



# Hazel Park

Bishop's Stortford | Hertfordshire | CM23 2FN\*

**A contemporary collection of one, two, three and four-bedroom homes available for Shared Ownership.**

13 homes available

\*Postcode for general location purposes only.



**CLARION**  
HOUSING



## RURAL HERTFORDSHIRE – ON YOUR DOORSTEP



# Welcome to Hazel Park

A new selection of one, two, three and four-bedroom homes available for Shared Ownership.

Located on the edge of picturesque Bishop's Stortford, Hazel Park is the ideal opportunity to acquire a beautiful home on the border of Hertfordshire/Essex that is also within easy reach of London.

Each Hazel Park home is also designed and built to the highest standards. With fresh contemporary interiors, a fitted kitchen and dedicated parking provision, Hazel Park is perfect for first-time buyers, young professionals and growing families – the ideal place to make a home.





## About the area

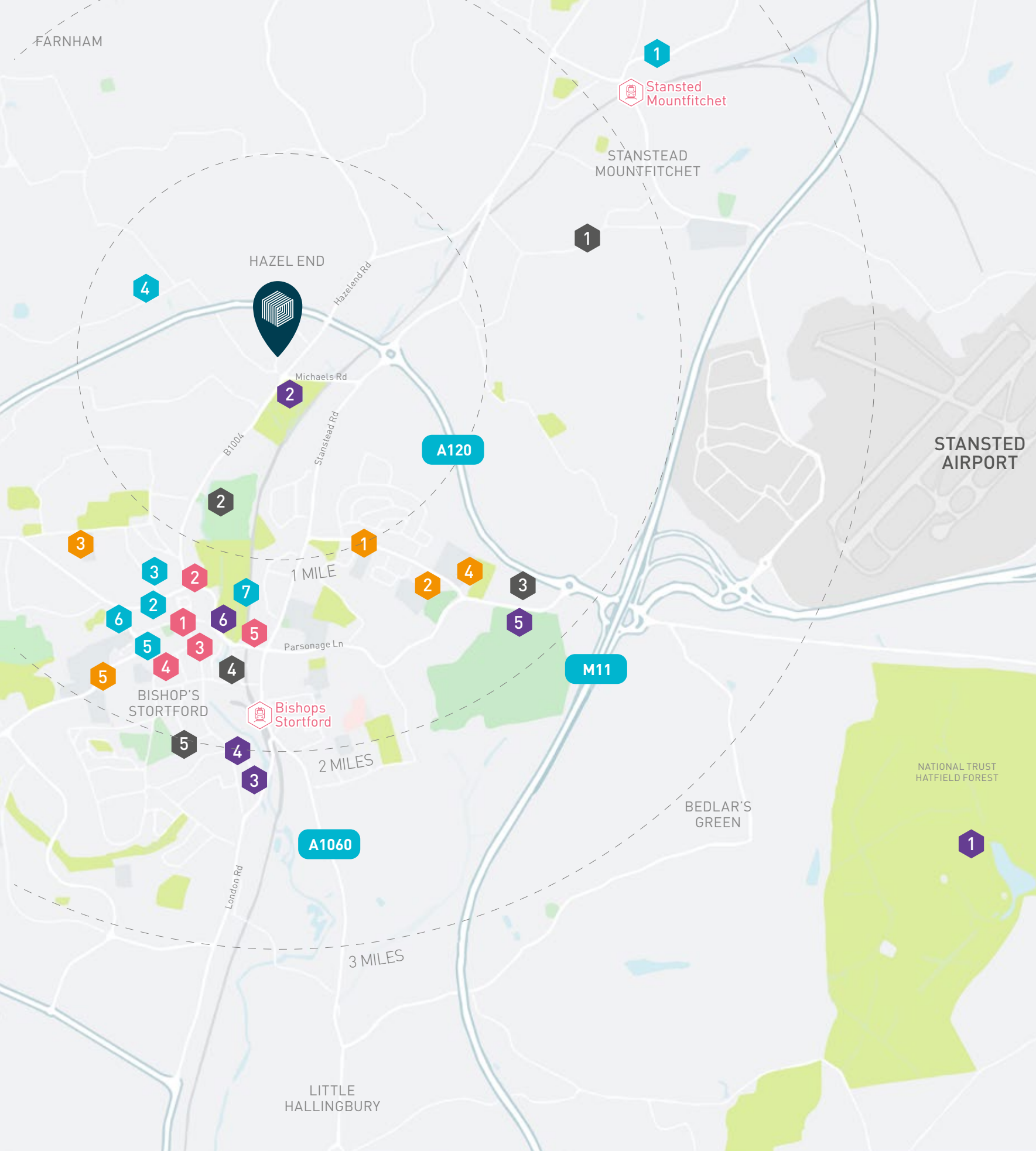
Hazel Park is situated at the northern edge of Bishop's Stortford, a beautiful Hertfordshire market town with a rich heritage dating back to Roman times.

Today, it is an ideal location for modern living – close to London and just a short drive from Stansted Airport.

For your day-to-day needs, Bishop's Stortford offers an excellent range of amenities: supermarkets include Waitrose, Sainsbury's and a Tesco Superstore, while the town centre is home to high street names at the Jackson Square complex, a variety of independent stores, and a market on Thursdays and Saturdays. A number of local schools are highly rated by Ofsted, such as All Saints Church of England Primary School & Nursery ("Good") and the secondary St Mary's Catholic School ("Outstanding").

When it comes to leisure time, there's no shortage of entertainment in Bishop's Stortford. Catch a show at the Rhodes Arts Complex, a film at Empire cinemas, or check out restaurants such as Bill's, Pircio, Skew and the roof-terraced Rosey Lea Tea Rooms. For a more relaxing time, you can take a stroll through Castle Gardens, nearby Hatfield Forest, or the new Bat Willow Hurst Country Park – or simply visit the highly regarded Bishop's Stortford Museum. Further afield, horseracing at Newmarket and the ancient university city of Cambridge are only a 45-minute drive away – so whatever your interests, there's a huge number of ways to unwind.





# What's nearby?

 Hazel Park homes

Choose from a range of restaurants, pubs and parks – or take a relaxing walk in the surrounding countryside.






## Food & drink

-  Lower Street Brasserie
-  Pizza Express
-  Bill's
-  Rosey Lea Tea Rooms
-  Zizzi
-  Pircio
-  Skew






## Schools

-  All Saints Church of England Primary & Nursery
-  Summercroft Primary
-  Northgate Primary
-  Birchwood High School
-  St Mary's Catholic School (Secondary)







## Fitness & leisure

-  Mountfitchet Romeera Leisure Centre
-  Grange Paddocks Leisure Centre
-  Koru Gyms
-  Snap Fitness
-  Nuffield Health Fitness

## Amenities

-  Jackson Square Shopping Centre
-  Waitrose
-  Sainsbury's
-  Tesco
-  Empire Cinemas

## Attractions and parks

-  Hatfield Forest
-  Bat Willow Hurst Country Park
-  Bishop's Stortford Museum
-  Rhodes Arts Complex
-  Bishop's Stortford Golf Club
-  Castle Gardens

Map not to scale, indicative only.  
Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

# HAZEL PARK HAS EXCELLENT CONNECTIONS TO THE SOUTH & EAST OF ENGLAND

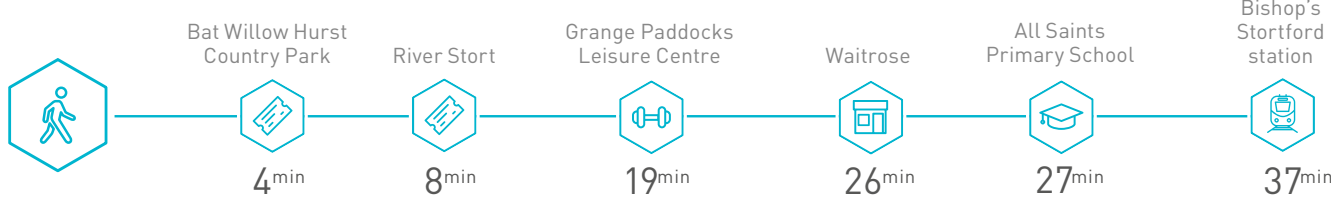


## Transport links

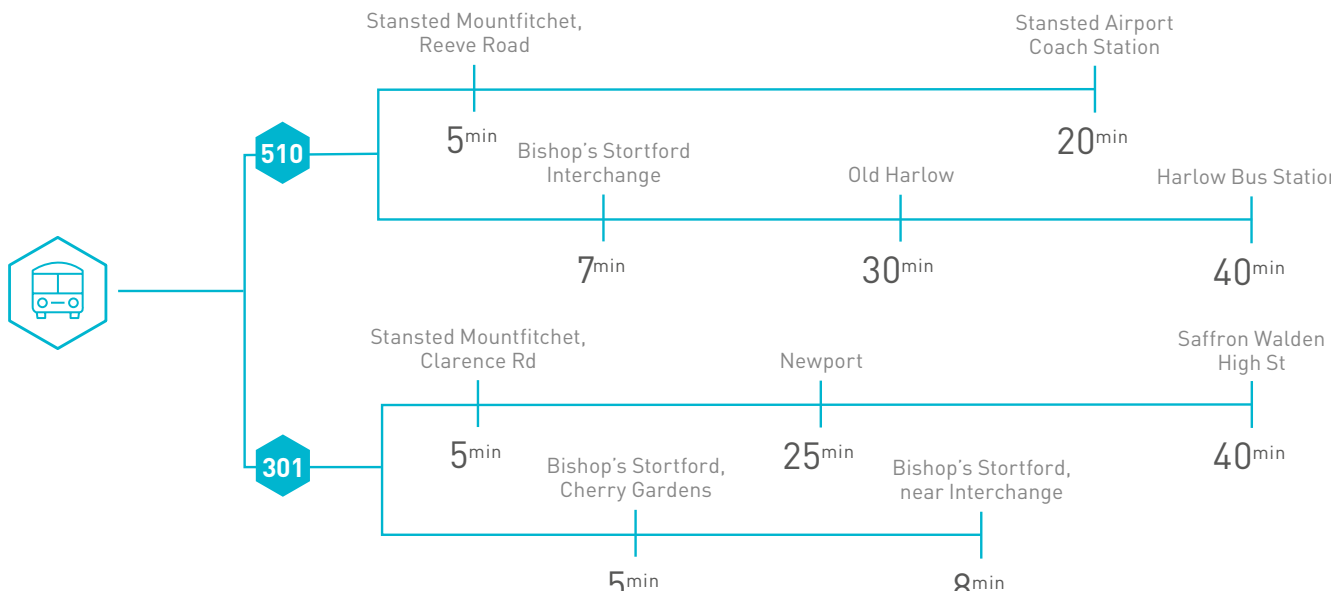
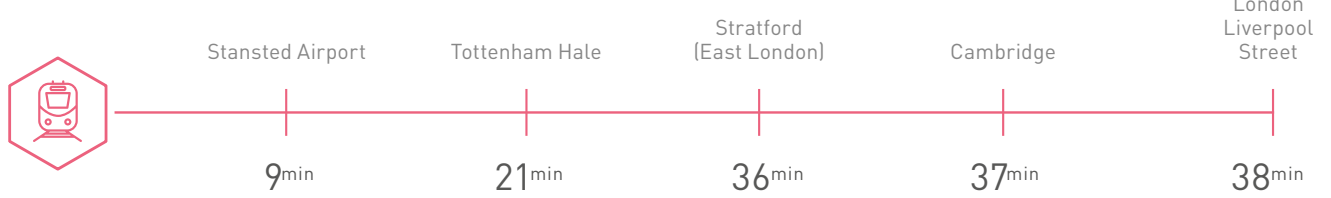
Hazel Park has excellent connections to many major destinations in the South and East of England.

Road links are highly convenient, with the nearby A120 going direct to Stansted Airport and Braintree, as well as connecting to the M11 for London and Cambridge.

For train travel, Bishop's Stortford station provides quick services to London Liverpool Street and Tottenham Hale around every 10 minutes at peak times (see opposite for journey times), while services also run to Cambridge, Stansted Airport and east London's Stratford hub. Bus routes are planned to connect with Hazel Park upon completion of the development.



Journey times from Bishop's Stortford Station\*:



\*Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service departing during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between stops, but may change depending on time, day and traffic; service frequencies are approximate. Where timetable information for particular bus stops is not available, travel times are given as estimates. While Clarion makes every effort to reproduce correct information, we cannot guarantee its accuracy.



# Explore Hazel Park

Hazel Park is situated in Hazel End, near Bishop's Stortford.

Located opposite the newly created Bat Willow Hurst Country Park, Hazel Park's landscape benefits from new plantings in keeping with the surrounding countryside, while the nearby country park also features its own waterways and play areas.

For ease of parking, each Hazel Park apartment has a dedicated parking space, while houses have two spaces each.





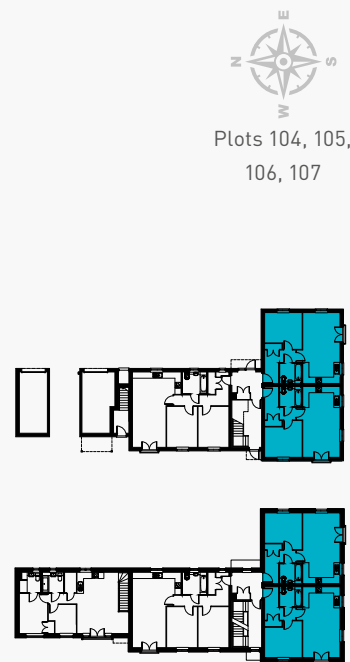
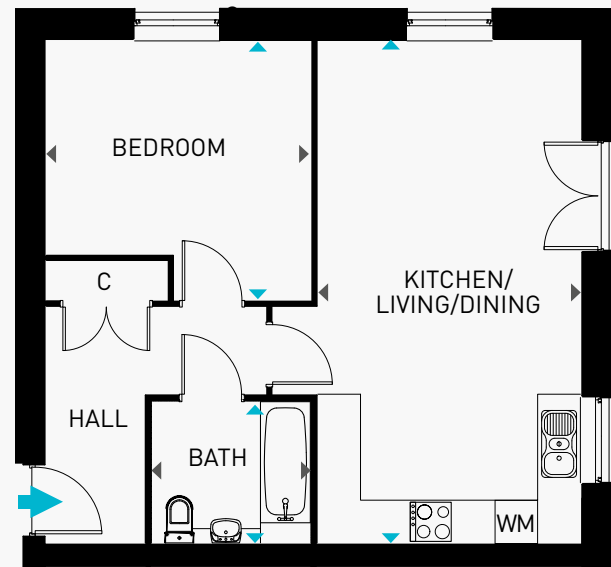
**DECORATED IN A TIMELESS FASHION, MAKING IT EASY TO ADAPT TO YOUR OWN PERSONAL STYLE**



# One bedroom apartment

Apartments 104, 105, 107, 108 – 52.5m<sup>2</sup> / 569sqft  
Holland Court, Allerthorp Road, Bishop's Stortford CM23 1EZ

GROUND FLOOR: PLOT 104, 105    FIRST FLOOR: PLOT 106, 107



Plots 104 & 107 are mirrored

	A	B
Kitchen/Living	7.0m [23'2"]	x 3.9m [12'8"]
Bedroom	3.6m [12'0"]	x 3.6m [11'9"]
Bath	2.0m [6'67"]	x 2.2m [7'26"]

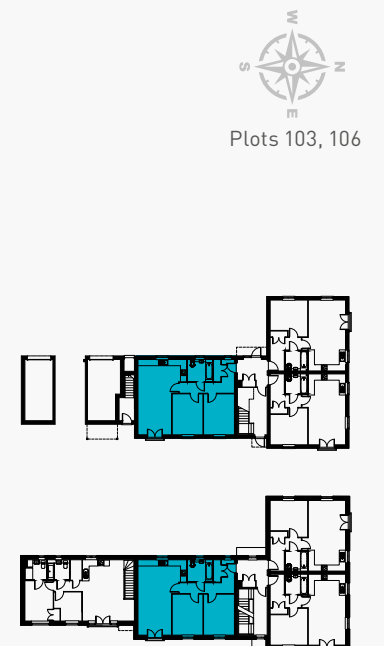
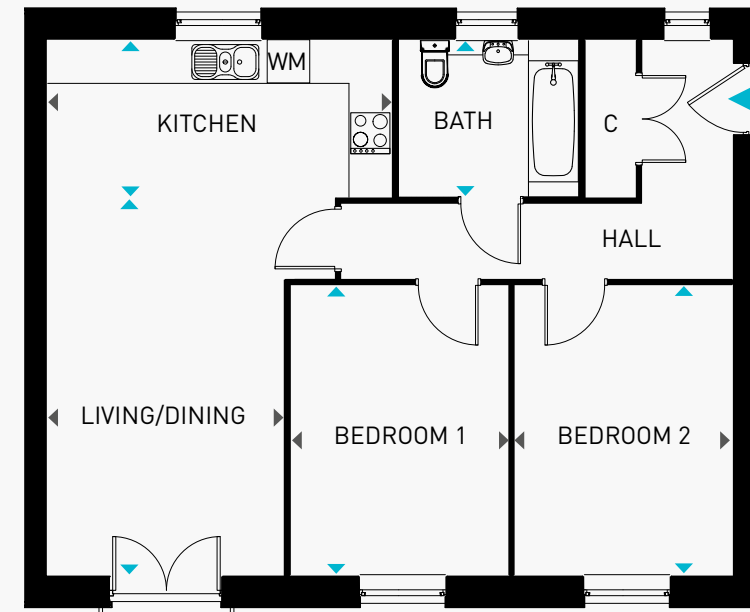
WM = Washing Machine  
C = Cupboard  
▲ = Main Entrance

The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

# Two bedroom apartment (Type 1)

Apartments 103, 106 – 72m<sup>2</sup> / 775.6sqft  
Holland Court, Allerthorp Road, Bishop's Stortford CM23 1EZ

GROUND FLOOR: PLOT 103    FIRST FLOOR: PLOT 106



	A	B
Kitchen	2.20m [7'3"]	x 4.83m [15'1"]
Living/Dining	5.30m [17'5"]	x 3.32m [10'1"]
Bedroom 1	4.06m [13'4"]	x 3.05m [10'0"]
Bedroom 2	4.06m [13'4"]	x 3.05m [10'0"]
Bath	2.2m [7'34"]	x 2.5m [8'33"]

WM = Washing Machine  
C = Cupboard  
▲ = Main Entrance

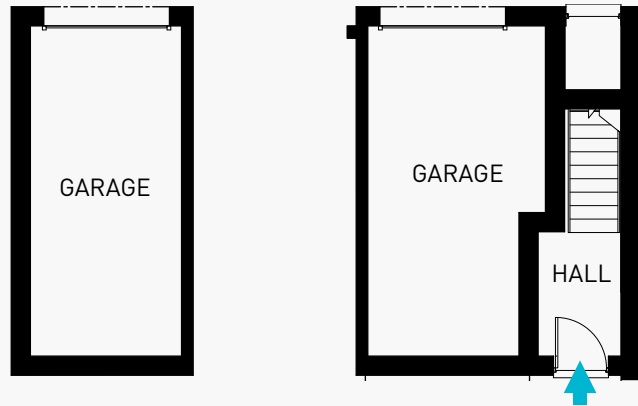
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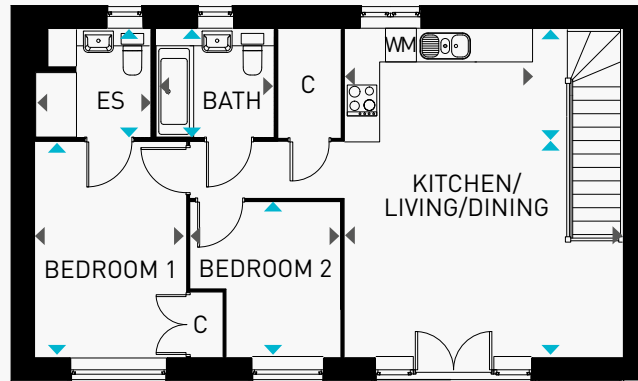
# Two bedroom coach house (Type 2)

Apartments 102 – 72.1m<sup>2</sup> / 776sqft  
Allerthorp Road, Bishop's Stortford CM23 1EY

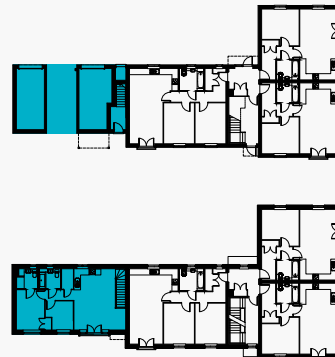
GROUND FLOOR



FIRST FLOOR



	A	x	B
Kitchen	2.09m (6'0")	x	3.81m (12'6")
Living/Dining	3.99m (13'1")	x	4.58m (15'0")
Bedroom 1	6.09m (20'0")	x	2.75m (9'0")
Bedroom 2	2.88m (9'5")	x	3.40m (11'2")
Bath	2.49m (8'2")	x	1.96m (6'5")

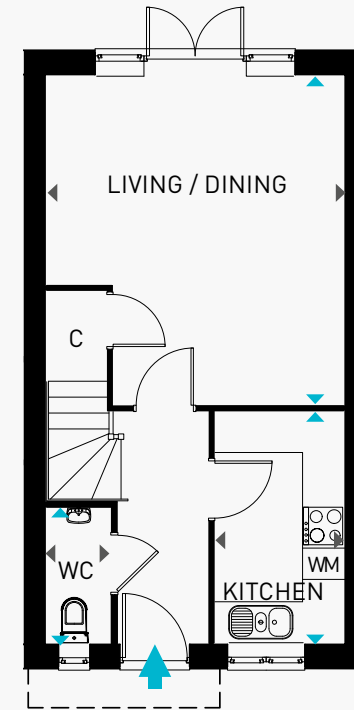


ES = En-suite  
WM = Washing Machine  
C = Cupboard  
▲ = Main Entrance

# Two bedroom house

Houses 100, 188, 189 – 71.7m<sup>2</sup> / 772sqft  
Plot 100 - Allerthorp Road, Bishop's Stortford CM23 1EZ  
Plots 188, 189 - Grant Road, Bishop's Stortford CM23 1EY

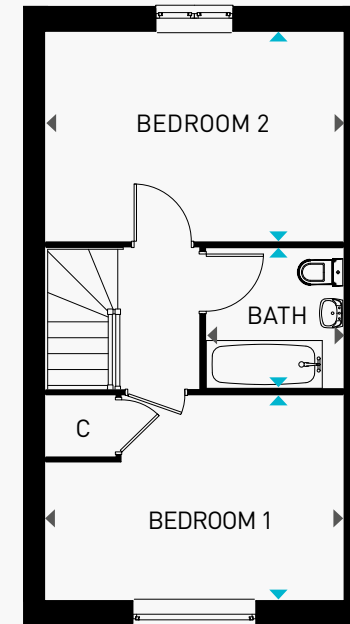
GROUND FLOOR



Plot 189 is mirrored

	A	x	B
Kitchen	3.39m (11'1")	x	1.89m (6'2")
Living/Dining	4.82m (15'10")	x	4.35m (14'3")
WC	2.02m (6'6")	x	0.99m (3'2")

FIRST FLOOR



	A	x	B
Bedroom 1	2.99m (9'10")	x	4.35m (14'3")
Bedroom 2	3.06m (10'0")	x	4.35m (14'3")
Bath	2.02m (6'6")	x	0.99m (3'2")



C = Cupboard  
WM = Washing Machine  
▲ = Main Entrance

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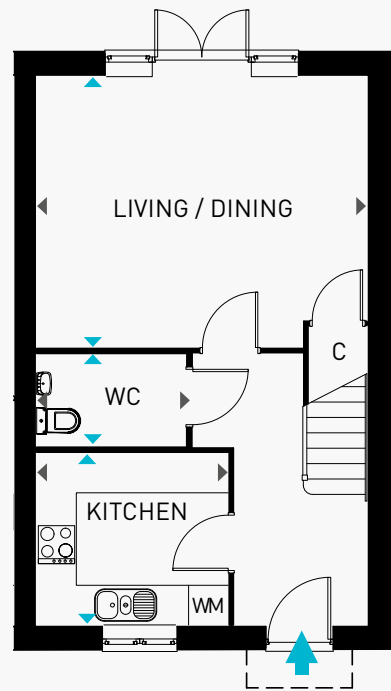
# Three bedroom house

Houses 101, 190 – 83m<sup>2</sup> / 893sqft

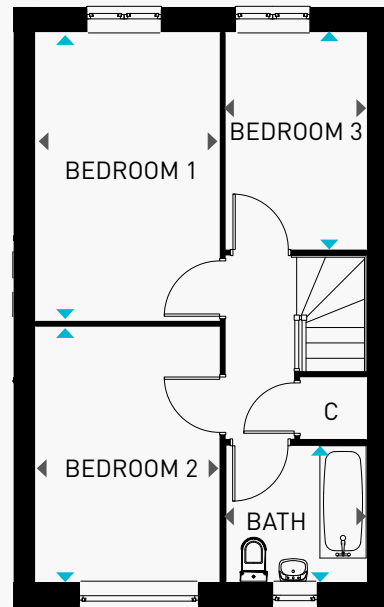
Plot 101 - Allerthorp Road, Bishop's Stortford CM23 1EY

Plot 190 - Grant Road, Bishop's Stortford CM23 1FL

GROUND FLOOR



FIRST FLOOR



Plot 101



Plot 190

C = Cupboard  
WM = Washing Machine  
▲ = Main Entrance

	A	B		A	B
Kitchen	3.30m [10'8"]	x 2.80m [9'3"]	Bedroom 1	4.81m [15'10"]	x 2.79m [9'2"]
Living/Dining	5.02m [16'5"]	x 4.47m [14'7"]	Bedroom 2	4.50m [14'9"]	x 2.79m [9'2"]
WC	2.21m [7'25"]	x 1.45m [4'5"]	Bedroom 3	3.54m [11'8"]	x 2.13m [7'0"]
Bath	2.0m [6'5"]	x 2.14m [7'0"]			

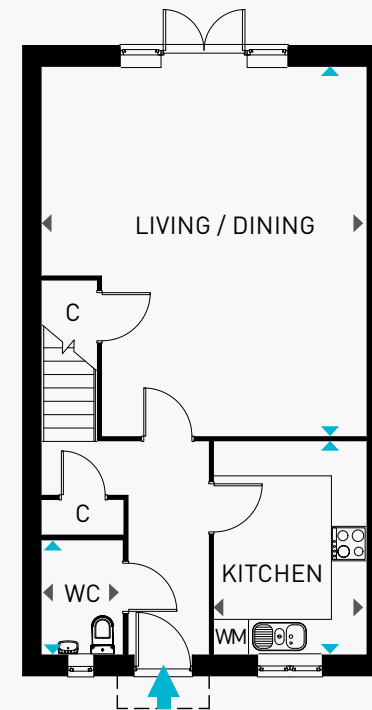
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# Four bedroom house

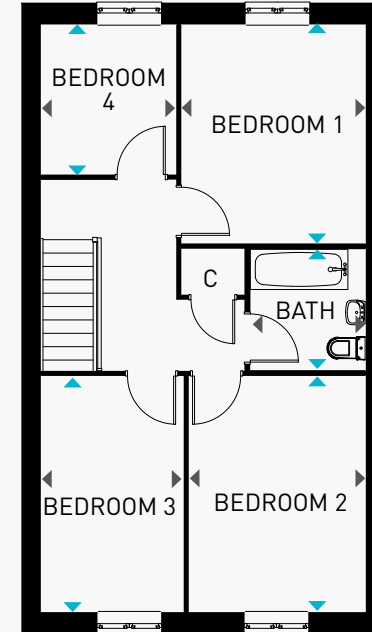
House 99 – 115.1m<sup>2</sup> / 1239.6sqft

Allerthorp Road, Bishop's Stortford CM23 1EY

GROUND FLOOR



FIRST FLOOR



Plot 99

C = Cupboard  
WM = Washing Machine  
▲ = Main Entrance

	A	B		A	B
Kitchen	4.00m [13'1"]	x 2.90m [9'5"]	Bedroom 1	4.23m [13'9"]	x 3.20m [10'5"]
Living/Dining	6.21m [20'4"]	x 5.69m [18'7"]	Bedroom 2	3.75m [12'3"]	x 3.15m [10'3"]
WC	2.26m [7'4"]	x 1.45m [4'7"]	Bedroom 3	3.75m [12'3"]	x 2.44m [8'0"]
Bath	2.14m [7'0"]	x 2.0m [6'6"]	Bedroom 4	2.83m [9'3"]	x 2.39m [7'8"]

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# Specification

Homes at Hazel Park come with a selection of quality modern fittings and finishes chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style and make yourself at home.

## KITCHEN

- Stylish Symphony Woodbury fitted kitchen with under-unit lighting
- Zanussi integrated fridge-freezer
- Zanussi single oven and electric ceramic hob with integrated extractor
- Removeable base unit for future installation of dishwasher
- Washing Machine
- 1.5 bowl stainless steel sink with mixer tap

## BATHROOM

- White bathroom suite with chrome fittings and full-height tiling around the bath
- Wall-mounted shower and bath mixer, frameless glass shower screen
- Heated towel rail

## GENERAL

- Individual gas boiler
- Floor coverings throughout
- BT phone connections and sockets with facility to connect to Sky+ and Sky Q services
- Predicted Energy Rating B
- Private garden with garden shed and rotary dryer (houses only)
- Juliette balcony (apartments only)
- Allocated parking

Please speak to your Sales Executive for further information. Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.

Image displayed is an example of homes in the Hazel Park development described in this brochure.



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

To be eligible for a Shared Ownership home at Hazel Park:

- Applications are welcome from anyone who is currently living and/or working in the East Hertfordshire District Council area.
- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be registered with Help to Buy.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

Picture credits: 'Happy man lifting woman in new house' by Milan\_Jovic; CC image, sourced from iStock.

## Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



**MODERN FITTINGS AND FINISHES CREATE  
A LIGHT AND RELAXED ATMOSPHERE**







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**Disclaimer:** All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Hazel Park. We may change the tenure of some homes subject to demand.

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May 2020



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