

# COPPER ESTUARY

**HAYLE**  
CORNWALL



**blakesley**  
estates

AN EXCLUSIVE DEVELOPMENT OF 67 CONTEMPORARY APARTMENTS  
AND 3 MODERN TOWNHOUSES



# COPPER ESTUARY

COPPER ESTUARY IS A STUNNING COLLECTION OF CONTEMPORARY 1 AND 2 BEDROOM APARTMENTS AND MODERN 3 AND 4 BEDROOM TOWNHOUSES IN HAYLE, CORNWALL.

ONCE A FOUNDRY, THE DEVELOPMENT PLAYED A KEY ROLE IN THE EXPANSION OF HAYLE. THE CHARMING HARBOUR TOWN WITH THREE MILES OF GOLDEN SANDS BOASTS NATURAL BEAUTY AND RICH HISTORY.

ALL COPPER ESTUARY PROPERTIES BENEFIT FROM AN ALLOCATED PARKING SPACE, A CHOICE OF BESPOKE KITCHENS, INTEGRATED APPLIANCES, A CHOICE OF CARPETS, BUILT-IN WARDROBES AND UNDERFLOOR HEATING.

NESTLED ALONG THE PICTURESQUE CORNISH COASTLINE, THIS EXCLUSIVE DEVELOPMENT OFFERS RESIDENTS A LIFESTYLE ENRICHED BY PANORAMIC VIEWS OF THE ESTUARY.



NOT FORGETTING THE RUGGED CHARM OF THE NEARBY BEACHES, COPPER ESTUARY RESIDENTS CAN IMMERSE THEMSELVES IN TRANQUILITY, WHILE REMAINING CLOSE TO HAYLE'S VIBRANT AMENITIES.



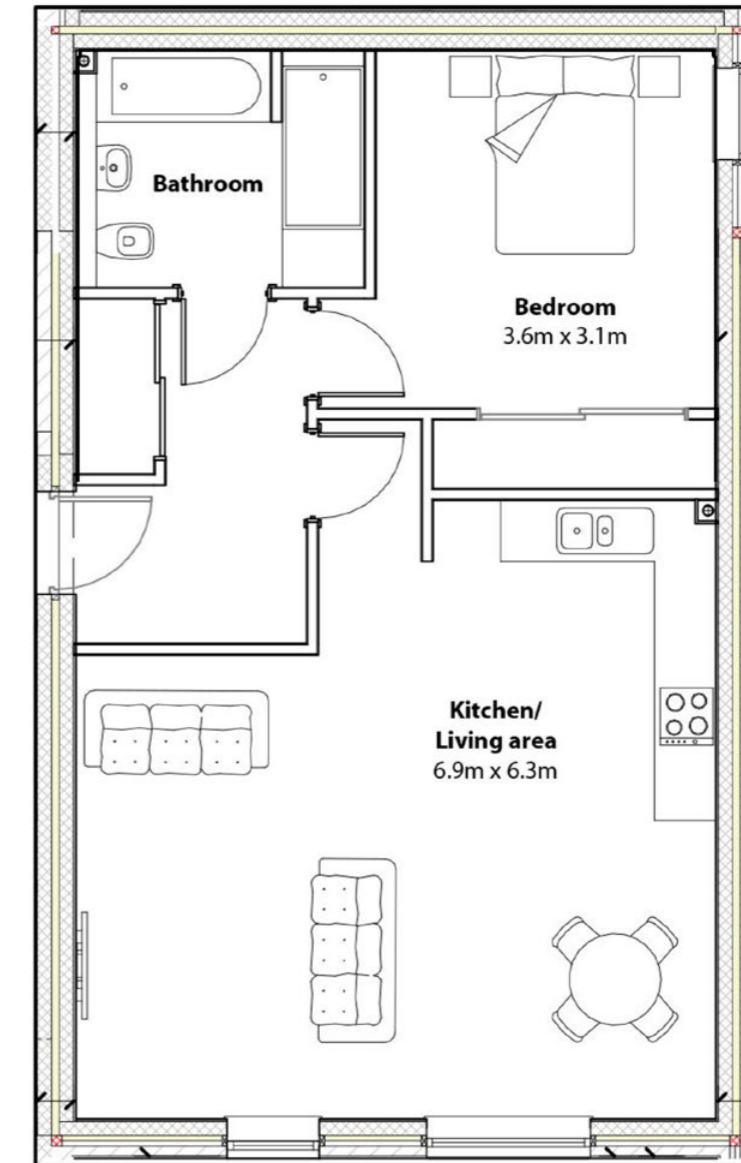
# ONE BED APARTMENT



- ONE BEDROOM LUXURY APARTMENT OFFERING AN OPEN-PLAN LIVING, KITCHEN AND DINING AREA
  - SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES
  - BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES
    - GENEROUSLY SIZED WHITE SUITE BATHROOM WITH INTEGRATED VANITY UNIT AND WASH HAND BASIN
    - ALLOCATED PARKING SPACE

## FLOOR PLANS

EXAMPLE ONE BED APARTMENT FLOOR PLAN  
BLOCK C - FIRST FLOOR



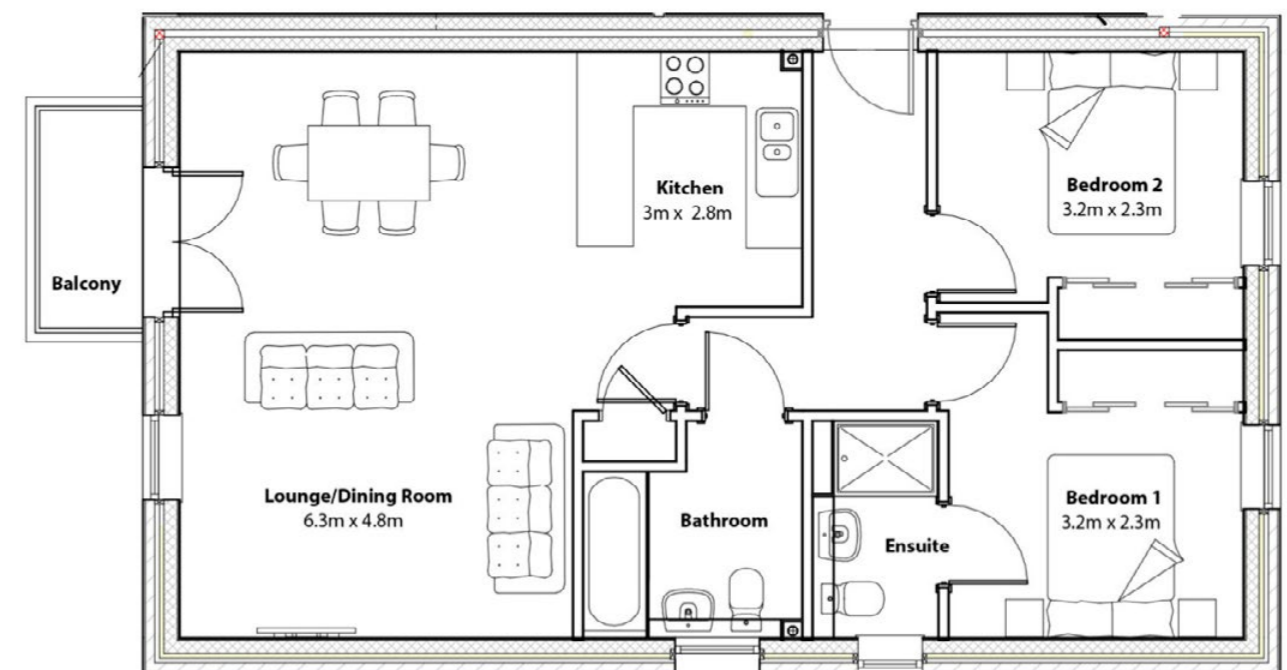
# TWO BED APARTMENT



- TWO BEDROOM LUXURY APARTMENT OFFERING AN OPEN-PLAN LIVING, KITCHEN AND DINING AREA
- FRENCH DOORS OPEN TO OUTDOOR BALCONY
  - FITTED WARDROBES IN MAIN BEDROOM
- BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WHITE SUITE BATHROOM WITH INTEGRATED VANITY UNIT AND WASH HAND BASIN
  - ALLOCATED PARKING SPACE

# FLOOR PLANS

EXAMPLE TWO BED APARTMENT FLOOR PLAN  
BLOCK A - SECOND FLOOR





# COPPER ESTUARY LOCALITY

COPPER ESTUARY OVERLOOKS THE STUNNING HAYLE ESTUARY AND HAYLE BEACH'S EXPANSIVE SANDY SHORES ARE ONLY A SHORT DISTANCE AWAY.

HAYLE ALSO SITS ON THE FAMOUS SOUTH WEST COAST PATH, AN EPIC COASTAL WALK TRAVERSING THE COUNTY'S RUGGED EX-MINING COASTLINE AND IDYLIC SANDY BEACHES.

THE QUIANT HISTORIC TOWN IS CORNWALL'S BEST KEPT SECRET, BOASTING MILES OF UNTOUCHED SANDY BEACHES WITHOUT THE CROWDS OF NEIGHBOURING ST IVES.

THE TOWN IS SITUATED ON THE MAIN TRAIN LINE FROM LONDON, MAKING IT EASY TO ACCESS AND IDEAL FOR COMMUTING.

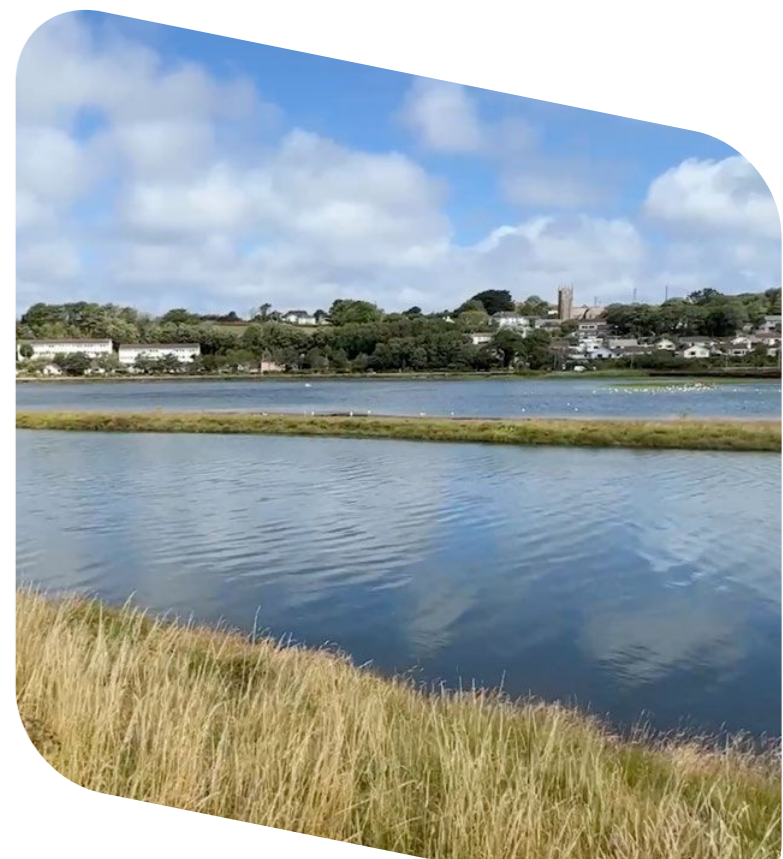
HAYLE'S BEAUTIFUL BEACHES ARE PERFECT FOR WATER SPORTS, SURFING, WALKING AND WILDLIFE SPOTTING.

THE WAVES AT GWITHIAN BEACH ARE CONSISTENT AND VARIED, CATERING TO SURFERS OF ALL LEVELS OF EXPERIENCE.



**HAYLE TOWANS BEACH** IS VAST EXPANSE OF GOLDEN SAND BACKED BY SAND DUNES AND IS THE BEGINNING OF HAYLE'S 'THREE MILE BEACH' WITHIN ST IVES BAY.

**HAYLE ESTUARY** IS THE MOST SOUTH WESTERLY ESTUARY IN THE UK. DEEMED A SITE OF SPECIAL SCIENTIFIC INTEREST, IT IS HOME TO OVER 300 SPECIES OF BIRDS, INCLUDING THE ENDANGERED OSPREY.



# THREE BED TOWNHOUSE

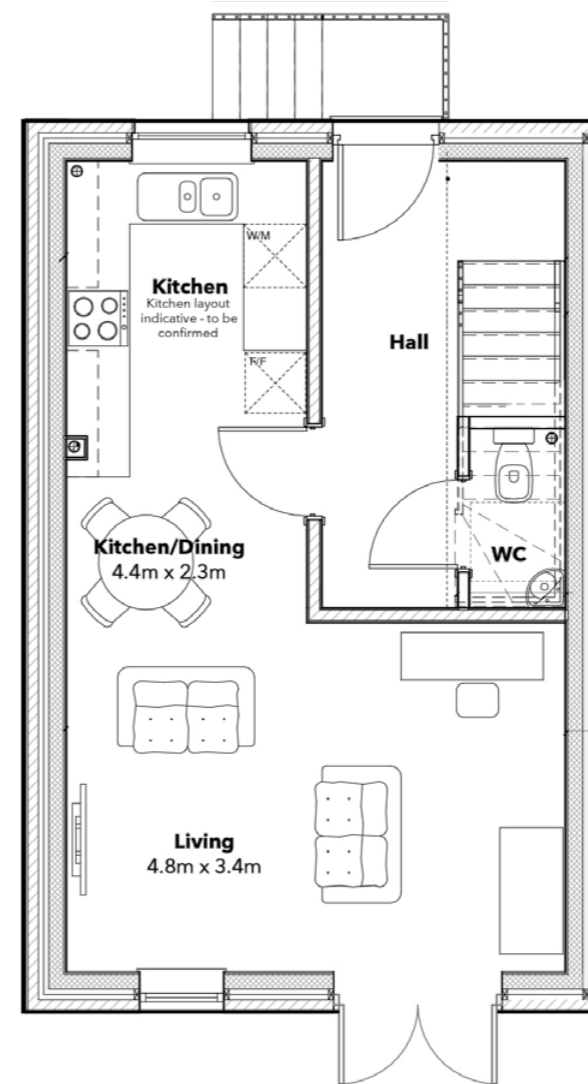


- THREE BEDROOM MODERN TOWNHOUSE WITH A SPACIOUS LIVING ROOM, AND OPEN-PLAN KITCHEN AND DINING AREA
  - SEPARATE DOWNSTAIRS W/C
- FIRST FLOOR BEDROOM ONE BENEFITS FROM INBUILT CUPBOARD, WHILST BEDROOM TWO BENEFITS FROM TWO FITTED WARDROBES
  - LARGE WHITE SUITE FAMILY BATHROOM
  - ALLOCATED PARKING SPACE

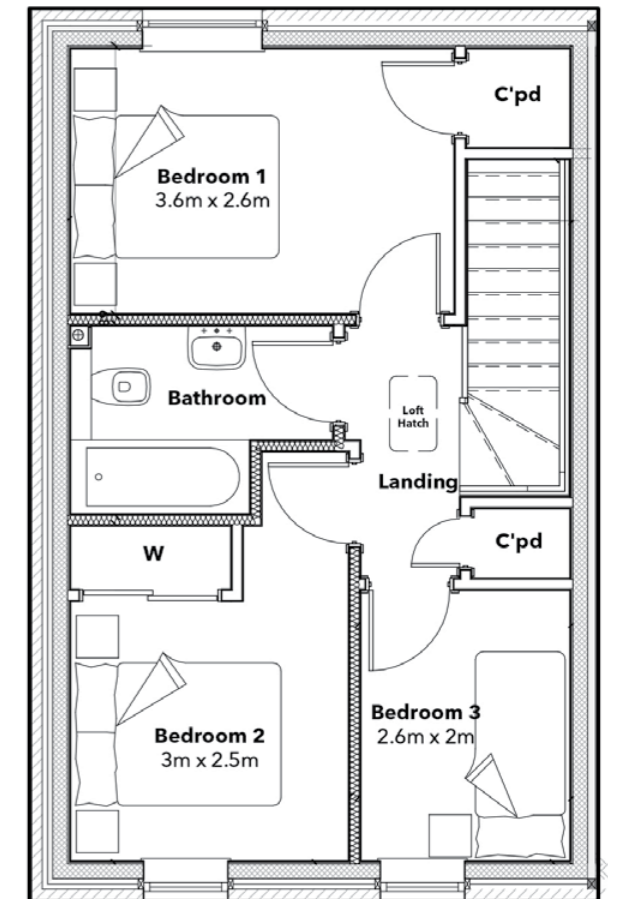
## FLOOR PLANS

EXAMPLE THREE BED TOWNHOUSE  
FLOOR PLAN  
BLOCK D

GROUND FLOOR



FIRST FLOOR



# FOUR BED TOWNHOUSE



- FOUR BEDROOM TOWNHOUSE SET OVER THREE FLOORS
- SPACIOUS LIVING ROOM WITH OPEN-PLAN KITCHEN AND DINING AREA
  - SEPARATE DOWNSTAIRS W/C
- FITTED WARDROBES IN MAIN BEDROOM ALONG WITH SPACIOUS EN SUITE
- ENSUITE SHOWER ROOMS IN SECOND FLOOR BEDROOMS
  - ALLOCATED PARKING SPACE

## FLOOR PLANS

EXAMPLE FOUR BED TOWNHOUSE  
FLOOR PLAN  
BLOCK E





# COPPER ESTUARY SPECIFICATION

- 70 TRADITIONALLY BUILT APARTMENTS AND NEW HOMES FINISHED TO A SUPERIOR STANDARD
- THE EXCLUSIVE DEVELOPMENT INCLUDES 1, 2, 3 AND 4 BED LIVING
- LOCAL AMENITIES WITHIN CLOSE PROXIMITY
- SPACIOUS LIVING
- LANDSCAPED COMMUNAL AREAS
- VIEWS ACROSS THE ESTUARY
- BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES, SOLID WORKTOPS AND MODERN SPLASH BACKS
- CONTEMPORARY WHITE BATHROOM SUITE WITH CHROME TAPS, HEATED TOWEL RAIL AND CHOICE OF LARGE FORMAT PORCELAIN TILES
- CHOICE OF PREMIUM CARPETS
- ALLOCATED PARKING SPACE FOR ALL UNITS
- REAR GARDENS

GENERAL	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
UPVC DOUBLE GLAZED CASEMENT WINDOWS	•	•	•	•
EXTERNAL DOORSETS WITH MULTIPOINT LOCKING SYSTEM	•	•	•	•
UNDERFLOOR HEATING (GROUND FLOOR UNDERFLOOR HEATING IN TOWNHOUSES)	•	•	•	•
GAS FIRED CENTRAL HEATING			•	•

KITCHEN	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
FULLY FITTED KITCHEN WITH GRANITE OR QUARTZ WORKTOP AND UPSTANDS	•	•	•	•
GRANITE OR QUARTZ SPLASHBACK BEHIND HOB	•	•	•	•
1.5 BOWL STAINLESS STEEL SINK	•	•	•	•
INDUCTION HOB	•	•	•	•
STAINLESS STEEL OVEN	•	•	•	•
INTEGRATED EXTRACTOR HOOD	•	•	•	•
INTEGRATED FRIDGE / FREEZER	•	•	•	•
INTEGRATED DISHWASHER	•	•	•	•
INTEGRATED WASHING MACHINE	•	•	•	•

INTERNAL FINISHES	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
OAK VENEER DOORS WITH CHROME DOOR FURNITURE	•	•	•	•
TIMELESS WHITE EMULSION TO WALLS AND SMOOTH WHITE CEILINGS	•	•	•	•
SATIN WHITE WOODWORK	•	•	•	•
ENGINEERED OAK TIMBER FLOORING IN KITCHEN AND LIVING AREA	•	•	•	•
CHOICE OF PREMIUM CARPETS IN BEDROOM	•	•	•	•

BATHROOM & EN SUITE	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
WHITE SANITARY WARE WITH CONTEMPORARY CHROME FITTINGS	•	•	•	•
FIXED HEAD & HAND SHOWER WITH GLASS SCREEN OVER BATH	•	•	•	•
FIXED HEAD SHOWER IN EN SUITES	•	•	•	•
CHOICE OF LARGE FORMAT PORCELAIN TILES	•	•	•	•
VANITY UNIT IN BATHROOM AND EN SUITE	•	•	•	•
CHROME HEATED TOWEL RAIL IN BATHROOM AND EN SUITE	•	•	•	•

LIGHTING & ELECTRICALS	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
OPENREACH FIBRE NETWORK TO THE PREMISES	•	•	•	•
LED DOWN-LIGHTS IN KITCHEN AND LIVING AREA	•	•	•	•
LED DOWN-LIGHTS IN BATHROOM AND EN SUITE	•	•	•	•
UNDER CUPBOARD LED LIGHTING	•	•	•	•
PENDANT LIGHTING IN HALLWAY AND BEDROOMS	•	•	•	•
PENDANT LIGHTING IN CLOAKROOM W/C			•	•

SPECIFICATION MAY BE AMENDED AT ANY TIME WITHOUT NOTICE. PLEASE CHECK SPECIFIC PLOT DETAILS WITH THE SALES AGENT PRIOR TO RESERVING YOUR HOME, PARTICULARLY ON ITEMS WHICH ARE IMPORTANT TO YOU.

ALTERNATIVE OPTIONS AVAILABLE UPON REQUEST. SEE ADDITIONAL OPTIONS BROCHURE FOR FINISHING CHOICES. FINISHING CHOICES ARE DEPENDENT ON BUILD STAGE.

BLAKESLEY ESTATES SUBSCRIBES TO THE CONSUMER CODE OF CONDUCT. PLEASE REFER TO THE SALES AGENT FOR DETAILS.





# COPPER ESTUARY

## FAQS

### **WHO IS THE DEVELOPER AND WHERE ARE THEY BASED?**

BLAKESLEY ESTATES, SOUTH WEST ENGLAND

### **WHAT OTHER DEVELOPMENTS HAVE THE DEVELOPER COMPLETED ON OR CONSTRUCTING CURRENTLY?**

THERE ARE TWO CURRENT DEVELOPMENTS COPPER ESTUARY- HAYLE AND KARSBROOK GREEN - KINGSKERSWELL. COMPLETED DEVELOPMENTS ARE MONMOUTH PARK - LYME REGIS AND ZENITH APARTMENTS - NEWQUAY

### **HOW MANY PROPERTIES WILL THERE BE IN THE DEVELOPMENT?**

70 UNITS; 67 LUXURY APARTMENTS AND 3 TOWNHOUSES

### **WHAT TENURE ARE THE NEW HOMES BEING SOLD?**

TOWNHOUSES WILL BE FREEHOLD, APARTMENTS SHARE OF THE FREEHOLD

### **WHAT CONSTRUCTION IS THE PROPERTY?**

TRADITIONAL BRICK AND BLOCK BUILD

### **WILL THERE BE A BUILDING WARRANTY FOR THE PROPERTIES?**

A BUILD ZONE 10 YEAR WARRANTY

### **WHAT CERTIFICATION WILL BE AVAILABLE FOR THE PROPERTIES?**

A NEW HOME PACK WILL BE PROVIDED UPON

COMPLETION CONTAINING THE RELEVANT SIGN OFF CERTIFICATES AND WARRANTIES

**WILL THERE BE GUARANTEES FOR THE INTERNAL APPLIANCES?** YES, MOST APPLIANCES COME WITH A TWO YEAR WARRANTY AS STANDARD.

**WILL THERE BE A COMMUNAL AREA?** YES, AREAS OF LANDSCAPED COMMUNAL SPACES

**CAN THE PROPERTIES BE USED AS A HOLIDAY LET?** YES, SUBJECT TO PLANNING PERMISSION

**WHAT ARE THE PARKING PROVISIONS FOR THE PROPERTIES?** 1 ALLOCATED PARKING BAY PER PROPERTY

**DO THE PROPERTIES HAVE GARAGES?** NO

**WILL THE PROPERTIES COME WITH ELECTRIC CAR FACILITIES OR CAN THIS BE REQUESTED?** 2X EV CHARGING POINTS WILL BE PROVIDED IN COMMUNAL SPACES. OPTIONAL EXTRAS AVAILABLE INCLUDING EV CHARGERS FOR TOWNHOUSES

**IS THE ROAD IN THE ESTATE COUNCIL OWNED OR PRIVATELY OWNED?** PRIVATELY OWNED

**HOW MUCH IS THE RESERVATION FEE?** £1000

**HOW IS THE RESERVATION FEE PAYABLE?** DIRECTLY TO BLAKESLEY ESTATES, AN INVOICE WILL BE RAISED ONCE THE RESERVATION FORMS AND ID CHECKS ARE COMPLETE



# COPPER ESTUARY

## FAQS

### **CAN YOU CHANGE THE FLOORING IN THE PROPERTY?**

THE ENGINEERED OAK FLOORING CANNOT BE CHANGED, HOWEVER, YOU CAN CHOOSE CARPET COLOURS FOR THE BEDROOM AND TILES FOR BATHROOM

### **WHAT INTEGRATED APPLIANCES WILL BE INCLUDED IN THE PROPERTIES?**

INTEGRATED FRIDGE/FREEZER, DISHWASHER AND WASHING MACHINE

### **WILL THERE BE USB SOCKETS FITTED WITHIN THE PROPERTIES?**

NO

### **ARE THERE FITTED WARDROBES IN EACH PROPERTY?**

FITTED WARDROBES IN THE MAIN BEDROOM

### **WILL THERE BE A HOME AUDIO SYSTEM FITTED IN THE PROPERTIES?**

NO

### **WILL THERE BE UNDERFLOOR HEATING IN THE PROPERTY?**

YES

### **WHAT IS THE EXTERNAL FINISH FOR EACH BLOCK?**

PLEASE SEE ELEVATIONS FOR MATERIALS

### **WHAT WILL THE PARKING SPACE MATERIAL BE?**

TARMAC

### **ARE ALL THE WINDOWS UPVC DOUBLE GLAZED?**

YES, UPVC DOUBLE GLAZED CASEMENT WINDOWS

### **CAN YOU REQUEST TO HAVE AN AIR SOURCE HEAT PUMP INSTALLED?**

NO

### **WHAT WILL BE THE BROADBAND FOR EACH PROPERTY?**

BT FIBRE NETWORK WILL BE CONNECTED TO THE PREMISE

### **WHAT IS THE NAME OF THE MANAGEMENT COMPANY?**

MODBURY ESTATES

### **WHAT IS INCLUDED IN THE ESTATE SERVICE CHARGE?**

GROUND MAINTENANCE, TREE AND HEDGE WORKS, GENERAL COMMUNAL REPAIRS, ROAD REPAIRS, ELECTRICAL REPAIRS, PUBLIC LIABILITY INSURANCE, DIRECTOR AND OFFICERS INSURANCE, COMMUNAL ELECTRICITY, COMMUNAL WATER, ACCOUNTANCY FEES, COMPANY SECRETARY FEES, HEALTH & SAFETY RISK ASSESSMENT

### **WHEN WILL THE SERVICE CHARGE BE PAYABLE FROM?**

WHEN ALL RESIDENTS HAVE MOVED INTO THE DEVELOPMENT

### **HOW IS THE SERVICE CHARGE PAYABLE?**

ANNUALLY

### **WILL THERE BE A SINKING/RESERVE FUND?**

YES

### **WILL THE RESIDENTS HAVE THE RIGHT TO CHANGE THE MANAGING AGENT IN THE FUTURE?**

YES

### **ARE THERE ANY RESTRICTIONS ON PETS AT COPPER ESTUARY?**

THERE ARE NO RESTRICTIONS, WE WELCOME PETS AT COPPER ESTUARY



FOR FURTHER INFORMATION  
PLEASE CONTACT OUR ESTATE AGENTS:



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BRADLEYS ESTATE AGENTS ACT ON BEHALF OF BLAKESLEY  
ESTATES FOR RESERVATIONS AND SALES.

BLAKESLEY ESTATES SUBSCRIBES TO THE CONSUMER CODE OF  
CONDUCT FOR HOME BUILDERS.

PLEASE NOTE, EXTERNAL MATERIALS AND INTERNAL  
SPECIFICATION MAY BE SUBJECT TO CHANGE. YOU WILL BE  
NOTIFIED OF ANY SUPPLY ISSUES RELATING TO YOUR HOME.



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