FAIRFIELDS

ASHLEY

NEWMARKET

A development by Highland Fairhaven LLP

The Fairfields development is located to the north of Church Street and occupies a location on the edge of the village of Ashley, near Newmarket.

Ashley is located between Newmarket (4 miles), Bury St Edmunds (12 miles) and East of Cambridge (17 miles).

The village itself has a long history with an entry in The Doomsday Book of 1086. Ashley is a small village in a pleasant setting adjacent to the Suffolk boundary and has close ties to Newmarket. It has a clearly defined centre associated with a pond and the point where the road from Newmarket reached the top of the chalk ridge. The older core of attractive flint buildings is covered by a conservation area.

Facilities in the village include a post office, church, public hall, public house, restaurant and sports field. The village has a regular bus service which runs to Newmarket.

The site formed part of the Fairhaven Trust Estate based at Kirtling Towers nearby and is being developed by a partnership between the Fairhaven Trust and Highland Property Ltd.

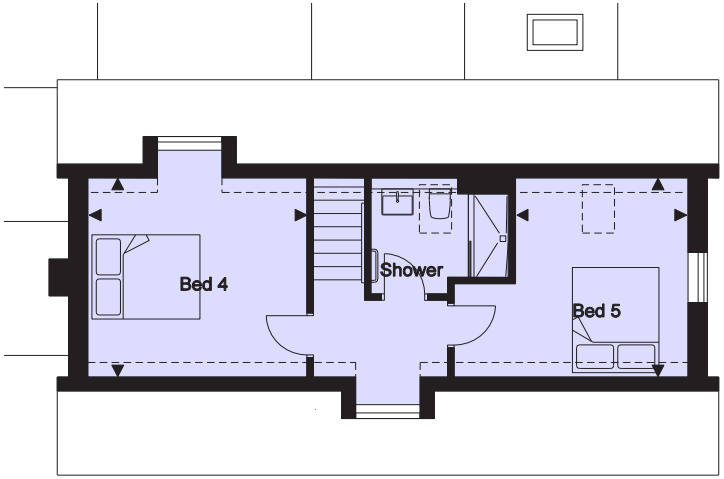
ASHLEY

SITE PLAN

NO 16

Ground Floor

First floor

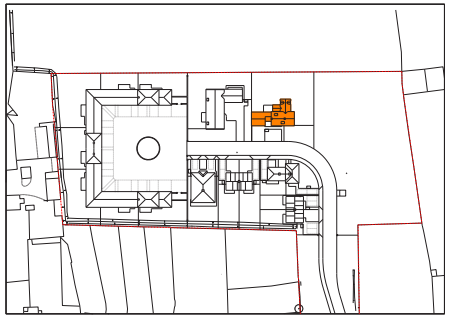


Second Floor

Area: 245.6 sqm 2,644 sqft (excluding garage)
(Including 8.2sq.m 88 sq.ft under 1.5m)

Room dimensions

Living Room	6,93x4.21	19'5"x13'10"
Dining Room	6.00x3.93	19'11"x12'10"
Conservatory	3.72x3.26	12'2"x10'8"
Kitchen	6.07x3.79	19'11"x12'5"
Utility	3.54x3.35	11'7"x11'0"
Bed 1	3.97x3.88	13'0"x12'9"
Bed 2	4.21x3.49	13" 10"x12'2"
Bed 3	4.13x3.72	13'7"x11'10"
Bed 4	3.88x3.60	12'9"x11'10"
Bed 5	4.13x3.60	13'7'x11'10"
Garage	5.87x5.82	19'3"x19'1"



NO 15

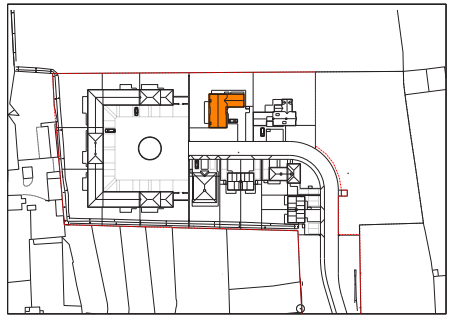
Ground Floor

First Floor

Area: 255.5 sqm 2,748 sqft (excluding car port)

Room dimensions

Living Room	7.41x3.71	24' 4"x12' 2"
Dining/Kitchen	7.41x6.53	22' 4"x21' 5"
Home office	4.48x2.70	14'86"x8' 10"
Utility	5.505x2.53	18' 3"x8' 4 "
Utility platform	3.54x2.6	11' 7"x8' 6"
Bed 1	5.31x3.59	17' 5"x11' 9"
Dressing	2.00x1.43	6' 7"x4' 8"
Bed 2	4.98x3.37	16' 4"x11' 1"
Bed 3	4.68x3.81	15' 4"x12' 6"
Bed 4	3.95x2.90	12' 12"x9' 6"
Car port	5.69x5.63	18' 8"x18' 6"



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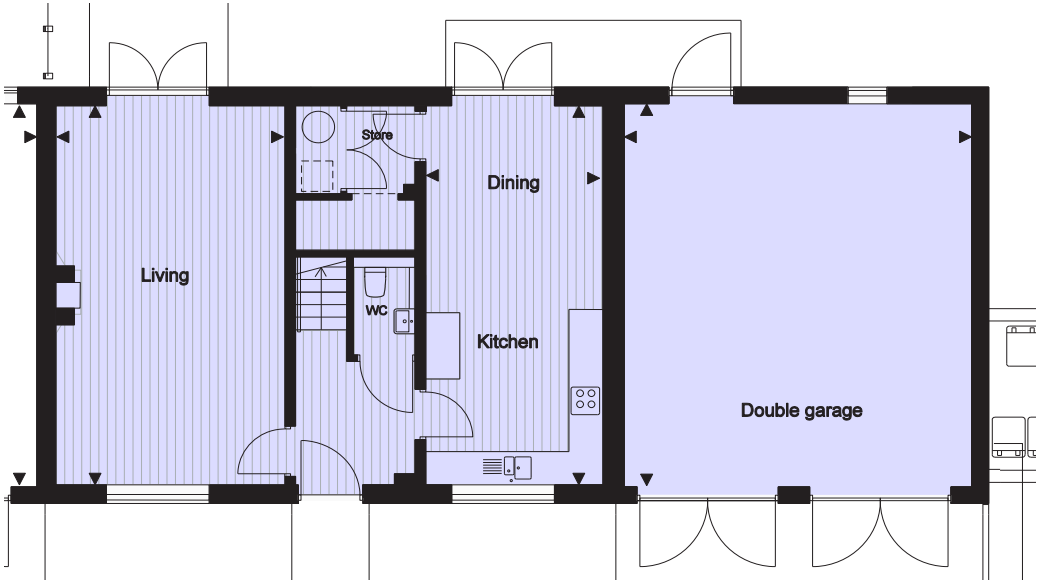
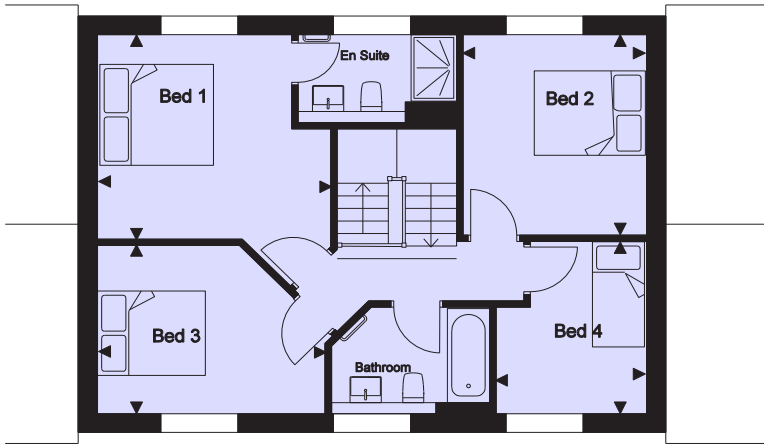


Ground Floor

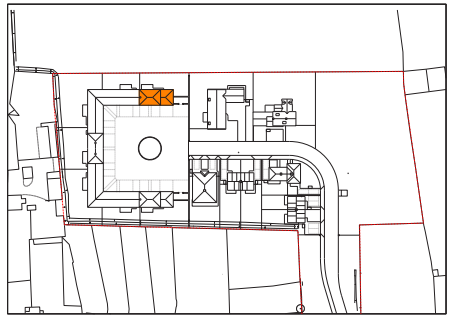


First floor

Area: 130.2 sqm 1,401 sqft (excluding garage)

Room dimensions

Living Room	6.74x4.11	22' 1"x13' 6"
Dining/Kitchen	6.74x3.15	22' 1"x10' 4"
Bed 1	4.11x3.59	13' 6"x11' 9"
Bed 2	3.54x3.24	11' 7"x10' 8"
Bed 3	4.02x3.04	13 2"x10'0"
Bed 4	3.09x2.66	10' 2"x8' 9"
Garage	6.92x6.12	22' 8"x20' 1"



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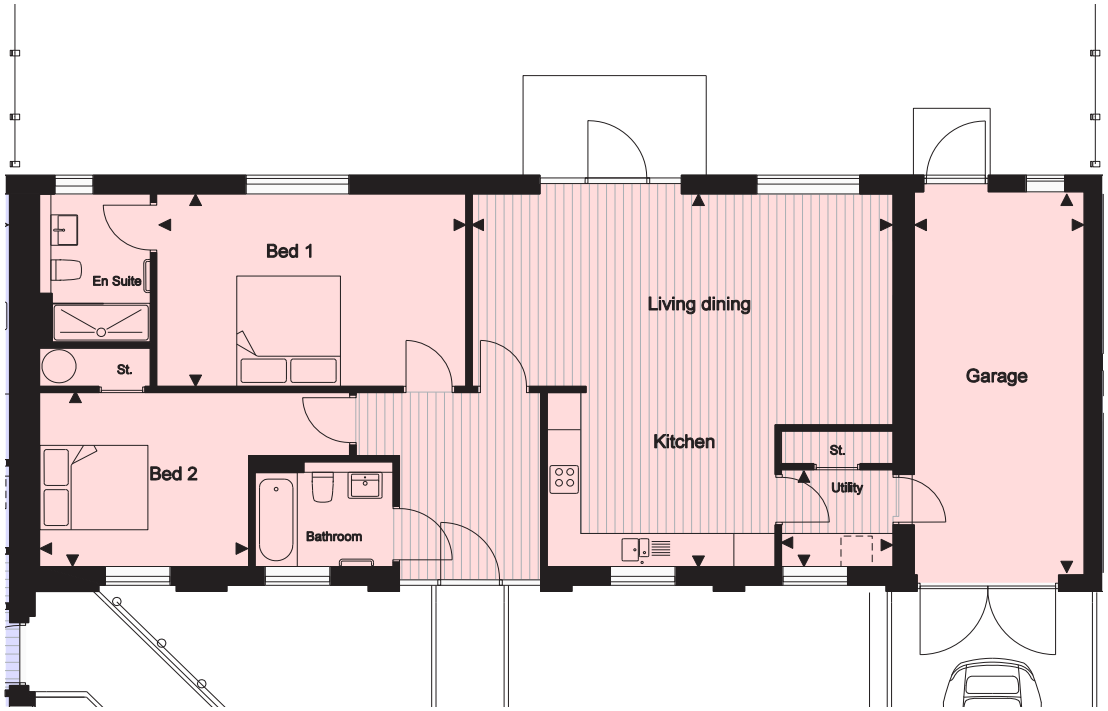
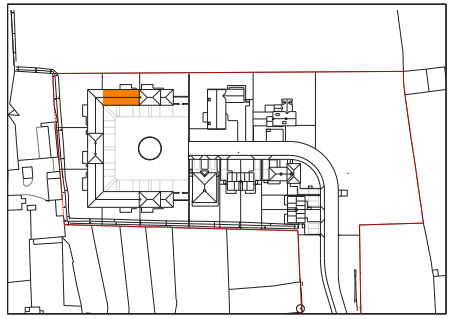


Area: 101.9` sqm 1,097 sqft (excluding garage)

Room dimensions		
Living/Dining/		
Kitchen	7.41x6,73	24' 4"x22' 1"
Utility	1.92x1.71	6' 4"x5' 7"
Bed 1	5.73x3.52	18' 10"x11' 7"
Bed 2	3.96x3.15	12' 1"x10 4"
Garage	6.92x3.05	22' 4"x10' 0"



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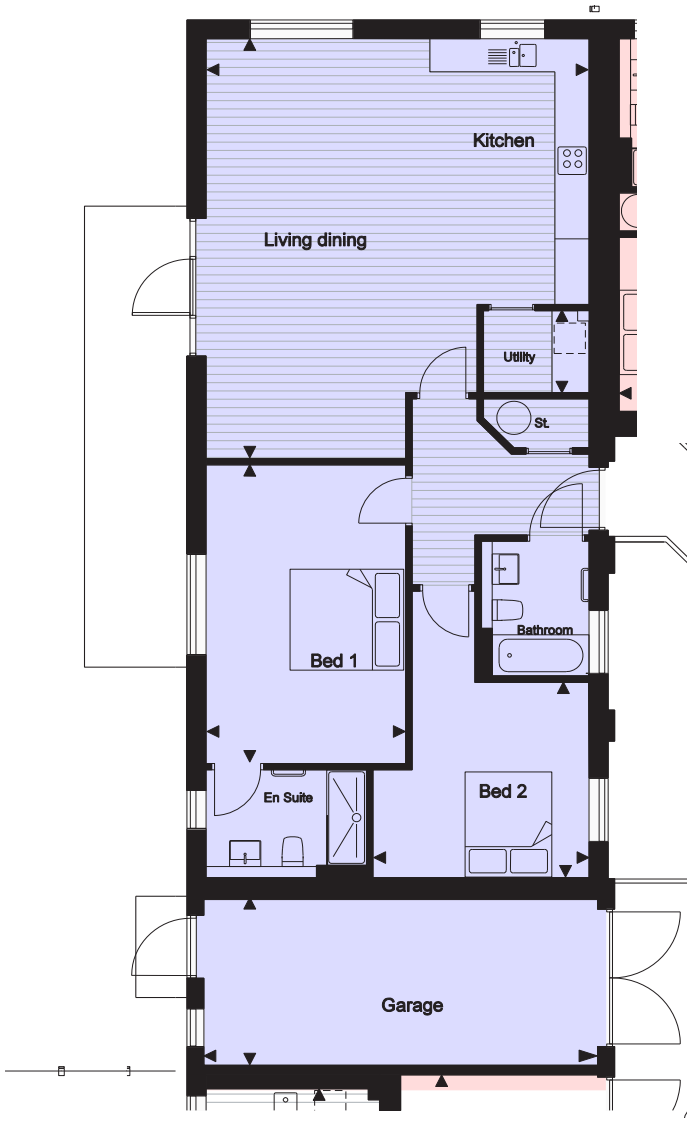
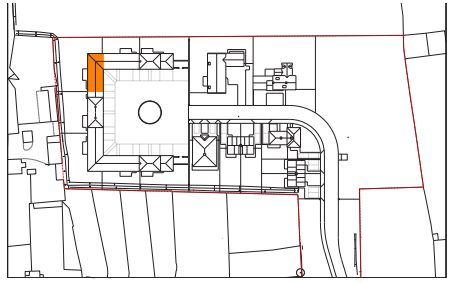


Area: 103.5sqm 1,114 sqft (excluding garage)

Room dimensions

Living/ Dining/Kitchen	7.60x6.73	24' 11"x 22' 1"
Utility	1.88x1.50	6' 2"x4' 11"
Bed 1	5.41x3.52	17' 9"x11' 7"
Bed 2	3.84x3.53	12' 7"x11' 7"
Garage	6.81x3.01	22' 4"x9' 11"



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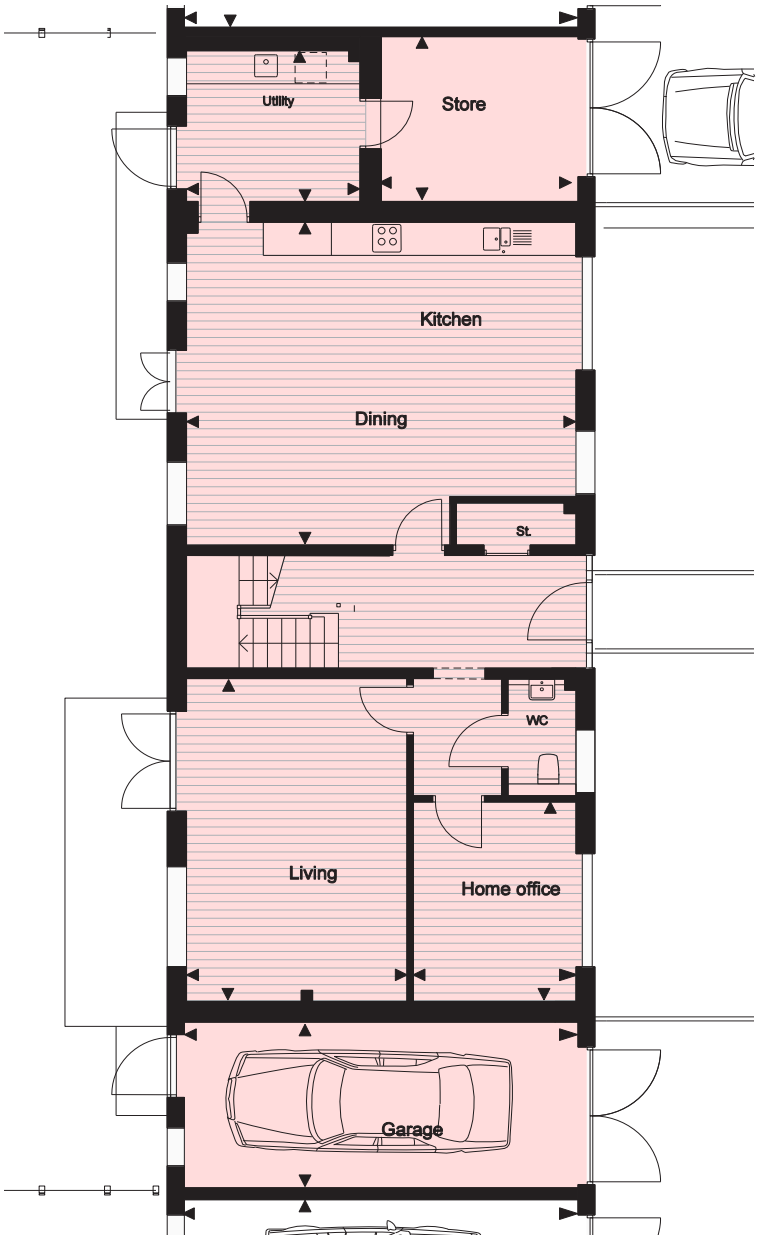
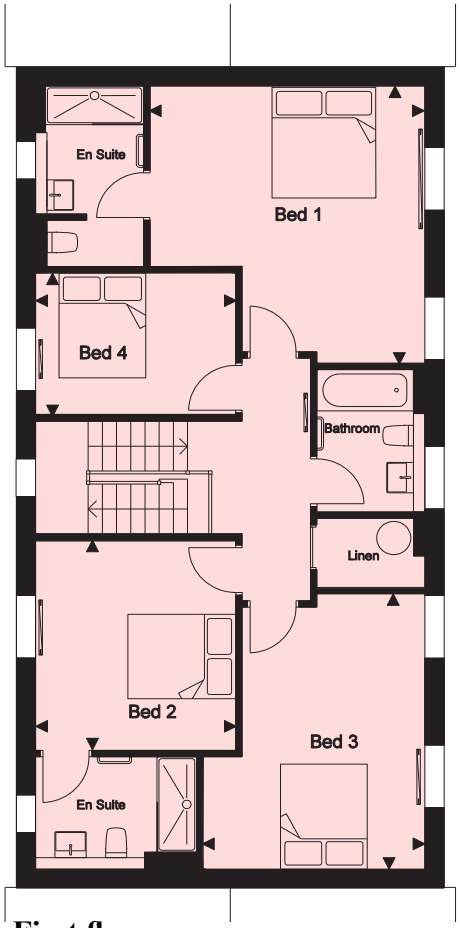


Ground Floor

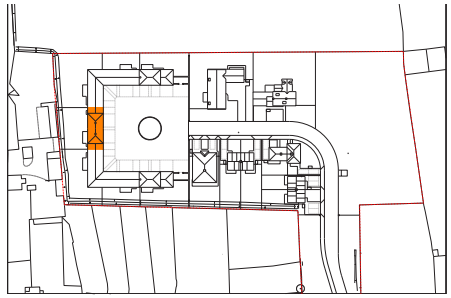


First floor

Area: 200.4 sqm 2,157 sqft (excluding garage and store)

Room dimensions

Dining/Kitchen	6.63x5.83	21' 9"x19' 2"
Living Room	5.83x3.83	19' 2"x12' 7"
Home office	3.59x2.7	11' 9"x8' 10"
Utility	3.00x2.7	9'10""x8' 10"
Store	3.00x2.73	9'10"x8'11"
Bed 1	4.97x4.63	16' 4"x15' 2"
Bed 2	3.84x3.38	12' 7"x11' 1"
Bed 3	4.92x3.85	16' 2"x12' 8"
Bed 4	3.38x2.53	11' 1"x8' 4"
Garage	6.63x2.97	21' 9"x9' 9"



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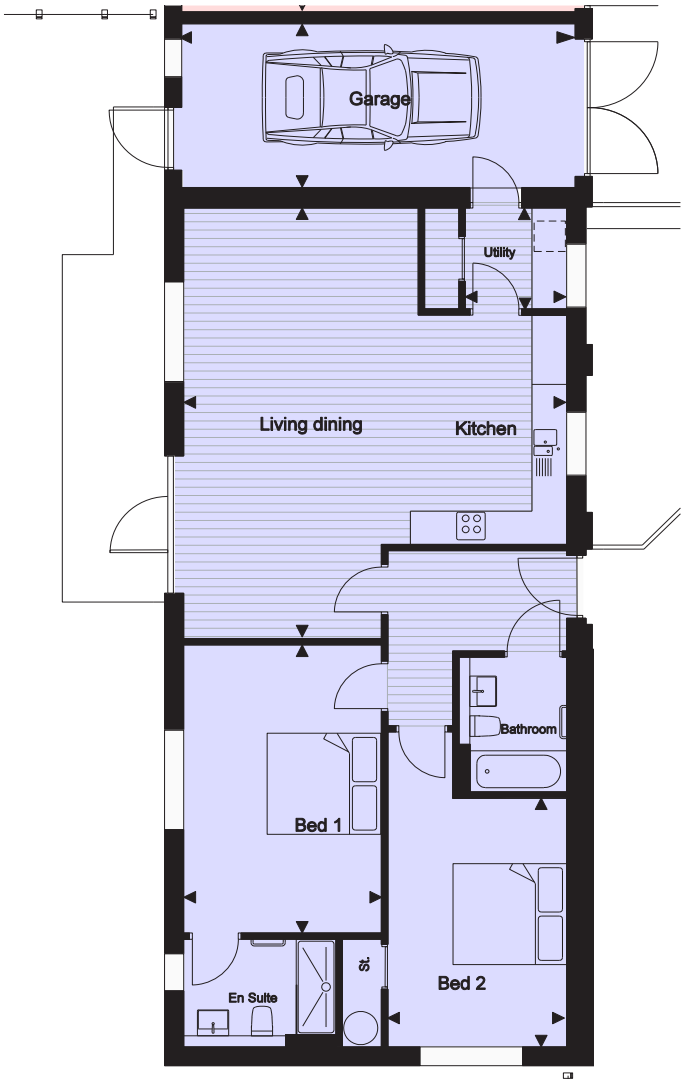
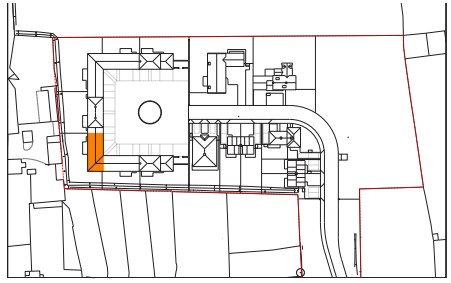


Area: 102.9sqm 1,108 sqft (excluding agarage)

Room dimensions

Living/ Dining/Kitchen	7.82x6.6.6	25'8"x21' 9"
Utility	1.83x1.80	6' 0"x5' 11"
Bed 1	5.17x3.43	17' 0"x11' 3"
Bed 2	4.27x4.70	14' 0"x15' 5"
Garage	6.63x3.01	21' 9"x9' 11"



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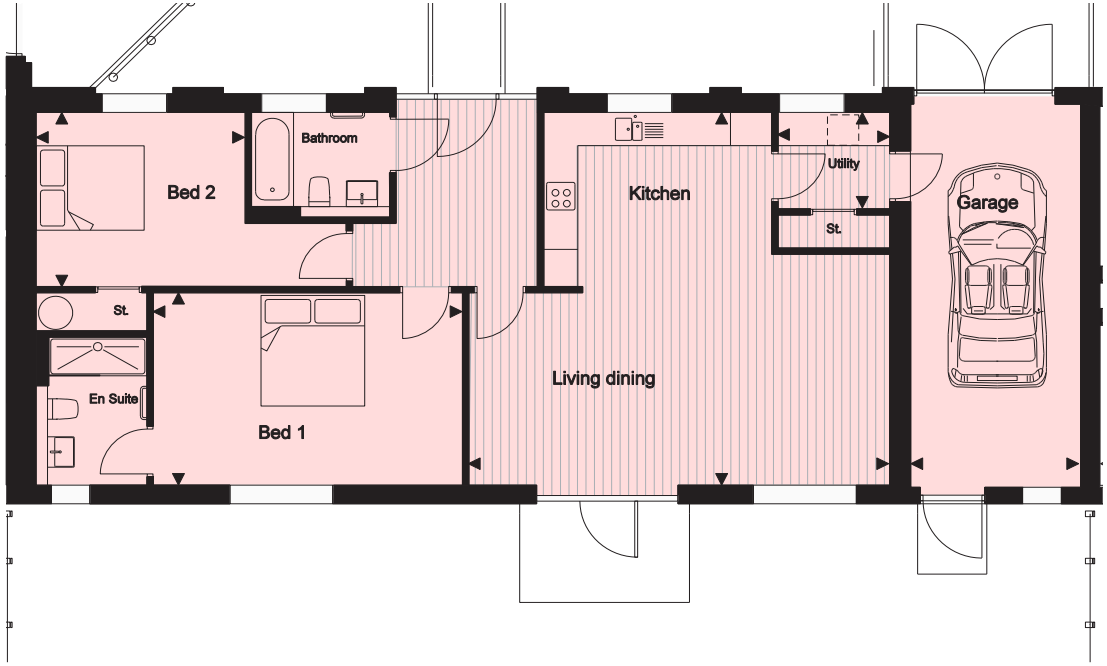
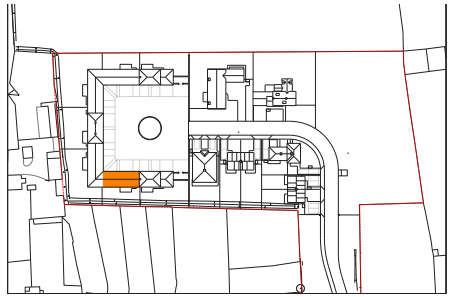


Area: 102.3sqm 1,101 sqft (excluding garage)

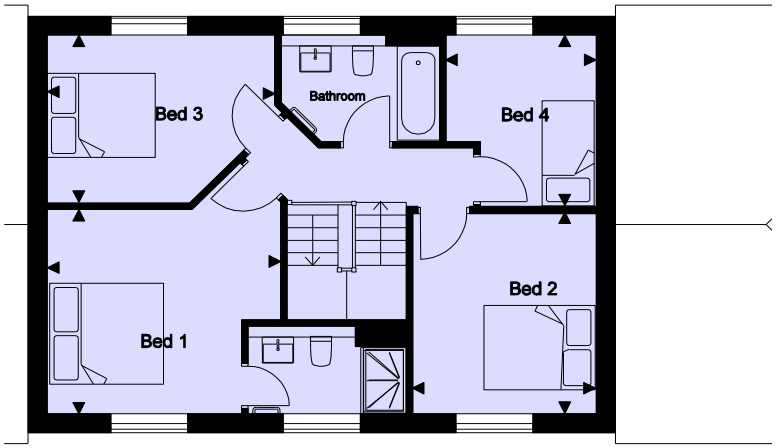
Room dimensions

Living/ Dining/Kitchen	7.35x6.63	24' 1"x21' 9"
Utility	1.83x1.80	6' 0"x5' 11"
Bed 1	5.73x3.43	18' 10"x11' 3"
Bed 2	3.96x3.70	12' 12"x12' 2"
Garage	6.63x3.02	21' 9"x9' 11"



NO 8

Ground Floor

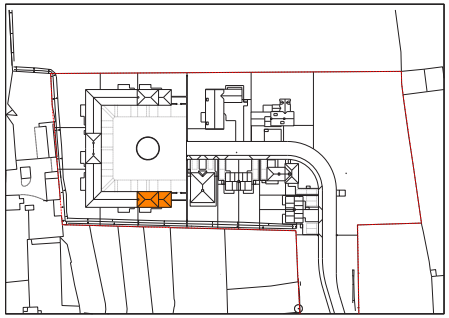


First floor

Area: 130.2 sqm 1,401 sqft (excluding garage)

Room dimensions

Living Room	6.74x4.11	22’ 1”x13’ 6”
Dining/Kitchen	6.74x3.15	22’ 1”x10’ 4”
Bed 1	4.11x3.59	13’ 6”x11’ 9”
Bed 2	3.54x3.24	11’ 7”x10’ 8”
Bed 3	4.02x3.04	13 2”x10’0”
Bed 4	3.09x2.66	10’ 2”x8’ 9”
Garage	6.92x6.12	22’ 8”x20’ 1”



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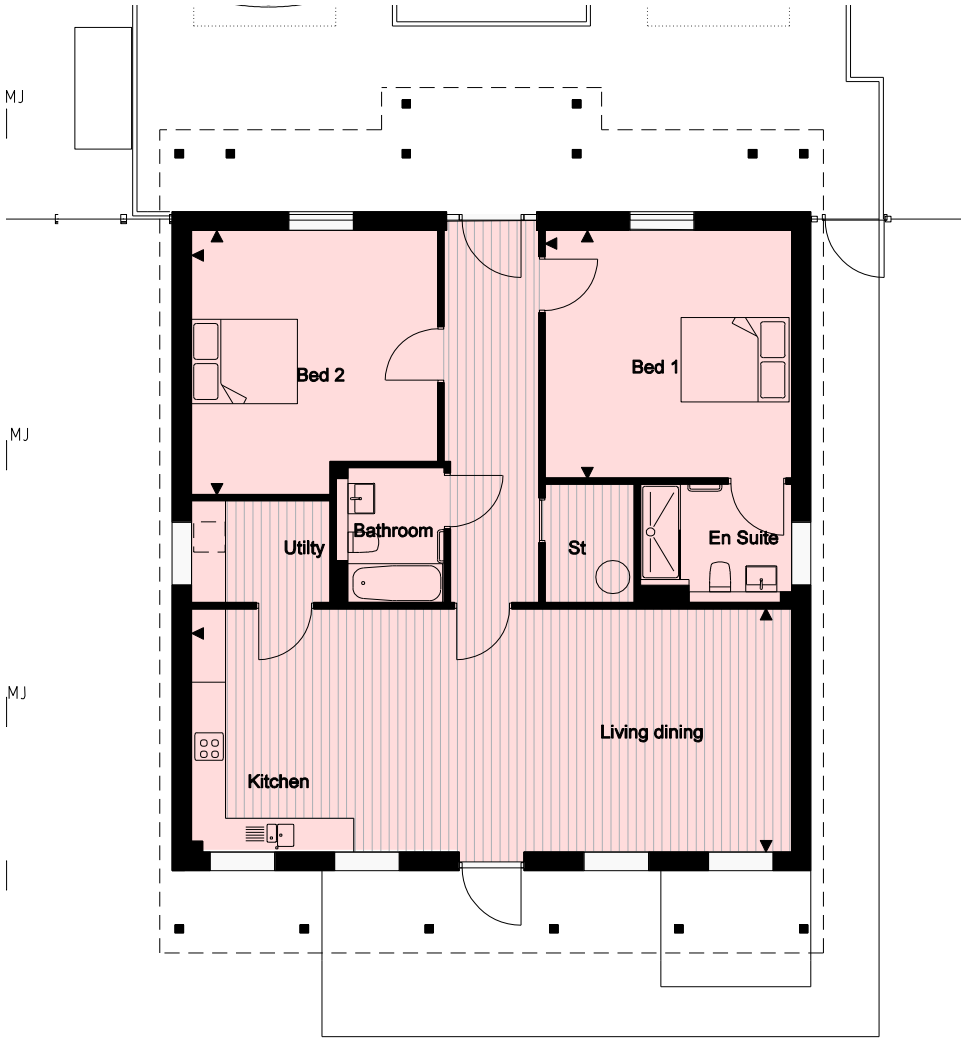
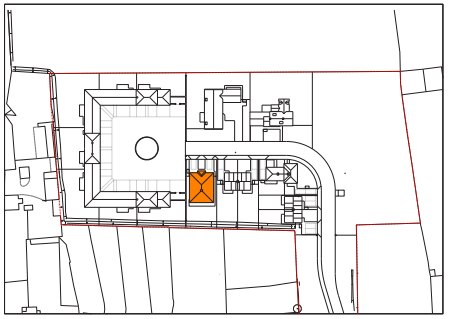


Area: 119.2 sqm 1,283 sqft

Room dimensions

Living/		
Dining/Kitchen	10.45x4.35	34’ 3”x14’ 3”
Utility	2.40x1.85	7”10”x6’ 1”
Bed 1	4.38x4.28	14’ 4”x14’ 1”
Bed 2	4.73x4.28	15’ 6”x14’ 1”



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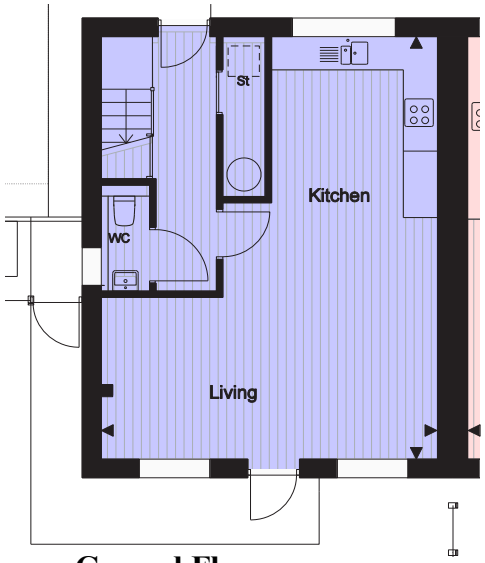
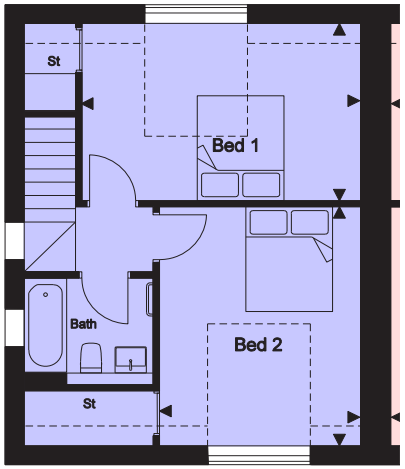


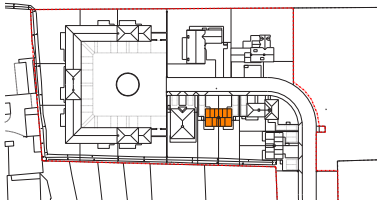
Ground Floor



First floor

Area: 89.3 sqm 961 sqft
(1.5 sq.m 16 sq.ft under 1.5m)
Room dimensions

Living/		
Dining/Kitchen	7.52x65.91	24'8"x19'5"
Bed 1	4.91x3.21	16'1"x10'6"
Bed 2	4.21x3.53	13'10"x11'7"



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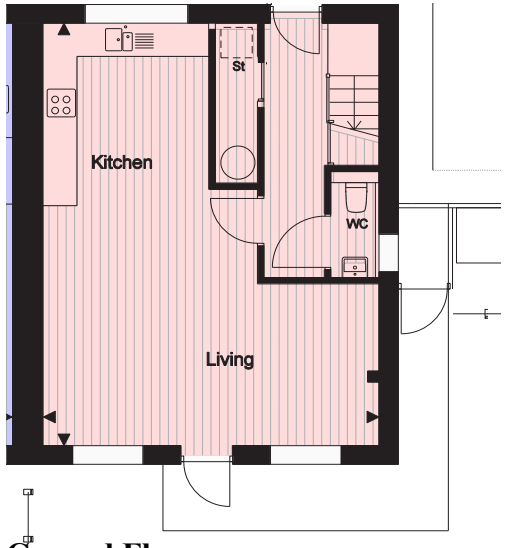
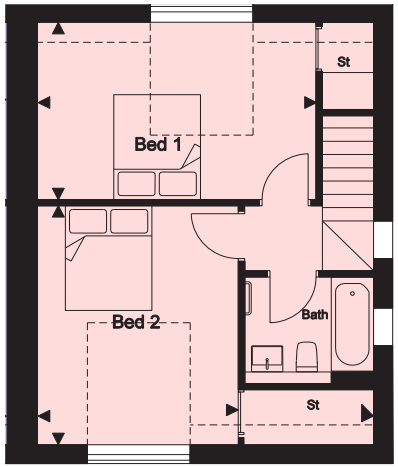


Ground Floor

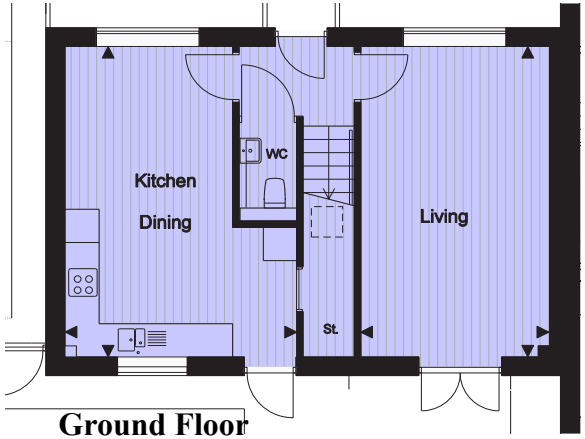


First floor

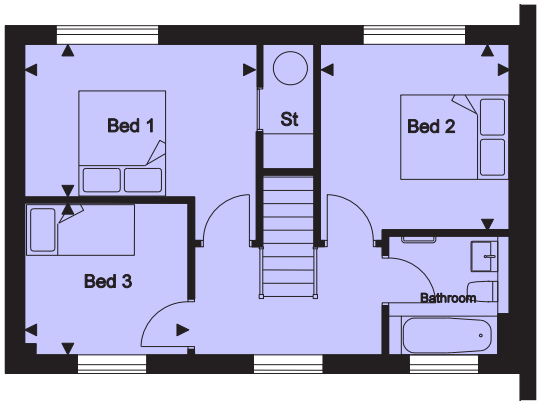
Area: 89.3 sqm 961 sqft
(1.5sqm 16 sq.ft under 1.5m)
Room dimensions

Living/		
Dining/Kitchen	7.52x65.91	24'8"x19'5"
Bed 1	4.91x3.21	16'1"x10'6"
Bed 2	4.21x3.53	13'10"x11'7"

No 4



Ground Floor

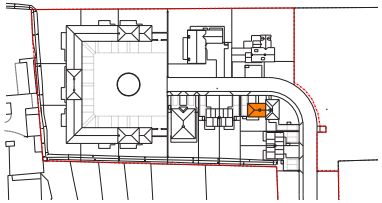


First floor

Area: 96.1sqm 1,034 sqft

Room dimensions

Living Room	5.50x3.62	18'1"x11'11"
Dining/Kitchen	5.50x4.03	18'1"x13'3"
Bed 1	3.36x3.33	11"0"x10'11"
Bed 2	4.09x2.76	13'5"x 9' 1"
Bed 3	2.89x2.75	9'6"x9'0"



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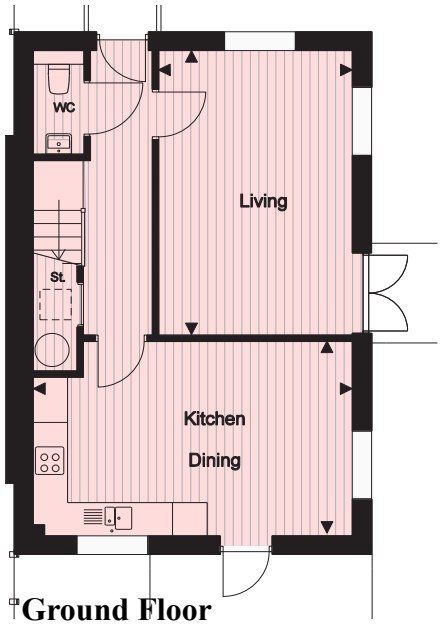
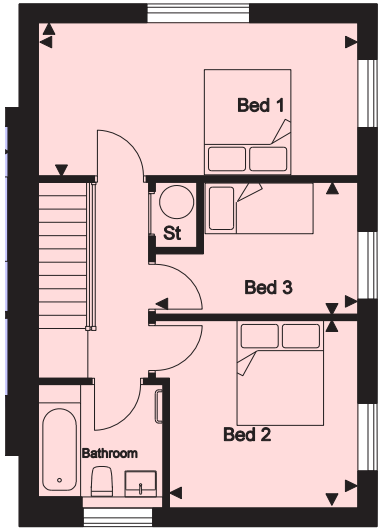


Ground Floor

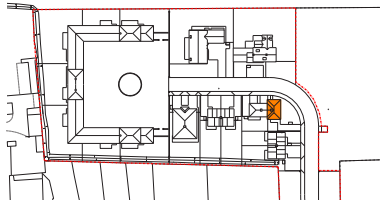


First floor

Area: 98.9 sqm 1,065 sqft

Room dimensions

Living Room	5.10x3.21	16'9"x10'6"
Dining/Kitchen	5.61x3.46	18'5"x11'4"
Bed 1	5.61x2.78	18'5"x9'1"
Bed 2	3.44x3.32	11'3"x10'11"
Bed 3	3.57x2.34	11'9"x7'8"



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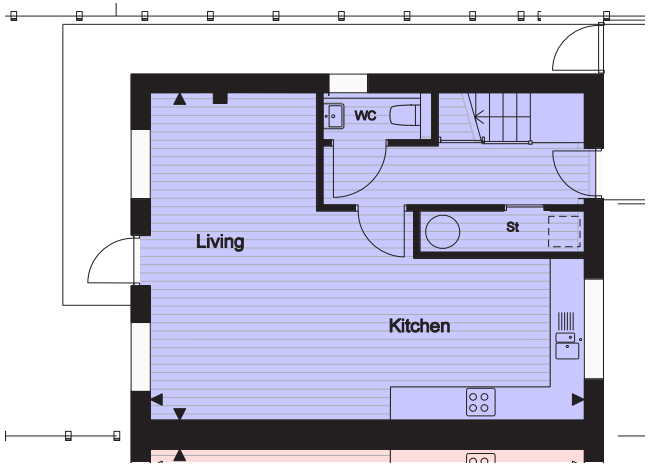
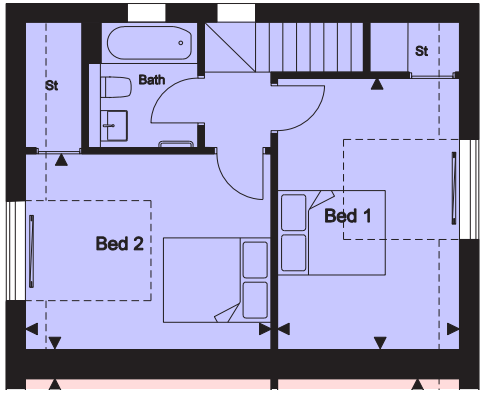


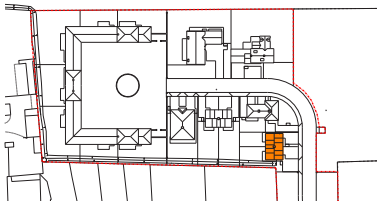
Ground Floor



First floor

Area: 89.3 sqm 961 sqft
(1,5 sq.m 16 ss.ft under 1,5m)
Room dimensions

Living/		
Dining/Kitchen	7.52x65.91	24'8"x19'5"
Bed 1	4.91x3.21	16'1"x10'6"
Bed 2	4.21x3.53	13'10"x11'7"



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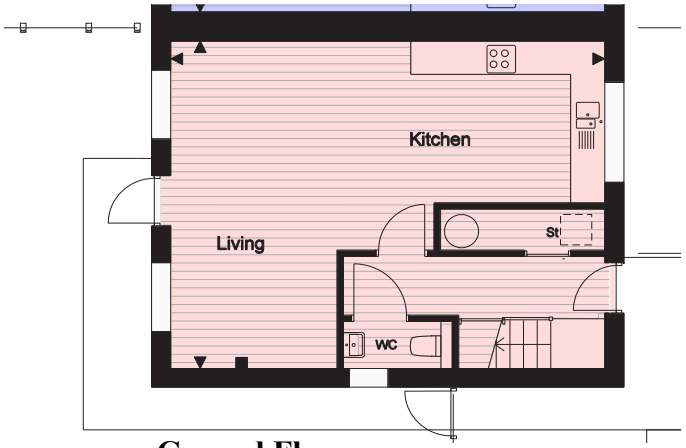
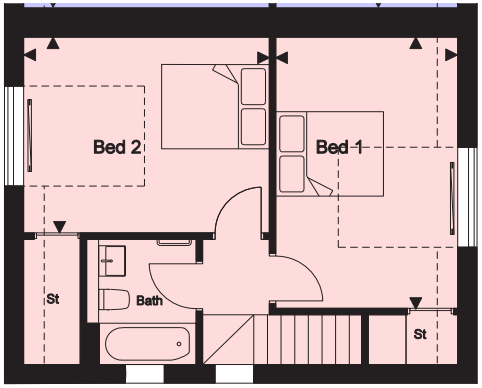


Ground Floor



First floor

Area: 89.3 sqm 961 sqft
(1,5 sq.m 16 ss.ft under 1,5m)
Room dimensions

Living/		
Dining/Kitchen	7.52x65.91	24'8"x19'5"
Bed 1	4.91x3.21	16'1"x10'6"
Bed 2	4.21x3.53	13'10"x11'7"

SITE PLAN WITH GROUND FLOOR

SPECIFICATION

KITCHEN & UTILITY

- Shaker style painted doors to cabinets with soft closing drawers. Manufactured in the UK. Choice of colours for off plan purchasers
- Selection of wall cupboards with integral LED lighting under.
- Choice of colours for off plan purchasers:
- 20mm quartz worktops with matching 100mm upstand and splashback to hob
- (Nos 7 to 16)
- Laminate faced worktops to Nos 1-6 with matching 100mm upstand and to utility rooms.(Glass spashback to hob)
- 1&1/2 bowl under slung stainless steel sink with monoblock tap (integrated drainer for 1-6)
- Selected utility rooms to have stainless steel sink and drainer and tap.
- Bosch integrated multi-function electric fan oven.
- Bosch integrated 44litre 900W combi-microwave.
- Bosch 4 ring touch control hob.
- Bosch silver metallic extractor hood with integral light.
- Bosch integrated full height fridge/freezer.
- Bosch integrated 12 place integrated dishwasher.

BATHROOMS & EN-SUITES

- Contemporary white Roca sanitaryware.
- 2 drawer vanity units under ensuite and bathroom basins
- Chrome plated Vado brassware.
- Over-bath shower with clear screen to bathrooms.
- Frameless glass screen to low profile shower with rainshower and hand shower to all en-suites
- Chrome plated heated towel rails.(White to 1 to 6)
- Basin mirrors with integrated light.
- Porcelanosa large format ceramic floor tiling to bathroms and ensuites
- Porcelanosa large format ceramic wall tiling to 2100mm above floor to showers and baths.
- Tiled backing to WC and basin ducts with quartz top to bed 1 ensuites
- Tiled splashbacks to basins

INTERNAL FINISHES

- Brushed chrome effect window and door ironmongery.
- Porcelanosa wood effect vinyl strip floor to entrance halls, living/dining rooms,kitchens, cloakrooms and utility rooms.
- Manx Tomkinson 80/20 wool mix 40oz broadloom carpet to bedrooms and stairs.
- Oak veneered feature doors to rooms . Whte painted doors to stores
- Choice of wall colours for off plan puchasers.

ELECTRICAL FITTINGS

- Contemporary white plastic switches and sockets throughout with USB ports to key locations.
- Pendant lights with wall light points to living rooms and bed 1
- External lighting to front door and rear terraces.
- Inset downlights to kitchens, bathrooms and ensuites
- Digital TV aerial sockets and cabling.
- Data points provided to living areas and bedroom 1.
- Capped off electrics for car charging point

SERVICES

- High efficiency air source heat pump heating and hot water
- Underfloor heating to ground floors.
- Contemporary flat panel radiators to upper floors.
- Utility/store rooms plumbed for washing machines

SECURITY & PEACE OF MIND

- Mains-powered smoke alarms.
- Multipoint locking front door.
- 10-year warranty cover.
- Private estate road

OTHER

- All properties freehold with shared private estate road
- Paved terrace to rear of all properties

FAIRFIELDS SCHEDULE OF UNITS

	TYPE	BEDS	Bath	Parking		Dwelling			Garage	
						sq.m	sq.ft		sq.m	sq.ft.
16	House	5	4	Double garage + front drive		245.6	2,644		34.5	371
15	House	4	3	Double car port + front drive		255.3	2,748		32.3	348
14	House	4	2	Double garage + 2 parking spaces		130.2	1,401		42.4	456
13	Bungalow	2	2	Single garage + parking space		101.9	1,097		20.3	219
12	Bungalow	2	2	Single garage+ parking space		103.5	1,114		20.9	225
11	House	4	3	Single garage + store+ 2 parking spaces		200.4	2,157		20.5	222
10	Bungalow	2	2	Single garage + parking space		102.9	1,108		20.4	220
9	Bungalow	2	2	Single garage + parking space		102.3	1,101		20.3	219
8	House	4	2	Double garage +2 parking spaces		130.2	1,401		42.4	456
7	Bungalow	2	2	2 parking spaces		119.2	1,283		-	-
6	House	2	1	2 parking spaces		89.3	961		-	-
5	House	2	1	2 parking spaces		89.3	961		-	-
4	House	3	1	2 parking spaces		96.1	1,034		-	-
3	House	3	1	2 parking spaces		98.9	1.065		-	-
2	House	2	1	2 parking spaces		89.2	961		-	-
1	House	2	1	2 parking spaces		89.2	961		-	-

Creating a new development is not just about construction, it is about the art of good place making.

The Fairhaven Trust have partnered with Highland to deliver this high quality and exclusive development

Highland is an experienced developer of award winning prime residential developments, providing London style, quality and sophisticated specification in vibrant commuter locations in and around East Anglia. They have delivered an extensive portfolio of properties in Newmarket, Bury St Edmunds and Cambridge.

Highland focus on location, design, the selection of high quality materials and the delivery of an outstanding specification. It is not just about building homes, but creating lifestyles. Highland utilise a mix of traditional and modern to suit the location and context.

A key factor in Highland's developments and properties is that of location. This includes surrounding areas and site settings as well as individual views for the properties. This is excellently demonstrated at The Severals, Newmarket, which overlooks the training grounds, and The Belvedere, whose residents have an expansive view over the city of Cambridge.

Our mission is simple: using imagination and inspiration to create exceptional developments which not only provide superb living accommodation, but also complement their locations, enhancing the landscapes and communities that surround them.

HIGHLAND

FAIRFIELDS

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