



Architect's visuals

## HOLLY SHAW

### A luxury 7 unit development in Hawkhurst, Kent

Situated in the heart of the conservation area of this picturesque village and set within private landscaped grounds, this new development will be completed in mid 2015 to the very highest of standards.

Accessed by a private road, each property will benefit from a private garden and allocated parking.

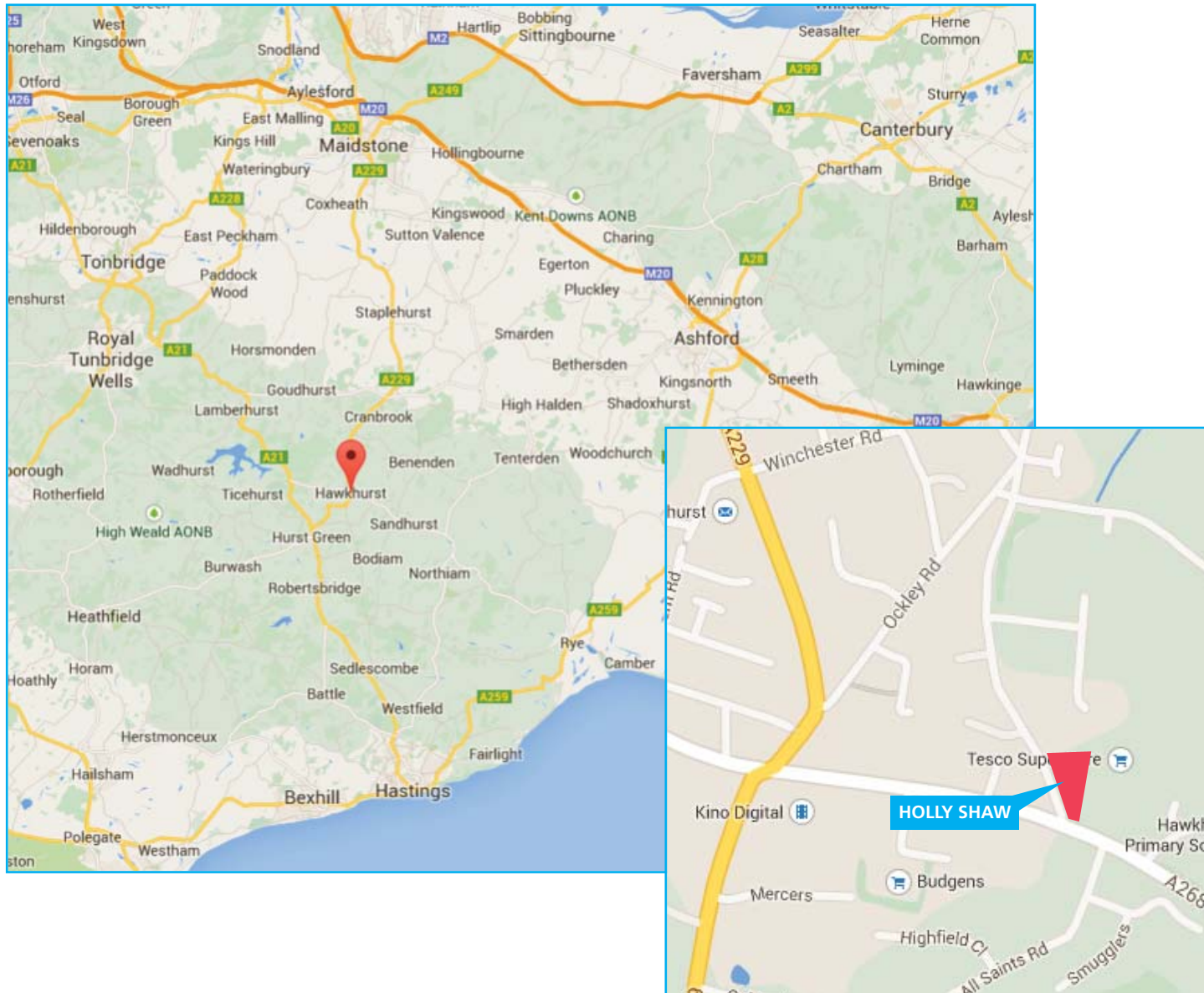
Externally, the properties will feature traditional yellow stock brickwork, timber weatherboard cladding and ornate entrance terraces.

Internal fittings will include: Georgian style six panel doors, oak flooring and solid oak worktops as well as fully integrated appliances.

**Call (0)1474 230220 for further details**

**M80**  
Property Development  
and Construction

## Location



HollyShaw lies within the conservation area of Hawkhurst on the north side of the main road. The development is set back from the main road and shielded by mature trees. Access is off Queen's Road to the west.

Being near the centre of the village, a variety of shops, doctors' surgery, pubs and other community facilities are within easy walking distance of the development.

Hawkhurst is a village and civil parish in the borough of Tunbridge Wells, and is home to some 4,500 people. Hawkhurst itself is virtually two villages in one, the older of the two, consisting mainly of cottages clustered around a large triangular green known as the Moor, and the other, farther north on the main road, called Highgate. Each part has a different character. Highgate stands on a crossroads and is where the shops and hotels lie.

The village was involved in the Wealden iron industry until the Industrial Revolution of the late 18th Century. William Penn, founder of the state of Pennsylvania, owned ironworks at Hawkhurst in the 17th century.

The history of Hawkhurst goes back over 1,000 years. The oldest known settlement was the Saxon manor of Congehurst, which was burnt by the Danes in 893 AD. There is still a lane of this name to the east of the village.



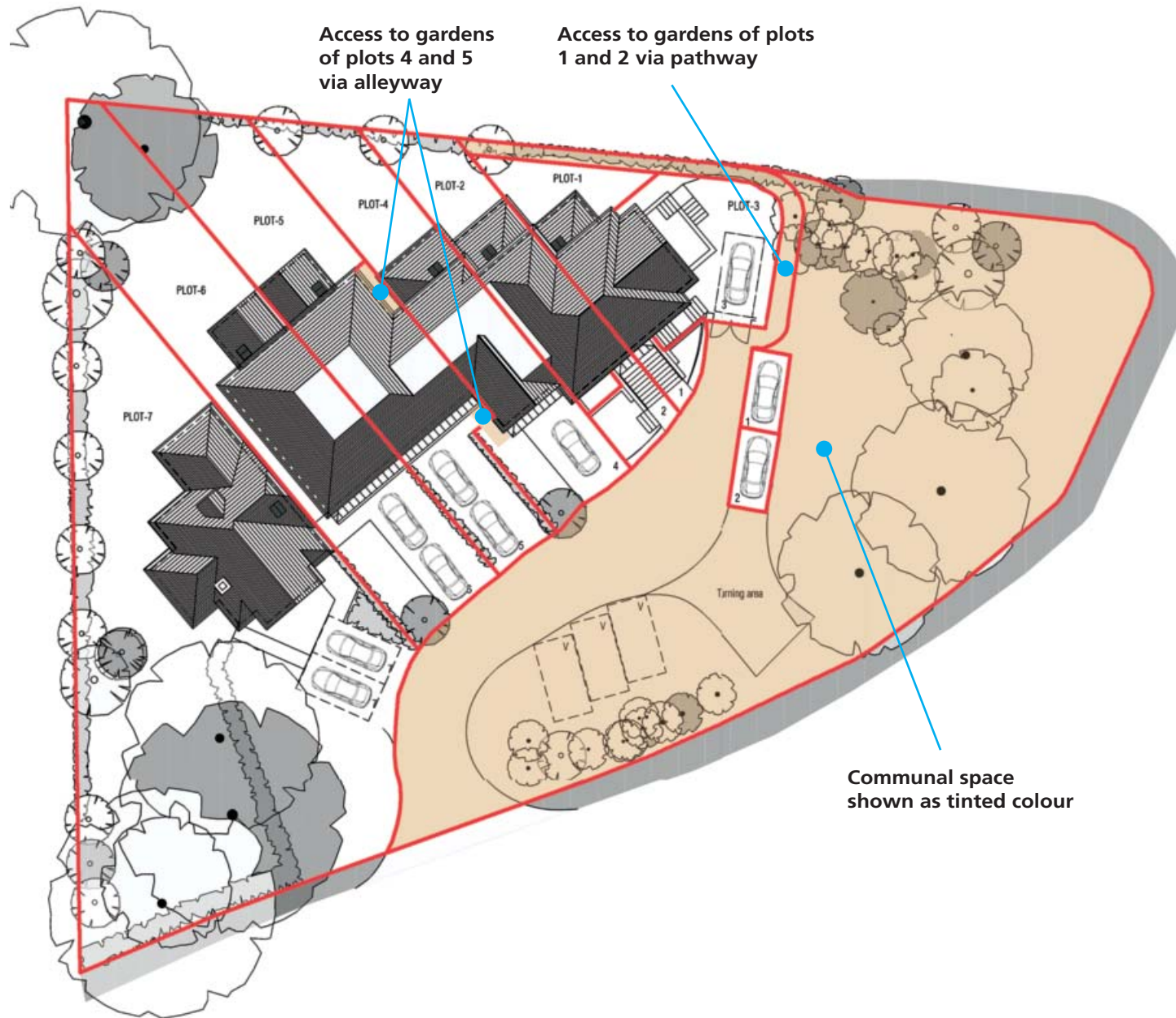
# Site Plan



- PLOT 1:** 2 bedroom town house
- PLOT 2:** 2 bedroom town house
- PLOT 3:** 1 bedroom garden flat
- PLOT 4:** 2 bedroom town house
- PLOT 5:** 3 bedroom town house
- PLOT 6:** 3 bedroom town house
- PLOT 7:** 3 bedroom detached chalet



# Holly Shaw Demise



## Ownership and Estate Management

The properties will be sold on a long term (125 year) leasehold basis. The freehold will be owned jointly by the leaseholders of the 7 properties. A management company will be set up, under the direction of the Freeholder to maintain the external fabric of the buildings and the common areas of the estate. Contributions to the cost of the maintenance will be divided proportionately between the properties as follows:

Plot 1	12%
Plot 2	13%
Plot 3	8%
Plot 4	14%
Plot 5	17%
Plot 6	17%
Plot 7	19%

**Total : 100%**

## Car parking

In addition to the carparking places allocated to each property there are 2 visitor parking bays for the joint shared use. Additionally there is one further bay next to the visitor parking bays which may be purchased for the additional cost.

## Reservations and Questions

For further details and to reserve a property please contact **Ross Eldred** or **David Young** at M80 developments Ltd. A reservation fee will be required to reserve a plot. Alterations to layouts and finishes may be accommodated at this early stage subject to reservation. This may impact the value of the reservation deposit required.

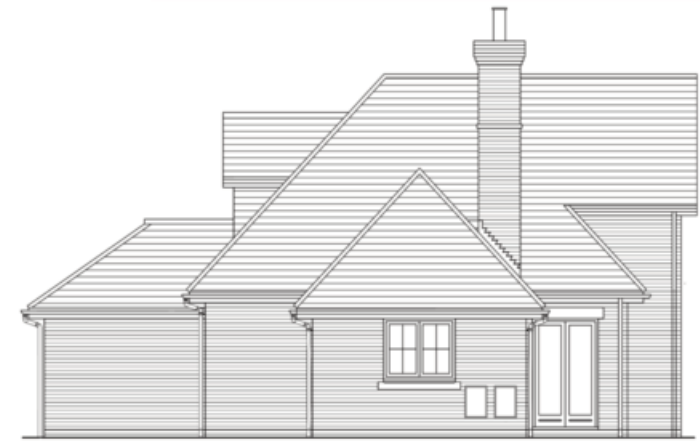
# Elevations - Front and Rear

Architect's drawings

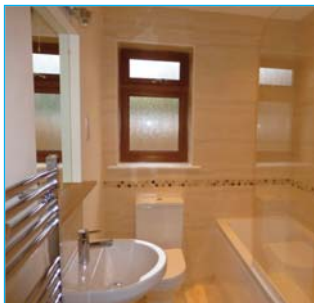


## Elevations - Sides

Architect's drawings



## Internal Finishes



**At M80 developments we take pride in the design, style and quality of the internal finishes to all our homes. Here are some examples of previous homes we have completed.**

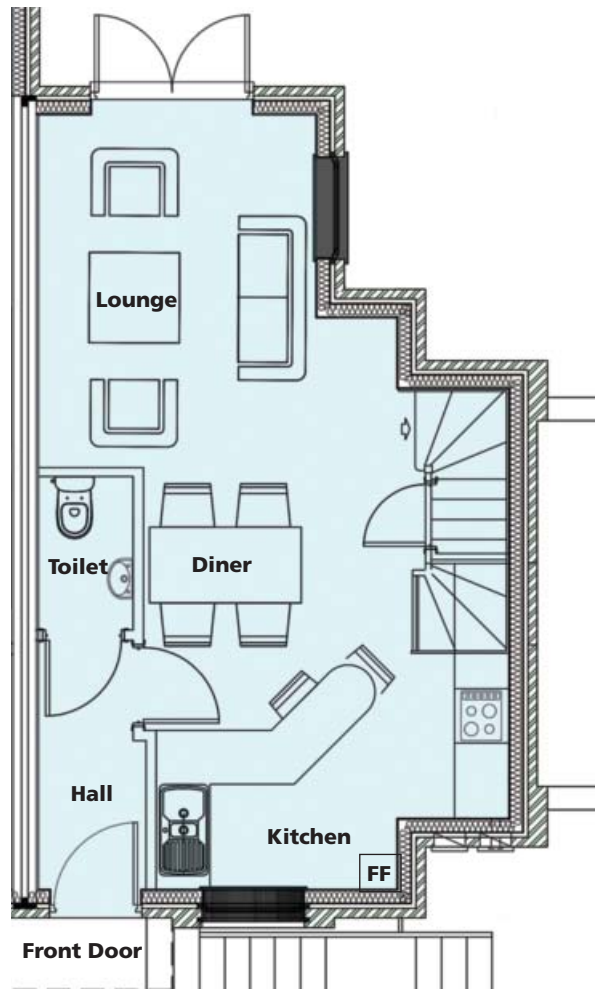
Hollyshaw will be completed to the same highest standard, although the fittings and finishes will not be identical to the previous projects shown.

The entrance hall and kitchen / diner floor will be finished in real oak floor boards. This will be matched with solid oak kitchen worktops. The kitchen units will have soft close painted solid wood doors and will be fully fitted with integrated Fridge Freezer, cooker, hob, extract hood and backsplash, dishwasher, washing machine and undermount 1.5 bowl sink. All kitchen areas and bathrooms are fitted with LED downlighters.

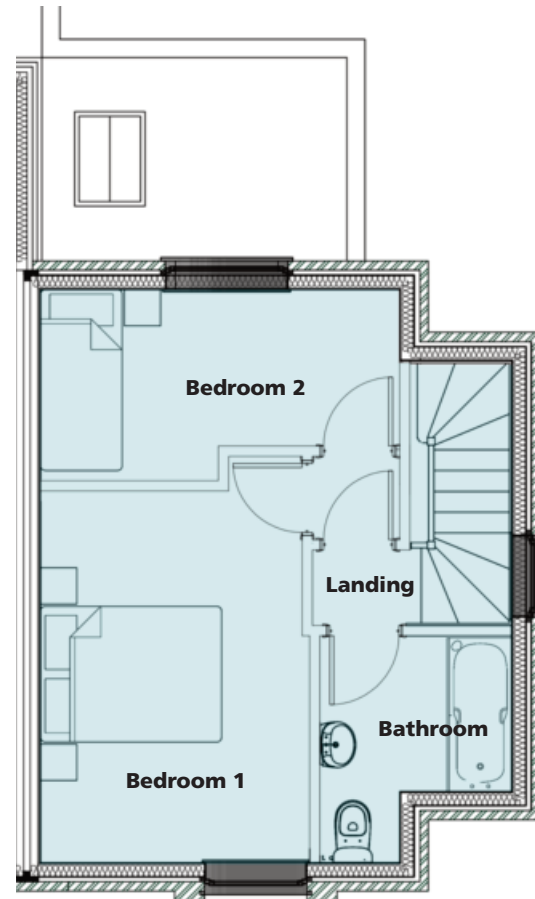
Lounge, stairs, landing and bedrooms will be fully carpeted. Bathrooms will have tiled floors and partially tiled walls with a blend of neutral and feature tiles. Internal doors generally will be of a 6 panel Georgian style.

More images are available to view on our website [www.m80develop.com/portfolio](http://www.m80develop.com/portfolio). Further details on specifications are available on request.





GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

**Entrance Hall:** 1.1m x 2.75m  
Oak flooring.

**Ground Floor Toilet:** 1m x 1.75m  
Oak flooring, part tiled walls.  
Wc and wash hand basin.

**Kitchen / Diner:** 4.5m x 3m widening to 4m.  
Oak flooring. Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher and cooker with gas hob and extractor fan over. Integrated fridge freezer. Utility cupboard under stairs. LED downlights.

**Lounge:** 3m x 4m widening to 4m.  
Carpet to floor. Stairs to first floor.

## FIRST FLOOR

**Landing:** Carpet to floor.

**Bedroom 1:** 4m x 2.9m  
Carpet to floor. Door to landing.

**Bedroom 2:** 2.1m x 3.9m  
Carpet to floor. Door to landing.

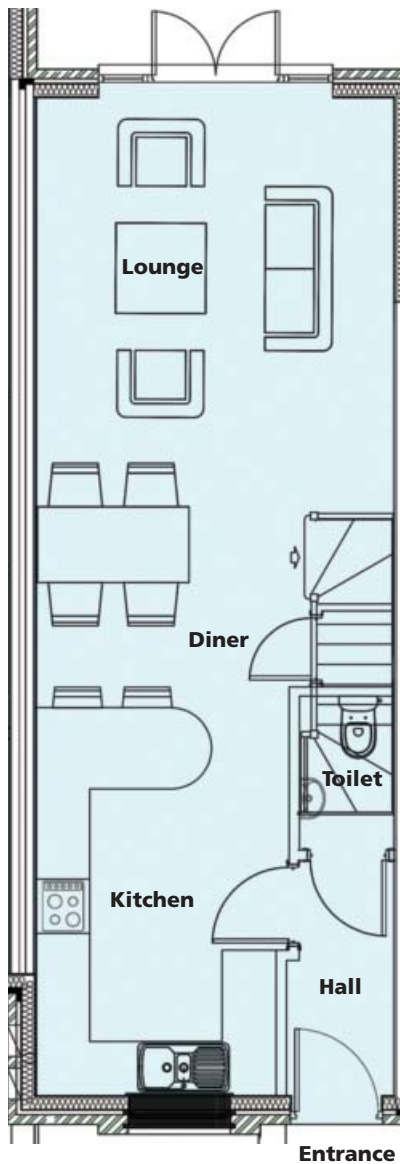
**Bathroom:** 2m x 1.7m widening to 2.5m.  
Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** Approximately 8m deep at longest point.  
Please refer to site plan.

**Parking Bay:** 2.5m x 4.8m  
Please refer to site plan.

*Disclaimer: Dimensions are approximate and may be subject to minor adjustment as dictated by site conditions and design requirements.*





GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

**Entrance Hall:** 1.1m x 2.75m  
Oak flooring.

**Ground Floor Toilet:** 1.0m x 1.6m (reduced height over wc cistern) Low level wc, wash hand basin. Oak flooring.

**Kitchen / Diner:** 6.3m x 2.6m  
Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer. Downlighters. Oak flooring.

**Lounge:** 4.6m x 4m.  
Carpet to floor. Stairs to first floor.

### FIRST FLOOR

**Landing:** Carpet to floor

**Bedroom 1:** 4m x 3m  
Carpet to floor. Door to landing.

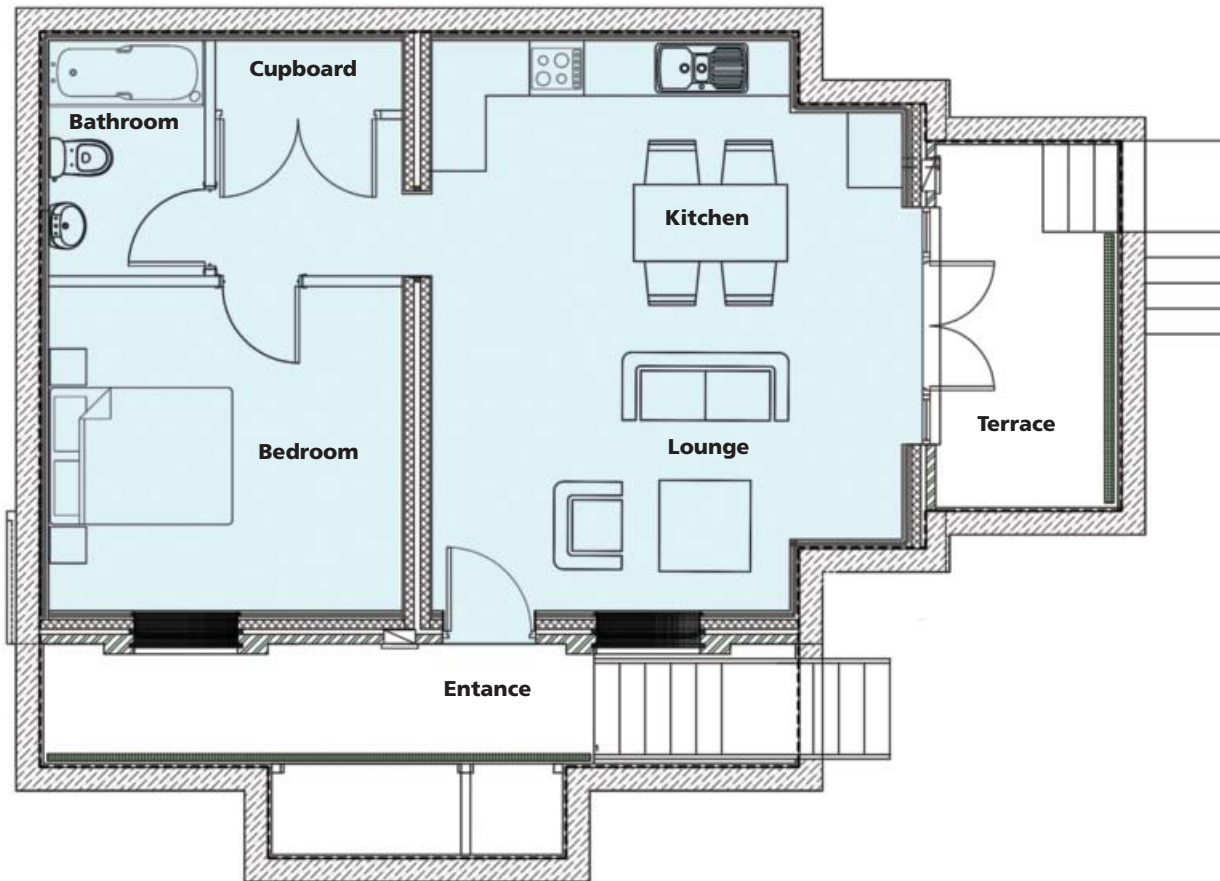
**Bedroom 2:** 4m x 2.6m (narrowing to 2.1m)  
Carpet to floor. Door to landing.

**Bathroom:** 1.7m x 2.6m  
Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** 6m x 4m. Please refer to site plan.

**Parking Bay:** 2.5m x 4.8m  
Please refer to site plan.

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#### GROUND FLOOR

**Lounge / Kitchen:** 6.3m x 5.1m (narrowing to 3.9m)  
Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer. Oak flooring. Dining area to accommodate large table. Downlighters, double doors to garden and double doors to lounge.

**Bedroom:** 3.9m x 3.6m  
Door to lobby area, carpet to floor.

**Bathroom:** 1.7m x 2.5m  
Door to lobby, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

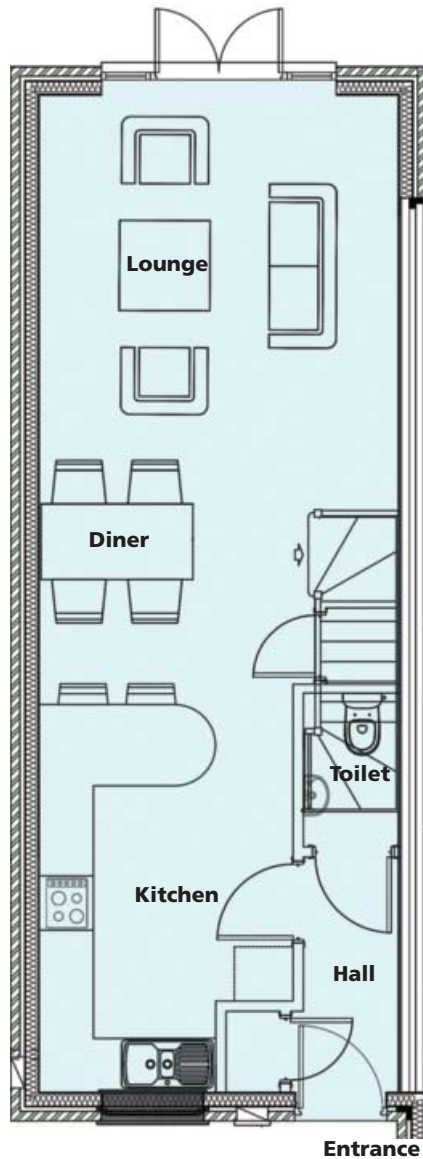
**Cupboard:** 2.0m x 0.8m.

**Reat Terrace:** 2.0m x 4m.  
Steps into garden / parking bay area.  
Please refer to site plan.

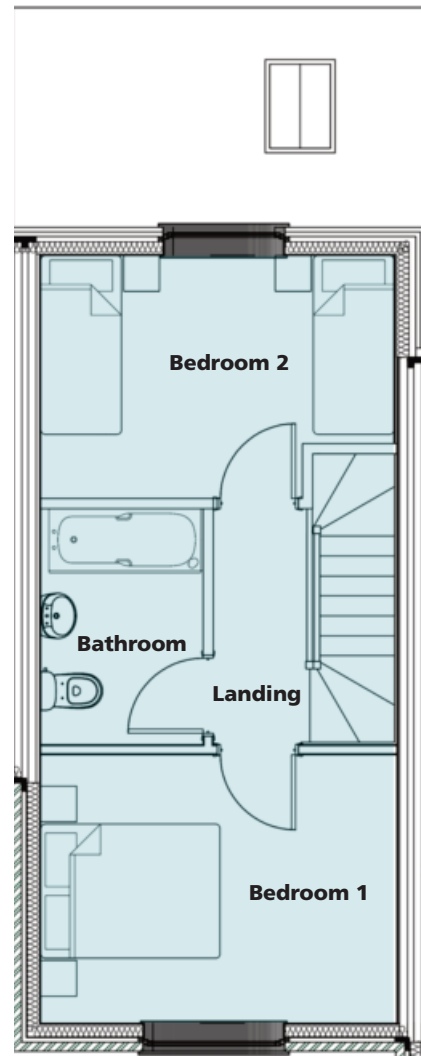
**Parking Bay:** 2.5m x 4.8m  
Please refer to site plan.

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

**Entrance Hall:** 1.1m x 2.5m  
Oak flooring.

**Ground Floor Toilet:** 1.0m x 1.6m (reduced height over wc cistern). Low level wc, wash hand basin. Oak flooring.

**Kitchen / Diner:** 6.3m x 2.6m  
Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer. Downlighters. Oak flooring.

**Lounge:** 4.6m x 4m  
Carpet to floor. Stairs to first floor.

#### FIRST FLOOR

**Landing:** Carpet to floor.

**Bedroom 1:** 4m x 3m  
Carpet to floor. Door to landing.

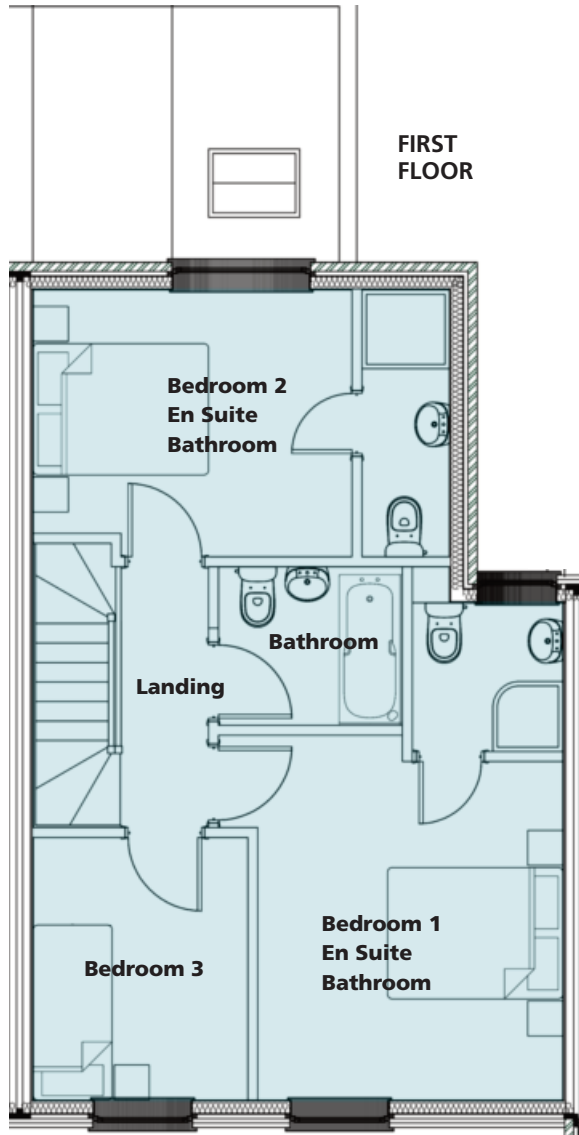
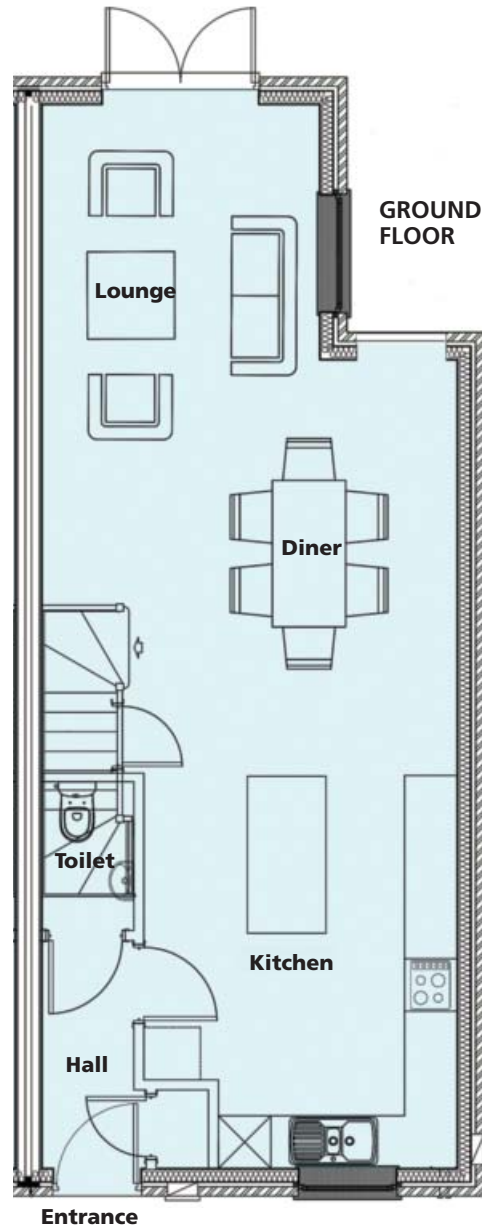
**Bedroom 2:** 4m x 2.6m (narrowing to 2.1m)  
Doors to landing, carpet to floor.

**Bathroom:** 1.7m x 2.6m  
Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** 9m x 4m  
Please refer to site plan.

**Parking Bay:** 2.5m x 4.8m  
Please refer to site plan.

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### GROUND FLOOR

**Entrance Hall:** 2.6m x 1.1m  
Oak flooring. Coat cupboard.

**Ground Floor Toilet:** 1.0m x 1.6m (reduced height over wc cistern). Low level wc, wash hand basin. Oak flooring.

**Kitchen:** 6.5m x 3.75m. Central Island. Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer.

**Lounge / Diner:** 7.5m x 4.5m (narrowing to 3.1m). Part oak floor, part carpet. Stairs leading to first floor.

### FIRST FLOOR

**Landing:** Carpet to floor.

**Bedroom 1 ensuite:** 1.75m x 1.75m. Door to bedroom 1, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower with thermostatic shower mixer, glass shower enclosure, tiled floor and part tiled walls.

**Bedroom 2 ensuite:** 0.95m x 3m. Door to bedroom 1, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower with thermostatic shower mixer, glass shower enclosure, tiled floor and part tiled walls.

**Bedroom 3:** 3.75m x 3m (narrowing to 2.8m). Doors to landing and ensuite shower room. Carpet to floor.

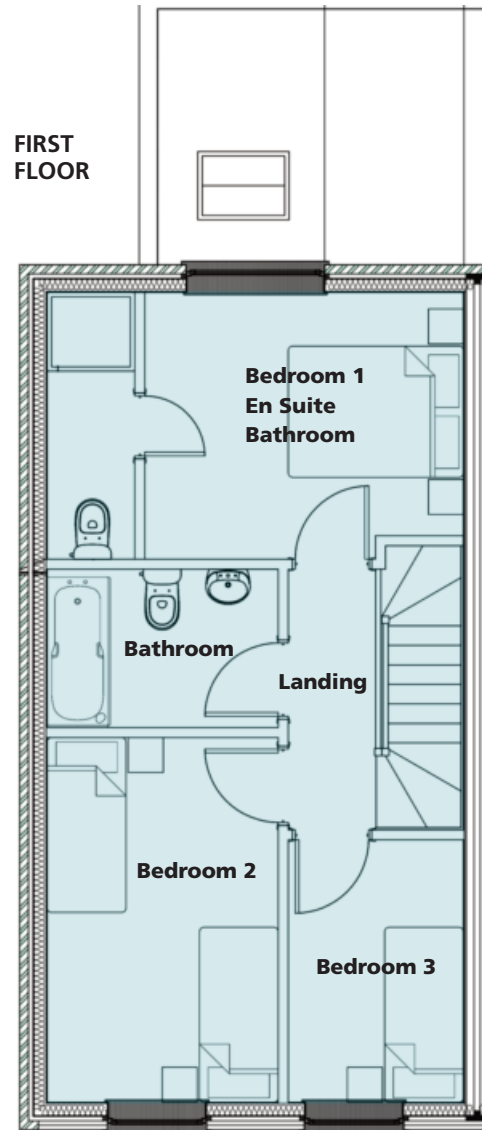
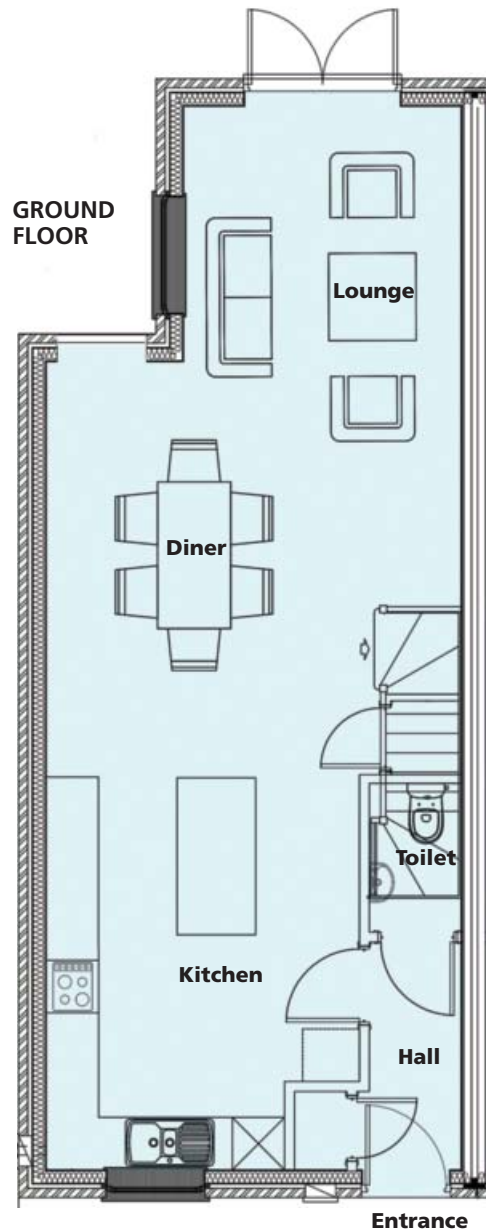
**Bathroom:** 1.7m x 2.1m. Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** 10m x 5m. Please refer to site plan.

**Parking Bay x 2:** 2.5m x 4.8m  
Please refer to site plan.

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**GROUND FLOOR**

**Entrance Hall:** 2.6m x 1.1m  
Oak flooring. Coat cupboard.

**Ground Floor Toilet:** 1.0m x 1.6m (reduced height over wc cistern). Low level wc, wash hand basin. Oak flooring.

**Kitchen:** 6.5m x 3.75m  
Central Island. Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer.

**Lounge / Diner:** 7.5m x 4.5m (narrowing to 3.1m). Part oak floor, part carpet. Stairs leading to first floor.

**FIRST FLOOR**

**Landing:** Carpet to floor.

**Bedroom 1 ensuite:** 0.95m x 3m. Door to bedroom 1, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower with thermostatic shower mixer, glass shower enclosure, tiled floor and part tiled walls.

**Bedroom 2:** 4.2m x 3m.  
Door to landing. Carpet to floor.

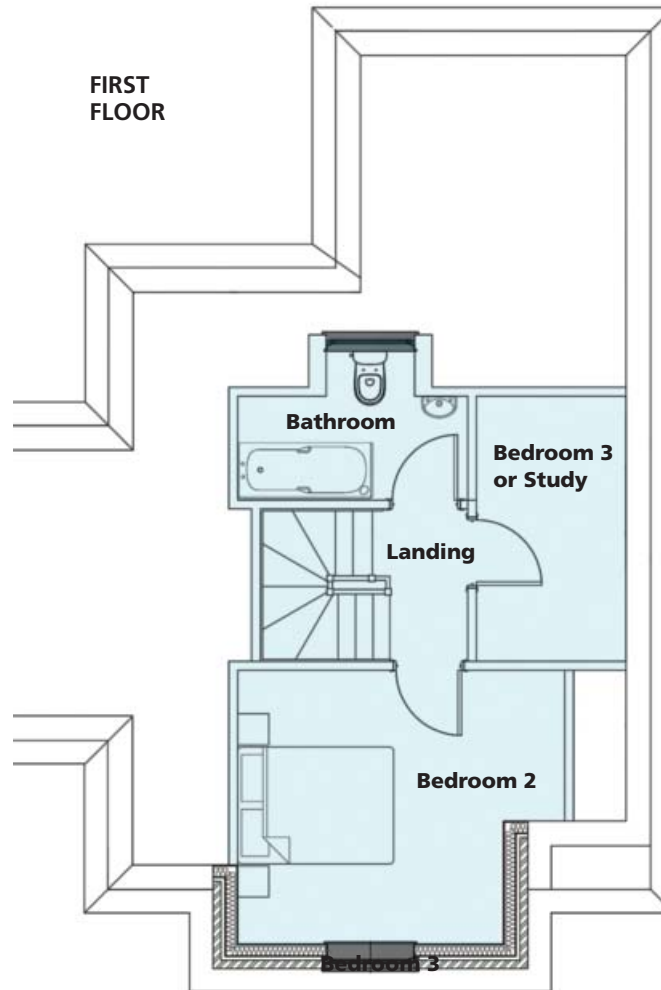
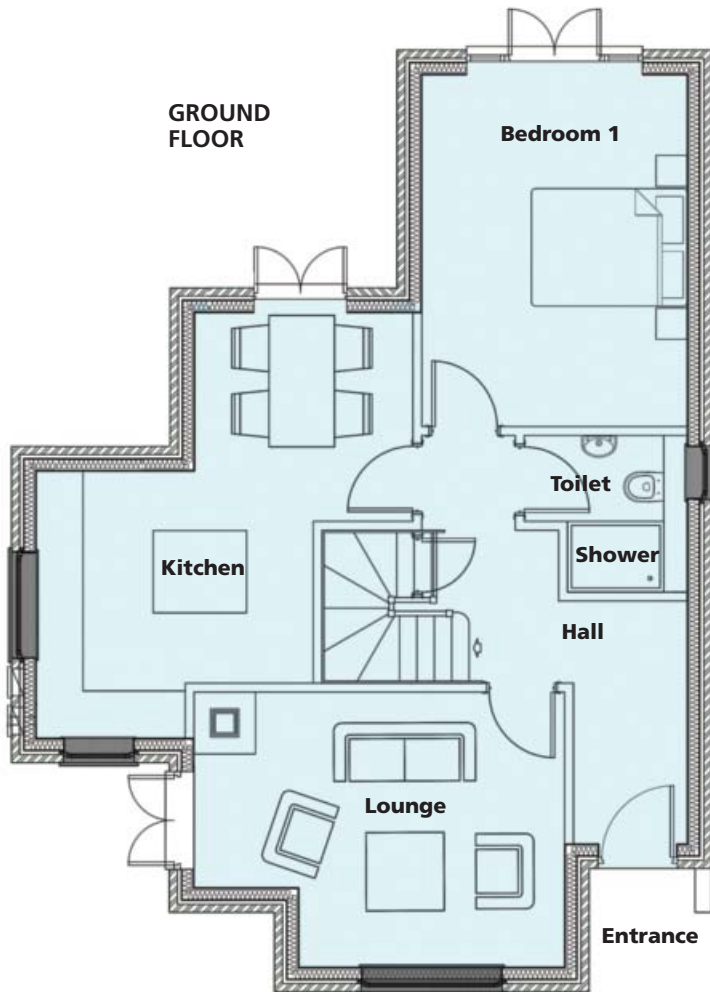
**Bedroom 3:** 2.95m x 2m  
Door to landing, carpet to floor.

**Bathroom:** 1.7m x 2.6m  
Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** 10m x 5m. Please refer to site plan.

**Parking Bay x 2:** 2.5m x 4.8m  
Please refer to site plan.

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**GROUND FLOOR**

**Entrance Hall:** 1.5m x 6m  
Oak flooring, coat cupboard under stairs.

**Ground Floor Toilet and Shower:** 1.8m x 1.8m (narrowing to 1m), low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower with thermostatic shower mixer, glass shower enclosure, tiled floor and part tiled walls.

**Kitchen:** 3.5m x 3.4m (narrowing to 2m). Soft close wall and floor units with solid oak worktops, and one and a half bowl stainless steel undermount sink. Integrated dishwasher, cooker with gas hob and extractor fan over. Integrated fridge freezer. Central Island.

**Diner:** 2.7m x 2.7m. Oak flooring.

**Lounge:** 4.7m x 3.5m (narrowing to 2.5m) brick fireplace and chimney to receive log stove (not included). Carpet to floor.

**Bedroom 1:** 4.5m x 3.5m. Carpet to floor.

**FIRST FLOOR**

**Landing:** Carpet to floor.

**Bedroom 2:** 4.2m x 3.5m (narrowing to 2m) Door to landing, carpet to floor (partially reduced height ceiling).

**Bedroom 3 or Study:** 3.4m x 2m. Doors to landing, carpet to floor. (partially reduced height ceiling).

**Bathroom:** 3.9m x 1.4m (widening to 1.75 in windows bay). Door to landing, low level wc. Pedestal wash hand basin with mixer tap and tiled splashback, fully tiled bath with thermostatic shower mixer over and mixer tap to bath, tiled floor and part tiled walls.

**Garden:** Trinagular plot 36m x 12m.  
Please refer to site plan.

**Parking Bay x 2:** 2.5m x 4.8m  
Please refer to site plan.

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