

SALES ENQUIRIES TO



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IN PARTNERSHIP WITH



# BRUE FARM

HIGHBRIDGE

2, 3 & 4 BEDROOM HOUSES  
SHARED OWNERSHIP



HIGHBRIDGE TA9 3DE

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Correct at time of creation – August 2021.





## An ideal location

Brue Farm is a new development of two, three and four bedroom homes in the riverside town of Highbridge.

Highbridge offers beautiful walks along the River Brue, as well as shops and pubs in the town centre. There are lots of schools to choose from, all within easy reach. Want to blow away the cobwebs? The iconic Somerset countryside is on your doorstep, so you'll have plenty of spots for your picnic.

You'll find the resort town of Burnham-on-Sea just a short drive away. And it's home to Britain's shortest pier, which is over 100 years old! Stroll along one of the beaches or head to the town centre for independent shops, a theatre and gardens. There's also a busy calendar of events year-round, including food and drink festivals.

Commuting? You'll have great access to the A38 and M5, as well as the Highbridge & Burnham train station, which has direct routes to Cardiff and Taunton.

Welcome to Brue Farm

## A new way of building

All homes at Brue Farm are built in a factory in North Yorkshire, rather than with bricks and mortar! This new way of building homes reduces our impact on the environment, and brings you a more sustainable, greener home.

Built by ilke Homes, these new 'modular' homes are created in just over 10 days – much quicker than traditional houses! And with NHBC's Build Mark Warranty and BOPAS' 100-year assurance, you can be confident you're buying a high-quality home at Brue Farm.

"Thanks to our accredited, digitally-led method of delivery, the homes at Brue Farm have undergone rigorous quality checks, meaning they are a joy to live in from day one. Our precision-engineering techniques, as well as our utilisation of the latest technology, also means that the homes will be some of the most sustainable in the country as we're able to model the energy performance of each."

The scheme in Highbridge, Somerset, is proof that modular is more than just delivering homes – instead, all about creating communities that promote wellbeing and the highest quality of living at affordable prices."

Dave Sheridan,  
Executive Chairman  
at ilke Homes

ilke  
HOMES





### SITE PLAN

- ROCKINGHAM
- BEDGEBURY
- THETFORD
- DALBY
- WESTON
- HALDON
- RENTAL
- ★ SHOWHOME

This site plan is for illustrative purposes only. Whilst every effort has been made to ensure that the information is correct, it is a guide and Abri Homes reserves the right to amend as necessary without notice.



## HALDON

2 BEDROOM HOUSE | 62 SQ M / 659 SQ FT



\* Side window to Plots 23-24, 27-28, 114 and 116 only

#### GROUND FLOOR

Living/Dining	4.36m x 4.05m	14' 4" x 13' 4"
Kitchen	3.18m x 3.08m	10' 5" x 10' 2"
W.C	1.47m x 1.12m	4' 10" x 3' 7"

#### FIRST FLOOR

Bed 1	4.05m x 2.81m	13' 4" x 9' 3"
Bed 2	4.05m x 2.33m	13' 4" x 7' 8"
Bathroom	2.15m x 1.95m	7' 1" x 6' 5"

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please note, some plots may be handed, speak to a member of the Sales team for further information.





## WESTON

3 BEDROOM HOUSE | 79 SQ M / 846 SQ FT



Plots 29, 53, 58-59, 67, 86-87, 90 and 123.

### GROUND FLOOR

<b>Kitchen/Dining</b>	4.42m x 2.87m	14' 6" x 9' 5"
<b>Living</b>	4.42m x 4.08m	14' 6" x 13' 5"
<b>WC</b>	1.60m x 1.00m	5' 3" x 3' 3"

### FIRST FLOOR

<b>Bed 1</b>	3.81m x 3.31m	12' 6" x 10' 10"
<b>Bed 2</b>	3.06m x 2.36m	10' 1" x 7' 9"
<b>Bed 3</b>	3.68m x 1.97m	12' 1" x 6' 5"
<b>En-Suite</b>	2.85m x 1.00m	9' 4" x 3' 3"
<b>Bathroom</b>	2.15m x 1.95m	7' 1" x 6' 5"



## WESTON<sup>2</sup>

3 BEDROOM HOUSE | 79 SQ M / 846 SQ FT



Plots 13, 18, 47, 62, 74, 85, 91, 94, 100, 119 and 122 only.

### GROUND FLOOR

<b>Kitchen/Dining</b>	4.42m x 2.87m	14' 6" x 9' 5"
<b>Living</b>	4.42m x 4.08m	14' 6" x 13' 5"
<b>WC</b>	1.60m x 1.00m	5' 3" x 3' 3"

### FIRST FLOOR

<b>Bed 1</b>	3.81m x 3.31m	12' 6" x 10' 10"
<b>Bed 2</b>	3.06m x 2.36m	10' 1" x 7' 9"
<b>Bed 3</b>	3.68m x 1.97m	12' 1" x 6' 5"
<b>En-Suite</b>	2.85m x 1.00m	9' 4" x 3' 3"
<b>Bathroom</b>	2.15m x 1.95m	7' 1" x 6' 5"

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## THETFORD

3 BEDROOM HOUSE | 103 SQ M / 1114 SQ FT



\* Side window to Plots 1-2, 16-17, 60-61, 112, 117 and 118 only

### GROUND FLOOR

<b>Living/Dining</b>	5.71m x 3.53m	18' 9" x 11' 7"
<b>Kitchen</b>	4.53m x 3.22m	14' 10" x 10' 7"
<b>W.C</b>	1.79m x 1.46m	5' 10" x 4' 9"

### FIRST FLOOR

<b>Bed 1</b>	4.53m x 3.81m	14' 10" x 12' 6"
<b>Bed 3</b>	4.53m x 2.40m	14' 10" x 9' 0"
<b>Bathroom</b>	2.34m x 2.16m	7' 8" x 7' 1"

### SECOND FLOOR

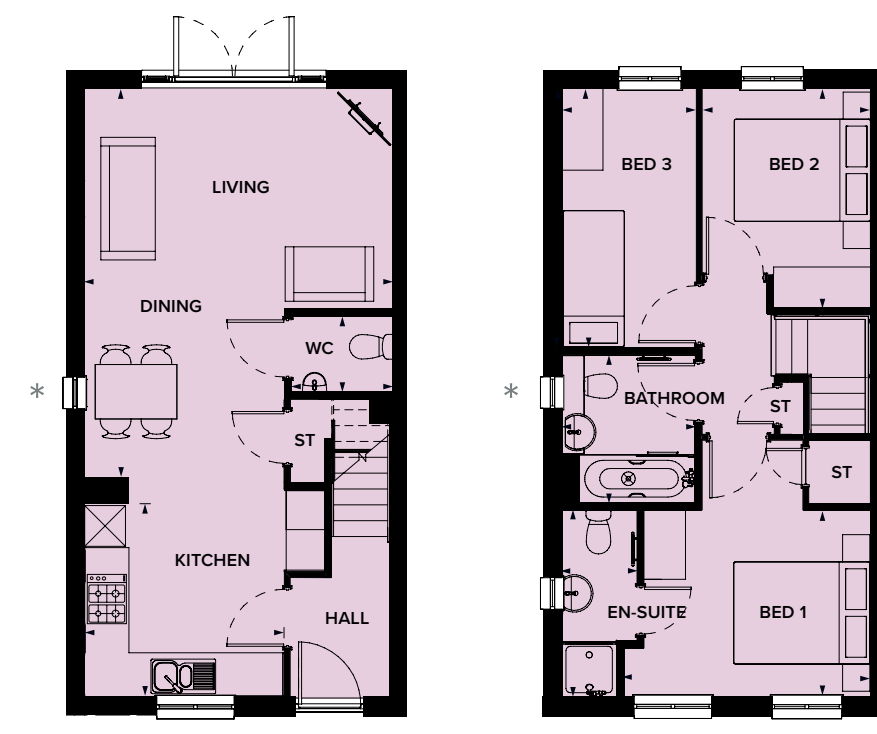
<b>Bed 2</b>	5.80m x 3.53m	19' 0" x 11' 7"
<b>En-Suite</b>	1.92m x 1.64m	6' 4" x 5' 4"

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please note, some plots may be handed, speak to a member of the Sales team for further information.



## DALBY

3 BEDROOM HOUSE | 81 SQ M / 872 SQ FT



\* Side windows to Plots 25-26, 48, 50, 54-57, 63-66, 92-93, 95, 97, 120 and 121 only

### GROUND FLOOR

<b>Living/Dining</b>	5.61m x 3.53m	18' 5" x 11' 7"
<b>Kitchen</b>	4.53m x 3.22m	14' 10" x 10' 7"
<b>W.C</b>	1.49m x 1.12m	4' 11" x 3' 7"

### FIRST FLOOR

<b>Bed 1</b>	3.76m x 3.61m	12' 4" x 11' 10"
<b>Bed 2</b>	3.22m x 2.47m	10' 7" x 8' 1"
<b>Bed 3</b>	3.81m x 1.97m	12' 6" x 6' 5"
<b>En-Suite</b>	2.73m x 1.10m	8' 11" x 3' 7"
<b>Bathroom</b>	2.15m x 1.95m	7' 1" x 6' 5"

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## ROCKINGHAM

4 BEDROOM HOUSE | 122 SQ M / 1308 SQ FT



### GROUND FLOOR

<b>Living/Dining</b>	5.71m x 3.53m	18' 9" x 11' 7"
<b>Kitchen</b>	4.53m x 3.22m	14' 10" x 10' 7"
<b>W.C</b>	1.79m x 1.46m	5' 10" x 4' 9"

### FIRST FLOOR

<b>Bed 3</b>	4.53m x 3.22m	14' 10" x 10' 7"
<b>Bed 4</b>	4.53m x 2.74m	14' 10" x 9' 0"
<b>Bathroom</b>	2.16m x 1.95m	7' 1" x 6' 5"

### SECOND FLOOR

<b>Bed 1</b>	4.53m x 3.81m	14' 10" x 12' 6"
<b>Bed 2</b>	4.53m x 3.76m	14' 10" x 12' 4"
<b>Bathroom 2</b>	2.15m x 1.95m	7' 1" x 6' 5"

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected houses. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please note, some plots may be handed, speak to a member of the Sales team for further information.



## BEDGEBURY

4 BEDROOM HOUSE | 103 SQ M / 1114 SQ FT



\* Windows to Plots 14, 98 and 99 only

### GROUND FLOOR

<b>Living/Dining</b>	5.71m x 3.53m	18' 9" x 11' 7"
<b>Kitchen</b>	4.53m x 3.22m	14' 10" x 10' 7"
<b>W.C</b>	1.79m x 1.46m	5' 10" x 4' 9"

### FIRST FLOOR

<b>Bed 1</b>	3.81m x 2.44m	8' 0" x 12' 6"
<b>Bed 3</b>	4.53m x 2.74m	14' 10" x 9' 0"
<b>Bed 4</b>	3.10m x 2.00m	6' 7" x 10' 2"
<b>Bathroom</b>	2.34m x 2.16m	7' 8" x 7' 1"

### SECOND FLOOR

<b>Bed 2</b>	5.80m x 3.53m	19' 0" x 11' 7"
<b>En-Suite</b>	1.64m x 1.92m	5' 4" x 6' 4"

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## Specification

Each of our homes has features to make them even more special. Your new home will be covered by a NHBC's Build Mark Warranty and BOPAS' 100-year assurance.

### Kitchen

- Symphony kitchen units with laminate worktops
- Stainless steel sink and mixer tap
- Built-in single oven\*, gas hob and hood

### Lights and electrics

- Chrome downlights to kitchen and bathrooms^
- Double power sockets throughout
- TV point and media plate to living room and bedrooms
- Shaver socket to bathroom
- Mains-powered smoke alarm

### Bathrooms

- White bathroom suites
- Glass bath and shower screens
- Porcelanosa tiling around bath and shower
- Dual-flush WC
- Thermostatic shower over bath
- Chrome bathroom taps

### Keeping you warm

- Gas combi boiler
- Thermostatically-controlled radiators

### Attention to detail

- Double-glazed windows
- Matt almond white walls and ceilings
- White internal doors
- Vinyl flooring to kitchen and bathroom

### Garden

- Turfed back garden
- Lights to front and back of your home
- Outside tap
- Your own parking spaces



\*Four bedroom homes will be fitted with a double oven.^Pendant lighting to kitchen and ceiling light to bathroom of plots 23-26  
Abri Homes may occasionally substitute, change or remove items within this specification. We reserve the right to make these changes as necessary, without notice, and their accuracy or completeness is not guaranteed. For Shared Ownership specification please speak to a member of the Sales team.





## Shared Ownership

Backed by the government, Shared Ownership is simply just another way to buy a home. You buy a bit (usually between 10% and 75%\*) and rent a bit. But don't worry – you won't have to share with a stranger. We'll be buying the home with you, so you'll pay the low-cost rent to us. It's that easy!

You may only need a deposit worth 5% of the share you're buying (yes, really!) And, in the future, you can buy more shares later, or even 'staircase' to own 100% of your home\*.

Whether you're a first-time buyer, looking to sell your home, or thinking about downsizing, you could buy one of our Shared Ownership homes\*.

It's your home – you live there, decorate how you like, and choose when and if you'd like to move.

\*Reservation will be subject to a satisfactory financial assessment. Completion dates are subject to change. Affordability and eligibility criteria apply. All figures are illustrative based upon a minimum share. Purchase share values will be determined based upon applicant's individual financial circumstances, in line with Homes England guidelines. Applicants will be referred to a nominated mortgage advisor for a financial assessment and will be expected to maximise the percentage of share they purchase.



## About us

We're Abri, a housing association based in the south of England. One of the largest in fact. We've got 35,000 homes and 80,000 residents living in them.

We believe home isn't a place, it's a feeling. It's feeling safe, secure, and happy.

Everyone has the right to a safe, warm, and sustainable home. And to feel part of a community where everybody has the opportunity to belong, grow, and thrive.

Home is a place where you can dream big, achieve your goals, and be who you want to be.

We are committed to delivering high-quality homes, of all tenures, for more people. We have been providing homes to local communities and people across the south and south west for over 90 years.

We are more than just a housing provider; we are an organisation with a heart, putting our customers and people first and investing in our communities.

