



AT

FLETTON QUAYS

P E T E R B O R O U G H



P H A S E 1



AT

FLETTON QUAYS

PETERBOROUGH

Weston Homes at Fletton Quays offers a modern collection of one, two and three bedroom apartments. This multimillion pound redevelopment of Peterborough's South Bank offers high quality new homes, a luxury hotel and sky bar, restaurants, shops and offices. Fletton Quays is set to become the most desirable and central Riverside destination in the city. Infusing the immediacy of city living with the contemporary desire for comfort and style, the apartments at Fletton Quays are truly aspirational.

introducing...

Computer generated photomontage of Fletton Quays.



medieval heart with a cosmopolitan aura

Peterborough is a beautiful heritage city in the heart of rural Cambridgeshire in the East of England, bridging Rutland, Lincolnshire and Northamptonshire borders and is one of the fastest growing cities in the UK. The city has a rich history dating back to the first human settlement in the area during the Bronze Age, which can be seen at the Flag Fen archaeological site to the east of the current city centre, also with evidence of Roman occupation.

The Anglo-Saxon period saw the establishment of a monastery, Medeshamstede, which later became Peterborough Cathedral. Peterborough today is a diverse and ever-growing modern city of around 200,000 inhabitants - it still retains its medieval heart with its street plan and magnificent Cathedral but today the city boasts an ever evolving cosmopolitan aura, a beautiful city to call home.



what YOU want a city to be

Peterborough is the embodiment of what you want a city to be, and with the formation of the Cambridgeshire and Peterborough Combined Authority in 2017, the area is set to receive hundreds of millions of pounds in government investment to build ever closer links with Cambridge; and with the governments growth corridor scheme (similar to Silicon Valley) as a result Peterborough's local economy will double in size.

The city offers a plethora of award-winning parks and nature reserves; most notably The Wildlife Trusts Great Fen which is a 50-year project to create a huge wetland area. One of the largest restoration projects of its type in Europe, the landscape of the fens is being transformed for the benefit of both wildlife and people. Close by is the inspiring Barnsdale Garden; Britain's largest collection of individually designed gardens, or take a boat trip down the River Nene on the Captain's Folly to experience the breathtaking views of Ferry Meadows.

Peterborough is home to the Queensgate Shopping Centre which houses over 90 shops, a wealth of places to eat and thousands of brands. The City Market is open 5 days a week and offers local fresh produce and crafts. Within the city there are 2 theatres. The Key Theatre brings great entertainment to the area with a theatre programme made up of 'home-grown' productions, national touring shows, local community productions and a full programme of one-off concerts. Whilst The Cresset Theatre has a thriving performing arts programme providing opportunities for all ages.

From exhibition to trade fair, arena or outdoor concerts, through to corporate events and conferences The East of England Arena & Events Centre is within easy reach. Planet Ice Peterborough is a public skating arena which hosts weekly disco sessions, parent & toddler sessions, and offers courses that teach a wide variety of winter sports and disciplines.

Whether it's fine dining, gastro pub cuisine or simply a light snack in a bar, Peterborough has a great selection of places to eat and drink. Indulge at tables from around the world with a spicy Mexican, a fragrant Thai, or a creamy curry, stylish Italian or hearty English. For a romantic treat, try one of the floating restaurants down by the river or experience the pre-performance supper at the Café Clarkes Restaurant at the Key Theatre.





from city to the country

Peterborough's fortune lies with its abundance of beautiful award winning green open spaces, notably Central Park, the winner of the National Green Award for 12 successive years. Home to one of the largest green open spaces in Peterborough is Bretton Park, a captivating landscape with much to explore and discover. Flag Fen Archaeology Park is a unique ancient wooden monument, where a kilometre long wooden causeway and platform are perfectly preserved in the wetland. 3300 years ago this was built and used by the Prehistoric fen people as a place of worship and ritual. 60,000 upright timbers and 250,000 horizontal planks are buried under the ground along with many swords and personal items given as offerings to the watery fen.

North of Peterborough at Stamford is England's Greatest Elizabethan House Burghley, built and mostly designed by William Cecil, Lord High Treasurer to Queen Elizabeth I. Burghley House offers visitors the chance to view this magnificent stately home and is also host to the annual three-day world famous Burghley Horse Trials. The Burghley Horse Trials are classified as one of the six leading three-day equestrian events in the world, notable competitors over its illustrious history include H.R.H. Princess Anne, her husband Captain Mark Phillips and daughter Zara Phillips.

Peterborough and its home county of Cambridgeshire boasts in excess of 25 golf courses. Burghley Park Golf Club dates back to 1890 with a meeting at the George Hotel, Stamford at which the Marquis of Exeter consented to the building of a 'links course' on the Burghley Estate. Over 125 years later, the championship 'links' have been extended and developed into an enjoyable and good test of golf for players of all standards. The acclaimed Peterborough Milton is 4.5 miles from Fletton Quays, an historic woodland course designed by James Braid in the late 1930's and stands within the historic Fitzwilliam Estate, affording magnificent views of Milton Hall and its beautiful landscaped gardens.





education is the passport to the future

Peterborough School provides education from Nursery to Sixth Form and The Kings School, a publicly funded Independent Academy founded in 1541 by Henry VIII, recently attained an outstanding Ofsted report. Further education is provided by the City College, Peterborough Regional College and The University Centre. Along with Cambridge's world-renowned University campuses, Cambridgeshire also benefits from being home to 3 of the most outstanding and revered academic institutions in the UK:

Oundle School – 12.4 miles (25 mins)
A co-educational boarding and day independent school in the ancient market town of Oundle in Northamptonshire. The school has been maintained by the Worshipful Company of Grocers of the City of London since its foundation in 1556. Oundle has eight boys' houses, five girls' houses, a day house and a junior house. Together these accommodate more than 1100 pupils. It is the third largest boarding school in England after Eton and Millfield.

Oakham School – 24.9 miles (35 mins)
A British co-educational independent school in the market town of Oakham in Rutland, with a school roll of about 1,000 pupils, aged from 10 to 18. The school was founded in 1584 by Archdeacon Robert Johnson. Oakham has produced many internationals and professional sportsmen and sportswomen including Lewis Moody (England rugby captain), Alex Brundle (racing driver), and Tom Croft (England rugby player).

Uppingham Independent School – 23.2 miles (34 mins)
In 1584 Uppingham School was founded with a hospital, or almshouse, by Archdeacon Robert Johnson. The School's 785 boarders benefit from a singular focus and an economy of scale that enables a remarkable depth and diversity of curricular and extra-curricular opportunity. The first recorded Uppingham schoolboy was Henry Ferne from York, who was Chaplain to Charles I.





THE MASTER PLAN

FLETTON QUAYS

PETERBOROUGH



Established in January 2015, Peterborough Investment Partnership (PIP) is an innovative partnership between Peterborough City Council and GB Strategic Land Fund (GBSLF). By enabling the development of surplus land in the Council's ownership, PIP is helping to support and sustain the growth and regeneration of Peterborough by creating new jobs, retail, housing and leisure facilities, and by generating reinvestment back into the city.

In 2015, Peterborough Investment Partnership brought forward plans for a £120 million development to regenerate the 6.4 hectare site. The submitted plans included 358 high-quality homes, 166,000ft² of office space, a multi-storey carpark, the landmark Hilton Garden Inn, and restaurant and leisure space to further improve the city's and local area's night-time offering. New cycle and pedestrian links, public realm and a dedicated ecology area were also to be incorporated. Two Grade II listed railway sheds on site will be refurbished as part of the project, with the bigger engine shed being incorporated into the larger of two office schemes.

Fletton Quays has been designed to have a positive and long-lasting impact on the city centre and Peterborough more widely, attracting new businesses and residents to the city, boosting the economy and contributing to an improved environment for all to enjoy. Today, a multi-decade dream is becoming a reality.







connections and location

Weston Homes at Fletton Quays is well served by rail and road links, it is less than an hour from London King's Cross and has quick connections to Central Cambridge by rail and Luton and Stansted airports by car. Also, you can travel from the city centre to the A1 in less than 10 minutes.

Peterborough Railway Station is the main station of the East Coast Mainline, operated by Virgin Trains East Coast. It recently received a £43m upgrade to deliver even more reliable services and greater capacity. It connects directly to London, Leeds, Newcastle, Cambridge, Leicester, Birmingham and Edinburgh. A new Thameslink connection due in 2018 will link Peterborough directly to Thameslink services for direct access to Gatwick and Luton airports and St Pancras international rail station.

You can travel from one side of Peterborough to the other in just 15 minutes on the parkway system, making it one of the best cities for commuting.

travel

(by train from Peterborough Station)

Grantham	19 mins
Stevenage	28 mins
King's Cross, London	50 mins
Cambridge	50 mins
York	1 h 5 mins
New Street, Birmingham	1 h 43 mins
Newcastle	2 h 4 mins
Edinburgh	3 h 35 mins

(by car from Fletton Quays)

Cambridge City Centre	40.2 miles	53 mins
Birmingham	84.5 miles	1 h 34 mins
Norwich City Centre	78.6 miles	1 h 51 mins
City of London	85 miles	1 h 59 mins

(by car from Fletton Quays)

Stansted Airport	64.9 miles	1 h 11 mins
Luton Airport	66.7 miles	1 h 12 mins
East Midlands Airport	63.4 miles	1 h 28 mins
Birmingham	78.9 miles	1 h 30 mins

education

(by car from Fletton Quays)

The King's (The Cathedral School)	6 mins
University Centre (Anglia Ruskin University)	7 mins
City of Peterborough Academy	9 mins
Hampton Hargate Primary School	12 mins
Oundle School	25 mins
Uppingham Independent School	34 mins
Oakham School	35 mins

sport and leisure

(by car from Fletton Quays)

Peterborough Football Ground	1 min
Peterborough Lido Swimming Pool	1 min
Vivacity Fitness and Swimming Pool	3 mins
Thorpe Wood Golf Club	7 mins
Orton Meadows Golf Club	8 mins
Peterborough Milton Golf Club	10 mins
Elton Furze Golf Club	15 mins

entertainment

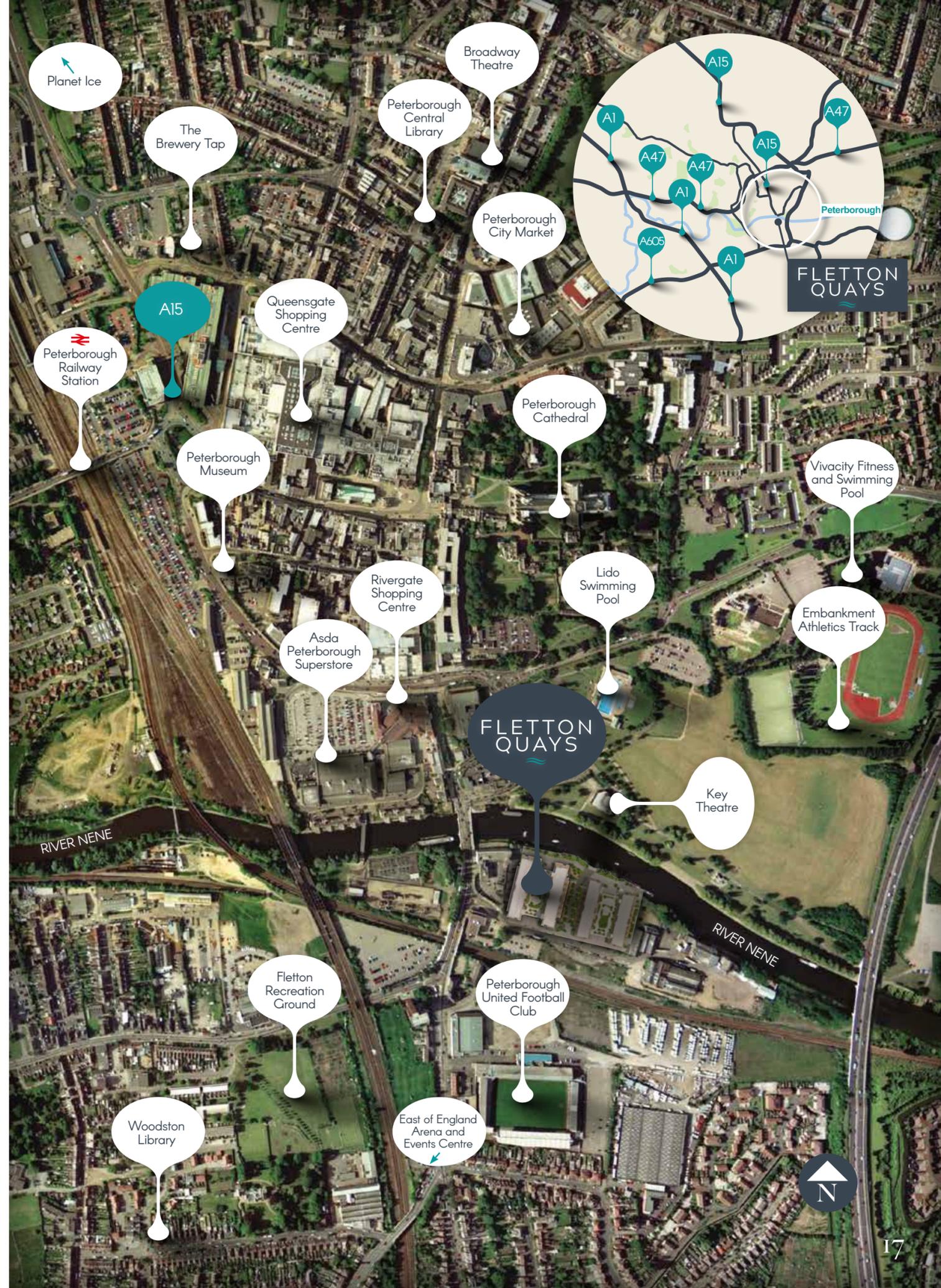
(by car from Fletton Quays)

Key Theatre	1 min
Peterborough Museum	3 mins
Broadway Theatre	5 mins
Peterborough Cathedral	6 mins
Showcase Cinema de Lux	6 mins
Planet Ice (Ice Rink)	11 mins
East of England Arena and Events Centre	13 mins

bars & restaurants

(by car from Fletton Quays)

The Beehive (Gastro Pub)	3 mins
The Brewery Tap	4 mins
Prevost (in Michelin Guide & The Good Food Guide)	5 mins
Queensgate Shopping Centre including Prezzo's, Nando's Wagamama and Chimichanga	7 mins





the specification

The homes at Fletton Quays are fitted with Weston Homes' exacting high standards and come with a choice of fixtures and fittings* to personalise the space to suit your taste. With quality designer products the homes at Fletton Quays will be a truly special place to live.

designer kitchens

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Caple stainless steel chimney extractor
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser

* Choices from developer's range and subject to stage of construction.



homes of vigor and style



the specification

luxury bathrooms & en-suites

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space* and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

general specification

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom*
- Virgin Media television and telephone points to living area and master bedroom
- Gas fired heating system via radiators
- Smoke alarm and CO detectors
- Double-glazed uPVC windows
- Allocated parking space to all plots
- Audio entry system
- Sprinkler system installed to all plots

* Choices from developer's range and subject to stage of construction.

ZANUSSI

Electrolux



OAKWOOD
KITCHEN DESIGN CONSULTANTS LTD



FASCINO



the development

River Nene

Nene Promenade

Kitson House
Plots 124-229

Avonside House
Plots 1-123

Access to
underground
parking

Site Plan Overall

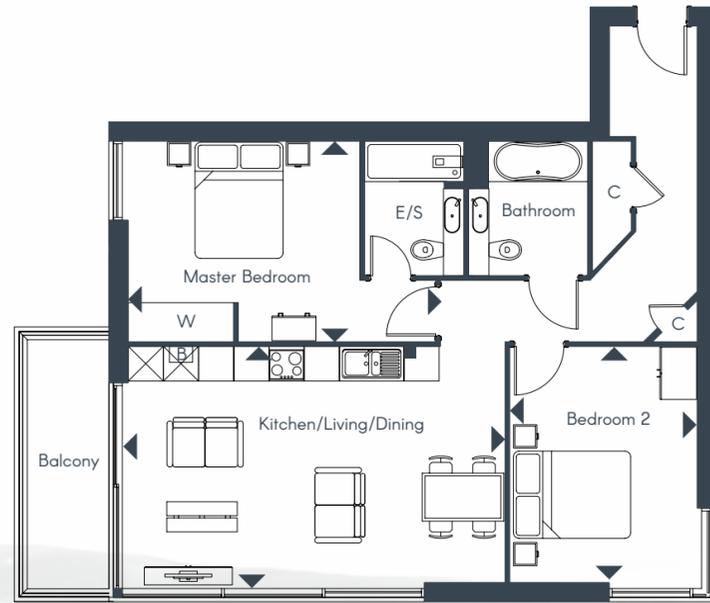


Phase 1



Type A

Floor	Avonside House	Kitson House
1	1	142(h)



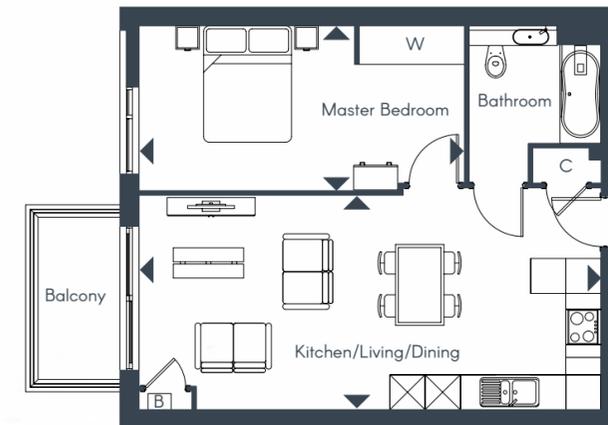
OVERALL DIMENSIONS	76.7 M ² – 825.6 FT ²			
KITCHEN/LIVING/DINING	6525MM	X	4168MM	21'5" X 13'8"
MASTER BEDROOM	5245MM	X	3455MM	17'2" X 11'4"
BEDROOM 2	4168MM	X	3200MM	13'8" X 10'6"



B – Boiler C – Cupboard, W – Wardrobe, E/S – En-suite. Dimensions taken from Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Type B

Floor	Avonside House	Kitson House
1	2, 3, 12, 17(h)	131, 136(h), 141(h)
2	20, 21, 26(h), 31, 36(h)	143, 148(h), 153, 158(h), 159(h)
3	39, 40, 45(h), 50, 55(h)	162, 167(h), 172, 177(h), 178(h)
4	58, 59, 64(h), 69, 74(h)	181, 186(h), 191, 196(h), 197(h)
5	77, 78, 83(h), 88, 93(h)	200, 205(h), 209, 214(h) 215(h)
6	96, 97, 102(h), 106, 111(h)	



OVERALL DIMENSIONS	52.0 M ² – 559.7 FT ²			
KITCHEN/LIVING/DINING	7875MM	X	3687MM	25'10" X 12'1"
MASTER BEDROOM	5550MM	X	2845MM	18'3" X 9'4"

NOTE:

Plots 2, 3, 12, 17(h), 31, 36(h), 131, 136(h), 143, 148(h), 153 and 158(h) have terraces
 For Kitchen/Living/Dining dimensions for plots 2, 20, 39, 58, 77, 96, 141(h), 159(h), 178(h),
 197(h) and 215(h) refer to the following dimensions:

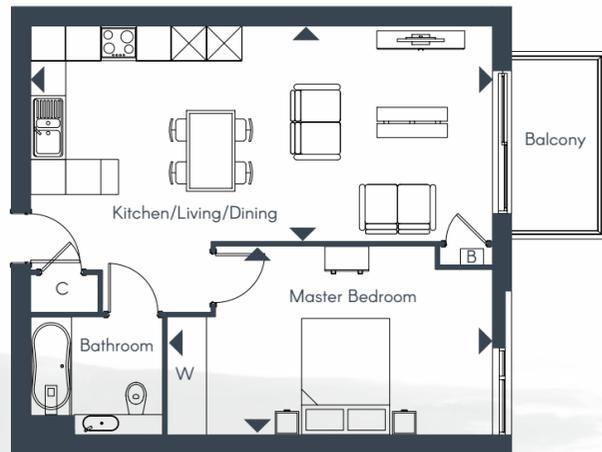
KITCHEN/LIVING/DINING	7875MM	X	4253MM	25'10" X 13'11"
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B – Boiler C – Cupboard, W – Wardrobe, E/S – En-suite. Dimensions taken from Reduced ceiling height -----
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Type C

Floor	Avonside House	Kitson House
1	11	137(h)
2	30	149(h)
3	49	168(h)
4	68	187(h)
5	87	



OVERALL DIMENSIONS	55.4 M ² – 596.3 FT ²		
KITCHEN/LIVING/DINING AREA	7875MM	X	3713MM 25'10" X 12'2"
MASTER BEDROOM	4723MM	X	3250MM 15'6" X 10'8"

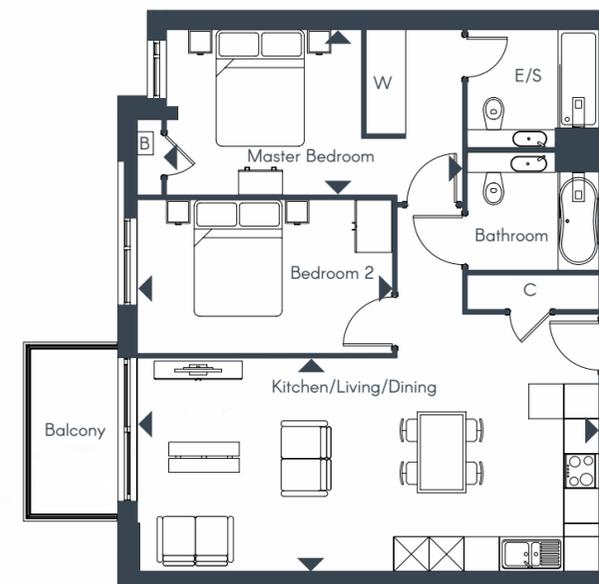
NOTE:

Plots 11 and 137(h) do not have balconies.



Type D

Floor	Avonside House	Kitson House
1	4, 7(h), 8(h), 13, 16(h)	132, 135(h)
2	22, 25(h), 32, 35(h)	144, 147(h), 154, 157(h)
3	41, 44(h), 51, 54(h)	163, 166(h), 173, 176(h)
4	60, 63(h), 70, 73(h)	182, 185(h), 192, 195(h)
5	79, 82(h), 89, 92(h)	201, 210, 204(h) 213(h)
6	98, 101(h), 107, 110(h)	



OVERALL DIMENSIONS	72.7 M ² – 782.5 FT ²		
KITCHEN/LIVING/DINING	7875MM	X	3675MM 25'10" X 12'1"
MASTER BEDROOM	5050MM	X	2850MM 16'7" X 9'4"
BEDROOM 2	4355MM	X	2650MM 14'3" X 8'8"

NOTE:

Plots 4, 7(h), 8, 13, 16(h), 32, 35(h), 132, 135(h), 144, 147(h), 154 and 157(h) have terraces.

Plots 22 and 35(h) have different boiler locations.

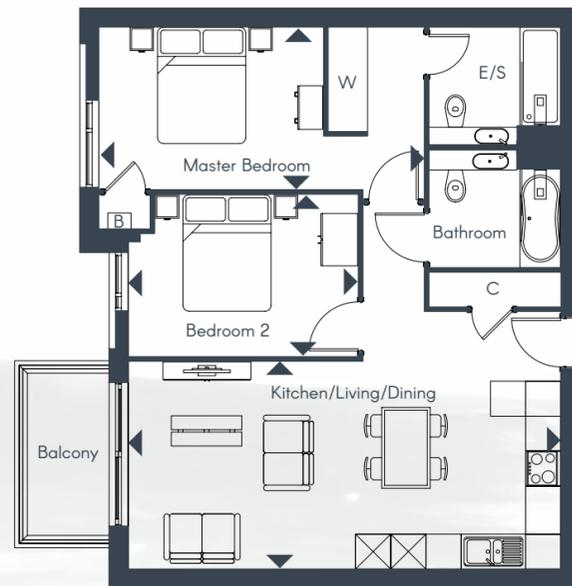
For Plot 8 refer to the following dimensions:

OVERALL DIMENSIONS	78.4 M ² – 843.9 FT ²		
KITCHEN/LIVING/DINING	7875MM	X	3821MM 25'10" X 12'6"
MASTER BEDROOM	5550MM	X	2990MM 18'3" X 9'10"
BEDROOM 2	4355MM	X	3000MM 14'3" X 9'10"



Type E

Floor	Avonside House	Kitson House
1	5, 6(h), 14, 15(h)	133, 134(h)
2	23, 24(h), 33, 34(h)	145, 146(h), 155, 156(h)
3	42, 43(h), 52, 53(h)	164, 165(h), 174, 175(h)
4	61, 62(h), 71, 72(h)	183, 184(h), 193, 194(h)
5	80, 81(h), 90, 91(h)	202, 203(h), 211, 212(h)
6	99, 100(h), 108, 109(h)	



OVERALL DIMENSIONS	70.5 M ² - 758.9 FT ²
KITCHEN/LIVING/DINING	7375MM X 3575MM 24'2" X 11'9"
MASTER BEDROOM	5550MM X 2800MM 18'3" X 9'2"
BEDROOM 2	3925MM X 2800MM 12'11" X 9'2"

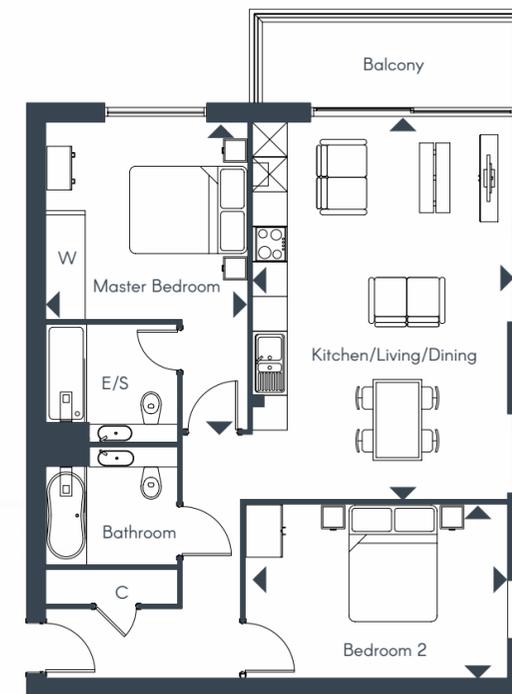
NOTE:

Plots 5 and 6(h) have terraces.
Plots 14, 15(h), 133 and 136(h) do not have balconies.



Type F

Floor	Avonside House	Kitson House
1		139
2		151
3		170
4		189



OVERALL DIMENSIONS	75.3 M ² - 811.0 FT ²
KITCHEN/LIVING/DINING	6591MM X 4455MM 21'7" X 14'7"
MASTER BEDROOM	5293MM X 3445MM 17'4" X 11'4"
BEDROOM 2	4475MM X 3000MM 14'8" X 9'10"



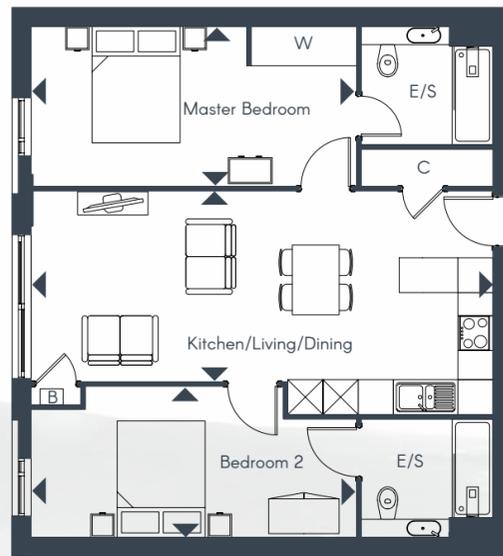
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Type G

Floor	Avonside House	Kitson House
1	9	



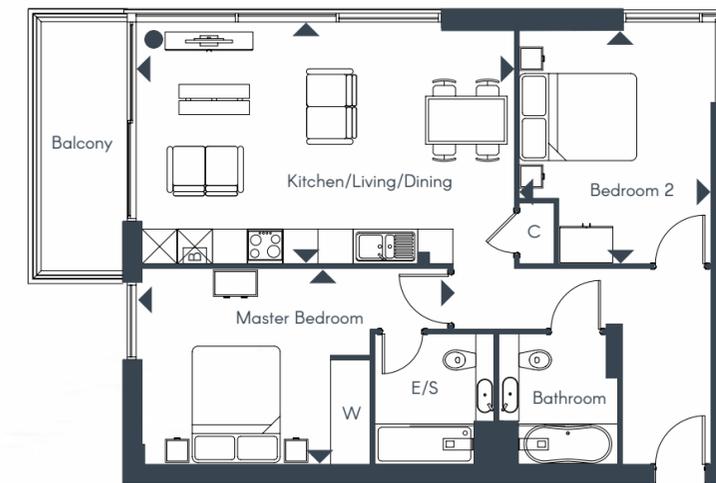
OVERALL DIMENSIONS	69.2 M ² – 744.9 FT ²			
KITCHEN/LIVING/DINING	7875MM	X	3850MM	25'10" X 12'8"
MASTER BEDROOM	5550MM	X	2750MM	18'3" X 9'0"
BEDROOM 2	5550MM	X	2600MM	18'3" X 8'6"



B – Boiler C – Cupboard, W – Wardrobe, E/S – En-suite. Dimensions taken from ► Reduced ceiling height -----
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Type H

Floor	Avonside House	Kitson House
1	10(h)	138
2	29(h)	150
3	48(h)	169
4	67(h)	188
5	86(h)	



OVERALL DIMENSIONS	72.4 M ² – 779.3 FT ²			
KITCHEN/LIVING/DINING AREA	6450MM	X	4163MM	21'2" X 13'8"
MASTER BEDROOM	5225MM	X	3375MM	17'2" X 11'1"
BEDROOM 2	4163MM	X	3275MM	13'8" X 10'9"

NOTE:

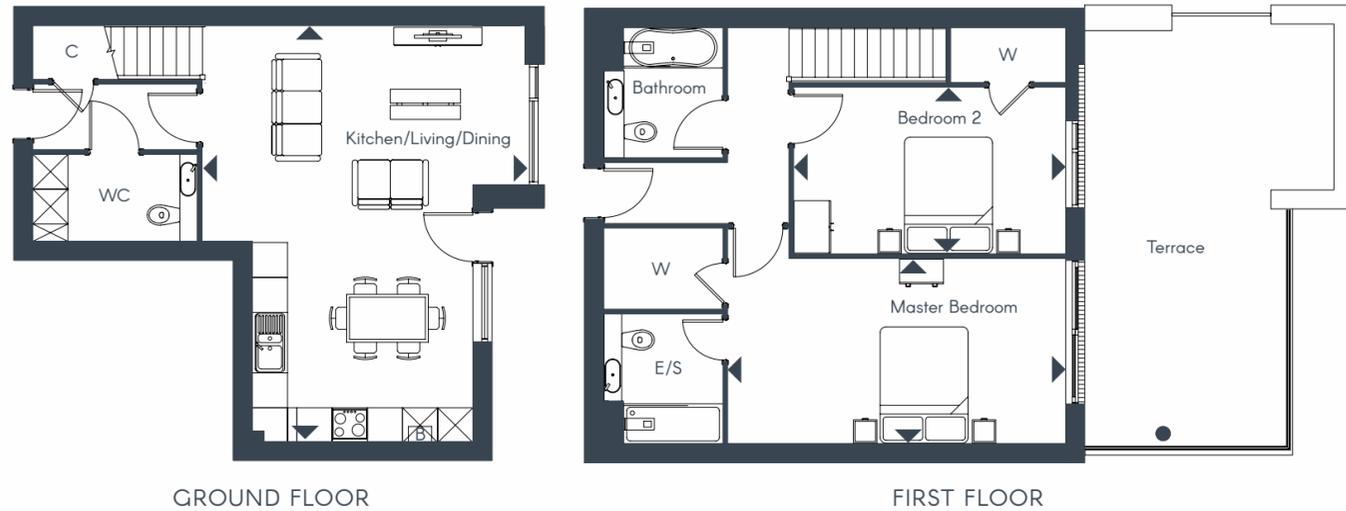
Plot 10 does not have a balcony.



B – Boiler C – Cupboard, W – Wardrobe, E/S – En-suite. Dimensions taken from ► Reduced ceiling height -----
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Type I

Floor	Avonside House	Kitson House
Ground		124(h), 125(h), 126(h), 127, 128, 129, 130
1		124(h), 125(h), 126(h), 127, 128, 129, 130



OVERALL DIMENSIONS	99.7 M ² - 1073.2 FT ²
KITCHEN/LIVING/DINING	7157MM X 5584MM 23'6" X 18'4"
MASTER BEDROOM	5765MM X 3188MM 18'11" X 10'6"
BEDROOM 2	4640MM X 2875MM 15'3" X 9'5"

NOTE:

Plot 127 has differing window layout to Bedroom 2.

Plot 127 Living/Dining/Kitchen has reduced space, refer to the following dimensions:

OVERALL DIMENSIONS	97.3 M ² - 1047.3 FT ²
KITCHEN/LIVING/DINING	7157MM X 4621MM 23'6" X 15'2"

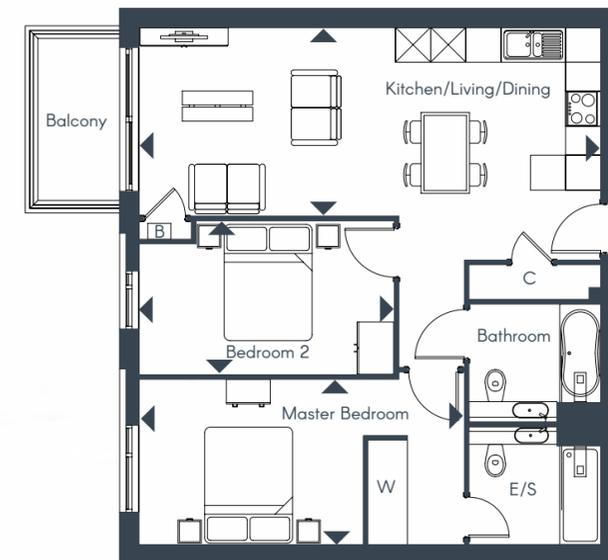
Plots 126(h) and 128 have alternative room sizes, refer to the following differing dimensions:

OVERALL DIMENSIONS	96.15 M ² - 1034.9 FT ²
KITCHEN/LIVING/DINING	7175MM X 5509MM 23'6" X 18'1"
MASTER BEDROOM	5265MM X 3200MM 17'3" X 10'6"
BEDROOM 2	4140MM X 2875MM 13'7" X 9'5"



Type J

Floor	Avonside House	Kitson House
1		140
2	27	152(h)
3	46	171(h)
4	65	190(h)
5	84	208(h)
6	103	



OVERALL DIMENSIONS	70.1 M ² - 755.0 FT ²
KITCHEN/LIVING/DINING	7875MM X 3250MM 25'10" X 10'8"
MASTER BEDROOM	5550MM X 2850MM 18'3" X 9'4"
BEDROOM 2	4355MM X 2650MM 14'3" X 8'8"

NOTE:

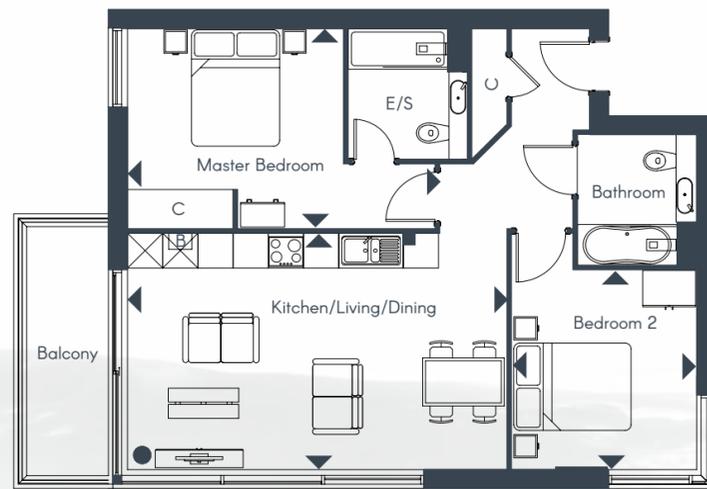
Plot 140 has additional balcony to Master Bedroom.





Type K

Floor	Avonside House	Kitson House
2	19	160(h)
3	38	179(h)
4	57	198(h)
5	76	216(h)
6	95	



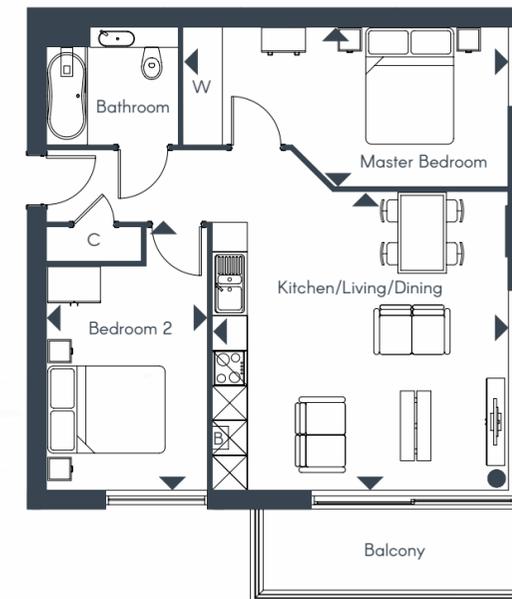
OVERALL DIMENSIONS	70.3 M ² - 756.7 FT ²			
KITCHEN/LIVING/DINING	6465MM	X	4068MM	21'3" X 13'4"
MASTER BEDROOM	5244MM	X	3445MM	17'2" X 11'4"
BEDROOM 2	4067MM	X	3160MM	13'4" X 10'4"



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Type L

Floor	Avonside House	Kitson House
2	18	161(h)
3	37	180(h)
4	56	199(h)
5	75	217(h)
6	94	



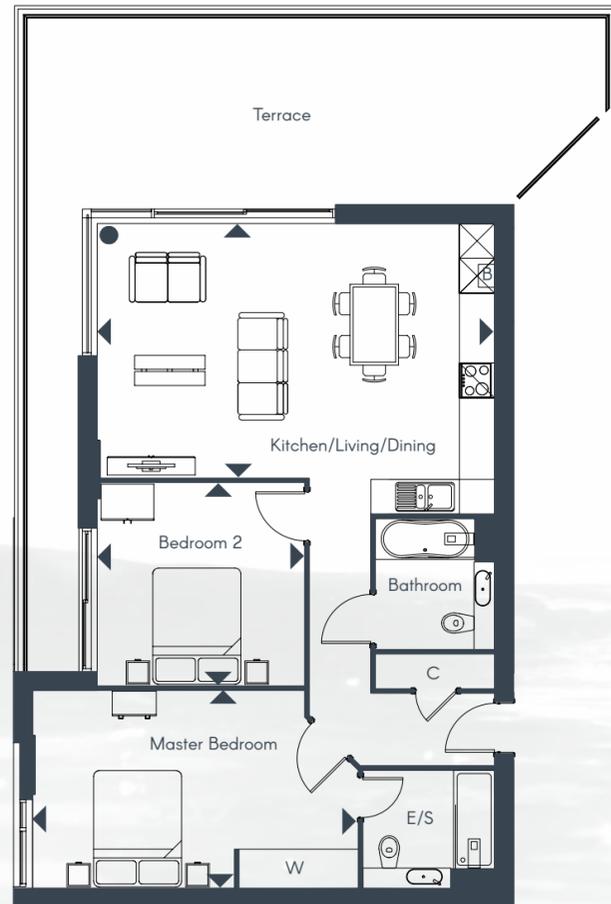
OVERALL DIMENSIONS	62.7 M ² - 674.9 FT ²			
KITCHEN/LIVING/DINING	5143MM	X	5050MM	16'10" X 16'7"
MASTER BEDROOM	4875MM	X	2750MM	16'0" X 9'0"
BEDROOM 2	4533MM	X	2750MM	14'10" X 9'0"



B - Boiler C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Type M

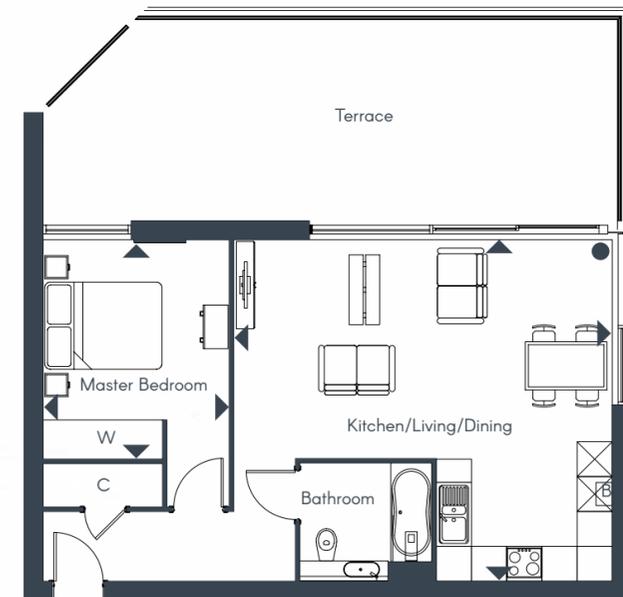
Floor	Avonside House	Kitson House
5		206
6	105(h)	



OVERALL DIMENSIONS	81.2 M ² - 874.0 FT ²		
KITCHEN/LIVING/DINING	6775MM	X	5000MM 22'3" X 16'5"
MASTER BEDROOM	5550MM	X	3401MM 18'3" X 11'2"
BEDROOM 2	3540MM	X	3500MM 11'7" X 11'6"

Type N

Floor	Avonside House	Kitson House
5		207
6	104(h)	



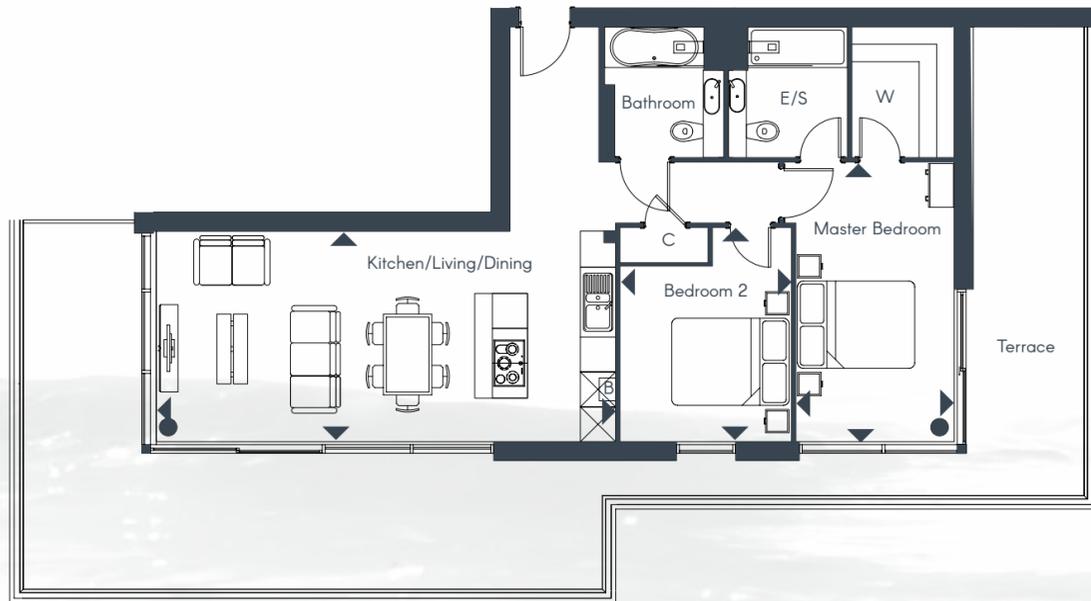
OVERALL DIMENSIONS	57.0 M ² - 613.5 FT ²		
KITCHEN/LIVING/DINING	6452MM	X	5875MM 21'2" X 19'3"
MASTER BEDROOM	4600MM	X	3173MM 15'1" X 10'5"



Computer generated photomontage of Fletton Quays, plot 309.

Type O

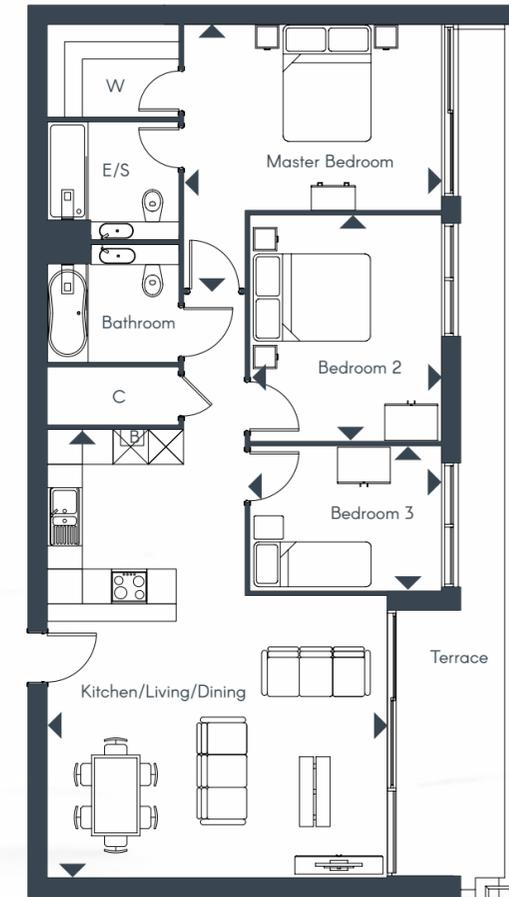
Floor	Avonside House	Kitson House
6		229(h)
7	112	



OVERALL DIMENSIONS	75.9 M ² – 817.0 FT ²			
KITCHEN/LIVING/DINING	7828MM	X	3624MM	25'8" X 11'11"
MASTER BEDROOM	4811MM	X	2905MM	15'9" X 9'6"
BEDROOM 2	3686MM	X	2922MM	12'1" X 9'7"

Type P

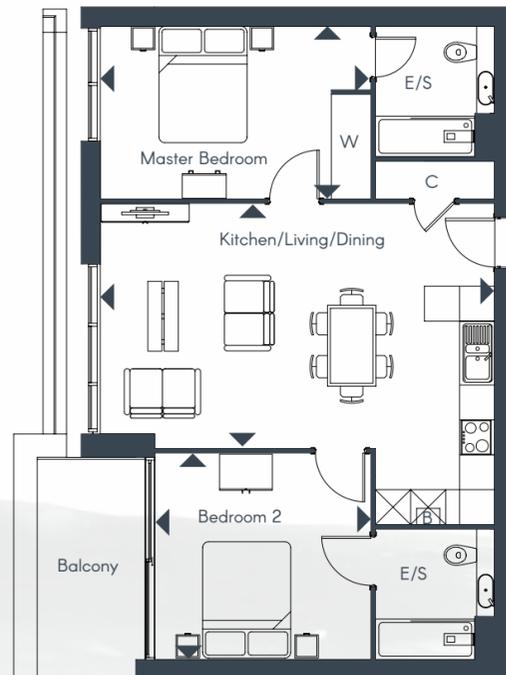
Floor	Avonside House	Kitson House
6		218, 221(h)
7	120, 123(h)	



OVERALL DIMENSIONS	94.2 M ² – 1014.0 FT ²			
KITCHEN/LIVING/DINING	7712MM	X	5800MM	25'4" X 19'0"
MASTER BEDROOM	4555MM	X	4400MM	14'11" X 14'5"
BEDROOM 2	3896MM	X	3272MM	12'9" X 10'9"
BEDROOM 3	3272MM	X	2500MM	10'9" X 8'2"

Type Q

Floor	Avonside House	Kitson House
6		219(h), 220, 225(h), 226
7	115(h), 116, 121(h), 122	



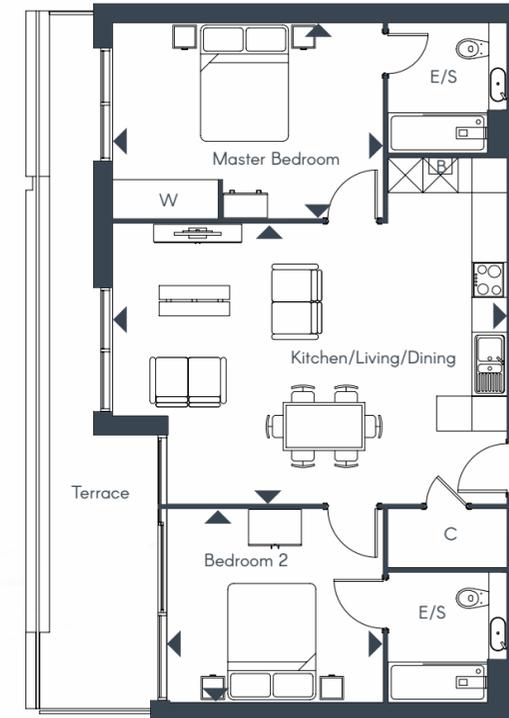
OVERALL DIMENSIONS	69.7 M ² - 750.3 FT ²		
KITCHEN/LIVING/DINING	6724MM	X	5525MM 22'1" X 18'2"
MASTER BEDROOM	4614MM	X	2975MM 15'2" X 9'9"
BEDROOM 2	3689MM	X	3558MM 12'1" X 11'8"



B - Boiler C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Type R

Floor	Avonside House	Kitson House
6		223, 224(h), 227, 228(h)
7	113, 114(h), 117, 118(h)	



OVERALL DIMENSIONS	74.0 M ² - 796.5 FT ²		
KITCHEN/LIVING/DINING	6724MM	X	5959MM 22'1" X 19'7"
MASTER BEDROOM	4614MM	X	3375MM 15'2" X 11'1"
BEDROOM 2	3689MM	X	3340MM 12'1" X 10'11"

NOTE:

Plots 118(h) and 223 have differing dimensions, refer to the following dimensions:

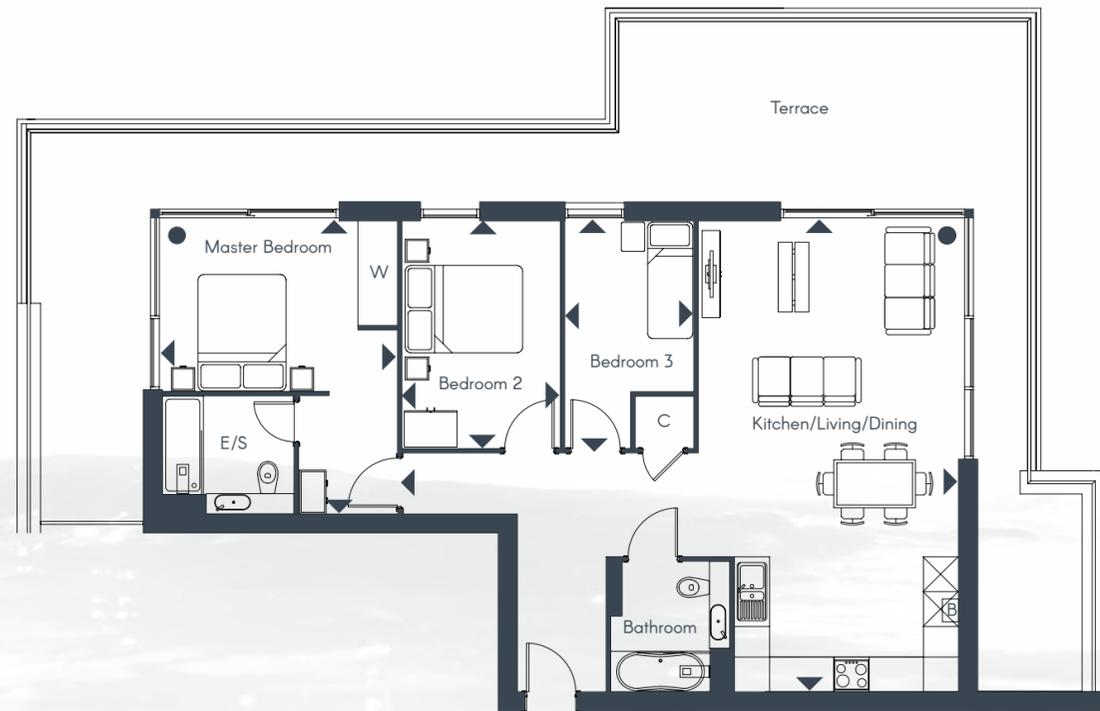
OVERALL DIMENSIONS	71.7 M ² - 771.8 FT ²		
KITCHEN/LIVING/DINING	6724MM	X	5562MM 22'1" X 18'3"
MASTER BEDROOM	4614MM	X	3375MM 15'2" X 11'1"
BEDROOM 2	3689MM	X	3340MM 12'1" X 10'11"



B - Boiler C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

Type S

Floor	Avonside House	Kitson House
6		222(h)
7	119	



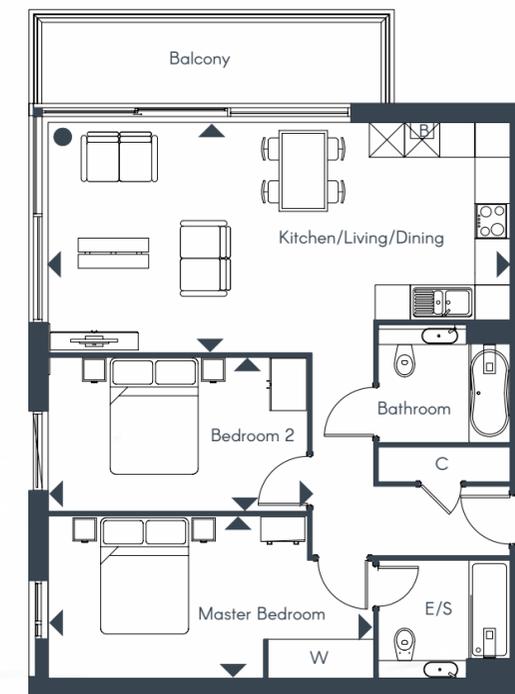
OVERALL DIMENSIONS	91.5 M ² - 984.9 FT ²			
KITCHEN/LIVING/DINING	8153MM	X	4541MM	26'9" X 14'11"
MASTER BEDROOM	5092MM	X	4059MM	16'8" X 13'4"
BEDROOM 2	3915MM	X	2700MM	12'10" X 8'10"
BEDROOM 3	3915MM	X	2200MM	12'10" X 7'3"



B - Boiler C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶ Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction,
 please refer to current drawings with a Sales Consultant.

Type T

Floor	Avonside House	Kitson House
2	28	
3	47	
4	66	
5	85	



OVERALL DIMENSIONS	75.3 M ² - 811.0 FT ²			
KITCHEN/LIVING/DINING	7875MM	X	3967MM	25'10" X 13'0"
MASTER BEDROOM	5550MM	X	2800MM	18'3" X 9'2"
BEDROOM 2	4423MM	X	2650MM	14'6" X 8'8"



B - Boiler C - Cupboard, W - Wardrobe, E/S - En-suite. Dimensions taken from ▶ Reduced ceiling height -----
 Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction,
 please refer to current drawings with a Sales Consultant.





Images of previous Weston Homes developments.



bringing ideas to life

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders of the South East. This is due, in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers, both in terms of quality and value for money. Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on-site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on-site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property. As the Company has grown, its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties. Weston Homes Plc now has an established history in London and the home counties. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.





home, buyer's information pack

All purchasers at Fletton Quays will be presented with the information manual from Weston Homes at the point of reservation. The information manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy. When collecting keys for your Fletton Quays property, the purchaser will receive a further handover manual, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details. The home-owner's folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Fletton Quays as stress-free as possible.



terms and conditions

Deposit

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

Reservation

On reservation, the selling agent will require details of the purchaser's solicitor who will be instructed immediately.

Exchange of Contracts

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agent.

Completion

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agent.

Please Note:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of the selling agent has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through the selling agent.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, configuration and layouts are included for guidance only, please refer to drawings in sales office. It should be noted that the representations of Fletton Quays whilst similar to the development, may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Fletton Quays is the marketing name for use until a permanent postal address has been issued.

Floor Plan Overalls

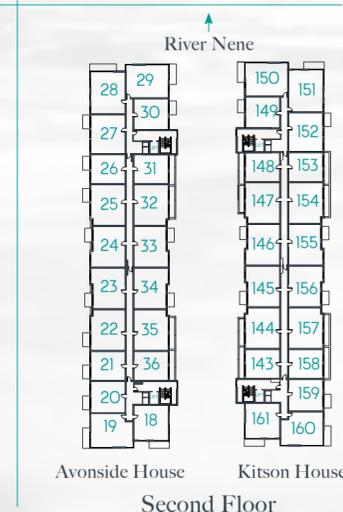
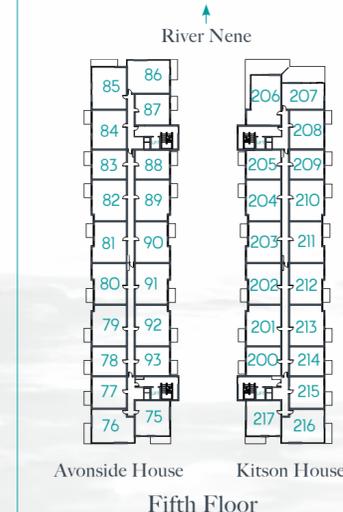
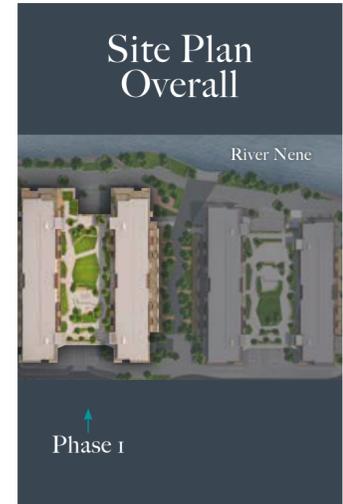
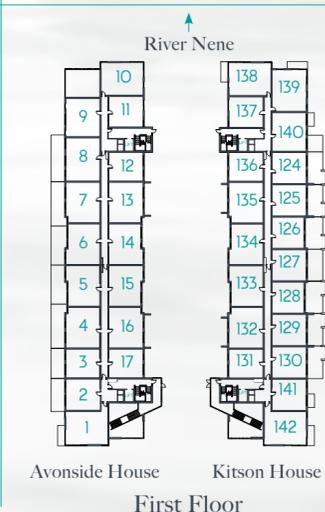
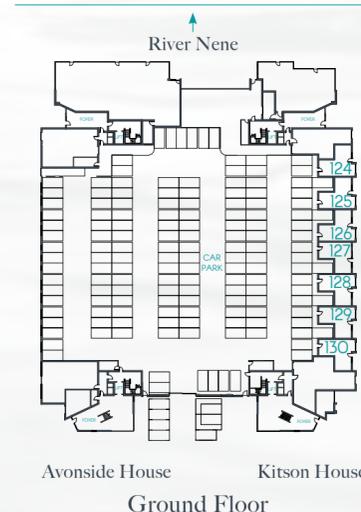
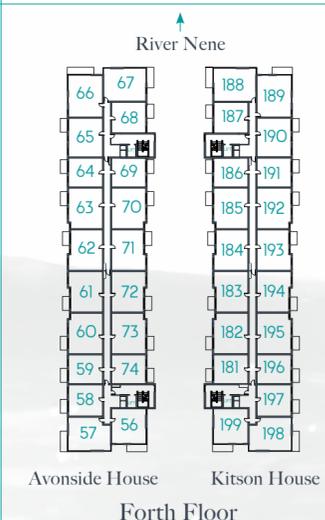
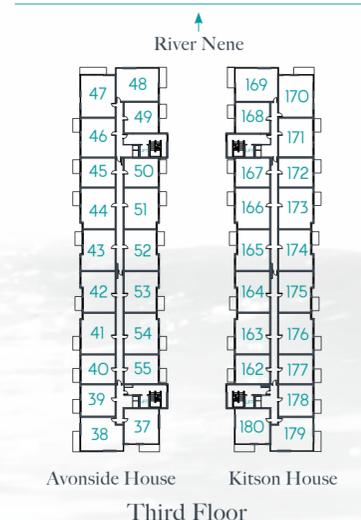
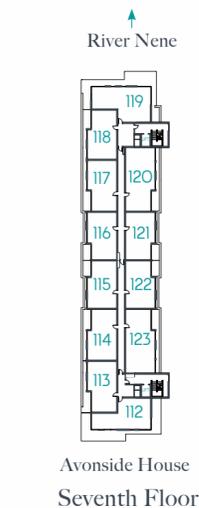
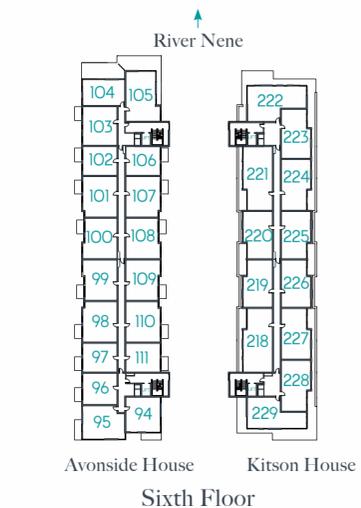




Image of previous Weston Homes developments.

FLETTON QUAYS

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