

Linden Homes South West
The Tannery
XLSW 141 - The Tannery
05.12.2011

(front cover)

(site id) **The Tannery**

(logo) Linden Homes

A stunning development of 2, 3, 4 & 5 bedroom homes in a historic Cornish village

(inside spread 1 - left)

Unique contemporary living in the historic Cornish village of Grampound, within the beautiful valley of the River Fal.

(inside spread 2 - right)

Welcome to a stunning mix of 2, 3, 4 & 5 bedroom homes located in the historic Cornish village of Grampound, brought to you by Linden Homes

(Call out paragraph) **In an area designated 'of very high landscape value', this stunning collection of homes has been sympathetically designed to blend flawlessly with the existing village character.**

The Tannery is a collection of homes inspired by the beautiful area for which they were created. Combining a sensitive conversion of the Manor Tannery into sixteen modern homes, with superbly designed new build homes, the development is located in a prime location of great natural beauty, offering a true taste of history with all the benefits of a brand new home.

Designer kitchens and bathrooms, energy efficient fittings and the latest wiring for home entertainment and connectivity are just some the benefits. **The Tannery** has been created by Linden Homes' team of dedicated specialists. All backed up by the reassurance and guarantees of a top five housebuilder.

(inside spread 3 - left)

A rich past, a bright future

The name Grampound derives from the name *Grand Pont*, given by the Normans to a large bridge built by the Romans for a busy waterway, which is today a small river. As a result of the local milling and tanning industry and prosperous trade, Grampound grew. Although only a seven-sided cross remains as witness to the market itself, the past status of this historical market town can be seen in its clock tower, toll house and guildhall. Today it is home to a rich and vibrant community and celebrated for its history and beauty.

(inside spread 3 - right)

Where beauty, history and modernity live in harmony

The natural beauty and history of Grampound is underpinned by modernity. All the needs of modern life are catered to, with **The Tannery** situated close to schools and colleges such as The Roseland Community College, under two miles away, and the Grampound-with-Creed CofE school, which caters to ages from 4-11, located nearby.

There is an abundance of choice for your shopping needs, including the Austell White River Shopping Centre, located 5.6 miles from the development, and Colenso Stores & Spar, under 3 miles away. Eating out is always an option, with a range of choices including the restaurant Eastern Promise and the Atlantis Smoked Fish takeaway, which are virtually on your doorstep. Good public houses are also in abundance, with your local, The Dolphin Inn, always ready with a warm welcome. And if you prefer more active pursuits, The Polkyth Leisure Centre is just over six miles away, while Saints Health & Fitness Centre can be reached in just under seven.

For your travel needs, the St. Austell Railway Station is under six miles from the development, while Newquay Airport is under twelve; and a convenient half hourly bus service runs into Truro.

(inside spreads - specifications)

Specifications

At Linden Homes, we appreciate that the little things matter. That's why you can rest assured that all our new homes come with finishing touches of the highest quality. From standard fixtures and fittings to those optional extras that make all the difference, we've got it covered.

[SPECS TO COME]

Block A - The Ailla plots 1, 2, 3, 4 - 3 bedroom home

Block B - The Columba plot 6 - 4 bedroom home

Block C - The Kelyn - plot 5 - 3 bedroom detached home with garage

Block D - The Rozen plot 6 - 3 bedroom home with garage

Block F - The Elowenplot 9 - 3 bedroom home with garage

Block G - The Hammett plots 10, 11, 12 - 2 bedroom terraced homes

Block H - The Merryn - plot 13 - 4 bedroom home

Block Y - The Steren - plot 46, 47, 48, 49 - 3 bedroom home

(final spread - left)

Why choose Linden Homes

Linden Homes is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

Creative Land Solutions

Land is a finite resource, and through our expertise and close working relationships with Local Authorities we are able to add value to projects through skill and imagination.

Each development has its own individual approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs.

Our brownfield developments account for 95% of all homes that we build, and are typically well-located within established neighbourhoods and close to local amenities and transport links. We also have experience in building commercial properties.

We often use public consultation to work with local residents and action groups to consider what is best for each development. We also have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly-efficient homes that reduce running costs for the customer.

Customer Experience

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives that may not be available to the general public.

(final spread - right)

PART OF THE GALLIFORD TRY GROUP

Linden Homes is part of the Galliford Try Group. As well as housebuilding there is a Construction Division that is responsible for high profile projects such as the Centre Court roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland. We are currently active on projects within the water, transport and telecommunications sectors.

The Groups hybrid mix of specialist skills and experience in the areas of regeneration, affordable housing, commercial and retail gives us a unique perspective. Meaning we can confidently tackle complicated projects that many housebuilders would not consider.

A COMMITMENT TO THE FUTURE

Along with our Construction Division we are actively pushing our commitment to the environment and sustainability as far as we can. We are experimenting with renewable energy

and ground source energy pumps to reduce our reliance on traditional fuel sources. And we are installing dual flush toilets and aerated taps to reduce water wastage, as well as making our homes as energy efficient as possible.

This not only means a brighter future for our children, but cheaper to run homes for you.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new home mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **XXXXX XXXXX**.

(back cover)

The Tannery, Fore Street, Grampound, Truro TR2 4QW

How to find The Tannery

(Sat Nav Directions to come)

Satellite Navigation

If you are using satellite navigation to reach the development, please use postcode: TR2 4QW

For all sales enquiries please call

XXXX XXXXXX
lindenhomes.co.uk

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