




FITZROY PLACE

BLACKMORE

AN EXCLUSIVE COLLECTION OF
BEAUTIFUL 2,3,4 & 5 BEDROOM HOMES





**An exceptional
place to live**



Welcome to Fitzroy Place

This unique development offers homebuyers the rare opportunity to own a brand-new luxury property within the picturesque village of Blackmore.

There are just 26 beautifully crafted homes on offer for private sale, providing a range of 2, 3, 4 and 5 bedrooms and a specification that befits the quality of build. Each property is designed in a traditional architectural style and packed full of the latest features.

Fitzroy Place has been created around a new and spacious village green, with convenient links to the village's shops, café, pubs and Primary School through a series of walkways and thoroughfares.

The historic village of Blackmore sits in the heart of the South Essex's scenic and rolling countryside, surrounded by open farmlands and pockets of ancient woodland. Yet for all its tranquillity, Blackmore enjoys strong transport connections to its surrounding network of local villages, towns and cities.



An exceptional location



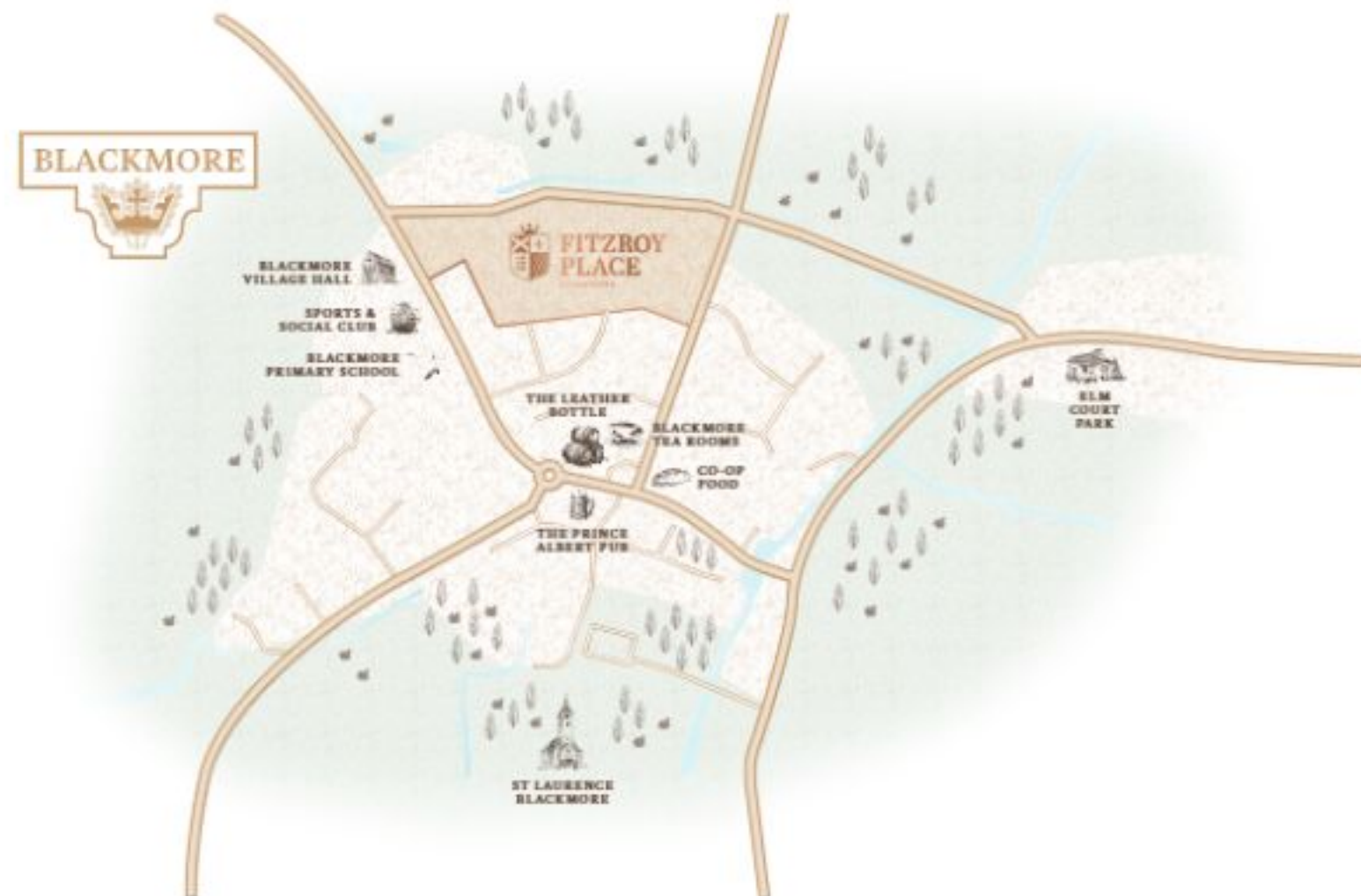
A village you will be proud to call home

Blackmore is a traditional rural hamlet, nestled in spectacular Essex countryside, complete with a village green, duck pond and an annual village fair.

Blackmore takes great pride in its appearance having won Essex's Best Kept Village and Essex Village of the Year competitions on multiple occasions.

This thriving hamlet is well served with amenities, there is a convenience store, post office, two pubs and its famous tea rooms.

Blackmore's village hall and adjacent sports and social club provide a sporting and social hub for the community. There are sports pitches that are home to local clubs including cricket, football, netball and tennis. The complex also hosts pre-school clubs, dance and drama groups, scouts, brownies and fitness classes.







A vibrant medieval gem

Take a walk around Blackmore and you can feel like you are stepping back in time.

At the heart of the village is a designated Conservation Area and the exceptional Grade I listed St Laurence Priory Church. Elsewhere, you will find a rich variety of heritage architecture, including half-timbered and weatherboarded buildings that date back to the medieval and Tudor periods.

The picturesque village is arranged around its church and village green, with a number of narrow lanes and alleyways built long before access for cars was a consideration.

If you want to stretch your legs further, St Peter's Way, the long-distance Essex footpath passes through the village and onwards through the Essex landscape.



*WHERE PRETTY PROPERTIES AND
PEACEFUL COUNTRY LANES MEET
SPECTACULAR LANDSCAPES WITH
UNSPOILT VIEWS*



A hamlet rich in history

The Black Death, a ruined priory, and Tudor trysts.



**"BLACKMORE'S MEDIEVAL TIMBER CHURCH
TOWER IS THE FINEST IN ENGLAND"**

ARCHITECTURAL HISTORIAN - SIR NIKOLAUS PEVSNER



Blackmore has the appearance of a quiet rural village, but the hamlet has witnessed many significant events through the ages.

The Black Death ravaged the village in the 1300's, killing most of its population. The beautiful church of St Laurence, complete with its oaken bell tower dating back to 1400, was once part of a much larger Augustine priory. Events unfolded here that made Blackmore the birthplace for a boy who would have been Henry IX.

Henry VIII was a frequent visitor to the priory where he would meet his mistress, Elizabeth Blount. Elizabeth gave birth to the Tudor King's illegitimate son, Henry Fitzroy in a house called Little Jericho that was part of the priory in the village. The King acknowledged the boy to be both his son and heir, giving him the title Duke of Richmond and Somerset.



Blackmore through the ages

With more than 900 years of history, Blackmore has many fascinating stories to tell.

1086

The village appears in the Domesday Book, it was then known as Phingaria or (Fingrith)

1213

The first mention of Blackmore was 'La Blakemore', in 1213, which Reaney (1938) translates as 'black swamp' referring to the low lying site amidst many springs

1349

The plague or Black Death came to Essex in Spring 1349 by Autumn of that year 70 of Blackmore's 85 families were wiped out. Redrose Lane was built to keep the plague away from the village

1400

The Oak bell tower was added to the church of St Laurence then part of the priory

1525

Henry Fitzroy at 6 years old was elevated to knight of the Garter and made Earl of Nottingham, and then Duke of both Richmond and Somerset

1536

Henry Fitzroy died on 23 July at from consumption St James's Palace. He was 17

The Augustinian priory was founded

1152-1162

The Prior was granted a charter to hold a three-day fayre at Blackmore on the Feast of St Laurence

1232

The Bull inn was built, complete with priest hole and escape tunnel

1385

Henry Fitzroy the illegitimate son of Henry VIII was born to Elizabeth Blount, Henry's mistress at Little Jericho, a house within the grounds of the priory in Blackmore

1519

The priory at Blackmore was dissolved by Cardinal Wolsey under the instruction of Henry VIII Much of the Priory was demolished but part of the church was retained

1527



A location with capital connectivity

Despite Blackmore's rural tranquillity, the village is well served with transport links. Both the A414 and the A12 are just a few minutes' drive away providing onward access to the M25 and the M11.

Road access to Chelmsford city centre, the county town of Essex, just 8 miles away, with its vast array of shops, restaurants and leisure opportunities is quick and easy.

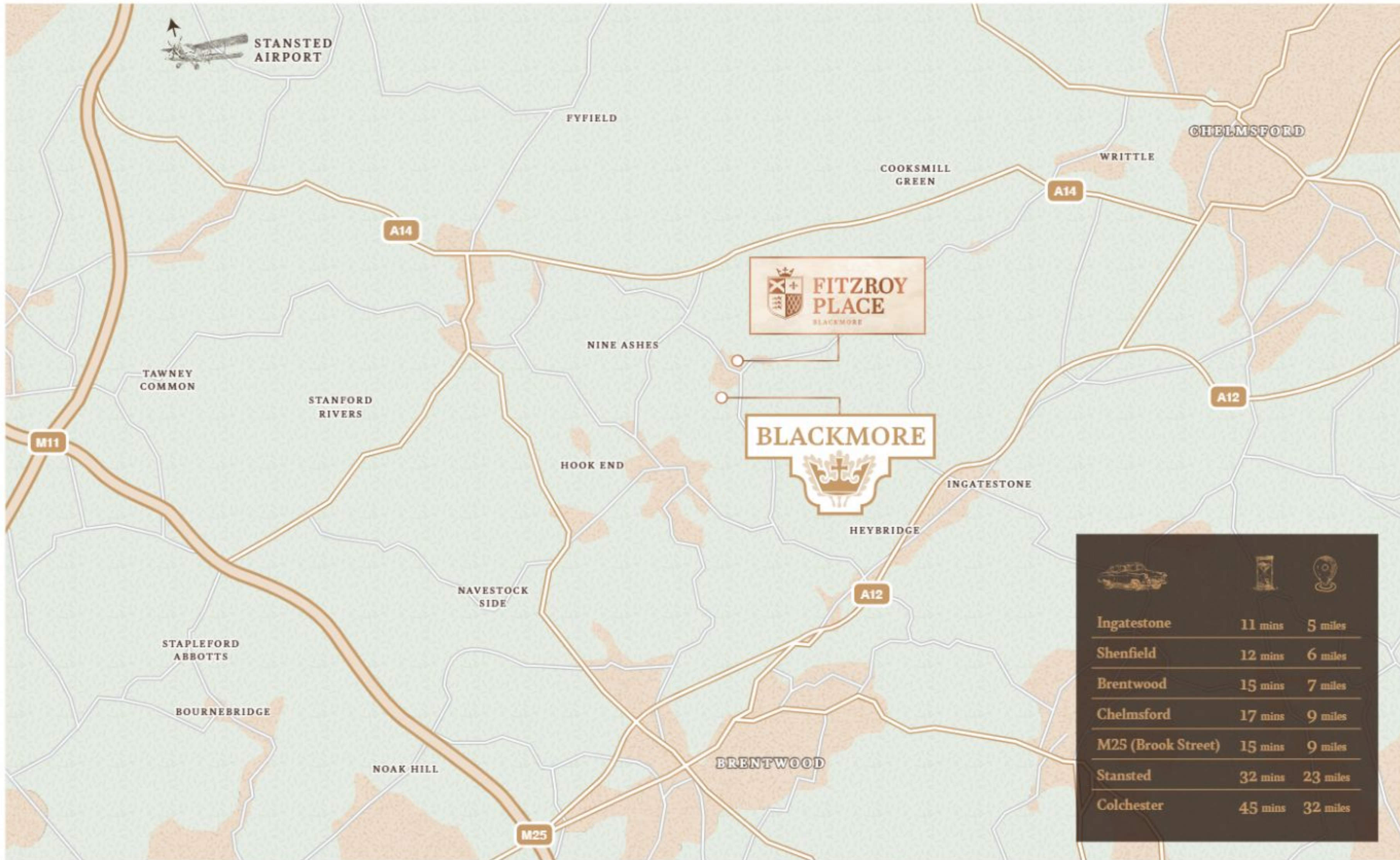
Brentwood, Cambridge and London are all within easy reach by car.

If you are travelling by train, Crossrail's eastern terminus is located at Shenfield, just 5 miles from Blackmore, providing fast services across London to the City and the West End.





A special corner of Essex





Fitzroy Place



Close to home and further afield

For everyday shopping and amenities Ingatestone and Brentwood are easily accessible from Blackmore. Both have a range of independent boutiques and eateries as well bookstores, beauticians, and barbers.



Fitzroy Place



If you are looking for a wider choice of retail, leisure, or entertainment options then Chelmsford, less than 9 miles from Blackmore has everything you could wish for.

Chelmsford is home to several shopping centres including Bond Street, where you will find John Lewis, Everyman cinema, Bill's and Wagamama to name a few.

There are also a number of galleries, museums and Chelmsford Theatre that runs a year-long programme of drama, comedy live music and a much-loved panto.

THE CITY OF CHELMSFORD, THE COUNTY TOWN OF ESSEX, IS JUST 9 MILES FROM FITZROY PLACE





An exceptional development



"THE ORIGINAL ARCHITECT AND I HAVE BEEN PERSONALLY INVOLVED THROUGHOUT EACH STAGE OF DESIGN TO ENSURE THAT YOUR PROPERTY AND ITS SURROUNDS REMAIN TRUE TO THE ORIGINAL VISION OF TRADITIONAL HOMES, BUILT FOR MODERN LIVING"

TIM CHILVERS – OPERATIONS DIRECTOR, ANDERSON



An exceptional development

The new homes at Fitzroy Place have been designed to knit together seamlessly with the style of the existing homes in the village.

Building materials have been carefully selected to complement the surroundings from traditional-style roof tiles to flemish bond brickwork.

The sense of openness throughout the village is echoed in this development with a village green established at the heart of Fitzroy Place. This area will provide space for children and their families to play and enjoy the benefits of village living.



Siteplan

- Samford**
Two bedroom home
- Durham**
Three bedroom home
- Laurence**
Three bedroom home
- Richmond**
Four bedroom home
- Howard**
Four bedroom home
- Somerset**
Four bedroom home
- Wolsey**
Five bedroom home





The Regent Collection

The homes in the Regent Collection boast a luxury specification as standard that includes high quality finishes and the latest energy-efficient appliances.

Samford

Two bedroom home



PLOTS 08(H) & 09



GROUND FLOOR



GROUND FLOOR

Kitchen	3.05m x 3.23m	10' 0" x 10' 7"
Dining Room	3.06m x 3.95m	10' 1" x 12' 11"
Living Room	3.78m x 3.62m	12' 5" x 11' 11"
Study	3.52m x 3.23m	11' 7" x 10' 7"
Master Bedroom	4.95m x 3.62m	16' 3" x 11' 11"
Bedroom 2	3.53m x 3.35m	11' 7" x 11' 0"
Gross Internal Area	96.98 sq m	1043.88 sq ft

<> Measurement Points C Cupboard W/C Toilet E/S En-Suite FF Fridge Freezer TO Tall Oven LU Larder Unit HO Hob DW Dishwasher WM Washing Machine

Plots marked with (H) are handed.

Floorplans shown for Fitzroy Place are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 3%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.

Durham

Three bedroom home



3

2

3

PLOTS 10 & 11(H)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen and Dining Room	5.65m x 3.10m	18' 6" x 10' 2"
Living Room	3.49m x 4.01m	11' 6" x 13' 2"

FIRST FLOOR

Master Bedroom	4.50m x 4.08m	14' 9" x 13' 5"
Bedroom 2	3.40m x 3.56m	11' 2" x 11' 8"
Bedroom 3	2.15m x 3.56m	7' 1" x 11' 8"
Gross Internal Area	101.96 sq m	1097.45 sq ft

< > Measurement Points C Cupboard W/C Toilet E/S En-Suite FF Fridge Freezer TO Tall Oven HO Hob DW Dishwasher WM Washing Machine

Plots marked with (H) are handed.

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Laurence

Three bedroom home



PLOTS 02(H), 03, 05(H), 12(H), 15, 26(H), 28 & 33



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen and Dining Area	5.65m x 3.10m	18' 6" x 10' 2"
Living Room	3.49m x 4.01m	11' 6" x 13' 2"

FIRST FLOOR

Master Bedroom	4.50m x 4.08m	14' 9" x 13' 5"
Bedroom 2	3.40m x 3.56m	11' 2" x 11' 8"
Bedroom 3	2.15m x 3.56m	7' 1" x 11' 8"
Gross Internal Area	101.96 sq m	1097.45 sq ft

< > Measurement Points C Cupboard W/C Toilet E/S En-Suite FF Fridge Freezer TO Tall Oven HO Hob DW Dishwasher WM Washing Machine

Plots marked with (H) are handed.

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Richmond

Four bedroom home



4

2

3

PLOTS 04(H), 27(H) & 40



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Kitchen	5.20m x 3.35m	17' 1" x 11' 0"
Dining Room	2.77m x 3.87m	9' 1" x 12' 8"
Living Room	3.45m x 5.13m	11' 4" x 16' 10"
Study	2.16m x 1.94m	7' 1" x 6' 4"

FIRST FLOOR

Master Bedroom	3.50m x 4.51m	11' 6" x 14' 10"
Bedroom 2	2.83m x 3.56m	9' 3" x 11' 8"
Bedroom 3	2.83m x 3.57m	9' 3" x 11' 8"
Bedroom 4	3.51m x 2.61m	11' 6" x 8' 7"
Gross Internal Area	131.54 sq m	1,426.64 sq ft

←→	C	W/C	E/S	FF	TO	LU	RDU	HO	WCL	DW	WM
Measurement Points	Capboard	Toilet	En-Suite	Fridge Freezer	Tall Oven	Larder Unit	Reduced Depth Unit	Hob	Wine Cooler (upgrade)	Dishwasher	Washing Machine

Plots marked with (H) are handed.

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Howard

Four bedroom home

PLOTS 34, 38(H) & 39(H)



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen	4.39m x 3.67m	14' 5" x 12' 0"
Dining Room	3.51m x 3.03m	11' 6" x 9' 11"
Living Room	3.47m x 5.38m	11' 5" x 17' 8"
Study	2.11m x 2.02m	6' 11" x 6' 8"
Utility	2.17m x 2.07m	7' 1" x 6' 9"

FIRST FLOOR

Master Bedroom	3.53m x 3.72m	11' 7" x 12' 2"
Bedroom 2	4.39m x 3.72m	14' 5" x 12' 2"
Bedroom 3	3.51m x 4.09m	11' 6" x 13' 5"
Bedroom 4	3.66m x 2.45m	12' 0" x 8' 1"
Gross Internal Area	144.01 sq m	1550.11 sq ft

←▶	C	W/C	E/S	FF	TO	L	HO	WCL	DW	WM	TD
Measurement Points	Cupboard	Toilet	En-Suite	Fridge Freezer	Tall Oven	Larder	Hob	Wine Cooler (upgrade)	Dishwasher	Washing Machine	Tumble Dryer (upgrade)

Plots marked with (H) are handed.

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Specification

The Howard, The Richmond, The Laurence, The Durham & The Samford.

Kitchen

Upgrades available at an additional cost for silestone worktops/splashbacks, Siemens wine cooler (only available in The Howard & Richmond).

- † Nobilia fitted kitchen together with 38mm laminate worktop 100mm upstand and glass splashback
- † Siemens integrated appliances; 4 zone induction hob, single oven and combi oven
- † Siemens integrated fridge-freezer, dishwasher and washer-dryer

Bathroom & En-suites

Included: Tiling from the Gold range

Optional Extras: Accessories including toilet roll holder, towel rail & robe hook with knurled accents, tiling from the Platinum range, silestone worktop to basin unit.

- † WC – Roca wall hung pan with semi-recessed basin, half height tiling to all walls, laminate worktop, full size mirror
- † Bathroom – Roca sanitaryware with Vado shower mixer, full height tiling around shower/bath, half height tiling to all other walls, laminate worktop, full size mirror, heated towel rail
- † En-suite – Roca sanitaryware with Vado shower mixer, full height tiling to shower, half height tiling to all other walls full size mirror, heated towel rail

Flooring

Optional Extra: Amtico to study (subject to house-type), bedrooms, floor tiling to any ground floor room(s).

- † Amtico flooring to hallway, kitchen, kitchen/diner, utility (where applicable), all wet rooms
- † Carpet to lounge, family room/dining room (where applicable), study (where applicable), bedrooms, landing & stairs

Electrical

- † Low energy pendant lighting to lounge, dining room (where applicable), landing, bedrooms, hallway
- † Low energy downlights to kitchen, kitchen/diner, utility (where applicable), wet rooms

Heating

- † Underfloor heating to ground floor
- † Air Source Heat Pumps

Internal Finishes

- † All walls painted with Super Matt Pure White emulsion
- † Ely Solid doors (unpainted)
- † Mantel & hearth to all homes with working chimney
- † Sliding Wardrobes – Included to one bedroom
Optional Extra: Any additional wardrobes/storage



External Finishes

- † GRP front door with obscure glass (where applicable), heavy duty door-knocker, keyless egress
- † PV panels to all homes
- † EV car charging point to all homes
- † Up & down lights to front and rear
- † Gardens laid to lawn with patio
- † Timber side/rear access gate
- † Outside tap
- † Outside double socket

Garages (where applicable)

- † Up & over door(s) – Colour to match external front door to property
- † Personnel GRP door with obscured glass

Security & Peace of Mind

- † Mains operated smoke & heat detectors
- † Battery powered carbon monoxide detectors
- † CCTV/Burglar Alarm – wire only
- † 2 Year Anderson Warranty & Aftercare
- † NHBC 10 Year Build Warranty



The Majestic Collection

The Majestic Collection offers a superior luxury specification that includes the special finishing touches that make these homes a real pleasure to live in.

Somerset

Four bedroom home

PLOTS 01, 29, 30, 32(H) & 35



4

3

4



GROUND FLOOR

Kitchen	6.12m x 5.76m	20' 1" x 18' 11"
Dining Room	6.12m x 2.61m	20' 1" x 8' 7"
Living Room	4.21m x 6.55m	13' 10" x 21' 6"
Study	3.85m x 2.66m	12' 7" x 8' 9"
Utility	2.35m x 2.10m	7' 9" x 6' 11"

FIRST FLOOR

Master Bedroom	4.27m x 4.27m	14' 0" x 14' 0"
Bedroom 2	3.95m x 4.23m	12' 11" x 13' 11"
Bedroom 3	3.85m x 3.20m	12' 7" x 10' 6"
Bedroom 4	3.10m x 2.70m	10' 2" x 8' 10"
Gross Internal Area	183.49 sq m	2008.88 sq ft

Measurement Points	C	W/C	E/S	FF	FF	TO	HO	WCL	DW	WM	TD
	Cupboard	Toilet	En-Suite	Fridge	Freezer	Tall Oven	Hob	Wine Cooler	Dishwasher	Washing Machine	Tumble Dryer

Plots marked with (H) are handed.

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Wolsey

Five bedroom home

PLOTS 31(H), 36(H) & 37



5

3

4



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen	4.05m x 5.22m	13' 3" x 17' 2"
Dining Room	3.87m x 4.82m	12' 8" x 15' 10"
Living Room	4.10m x 7.45m	13' 5" x 24' 5"
Family Room	4.86m x 3.12m	15' 11" x 10' 3"
Study	3.28m x 2.99m	10' 9" x 9' 10"

FIRST FLOOR

Master Bedroom	4.15m x 6.13m	13' 8" x 20' 1"
Bedroom 2	4.86m x 3.68m	15' 11" x 12' 1"
Bedroom 3	3.40m x 4.97m	11' 2" x 13"
Bedroom 4	4.43m x 3.00m	14' 6" x 9' 10"
Bedroom 5	3.28m x 3.55m	10' 9" x 11' 8"

Gross Internal Area	247.85 sq m	2667.83 sq ft
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←→	C	W/C	E/S	FF	FF	TO	HO	WCL	DW	WM	TD
Measurement Points	Cupboard	Toilet	En-Suite	Fridge	Freezer	Tall Oven	Hob	Wine Cooler	Dishwasher	Washing Machine	Tumble Dryer

Plots marked with (H) are handed.

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Specification

The Somerset & The Wolsey.

Kitchen

- † Nobilia fitted kitchen together with silestone worktop 100mm upstand and matching splashback
- † Siemens integrated appliances; venting induction hob, single oven & combi oven and warming drawer
- † Siemens wine cooler
- † Siemens integrated fridge, freezer & dishwasher
- † Siemens free standing washing machine & tumble dryer

Bathroom & En-suites

Included: Tiling from Gold or Platinum range; accessories including toilet roll holder, towel rail & robe hook with knurled accents.

Optional Extras: Silestone worktop.

- † **WC** – Laufen Pro wall hung pan with semi-recessed basin, half height tiling to all walls, laminate worktop, full size mirror
- † **Bathroom** – Laufen sanitaryware with feature bath, Vado shower, full height tiling around shower/bath, half height tiling to all other walls, laminate worktop, full size mirror, heated towel rail
- † **En-suite** – Laufen sanitaryware, round semi-recessed basin, full height tiling to shower, half height tiling to all other walls, full size mirror, heated towel rail

Flooring

Optional Extra: Amtico to study (subject to house-type), bedrooms, floor tiling to any ground floor room(s).

- † Amtico flooring to hallway, kitchen, kitchen/diner, utility (where applicable), all wet rooms
- † Carpet to lounge, family room/dining room (where applicable), study (where applicable), bedrooms, landing & stairs

Electrical

- † Low energy pendant lighting to lounge, dining room (where applicable), landing, bedrooms, hallway
- † Low energy downlights to kitchen, kitchen/diner, utility (where applicable), wet rooms

Heating

- † Underfloor heating to ground floor
- † Air Source Heat Pumps

Internal Finishes

- † All walls painted with Super Matt Pure White emulsion
- † Ely Solid doors (unpainted)
- † Mantel & hearth to all homes with working chimney
- † **Sliding Wardrobes** – Included to one bedroom
Optional Extra: Any additional wardrobes/storage



External Finishes

- † GRP front door with obscure glass (where applicable), heavy duty door-knocker, keyless egress
- † PV panels to all homes
- † EV car charging point to all homes
- † Up & down lights to front and rear
- † Gardens laid to lawn with patio
- † Timber side/rear access gate
- † Outside tap
- † Outside double socket

Garages

- † Up & over door(s) – Colour to match external front door to property
- † Personnel GRP door with obscured glass
- † Cartlodge (The Wolsey only) additional useable space above

Security & Peace of Mind

- † Mains operated smoke & heat detectors
- † Battery powered carbon monoxide detectors
- † CCTV/Burglar Alarm – wire only
- † 2 Year Anderson Warranty & Aftercare
- † NHBC 10 Year Build Warranty



About Anderson



Who we are and what we do

Anderson is one of the most celebrated developers in the South East of England, specialising in new-build housing, commercial space and community infrastructure. To sustain this hard-won reputation, we will always look to generate a positive and lasting legacy for the parts of this region in which we operate.

What underpins this year-on-year success is our dedicated workforce, many of whom have been with the business since its inception. It is for this reason that people continue to place their trust in Anderson, whether it is to unlock a complex regeneration project, or curate a bespoke housing scheme where character and craftsmanship is called for.

Customer Care

Your New Home Warranty ensures that when you purchase a home from us, you can be confident it has been constructed to the highest of standards.



All our homes are built to National House-Building Council (NHBC) standards – the technical benchmark for newly-built homes. The standards provide guidance on every part of the building process, from foundations to decoration, and include tolerances, performance and technical standards. To find out more visit [Technical Standards](#) on the NHBC website.

On legal completion of your new home, the first two years of the warranty are covered by Anderson and supported by the Customer Service Team who can assist and provide advice on any issues or queries that may arise within this timeframe.



Protection for the Future

Your home is covered by the NHBC Warranty (Buildmark) against structural defects for a 10-year period, following the date of legal completion. Should anything happen to your new home that is a result of a build failure – such as a leak, crack or infrastructure problem – it will be taken care of.

Further information can be found on the [What Does Buildmark Cover?](#) section on the NHBC website. Your interests are additionally covered by the Consumer Code for Home Builders, which we adhere to.

The Consumer Code applies to all home buyers who reserve to buy a new or newly converted home built by a home builder, under the protection of one of the supporting Home Warranty bodies.

Under the Consumer Code, buyers can be assured they will be treated fairly and given reliable and accurate information on their buying decision, amongst other things. Details of the Consumer Code will be discussed with you at reservation stage.

Slow!

Ducks
Crossing



ANDERSON