

**LEA  
WHARF**

**HERTFORD**

**CHASE**  
NEW HOMES



## CONTENTS

**04****Riverside living**

The unique quality to riverside living at Lea Wharf.

**06****The vision**

Regenerating Hertford Town Centre.

**08****A Unique Place to Live**

With everything on your doorstep, Lea Wharf is the perfect place to put down roots.

**14****Making history**

Architecture that reflects the history of the Lea Navigation and Hertford.

**16****Hertford loves life**

When it comes to leisure activities it's hard to beat Hertford. From live music at the Corn Exchange to comedy acts at the theatre, uncover hidden gems.

**18****More than just shopping**

Whether you're supporting local stall-holders at the Saturday Farmers markets or finding special items at one of the many quirky independent shops – Hertford has it all.

**22****Fresh ideas**

From light-filled brasseries to intriguing basement bars and experts in centuries old cooking traditions to brand new talent cooking up a storm, discover an incredible range of eateries.

**26****Out and about**

Perfectly placed in the centre of town, there is so much to explore from shopping and fine dining to outdoor leisure activities.

**28****Connected**

With Hertford East just a short walk away, and Hertford North less than a mile, you can be in London within the hour.

**30****First Class Education**

Take your pick of Ofsted 'Good' and 'Outstanding' educational facilities.



Computer generated image, indicative only.

**32****Acres of Possibilities**

Whatever your bag, there is something here for everyone.

**34****Make Some Ripples**

The true benefits of living close to the water's edge.

**36****Designed for Living**

Simplicity is the ultimate form of sophistication. Dive into the exquisite and unique features Lea Wharf has to offer.

**46****Inside**

Take a look inside your new home and discover a new way of living.

**50****The Developer**

Delivering innovatively designed and carefully crafted new homes since 2005, Chase New Homes is an independent developer with a varied and extensive portfolio of house and apartment schemes.

**52****Contact Us**

We would love to find out more about you so why not get in touch.

**From the light reflecting on water to the lifestyle itself, there's a unique quality to riverside living.**

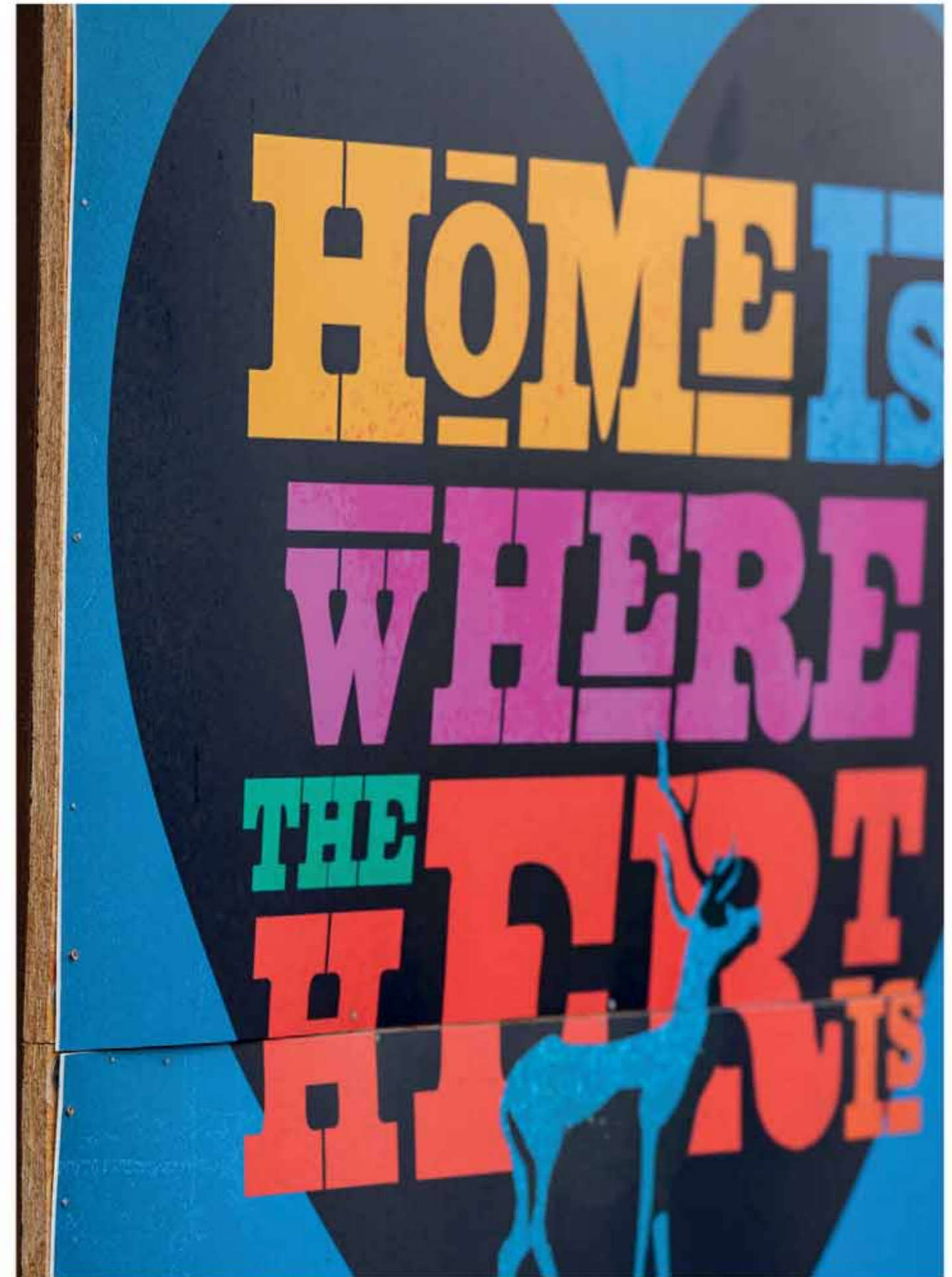


Computer generated image, indicative only.

# The vision

**“As a catalyst for town centre regeneration, Lea Wharf demonstrates the growing popularity of Hertford as a thriving, exciting town to visit, work and live.”**

With its warehouse-inspired architecture, contemporary living spaces and riverside location, this unique collection of one- and two- bedroom apartments from Chase New Homes is set to become a byword for prestigious waterside living. From the residents' roof terrace to smart new retail and restaurants below, Lea Wharf represents a true cosmopolitan lifestyle usually associated with London's prime wharf and dockside developments.



# A Unique Place to Live

**Situated in the heart of the town and centred around a vibrant new piazza, residents at Lea Wharf will be spoilt for choice as to how to spend their time.**

Some may opt to dine al fresco at one of the new restaurants located off the piazza whilst others go for a relaxing stroll along the river. The Concierge will take in any packages that arrive for you during the course of the day so you don't need to worry about being in or being disturbed whilst you work from the comfort of your new apartment. If you need to de-stress at the end of the day, why not pop into the Yoga and Pilates Studio for a class or two before heading up to the roof terrace for a relaxing drink with friends.

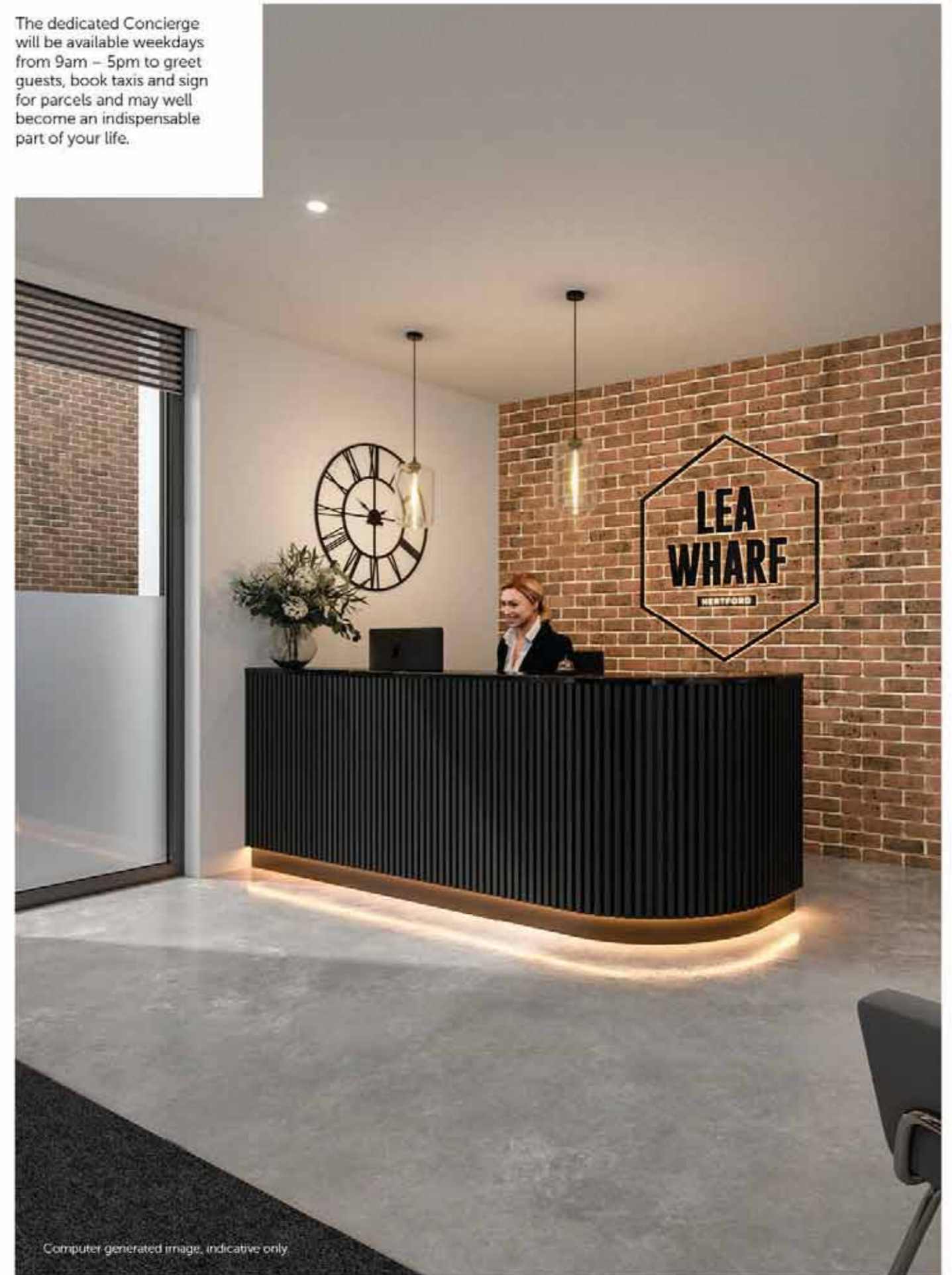
## The sky's the limit

The private wi-fi enabled roof terrace is a great place to sit and work if you fancy a change of view or simply soak up the sun with friends.



## Meet & greet

The dedicated Concierge will be available weekdays from 9am – 5pm to greet guests, book taxis and sign for parcels and may well become an indispensable part of your life.

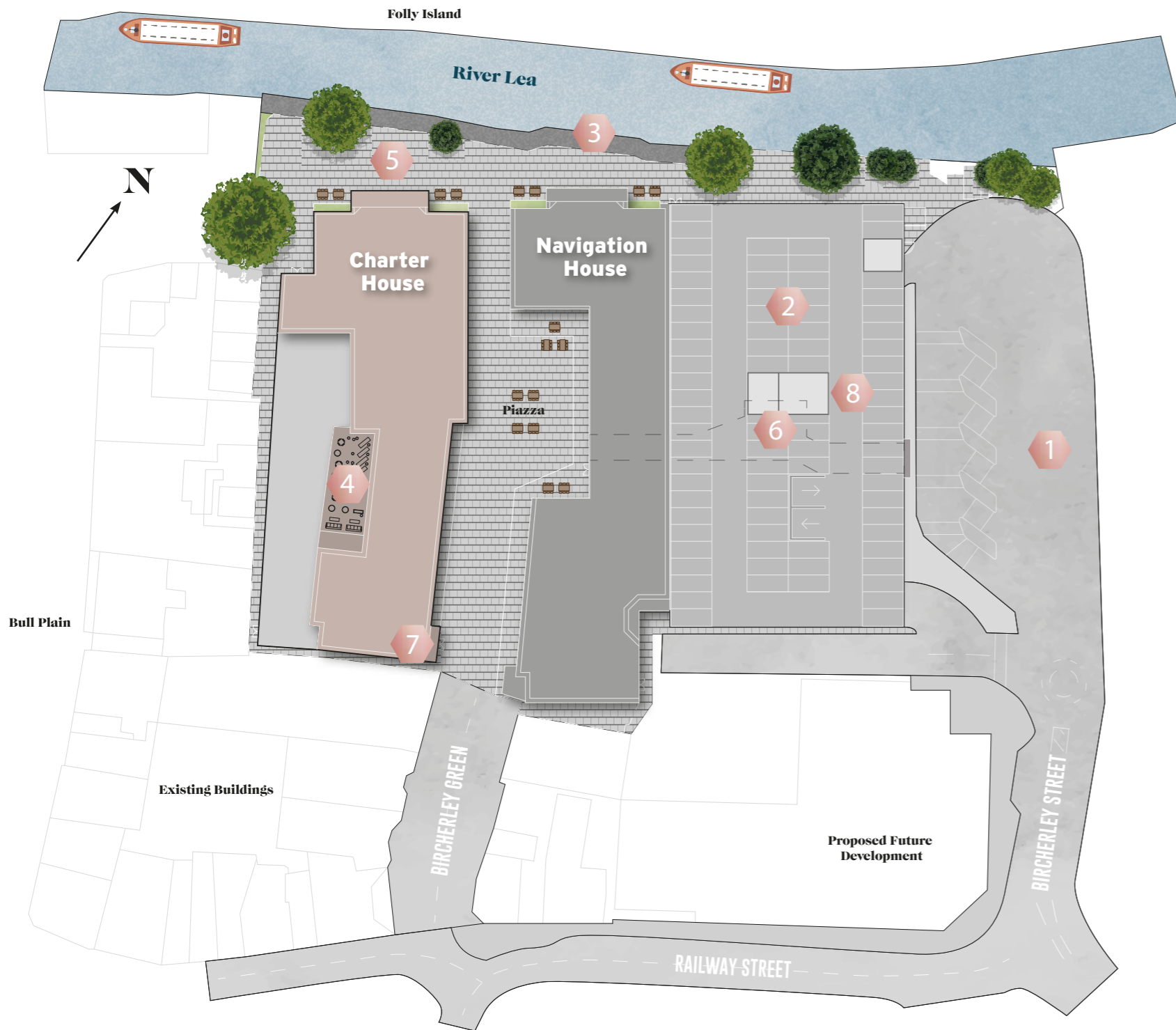


Computer generated image, indicative only.

TASTE  
THE  
FREEDOM

Whether you've made plans for dinner or it's a last-minute decision, the piazza cafés and restaurants mean you can linger longer into the evening with no long journey home.





**KEY:**

- 1 - Bus Station
- 2 - Car Park
- 3 - Riverside Waterbus Docking Area
- 4 - Residents Rooftop Terrace
- 5 - Pedestrian Walkways
- 6 - Undercroft Walkway
- 7 - Concierge
- 8 - Car Club and Electric Vehicle Charging Points

Site plan not to scale, indicative only.



**Studio sessions**

With a new Yoga and Pilates studio close to home, whether you like to mix it up with HIIT Yoga or take the time to stretch your stresses away, you can be out of the door and unwinding in minutes.



**Easy parking**

A rarity in town centre developments, selected plots will benefit from allocated parking. There's also lockable cycle storage too.

# Making history

**Lea Wharf embraces Hertford's history and the river that runs through its heart, to create a brand new phase in the life of the town centre.**

From the arrival of the Lea Navigation which took corn and barley down to London and brought prosperity, Hertford has always looked forward and Lea Wharf creates a dynamic new 21st century destination to dine, shop and relax by the water with convenient connections from Hertford's direct rail routes to the City.



HERTFORD  
LOVES  
LIFE

**When it comes to leisure activities it's hard to beat Hertford. The Corn Exchange, Hertfordshire's leading live entertainment venue, hosts some of the top music and comedy acts while the Hertford Theatre is a hub for shows and cinema screenings, both mainstream and indie.**



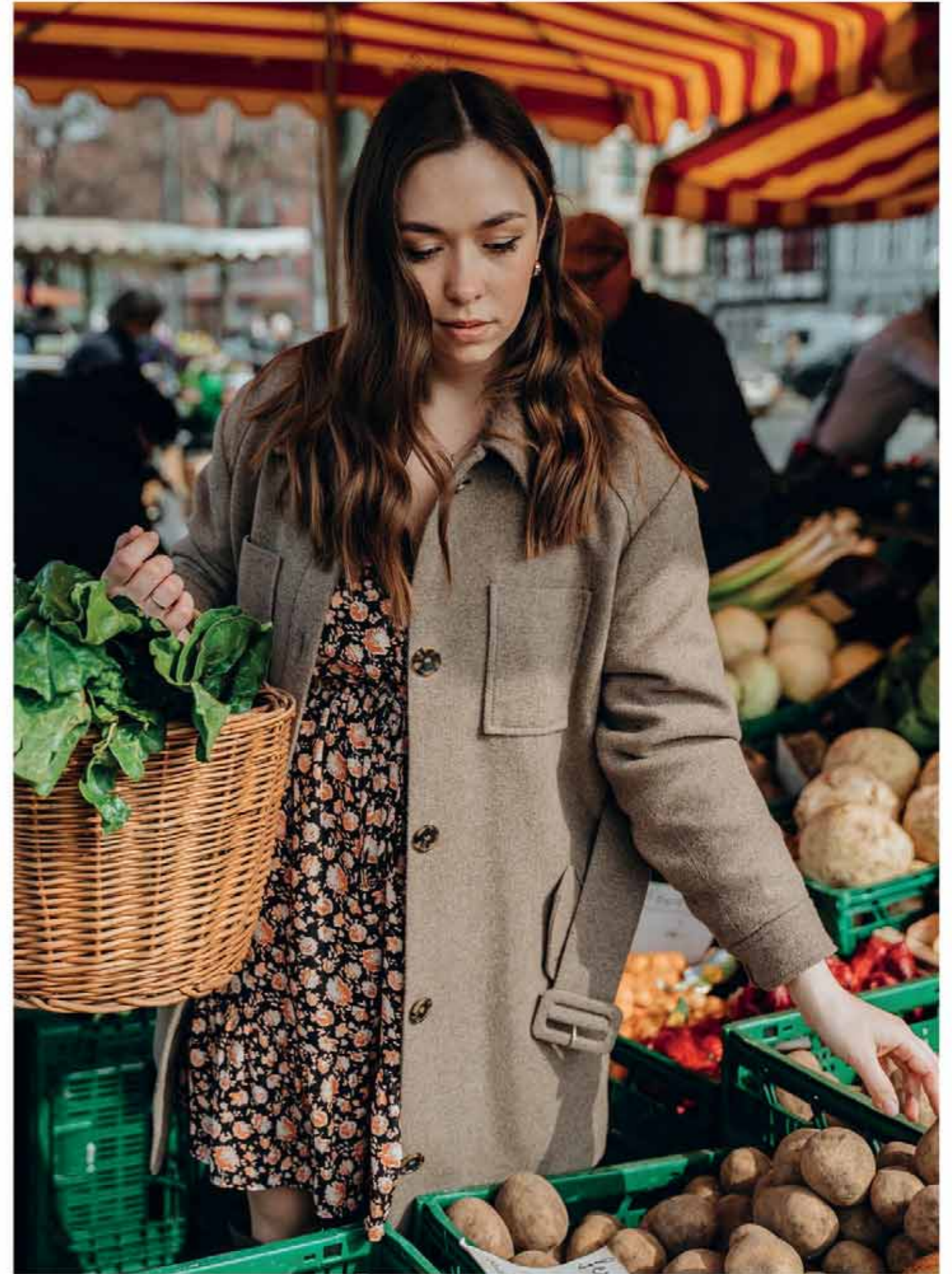
For outdoor leisure pursuits, a visit to Hertford's castle is a must. Here you can enjoy open-air theatre productions, cinema and music at a host of live events.



And when it comes to festivals, Hertford has more than its fair share including the World Food Festival with street-food and pop-up bars and restaurants across town, or the festive cheer and aroma of roasting chestnuts and glühwein at Christmas events.

# More than just shopping...

Whether you're supporting local stall-holders, growers and producers at the bustling Saturday and monthly Farmers markets, stocking at a refill store, or finding special items at one of the many quirky, eclectic and diverse independent shops, you're helping to create a thriving future for the town - and a greener one for the planet.



From fashion to florists, art to antiques, a host of independent shops and boutiques thrive in the heart of town.



**Frankie and Olive**

In a world of throwaway fast fashion this boutique sources and showcases a wide range of clothing as well as homeware that has been more sustainably and ethically produced.  
[www.facebook.com/frankieandolivehertford/](https://www.facebook.com/frankieandolivehertford/)



**Rossi's Attic**

It has been described as an Aladdin's Cave, with its mix of retro, vintage, antiques and collectibles all in one place. You never know what gem you could discover.  
[www.facebook.com/HertfordMiniEmporium](https://www.facebook.com/HertfordMiniEmporium)



**Replenish Refill**

Hertford's zero waste shop provides a huge range of refill products from pasta and cereals to laundry detergent to put into your own containers.  
[www.replenishrefillstore.co.uk](https://www.replenishrefillstore.co.uk)

**Brotherhood Art Studio**

An art destination with a mission of 'making art accessible to all', this group of artists produce work to sell in the eye-catching shop window.  
[www.brotherhoodstudio.com](http://www.brotherhoodstudio.com)



**Magpie Amore**

A boutique shop which is dedicated to hand picking Grade A vintage clothing and quirky homeware. Flaunt your individual style with must have pieces, with styles ranging from punk all the way to elegant classics.  
[www.magpieamore.co.uk](http://www.magpieamore.co.uk)



**The Women's Society Boutique**

Set in a Grade II listed building, TWSB is known for its friendly team and bespoke personal shopper. It's a Love Hertford fashion category award-winner.  
[www.womens-society.co.uk](http://www.womens-society.co.uk)



**The Shop**

Focusing on home accessories and décor, whatever the latest interior trends you will find them here with items that will bring colour, texture and individuality to every room and the garden.  
[www.facebook.com/The-Shop-103617948092584/](https://www.facebook.com/The-Shop-103617948092584/)



**Love Flowers**

Curating beautiful bouquets ranging in styles from traditional to contemporary. Hertford's answer to artistic floristry. Would like to give it a go? Attend one of the workshops to master this intricate art.  
[www.loveflowers.co.uk](http://www.loveflowers.co.uk)



**Five and Dime**

Mixing it up with established interior brands as well as upcoming talent, you'll find contemporary furniture and lighting down to smaller accessories and stationery, all with a design edge.  
[www.fiveanddime-interiors.com](http://www.fiveanddime-interiors.com)



**Gingerlillie Boutique**

The owner who studied at the London College of Fashion brings together a wide range of brands and collections that offer an individuality that's hard to find on the High Street.  
[www.gingerlillieboutique.co.uk](http://www.gingerlillieboutique.co.uk)



**Azir**

An emporium to find an impressive breadth of luxury menswear brands sourced globally from Denmark to Italy, Paris to the US in one style-focused hub for contemporary and cosmopolitan male fashion.  
[www.azirfashion.com](http://www.azirfashion.com)



# Fresh ideas and a tradition of good eateries

**From light-filled brasseries to intriguing basement bars; from experts in centuries old cooking traditions to brand new talent cooking up a storm, Hertford offers an incredible range of eateries, cooking styles and cuisines.**

And whether you're dining along historic cobbled streets or on the new piazza, living at Lea Wharf means it's all beautifully close.

### Lusmanns Fish & Grill

Part of an award-winning restaurant group and one of the Sunday Times 'best places to eat in the UK', an elegant interior of wood, leather and glass meets Lusmann's ethos of relaxed dining.  
[www.lusmanns.com](http://www.lusmanns.com)



### The Veg Heads

Bringing plant-based fast food to Hertford, you'll find cruelty-free burgers on a menu that uses ethically-sourced ingredients and presents plant-based dishes at their most delicious.  
[www.vegheadsfood.co.uk](http://www.vegheadsfood.co.uk)

### Old Siam

Enter an authentic atmosphere where furnishings include teak tables, chairs and panelling reclaimed from old Thai house. Fresh flowers are on every table, and a flavour filled menu is on offer.  
[www.oldsiamhertford.com](http://www.oldsiamhertford.com)

### Oishi Sushi

Oishi has an entire team of chefs who have a wealth of experience in creating artfully presented, super-fresh Japanese food that you can enjoy within its modern Japanese interior.  
[www.oishihertford.com](http://www.oishihertford.com)

### Dirtyes

Down in the basement, the venue serves up dishes with all the textures, flavours and spices from down Mexico way, with the food truck centrepiece serving bar adding to the ambiance.  
[www.dirtyeshertford.co.uk](http://www.dirtyeshertford.co.uk)

### Anexo Tapas

An award-winning chef at the helm, Anexo specialises in small traditional Spanish tapas plates with a modern edge, with a focus on wood fire cooking, accompanied by Spanish wines and Sangria.  
[www.anexo.co.uk](http://www.anexo.co.uk)



### Coffee Lab

The bustling coffee shop Hertford Coffee Lab serves up its signature hand-roasted small batch coffees by a team of friendly coffee aficionado baristas.  
[www.bionibull.co.uk](http://www.bionibull.co.uk)

### Veyso's

In this opulent hideaway, surrounded by handcrafted wall art and mother-of-pearl embedded beams, enjoy some bold Turkish cuisine, crafted cocktails and thrilling entertainment.  
[www.veysos.co.uk](http://www.veysos.co.uk)

### The Practitioner

The name celebrates the eminent local surgeons and physicians who once worked in the building. Today you can make an appointment to enjoy contemporary and traditional cocktails and seasonal dishes.  
[www.thepractitionerbar.co.uk](http://www.thepractitionerbar.co.uk)



# THE PRACTITIONER

### The Snug

Celebrated for its handcrafted cocktails and range of craft beers, the Snug also serves a range of hot and cold food from Vince's kitchen burgers to a wide range of Italian appetisers.  
[www.thesnugbar.co.uk/hertford](http://www.thesnugbar.co.uk/hertford)

### The Woolpack

Drop by before or after a show at the Hertford theatre or simply for the burgers, a Woolpack speciality. There's draft ales to enjoy as well, inside or on the riverside terrace.  
[www.instagram.com/thewoolpackhertford/?hl=en](http://www.instagram.com/thewoolpackhertford/?hl=en)

### The Old Barge

A free house on Folly Island where you can sit and drink by the River Lea, known for its selection of beers, ciders and perries together with locally-sourced home-cooked food.  
[www.theoldbarge.com](http://www.theoldbarge.com)

### Proove Pizzeria

Renowned for using only the finest of Italian ingredients and slow-proving its dough for 20 hours, you will find amazing authentic Neopolitan pizza with great views of the town and a lively atmosphere.  
[www.proove.co.uk](http://www.proove.co.uk)

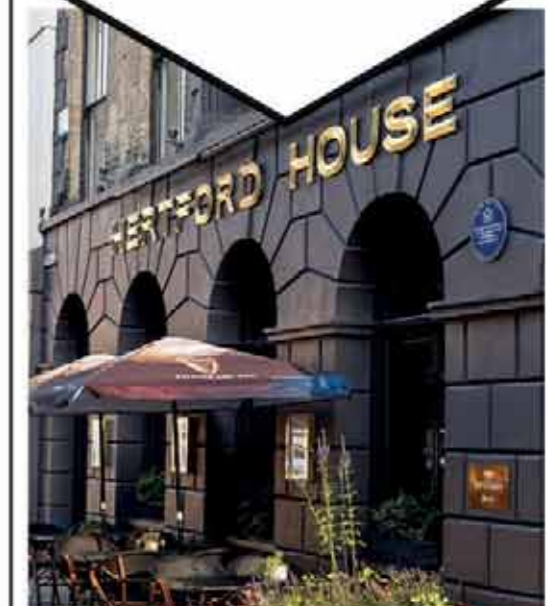


### Mudlarks

A charity helping adults with learning disabilities, the Garden Café serves breakfast and lunch, where fruit and veg grown by their gardeners is delivered daily for the café's 'Plot to Plate' menu.  
[www.mudlarksgarden.org.uk](http://www.mudlarksgarden.org.uk)

### Hertford House

From Saturday brunch to Sunday lunch to an à la carte menu, the renowned restaurant offers brasserie style dining in the stunning surroundings of a classic Georgian townhouse.  
[www.hertfordhouse.co.uk](http://www.hertfordhouse.co.uk)



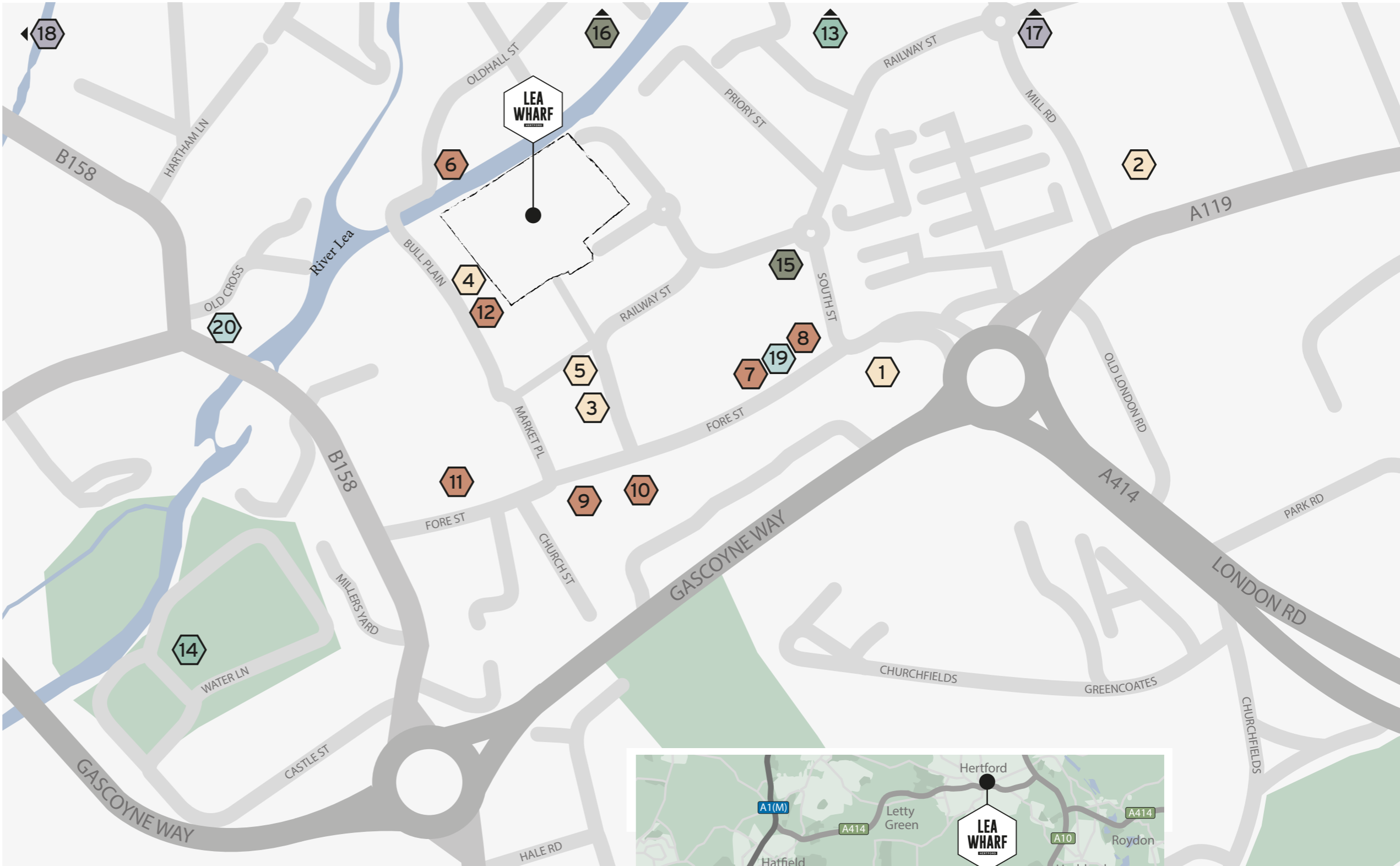
### Hertford Cake Company

A bakery where everything is made fresh upstairs and breakfast is served on the ground floor. Pick up a customer favourite Blondie, Brownie, or fusion Bakewell brownie for later.  
[www.hertfordcakecompany.co.uk](http://www.hertfordcakecompany.co.uk)



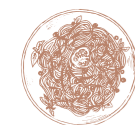
# Out & about

Perfectly placed in the centre of Hertford, discover an amazing range of shopping, dining, leisure facilities, green open spaces and transport links on your door step.



### Shopping

- 1. MARKS & SPENCER
- 2. TESCO
- 3. LOVE FLOWERS
- 4. BROTHERSHIP ART STUDIO
- 5. REPLENISH REFILL



### Dining

- 6. THE OLD BARGE
- 7. LUSSMANS
- 8. VEYSOS
- 9. ANEXO
- 10. PRACTITIONER
- 11. HERTFORD HOUSE
- 12. COFFEE LAB



### Parks

- 13. HARTHAM COMMON
- 14. HERTFORD CASTLE



### Sports

- 15. ANYTIME FITNESS
- 16. HERTFORD LAWN TENNIS CLUB



### Transport

- 17. HERTFORD EAST STATION
- 18. HERTFORD NORTH STATION



### Holistic Therapy & Natural Health

- 19. THE SECRET SPACE
- 20. NATURAL HEALTH STORE & WELLNESS CENTRE



### Connections

# Connected to the city and beyond



By car

**A414**  
2 minutes

**A10**  
5 minutes

**Panshanger Park**  
11 minutes

**M25**  
26 minutes

**Stansted**  
34 minutes



By train

**Tottenham Hale**  
From Hertford East Station  
37 minutes

**Finsbury Park**  
From Hertford North Station  
38 minutes

**London Liverpool St.**  
From Hertford East Station  
51 minutes

**Kings Cross**  
From Hertford North Station  
59 minutes

**Cambridge**  
From Hertford North Station  
1 hour 4 minutes



By foot

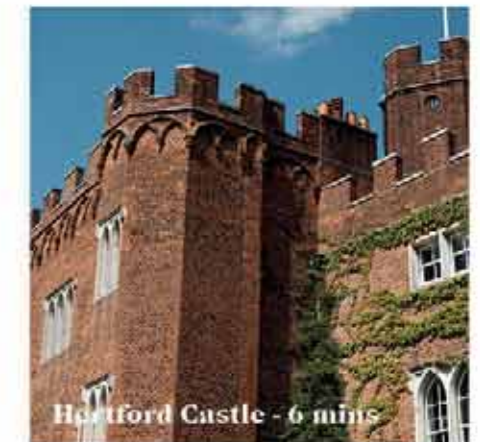
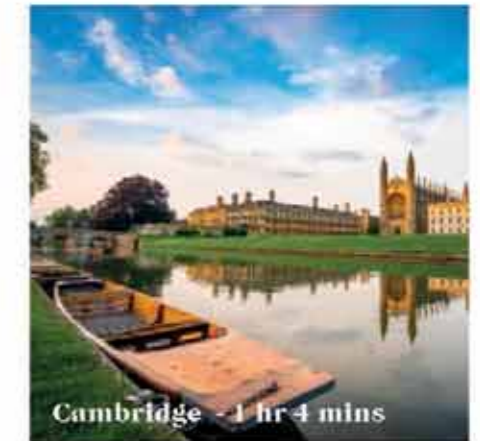
**Fore Street**  
2 minutes

**Hertford East Station**  
5 minutes

**Hertford Castle**  
6 minutes

**Hartham Common**  
9 minutes

**Hertford North Station**  
15 minutes



# First class for education

**You will be spoilt for choice living at Lea Wharf for any education needs. From nursery through to Sixth Form, there is a vast range of nearby schools with many rated 'Outstanding'.**

#### Simon Balle School

Ofsted 'Outstanding'

All through mixed state school, including primary, secondary and sixth form, all with Academy status. For pupils aged 4 -18 years.

Mangrove Road, Hertford SG13 8AJ  
0.8 miles away

#### Richard Hale

Ofsted 'Good'

With a motto of "Learning with Virtue", Richard Hale is a boys secondary school and a mixed sixth form accepting pupils aged 11-18 years.

Hale Rd, Hertford SG13 8EN  
0.7 miles away

#### Abel Smith Primary School

Ofsted 'Outstanding'

A Mixed state school with the aim of every child enjoying access to a stimulating and engaging education, for pupils ages 2 - 11 years.

All Saints Vicarage, 3 Churchfields,  
Hertford SG13 8AE  
0.7 miles away

#### Haileybury

An independent co-educational boarding school, located in 500 acres of beautiful Hertfordshire countryside, for pupils aged 11-18 years.

Haileybury, Hertford SG13 7NU  
3 miles away

#### Mill Mead Primary School

Ofsted 'Good'

"An inspirational learning community, where our children thrive today and tomorrow". Mills Mead is a mixed primary state school for children ages 3-11 years.

Port Vale, Hertford SG14 3AA  
1 mile away



# Acres of possibilities

**Living at Lea Wharf means you're close to wide open spaces, like Hartham Common with its meadows of grazing cattle, river corridors, and reed beds teeming with wildlife for relaxing riverside walks.**

Head to Panshanger Park a mile and a half away to discover habitats from woodlands and wetlands to wildflowers.

## The Scenic Route to Ware

Catch a water taxi at Lea Wharf and you'll be happy the driver takes things slow. Glide along the riverbank, travel through time at original working locks, then dock at Ware for lunch - or pitch up at a real-ale festival.



## Paradise Wildlife Park

Just five miles from home you can be amongst magnificent big cats and the cutest meerkats. Get up close with an organised 'Encounter with Wolves', 'Meet a Red Panda' session or chill out with a sloth on the Rainforest Experience.

## Lee Valley White Water Centre

From white water rafting to paddling and inflatable fun on the lake, you'll find a variety of water activities for full-on days out at the Olympic 2012 venue just 12 miles away. Afterwards watch the action from the Terrace Bar.





# Make some ripples

**From the buzz around it, to the Blue Mind Effect, the waterside draws people like a magnet.**

Studies show that living close to water improves our sense of physical health and well-being, as do the gentle sights and sounds of nature. This induces in us a state of calm and contentment. It's called the Blue Mind Effect, a mildly meditative state, and a real antidote to the stresses of modern life.

Of course, living at Lea Wharf means you can also enjoy the water in a more active and adventurous way. The Herts canoe club spend Sunday mornings, lazy afternoons and summer evenings on Hertford's waterways and they run beginner courses too.

Computer generated image shows Plot 28.



# STYLE



**A commitment to style and detail extends through the building, from the moment you step into the entrance lobby, take the lift to your floor and open the front door of your apartment.**

Discover interiors that beautifully complement the unique character, materials and design language of both the exterior and interior architecture of the building.

The large arching black-framed aluminium windows create a wonderful backdrop to your own choice of furnishings, lighting and artwork.

The apartments feature LED low energy downlighters to the hallway, kitchen, living room and bathrooms and pendant light fittings to the bedrooms. A video entry system in the hallway means you can see your guests before you buzz them in when they pop round for a visit.



**With German engineering, precision finish and pleasing form, there is a convergence of style and substance. Kitchens are elegant and sleek with fully integrated appliances and handleless doors, providing uninterrupted lines, enhanced with bright quartz worktops and glass splashbacks that reflect the light.**

Part Computer Generated Image shows the upgraded specification to specific apartments only. Please ask for further details.

**Lea Wharf boasts a variety of internal layouts to suit everyone across both Charter House and Navigation House. Some apartments include balconies of varying shapes and sizes whilst in Navigation House, a select number of apartments include a study – such a valuable addition for those wishing to work from home.**

Computer generated image. Indicative only.

# INSIDE

**Every room reflects the natural style and specification of finish at Lea Wharf with an impressive attention to detail.**

To add finesse, bedrooms include soft carpets and a fully-fitted wardrobe to the master bedroom. Selected apartments include a luxurious, tiled ensuite with contemporary white sanitaryware and chrome or matt black Hansgrohe fittings. At the end of a busy day, secondary light switches conveniently placed next to your bed in all double bedrooms are a welcome addition.



## Form and function in perfect harmony.



Computer generated image shows Earth option.

Select apartments benefit from an ensuite where sleek lines delight the eye and every element is carefully chosen to create a cohesive look, and high-calibre brands from ROCA to Hansgrohe combine performance, design and innovation credentials. The heated towel rails, high-gloss vanity units and walk in showers to ensuites with chrome or matt black fixtures and fittings add sophistication and whilst the mirrored wall completes the modern luxury aesthetic.

Pearl Computer Generated Image shows the upgraded specification to specific apartments only. Please ask for further details.

# Three distinct colour palettes

Your style. Your way.

Whatever your style or personal preference, there are a range of different colour palettes across Lea Wharf - Earth, Moon and Pearl.

Working closely with interior designers, Chase New Homes has curated an imaginative and complementary choice of colours and tones for your new home.

COLOUR PALETTE:

## Earth

A mix of luxurious, natural earthy tones to make your home comforting and inviting



### KITCHEN

Mocca base units and matt Sandbeige high-level kitchen units / chrome Hansgrohe mixer tap / Antique bronze glass splashback to cooker / Arcadia quartz worktop and upstand / Credenza Oak Amtico Spacia flooring



### BEDROOM

Manhattan Taupe carpet and pendant lights to bedrooms with fully-fitted wardrobe to master bedroom



### BATHROOM/EN-SUITE

Quicksilver Rust wall and floor tiles / white wall hung vanity unit / chrome Hansgrohe mixer taps / chrome overhead shower and screen to ensuite / chrome heated towel rail / mirror above shelf





COLOUR PALETTE:

# Moon

**Moody blue and grey hues  
for a warm and relaxing  
yet sophisticated feel.**



## KITCHEN

Smokey blue/grey base units and matt grey high-level kitchen units / chrome Hansgrohe mixer tap / Dove Grey glass splashback to cooker / Bianco Shimmer quartz worktop and upstand / Drift pine Amtico Spacia flooring

## BEDROOM

Meteorite carpets and pendant lights to bedrooms with fully-fitted wardrobe to master bedroom



## BATHROOM/EN-SUITE

Matt grey wall and floor tiles / white wall hung vanity unit / chrome Hansgrohe mixer taps / chrome bath taps with handheld shower / chrome overhead shower with screen to ensuite / chrome heated towel rail / mirror above shelf



COLOUR PALETTE:

# Pearl

**A slick, ultra-contemporary,  
almost industrial look,  
that's as fresh as it is edgy.**



## KITCHEN

Concrete white base units and matt white high-level kitchen units / matt black Hansgrohe mixer tap / white glass splashback to cooker / Carrara Mist quartz worktop and upstand / Sash Oak Amtico Spacia flooring

## BEDROOM

Smokestack carpet and pendant lights to bedrooms with fully-fitted wardrobe to master bedroom



## BATHROOM/EN-SUITE

White high gloss subway wall tiles and Colosseum black floor tiles / white wall hung vanity unit / matt black Hansgrohe mixer taps, matt black bath taps with handheld shower / matt black overhead shower with screen to ensuite / matt black heated towel rail / mirror above shelf



CHASE NEW HOMES

# Passion. Quality. Independence.



St Edwards Gate



Scholars

**Delivering innovatively designed and carefully crafted new homes since 2005, Chase New Homes is a successful independent property developer with a varied and extensive portfolio of new homes.**

Our independence means our reputation is paramount and we strive to offer exceptional service from the day you reserve your new home, throughout the whole sales process and beyond. It's this ethos and commitment that has helped us create and grow a strong brand; we remain as passionate now about creating homes and enhancing the lives of our customers as we did when the business first began.

Our current developments include Scholars, a combination of 2 bed apartments and 3, 4 & 5 bed houses in Broxbourne and St Edwards Gate, a gated development of 4 & 5 bed executive homes in Goffs Oak. In addition to Lea Wharf, we have an exciting new 1 & 2 bed apartment scheme coming soon to Cockfosters called One One Six. This development will offer a range of exceptional facilities for residents including a rooftop sky garden with far reaching views towards the City, a Concierge Service with café lounge and business suite, large-screen cinema and fitness suite.



Palace Wharf



2 Market Street  
Hertford  
Hertfordshire  
SG14 1BD

**01992 940 955**  
[leawharf@lanesexclusivehomes.co.uk](mailto:leawharf@lanesexclusivehomes.co.uk)



Bircherley Green  
Hertford  
Hertfordshire  
SG14 1BN



Jasmine House, 8 Parkway  
Welwyn Garden City  
Hertfordshire  
AL8 6HG

**01707 660 660**  
[Chasenewhomes.co.uk](http://Chasenewhomes.co.uk)