



THE
SIGNAL
YARD

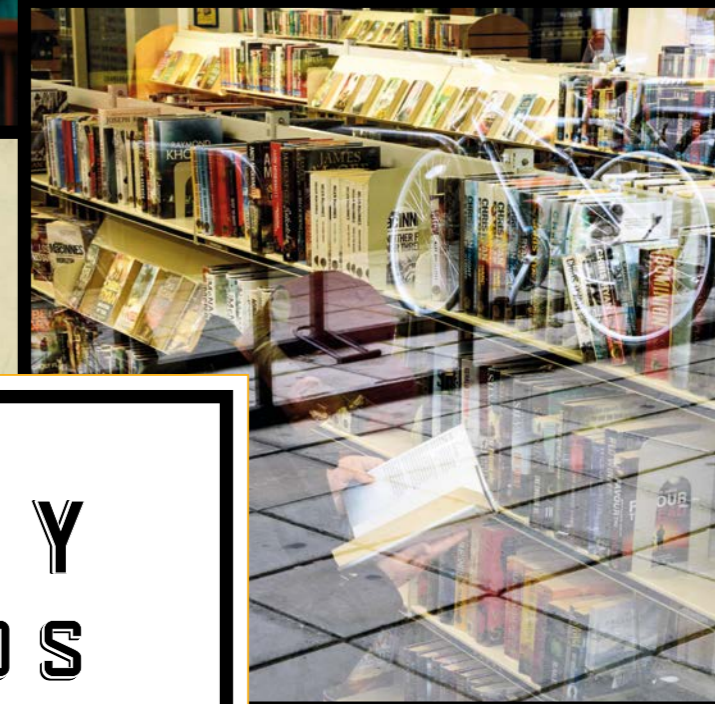




Welcome to The Signal Yard in the city
of Chelmsford, the fast growing urban
hub in the heart of rural Essex.

Offering a stylish collection of 14 two
bedroom apartments, with train links
to London in less than 30 minutes,
nightlife and an array of restaurants,
bars and shops, The Signal Yard
embodies the very soul
of modern living.





MANY
MINDS
ONE
HEART

I ♥ ESSEX!

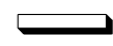




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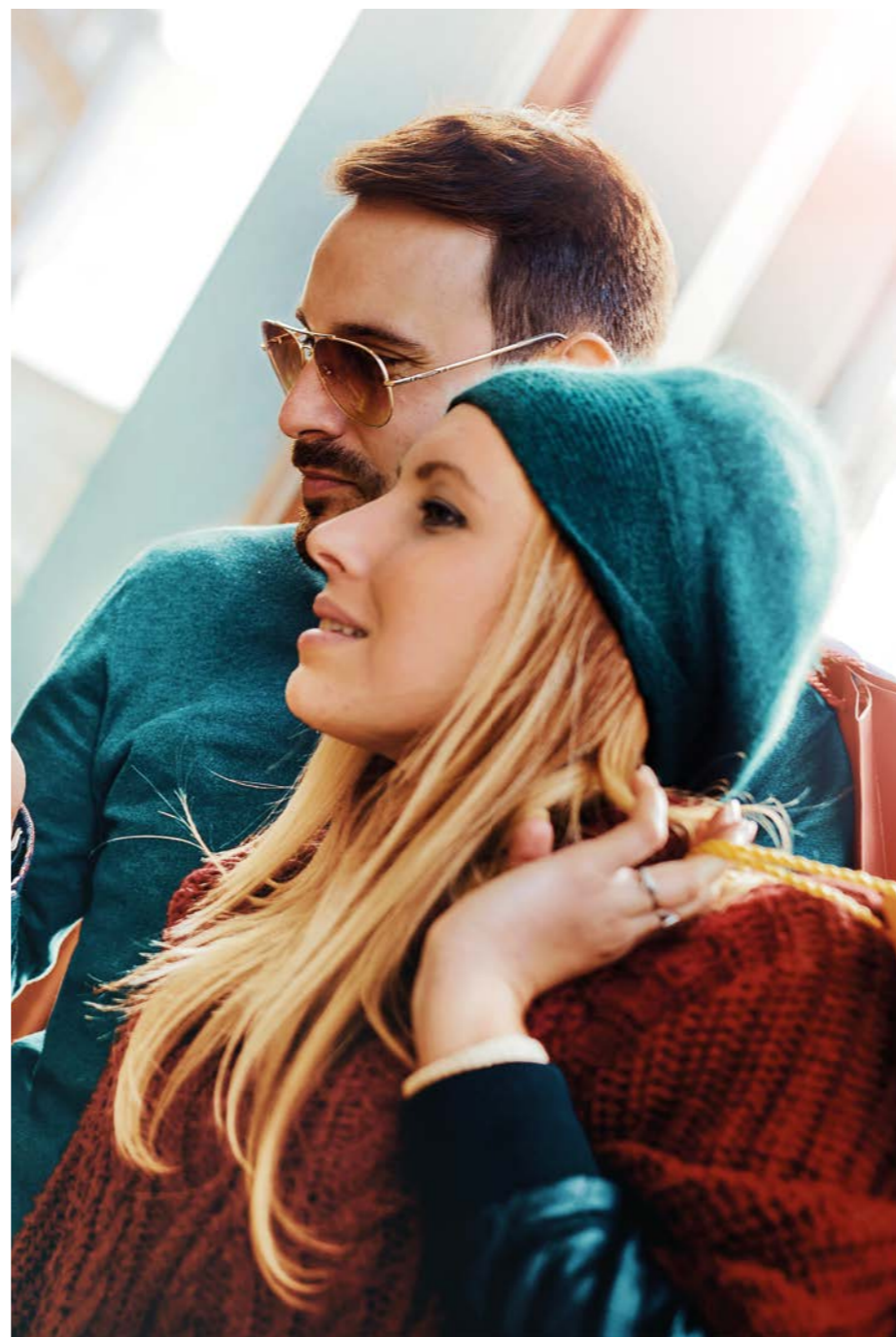
STYLISH APARTMENT LIVING

A choice of 14 stylish, two bedroom apartments with a modern, open-plan design, en-suite bathrooms to master bedrooms and high specification finishes with allocated parking.





ENJOY A LIFESTYLE... WITH YOUR LEISURE.



Chelmsford, one of the UK's newest cities, will surely exceed your shopping expectations. With the introduction of Bond Street, a collection of 25 luxury shops, 7 riverside restaurants, a five-screen cinema and an underground car park, the streets are bursting with the energy of metropolitan life.

John Lewis, Foyles, Tag Heuer, Debenhams, River Island, The North Face, The White Company and Phase Eight are just a few to name among the amazing shops on offer.





ESSEX

Combining rich heritage and a modern lifestyle there is something to suit everyone when it comes to leisure. Chelmsford benefits from green open space, state-of-the-art leisure facilities including an ice rink, two cinemas and an impressive racecourse, where you can place a bet or three.



CAFE CULTURE

The European style, Café Culture has made its way to Essex, with plenty of cafés in the city centre including Jamaica Blue, Côte Brasserie and Acanteen. You can soon make friends with your local Barista and find your caffeinated tipple.



WINE & DRINKS

Fine wine, real ale, locally distilled gin and quirky cocktails, Chelmsford offers a wide variety, whether you're heading out for the evening or just having a few quiet drinks with friends. The Bottle Bureau, The Wine Cellar, Slug & Lettuce and Bar & Beyond just to name a few of the fantastic bars.



CHILDREN



CÔTE BRASSIERE

Inspired by the brasseries of Paris, Côte uses fresh ingredients to create French classics. From brunch to after dinner coffees, they have each course covered, all-day dining just down the road.

COTE.CO.UK



BANANA TREE

Explore Pan Asian dishes and Oriental cocktails in a relaxed atmosphere. Each dish is inspired by the herbs and spices of the Indochina region, perfectly balanced and delicious.

BANANATREE.CO.UK



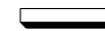
WELL

CATERED FOR . . .

WAGAMAMA

Taking inspiration from the communal restaurant seating in Japan, Wagamama serves delicious Asian dishes to long bench tables. Enjoy the fun and friendly atmosphere just 15 minutes from home.

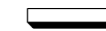
WAGAMAMA.COM



TURTLE BAY

Taking inspiration from the beach shacks and street food vendors of the Caribbean, each dish is packed with flavour and created to excite. Topped off with delectable cocktails, Turtle Bay will make your experience a memorable one.

TURTLEBAY.CO.UK



LAS IGUANAS

Perfectly located for a pre-film bite to eat, this Latin American inspired restaurant offers fresh and authentic dishes. You'll discover new tastes and fall in love with new favourites – and feel the warmth and welcome of South America.

IGUANAS.CO.UK



MIDDLETONS

Middletons is a stylish casual, premium steakhouse and grill is perfect for dining or relaxing anytime of the day. All of their meat is delivered fresh everyday from their very own butchery in Middleton, Norfolk.

MIDDLETONS-SHG.CO.UK





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STEP INSIDE

Every detail has been carefully considered in the design and build of your new home. Commodore kitchens and contemporary bathrooms complete with quality units and appliances are fitted as standard.

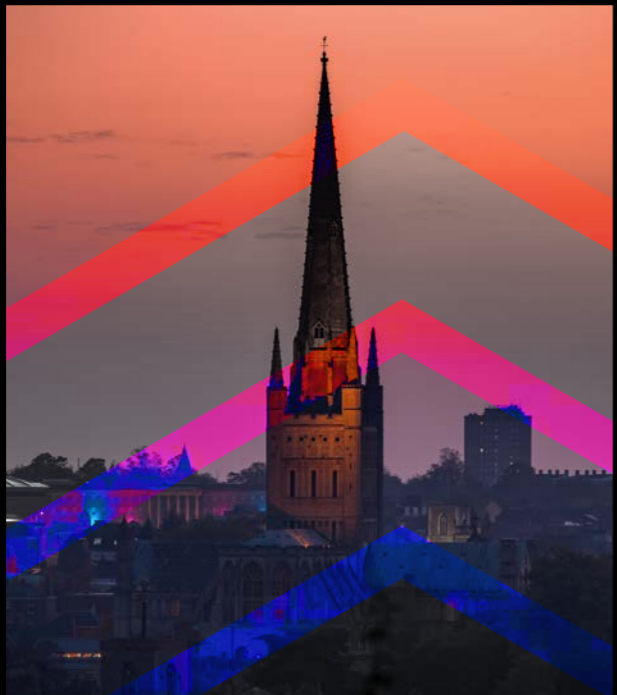
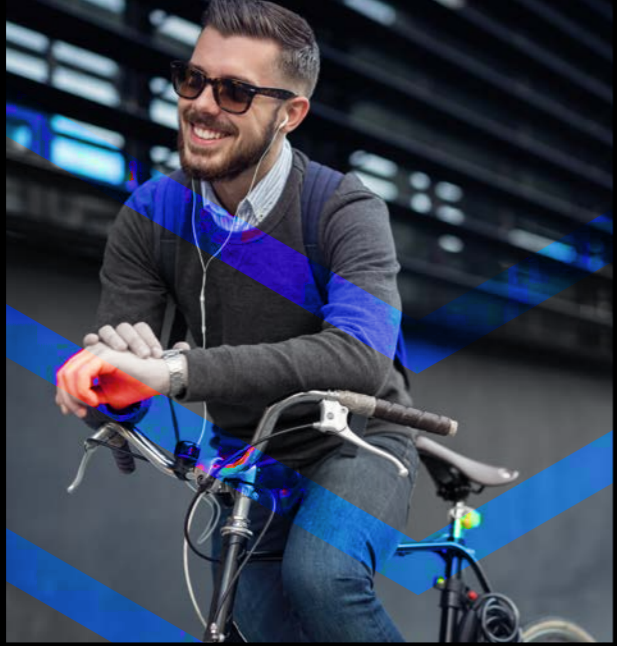
INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled handleless doors
- High level multifunctional Beko stainless steel fan assisted oven
- Four burner Beko ceramic hob
- Integrated Beko dishwasher
- LED strip feature lighting under wall mounted units
- Elica telescopic extractor
- Glass splashback behind hob

QUALITY BATHROOMS

- Bath/showers with thermostatic mixers and glazed shower screens
- Luxury contemporary bathroom suites in white
- Heated towel rails
- Mirror
- Porcelanosa wall and floor tiles





I P S W I C H M A R I N A

N O R W I C H C A T H E D R A L

E A S Y L I F E

L O N D O N L I F E

P E R F E C T L Y C O N N E C T E D

Leave one city for another, London Liverpool Street is less than 40 minutes from your door, with as many as 6 services running per hour. The Signal Yard is perfect for commuters, saving you time to spend living your life.

Take advantage of this great location within 100 metres of Chelmsford Railway Station, pop into London to see a West End show in less than 1hr 10mins or dip your toes in the sea at Southend seafront, just 35 minutes away.



L O N D O N L I V E R P O O L S T R E E T



30 MINS

S T R A T F O R D



27 MINS

S H E N F I E L D



12 MINS

C O L C H E S T E R



31 MINS

I P S W I C H



40 MINS

N O R W I C H



84 MINS

Times are approximate and may vary.

FINER DETAILS

From skirting to ceiling, your living space is perfectly flooded with natural light, finished with neutral colours and wood effect flooring. Make the space your own.

HEATING, ELECTRICAL & LIGHTING

- Low energy lighting throughout
- Recessed down lights throughout
- Aluminium and glass entrance doors
- Private resident's lift
- Quality stainless steel ironmongery to apartment doors
- Interior designed communal lobby
- Contemporary style square edge skirting and architraves
- Wood effect flooring, carpet to bedrooms and tiling in bathrooms
- Matt emulsion to all internal walls

SECURITY & WARRANTIES

- ICW 10-year warranty on all homes
- Secure door entry system
- Secure parking available
- Secure cycle store



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Computer generated image.



574

ACRES OF
HISTORIC
PARKLAND

NATURE .
ON YOUR DOORSTEP .

Hylands Park is the perfect retreat from the buzz of the city, with 574 acres of historic parkland, a grade II listed Neo-Classical villa open for weddings and other events and an award-winning playground. Take a walk through the beautiful Victorian gardens and ancient woodland, relax and unwind.



Chelmsford City Racecourse, located just 18 minutes drive from The Signal Yard, in the picturesque countryside. Whether you are a racing fanatic, just having a flutter or a music lover, you will find yourself enticed by the many events held at the racecourse, including Arabian race nights, concerts and many family fun days.

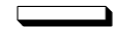


GET YOUR HEART

RACING . . .



One of the UK's first-class clubs, Essex County Cricket Club are based at the Chelmsford County Ground. Whether you play or just spectate it is less than 10 minutes drive from your new home. If cricket isn't for you, the stadium holds many other events including boxing nights, darts and seasonal lunch days.





FLOOR ONE



1ST FLOOR

APARTMENT 1

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.36m x 3.64m | 20'10" x 11'11" |
| Bedroom 1 | 4.01m x 3.93m | 13'2" x 12'11" |
| Bedroom 2 | 3.89m x 2.32m | 12'9" x 7'7" |
| Total | 71.6 sq m | 770 sq ft |

APARTMENT 2

| | | |
|-----------------------|----------------|------------------|
| Kitchen/Living/Dining | 5.59m x 4.75m | 18'4" x 15'7" |
| Bedroom 1 | 4.83m x 2.85m | 15'0" x 9'4" |
| Bedroom 2 | 3.53m x 2.85m | 11'7" x 9'4" |
| Total | 66 sq m | 710 sq ft |

APARTMENT 3

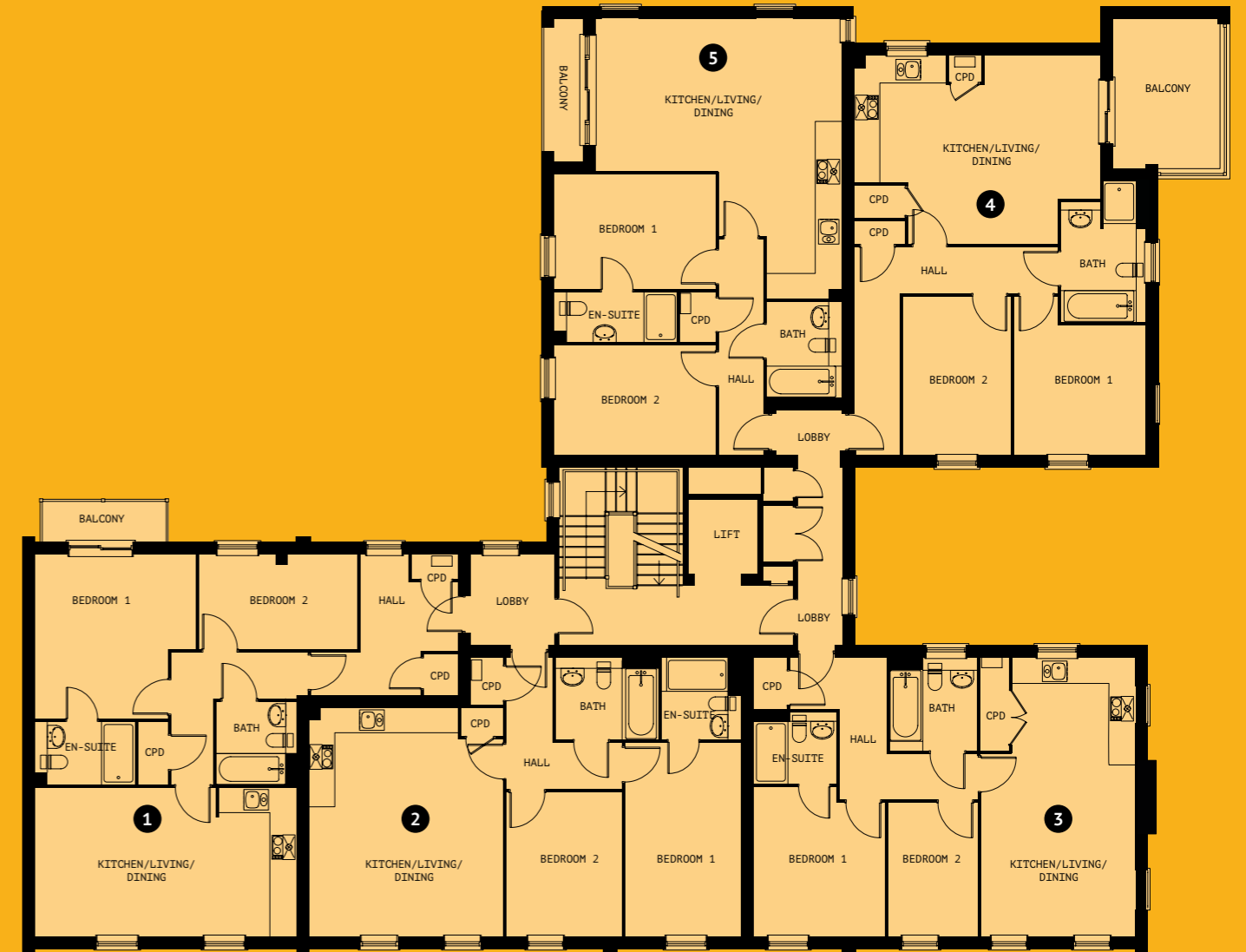
| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.79m x 3.77m | 22'3" x 12'4" |
| Bedroom 1 | 3.76m x 3.21m | 12'4" x 10'6" |
| Bedroom 2 | 3.27m x 2.22m | 10'9" x 7'3" |
| Total | 62.3 sq m | 670 sq ft |

APARTMENT 4

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.00m x 4.61m | 19'8" x 15'1" |
| Bedroom 1 | 3.88m x 3.20m | 12'7" x 7'7" |
| Bedroom 2 | 3.88m x 2.68m | 12'7" x 8'10" |
| Total | 65.8 sq m | 708 sq ft |

APARTMENT 5

| | | |
|-----------------------|----------------|------------------|
| Kitchen/Living/Dining | 6.83m x 6.01m | 22'4" x 19'7" |
| Bedroom 1 | 3.95m x 2.83m | 13'0" x 9'3" |
| Bedroom 2 | 4.05m x 2.69m | 13'3" x 8'8" |
| Total | 68 sq m | 732 sq ft |



All information provided in this document has been published in good faith. However, whilst we endeavour to make such information accurate and reliable, it is only a general guide to the property and cannot be guaranteed and no responsibility or liability is accepted for any error, omission, misrepresentation or misstatement. In particular, whilst every attempt has been made to ensure the accuracy of the floor plan and apartment specification, measurements of doors, windows, rooms and any other items are approximate and are intended only as a guide and should be used as such by any prospective purchaser. Any furniture and other fittings illustrated on any plans or images are for scaling purposes only and, unless otherwise specifically provided, are not included in any offer or contract. Designs and images contained within the brochure are indicative and for illustration purposes only. All sales are subject to contract.



APARTMENT 6

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.36m x 3.64m | 20'10" x 11'11" |
| Bedroom 1 | 4.01m x 3.93m | 13'2" x 12'11" |
| Bedroom 2 | 3.89m x 2.32m | 12'9" x 7'7" |
| Total | 71.6 sq m | 770 sq ft |

APARTMENT 7

| | | |
|-----------------------|----------------|------------------|
| Kitchen/Living/Dining | 5.59m x 4.75m | 18'4" x 15'7" |
| Bedroom 1 | 4.83m x 2.85m | 15'10" x 9'4" |
| Bedroom 2 | 3.53m x 2.85m | 11'7" x 9'4" |
| Total | 66 sq m | 710 sq ft |

APARTMENT 8

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.79m x 3.77m | 22'3" x 12'4" |
| Bedroom 1 | 3.76m x 3.21m | 12'4" x 10'6" |
| Bedroom 2 | 3.27m x 2.22m | 10'6" x 7'3" |
| Total | 62.3 sq m | 670 sq ft |

APARTMENT 9

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.00m x 4.61m | 19'8" x 15'1" |
| Bedroom 1 | 3.88m x 3.20m | 12'7" x 10'6" |
| Bedroom 2 | 3.88m x 2.68m | 12'7" x 8'10" |
| Total | 65.8 sq m | 708 sq ft |

APARTMENT 10

| | | |
|-----------------------|----------------|------------------|
| Kitchen/Living/Dining | 6.83m x 6.01m | 22'4" x 19'9" |
| Bedroom 1 | 3.96m x 2.83m | 13'0" x 9'3" |
| Bedroom 2 | 4.05m x 2.69m | 13'3" x 8'10" |
| Total | 68 sq m | 732 sq ft |

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FLOOR THREE



APARTMENT 11

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 5.74m x 4.90m | 18'8" x 16'1" |
| Bedroom 1 | 4.83m x 2.85m | 15'10" x 9'4" |
| Bedroom 2 | 3.64m x 3.51m | 11'11" x 11'6" |
| Study | 3.53m x 2.70m | 13'7" x 8'10" |
| Total | 79.7 sq m | 858 sq ft |

APARTMENT 12

| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.79m x 3.77m | 22'3" x 12'4" |
| Bedroom 1 | 3.76m x 3.21m | 12'4" x 10'6" |
| Bedroom 2 | 3.27m x 2.22m | 10'9" x 7'3" |
| Total | 62.3 sq m | 670 sq ft |

APARTMENT 13

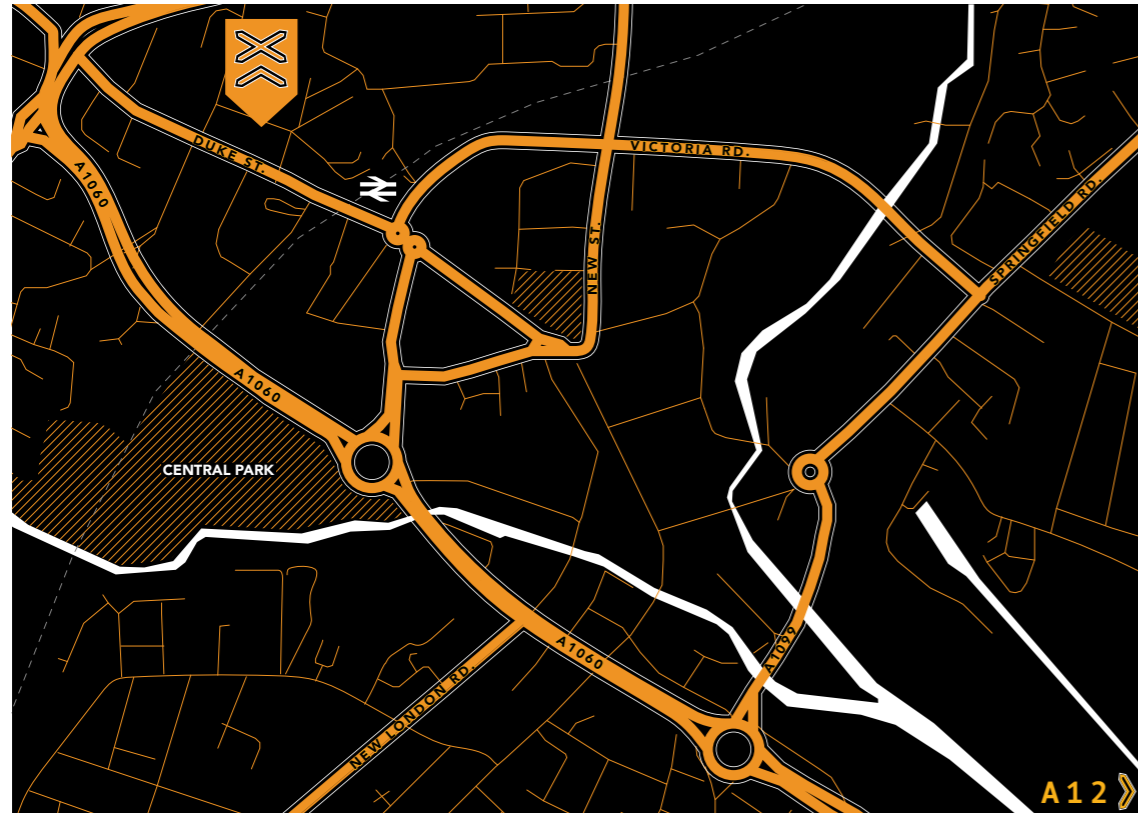
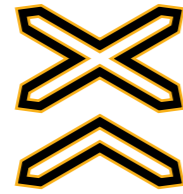
| | | |
|-----------------------|------------------|------------------|
| Kitchen/Living/Dining | 6.00m x 4.61m | 19'8" x 15'1" |
| Bedroom 1 | 3.89m x 3.20m | 12'9" x 10'6" |
| Bedroom 2 | 3.89m x 2.68m | 12'9" x 8'10" |
| Total | 65.8 sq m | 708 sq ft |

APARTMENT 14

| | | |
|-----------------------|----------------|------------------|
| Kitchen/Living/Dining | 6.83m x 6.01m | 22'4" x 19'9" |
| Bedroom 1 | 3.95m x 2.83m | 13'0" x 9'3" |
| Bedroom 2 | 4.05m x 2.69m | 13'3" x 8'10" |
| Total | 68 sq m | 732 sq ft |



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We provide a progressive and perceptive approach to property development.

We approach every project on the merits of its location and home-buyer requirements, from bold city centre apartments to luxury residential homes.

Our homes are designed to look good together, mature well over time and sit well within their individual setting. Our company is committed to delivering on what we promise, and we strictly adhere to the requirements of the Consumer Code for Home Builders. Every new home is guaranteed for 10 years by a national warranty provider. We strive to exceed expectation through each and every stage of development.

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