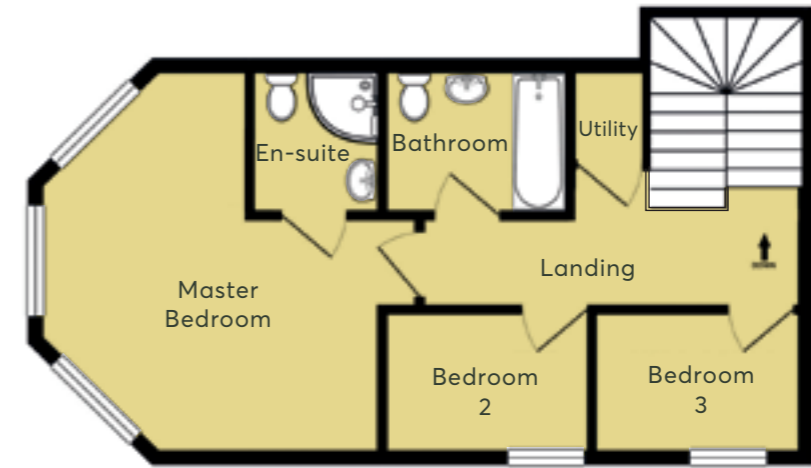
Storage area (approx)	23.78 sq.m.	255.97 sq.ft.
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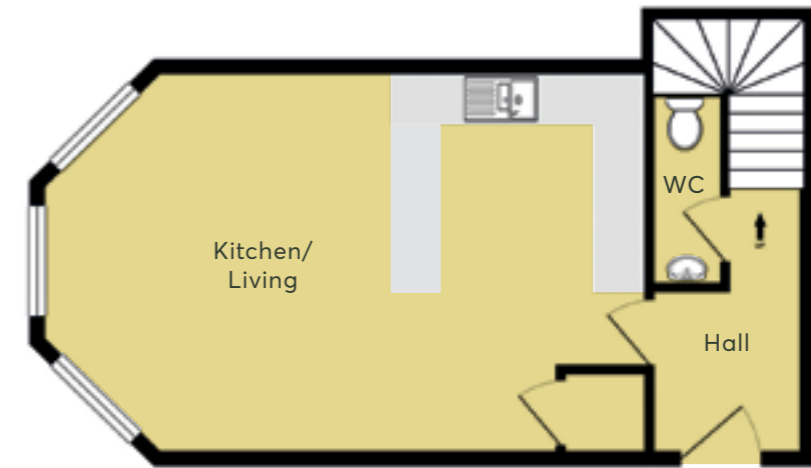
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ELM HOUSE

3 bedroom home



First Floor



Ground Floor

Ground Floor

Kitchen/Living	7.2m x 4.61m	23'7" x 15'1"
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First Floor

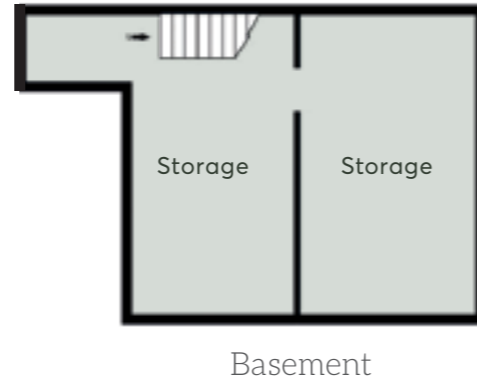
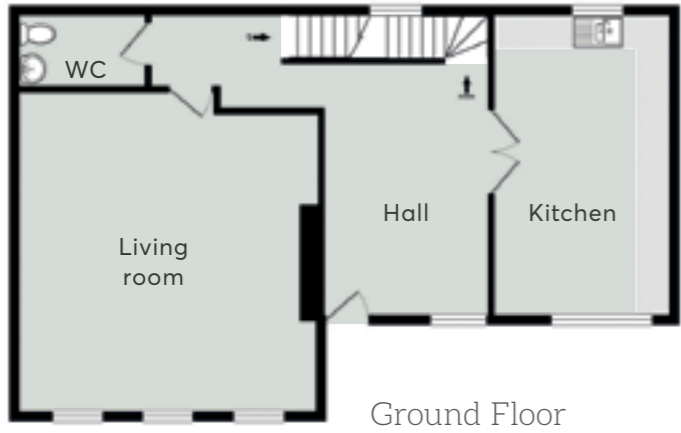
Master bedroom	4.06m x 4.62m	13'4" x 15'2"
Bedroom 2	2.46m x 1.94m	8'1" x 6'4"
Bedroom 3	2.38m x 1.94m	7'10" x 6'4"



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BEECH HOUSE

4 bedroom home



Ground Floor

Living room	5.47m x 5.84m	17'11" x 19'2"
Kitchen	3.27m x 5.50m	10'9" x 18'0"

First Floor

Master bedroom	4.94m x 5.48m	16'2" x 18'0"
Bedroom 2	3.03m x 3.55m	9'11" x 11'8"
Bedroom 3	3.25m x 3.13m	10'8" x 10'3"
Bedroom 4	3.25m x 2.20m	10'8" x 7'2"

Basement

Storage area (approx)	42.54 sq.m.	457.86 sq.ft.
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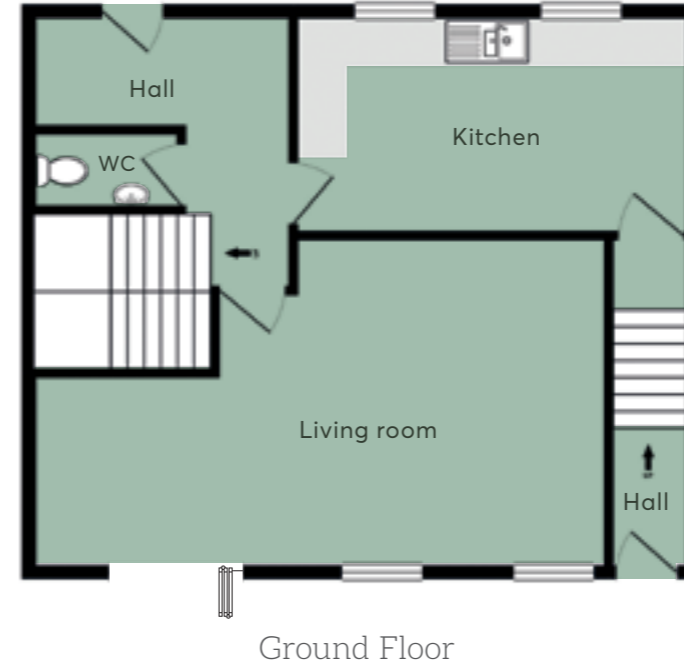


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Sketch plans are not to scale and are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the developer or their agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation.

CEDAR HOUSE

4 bedroom home



Ground Floor

Living room	7.29m x 4.12m	23'11" x 13'6"
Kitchen	4.97m x 2.76m	16'4" x 9'1"

First Floor

Master bedroom	4.38m x 4.40m	14'4" x 14'5"
Bedroom 2	3.28m x 2.76m	10'9" x 9'1"
Bedroom 3	3.98m x 2.50m	13'1" x 8'2"
Bedroom 4	2.45m x 2.50m	8'0" x 8'3"

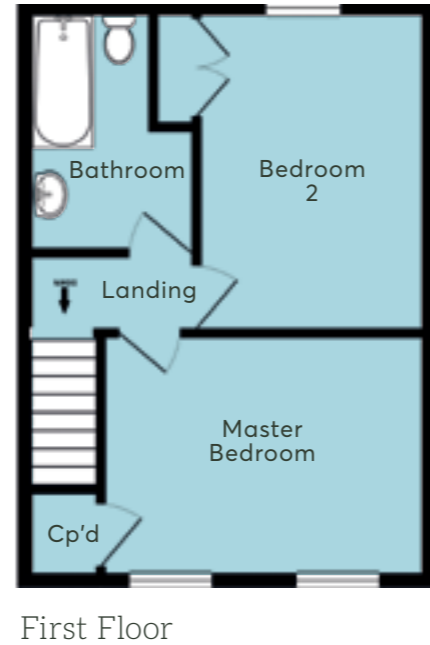
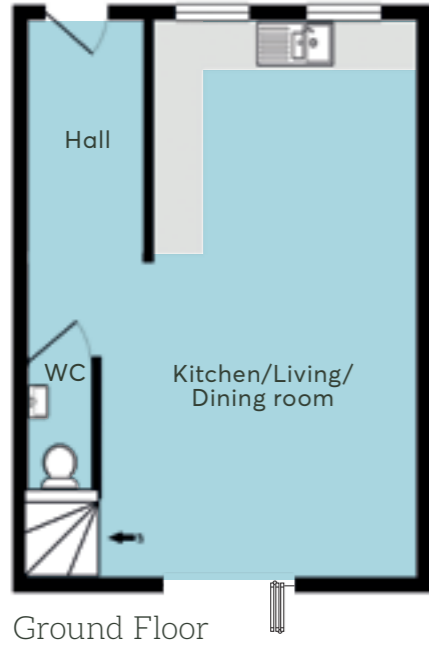


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WILLOW HOUSE

2 bedroom home



Ground Floor

Kitchen/Living/ Dining room	4.87m x 6.93m	16'0" x 22'9"
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First Floor

Master bedroom	3.77m x 3.0m	12'4" x 9'10"
Bedroom 2	2.81m x 3.88m	9'3" x 12'9"



This image depicts the typical finish the developer has achieved at another development similar to Park View



Backed by
HM Government

Homes at Park View are available to purchase using the Governments Help to Buy scheme.

Available to first and next time buyers.

Help to Buy the popular Government-funded equity loan could give you an opportunity to move into your brand new dream home, with just a 5% deposit.

Once you have your 5% deposit, the government will lend you up to 20% of the value of your property

through an equity loan, which can be repaid at any time or on the sale of your home.

So you will only need to secure up to a 75% mortgage from a bank or building society.

Find out more at www.helptobuysw.org.uk



Regal Heritage Limited have been specialising in the development of high quality individualistic homes since 1998.

Their success as an innovative and pro-active company was recognised in The Building Safety Group Health and Safety Awards 2015 where Regal Heritage Limited received The Building Safety Group's highly commended Small Business of the Year Award. They also received awards

for Medium Development of the Year in the Premier Guarantee Awards, Best 5 Bedroom Home from Westcontry Publications and were Regional Finalist in the Local Authority Building Control Building Excellence Awards 2018.

Under the control of Richard Elliott-Ogden, a Chartered Surveyor with over 35 years of construction experience, Regal Heritage Limited have consistently produced homes of a standard which far exceeds that achieved by the average developer.

YOUR NEXT STEPS

YOUR REASSURANCE

All properties will be sympathetically & carefully refurbished by Regal Heritage Ltd with due consideration to all building regulations and conservation area requirements.

NEXT STEPS

The developers are currently bringing this period property to life. The first home will be available to view during Spring 2019 and should you want to take advantage of reserving beforehand, there is still time to personalise your home.

SEE THE TRANSFORMATION

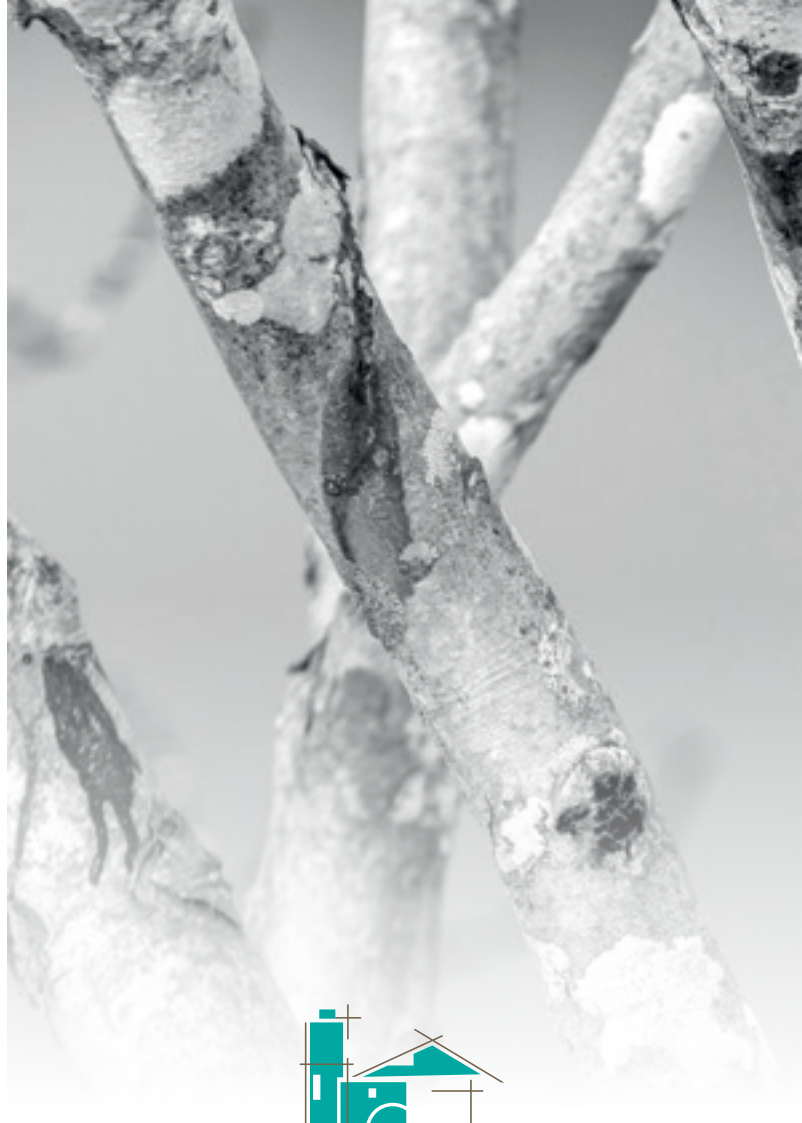
Arrange to come and visit this prestigious address to find out more about the properties and to witness the developer's commitment to building homes of distinction and quality.

GET IN TOUCH



If you would like to gain more information regarding Park View or a specific plot, please contact the Newton Abbot branch of Complete Property

01626 362 246 | newton@completeproperty.co.uk



www.regalheritage.co.uk

FORDE PARK COMMUNITY PROJECT

Making Forde Park a recreation area you can be proud of...

Forde Park is an 8-acre area of green space surrounded by residential properties in Newton Abbot. Within it are 3 public hard tennis courts and a croquet lawn. Adjacent to these is a disused Pavilion with services including electricity, mains water and inside lavatories.

With the help of generous donations from local residents, there is an aim to transform the existing pavilion into a vibrant, well used café catering for

all park users. Staffed by adults with special needs under supervision from volunteer helpers, this will not only become a welcome addition to the features of the park but will provide much needed employment opportunities as well.

Regal Heritage are committed to help grow and maintain surrounding communities. For every sale at Park View, a donation will be made to the Forde Park Community Project.

DISCLAIMER:

Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. This marketing brochure, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete has the authority to make or give any representation or warranty in respect of the property.

These properties are offered subject to availability. We reserve the right to improve or change specifications. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty, or part of any contract.