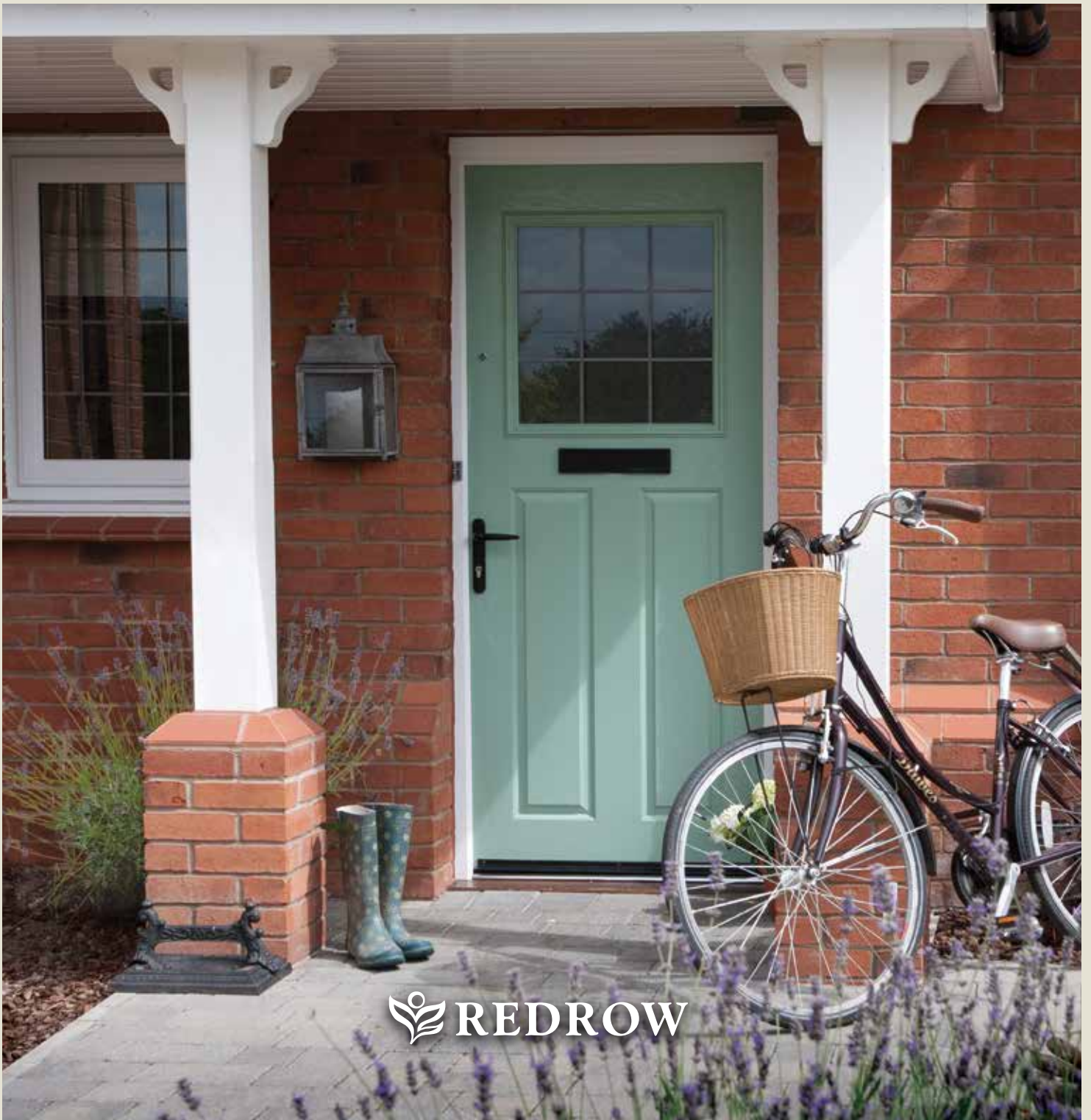




# THE SHIRES

BULPHAN, ESSEX



 REDROW



# Local Amenities

Whether you're after a lovely day out, delicious meal or the latest blockbuster, you'll never be short on things to see and do at The Shires. Every pace of life is catered for, from the quieter, peaceful elements of village life in Bulphan and Horndon-on-the-Hill to the hustle and bustle of the town life in Chafford Hundred, Grays.

Families will be well looked after with the incredible range of schools in the area, whilst regular commuters will appreciate the local road and rail links into neighbouring towns and London. No matter what lifestyle you lead, The Shires is an ideal place to put down roots.

Just a 5 minutes' drive from home is the A13, providing direct connections to Basildon in 12 minutes, Lakeside Shopping Centre in 16 minutes (Via the A126) and the Dartford Crossing in 22 minutes. You can also be on the M25 in just 15 minutes, offering access to the outskirts of London, as well as the A12 in 16 minutes - for the rest of Essex and Ipswich. For rail travel, Laindon station is just a 10 minutes' drive, offering 34-minute services to London Fenchurch Street and 22-minute services into Southend. There you can make use of its impressive airport, which offers both domestic and international routes to destinations including Venice, Barcelona and Bordeaux.

## SHOPPING

All your day-to-day needs are met with a Tesco Superstore and M&S, both under a 15 minutes' drive from home. The Shires is also well positioned to take advantage of the excellent shopping opportunities throughout Essex. Basildon's Eastgate is a large shopping centre just a 15 minutes' drive away, offering a range of high street retailers including H&M, Debenhams and Topshop.

The renowned Lakeside Shopping Centre in nearby Grays makes for a great day out and is under a 20 minutes' drive, offering a selection of world-famous brands and restaurants. It also has its own retail park, which is home to a Tesco Extra, B&Q, and Decathlon, as well as an Ikea for all your furniture needs.

## ENTERTAINMENT

The Shires is in close proximity to a range of excellent restaurants. A Miller & Carter steakhouse is just a 5 minutes' drive up the B1007, whilst a larger selection of restaurants lies in Basildon's Festival Leisure Park just a 15 minutes' drive away, which include a Pizza Express, Chiquito and the Italian eatery Villagio. There you'll also find a range of entertainment options, which include a 10-pin bowling alley and a cinema.

For something slower paced, head to the Essex Wildlife Trust Visitor Centre just an 11 minutes' drive from home. A spectacular day out awaits here, offering walks through its various nature reserves, where you can spot local wildlife and take in the magnificent views of the estuary.

You will also benefit from an impressive range of amenities close to your doorstep, with the village of Bulphan offering a village hall, park and post office. In the nearby village of Horndon-on-the-Hill, you will find a butcher's and a good range of pubs, including the excellent The Bell Inn, known for its varied menu and fantastic range of beers. It has also been recognised in The Sunday Times Food List and Good Pub Guide, as one of the top 10 gastropubs in the UK. There is also the modern Ostlers Cocktail Bar offering a contemporary grill-style menu and impressive cocktail list.

## LEISURE

Golfers will be spoilt for choice with the number of courses in the local area. Just across the road from home is Langdon Hills Golf & Country Club, which offers a tricky but friendly course that provides amazing views to boot. Other golf courses in a 10-mile radius of The Shires include Dunton Hills Family Golf Centre, Basildon Golf Course, Orsett Golf Course, and Mardyke Valley Golf Club.

You can get in your regular exercise at Oasis Health & Fitness Club in Stanford-le-Hope, just a 10 minutes' drive from The Shires. A number of further options are available closer to Basildon, including 24-hour Snap Fitness in the town centre, and David Lloyd Health Club and Better Gym in Basildon's Festival Leisure Park.

Those who prefer to work out in the fresh air can visit one of the many open spaces near home. Gloucester Park is just a 12 minutes' drive from home is a great spot for walking, running and fishing, thanks to its 6-acre fishing lake.

## SCHOOLS AND SERVICES

A number of superb schools are close to home. Both Bulphan C of E and Horndon-on-the-Hill C of E primary schools are both under a 10-minute drive away, whilst a further range of schools for secondary and sixth form pupils are available in Brentwood and Grays. Convenient school buses run from Bulphan to Shenfield High School in Brentwood, as well as Socketts Heath where you'll find Hathaway Academy and the William Edwards School.



- 1 Bulphan CofE Primary School
- 2 Horndon-on-the-Hill CofE Primary School
- 3 Shenfield High School
- 4 Becket Keys CofE Secondary School
- 5 Grays Convent High School
- 6 Hathaway Academy
- 7 William Edwards Academy School
  
- 8 Peartree Surgery
- 9 West Horndon Surgery
- 10 Dr B Salako
- 11 Basildon University Hospital
- 12 A Pattara Surgery
- 13 Dr M Colburn and Partners Surgery
  
- 14 Miller and Carter
- 15 Basildons Festival Leisure Park
- 16 Bowling Ten Pin
- 17 Langdon Hills Golf & Country Club
- 18 Essex Wildlife Trust Visitor Centre
- 19 Dunton Hills Family Golf Centre
- 20 Basildon Golf Course
- 21 Orsett Golf Course
- 22 Mardyke Valley Golf Club
- 23 Oasis Health and Fitness in Stafford
- 24 Snap Fitness
- 25 David Lloyd Health Club
- 26 Gloucester Park
- 27 The Bell Inn
- 28 Ostlers Cocktail Bar
- 29 Jim Mcallister School of Martial Arts
  
- 30 Mayflower Retail Park
- 31 Basildon Eastgate Shopping Centre
- 32 Tesco
- 33 M&S
- 34 Lakeside
  
- 35 Laindon Train Station
- 36 Basildon Train Station
- 37 West Horndon Train station





# My Redrow, My Home, My Way

Supporting you through your new home search and purchase. Do it the easy way, online with My Redrow.

It's the online way to save your favourite developments, house styles and even plots, manage your appointments and select and purchase your Finishing Touches.



## Searching for your new home:

- Be the first to hear about relevant new homes as they become available and save them to your favourites.
- Take a closer look at the high specification included as standard in all Redrow homes and the finishing touches available.
- Manage your show home viewings and telephone appointments using our real-time calendar.

## Ready to reserve?

- Not sure of the next steps? See our handy tips and checklists.
- Contact one of our recommended New Build Mortgage Specialists to advise you about the best financial solution for you.
- Find a recommended legal expert - ones we know and trust to help your home purchase run smoothly.

## and once you've reserved your home:

- Style and personalise your new home online, all from the comfort of your own home, any time of day or night.
- Confirm your Style and Colour Choices and pay for Optional Extras\* securely online by credit or debit card.
- Use our handy interactive checklists to keep up to date with your legal and financial milestones as you move towards Exchange of Contracts.
- Check the build stage progress of your new home.
- Find your important home purchase details all in one place in My Documents.

\*Availability of Choices and Optional Extras are dependent on the build stage of each home at the time of reservation.



# 10 GREEN REASONS

## 1

Our **Fabric First** design approach focuses on high quality insulation standards, boilers and ventilation systems, making a major contribution to reducing the CO<sub>2</sub> emissions from your home.

## 2

Our homes on average offer a **54%** improvement in heat loss over homes built in the 1970's.

## 4

Our homes consistently outperform the recommended minimum air-tightness standards. That means less heat-loss from your home, and fewer draughts.

We fit SMART meters as standard, putting you in control of your electricity usage and your bills.

## 5

We reduce noise pollution too,

sound proofing our homes to outperform standard construction methods.

## 6

Lighting contributes up to 20% of the total electricity bill for the average house† so we provide 100% low energy light fittings in our homes.\*\*

## 3

You could more than halve your annual energy bill by living in a new, energy efficient Redrow home compared to a typical upgraded, Victorian equivalent.

VICTORIAN *with modern day improvements*  
Energy Spend<sup>†</sup>

4-bed detached	3-bed semi-detached	3-bed Mid-terrace
Total £2,460	Total £1,670	Total £1,430

NEW BUILD *Redrow Specification*  
Energy Spend<sup>‡</sup>

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,158	Total £766	Total £793

SAVINGS *(compared to Victorian)*

4-bed detached <i>Richmond</i>	3-bed semi-detached <i>Ludlow</i>	3-bed Mid-terrace <i>Warwick</i>
Total £1,302	Total £904	Total £637

<sup>†</sup> Indicative costs calculated using Zero Carbon Hub  
<sup>‡</sup> Indicative costs calculated using Redrow house types modelled in Stroma FSAP (SAP2012)

## 8

Our care for the environment extends to the land we use and the materials we employ.

99.9% of timber products we use come from legal or creditably certified sources as defined by WWF.

We divert 95% of our waste from landfill. More than 90% of our build materials are locally sourced.



## 9

You can choose from a range of eco-friendly options to enhance your sustainable lifestyle through our on-line customer interface "My Redrow". Extras to choose from include; kitchen waste segregation facilities, water butts and electronic vehicle chargers.



## 7 We help you save water.

Our standard specification which uses water efficient fittings and dual flush WCs delivers a design which outperforms the minimum standard by 16%, saving an extra 20 litres/person/day. For a family of 4 that's a saving of over 29 cubic metres of water/year, saving around £86 on the annual water bill and enough water for 379 baths, or 408 washing machine loads, or 817 showers, or 963 dish washer loads, or 3241 toilet flushes.

## 10

Being environmentally conscious isn't just about the homes we build for you, it's about establishing a **green philosophy** within the whole of Redrow. From deciding on our locations to choosing our suppliers, we are committed to ethical and environmental practice.

\* Source: Research carried out by National Energy Services, commissioned by the New Homes Marketing Board.

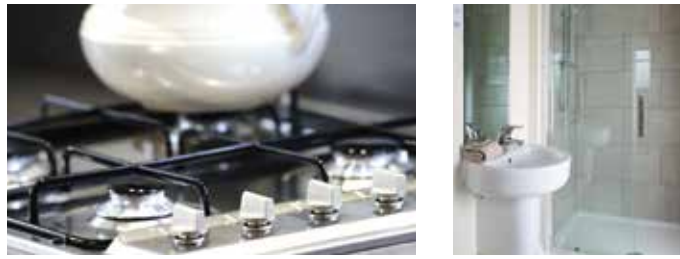
\*\* Homes built to Building Regulations Part L 2010.

† Source: Energy Saving trust, 2009. Details correct at time of going to print.

‡ Subject to build stage and suitability of chosen plot.

# Specification

CUSTOMER OPTIONS



## Interior Features

**Walls** Crown white emulsion paint finish

**Ceilings** Flat finish with Crown white emulsion paint decoration

**Internal Doors** "Cambridge" 2 panel internal moulded door

**Internal Door Furniture** Polished chrome effect door furniture

**Central Heating** Full gas central heating with energy efficient wall mounted boiler in all houses

**Radiators** Myson radiators

**Wardrobes** Gooding fitted wardrobe to bedroom 1, see Sales Consultant for more information

**Phone Point** Located as follows: one adjacent TV location in lounge, one in family room and study (where applicable)

**TV Point** Located as follows: one in lounge, one in family room (where applicable)

## Kitchen & Utility Features

### Kitchen Styles

Exclusive designs from Symphony  
Please see Sales Consultant for more information

**Downlights** LED under cupboard downlights provided (where shown on kitchen layout)

### Sinks

**Kitchen** Blanco Bonus 6S Bowl and 1/2  
Blanco Tipo 8S Double Bowl (properties over 1600sqft)  
**Utility** Blanco Tipo 45S

### Appliances

4 ring burner hob  
6 ring burner hob (properties over 1600sqft)  
Double Oven  
60cm chimney extractor hood  
90cm chimney extractor hood (properties over 1600sqft)  
50/50 fridge/freezer  
2x 50/50 fridge/freezers (properties over 1600sqft)

## Bathroom & Cloakroom Features

**Bathroom, En-suite & Cloakroom Styles** Ideal Standard in white finish

### Sanitaryware

**WC** Concept close coupled back-to-wall pan with dual flush cistern

**Bathroom & En-suite Basin** 50cm sphere basin with 1 Tempo single lever basin mixer

**Cloakroom Basin** 45cm sphere basin with chrome tap or concept Arc 45cm corner basin, please refer to drawing for confirmation

**Shower over Bath** Shower valve and screen to bath where there is no separate shower enclosure within bathroom

**Shower Valve** Ideal Standard "Alto Ecotherm" thermostatic bar valve

### Bathroom, Cloakroom & En-suite Wall Tiles

Porcelanosa wall tile choices available to areas as indicated on drawings.  
Mirror to be fitted above the bathroom and en-suite wash basins (where applicable, please see drawings)

**Towel Warmer** Towel warmer in Chrome effect finish to bathroom and en-suite (where shown on drawing)

**Shaver Socket** Shaver socket in bathroom and en-suite. Finish to match electrical plates

## Exterior Features

### External Doors

**Front** GRP door with patterned glass manufactured by IG. Style of door to be all as indicated on house plan, frame to be uPVC

**Rear** GRP door with patterned glass manufactured by IG. Finished internally and externally in white

**House Numeral** House number to front of property on number plaque to match colour of the front door

**Door Bell** Chrome effect bell push

**Security** Multi point locking system to front and rear doors of house

### External Lights

**Front** Lantern to front entrance – black in colour  
Downlight where entrance is recessed

**Garage** To specific plots, see Sales Consultant for more information

**Door** Hörmann "Ilkley" style steel up & over  
Door finish to be painted to match front door colour

**Power** Double power point and lighting pendant (where garage lies within the curtilage of the property)

## Garden Features

**External Fencing** Refer to layouts

**Sides/Rear** Vertical boarding 1.8m high

**Paving** Buff riven faced flags (as indicated on drawing)

**Gate** 1.8m timber gate

**Turfing** Good standard turf to front and rear garden.

Refer to layout for landscaping details

Topsoil and turfing in accordance with NHBC requirements

**Outside Tap** Refer to drawing for location

Symphony® GOODING® PORCELANOSA  
TILES • BATHROOMS • KITCHENS • HARDWOOD

CROWN  
*Ideal Standard*

Please see Sales Consultant for further details.  
Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



[redrow.co.uk](http://redrow.co.uk)



THE SHIRES  
Lower Dunton Road,  
Bulphan,  
Essex,  
RM14 3TY  
*telephone*

01268 977523



EMS 667178

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