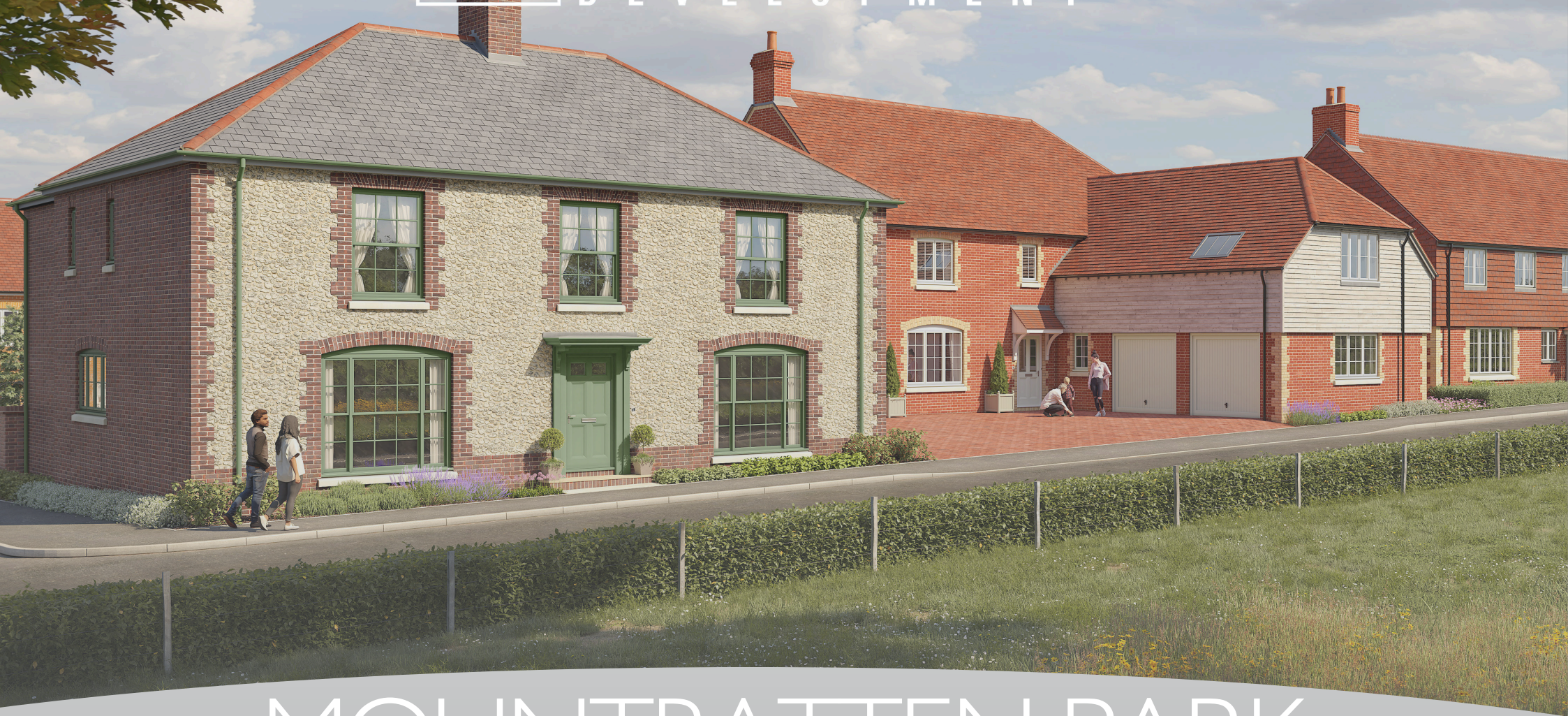




CG FRY & SON  
DEVELOPMENT



# 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

## 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)

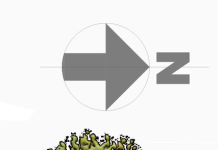
NHBC 10 year warranty

\*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

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Sector A5  
(Future Phase)

Sector A4  
(Future Phase)

Sector A3  
(Future Phase)

# MOUNTBATTEN PARK NORTH BADDESLEY

SECTORS A1 & A2



# Plot 11

## £425,000

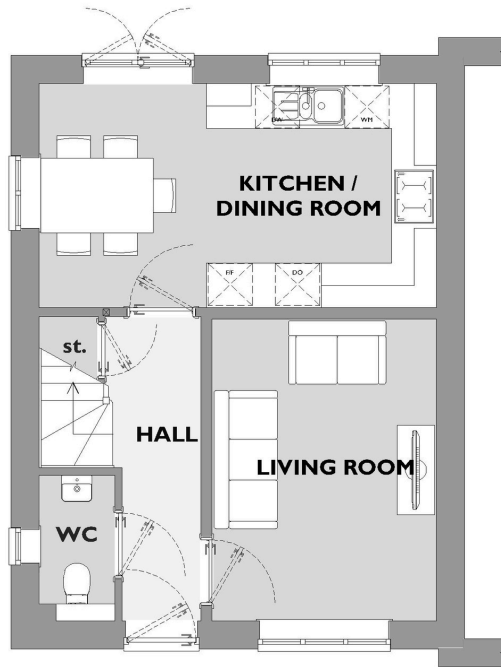
3 BEDROOM HOME, TOTAL 818 sq. ft. / 76 sq. m.



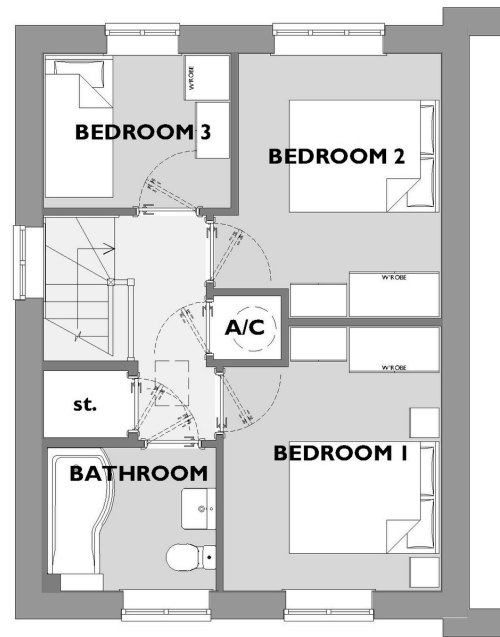
# PLOT

11

## THREE BEDROOM HOME



**GROUND FLOOR**



**FIRST FLOOR**

### FIRST FLOOR

Bedroom 1  
2.90 x 3.52m (9'6 x 11'7ft max)  
(Dimensions including recess)

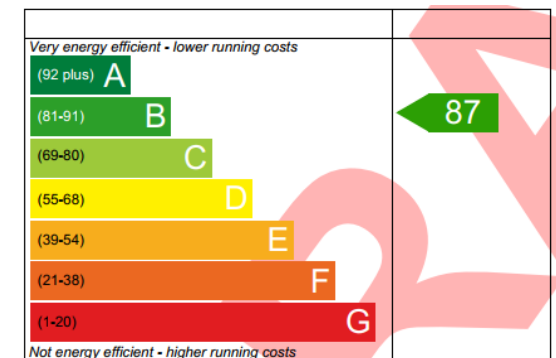
Bedroom 2  
2.70 x 3.54m (8'10 x 11'8ft max)  
(Dimensions excluding door recess)

Bedroom 3  
2.50 x 2.06m (8'2 x 6'9ft max)

### GROUND FLOOR

Living Room  
2.99 x 4.04m (9'10 x 13'3 ft max)

Kitchen / Dining Room  
5.30m x 3.00 m (17'5 x 9'10 ft 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 13

## £520,000

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

# PLOT

# 13

THREE BEDROOM HOME

## FIRST FLOOR

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

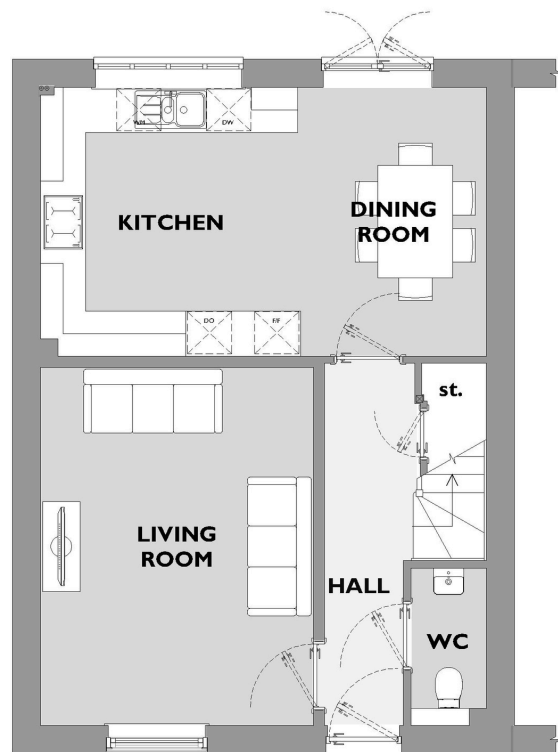
Bedroom 2  
2.94 x 3.16m (9'8 x 10'4ft max)

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

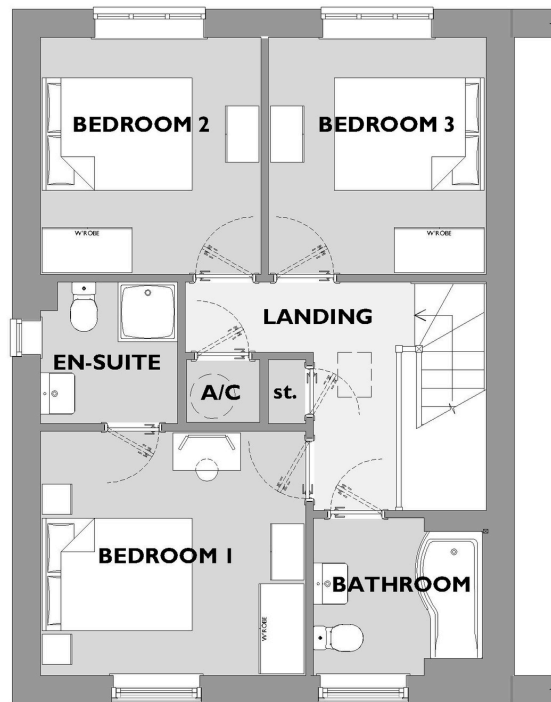
## GROUND FLOOR

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

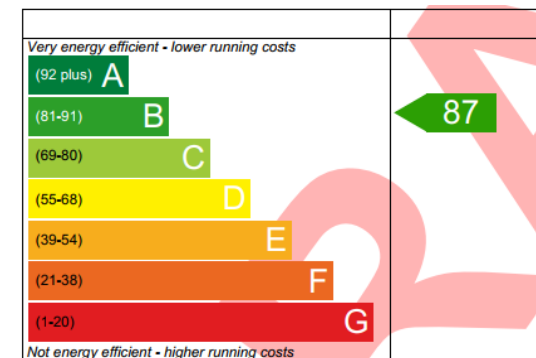
Kitchen / Dining Room  
5.95 x 3.58m (19'6 x 11'9ft max)



**GROUND FLOOR**



**FIRST FLOOR**



Predicted Energy Assessment

[View this home online](#)

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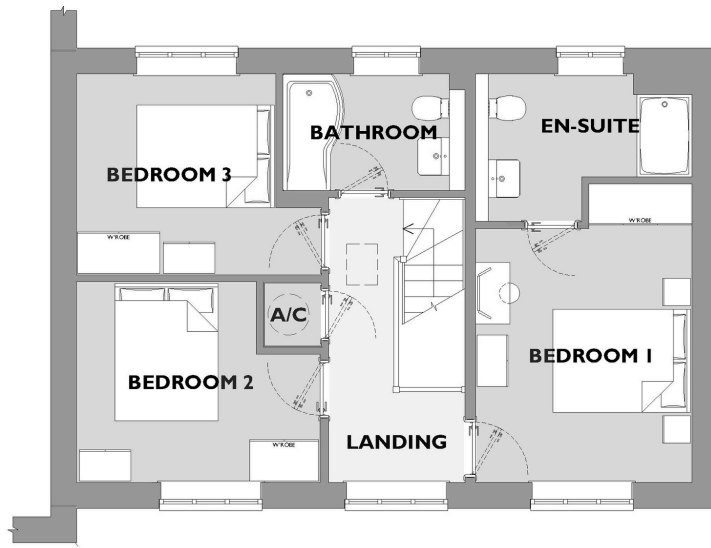
Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only



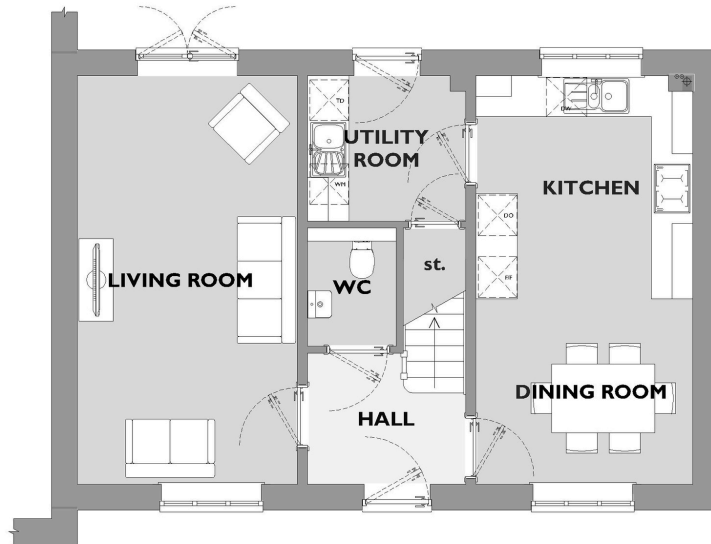
# Plot 16

## £549,950

3 BEDROOM HOME, TOTAL 1146 sq. ft. / 106.5 sq. m.



**FIRST FLOOR**



**GROUND FLOOR**

# PLOT 16

THREE BEDROOM HOME

## FIRST FLOOR

Bedroom 1  
3.15 x 3.70m (10'4 x 12'1ft max)  
(Dimensions excluding wardrobe recess)

Bedroom 2  
3.54 x 2.92m (11'7 x 9'7ft max)

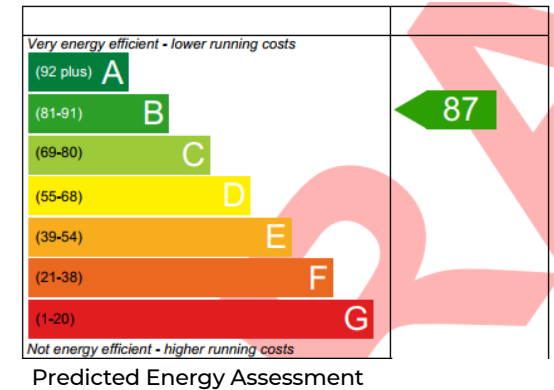
Bedroom 3  
2.9 x 2.92m (9'6 x 9'7ft max)  
(Dimensions excluding door recess)

## GROUND FLOOR

Living Room  
3.20 x 5.95m (10'6 x 19'6ft max)

Kitchen / Dining Room  
3.15 x 5.95m (10'4 x 19'6ft max)

[View this home online](#)



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# Plot 25

## £650,000

4/5 BEDROOM HOME, TOTAL 1432 sq. ft. / 133 sq. m.

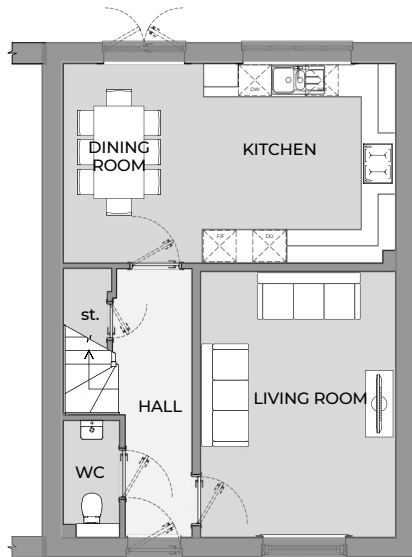
# PLOT 025

## 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)



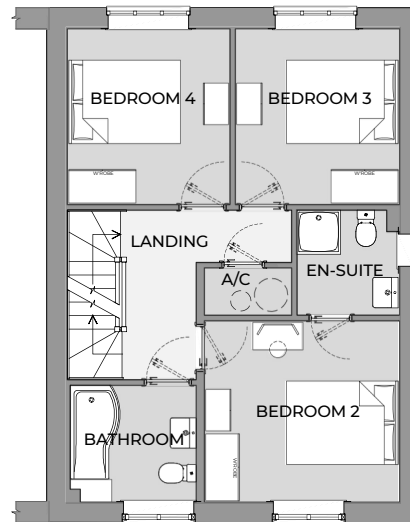
GROUND FLOOR

### 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)

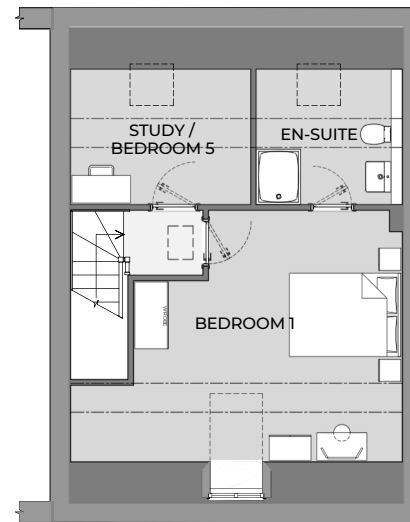


FIRST FLOOR

### SECOND FLOOR

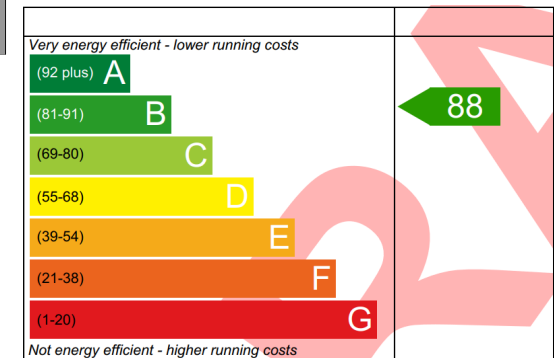
Bedroom 1  
5.95 x 4.31m (19'6 x 14'2ft max)  
(Dimension including recess)

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



SECOND FLOOR

[View this home online](#)



Predicted Energy Assessment

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# Plot 23

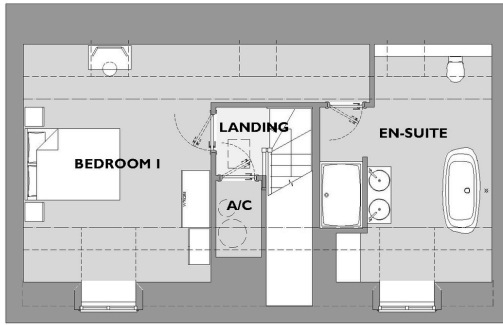
## £780,000

4 BEDROOM HOME, TOTAL 1679 sq. ft. / 156 sq. m.

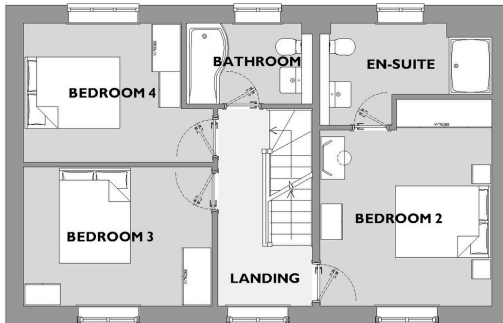


# PLOT 23

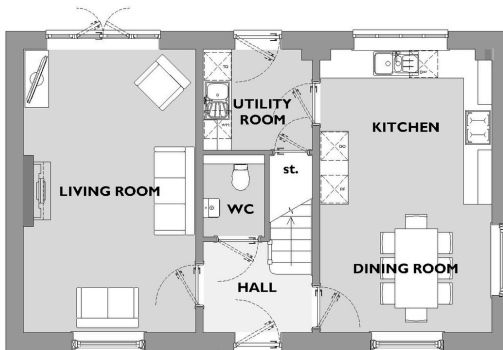
FOUR BEDROOM HOME



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

Bedroom 1  
3.93 x 5.00m (12'11 x 16'5ft max)  
(Dimensions excluding en suite access)

Bedroom 2  
3.61 x 3.70m (11'10 x 12'2ft max)  
(Dimensions excluding wardrobe recess)

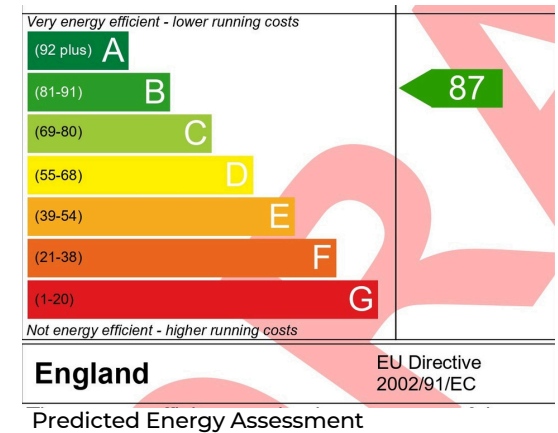
Bedroom 3  
3.95 x 2.92m (13'x 9'7ft max)

Bedroom 4  
3.31 x 2.92m (10'11 x 9'7ft max)  
(Dimensions excluding door recess)

Living Room  
3.61 x 5.95m (11'10 x 19'6ft max)

Kitchen / Dining Room  
3.61 x 5.95m (11'10 x 19'6ft max)

[View this home online](#)



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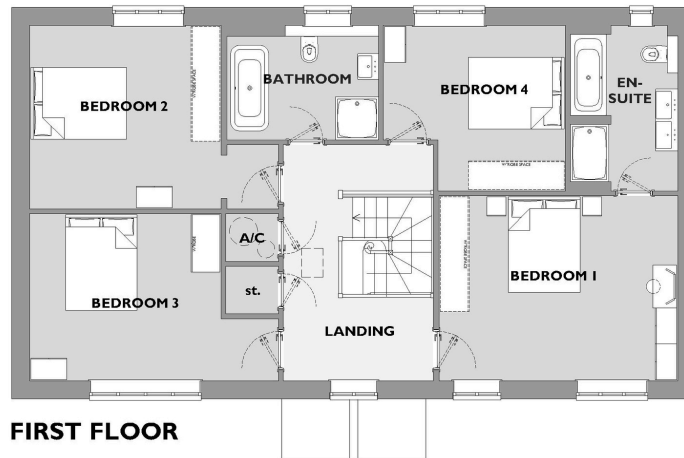
# Plot 33

## £995,000

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

# PLOT 33

FOUR BEDROOM HOME



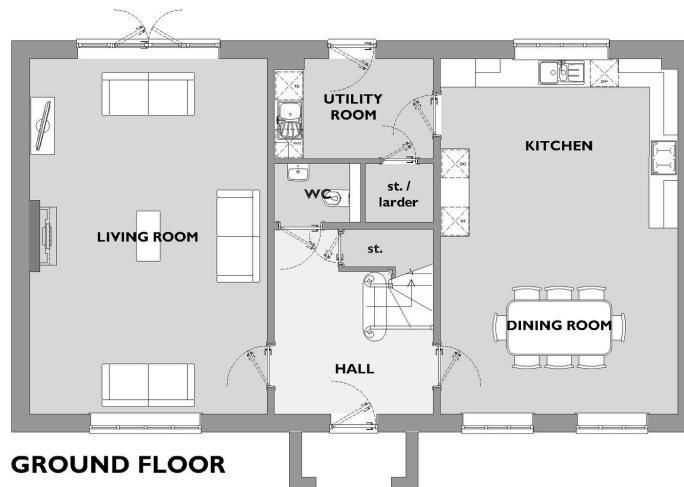
## FIRST FLOOR

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)

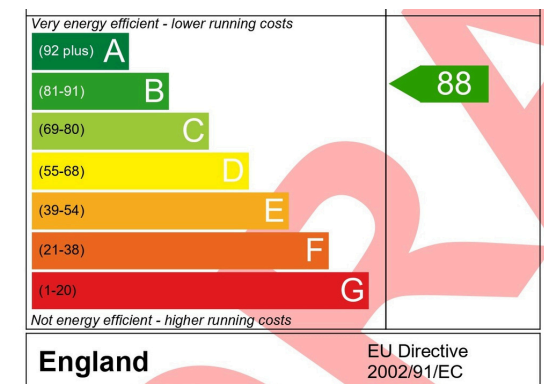
Bedroom 4  
3.80 x 3.47m (12'6 x 11'5ft)  
(Dimensions including wardrobe recess)



## GROUND FLOOR

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)



Predicted Energy Assessment

[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 specifically<sup>1</sup>.

New build houses are **66%** more energy efficient, saving homeowners up to **£183** amonth in energy bills. Saving **£2,195** a year<sup>1</sup>.

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 properties<sup>1</sup>.

### 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.

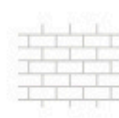
### THERMAL BRIDGE

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.



Each of our homes has a water efficient shower head, which can save you an average of **£70** annually<sup>2</sup>.



Each of our homes has a smart heating control, which can save you **10%** on your annual heating bill<sup>3\*</sup>.



Well-insulated walls could save you between **£270-£460** annually in comparison to an uninsulated home<sup>4</sup>.

### DRAUGHT-PROOF

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

The maximum leakage allowed by Building Regulations is 8m<sup>3</sup>/m<sup>2</sup>/Hr.

On average we achieve an air tightness result of 3.75m<sup>3</sup>/m<sup>2</sup>/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.

<sup>1</sup>Home 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](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]

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

<sup>3</sup>BBC 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]

<sup>4</sup>Consumer 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]

\*Excludes affordable dwellings



## *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](http://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](http://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

01794 223217

mountbattenparksales@cgfry.co.uk

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

What Three Words Location [///meanders.cuts.cabin](https://www.what3words.com/#!/en/094-484-484)

Opening Hours

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

