



settle at

COLNEY MANOR

A stylish collection of 16 two, three and four-bedroom houses
and 4 one-bedroom apartments for Shared Ownership



» —→ *Surrounded by nature, Settle at Colney Manor is a collection of 16 two, three and four-bedroom houses and 4 one-bedroom apartments available via Shared Ownership in a village setting, near the historic cathedral city of St Albans.*

With ponds, a play area, green spaces and an orchard, Colney Manor offers a superb lifestyle, with the peace and quiet of rural life complemented by rapid rail connections into the capital, great local schools and plenty of leisure and entertainment options. St Albans, with its boutique shops, thriving markets, high-quality restaurants and historic buildings is just a few minutes' drive away, while nearby Hatfield offers a range of supermarkets and everyday amenities.

Whether you're a solo buyer looking for an apartment convenient for work or a growing family searching for a home that offers room to thrive, buying through Shared Ownership at Colney Manor can help you move into your dream home with a much smaller deposit than on the open market, with the option to buy more shares in your property when the time is right.



“
*So don't settle for anything less –
come home to roost with Settle at Colney Manor.*
”



ST. ALBANS LIFESTYLE

St Albans was voted as one of the top five places to live in the UK - not surprising when you discover all it has to offer. Against the backdrop of its historic buildings, the city buzzes with life around the clock. Make the most of the weekend with brunch at the Potting Shed, where you can sip Prosecco with your Eggs Benedict, then stroll through the 100-acre Verulamium Park, with its Roman city walls, deep into the countryside along the River Ver Trail, to catch a glimpse of kingfishers diving for their dinner. Alternatively, let your troubles soak away with a spa day at Sopwell House's ultra-luxurious Club at Cottonmill. Afterwards, update your fashion choices in the independent stores near the cathedral, from Italian design in Atelier Ferrari+Monti to designer labels in The Dressing Room, voted by The Guardian as one of Britain's top 20 independent boutiques.

»————→ *Colney Manor is just 15 minutes away from one of the most historic and beautiful locations, the cathedral city of St Albans. Etched into its streets and open spaces is a timeline that takes in Celts, Romans, pilgrims and the War of the Roses, leaving a fascinating legacy for today's visitors to enjoy.*



Stop for a refreshing drink at one of the oldest pubs in England, Ye Olde Fighting Cocks, that has been a hostelry since the 11th century and is said to have a secret tunnel running directly from the beer cellar to the cathedral for thirsty medieval monks. Later on, party until dawn at The Snug, sip a cocktail while you soak up the tropical vibes at Havana, or eat your way around the globe in one of the city's many restaurants, from Al-Farid Moroccan to Zizzi Italian. For fine dining, Thompson St Albans is listed in the Michelin Guide for its luxurious nine-course tasting menus, head to The Ivy St Albans Brasserie for a romantic steak night or an evening of jazz, or sample authentic Sicilian cuisine at the award-winning DavVero.



RURAL HERTFORDSHIRE



River Colne



» —→ *The villages of Roestock and Colney Heath are surrounded by green open space in all directions, offering the perfect opportunity to explore the lanes and footpaths, walking with the dog or simply mindfully soaking up the sounds of nature. With woodland walks, and strolls along the River Colne that winds through the 60-acre Colney Heath Common, you'll never be short of opportunities to relax in the great outdoors.*

Colney Heath has a Post Office, convenience store and off-licence, a popular Indian takeaway, a village hall offering a range of clubs and activities, a football club and a church, all within walking distance of Settle at Colney Manor. The closest town is Hatfield, where you'll find a Simply Fresh organic supermarket, alongside Tesco, Aldi and Asda, or head to The Galleria shopping centre for a wide range of big name brands, or Colney Fields Shopping Park for Sainsbury's, M&S, Next, TK Maxx and more.

It's easy to stay fit and healthy with so much available in the surrounding villages – including badminton in Colney Heath, Pilates in Welham Green and yoga in Smallford. Hatfield Leisure Centre boasts a large gym, fitness classes and squash courts, while Nuffield Health St Albans Fitness & Wellbeing Gym has a luxurious environment including a swimming pool, sauna and steam room, a nursery, and activities ranging from Barre-fit to yoga, dance classes, Pilates and indoor cycling. If you prefer to exercise outdoors, then the old railway line between St Albans and Hatfield is the perfect place to jog or cycle.



SPACE FOR FAMILIES

» —> *St Albans has been a centre of education for over a thousand years, and the high quality of the area's schools is still a big draw for parents. One of the world's oldest public schools, St Albans School, was founded in 948. Attended by renowned physicist Professor Stephen Hawking, the former all-boys school is fully co-educational from 2026 and offers music, choral and academic scholarships to talented pupils.*

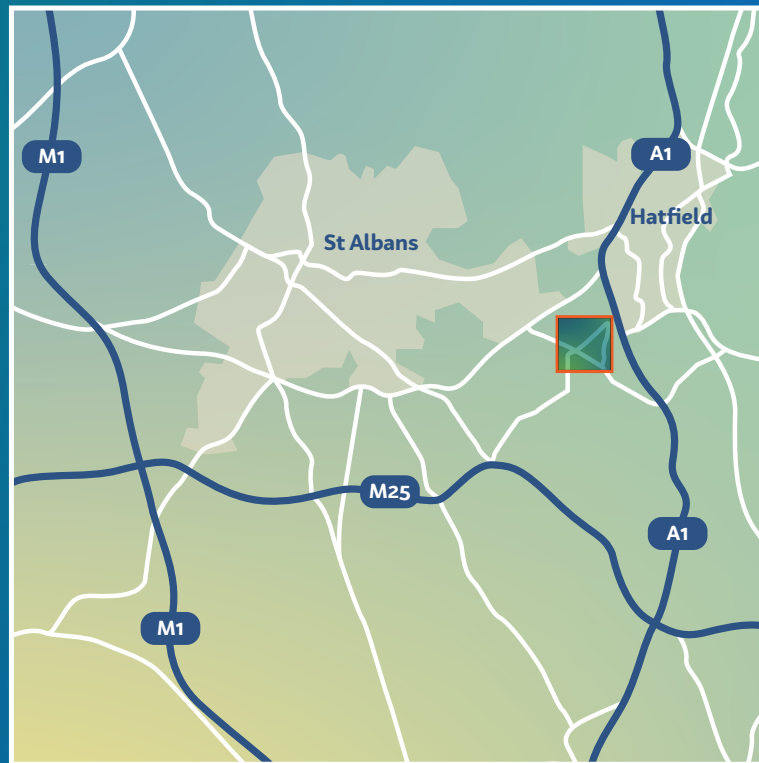


For younger children, parents are spoilt for choice, with three primary schools within a mile of Colney Manor all rated as Good by Ofsted, while at secondary level, Bishop's Hatfield Girls' School and Nicholas Breakspear Catholic School are both rated as Outstanding and are less than three miles away. The University of Hertfordshire and Oaklands College are both conveniently close at hand for older students. Meanwhile, St Albans Cathedral

Choir offers young singers a prestigious opportunity.

When it comes to having fun, families will find plenty to entertain them. Willows Activity Farm is a five-minute drive and has animals, funfair rides and an indoor play barn to delight little ones. The De Havilland Museum with its displays of aircraft and engineering is an educational visit for all ages, while Hatfield Park

offers extensive grounds and gardens and a chance to spot deer, alongside its historic home and collections. It's just 20 minutes by car to enter the magical world of Harry Potter at the Warner Brothers Studio Tour, while slightly further afield, Hertfordshire Zoo has acres of animals to interact with, as well as 30 life-sized animatronic dinosaurs hiding in acres of natural woodland.



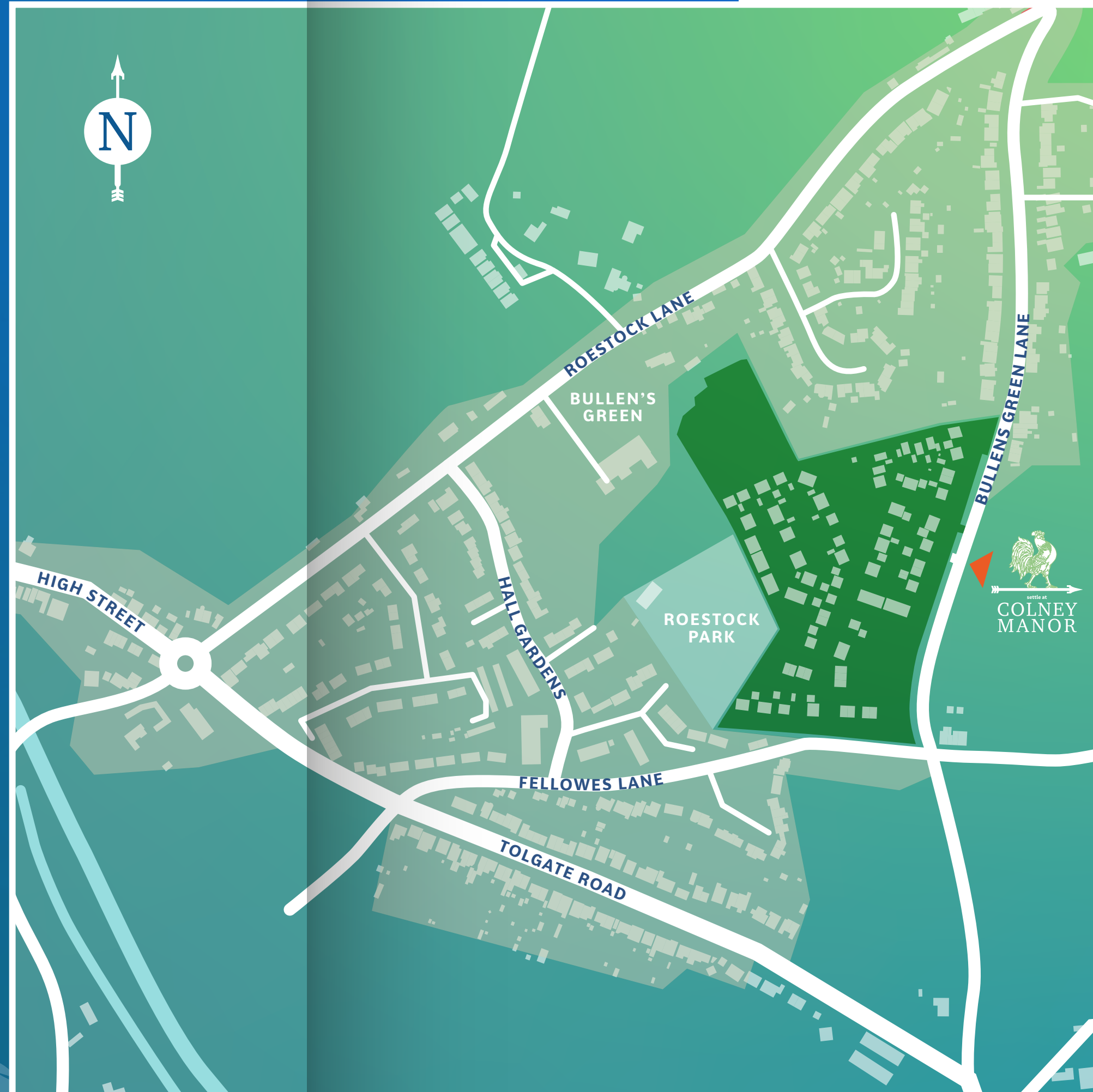
COLNEY HEATH

» *Conveniently located between the ancient cathedral city of St Albans and the market town of Hatfield, Settle at Colney Manor enjoys a quiet, village setting.*

Bullens Green Lane, St Albans,
Herts, AL4 0QR

[Google Map Link](#)

[what3words: ///able.globe.claim](#)



BY CAR FROM SETTLE AT COLNEY MANOR

[illegible]

Verulamium Park, St Albans ↗ ↘ ↙ ↕ ↖ ↗ ↘ ↙ ↕ ↖ ↗ ↘ ↙ ↕ ↖ 7.1 miles / 18 mins

Warner Brothers Studio Tour: The Making of Harry Potter ↵ ↵ ↵ ↵ ↵ ↵ 10.7 miles / 20 mins

[illegible]

London Stansted Airport ↗ ↘ ↙ ↕ ↖ ↗ ↘ ↙ ↕ ↖ ↗ ↘ ↙ ↕ ↖ ↗ ↘ ↙ ↕ ↖ 39.7 miles / 48 mins

BY RAIL FROM ST ALBANS CITY STATION

Luton ↗ ↘ ↙ ↚ ↛ ↜ ↝ ↞ ↠ ↡ ↢ ↣ ↤ ↥ ↦ ↧ ↨ ↩ ↪ ↫ ↬ ↭ ↮ ↯ ↰ ↱ ↲ ↳ ↴ ↵ ↶ ↷ ↸ ↹ ↺ ↻ ↼ ↽ ↾ ↿ ⇀ ⇁ ⇂ ⇃ ⇄ ⇅ ⇆ ⇇ ⇈ ⇉ ⇊ ⇋ ⇌ ⇍ ⇎ ⇏ ⇐ ⇑ ⇒ ⇓ ⇔ ⇕ ⇖ ⇗ ⇘ ⇙ ⇚ ⇛ ⇜ ⇝ ⇞ ⇟ ⇠ ⇡ ⇢ ⇣ ⇤ ⇥ ⇦ ⇧ ⇨ ⇩ ⇪ ⇫ ⇬ ⇭ ⇮ ⇯ ⇰ ⇱ ⇲ ⇳ ⇴ ⇵ ⇶ ⇷ ⇸ ⇹ ⇺ ⇻ ⇼ ⇽ ⇾ ⇿ ⤀ ⤁ ⤂ ⤃ ⤄ ⤅ ⤆ ⤇ ⤈ ⤉ ⤊ ⤋ ⤌ ⤍ ⤎ ⤏ ⤐ ⤑ ⤒ ⤓ ⤔ ⤕ ⤖ ⤗ ⤘ ⤙ ⤚ ⤛ ⤜ ⤝ ⤞ ⤟ ⤠ ⤡ ⤢ ⤣ ⤤ ⤥ ⤦ ⤧ ⤨ ⤩ ⤪ ⤫ ⤬ ⤭ ⤮ ⤯ ⤰ ⤱ ⤲ ⤳ ⤴ ⤵ ⤶ ⤷ ⤸ ⤹ ⤺ ⤻ ⤼ ⤽ ⤾ ⤿ ➤ ➥ ➦ ➧ ➨ ➩ ➪ ➫ ➬ ➭ ➮ ➯ ➰ ➱ ➲ ➳ ➴ ➵ ➶ ➷ ➸ ➹ ➺ ➻ ➼ ➽ ➾ ➿ ⤵ ➤ ➥ ➦ ➧ ➨ ➩ ➪ ➫ ➬ ➭ ➮ ➯ ➰ ➱ ➲ ➳ ➴ ➵ ➶ ➷ ➸ ➹ ➺ ➻ ➼ ➽ ➾ ➿

15 mins

London St Pancras ← 22 mins

[illegible]

Canary Wharf ← 42 mins

Brighton ↖ ↗ ↘ ↙ ⬅ ➡ 🔼 🔽 🏠 1 hr 47 mins

BY RAIL FROM HATFIELD STATION

Welwyn Garden City  5 mins

[illegible]

Letchworth 27 mins

London King's Cross 26 mins

Canary Wharf  53 mins

TRANSPORT

»————➔ Commuters will love the wide range of travel options heading into London, while days out by car are a breeze with the motorway network close at hand.

Despite its quiet, rural setting, Settle at Colney Manor is extremely well connected. The nearest railway station, Welham Green, is just a 15 minute cycle ride along National Cycle Route 12, and offers four trains an hour at peak times towards London King's Cross. The main station at Hatfield, less than five miles away, has up to eight trains an hour, reaching King's Cross in as little as 26 minutes via Great Northern Rail. In the opposite direction, trains travel to Welwyn Garden City, Stevenage and Letchworth.

Thameslink's service from St Albans City to London St Pancras run even more frequently, reaching the capital in as little

as 22 minutes and offering up to 180 services a day. Services also run to Bedford, Brighton, Rainham, Luton and beyond. A second, smaller station, St Albans Abbey, offers branch line services to Watford Junction.

Just off the A1(M), Settle at Colney Manor has parking for every home, so it's easy to make the most of being able to travel the area by car, with easy access to the M25 and the M1 opening up the whole motorway network. Plus, there are regular bus service into St Albans and Hatfield from the development.

2-BEDROOM HOUSES

5 & 7 WEAVER CLOSE



Computer generated image



COLNEY MANOR

Shared Ownership homes are dotted throughout the development, enjoying all its many amenities.

Key

-  Settle Shared Ownership Homes
-  Taylor Wimpey Homes
-  Settle Rented Homes
-  Plot Numbers



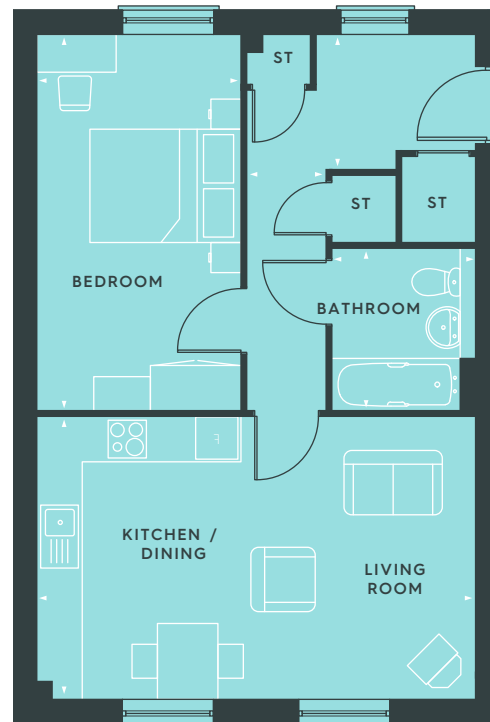


1-BEDROOM APARTMENTS

PLOTS: 70-73

1 BEDROOM APARTMENTS

← PLOTS 70-73 →



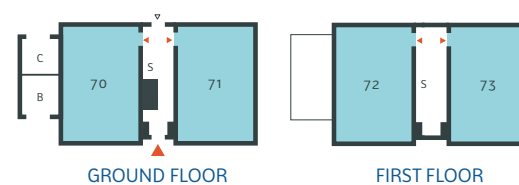
*Plots are handed

TOTAL AREA

52.0 Sq M

559 Sq Ft

Living / Dining / Kitchen	5.85 x 3.79	19' 02" x 12' 05"
Bedroom	2.79 x 4.96	9' 02" x 16' 03"
Bathroom	2.04 x 2.17	6' 08" x 7' 01"



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary.
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
All furniture placement is indicative only, including wardrobes.



Images of a previous Settle show home

3-BEDROOM HOUSES

PLOTS 38 & 39



Computer generated image

2 BEDROOM HOUSES

← PLOTS 21, 22, 52, 53, 68, 69 →



*Plots are handed

TOTAL AREA	84.0 Sq M	904 Sq Ft
Kitchen / Dining	4.56 x 2.97	14' 11" x 9' 09"
Living / Hall	4.56 x 3.74	14' 11" x 12' 03"
Bedroom 1	4.55 x 3.22	14' 11" x 11' 01"
Bedroom 2	4.55 x 3.34	14' 11" x 10' 11"
Bathroom	2.03 x 2.23	6' 07' x 7' 03"
W.C / Utility	2.13 x 2.08	6' 11' x 6' 09"

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3 BEDROOM HOUSES

← PLOTS 36, 37, 38, 39, 41, 42, 50 & 51 →



*Plots are handed

TOTAL AREA	94.0 Sq M	1011 Sq Ft
Kitchen / Dining	5.29 x 2.79	17' 04" x 9' 02"
Living	3.23 x 3.90	10' 07" x 12' 09"
Bedroom 1	2.71 x 4.84	8' 10" x 15' 10"
Bedroom 2	3.04 x 4.02	9' 11" x 13' 02"
Bedroom 3	2.57 x 3.00	8' 05" x 9' 10"
Bathroom	2.23 x 2.03	7' 03 x 6' 07"
W.C / Utility	2.10 x 2.08	6' 10' x 6' 09"

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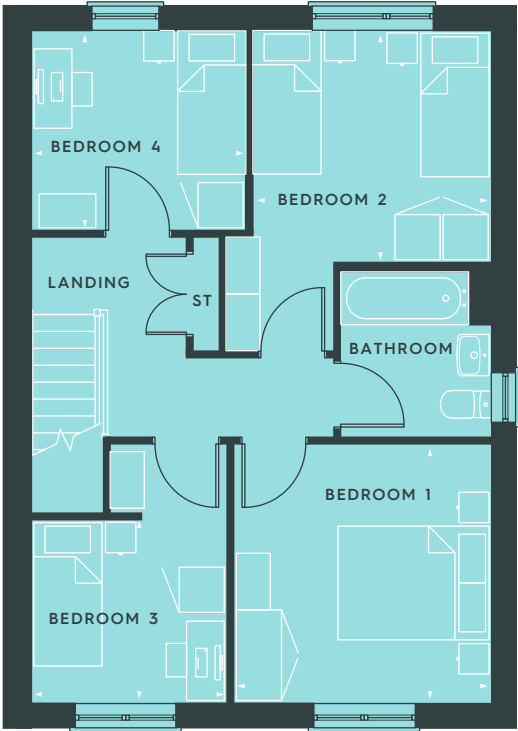
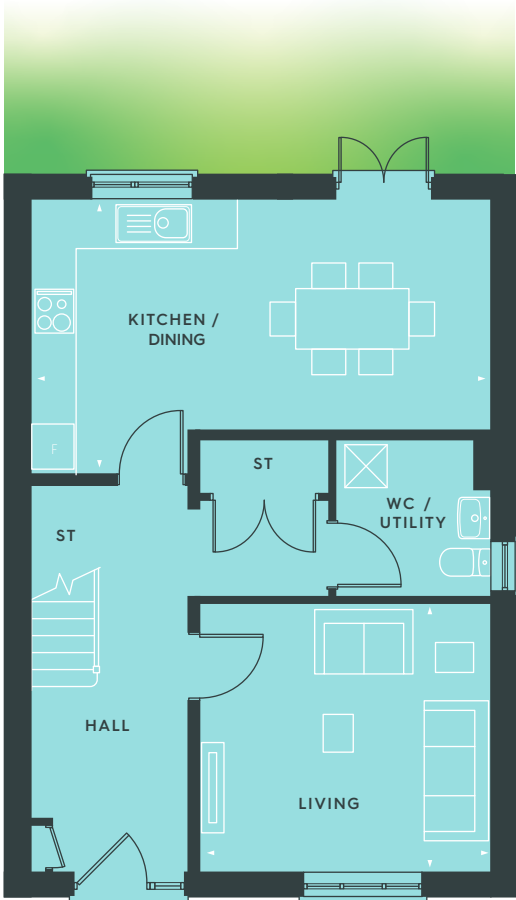
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4-BEDROOM HOUSES

PLOTS: 43 & 44

4 BEDROOM HOUSES

← PLOTS: 43 & 44 →



*Plots are handed

TOTAL AREA

108.0 Sq M

1162 Sq Ft

Kitchen / Dining	6.13 x 3.68	20' 1" x 12' 0"
Living	3.90 x 3.59	12' 9" x 11' 9"
Bedroom 1	3.44 x 3.46	11' 3" x 11' 4"
Bedroom 2	3.19 x 3.11	10' 5" x 10' 2"
Bedroom 3	2.62 x 2.46	8' 7" x 8' 0"
Bedroom 4	2.87 x 2.68	9' 5" x 8' 9"
Bathroom	2.03 x 2.22	6' 07" x 7' 03"
W.C / Utility	2.08 x 2.08	6' 07" x 7' 03"

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Images of a previous Settle show home



SHARED OWNERSHIP AT COLNEY MANOR

LOWER DEPOSITS

With Shared Ownership you can move into the home of your dreams with a smaller deposit.



TRANQUIL NATURE

Riverside walks, woodlands and countryside trails help you to appreciate the benefits of living closer to nature.



CAREFUL HANDS

Settle is an expert in Shared Ownership, with 97% of its purchasers rating the overall sales process as “excellent”.



RETAIL THERAPY

From bustling markets in St Albans to organic vegetables in Hatfield, there’s an array of shopping options nearby.

SPACE TO BREATHE

Settle’s new houses come with private gardens and parking, offering plenty of space for young families to grow.



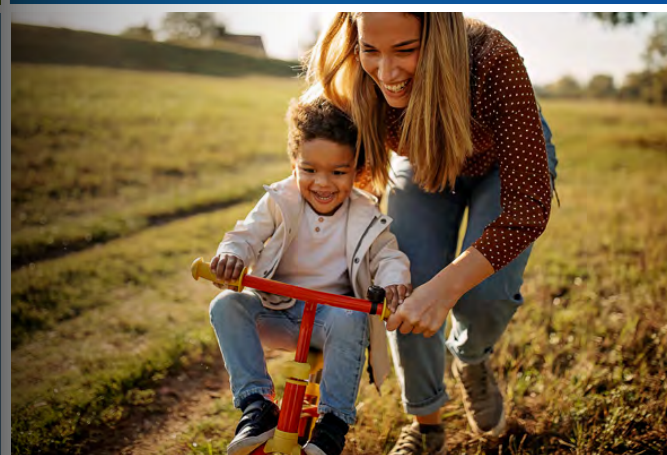
TOP OF THE CLASS

Whether you are looking for a walkable primary, a historic public school or an Outstanding secondary, they are right here.



EXCELLENT CONNECTIONS

Easy access to multiple railway stations, along with motorways, bus services and airports, put the world “at your door”.



FAMILY FRIENDLY

You will never be short of weekend and school holiday entertainment with a wide variety of parks and attractions at hand.

SPECIFICATIONS

KITCHEN

- Fitted kitchen from Symphony's "Hacienda" range, in "Platinum" finish with copper slate laminate worktop and glass splashback
- Major appliances from Zanussi including single electric oven, gas hob, integrated 60/40 fridge freezer and Electrolux cooker hood. Space and plumbing for future installation of a dishwasher.

FLOORING

- Karndean 'Grey Studio Oak' to kitchen, hallway and open plan living areas
- Neutral-coloured carpet from Cormar's Primo Ultra "French Grey" range to stairs, non open plan living area, landings and bedroom(s)
- 600 x 600mm HR Johnson "Crafted Grey" ceramic tiles to bathroom and WC (where applicable)

BATHROOM

- White sanitaryware from Roca, with chrome fittings
- Glass shower screen
- Fitted mirror
- 600mm x 300mm HR Johnson 'Crafted Grey' wall tiles
- Chrome heated towel rail

SECURITY & CONNECTIVITY

- Telephone socket to living room
- TV socket to living room and main bedroom
- Openreach & Virgin Broadband provided (contract with relevant provider required)
- Audio entry system (apartments only)
- Windows "Secure by Design"
- Mains powered CO, smoke and heat detection

EXTERIOR

- Private front & rear gardens to houses, complete with turf, 2 rows of paving, external taps and sheds on concrete base
- 2 parking spaces to house driveways. 1 allocated parking space for each apartments
- EV charging provided via a mix of wall mounted and post mounted chargers

GENERAL

- Gas combi boiler, radiators with individual thermostats
- Freestanding washer / dryer located in downstairs WC / Utility to houses

Specifications are subject to change and do not form part of any contract



Images of a previous Settle show home

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.

We aim to offer something for everyone, from one-bedroom apartments to four-bedroom family houses. Our quality homes are made affordable through the flexibility of Shared Ownership.

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 25-75% 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 up to 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.

Homes will be allocated in line with WelwynHatfield and St Albans' Local Priorities. These are (in order of priority) 1. First Time Buyers, 2. Existing Shared Owners, 3. Existing Owners. Irrespective of which Priority Group you meet, you must live or work in either Borough or have a close relative living in either Borough. Unless you are in, or have been in, eligible roles within the Ministry of Defence, in which case the local connection isn't required. For more information please read our [Shared Ownership Allocation Guide](#).

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.



Colney Manor, Hertfordshire AL10
settlements.co.uk/colneymanor



settle.