



CG FRY & SON
DEVELOPMENT



MOUNTBATTEN PARK

North Baddesley, Hampshire

Welcome to Mountbatten Park

Mountbatten Park will be our first opportunity to build new homes in Hampshire. Working as a member of the Ashfield Partnership together with the Ashfield Estate, we are creating a new sustainable development which incorporates many details to reflect the local surroundings to build a legacy that works for everyone.

Together with our partners and the Ashfield Estate, we will help deliver 107 new homes within a new community of almost 300 homes in North Baddesley together with some workspace. We will also revive some existing facilities at Mountbatten Park, an adventure space within the Combined Operations Wood plus new allotments close by.



North Baddesley

Mountbatten Park is set in North Baddesley, a large village just 3 miles to the east of the market town of Romsey and 6 miles to the north of Southampton. In 1086 the Domesday Book shows Badeslei (as it was called) was a small hamlet valued at £3. One of the village's most notable events was the Knights of Jerusalem coming to take up residence; they were later known as the Knights Hospitaller who were a medieval order dedicated to the care and protection of Pilgrims and stayed for 400 years. There is still evidence of roads named after them and the former church was re-dedicated to St John the Baptist, their Patron Saint.

Easy access to the M27 and great train links in nearby Romsey makes this a great location for commuters and families who still want to be on the doorstep of the national park.





The CG Fry Difference

Craftsmanship & quality for over 80 years

Craftsmanship and quality have always been the hallmarks of CG Fry & Son's work, enhanced by their own workshop joinery.

The emphasis is on quality and materials which can only be achieved by craftsmen working in the traditional way. This creates the sort of attention to detail which sets our work apart.

Purchasing a CG Fry & Son home offers an opportunity to acquire a brand-new standout home, sympathetically designed, energy efficient and with many extras as standard.

Local integration

Our design philosophy follows the patterns and examples laid down by tradition, where the street layout and architectural quality of ordinary buildings created attractive places, which had a strong local character and identity, and which were built for walking, rather than being designed around vehicles.

Placemaking

Our housing developments are developed to create places with lasting value for future generations to enjoy.

KITCHEN & APPLIANCES

Choice of kitchens with soft close doors & drawers*

Laminated worktops (Quartz upgrade available)*

Choice of ceramic wall & floor tiles*

Tiled splashback

Built-in stain less steel oven & hob

Integrated fridge freezer & dishwasher

Integrated washing machine to homes with no utility room*

DECORATION & JOINERY

Decorated in one colour throughout from a choice of paint colours*

White gloss painted internal doors

Torus skirting & architrave

Light oak handrails to stairs

Chrome plated ironmongery

BATHROOM, CLOAKROOM & EN-SUITE

Ideal Standard sanitaryware in white with soft close W/C

Hansgrohe brassware throughout

Floor & half height wall tiling to cloakroom

Metal tile trims

Full height tiling behind bath

'P' shaped bath with thermostatic shower over *

Low profile Mira shower tray (where applicable) * Chrome

towel rails

Shaver points to bathroom & en-suites

*Please check with your sales negotiators as some items are not possible due to the design/layout/position or build stage of the home.

** Not applicable to apartments & some coach houses, please check with your sales negotiators

ELECTRICAL & HEATING

Vaillant gas fired central heating

Smart heating controls

Sky /TV & FM outlet to living room

TV points to kitchen, dining room & all bedrooms

Fibre broadband to premises

Multiple double plug sockets to each room

USB Sockets (charging)–in lounge, kitchen, study or smallest bedroom if no study

Front door light & rear patio light*

Down lighters to kitchen, utility & bathrooms*

Under counter lighting to all kitchen wall units

GARDEN**

Landscaped front garden (where applicable) *

Generous size patio to rear with turfed lawn

Outside tap (houses only)

Fully secured gated garden with 1.8m close board fencing

SAFETY, SECURITY & WARRANTY

Carbon monoxide detector (where applicable)

Smoke & heat detectors

Front door and rear doors with 3 point locking system

Up and over garage doors (where applicable)

NHBC 10 year warranty





Sector A5
(Future Phase)

Sector A4
(Future Phase)

Sector A3
(Future Phase)

MOUNTBATTEN PARK NORTH BADDESLEY

SECTORS A1 & A2



Plot 14

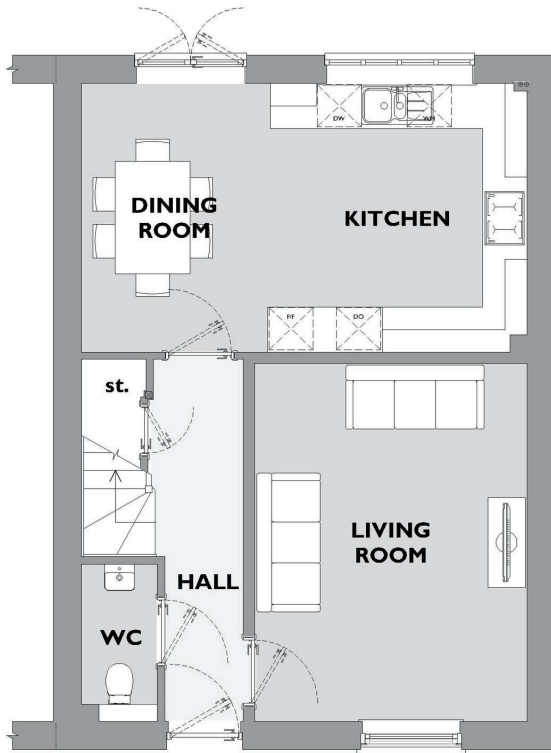
£523,000

3 BEDROOM HOME, TOTAL 1087 sq. ft. / 101 sq. m.

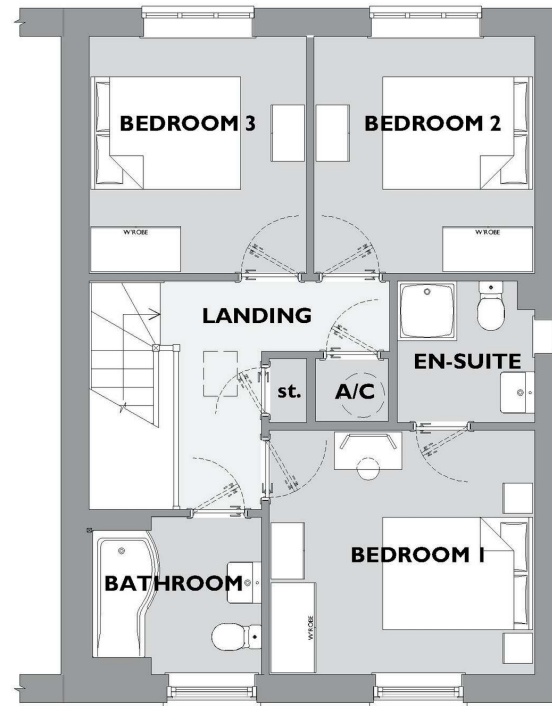
PLOT

14

THREE BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Bedroom 1
3.54 x 3.26m (11' 8 x 10'8ft max)

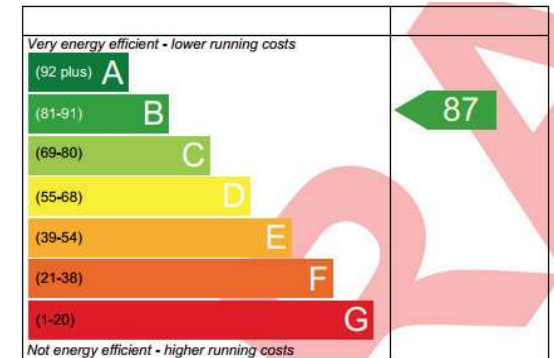
Bedroom 2
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 3
2.90 x 3.16m (9'6 x 10'4ft)

GROUND FLOOR

Living Room
3.64 x 4.77m (11'11 x 15'8ft max)

Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)



Predicted Energy Assessment

[View this home online](#)

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these.) Furniture shown on floor plans is for illustrative purposes only.

Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only



Plot 24

£660,000

4/5 BEDROOM HOME, TOTAL 1431 sq. ft. / 133 sq. m.

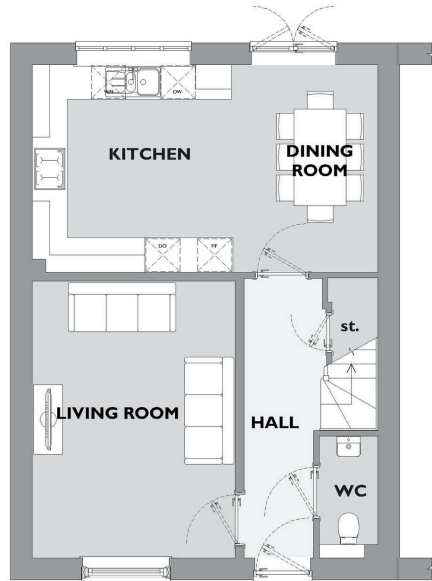
PLOT 24

FOUR BEDROOM HOME

GROUND FLOOR

Living Room
3.49 x 4.77m (11'6 x 15'8ft max)

Kitchen / Dining Room
5.95 x 3.58m (19'6 x 11'9ft max)



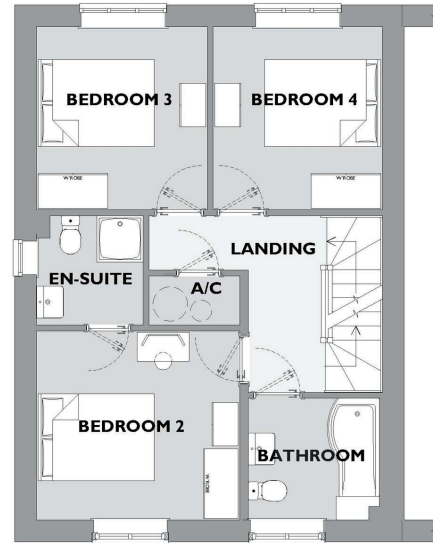
GROUND FLOOR

FIRST FLOOR

Bedroom 2
3.49 x 3.26m (11'6 x 10'8ft max)

Bedroom 3
2.94 x 3.16m (9'8 x 10'4ft max)

Bedroom 4
2.91 x 3.16m (9'7 x 10'4ft max)

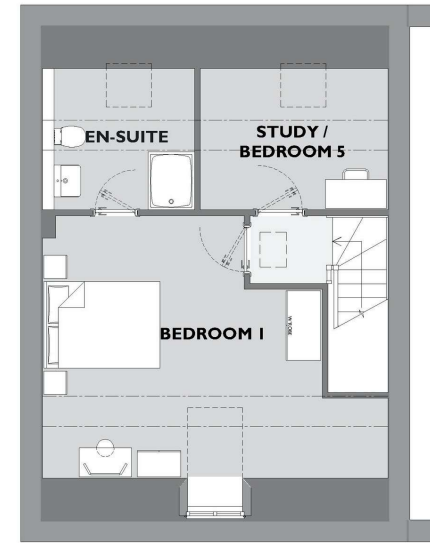


FIRST FLOOR

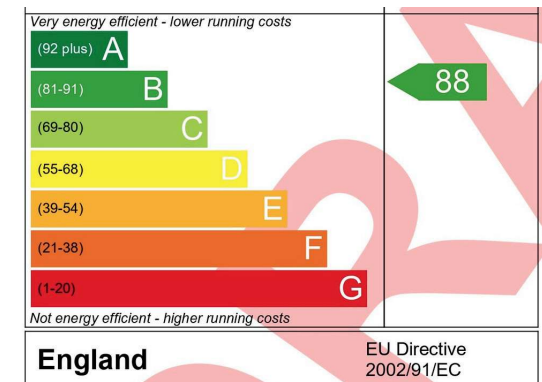
SECOND FLOOR

Bedroom 1
5.95 x 4.31m (19'6 x 14'2ft max)
(Dimension including recess)

Study/Bedroom 5
3.23 x 2.22m (10'7 x 7'4ft max)



SECOND FLOOR



Predicted Energy Assessment

[View this home online](#)

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Plot 22

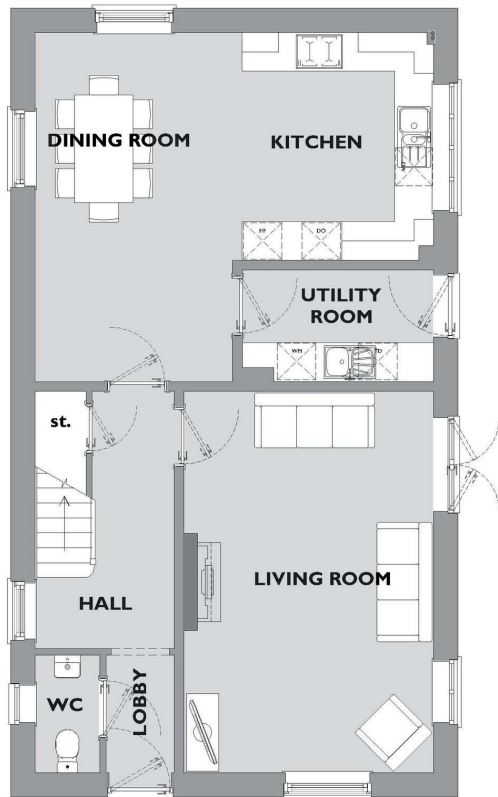
£725,000

3 BEDROOM HOME, TOTAL 1517 sq. ft. / 141sq.m.

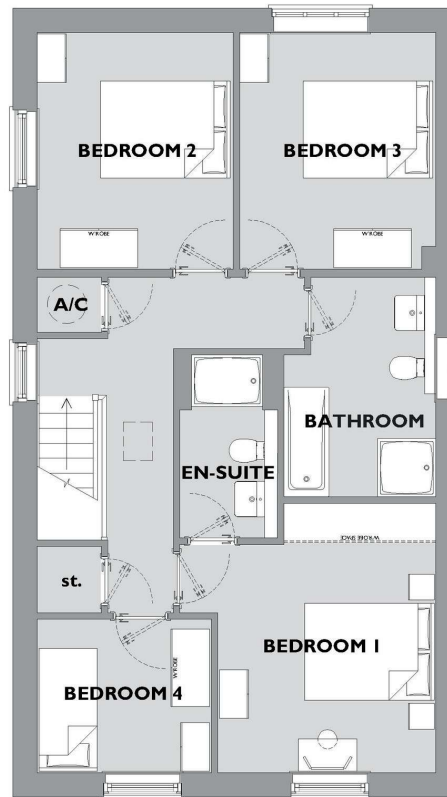
PLOT

22

FOUR BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

FIRST FLOOR

Bedroom 1
4.16 x 3.36m (13'8 x 11'ft max)
(excluding door recess)

Bedroom 2
3.66 x 3.02m (12' x 9'11ft max)

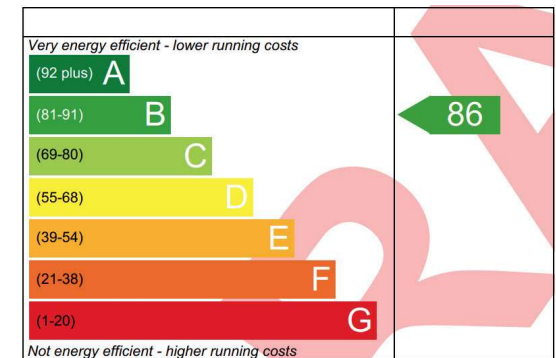
Bedroom 3
3.66 x 3.02m (12' x 9'11ft max)

Bedroom 4
2.68 x 2.37m (7'10 x 8'10ft max)

GROUND FLOOR

Living Room
3.85 x 5.90m (12'8 x 19'4ft max)

Kitchen / Dining Room
3.05/6.15 x 3.52/5.40m (10'20'2 x 11'17'9ft max)



Predicted Energy Assessment

[View this home online](#)

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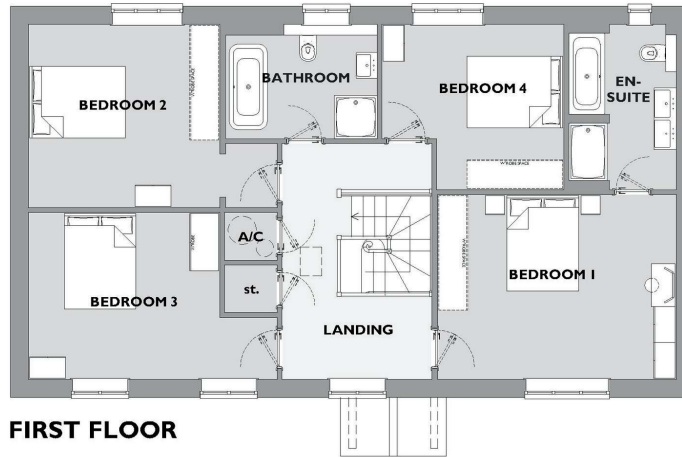
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Plot 32

£945,000

4 BEDROOM HOME, TOTAL 2172 sq. ft. / 201.88 sq. m.



FIRST FLOOR

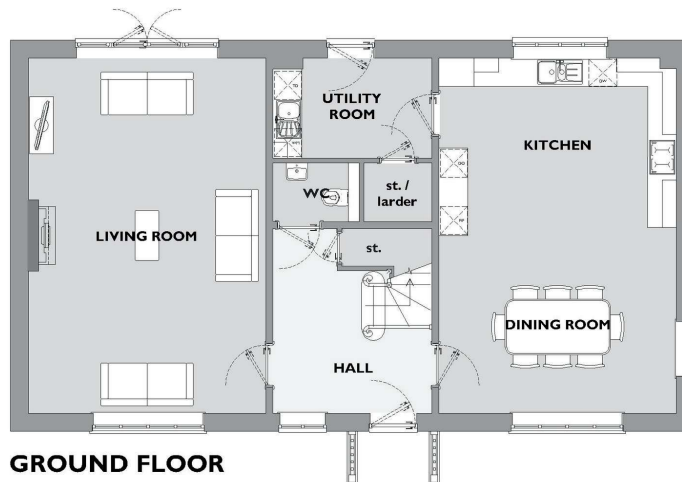
FIRST FLOOR

Bedroom 1
4.99 x 3.88m (16'4 x 12'9ft)
(Dimensions excluding En-Suite)

Bedroom 2
4.00 x 3.85m (13'1 x 12'8ft)
(Dimensions excluding door recess)

Bedroom 3
4.00 x 3.50m (13'1 x 11'6ft)
(Dimensions excluding door recess)

Bedroom 4
3.80 x 3.47m (12'6 x 11'5ft)
(Dimensions including wardrobe recess)



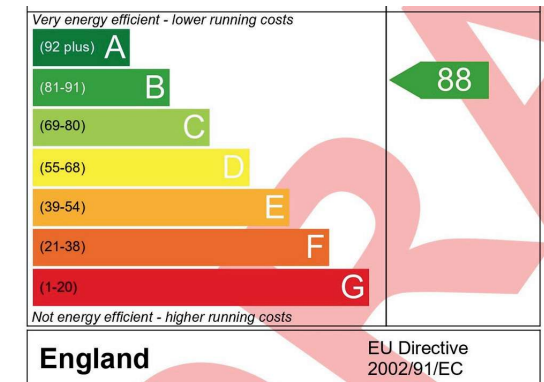
GROUND FLOOR

GROUND FLOOR

Living Room
4.96 x 7.45m (16'3 x 24'5ft max)

Kitchen / Dining Room
4.96 x 7.45m (16'3 x 24'5ft max)

[View this home online](#)



England EU Directive 2002/91/EC

Predicted Energy Assessment

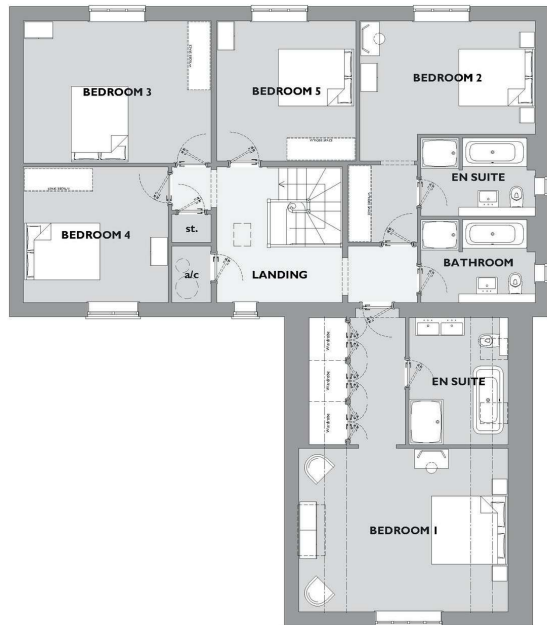
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Plot 3 | £1,100,000

5 BEDROOM HOME, TOTAL 2820 sq. ft. / 262 sq. m.



FIRST FLOOR

PLOT 31 FIVE BEDROOM HOME

FIRST FLOOR

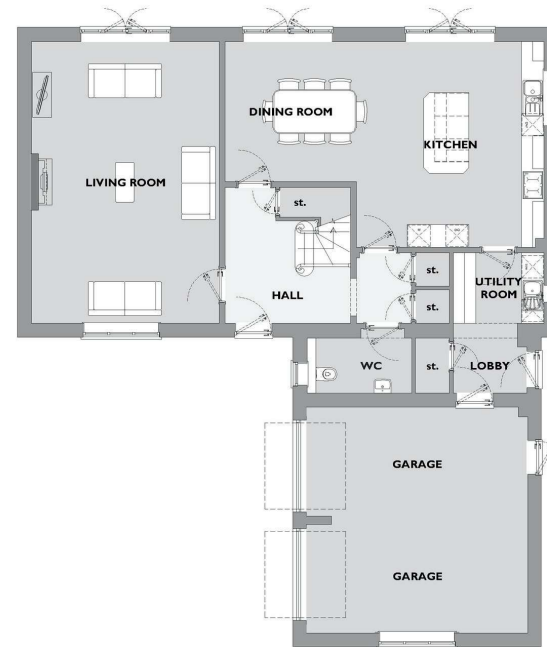
Bedroom 1
5.54 x 4.32m (18'2 x 14'2ft max)
(Dimension excluding En-suite and wardrobes)

Bedroom 2
4.65 x 3.00m (18'2 x 9'10ft max)
(Dimension excluding door recess & En-suite)

Bedroom 3
4.96 x 3.76m (16'3 x 12'4ft max)

Bedroom 4
3.83 x 3.59m (12'7 x 11'9ft max)

Bedroom 5
3.68 x 3.76m (12'1 x 12'4ft max)



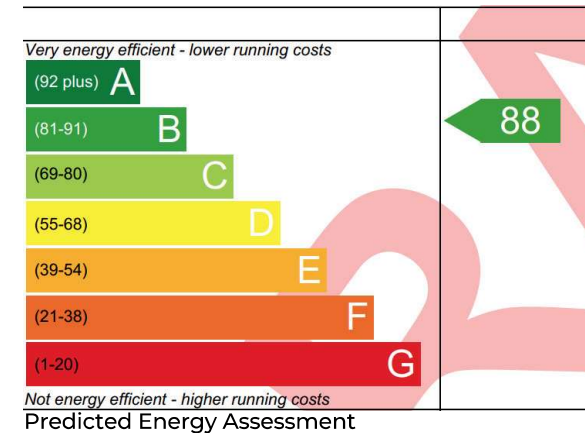
GROUND FLOOR

GROUND FLOOR

Living Room
4.96 x 7.45m (16'3 x 24'5ft max)

Kitchen / Dining Room
8.43 x 5.44m (27'8 x 17'10ft max)

[View this home online](#)



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High quality design is an integral part of sustainable development. Sustainability is about creating a place which not only has low carbon emissions, but one where people will want to live and which is healthy, attractive, safe and secure.

We believe that building a home with a low energy demand is the best long-term way to deal with high carbon emissions and fuel bills, rather than incorporating energy generating solutions.

We focus on building a well-insulated and draught proof building shell, which we believe will stand the test of time and will not add to maintenance costs.

Did you know...

Properties built to new sustainability regulations from June 2023 onwards are estimated to save homeowners more than **£2,000** on their annual energy bills, rising to **£2,575** for houses specifically¹.

New build houses are **66%** more energy efficient, saving homeowners up to **£183** a month in energy bills. Saving **£2,195** a year¹.

New build homes are increasingly more energy efficient with **85%** of new builds achieving an **A or B EPC rating** compared to less than 5% of older properties¹.

ROOF

1/4 of heat is lost through the roof in an uninsulated home.

Fortunately all C G Fry homes have a minimum **400mm** of mineral fibre insulation in the loft.

THERMAL BRIDGE

Providing a well-insulated home significantly reduces heat loss, however it is the corners, window surrounds and junctions where heat can continue to escape and thermal bridging can occur.

We have developed **bespoke construction details** which have been thermally modelled to eliminate and reduce thermal bridging, significantly reducing heat loss and saving you more.

Older homes can lose up to 45% of their heat through air leakage.

The maximum leakage allowed by Building Regulations is 8m³/m²/Hr.

DRAUGHT-PROOF

On average we achieve an air tightness result of 3.75m³/m²/Hr across all our sites. This is a **42.5%** improvement above the current requirement in the building regulations.



WALL

1/3 of all heat lost in an uninsulated home escapes through the walls...

All our homes have **100mm of insulation** in the 150mm wide cavity.

FLOOR

All our homes have **200mm of insulation** in the ground floor to reduce heat loss and maintain a comfortable living environment.

New homes built from June 2023 under Part L will emit **73% less carbon** than older homes, a **saving of over 2.5 tonnes** per property each year.



Each of our homes has a water efficient shower head, which can save you an average of **£70** annually².



Each of our homes has a smart heating control, which can save you **10%** on your annual heating bill^{3*}.



Well-insulated walls could save you between **£270-£460** annually in comparison to an uninsulated home⁴.

¹Home Builders Federation (2024). Watt a Save - Energy efficient new homes. Retrieved from https://www.hbf.co.uk/policy/wattasave/?utm_source=aoi&utm_medium=social&utm_campaign=wattasave&pk_campaign=newsletter_6706 [accessed on 14 May 2024]

²Energy Saving Trust (2023). Smarter home Greener home. Retrieved from <https://www.energysavingtrust.org.uk> [accessed on 14 May 2024]

³BBC Radio 4 Article (2023). Can a smart thermostat save you money on your energy bills? Retrieved from <https://www.bbc.co.uk/programmes/articles/3PzHhRLbsrzs2h6cfGYp9Z5/can-a-smart-thermostat-save-you-money-on-your-energy-bills> [accessed on 14 May 2024]

⁴Consumer Rights (2023). How much money can you save with insulation? Retrieved from <https://consumer-rights.org/news/how-much-money-can-you-save-with-insulation/> [accessed on 14 May 2024]



New Homes Quality Code

It is our responsibility to set an example by adhering to strict industry guidelines and procedures, which is why we are part of the New Homes Quality Code and relevant construction standards. Our dedication to the New Homes Quality Code, which outlines best practices for house builders, includes:

- Marketing of new homes
- Selling of new homes
- Customer service upon completion
- Access to the New Homes Ombudsman Service
- The Code does not impact your legal rights as a buyer; for instance, claims can still be pursued through the Civil Courts.

To find out more and to download the latest copy of the code please click [here](#).



NHBC Warranty

The essential structural fabric of your new home is protected by a ten-year warranty, secured by an insurance policy issued by the NHBC.

Click [here](#) to view the NHBC guide to your new home.

Part Exchange

Benefits of part exchange scheme.

Quick, hassle-free move!*

Moving house is frequently listed as one of life's most stressful events, but that needn't be the case with part exchange. You won't need to worry about any of the hassle usually associated with moving house. If eligible for our part exchange scheme, your sale and purchase will be expertly managed by a friendly, helpful team, who will be happy to answer any questions you have at any step of the process.

Chain-break rescue

Unfortunately, chain-breaks affect thousands of property sales each year. If your property sale has recently fallen through, this part exchange service can step in to keep your new home purchase on track. A highly skilled team of property experts can complete the sale of your current property in as little as a week, if required.

T&C's apply. Find out more [here](#)

PROPERTY
PX GROUP



Proper Mortgage. Proper Rate.



NEW

Own New. Pay Less.



www.OwnNew.co.uk



Rate Reducer.

Lower
payments

Great
rates

100%
ownership

Tackle the cost of living crisis with a reduced rate mortgage. It's a regular mortgage, just with lower monthly payments for the initial period. Own New's **Rate Reducer** makes your beautiful new home a reduced rate reality.

How it works



- 1 Find a new build property you love
- 2 Arrange your mortgage with one of our approved Own New mortgage brokers
- 3 They'll talk you through Own New's **Rate Reducer** mortgage process
- 4 Own 100% of your new home



www.OwnNew.co.uk

INDEPENDENT FINANCIAL ADVICE MUST BE SOUGHT FROM A REGULATED MORTGAGE BROKER TO ACCESS THIS SCHEME.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP YOUR MORTGAGE REPAYMENTS.

Contact Us

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2 Gold Lane, North Baddesley, Southampton, Hampshire SO52 9BB

What Three Words Location [///meanders.cuts.cabin](https://www.what3words.com/#!/en/01794-223217)

Opening Hours

Tuesday to Friday 10.00 am to 5pm and Saturday 10.00 am to 4.00pm

