
THE WEELEY COLLECTION

Two beautiful new housing developments set within the sought-after area of Weeley Heath – in the heart of Essex's Tendring Peninsula.



Moody Homes Ltd

The Weeley Collection comprises two beautiful new developments – featuring family inspired homes with modern layouts, traditional quality and enviable surroundings.



Mill Lane, Weeley Heath.

Indicative computer generated street-scene image shows Plots One, Two and Three within the Mill Lane development at Weeley Heath (Shown from right to left).



Contemporary new family homes in an idyllic semi-rural position.

Moody Homes are very pleased to offer two separate new developments that are ideally positioned in Weeley – within Essex's picturesque Tending Peninsula. Collectively known as 'The Weeley Collection' and offering a combined total of twelve new three and four bedroom homes – these sites combine all the tranquility of a semi-rural village setting, with stunning countryside landscapes, an array of close-by amenities and excellent travel connections – an essential must for today's busy family lifestyles.

With each home boasting a timeless design, together with an enviable position and views overlooking open fields, all the homes benefit from an attached or detached garage, ample off-street parking, good sized gardens and a superb specification – the sites are ideal for a range of buyers – from young professionals and growing families, through to downsizers looking for a brand new modern home within this highly sought-after area.

All the homes have been thoughtfully designed and well appointed with the modern buyer in mind. The living spaces have been meticulously planned to maximise space and offer flexibility for modern families, while careful attention to detail has been applied to the specification, with each home offering beautiful modern kitchens, branded appliances and sleek worktops – while the bathrooms and en-suites continue the contemporary feel, with stylish white sanitaryware complemented with quality chrome fixtures and fittings.



Building beautiful family
homes for 65-years.



Mill Lane, Weeley



01	02	03	04	05	06
Plot One	Plot Two	Plot Three	Plot Four	Plot Five	Plot Six
Housetype A	Housetype B	Housetype C	Housetype C	Housetype B	Housetype A
Page 7	Page 9	Page 11	Page 11	Page 9	Page 7

* Electrical Sub-Station positioned here. Whilst the computer generated 3D aerial development layout shown been prepared with all due care for the assistance of the prospective purchasers, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Suggested North position and similar details are approximate only and purchasers should satisfy themselves that such information is correct.

**"Our Weeley Collection comprises two exclusive sites –
with a total of twelve quality new homes each thoughtfully
planned to suit the needs of modern lifestyles."**

Founded by Donald Moody in 1953, Moody Homes is a family owned and run company with a reputation for building quality new build properties across East Anglia – predominantly in Essex and Hertfordshire. Specialising in new estates and known for building up to 1,000 houses in Stevenage and Cambridge in the 1970s and 1980s, the company is now proudly in its 65th year and concentrating on smaller, more exclusive collections – which have a strong emphasis on design, quality and living functionally.



Bentley Road, Weeley



01	02	03	04	05	06
Plot One	Plot Two	Plot Three	Plot Four	Plot Five	Plot Six
Housetype A	Housetype C	Housetype D	Housetype D	Housetype D	Housetype D
Page 13	Page 15	Page 17	Page 17	Page 17	Page 17

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The excellent attention to detail that has been synonymous with Moody Homes for the last 65 years will not only be evident in each individual property within these two sites in Weeley – it will also be apparent throughout the developments externally, with a large amount of consideration being paid to the actual settings, with predominantly southward facing rear gardens and appropriate landscaping to communal areas.

Offering a range of professionally designed three and four bedroom house styles – specifically designed to meet the demands of modern families – the two sites have been carefully planned from the outset, and will be finished to excellent standards, providing all the advantages that only a brand new home can offer.

Mill Lane – Plots One and Six



Well planned four bedroom detached homes – complete with integrated double garages.

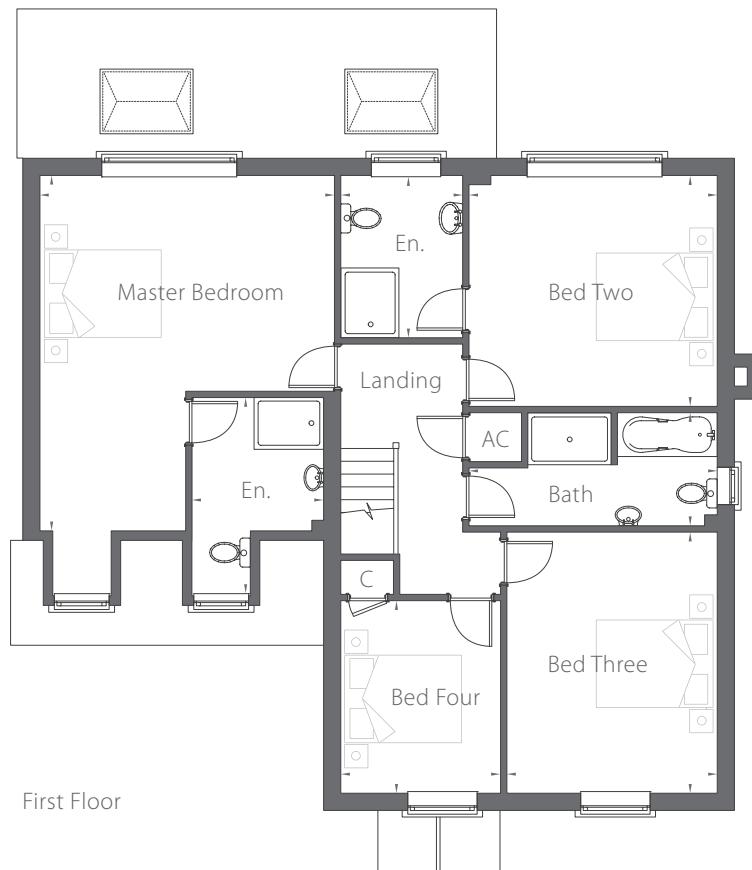
Ground Floor Measurements

Kitchen/Dining	7.44m x 5.91m	24'5" x 19'5"
Living Room	6.97m x 4.01m	22'10" x 13'2"
Family Room	3.55m x 3.46m	11'8" x 11'4"
Cloakroom	1.80m x 0.90m	5'11" x 2'11"

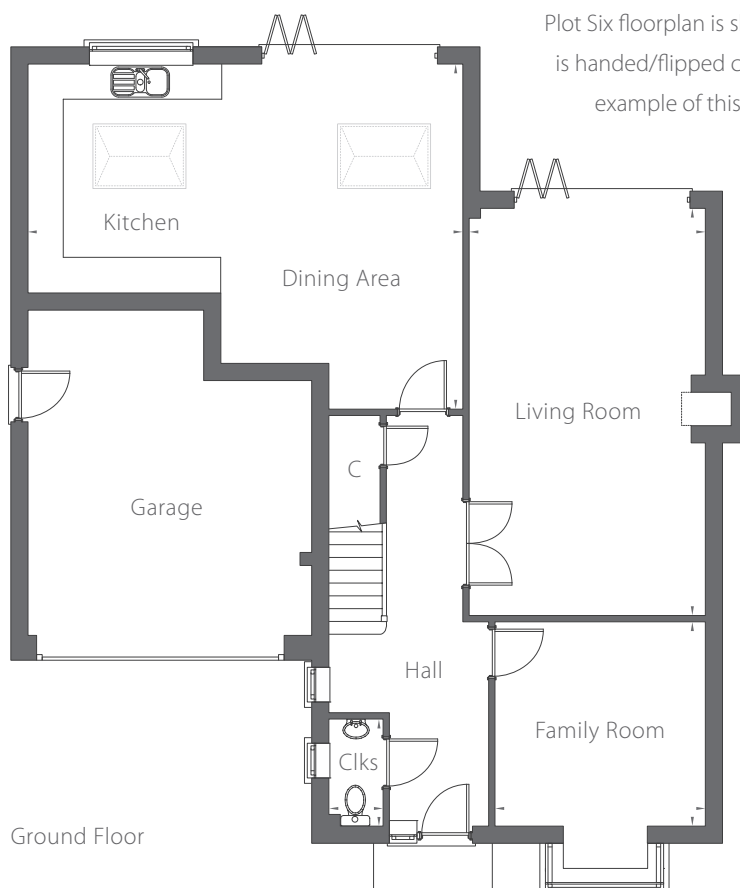
First Floor Measurements

Master Bedroom	6.08m x 5.02m	19'11" x 16'6"
En-Suite	3.40m x 2.25m	11'2" x 7'5"
Bedroom Two	4.24m x 3.95m	13'11" x 13'0"
En-Suite	2.76m x 2.06m	9'1" x 6'9"
Bedroom Three	4.46m x 3.59m	14'8" x 11'9"
Bedroom Four	3.29m x 2.71m	10'10" x 8'11"
Bathroom	4.24m x 1.92m	13'11" x 6'4"

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First Floor



Ground Floor

Plot Six floorplan is shown here – the layout of Plot One is handed/flipped compared to floorplan shown – an example of this plan can be seen on page 14.

AC Airing Cupboard C Cupboard Clks Cloakroom En, En-Suite



Mill Lane – Plots Two and Five



An attractive double-fronted detached appearance – with four well proportioned bedrooms.

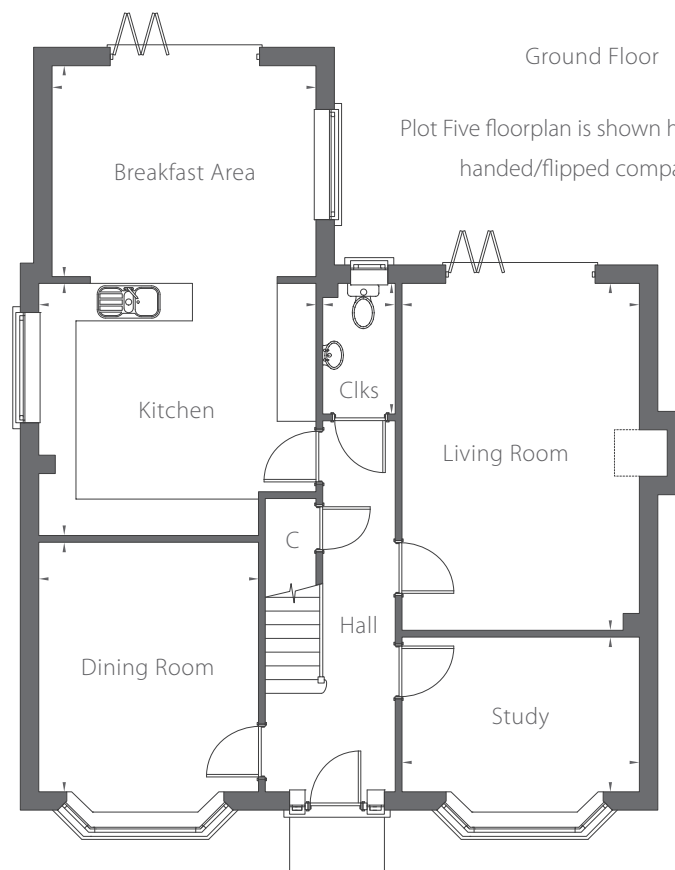
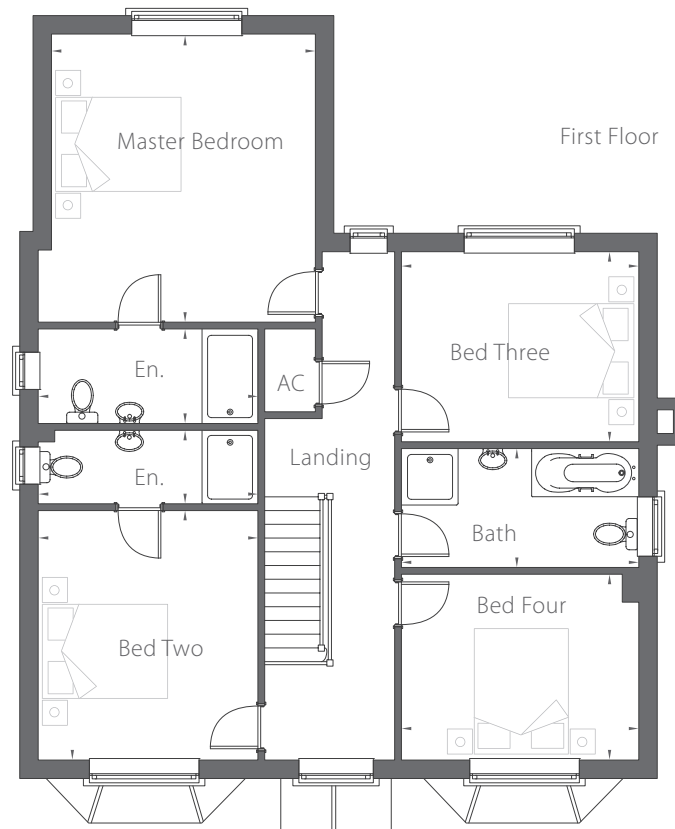
Ground Floor Measurements

Kitchen	4.39m x 4.02m	14'5" x 13'2"
Breakfast Area	4.17m x 3.33m	13'8" x 10'11"
Living Room	5.51m x 3.75m	18'1" x 12'4"
Dining Room	3.95m x 3.47m	13'0" x 11'5"
Study	3.75m x 2.45m	12'4" x 8'0"
Cloakroom	2.05m x 1.12m	6'9" x 3'8"

First Floor Measurements

Master Bedroom	4.58m x 4.17m	15'0" x 13'8"
En-Suite	3.50m x 1.48m	11'6" x 4'10"
Bedroom Two	3.95m x 3.50m	13'0" x 11'6"
En-Suite	3.50m x 1.18m	11'6" x 3'10"
Bedroom Three	3.75m x 3.01m	12'4" x 9'10"
Bedroom Four	3.75m x 2.95m	12'4" x 9'8"
Bathroom	3.75m x 1.90m	12'4" x 6'3"

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Mill Lane – Plots Three and Four

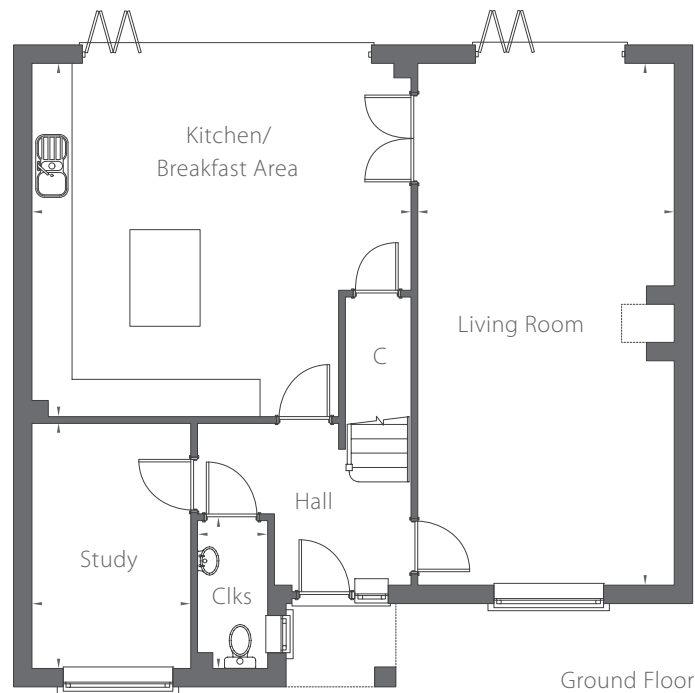
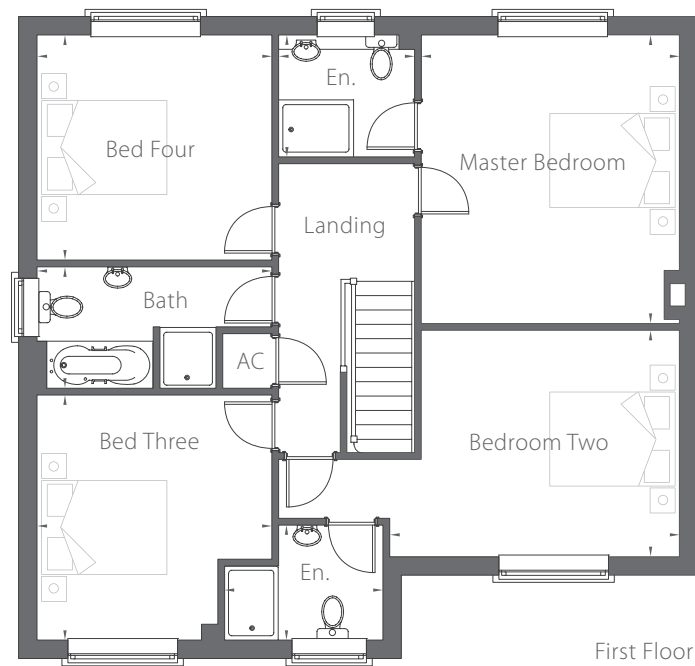


Indicative computer generated image shows Plot Four at Mill Lane. Plot Three is handed/flipped compared to image shown. Please note external materials, elevational treatments and landscaping vary on Plot Three. Plot Three can be seen in the computer generated street-scene on pages two and three.

A contemporary four bedroom layout with a truly impressive kitchen/breakfast area.

Ground Floor Measurements			First Floor Measurements		
Kitchen/Breakfast	6.00m x 5.64m	19'8" x 18'6"	Master Bedroom	4.61m x 4.12m	15'1" x 13'6"
Living Room	8.33m x 4.09m	27'4" x 13'5"	En-Suite	2.15m x 1.92m	7'1" x 6'4"
Study	3.88m x 2.48m	12'9" x 8'2"	Bedroom Two	4.64m x 3.62m	15'3" x 11'1"
Cloakroom	2.33m x 1.12m	7'8" x 3'8"	En-Suite	2.50m x 1.82m	8'3" x 6'0"
			Bedroom Three	3.88m x 3.72m	12'9" x 12'3"
			Bedroom Four	3.72m x 3.59m	12'3" x 11'9"
			Bathroom	3.72m x 1.95m	12'3" x 6'5"

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Plot Four floorplan is shown here – the layout of Plot Three is handed/flipped compared to floorplan shown. An example of Plot Three's layout can be seen on page 16.

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Bentley Road – Plot One



A beautiful four bedroom detached home with a convenient integrated double garage.

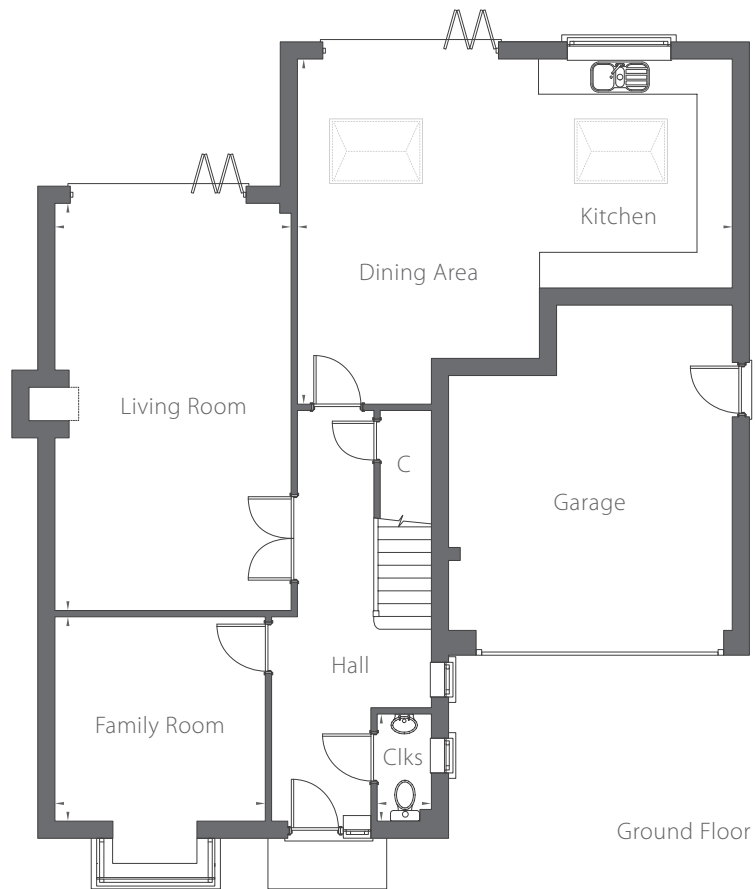
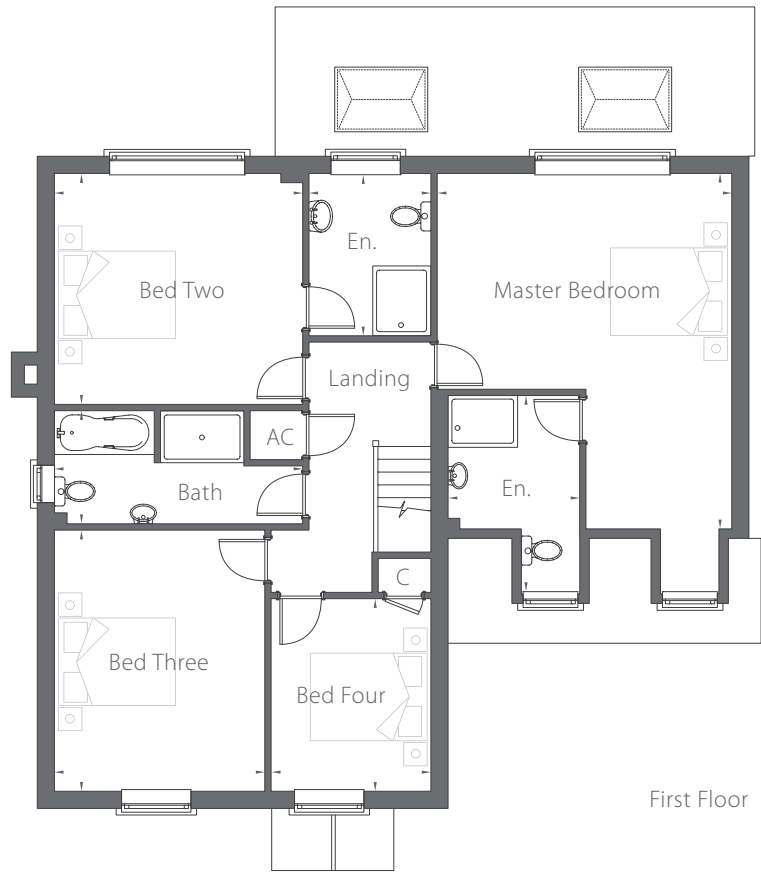
Ground Floor Measurements

Kitchen/Dining	7.44m x 5.91m	24'5" x 19'5"
Living Room	6.97m x 4.01m	22'10" x 13'2"
Family Room	3.55m x 3.46m	11'8" x 11'4"
Cloakroom	1.80m x 0.90m	5'11" x 2'11"

First Floor Measurements

Master Bedroom	6.08m x 5.02m	19'11" x 16'6"
En-Suite	3.40m x 2.25m	11'2" x 7'5"
Bedroom Two	4.24m x 3.95m	13'11" x 13'0"
En-Suite	2.76m x 2.06m	9'1" x 6'9"
Bedroom Three	4.46m x 3.59m	14'8" x 11'9"
Bedroom Four	3.29m x 2.71m	10'10" x 8'11"
Bathroom	4.24m x 1.92m	13'11" x 6'4"

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Bentley Road – Plot Two

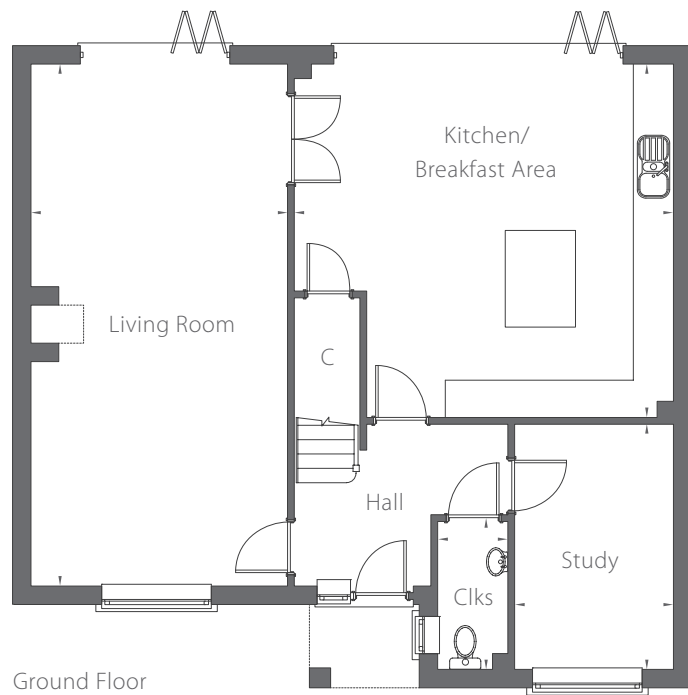
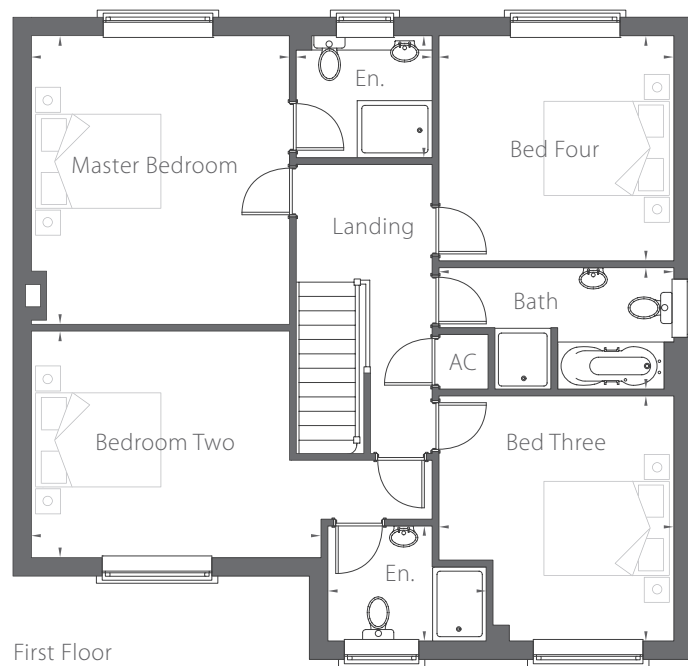


Indicative computer generated image shows Plot Two at Bentley Road.

A modern four bedroom family home with a generously sized kitchen/breakfast area.

Ground Floor Measurements			First Floor Measurements		
Kitchen/Breakfast	6.00m x 5.64m	19'8" x 18'6"	Master Bedroom	4.67m x 4.12m	15'4" x 13'6"
Living Room	8.33m x 4.09m	27'4" x 13'5"	En-Suite	2.15m x 1.92m	7'1" x 6'4"
Study	3.88m x 2.48m	12'9" x 8'2"	Bedroom Two	4.66m x 3.61m	15'3" x 11'10"
Cloakroom	2.33m x 1.08m	7'8" x 3'7"	En-Suite	2.50m x 1.82m	8'3" x 6'0"
			Bedroom Three	3.88m x 3.72m	12'9" x 12'3"
			Bedroom Four	3.72m x 3.59m	12'3" x 11'9"
			Bathroom	3.72m x 1.95m	12'3" x 6'5"

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Bentley Road – Plots Three, Four, Five and Six



Indicative computer generated image shows Plots Three (Right) and Four (Left) at Bentley Road.
Please note external materials, elevational treatments and landscaping may vary slightly on Plots Five and Six. Plots Five and Six can be seen in the computer generated site-plan on page five.

Carefully planned three bedroom semi-detached homes with layouts ideal for modern lifestyles.

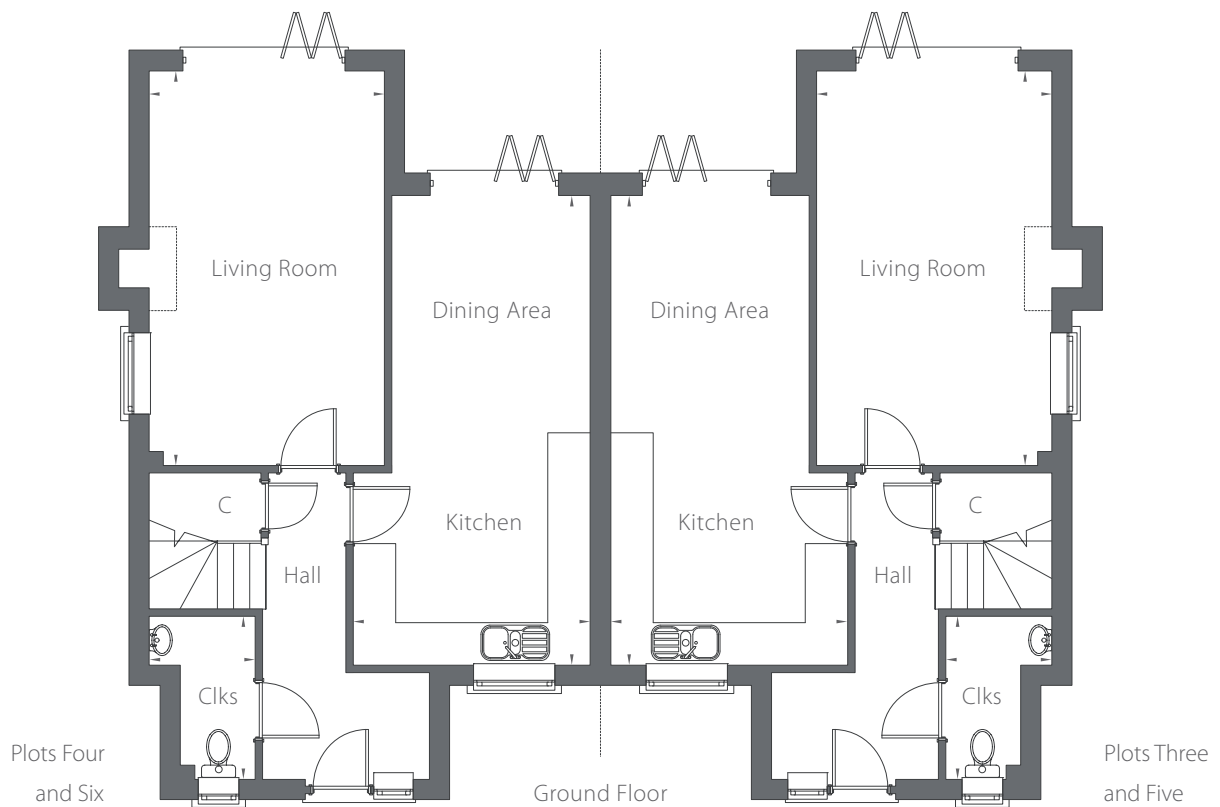
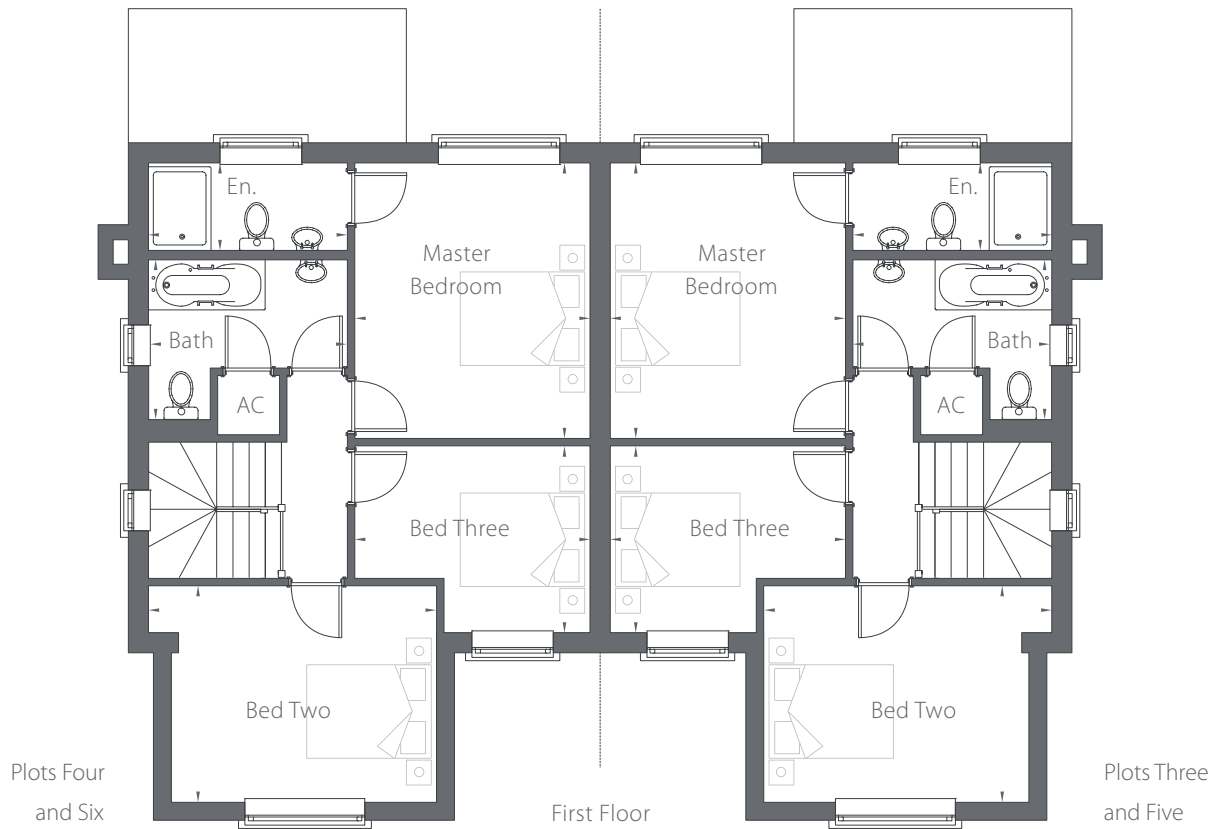
Ground Floor Measurements

Kitchen/Dining	6.87m x 3.40m	22'7" x 11'2"
Living Room	5.76m x 3.38m	18'11" x 11'1"
Cloakroom	2.35m x 1.50m	7'9" x 4'11"

First Floor Measurements

Master Bedroom	4.00m x 3.41m	13'2" x 11'2"
En-Suite	2.87m x 1.25m	9'5" x 4'1"
Bedroom Two	4.19m x 3.17m	13'9" x 10'5"
Bedroom Three	3.41m x 2.76m	11'2" x 9'1"
Bathroom	2.58m x 2.87m	8'6" x 9'5"

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AC Airing Cupboard C Cupboard Clks Cloakroom En. En-Suite



Classically styled homes that offer traditional quality and modern convenience.

The Weeley Collection offers an attractive mix of just eight detached and four semi-detached houses, all complemented with generous gardens and views overlooking open fields. Sensitively designed with considerate landscaping, these projects retain the character of the local area whilst exuding a subtly stated elegance – and residents can expect all the homes to boast traditional characteristics such as exposed brickwork and contrasting modern white render. Some of the homes also offer stand out features like impressive bay windows, timeless double-fronted elevations and large garages. Inside, whichever home you choose, each will boast the quality specifications and excellent attention to detail that has been associated with Moody Homes for many years – and the fittings used will ensure they are as impressive as they are practical.

- NHBC 10-year Buildmark Guarantee
- Traditionally built homes using brick, block and plaster
- Double glazed fully finished white timber windows
- Tongue and grooved floorboards to first floor
- Energy efficient gas boiler and underfloor heating to ground floor
- Bathroom and en-suite's are fitted with mains pressure showers
- Flat finished ceilings, coving to all rooms
- White architrave and skirting
- Woodburner in feature fireplace
- White oak shaker cottage-style internal doors with brushed stainless-steel furniture
- Wireless burglar alarm
- Brushed stainless-steel electrical fittings to all rooms
- Low energy lighting fitted throughout
- UK crafted kitchens with LED pelmet lighting
- A range of branded integrated appliances and tiling between units
- Quality wall hung white sanitaryware, vanity units and chrome taps
- Chrome towel rails to bathroom and en-suites
- Fully tiled bathroom and en-suites
- Porcelain flooring to bathrooms, kitchen/dining, utility room, cloakrooms, bathroom and en-suites
- Cat 5 linked TV points back to central hub
- Quality bi-fold doors leading to rear garden
- Loft Light and ladder to be fitted
- Block paved driveways
- Indian Sandstone paving
- Power point, lighting fitted to garages including electrically operated doors
- Turfed and landscaped front gardens
- Outside taps
- Lantern fittings to external light points

Please note – we reserve the right to alter and amend this specification. Date: 29/03/2018

NB. Moody Homes Limited reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found.

* Approximate distances taken from Google.co.uk/maps and estimated journey times taken from Nationalrail.co.uk



Remarkably located – with excellent connections to towns, cities and the coast.

Whether its exploring the picturesque rural landscapes, or enjoying some of the areas stunning coastal views – Weeley is perfectly placed to experience Essex's Tendring countryside and everything else this wonderful location has to offer. For leisurely walks, residents can take advantage of nearby Weeleyhall Wood – a beautiful nature reserve that is renowned for being one of the finest woodlands in the area – and is best known for its spectacular carpet of Bluebells in the spring. Alternatively, the coast is within easy reach and the seaside favourites of Frinton-on-Sea and Walton-on-the-Naze are around 7 and 8 miles away respectively.



The village of Weeley itself encapsulates relaxed rural living at its finest and for everyday essentials a local convenience store is just a mile away. For opportunities to socialise with friends and family there are a host of restaurants and pubs within reach, which offer friendly atmospheres, together with freshly cooked food and award-winning real ales. There is also a locally-cherished Village Hall in the village – which acts as a good social hub – hosting a variety of popular activities such as indoor boot camps and dance classes – as well as an array of private events and functions. Primary education is well covered in the area, with both the highly regarded 'Weeley Rainbow Pre-School' and 'St Andrew's Church of England Primary School' being within easy reach of the developments. Weeley also boasts its own railway station and it's 'Sunshine Coast Line' services take approximately half an hour to reach Colchester, an hour to the cosmopolitan City of Chelmsford – and less than 90 minutes to reach central London.*

Outside of Weeley, the historic town of Colchester is just over twelve miles away and boasts a variety of High Street shops alongside the hugely high profile Fenwick – an impressive department store offering sophisticated designer brands, alongside jewellery and beauty products, luxury home furnishings and dining opportunities. There is also a large number of smaller independent shops and fashionable boutique stores in the town. As one of the finest retail destinations in the region, the town centre is also home to a host of popular restaurants and eateries – from established favorites like Prezzo, Ask Italian and Bill's, through to the new Turtle Bay and the highly regarded Five Guys. Colchester is also famous for it's ancient Castle and beautifully kept Castle Park – which runs a mixture of exhibitions and events throughout the year for all ages to enjoy – perfect for a warm summer's day out with family and friends.

Alternatively, residents can take advantage of Weeley's central location and head to the coast to explore the traditional seaside towns of Walton or Clacton-on-Sea – both under 8 miles away – and offering stunning views over the North Sea, together with charming beaches, vibrant promenades and bustling piers. Both of these famous destinations offer fantastic “bucket and spade” fun days out for the all of the family, whilst the upmarket Frinton-on-Sea – with its immaculately clean sandy beaches and historic tree-lined avenues – offers an array of quality independent stores, eateries and coffee shops to discover.

Road connections from Weeley.

Clacton-on-Sea	6.5 Miles
Frinton-on-Sea	7.5 Miles
Colchester	11.5 Miles
Ipswich	18.5 Miles
Chelmsford	36 Miles
Stansted Airport	43 Miles

Rail times from Weeley [WEE].

Clacton-on-Sea [CLT]	18 Minutes
Colchester [COL]	31 Minutes
Chelmsford [CHM]	60 Minutes
Ipswich [IPS]	64 Minutes
London Liverpool St. [LST]	1 Hour 25 Mins
Canary Wharf [DLR]	1 Hour 45 Mins



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For more information visit www.moodyhomes.co.uk

All enquiries please contact our selling agents **Von Sinclair on 01245 330310**

Alternatively email reception@vonsinclair.com or visit www.vonsinclair.com

Please note, there is a family relationship between the Sales Agent Von Sinclair and the developer Moody Homes.

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