



# SCHOLARS

BROXBORNE

**CHASE**  
NEW HOMES





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CHASE NEW HOMES





THE BLAKE - LINK DETACHED

*Computer generated image is indicative only.*

*Welcome home*

## BEGIN A NEW CHAPTER IN LEAFY BROXBOURNE

WELCOME TO A NEW STYLE OF COUNTRY LIFE AT SCHOLARS, A COLLECTION OF BEAUTIFUL TWO, THREE, FOUR & FIVE BEDROOM HOMES, DESIGNED FOR CONTEMPORARY, CONNECTED FAMILY LIVING.

Located in the former grounds of the highly regarded The Broxbourne School, homes at Scholars benefit from an unspoilt, secluded and leafy location, and sought-after access to the neighbouring school and its local amenities.

From here residents can enjoy all that Hertfordshire has to offer, a convenient commute into London – and an altogether better quality of life.







THE WOOLF - TERRACED

Computer generated image is indicative only.



A BEAUTIFUL COLLECTION  
OF CONTEMPORARY  
AND CHARACTERFUL  
FAMILY HOMES



THE CHAUCER - SEMI DETACHED

THE WILDE - DETACHED

Computer generated image is indicative only.



SITE PLAN

- THE AUSTEN  
4 bedroom terrace houses  
1,438 sqft
- THE CHAUCER  
4 bedroom houses  
1,600-1,622 sqft
- THE BYRON  
5 bedroom houses  
1,810 sqft
- THE BLAKE  
5 bedroom houses  
1,810 sqft
- THE WILDE  
5 bedroom houses  
1,813 sqft
- THE BRONTE  
4 bedroom houses  
1,446 sqft
- THE MILTON  
5 bedroom houses  
1,860 sqft
- THE WOOLF  
3 bedroom houses  
1,025-1,075 sqft
- WILLOW HOUSE  
2 bedroom apartments  
814 sqft
- THE PUMP HOUSE  
2 bedroom apartments  
814 sqft







THE BRONTE

4 BEDROOM  
DETACHED HOUSE



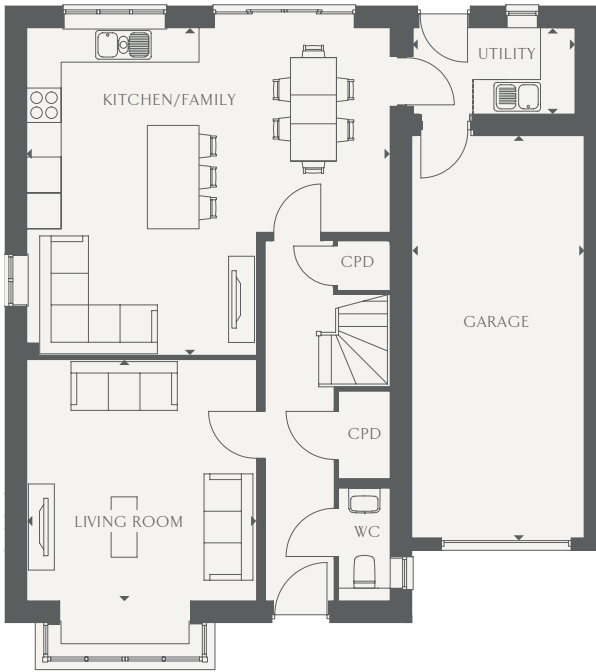
TOTAL  
1,446 SQFT / 134.3 SQM

PLOTS  
42 / 43 / 44 / 45 / 46 / 47

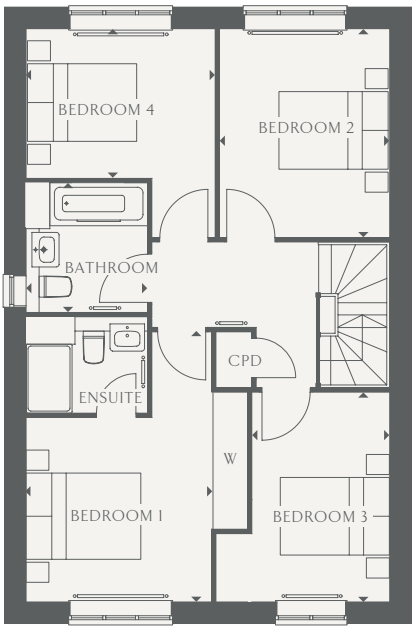
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GROUND FLOOR



FIRST FLOOR



THE BRONTE (DETACHED)

GROUND FLOOR	(L) x (W)	
KITCHEN/FAMILY	5.70m x 6.33m	18'8" x 20'9"
LIVING ROOM	4.20m x 4.00m	13'9" x 13'2"
UTILITY	1.50m x 2.82m	4'11" x 9'7"
GARAGE	7.00m x 3.00m	23'0" x 9'10"

FIRST FLOOR	(L) x (W)	
BEDROOM 1	3.21m x 3.85m	10'6" x 12'8"
BEDROOM 1 ENSUITE	1.68m x 2.11m	5'6" x 6'11"
BEDROOM 2	3.64m x 2.96m	11'11" x 9'9"
BEDROOM 3	3.65m x 3.02m	12'0" x 9'11"
BEDROOM 4	2.61m x 3.29m	8'7" x 10'10"
BATHROOM	2.26 x 2.11m	7'5" x 6'11"

Refer to your sales representative for details.  
---- Identifies where the ceiling starts to slope away from 2.4m  
\*Measurements provided are taken to 1.5m ceiling height.





# THE MILTON

5 BEDROOM  
DETACHED HOUSE



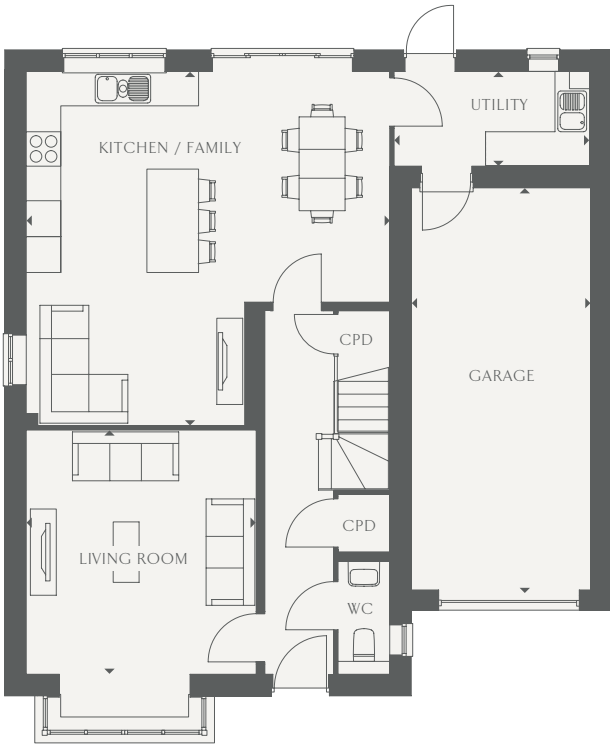
TOTAL  
1,860 SQFT / 172.8 SQM

PLOTS  
50 / 51 / 52 / 53 / 63 / 64 / 65 / 66 / 131 / 132 / 134 / 135 / 136 / 137 / 138

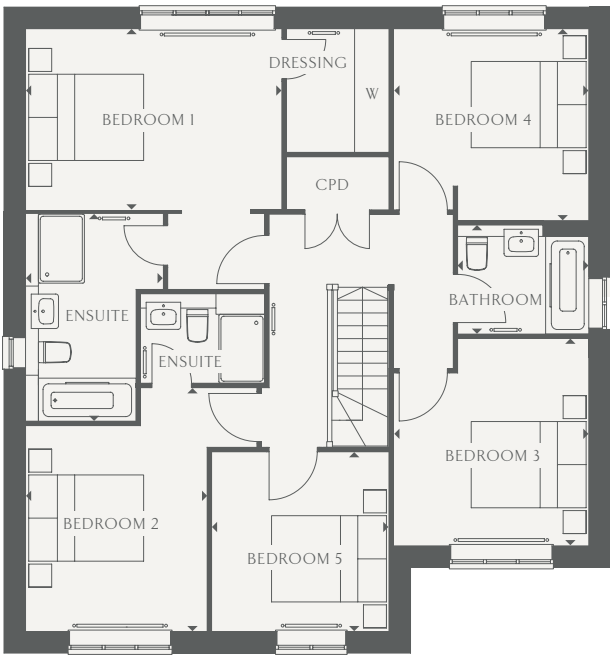
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## GROUND FLOOR



## FIRST FLOOR



### THE MILTON (DETACHED)

GROUND FLOOR	(L) x (W)	
KITCHEN/FAMILY	6.17m x 6.33m	20'3" x 20'9"
LIVING ROOM	4.25m x 4.00m	13'11" x 13'2"
UTILITY	1.65m x 3.40m	5'5" x 11'2"
GARAGE	7.00m x 3.13m	23'0" x 10'3"

FIRST FLOOR	(L) x (W)	
BEDROOM 1	3.15m x 4.46m	10'4" x 14'8"
BEDROOM 1 ENSUITE	3.60m x 1.93m	11'10" x 6'4"
BEDROOM 1 DRESSING	2.15m x 1.79m	7'1" x 5'10"
BEDROOM 2	3.58m x 3.16m	11'9" x 10'5"
BEDROOM 2 ENSUITE	1.58m x 2.16m	5'2" x 7'1"
BEDROOM 3	3.61m x 3.40m	11'10" x 11'2"
BEDROOM 4	3.34m x 3.40m	11'0" x 11'2"
BEDROOM 5	3.13m x 3.09m	10'3" x 10'2"
BATHROOM	1.90 x 2.28m	6'3" x 7'6"

Plots 50, 51, 52, 53 & 132 are handed.  
Refer to your sales representative for details.  
---- Identifies where the ceiling starts to slope away from 2.4m  
\*Measurements provided are taken to 1.5m ceiling height.





# THE WOOLF

3 BEDROOM  
TERRACED HOUSE



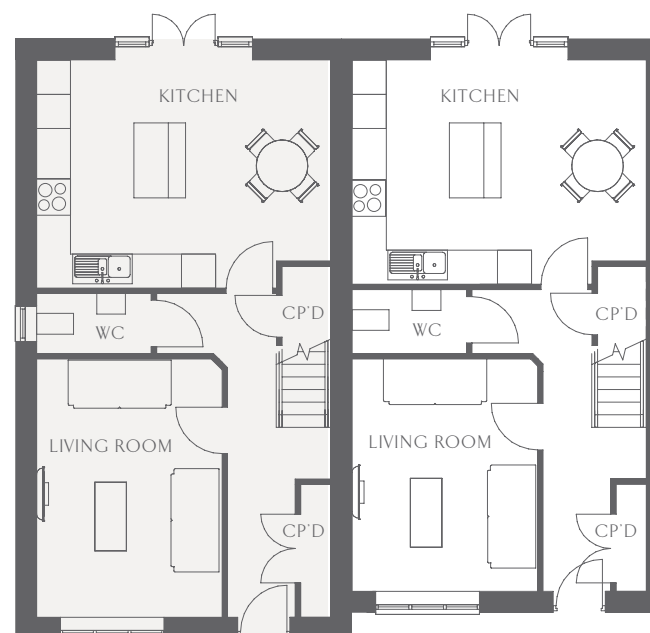
TOTAL  
1.025<sup>†</sup> – 1.075 SQFT / 95.2 – 99.9 SQM

PLOTS  
101 / 102 / 103 / 104 / 105 / 106 / 107 / 108 / 109 / 110 / 111 / 112 /  
113 / 114 / 115 / 116 / 117 / 118 / 119 / 120 / 121 / 122 / 123 / 124 / 125 / 126 / 127 / 128 / 129

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Measurements provided are taken to 1.5m height. Wardrobe positions and sizes are subject to change based on final manufacturer's design. <sup>†</sup>Mid-terraced plots 102, 103, 104, 107, 108, 111, 112, 115, 116, 118, 119, 120, 121, 123, 124, 127 & 128 are 1,070sqft. End-terraced plots 101, 105, 106, 109, 110, 113, 114, 117, 122, 125, 126 & 129 are 1,020sqft.  
Wardrobe positions and sizes are subject to change based on final manufacturer's design.



GROUND FLOOR  
—  
(END TERRACE)

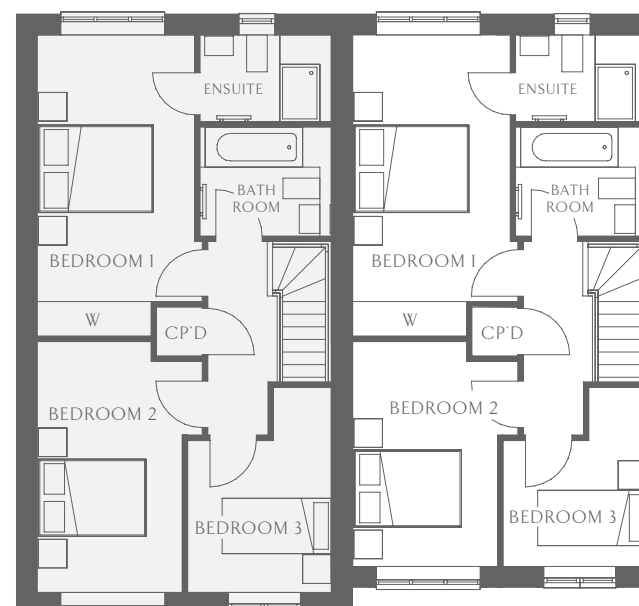


GROUND FLOOR  
—  
(MID TERRACE)

## THE WOOLF (END TERRACE)

GROUND FLOOR	(L) x (W)	
KITCHEN	5.09m x 3.78m	16'8" x 12'5"
LIVING ROOM	4.43m x 3.19m	14'6" x 10'5"

FIRST FLOOR  
—  
(END TERRACE)



FIRST FLOOR  
—  
(MID TERRACE)

FIRST FLOOR	(L) x (W)	
BEDROOM 1	5.33m x 2.75m	17'6" x 9'0"
BEDROOM 1 ENSUITE	2.10m x 1.50m	6'11" x 4'11"
BEDROOM 2	4.23m x 2.55m	13'11" x 8'4"
BEDROOM 3	2.82m x 2.46m	9'3" x 8'1"
BATHROOM	2.26m x 2.00m	7'5" x 6'7"

## THE WOOLF (MID TERRACE)

GROUND FLOOR	(L) x (W)	
KITCHEN	5.09m x 3.78m	16'8" x 12'5"
LIVING ROOM	3.98m x 3.19m	13'0" x 10'5"

FIRST FLOOR	(L) x (W)	
BEDROOM 1	5.33m x 2.75m	17'6" x 9'0"
BEDROOM 1 ENSUITE	2.10m x 1.50m	6'11" x 4'11"
BEDROOM 2	3.73m x 2.54m	12'5" x 8'4"
BEDROOM 3	2.46m x 2.37m	8'1" x 7'9"
BATHROOM	2.26m x 2.00m	7'5" x 6'7"

Plots 101, 102, 106, 107, 110, 111, 114, 115, 122, 123 & 126 are handed.  
Refer to your sales representative for details.





# THE AUSTEN

4 BEDROOM  
TERRACED HOUSE



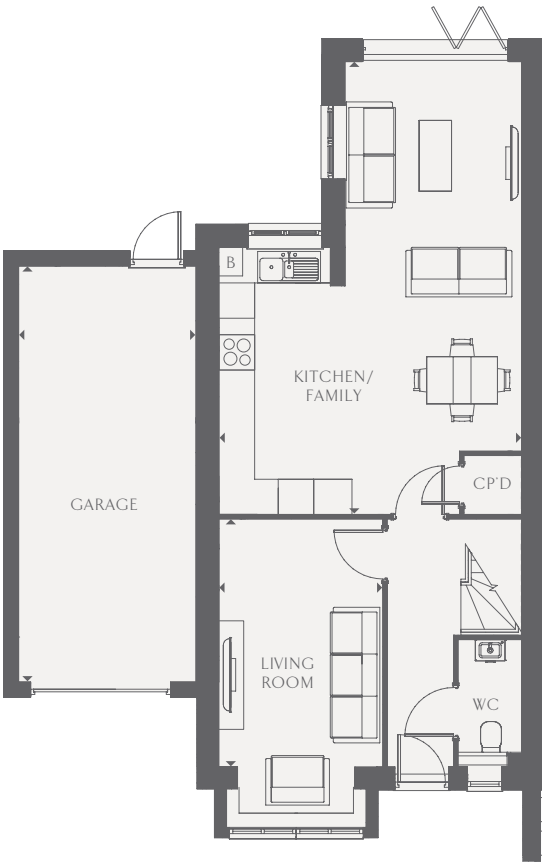
TOTAL  
1,438 SQFT / 133.6 SQM

PLOTS  
83 / 84 / 85 / 86 / 87 / 88 / 89 / 90 / 91 / 92 / 93 / 94

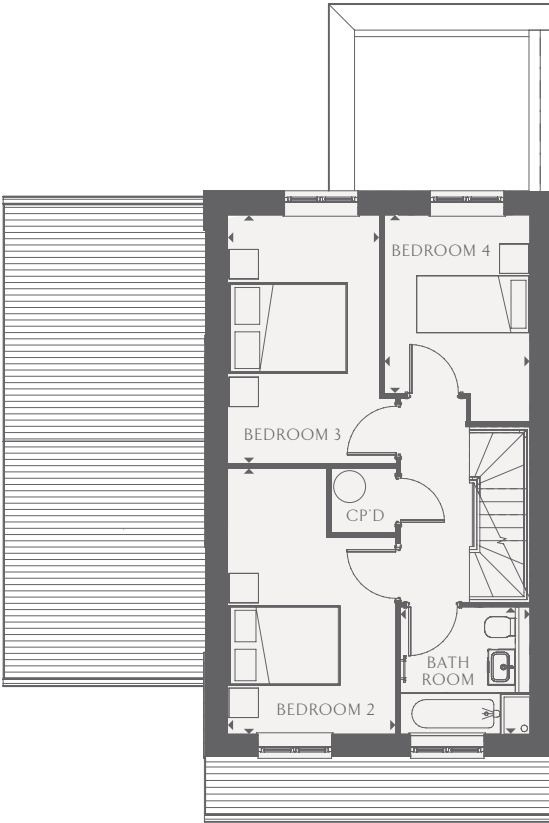
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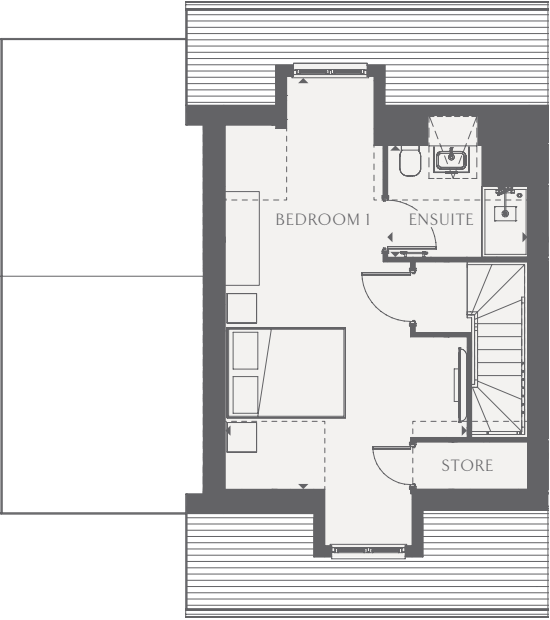
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## THE AUSTEN (TERRACE)

### GROUND FLOOR

	(L) x (W)	
LIVING ROOM	4.20m x 2.78m	13'9" x 9'1"
KITCHEN/FAMILY	4.54m x 5.13m	14'11" x 16'10"
(NARROWING TO)	3.15m x 2.99m	10'4" x 9'10"
GARAGE**	7.00m x 3.00m	23'0" x 9'10"

### FIRST FLOOR

	(L) x (W)	
BEDROOM 2	4.52m x 2.85m	14'10" x 9'4"
BEDROOM 3	4.21m x 2.58m	13'10" x 8'5"
BEDROOM 4	3.03m x 2.48m	9'11" x 8'2"
BATHROOM	2.16m x 2.20m	7'1" x 7'3"

### SECOND FLOOR

	(L) x (W)	
BEDROOM 1	5.61m x 4.10m*	18'5" x 13'6"*
BEDROOM 1 ENSUITE	1.91m x 2.38m*	6'3" x 7'10"*

Plots 83, 85, 87, 89, 91 & 93 are handed.  
--- Identifies where the ceiling starts to slope away from 2.4m.  
\*Measurements provided are taken to 1.5m ceiling height.  
\*\*Garages to end terrace plots only. Mid terraced plots do not have garages.



# THE CHAUCER

4 BEDROOM  
SEMI-DETACHED HOUSE



TOTAL  
1,622 SQFT / 150.7 SQM

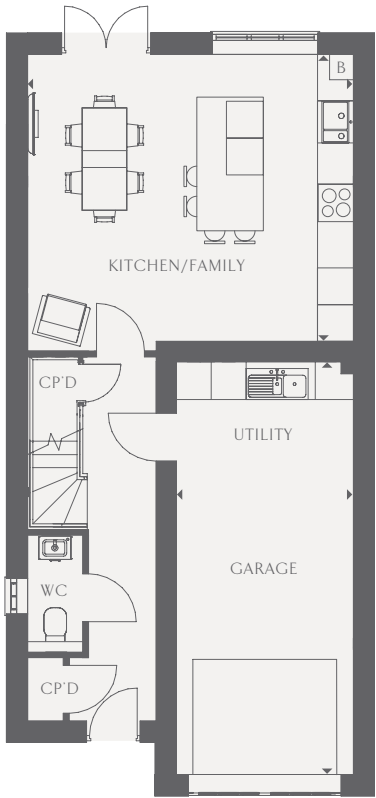
PLOTS

11 / 12 / 13 / 14 / 15 / 16 / 17 / 18 / 19 / 20 / 24 / 25 / 32<sup>†</sup> / 33<sup>†</sup> / 34<sup>†</sup> / 35<sup>†</sup>  
/ 54 / 55<sup>†</sup> / 56 / 57<sup>†</sup> / 58<sup>†</sup> / 59<sup>†</sup> / 60 / 61<sup>†</sup>

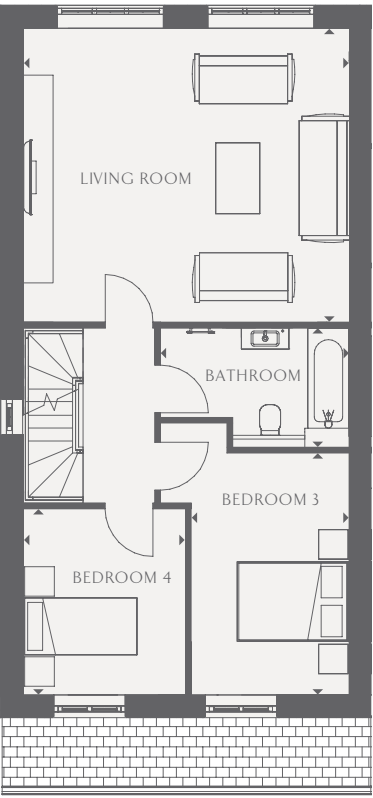
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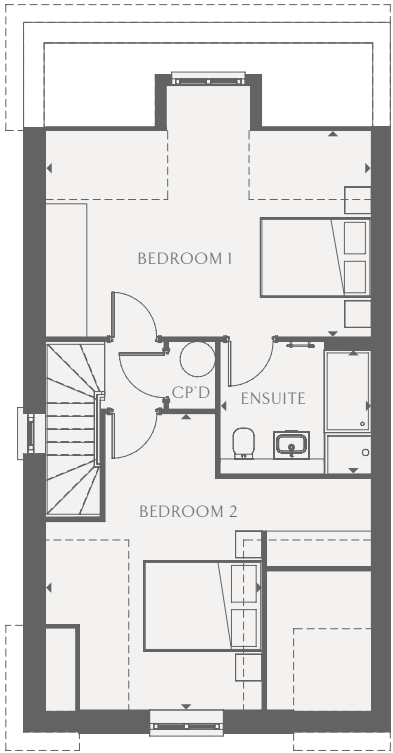
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE CHAUCER (SEMI-DETACHED)

GROUND FLOOR	(L) x (W)	
KITCHEN/FAMILY	4.83m x 5.52m	15'10" x 18'1"
GARAGE	7.00m x 3.03m	23'0" x 9'11"
FIRST FLOOR		
(L) x (W)		
LIVING ROOM	4.96m x 5.52m	16'3" x 18'1"
BEDROOM 3	4.10m x 2.72m	13'5" x 8'11"
BEDROOM 4/STUDY	3.19m x 2.72m	10'6" x 8'11"
BATHROOM	2.07m x 3.20m	6'10" x 10'6"
SECOND FLOOR		
(L) x (W)		
BEDROOM 1	5.53m x 3.14m*	18'2" x 10'4"
BEDROOM 1 ENSUITE	2.56m x 2.25m*	8'5" x 7'5"
BEDROOM 2	5.02m x 3.67m*	16'6" x 12'1"
BEDROOM 2 DRESSING	1.78m x 1.50m	5'10" x 4'11"

Plots 19, 24, 33 & 35 are handed.  
<sup>†</sup>Semi type 1 have skylight windows to bedroom 2.  
Refer to your sales representative for details.  
--- Identifies where the ceiling starts to slope away from 2.4m  
\*Measurements provided are taken to 1.5m ceiling height.





# THE WILDE

5 BEDROOM  
DETACHED HOUSE



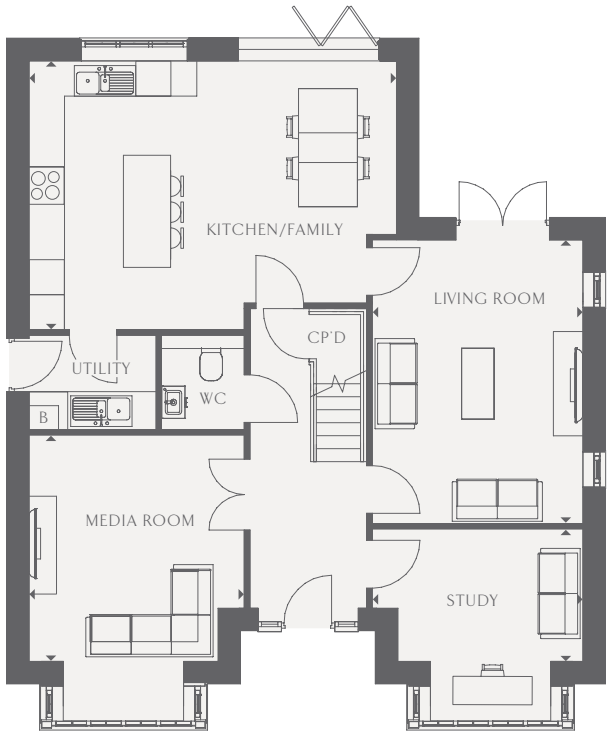
TOTAL  
1,812 SQFT / 168.5 SQM

PLOTS  
10 / 28 / 29 / 48\* / 49\* / 62 / 130\* / 133

Computer generated image is indicative only of plots 10, 28 and 29. House names are for marketing purposes only.  
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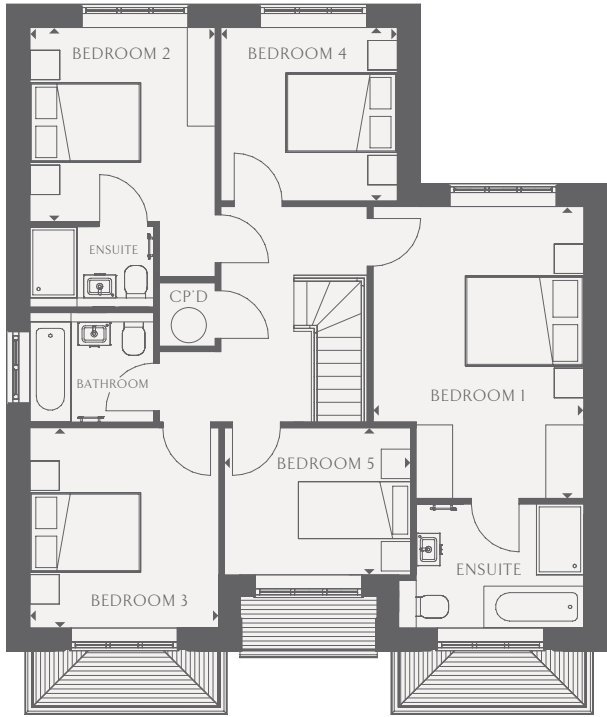
## GROUND FLOOR



### THE WILDE (DETACHED)

GROUND FLOOR	(L) x (W)	
MEDIA ROOM	4.54m x 3.56m	14'11" x 11'8"
STUDY	3.04m x 3.50m	10'0" x 11'6"
LIVING ROOM	4.82m x 3.50m	15'10" x 11'6"
KITCHEN/FAMILY ROOM	4.49m x 6.22m	14'9" x 20'5"
UTILITY ROOM	1.68m x 2.14m	5'6" x 7'0"
DETACHED DOUBLE GARAGE	7.09m x 6.08m	23'3" x 19'11"

## FIRST FLOOR



FIRST FLOOR	(L) x (W)	
BEDROOM 1	4.76m x 3.58m	15'7" x 11'9"
BEDROOM 1 ENSUITE	2.93m x 2.28m	9'7" x 7'6"
BEDROOM 2	3.15m x 3.28m	10'4" x 10'9"
BEDROOM 2 ENSUITE	1.45m x 2.10m	4'9" x 6'11"
BEDROOM 3	2.96m x 2.86m	9'9" x 9'5"
BEDROOM 4	3.38m x 3.28m	11'1" x 10'9"
BEDROOM 5	2.48m x 3.00m	8'1" x 9'10"
BATHROOM	1.95m x 2.10m	6'4" x 6'11"

Plots 29 and 48 are handed.  
\*Plots 48, 49 and 130 have single garages

SPECIFICATION

INTERNAL FINISHES

- Moulded ladder internal doors
- Amtico Spacia flooring to hallway, kitchen/family, utility room and ground floor W/C
- Carpet to all other areas (unless otherwise specified)
- Fully fitted wardrobe to main bedroom of all houses
- Fully fitted wardrobes to the second largest bedroom to five bedroom houses
- Staircase with hardwood handrails, spindles to be white
- Soft Muslin as wall colour throughout, ceilings to be Supermatt white
- All garage floors to be painted grey and walls to be painted white

KITCHENS / FAMILY

- Fully fitted designer kitchen units with soft close doors and drawers
- Siemens appliances including oven, combination microwave oven, induction hob and extractor
- Fully integrated Siemens dishwasher and fridge freezer
- Integrated Siemens washer dryer. Separate freestanding washing machine and tumble dryer where there is a separate utility room
- Wine cooler to the five bedroom houses
- Double bowl (under mounted) sink and drainer with designer tap and pull out spray. The Austen and Chaucer House type have a one and a half bowl sink.
- Quartz worktop with upstand
- LED lighting under wall units

BATHROOMS / CLOAKROOMS

- Fully-fitted bathrooms with Roca furniture and Grohe taps
- Roca toilets with concealed push button flush and push plates
- Hansgrohe showers, with large rainwater style showerheads
- Mirror to wall above basin with lighting above (subject to layout)
- Shaver sockets provided to bathrooms and ensuites
- Chrome ladder heated towel rail to bathroom and ensuites
- Low profile walk-in shower trays with glazed screen
- Half height wall tiles to appliance walls with full height to showers/baths
- Tiled floors to bathroom and ensuites

ELECTRICS AND LIGHTING

- Wiring for Sky Q to living room and kitchen/family, main bedroom and bedroom 2
- Low level wall mounted media plates to living room, kitchen/family, main bedroom and bedroom 2
- 75% low energy light fittings throughout
- White downlights to bathroom, cloakrooms, ensuites, kitchen/dining, and hallway
- Polished chrome sockets to the ground floor
- Socket in the kitchen area and the sockets either side of bed position in the main bedroom to have a USB port provided
- Heatmiser heating controls
- Lazy light switch to all double bedrooms
- Light and power provided to garages

EXTERNAL FINISHES

- Double glazed windows with chrome ironmongery
- External light to entrance
- Bi-folding doors to the Wilde, Byron and Austen house types

SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector to hall and landing
- 10 year structural warranty provided by Premier Guarantee
- Security locks to all windows and doors

GENERAL AREAS

- Underfloor heating to ground floor of all house types with electric mats to bathrooms. Flat panel radiators to other areas on upper floors.

REAR GARDENS

- External water tap and double power socket
- Lighting to patio area
- Patio finished with paving slabs
- Laid to lawn
- 1.8m high close boarded fencing

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. Scholars is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only.



Charming Broxbourne

DISCOVER A  
HIDDEN GEM

GREEN SPACES, GOOD SCHOOLS AND  
A LAIDBACK LIFESTYLE YOU'VE BEEN  
LONGING FOR, ALL ON YOUR DOORSTEP.

In this leafy corner of Hertfordshire, there's plenty to keep  
all the family happy, from picturesque walks by the river  
to traditional country pubs, a leisurely round of golf at the  
nearby 18-hole Hertfordshire Golf & Country Club, not to  
mention action and adventure at Paradise Wildlife Park and  
the Lee Valley White Water Centre.

For wonderful canal-side walks, cycle tracks, parks and an  
abundance of sporting activities at Lee Valley make a great  
day out for all the family.



1. New River  
Riverside walks moments  
from Scholars

2. Hertfordshire Golf &  
Country Club  
Golf course, driving range and  
health club

3. Paradise Wildlife Park  
Outdoor attraction set in  
Broxbourne Woods

4. River Lea  
Riverside walks and boating

5. The Crown  
Country-style pub serving  
food and drink







*Explore more*

# A PLEASANT SURPRISE AROUND EVERY CORNER

WITH A HOME AT SCHOLARS, YOU NEEDN'T TRAVEL  
FAR TO ENJOY THE BEST OF EVERYTHING.

For shopping, drinks and eating out, the charming market town of Hertford makes the perfect trip, day or night, with its winding lanes and choice of independent stores, cafés, pubs and theatre.

The historic town of Ware is perfect for riverside walks and admiring its unique collection of gazebos along the River Lea. Cheshunt offers a good selection of bars and restaurants and nearby you'll find the Brookfield Shopping Park, home to a number of major retailers including M&S, Next and Tesco.



1. Hertford Town  
Market town with shops  
and restaurants

2. Cheshunt  
Brookfield Shopping Park

3. Ware  
Historic town on  
the River Lea



*A class act*

## A HIGHER LEVEL OF EDUCATION

Whether its highly-regarded local schools or world-class education institutions in Central London, Broxbourne is well placed to reach the finest schools and universities.

THE BROXBOURNE SCHOOL  
Secondary School | State School | 11-18 Years of age  
**Ofsted – Good** 0.1 MILES

BROXBOURNE CE PRIMARY SCHOOL  
Primary School | State School | 3-11 Years of age  
**Ofsted – Outstanding** 0.3 MILES

WORMLEY PRIMARY SCHOOL  
Primary School | State School | 3-11 Years of age  
**Ofsted – Good** 0.5 MILES

ST CROSS CATHOLIC PRIMARY SCHOOL  
Primary School | State School | 5-11 Years of age  
**Ofsted – Good** 1.0 MILES

SHEREDES PRIMARY SCHOOL  
Primary School | State School | 3-11 Years of age  
**Ofsted – Outstanding** 1.3 MILES

HERTFORD REGIONAL COLLEGE  
(BROXBOURNE)  
Community College | Further Education 1.4 MILES

NAZEING PRIMARY SCHOOL  
Primary School | State School | 5-11 Years of age  
**Ofsted – Good** 2.4 MILES

HAILEYBURY IMPERIAL SERVICE COLLEGE  
Church of England | Independent School | 11-18 Years of age 3.9 MILES

UNIVERSITY OF HERTFORDSHIRE  
(BAYFORDBURY)  
University | Further Education 7.2 MILES

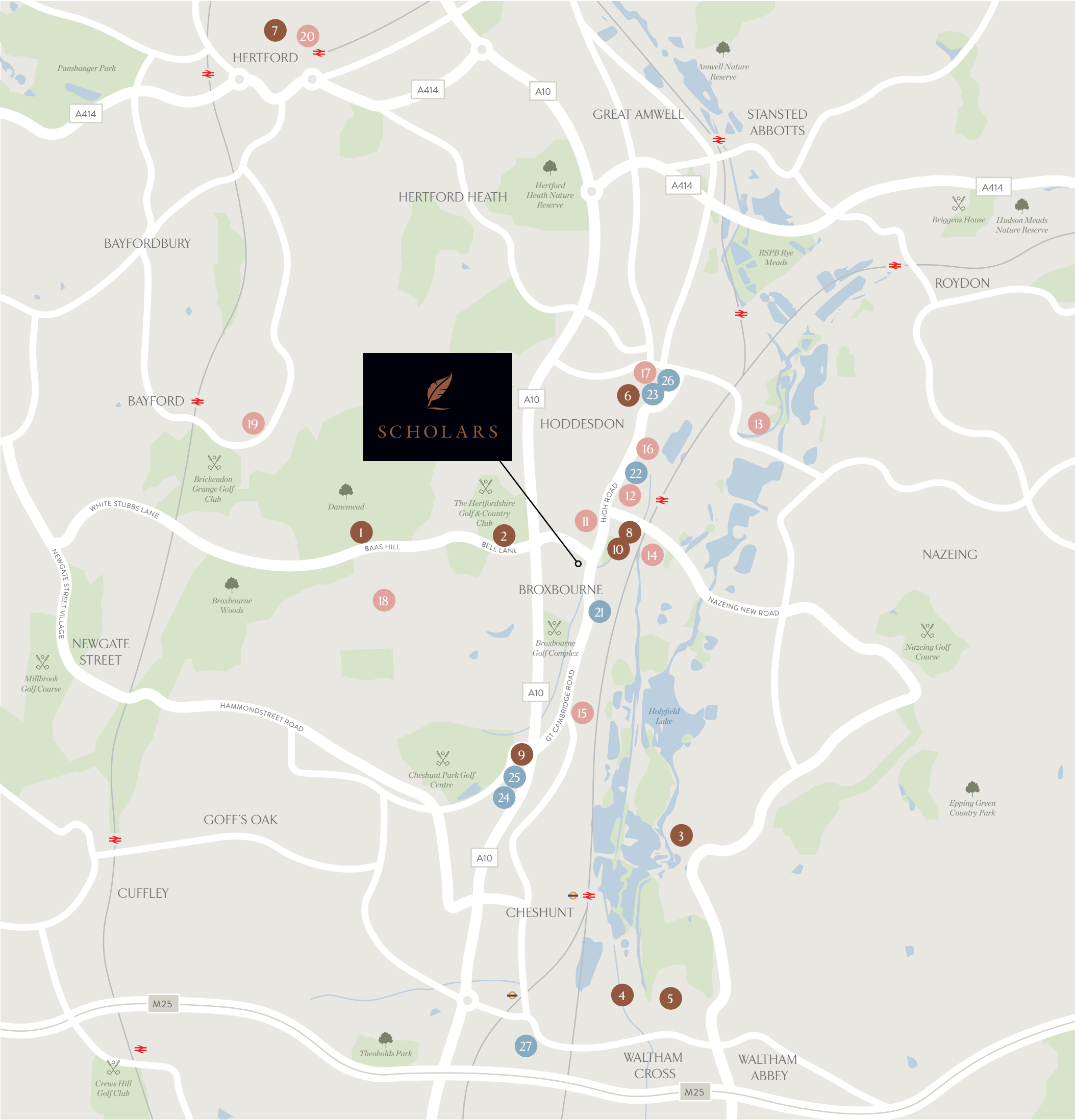
HEATH MOUNT  
Prep School | Independent School | 3-13 Years of age 11.2 MILES











Local highlights

OUT & ABOUT

ENTERTAINMENT AND LIFESTYLE

- 1 Paradise Wildlife Park
- 2 The Hertfordshire Golf & Country Club
- 3 Lee Valley Park
- 4 Lee Valley White Water Centre
- 5 Royal Gunpowder Mills
- 6 The Spotlight Theatre
- 7 Hertford Theatre
- 8 Lee Valley Boat Centre
- 9 Jump City
- 10 Broxbourne Sports Club

DRINKS & DINING

- 11 The Bull
- 12 Highland
- 13 The Fish & Eels
- 14 The Crown
- 15 Bulls Head
- 16 Mangos
- 17 Sparks Bar & Kitchen
- 18 Woodman & Olive
- 19 The Farmer's Boy
- 20 Lussmans

SHOPPING

- 21 Little Waitrose
- 22 Sainsbury's Local
- 23 Asda
- 24 Tesco Extra
- 25 Brookfield Shopping Park
- 26 Sainsbury's
- 27 Pavilions Shopping Centre

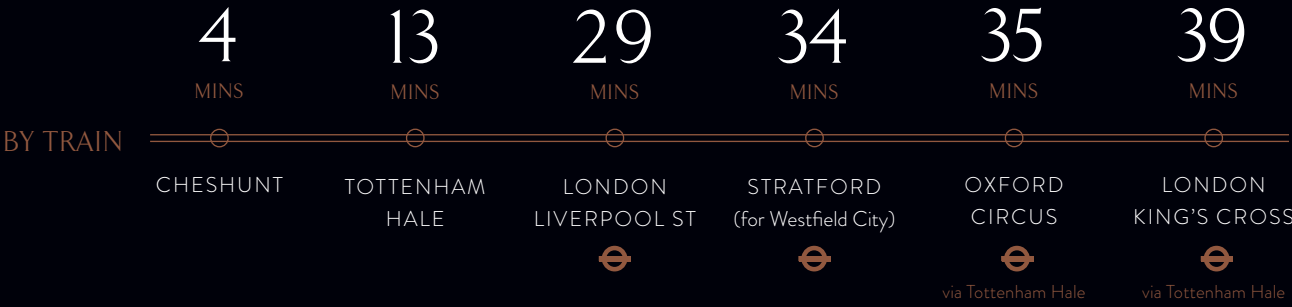




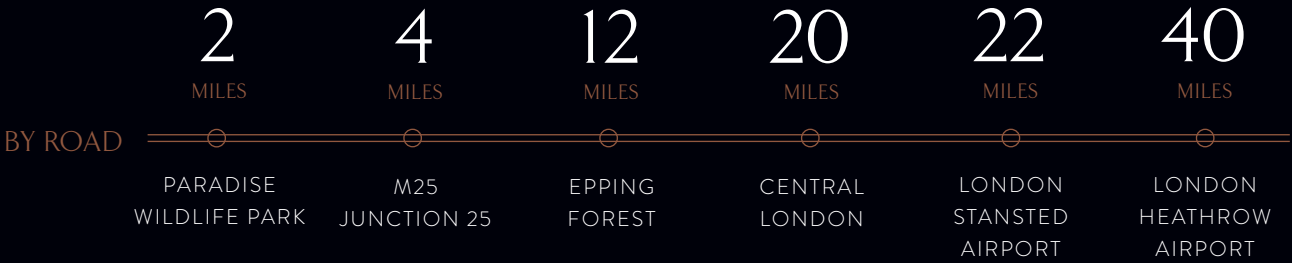
*Well connected*

NEXT STOP,  
CENTRAL LONDON

At Scholars you're in easy reach of the train station at Brixbourne for fast and easy journeys into Central London. Road connections to the rest of the country and major airports make longer travel destinations hassle-free.



Travel times are taken from National Rail - fastest times shown.



Travel distances are taken from Google Maps.





*Interiors with style*

## TIMELESS DESIGN WITH A TWIST

EVERY NEW HOME AT SCHOLARS BRIMS WITH CHARACTER AND THOUGHTFUL, WELL-CONSIDERED DESIGN DETAILS.

At the heart of the homes, family kitchens feature timeless cabinetry and high quality Siemens appliances, with plenty of storage for foodies and ample prep space for keen cooks. Spaces are also perfectly designed for entertaining when friends and family come over. Living areas are generous in size, with many of the homes benefiting from a choice of reception rooms and a number of spacious bedrooms boasting an en-suite.

The interiors are contemporary yet classic in feel, carefully selected to stand the test of time, whilst enabling residents to inject their own personality into their new home.

*Actual photography from The Chaucer showhome.*







Computer generated imagery is indicative only.



*Village atmosphere*

## A COMMUNITY WITH CHARACTER

INSPIRED BY THE CHARACTERFUL AND ECLECTIC ARCHITECTURE OF THE COUNTY'S PRETTY TOWNS, HOMES AT SCHOLARS COME IN A RANGE OF STYLES AND SIZES, CREATING THE AUTHENTIC, VILLAGE-LIFE FEEL OF A COMMUNITY ESTABLISHED OVER TIME.

What's more, the number of homes at the development, along with the secluded and peaceful location, foster the feeling of a close-knit environment making Scholars the perfect choice for family living.





## ESTATE MANAGEMENT, ESTATE MANAGEMENT CHARGES AND GROUND RENT



## MORTGAGES

## RESERVATION PROCEDURE

THERE ARE LANDSCAPED AREAS AND COMMON PARTS AT SCHOLARS THAT ARE DESIGNED FOR THE USE AND ENJOYMENT OF ALL RESIDENTS.

A management company has been formed in the name of Scholars Management Company Ltd to administer the management of these areas. Following completion of the development, this company will be owned and controlled by the residents. Areas that are common to all the residents will include, but not by way of limitation, some areas of lawn, planting, roads, pathways, street lighting, street furniture and public liability insurance.

Other areas of the Scholars development are designed for the exclusive use and enjoyment of groups of residents, for example those areas for the use and enjoyment of residents within blocks of apartments. These areas will also be maintained by the Scholars Management Company Ltd, but at the cost of those residents only. Areas that are exclusive to groups of residents will include, but not by way of limitation, the structure of apartment blocks, the common hallways, stairs and landing areas, lifts and buildings insurance.

All residents at Scholars will pay an apportioned amount of estate management charges at completion for the rest of that year. Thereafter, estate management charges will be split into two payments, the first falls due on 1st January and the second on 1st July each year.

Scholars Management Company Ltd has appointed Mentor Services Ltd to deal with the day to day administration of its communal management responsibilities including the collection of estate management charges.

Mentor Services Ltd is a Hertfordshire based business with an experienced team that have been managing property within the UK for over 40 years.

**Mentor Services Ltd**  
213 Fairview Road,  
Stevenage,  
SG1 2NA  
**Telephone:** 01438 315548  
**Email:** mentorsvs@hotmail.com

The houses at Scholars are sold freehold, the apartments will be sold with 125 year leases.

Ground rent is a regular payment made by owners of leasehold property to the freeholder, as required under the lease. Upon completion, the leaseholder will pay an apportionment amount of ground rent for the rest of that year. Thereafter, ground rent is payable on an annual basis on the 1st January.

Please ask your sales consultant for plot specific estate management charges and ground rent sums.



MAXTED & BAREHAM FINANCIAL SERVICES LTD HAVE BEEN APPOINTED AS OUR PREFERRED MORTGAGE BROKERS BASED ON THEIR 20 YEARS OF EXPERIENCE IN THE NEW BUILD MORTGAGE MARKET.

Maxted & Bareham serve an important role in our reservation procedure, their details can be found below. Mortgages for new build homes is a specialised lending field with criteria that differs to the traditional second hand market. Choosing a mortgage broker who does not specialise in the new build market, could jeopardise your reservation and cause unnecessary delays and expense. Maxted & Bareham are dedicated to ensuring timely exchanges and completions.

**Maxted & Bareham**  
4 Orchard House,  
Southings Manor Farm,  
Clements End Road,  
Gaddesden Row,  
Hemel Hempstead,  
HP2 6HX  
**Telephone:** 01442 212600  
**Email:** keiron.smylie@mandb.uk.com or  
dale.lee@mandb.uk.com

ANY PROSPECTIVE PURCHASER WILL BE ASKED TO QUALIFY THEIR ABILITY TO PROCEED BY COMPLETING A FINANCIAL CHECK UNDERTAKEN BY PREFERRED MORTGAGE BROKERS, MAXTED & BAREHAM FINANCIAL SERVICES LTD.

This check will confirm the purchaser's ability to secure adequate mortgage funds to complete on the purchase of the property should it be necessary. Cash buyers will be required to provide proof of funds. Following completion of the financial check, the purchaser will be required to complete a reservation form and pay a £2,500 reservation deposit to complete the reservation procedure. This deposit will be receipted and £2,000 of this is refundable, should the purchaser decide to withdraw from the transaction. The purchaser must appoint a solicitor to act on their behalf.

Details of our recommended firm of solicitors can be found below. This firm have been briefed in relation to the Title and conveyancing aspects of the development in order to ensure that the transaction can proceed smoothly. Any purchaser is however at liberty to instruct any firm of solicitors.

**Gateley Legal**  
2000 Cathedral Square,  
Cathedral Hill  
Guildford,  
GU2 7YL  
**Contact:** Selina Troughton  
**Email:** selina.troughton@gateleylegal.com  
**Telephone:** 01483 230229 **Mobile:** 07393 149057

On acceptance of the reservation, the purchaser will be provided with a Predicted Energy Assessment (PEA) relating to the property they have reserved. Upon completion, an accurate Energy Performance Certificate (EPC) will then be provided. A potential purchaser will be expected to exchange contracts 28 days from the date their solicitor is in receipt of the contract documentation.



## STRUCTURAL WARRANTY

NEW HOMES AT SCHOLARS WILL HAVE THE BENEFIT OF A 10 YEAR STRUCTURAL WARRANTY PROVIDED BY PREMIER GUARANTEE. PREMIER GUARANTEE IS THE WARRANTY PROVIDER BEHIND £57 BILLION OF PROPERTY ACROSS THE UK, IRELAND AND EUROPE.

On completion, Chase New Homes will provide the purchaser with a copy of the Premier Guarantee of Insurance, which has a unique reference number for each property.

To locate any information relating to the warranty, the purchaser will be able to inspect the Home Owners Handbook online, which provides the purchaser with important information on warranty cover for the new home.

The Chase New Homes guarantee lasts for two years from the date of legal completion. We will generally guarantee everything supplied by us as part of the new home for all defects caused by faulty workmanship or materials.

Our guarantee does not cover the following:

1. Damage caused by storms or by accidents, negligence, abuse, normal wear and tear, or poor maintenance of the property, including any blockages to the drainage system caused by inappropriate disposal of waste.
2. Minor shrinkage cracks (up to 2mm) in width.
3. Alarms, where fitted, will have been for our prior security requirements and are, where left in place, do not part of the sale package unless otherwise agreed.
4. Any cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances fitted bedroom wardrobes bathroom sanitary and furniture, glass or other items which are not reported within 14 days of legal completion.

Appliances (including all kitchen white goods, hot water cylinders and boilers) are covered by manufacturers guarantee. All purchasers must ensure they register the warranties for white goods immediately after completion.

If you need any further information regarding the structural warranty, you can contact Premier Guarantee on:

Telephone: 0800 107 8446

Email: [claims@mdinsurance.com](mailto:claims@mdinsurance.com)

Web: [www.premierguarantee.com](http://www.premierguarantee.com)



## CUSTOMER CARE PROCEDURE

CHASE NEW HOMES WILL WORK HARD TO ENSURE YOU ARE SATISFIED AFTER YOU HAVE PURCHASED YOUR NEW HOME, AND WILL PROVIDE AN AFTER SALES SERVICE THROUGH OUR CUSTOMER CARE TEAM FOR TWO YEARS AFTER LEGAL COMPLETION.

Within the first 14 days of your occupation, we will arrange an appointment to take place at a convenient time for you. This will entail a visit from a member of our Customer Care team in order to assess any issues with your new home. The Customer Care team will then arrange for any agreed necessary works to be undertaken to ensure faults are remedied.

### REPORTING FAULTS

Following the initial snagging works, should you have any further faults that require our attention, please contact our Customer Care team in the first instance by email as detailed below.

Email: [customercare@chasenewhomes.co.uk](mailto:customercare@chasenewhomes.co.uk)

If you discover an urgent fault that requires our immediate attention, this should be reported to our Customer Care team on the telephone number below as soon as possible. Faults deemed to be urgent include electrical and plumbing issues (including drainage) and problems that jeopardise the immediate security of your home.

Telephone: 01707 660 660 (during office hours)







# CUSTOMER CHARTER

## OUR COMMITMENT TO YOU

We are dedicated to providing home buyers with the highest standards of customer service. As a new home buyer from Chase New Homes you will have the benefit of a 10 year Structural Warranty and resolutions service provided by Premier Guarantee. You will also have our commitment to abide by the requirements of the Consumer Code for Home Builders.

This customer charter sets out our commitments to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.

### We will:

- 1) Issue you with a copy of this customer charter and a copy of the Consumer Code for Home Builders automatically once a Reservation Agreement has been signed by both parties.
- 2) Implement procedures to ensure that the standards and commitments set out in this customer charter are met consistently.
- 3) Provide you with detailed pre-contract information to ensure that you can make an informed decision before buying a property. This information will be jargon free, fair and reliable and will include:
  - a written Reservation Agreement
  - an explanation of the Premier Guarantee Cover
  - a description of any management services and charges to which you will be committed and an estimate of their costs
- 4) Advise you that you are entitled to appoint your own professional legal advisor to carry out the legal formalities of purchasing your property and to ensure your interests are best represented.
- 5) Ensure our staff have received training to efficiently deal with any queries you may have. This training encompasses details of the Code, the responsibilities of staff to you, the Home Buyers, and also what the customer charter means to the Company and its Directors.
- 6) Ensure the sales process, advertising and any marketing materials are clear, truthful and fair.
- 7) Advise you of:
  - who to contact at every stage of your purchase
  - how we will deal with your questions
  - any relevant choices and options you can consider

If your property is still under construction, we will also provide you with:

- a brochure or plan reliably showing layout, appearance and plot position of the property
- a list of the property's contents e.g. white goods, carpets etc.
- the standards to which the property is being built

- 8) Fully inform you of the health and safety precautions to undertake when visiting a site under construction or living on a site where building work is ongoing.
- 9) Provide you with a Reservation Agreement which clearly sets out terms of Reservation as stipulated in the Consumer Code for Home Builders.
- 10) Explain how your contract deposits are protected and how any other pre-payments are dealt with.
- 11) Clearly make you aware of your cancellation rights.
- 12) Provide reliable information regarding the timing of construction and the entry date/completion of the property. Once a completion date has been agreed we will ensure:
  - transfer of ownership takes place
  - the operation of appliances and central heating system in the property are demonstrated to you
- 13) Provide an after sales service with details of what the service includes, the point of contact and what guarantee/warranties apply to your home.
- 14) Inform you in writing of our complaints handling procedure and provide information of the dispute resolution arrangements operated as part of the Consumer Code for Home Builders.
- 15) Co-operate with appropriately qualified personal advisors you may have appointed to help resolve disputes.

Our Customer Charter commitments do not affect your statutory rights.





# ABOUT CHASE NEW HOMES

CHASE NEW HOMES IS AN INDEPENDENT  
HOUSEBUILDER THAT HAS SUCCESSFULLY BEEN  
DELIVERING NEW HOMES SINCE 2005.

The company has grown exponentially in the last decade with an  
extensive portfolio of developments, from multi-million pound  
properties to large-scale apartment schemes. Strong design and  
quality finishes can be seen in all Chase properties.

As an independent company our reputation is key. Whether  
acquiring land or building homes, we strive for an exceptional  
service. This philosophy has created a strong brand among Chase  
customers and partners over the years.

Our recent projects include a 595-unit scheme at Times Square  
in Welwyn Garden City and a 268-unit scheme at Forster Oaks  
in Stevenage.

Our other forthcoming projects include St Edward's Gate in  
Goffs Oak, Lea Wharf in Hertford and One in Cockfosters.

The staff at Chase New Homes are passionate about our  
developments and constantly seek to embody this passion within  
all elements of our business.

1. Danbury Palace  
Chelmsford

2. Palace Wharf  
Fulham

3. Royal Keys  
Berkhamsted

4. St Edwards Gate  
Goff's Oak

5. Times Square  
Welwyn Garden City

6. Lea Wharf  
Hertford







SCHOLARS  
BROXBOURNE

Sales and Marketing Suite accessed via Bell Lane Entrance  
Broxbourne, Hertfordshire, EN10 7HH

FOR SALES ENQUIRIES

01992 447 450  
07496 885 586

SALES@CHASENEWHOMES.CO.UK



Jasmine House, 8 Parkway, Welwyn Garden City, Hertfordshire, AL8 6HG  
CHASENEWHOMES.CO.UK

Disclaimer: This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows, elevational treatments and layouts may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. A Predicted Energy Assessment (PEA) is available for inspection on request. Scholars is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press. Computer generated images are indicative only. Travel times have been taken from GoogleMaps and National Rail.  
Design by Fresh Lemon.





# SCHOLARS

High Road, Broxbourne, Hertfordshire, EN10 7FR

**CHASE**  
NEW HOMES