

settle.

St James' Park

THORLEY, BISHOP'S STORTFORD

2, 3 & 4 bedroom homes available with Shared Ownership



Settle into your new home at St James' Park, Bishop's Stortford



Make the most of life in Bishop's Stortford

Nestled in Thorley, St James' Park is conveniently close to the historic market town of Bishop's Stortford.

With a tranquil village setting, this welcoming new community gives plenty of opportunities for laid-back rural living yet it's just 1.5 miles from Bishop's Stortford and offers fast commuter links to London, Cambridge and Chelmsford.

Bishop's Stortford's attractive centre boasts a great blend of independent and national shops, restaurants, coffee shops, entertainment and supermarkets. With a bustling town square at its heart, it hosts regular markets and farmers' markets. The Jackson Square Shopping Centre houses more than 45 stores, including major retailers such as Next.

For culture lovers, there is the South Mills Arts centre, which is home to a theatre, cinema, art gallery and museum. If you like to get active, there are several sports clubs, classes and gyms, including the brand-new Grange Paddocks Leisure Centre. Families are well served with a range of nurseries, schools and colleges within easy reach of Thorley.

The great outdoors is also never far away at St James' Park. You can wander by the River Stort and explore the footpaths criss-crossing surrounding countryside. Thorley Wash Nature Reserve and Southern Country Park are both just an 8-minute cycle away. And only slightly further afield is the magnificent Hatfield Forest which is an 18 minute drive.

After a day in the fresh air, the cosy Coach & Horses is waiting for you – a dog-friendly, family-friendly pub right opposite St James' Park.

If you're thinking of buying a new home near Bishop's Stortford, take a look at our plans before making your own.

In a peaceful location on the edge of Bishops Stortford in an area known by locals as Thorley, our contemporary development is surround by Hertfordshire countryside and just a 7 minute drive from Bishop's Stortford Train Station. Part of an attractive new community, boasting extensive facilities and open green spaces, it offers an enticing lifestyle for first-time buyers, including young families, couples and those buying alone.

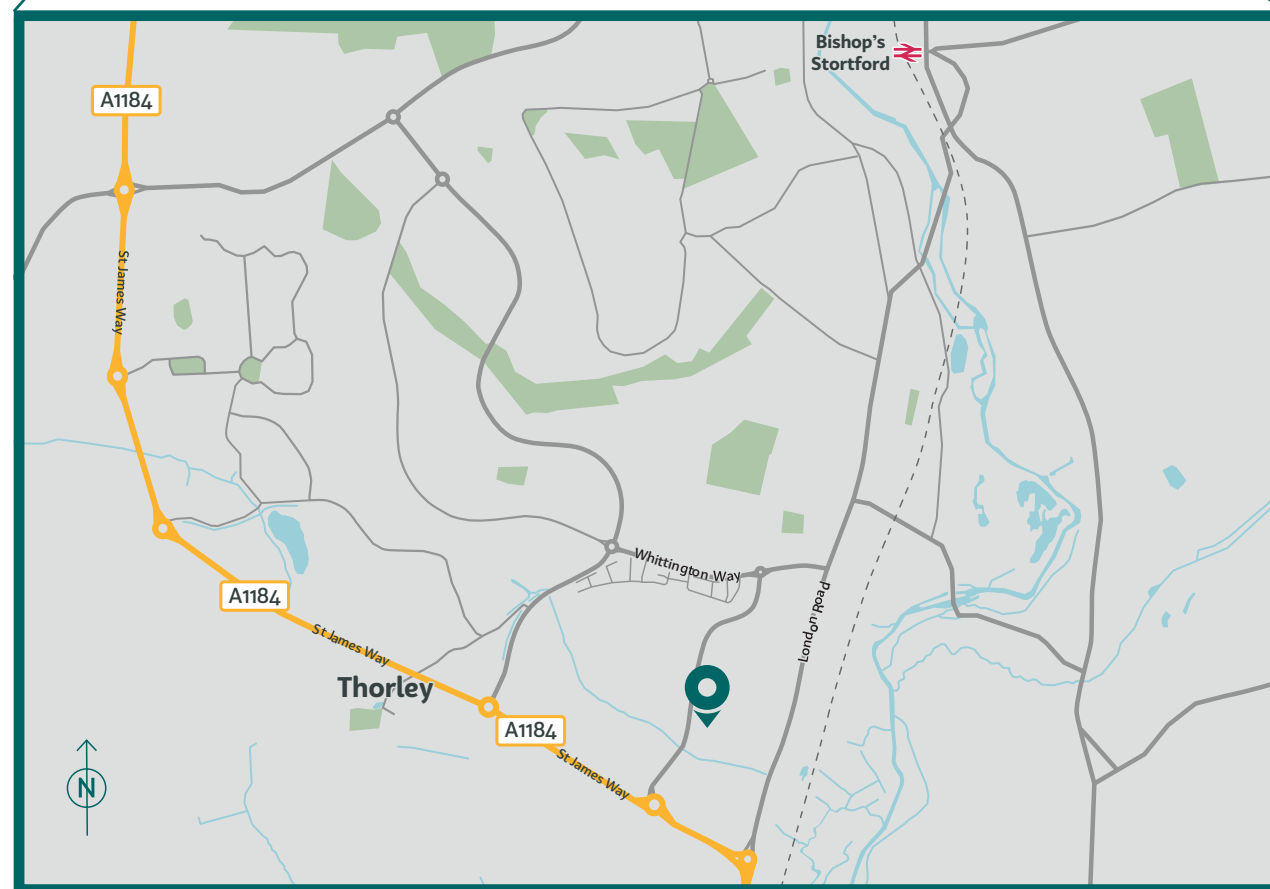
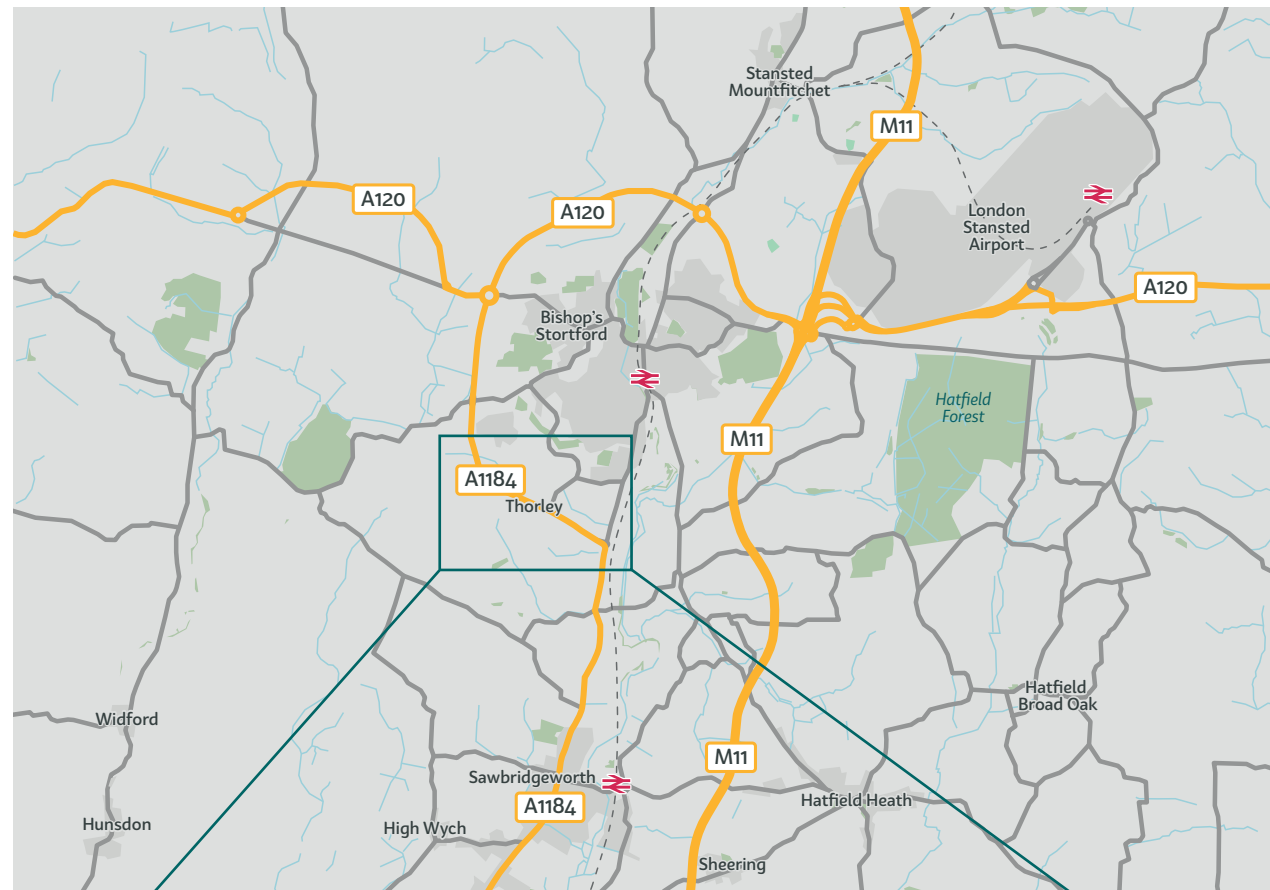
Together with excellent transport links by rail, road and air, St James' Park is the perfect location for country and commuter living.

Light and airy by day, these homes are warm and cosy when the sun goes down.

With a choice of chic apartments and spacious houses, each carefully designed home includes a fully fitted kitchen, energy-efficient heating and modern bathroom fittings. Apartments have communal green space to enjoy, and houses come with parking, turfed gardens and patios – a rarity for a flexible ownership scheme within easy reach of commuter links.

But if you think these stylish new homes are out of reach, think again. They're available through settle's shared ownership programme – a government-sponsored scheme to help you onto the housing ladder.





St James' Park – an ideal setting that's very well connected

St James' Park is on the southern edge of Thorley, just off the A1184 and the road to Bishop's Stortford. It's only 3 miles from junction 11 of the M11, which runs south to London and north to Cambridge and the A1(M).

Bishop's Stortford train station is just 1.5 miles away and gives direct links to London Liverpool Street in less than 40 minutes and Cambridge in around 30 minutes. You can also be at Stansted Airport within a 20-minute drive.

By road:

Bishop's Stortford	1.5 miles
Bishop's Stortford train station	1.5 miles
Stansted Airport	7 miles
Chelmsford	19 miles
Cambridge	28 miles
Central London	31 miles
Luton Airport	34 miles
Southend-on-Sea	38 miles
Clacton-on-Sea	54 miles
Heathrow Airport	58 miles
Gatwick Airport	65 miles

By rail from Bishop's Stortford:

Stansted Mountfitchet	4 minutes
Harlow Town	8 minutes
Stansted Airport	10 minutes
Audley End	16 minutes
Cheshunt	18 minutes
Tottenham Hale	27 minutes
Cambridge	30 minutes
London Liverpool Street	40 minutes

By bus from outside the Coach & Horses pub:

Bishop's Stortford	7 minutes
Bishop's Stortford train station	11 minutes
Harlow	23 minutes
Stansted Airport	36 minutes
Cambridge	1Hr 31 minutes

Travel times supplied by google.com and thetrainline.com

- Settle Affordable Rent
- Settle Shared Ownership
- Private Sale
- 1 Plot Numbers
- * Mixed tenure



TO ST JAMES WAY



Computer generated image

Homes designed for comfort and convenience

At James' Park, each Settle home has been designed with comfort, convenience and style in mind. Inside, you'll find light, contemporary interiors, with flexible living spaces, sleek kitchens with integrated appliances and built-in storage, and neutral décor so you can make your home your own.



KITCHEN

- Stylish fitted kitchen from Symphony Kitchens' Woodbury range in Gloss Cashmere with brushed nickel handles
- Wood-effect laminate worktops and upstands in Dark Ash
- Cooker splashback in Platinum Glass
- Electric ceramic hob, with double oven and extractor hood from Zanussi
- Integrated fridge/freezer, washing machine and dishwasher

BATHROOM

- Contemporary white bathroom suite from Roca
- Ceramic wall tiling, in Warm Grey Gloss – full height around bath and half height behind hand basin
- Bristan thermostatic bath/shower mixer
- Mira shower screen
- Glass mirror and chrome towel rail



FLOORING

- High quality Grey Studio Oak range vinyl tile flooring by Karndean in the kitchen and hallway
- Porcelain-textured tiles in the bathroom and cloakroom (where applicable)
- Carpet in French Grey by Primo Plus on the stairs and landing and in the living room and bedroom(s)

REAR GARDEN (houses only)

- Turfed with a patio
- Garden shed
- Outside water tap

GENERAL

- Blinds fitted to all windows
- Fitted wardrobe in the master bedroom (houses only)
- Hot water provided by Ideal Standard Logic combination boiler
- Television points in the lounge and bedroom 1 (a TV aerial must be installed in the loft space for these points to work)
- USB point in all rooms
- Allocated parking*

*Plots 128 & 129 have assigned under-croft parking. Please ask our sales agent for more details.





2-bedroom house

Plots 38, 39*, 40, 41*, 129*, 130, 152* & 153



GROUND FLOOR

FIRST FLOOR

*Mirrored version of plan shown

B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN	3.40m x 2.68m	11' 1" x 8' 9"
LIVING / DINING	5.16m x 4.13m	16' 11" x 13' 6"
BEDROOM 1	3.50m x 4.13m	11' 5" x 13' 6"
BEDROOM 2	4.02m x 4.13m	13' 2" x 13' 6"
BATHROOM	2.20m x 1.77m	7' 2" x 5' 9"
TOTAL AREA	81.34 Sq M	876 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

3-bedroom house

Plots 128, 131*, 144*, 145, 146*, 147, 176*, 177, 178*, 179, 182* & 183



GROUND FLOOR

FIRST FLOOR

*Mirrored version of plan shown

B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN	3.10m x 3.39m	10' 2" x 11' 1"
LIVING / DINING	5.08m x 4.83m	16' 8" x 15' 10"
BEDROOM 1	2.85m x 4.83m	9' 4" x 15' 10"
BEDROOM 2	4.73m x 2.58m	15' 6" x 8' 5"
BEDROOM 3	3.65m x 2.18m	11' 11" x 7' 1"
BATHROOM	2.13m x 1.73m	6' 11" x 5' 8"
TOTAL AREA	95.28 Sq M	1026 Sq Ft

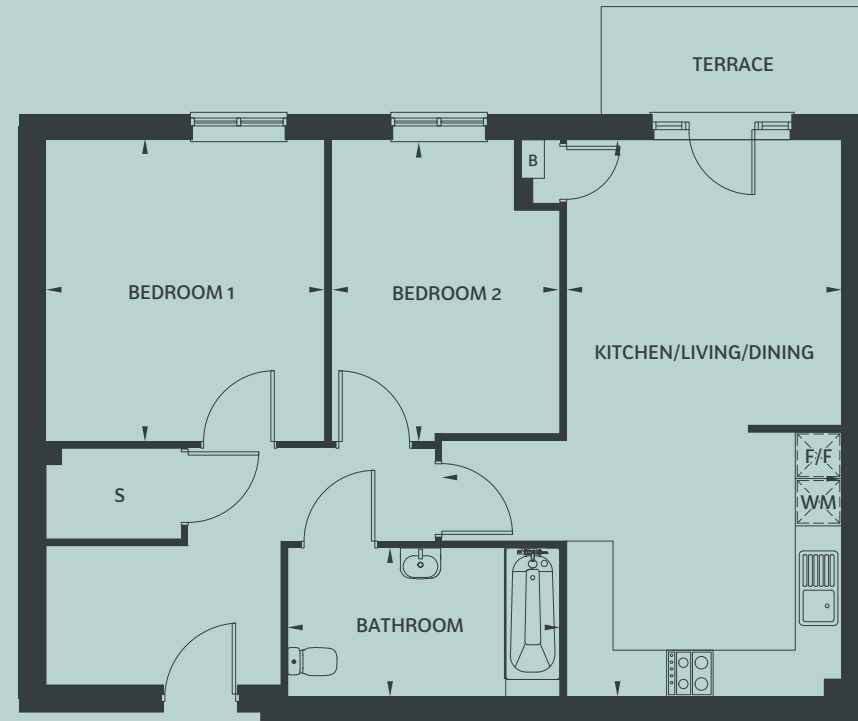
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Wayland Court – Computer generated image

2 Bed Apartment

Plot 84



B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

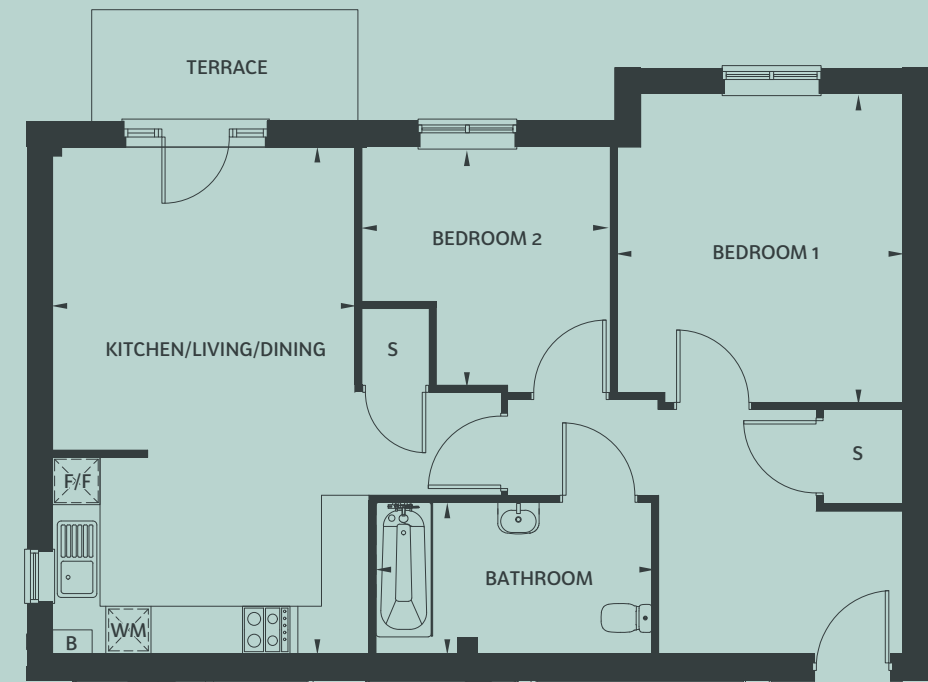
KITCHEN/LIVING/DINING	7.23m x 3.59m	23' 8" x 11' 9"
BEDROOM 1	3.93m x 3.63m	12' 10" x 11' 10"
BEDROOM 2	3.83m x 2.97m	12' 6" x 9' 8"
BATHROOM	1.83m x 3.54m	6' x 11' 7"
BALCONY	1.40m x 3.30m	4' 7" x 10' 9"
TOTAL AREA	74.42 Sq M	801 Sq Ft



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

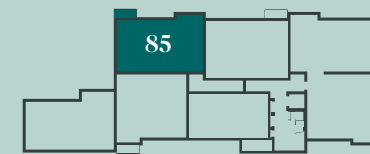
2 Bed Apartment

Plot 85



B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

KITCHEN/LIVING/DINING	6.44m x 4.03m	21' 1" x 13' 2"
BEDROOM 1	3.93m x 3.63m	12' 10" x 11' 10"
BEDROOM 2	3.04m x 3.16m	9' 11" x 10' 4"
BATHROOM	1.95m x 3.50m	6' 4" x 11' 5"
BALCONY	1.40m x 3.30m	4' 7" x 10' 9"
TOTAL AREA	71.77 Sq M	773 Sq Ft



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

2 Bed Apartment

Plot 86



B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer

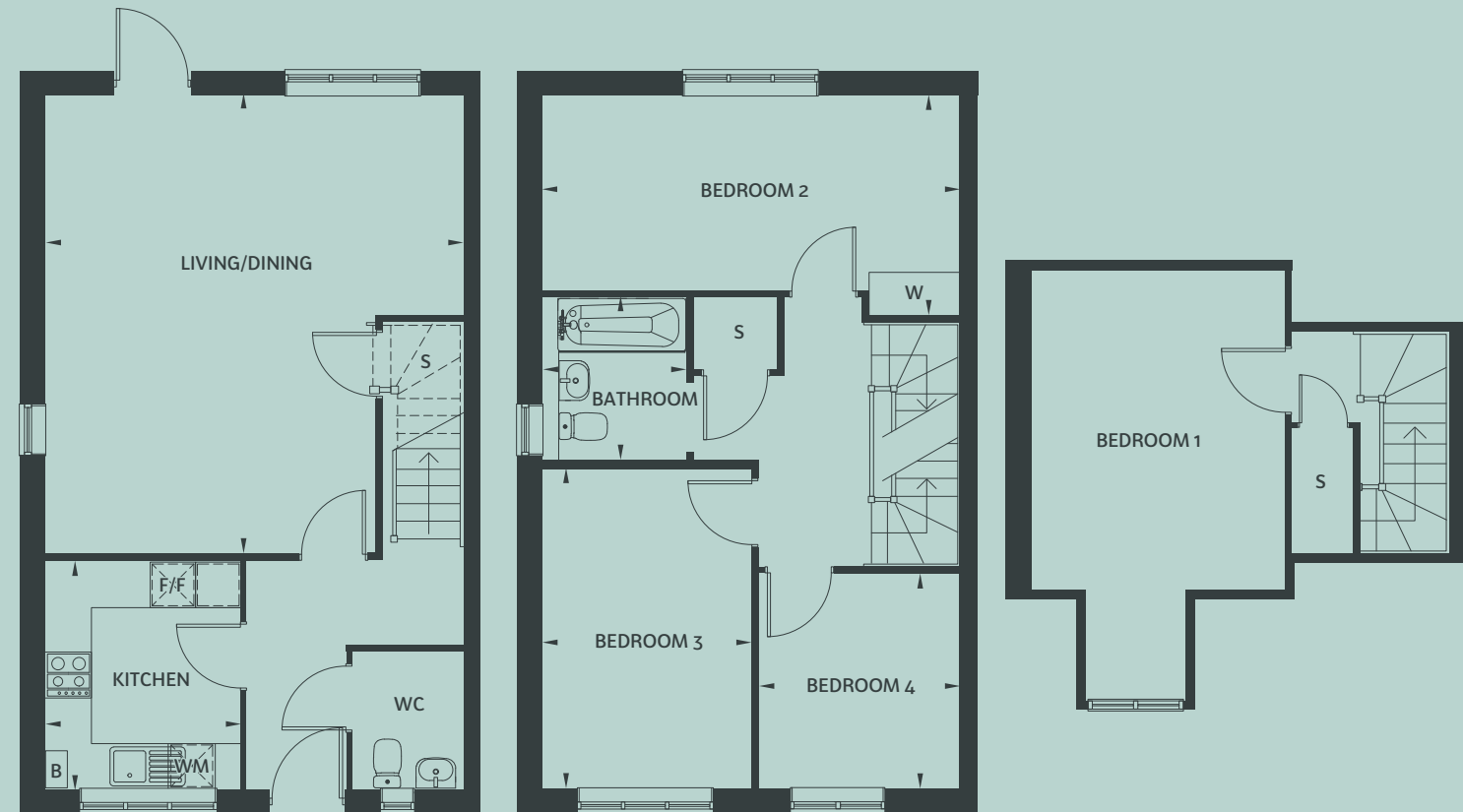
KITCHEN/LIVING/DINING	8.53m x 4.14m	27' 11" x 13' 6"
BEDROOM 1	4.37m x 3.18m	14' 4" x 10' 5"
BEDROOM 2	3.64m x 2.46m	11' 11" x 8'
BATHROOM	2.24m x 2.75m	7' 4" x 9'
BALCONY	1.50m x 3.30m	4' 11" x 10' 9"
TOTAL AREA	71.61 Sq M	771 Sq Ft



Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

4-bedroom house

Plots 32 & 33



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

B – Boiler S – Storage WM – Washing Machine FF – Fridge/Freezer W – Wardrobe

KITCHEN	3.02m x 2.61m	9' 10" x 8' 6"
LIVIN /DINING	6.07m x 5.55m	19' 10" x 18' 2"
BEDROOM 1	2.69m x 5.55m	8' 9" x 18' 2"
BEDROOM 2	4.26m x 2.78m	13' 11" x 9' 1"
BEDROOM 3	2.67m x 2.70m	8' 9" x 8' 10"
BEDROOM 4	4.25m x 3.38m	13' 11" x 11' 1"
TOTAL AREA	124.35 Sq M	1335 Sq Ft

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Computer generated image

Why buy from Settle?

As the name suggests, we want to help you settle in a new community – by delivering new homes that meet local needs and creating diverse new neighbourhoods that let you live the life you choose.

At Settle we are proud providers of high-quality, affordable homes across Hertfordshire, Bedfordshire and Cambridgeshire. We provide a variety of tenures to suit everyone's needs, including offering affordable rent and shared ownership options.

What is Shared Ownership?

Shared ownership is a great way to get your foot on the housing ladder if you're unable to purchase a home on the open market.

The Government backed scheme allows you to purchase between 40-75%* of a home available for shared ownership and you'll usually pay a mortgage on the part you own.

You'll then pay a subsidised rent of 2.75% on the remaining share of your home. This figure is reviewed annually in line with the Retail Price Index (RPI)

The deposit required for a shared ownership mortgage is a lot lower than if you were purchasing the property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property and can be as little as 5%.

Am I eligible?

You'll need to meet the following criteria to qualify for shared ownership:

- + Have a household income of less than £80,000
- + Unable to buy a home on the open market that satisfies your housing need
- + You can pay for the mortgage deposit, legal, surveying and mortgage fee and stamp duty (if applicable).

You won't be able to buy a shared ownership property if:

- You already own a home in the UK, or abroad, that you are unable or willing to sell
- You have any outstanding credit issues (i.e. unsatisfied defaults or County Court judgements)
- You have had a home repossessed within 6 years prior to the application or any mortgage arrears in the past 3 years.

Priority is given to buyers who are in, or have been in, eligible roles within the Ministry of Defence, current council or housing association tenants. You must live, work or have a close family connection to East Hertfordshire to purchase a shared ownership home at St James' Park.

**lower share percentages may be available – please speak to a member of the sales team for more information.*

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process.



BISHOPS STORTFORD, CM23 4RZ

settlements.co.uk/stjamespark



settle.