



Holburne
Park

A new chapter in the classic history of Bath

A thoughtfully-designed community of villas, terraced houses and apartments, located in a parkland setting with views across Bath. Holburne Park offers the character of classical architecture, with all the advantages of modern fittings and contemporary design.



Holburne Park

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Location.

Nestled within a parkland setting, with the historic city of Bath at your feet.



THE CITY OF BATH AT YOUR FEET

A gentle stroll from the vibrant city centre and all it offers.

500m

THE HOLBURNE MUSEUM

Housed in the only remaining 18th century pleasure gardens in the country, the impressive Grade 1 listed Holburne Museum is home to a collection of fine and decorative art from Renaissance treasures to masterpieces by Gainsborough.

1.5 km

THE ROMAN BATHS

Filled with steaming spring water every day, The Roman Baths is one of the finest historic sites in Europe and one of the UK's most popular tourist attractions.

2 km

BATH SPA STATION

Built in 1840 by Isambard Kingdom Brunel for the Great Western Railway, Bath Spa Station now has regular high speed services to London, and all major UK cities.

The setting



A stone's throw away from all this vibrant city has to offer.

It is rare in Bath to find a location like Holburne Park, which combines a village-like experience with all this vibrant city has to offer. Surrounded by greenery and open aspects, yet an easy stroll from the heart of Bath, Holburne Park gives you the best of both worlds.

Take advantage of the trim trail or take a walk along the Kennet and Avon Canal; enjoy views of the city's skyline and beyond. Later, take a short stroll to the centre of Bath, stopping at some of its most famous landmarks, such as The Circus and Thermae Bath Spa or indulge in some of the finest shopping outside London. Round off your evenings with a show at the Theatre Royal and your choice of Bath's many excellent restaurants.

At Holburne Park you have the luxury of living in and out of the city, as you choose.

All distances from Holburne Park to Bath landmarks have been sourced using Google Maps, with routes made along easily accessible thoroughfares.

LOCATION

SPORT & LEISURE

Renowned for its sporting excellence, Bath is teeming with sport and leisure opportunities. From the exceptional facilities at Bath University to local leisure centres and private classes, you'll find it in Bath.



ARCHITECTURE

World famous for its classical architecture and golden Bath stone, Bath is a uniquely beautiful place to live, with majestic buildings, rich history and exquisite detail at every turn.

Bath culture

Acclaimed for its cultural significance, Bath combines a rich history and classical architecture with a vibrant theatre and arts scene. So, whether you are relaxing in Royal Victoria Park, taking in the magnificent Royal Crescent, visiting one of the many museums, heritage sites and galleries, or enjoying the vibrant theatre life, you will be spoilt for choice in this city, abundant with culture.

ART & THEATRE

Bath's array of superb galleries, museums, theatres and venues, offers an exciting range of shows, exhibitions and performances throughout the year.

WORLD HERITAGE

The only destination in the UK to have the whole city designated a World Heritage site by UNESCO, Bath is listed as a 'cultural site' with outstanding universal and cultural significance.



An elegant and sophisticated city in which rich history and modern living come together beautifully.

A vibrant neighbourhood

Renowned for its cultural, academic and flourishing commercial and retail sectors, Bath offers big city living on a smaller, more human scale. Elegant architecture and golden Bath stone are the warm embrace of this historical city, which is brought to life by the vibrant lifestyles enjoyed by its residents.



SHOPPING

As well as leading designer and high street brands, Bath is home to a multitude of outstanding artisan and independent retailers, bars and restaurants.



LOCATION



King Edward's School, Bath



SCHOOLS

There are excellent schools in the local vicinity. Primary Schools include St Mary's C of E right next door, with Widcombe C of E and Bathampton Primary Schools close by.

Secondary and private schools include King Edward's School within walking distance, and Prior Park, Beechen Cliff, Ralph Allen and Monkton Combe School in close proximity.



Beechen Cliff School

GREEN SPACES

Located in Bath's conservation area, Holburne Park incorporates generous green spaces, including a children's area and a trim trail. A pathway leads down to the picturesque Kennet & Avon Canal, which is a charming route into the heart of the city and the many delightful parks you will find there.

Crafted, not just built.
Skill and mastery
in every detail.



The architect

“This is the only development of its kind in Bath. Those who live there will feel part of Bath and its classical tradition, while at the same time living in a modern, comfortable, well-appointed home.”

Robert Adam, Architect



It's no secret that the World Heritage city of Bath is one of the world's finest examples of classical architecture.

Its timeless appeal has long attracted home owners to this beautiful city - though many find that the burden of upkeep often associated with period properties is too great, opting for something more modern whilst still having access to Bath's historic charms.

But what if you could have the best of both worlds? Leading classical architect Robert Adam is adamant it can be done; indeed, he is now turning this concept into a reality at Holburne Park, a new neighbourhood set in a secluded location on Warminster Road, Bath.

His firm is well-known for its classic designs including the Duchy of Cornwall's acclaimed Poundbury in Dorset, so Adam is no stranger to combining classical architecture with modern living, but it is the first time he has brought this approach to Bath.

“Bath is a wonderful example of 18th and early 19th century classical architecture at a time when this kind of architecture was at its peak in Britain”, says Adam. “It is one of the great classical cities of the world.”

So when Adam was approached about the creation of a new corner of Bath where quality and design were paramount, he knew it was too good an opportunity to miss. After all, this was a chance to play a role in writing a new chapter in the history of classical architecture in Bath.

One of the characteristics of classical architecture is the way it evokes both a sense of individuality and unity at the same time, says Adam. And it is this approach that he is taking at Holburne Park, which will offer a rare opportunity to own a brand new, but classically-designed home in a location close to central Bath.

“Bath is a perfect example as each part of it is individual but there is a sense of harmony throughout the city. At Holburne Park, we are producing modern housing for modern people, but at the same time we are following the unity of Bath with classical design, whilst adding just a touch of variety.”

“Holburne Park will show that you can be modern and classical at the same time. And this is very important for Bath and its future.”

Simplicity is important, he says, but bespoke detailing on the doors, pediments and columns at Holburne Park will also help to re-create that distinct Bath character.

“It is easy to do something wacky”, says Adam, “it's much more difficult to do this. You have to tread that very fine line and, to be honest, it's one that is frequently misunderstood.”

“Some say classical architecture cannot be recreated. I wholeheartedly disagree; indeed I feel very strongly that classical architecture is as valid today as it ever was.”

“We can have the best of both worlds: the beauty and lasting appeal of classical design, but without the draughty rooms!”

With expansive views of the city's historic skyline and open countryside beyond, and the picturesque Kennet and Avon Canal bordering the site, Holburne Park has plenty to offer the discerning home buyer.

Adam says the unique geographical location of this new quarter has played an important role in his design.

“The design is driven by its location. You can't pick it up and move it. The site is set in beautiful parkland and slopes down to the winding canal at the bottom. We are using that very special character and we are enhancing it with our design.”

Unusually for a new build, Holburne Park is being built using Bath stone. Famous for its honey-coloured hue, this is a material that will stand the test of time; in fact Adam's view is it gets better with time.

“This is the only development of its kind in Bath. Those who live there will feel part of Bath and its classical tradition, while at the same time living in a modern, comfortable, well-appointed home.”

Holburne Park will show that you can be modern and classical at the same time. And this is very important for Bath and its future”, says Adam.

Adam is well-known in the UK and internationally as a major figure in the creation of traditional and classical architecture, as a pioneer of contextual urban design, a designer of furniture, an author and a scholar.

The quarry



“ Bath stone is iconic to the world’s most famous Georgian city of Bath and Holburne Park will showcase Bath stone at its best.”

THE BUILDING BLOCKS OF HERITAGE

Bath stone is what helps to make this exquisite city a world heritage site and at Holburne Park we want to ensure that this development compliments this history and adds to the architectural merit of its position. We have sourced a quarry which produced the highest quality Bath stone which will enhance the beauty of this unique setting.

We have chosen a stone which offers the beautiful golden colour, and its weathering properties offer maximum protection from rainwater. The quarry produces exceptional high quality stone with a fine grain for a renowned finish.

The interior designer



“ Our aim is to delight potential owners with elegant homes, using beautifully-crafted materials and clever design.”

Beth Chippindall, Lead Creative, Hardrock Developments

CREATING BEAUTIFUL INTERIORS

Holburne Park juxtaposes Bath’s classical architectural heritage with modern living. These homes are elegant and spacious; well proportioned with extra ceiling height in key rooms.

The interiors continue this quality look and feel. Designed for modern living, they feature elements that support and enhance a contemporary lifestyle.

Elegant interiors.
Relaxed living in luxurious
contemporary comfort.



Reception Rooms

Step through the classically-styled exterior of your new home, into a calming haven of contemporary living.

Rich loop-pile carpets feel heavenly underfoot and the enhanced ceiling height adds to a feeling of space and openness. Feature fireplaces with Chesney Devonshire surrounds are an elegant focal point, and contemporary lighting creates the subtleties of mood and atmosphere for any occasion. Every detail has been considered with care; creating flexible, contemporary spaces that imbue a sense of luxury lifestyle living.



CLEAN LINES

Solid core doors minimise sound. Skirting and architrave detail create clean, contemporary lines.



FEATURE FIREPLACE

Handsome Shoreditch wood burners are framed by the elegant proportions and crisp detailing of the Chesney Devonshire fire surround.

CONTEMPORARY CARPET

Contemporary loop-pile carpet stretches out in neutral tones, creating the perfect backdrop for your own sense of style and colour.

Kitchens and Dining

Beautifully crafted, these flexible spaces have been created with an attention to detail that enhances daily living and entertaining.

Contemporary interior styling and intelligent design ensure each space works for you, adapting easily to the flow of daily life. Whether cooking and eating together, taking time for a coffee with friends, or hosting an elegant dinner, this is the heart of the home and as such every detail has been attended to with care.

Neptune's cutting-edge Limehouse kitchens combine crisp engineering and style to deliver modern sophistication with a striking finish. High-quality appliances and workspaces are complemented by limed oak timber flooring. Storage is abundant, and full height larder cupboards are a much-coveted indulgence.

QUALITY APPLIANCES

Kitchens are fully equipped with Neff or Siemens appliances.



LIFETIME GUARANTEE

Neptune kitchens are built for life and come with a lifetime guarantee.



CLASSIC REFINEMENT

Neptune's Limehouse kitchen blends cutting-edge design with classic refinement to deliver beautiful crisp lines and contemporary styling.

Bedrooms and Bathrooms

Retreat to your private sanctuary of luxury and indulgence.

Contemporary luxury blends with modern functionality as you retreat to the bedrooms and bathrooms. These well-appointed spaces are designed for indulgence, rest and relaxation. Bedrooms are well proportioned, with master and main guest bedrooms having a generous provision of storage.

Stone walls and richly-textured tiled flooring in the family and en-suite bathrooms are contrasted with crisp white luxury suites to create clean elegant sophistication. Underfloor heating continues the theme of intelligent design, and contemporary fittings complete the indulgent look and feel.



ARTISANS OF DEVIZES

Marble, limestone and porcelain floor and wall tiles from Artisans of Devizes create richness, texture and light.



Properties.

All images are for indicative purposes only. Final features may vary; specifications of properties are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent final fittings and furnishings.



Winwood Coachhouses

2 bedroom gatehouse

PLOT: 112, 113

These stylish gatehouse properties offer open-plan living and two generously proportioned bedrooms.

ARCHITECTURE

Classical architectural features and intelligent craftsmanship.



LOCATION

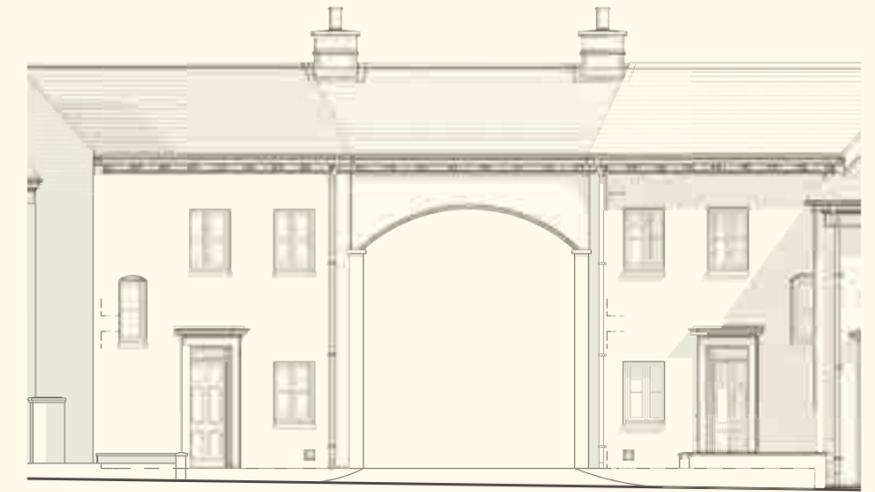
Convenient, easily-accessed central location within Holburne Park.

Key features:

- Stylish gatehouse living
- Contemporary open-plan living area
- Raised terrace and garden to the rear

FURTHER FEATURES:

- Bath stone door surround and portico
- Stone string course and cornice detail
- Natural slate roof
- Designated parking space to the rear of the property



Ground floor open-plan living, with two generous bedrooms above.

House area: 72.26m² / 777.8ft²

Kitchen:
Max. 2.90 x 2.42m / 9'6" x 7'11"

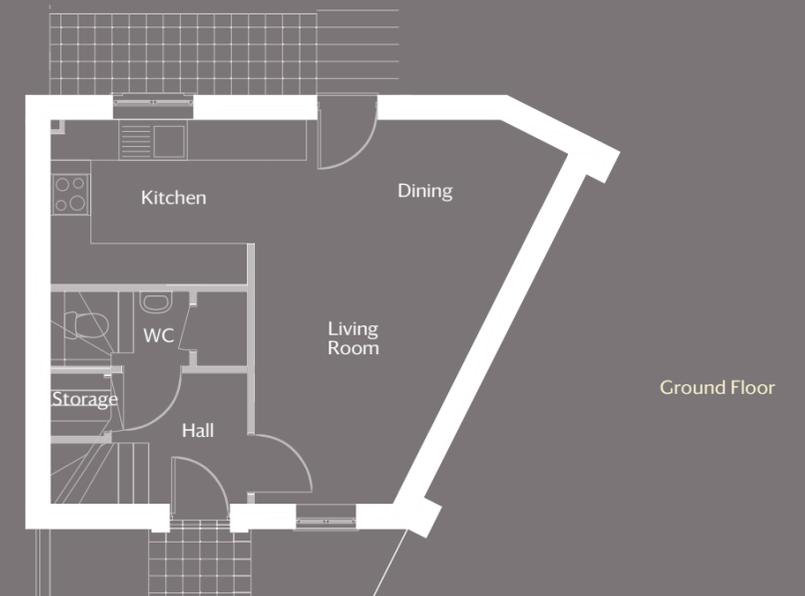
Dining & Living Space:
Max. 4.62 x 5.65m / 15'2" x 18'6"

Master Bedroom:
Max. 5.32 x 2.79m / 17'5" x 9'2"

Bedroom 2:
Max. 5.42 x 2.76m / 17'9" x 9'1"

Bathroom:
Max. 2.20 x 1.91m / 7'3" x 6'3"

WC:
Max. 2.05 x 1.10m / 6'9" x 3'7"



Bowlby

3 bedroom terrace

PLOT: 4, 5, 6

Stunning three bedroom home with superb ground floor space with living area to the rear whilst the front of the property has a spacious open-plan kitchen diner.

ARCHITECTURE

A beautifully-designed home with stunning features, offering traditional materials in a modern setting.



Key features:

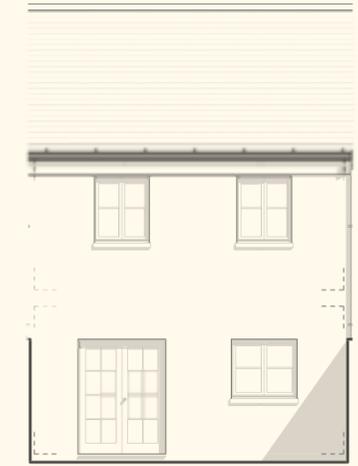
- Stunning open-plan kitchen diner
- Master bedroom suite with dressing area and en-suite
- South-westerly facing rear garden

FURTHER FEATURES:

- Stunning living room to rear with garden access
- Luxurious specification with Neptune kitchen
- Two designated parking spaces in front of property



Front Elevation



Rear Elevation

Modern, open-plan living with generously sized bedrooms on the first floor.

House area: 99.44m² / 1070.4ft²

Kitchen & Dining:
3.45 x 5.70m / 11'4" x 18'8"

Living Space:
5.65 x 3.00m / 18'6" x 9'10"

Master Bedroom:
3.20 x 3.22m / 10'6" x 10'7"

En-suite:
2.35 x 1.63m / 7'9" x 5'4"

Dressing:
2.35 x 1.50m / 7'9" x 4'11"

Bedroom 2:
2.78 x 3.46m / 9'1" x 11'4"

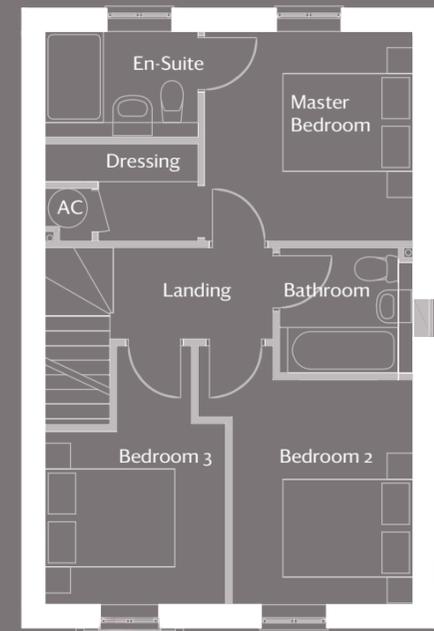
Bedroom 3:
2.78 x 2.78m / 9'1" x 9'1"

Bathroom:
2.05 x 1.93m / 6'9" x 6'4"

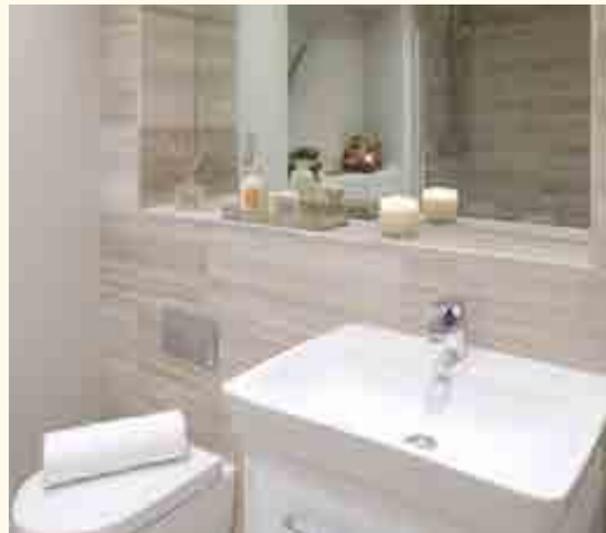
WC:
2.10 x 1.30m / 6'11" x 4'3"



Ground Floor



First Floor



INTERIOR

An open-plan feel, with three superb double bedrooms and a master suite.

Carlisle

3 bedroom terrace

PLOT: 107, 108, 109, 110, 111

These classically-styled two-storey homes offer open-plan living, south-east facing gardens and a first floor terrace.

ARCHITECTURE

Classical architectural features brought to life by thoughtful craftsmanship.



INTERIOR

A striking combination of natural materials and modern finishes.

Key features:

- First floor terrace leading from master bedroom
- Large master suite with oversized en-suite
- Spacious entrance hall
- Contemporary open-plan living
- South-easterly facing garden

FURTHER FEATURES:

- Stone door surround and portico
- Stone string course
- Natural slate roof
- Two designated parking spaces in front of property



Front Elevation



Rear Elevation

Spacious open-plan living, with luxury master suite and first floor terrace.

House area: 107.92m² / 1161.7ft²

Kitchen & Dining:
3.45 x 5.86m / 11'4" x 19'3"

Living Space:
5.65 x 4.34m / 18'6" x 14'3"

Master Bedroom:
3.71 x 3.00m / 12'2" x 9'10"

En-suite:
1.84 x 3.00m / 6'0" x 9'10"

Bedroom 2:
3.20 x 3.60m / 10'6" x 11'10"

Bedroom 3:
2.35 x 3.85m / 7'9" x 12'6"

Bathroom:
1.95 x 2.00m / 6'4" x 6'7"



Ground Floor



First Floor

MacKillop

3 bedroom terrace

PLOT: 85, 86

These contemporary two-storey terraced homes combine open-plan living with classical elegance.

ARCHITECTURE

Classically styled Bath stone pediment creates a striking feature.



LOCATION

Convenient location with views across Bath..

Key features:

- Contemporary open-plan living
- Master bedroom with en-suite
- Terraces to ground and first floors

FURTHER FEATURES:

- Classical Bath stone pediment
- Bath stone door surround and portico
- Stone string course and cornice detail
- Recessed stone detail to ground floor windows
- Natural slate roof
- Two designated parking spaces



Front Elevation

Rear Elevation

Beautifully-proportioned open-plan living across two floors, with classical architectural features.

House area: 108.55m² / 1168.4ft²

Kitchen & Dining:
3.45 x 6.00m / 11'4" x 19'8"

Living Space:
5.65 x 4.20m / 18'6" x 13'9"

Master Bedroom:
3.71 x 3.00m / 12'2" x 9'10"

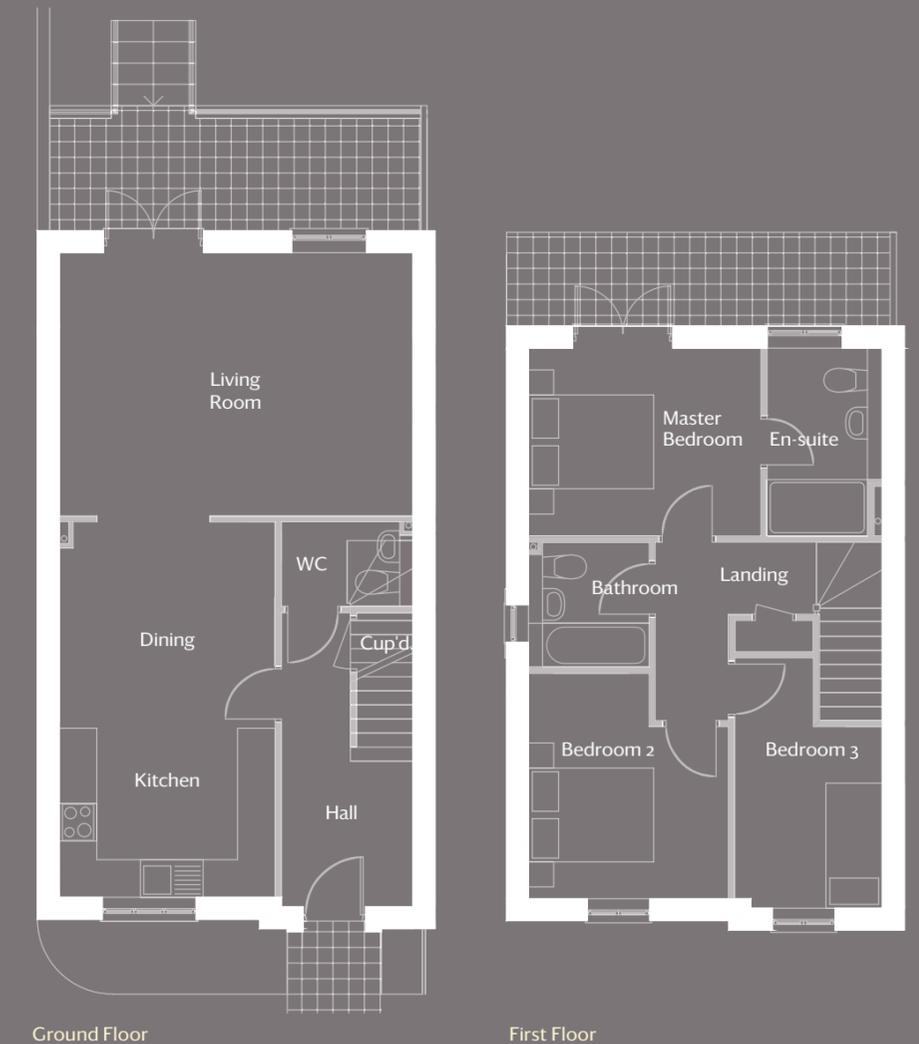
En-suite:
1.84 x 3.00m / 6'0" x 9'10"

Bedroom 2:
3.19 x 3.60m / 10'6" x 11'10"

Bedroom 3:
2.36 x 4.00m / 7'9" x 13'1"

Bathroom:
1.93 x 2.00m / 6'3" x 6'7"

WC:
2.10 x 1.35m / 6'11" x 4'5"



Ground Floor

First Floor



ARCHITECTURE

Contemporary homes that combine classical architecture with modern features and natural materials.

Blaine I

3 bedroom mid-terrace

PLOT: 79

Well-situated mid-terrace homes boasting beautifully-proportioned living spaces and generous sleeping areas with master bedroom suite.



INTERIOR

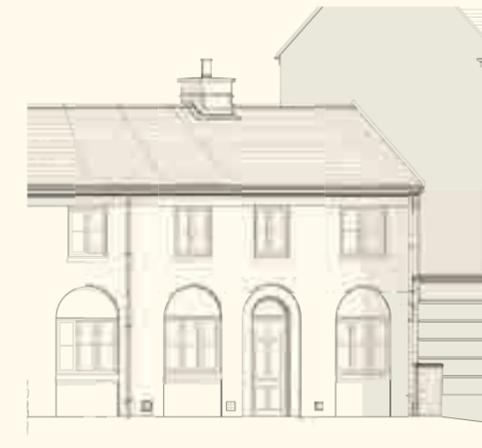
Spacious open plan kitchen and dining area, with separate utility room.

Key features:

- Master en-suite with dressing room
- Large dining space within kitchen
- Three double bedrooms
- Access to garden from all ground floor rooms

FURTHER FEATURES:

- Stone facade and cornice detail
- Recessed stone detail to GF windows
- Natural slate roof
- Two designated parking spaces in front of property



Front Elevation



Rear Elevation

Spacious ground floor living areas are complemented by three double bedrooms above.

House area: 111.8m² / 1203ft²

Kitchen & Dining:
3.15 x 6.30m / 10'4" x 20'8"

Living Space:
Max. 4.92 x 6.30m / 16'2" x 20'8"

Utility:
1.95 x 1.75m / 6'5" x 5'9"

Master Bedroom:
Max. 3.97 x 4.30m / 13'0" x 14'1"

En-suite:
2.23 x 1.85m / 7'4" x 6'1"

Dressing:
2.59 x 1.66m / 8'6" x 5'5"

Bedroom 2:
3.15 x 3.15m / 10'4" x 10'4"

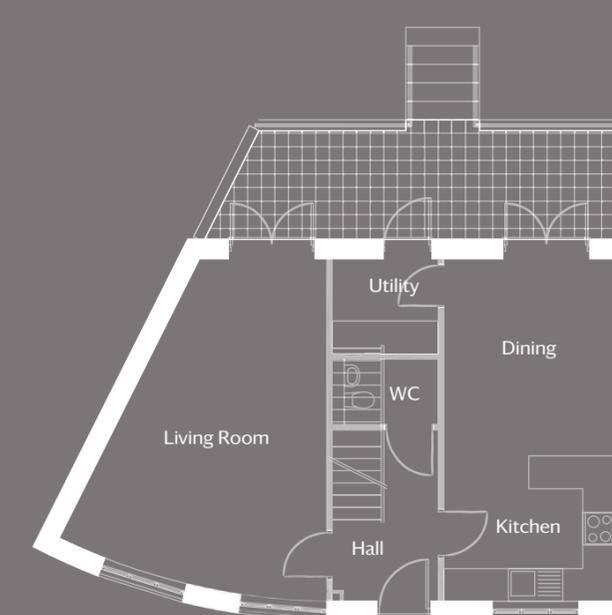
Bedroom 3:
3.15 x 3.05m / 10'4" x 10'0"

Bathroom:
2.00 x 1.90m / 6'7" x 6'3"

WC:
1.95 x 1.20m / 6'5" x 3'11"



First Floor



Ground Floor



ARCHITECTURE

Contemporary homes that combine classical architecture with modern features and natural materials.

Blaine II

3 bedroom cornerhouse

PLOT: 80

Well-situated mid-terrace homes boasting beautifully-proportioned living spaces and generous sleeping areas with master bedroom suite.



LOCATION

Set back from a wide, easily-accessed central street .

Key features:

- Master en-suite with dressing room
- Three double bedrooms
- Double windows to kitchen/ dining room

FURTHER FEATURES:

- Gardens to front and rear
- Recessed stone detail to ground-floor windows
- String course and plinth
- Two designated parking spaces in front of property



Front Elevation

Rear Elevation

Spacious ground-floor living areas are complemented by three double bedrooms above.

House area: 120.03m² / 1292ft²

Kitchen & Dining:
Max. 4.92 x 6.30m / 16'2" x 20'8"

Living Space:
3.79 x 6.30m / 12'5" x 20'8"

Utility:
1.95 x 1.75m / 6'5" x 5'9"

Master Bedroom:
Max. 4.02 x 4.30m / 13'2" x 14'1"

En-suite:
2.45 x 1.90m / 8'0" x 6'3"

Dressing:
2.52 x 1.91m / 8'3" x 6'3"

Bedroom 2:
3.79 x 3.35m / 12'5" x 11'0"

Bedroom 3:
3.79 x 2.85m / 12'5" x 9'4"

Bathroom:
1.95 x 1.90m / 6'5" x 6'3"

WC:
1.95 x 1.20m / 6'5" x 3'11"



First Floor



Ground Floor

PROPERTIES

Boyd

4 bedroom town house

PLOT: 75, 77, 82, 83

Classical contemporary living over three floors in these handsome town houses, featuring handcrafted Bath stone pilasters and Juliette balconies.

ARCHITECTURE

Handcrafted architectural features create an air of elegance and distinction.



INTERIOR

En-suite bathrooms combine comfort with contemporary styling.

Key features:

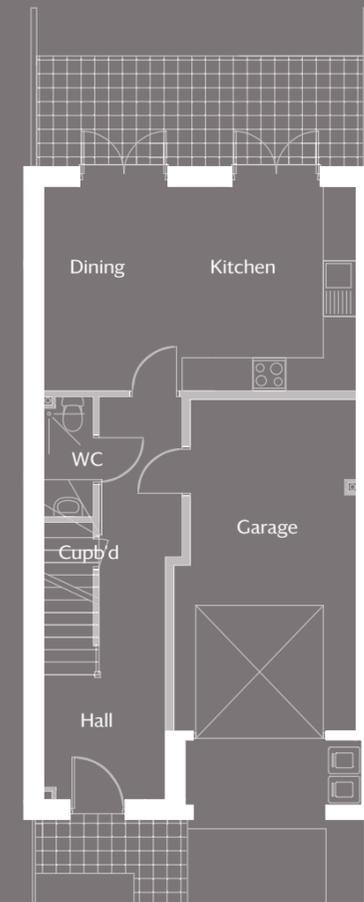
- Master suite with dressing area
- Well proportioned living room with Juliette balconies
- Attractive fireplace
- Double doors opening onto rear terrace
- Integral garage with additional parking

FURTHER FEATURES:

- Bath stone pilasters with decorative detail
- Rusticated stonework to ground floor
- Stone string course and plinth
- Natural slate roof
- Integral garage, plus one parking space to the front of the property

A kitchen/breakfast room opens onto the rear terrace, with classic Juliette balconies above. Four double bedrooms rest comfortably over two upper floors.

House area:	163.32m ² / 1758ft ²
Kitchen & Dining:	5.65 x 3.70m / 18'6" x 12'2"
Living Space:	5.65 x 5.20m / 18'6" x 17'1"
Master Bedroom:	3.45 x 3.94m / 11'4" x 12'11"
En-suite A:	2.45 x 1.75m / 8'0" x 5'9"
Dressing:	2.20 x 1.62 / 7'3" x 5'4"
Bedroom 2:	2.78 x 5.20m / 9'1" x 17'1"
Bedroom 3:	3.35 x 3.49m / 11'0" x 11'5"
En-suite B:	2.20 x 2.23m / 7'3" x 7'4"
Bedroom 4:	2.78 x 4.06m / 9'1" x 13'4"
Bathroom:	3.35 x 2.20m / 11'0" x 7'3"
WC:	0.90 x 2.18m / 4'7" x 7'2"
Garage:	3.30 x 6.00m / 2'11" x 19'8"



Ground Floor



First Floor



Second Floor

PROPERTIES

Coates I

4 bedroom mid terrace town house

PLOT: 76, 118, 119, 120

Contemporary living with classical style in these handsome three-storey townhouses, featuring handcrafted Bath stone pilasters and generously proportioned spaces.

ARCHITECTURE

Handcrafted architectural features create elegance and stature.



LOCATION

Convenient central location offering easy access.

Key features:

- Master suite with dressing area
- Extensive open-plan day space
- Large formal reception room
- Large utility/boot room
- Generously proportioned bedrooms

FURTHER FEATURES:

- Juliette balconies to the living room
- Bath stone pilasters with decorative detail
- Rusticated stonework to ground-floor facade
- Stone string course and facade
- Natural slate roof
- Two designated parking spaces in front of property

With generous spaces for entertaining, working and living over three floors, these elegant homes are designed for the luxuries of modern life.

House area: 187.98m² / 2023.4ft²

Kitchen & Dining: 5.65 x 6.20m / 18'6" x 20'4"

Living Space: 5.65 x 5.29m / 18'6" x 17'1"

Study: 3.35 x 2.49m / 11'0" x 8'2"

Utility: 2.25 x 2.20m / 7'5" x 7'2"

Master Bedroom: 3.45 x 3.94m / 12'11" x 12'11"

Dressing: 2.20 x 1.62m / 7'3" x 5'4"

En-suite A: 2.45 x 1.75m / 8'0" x 5'9"

Bedroom 2: 2.78 x 5.20m / 9'1" x 17'5"

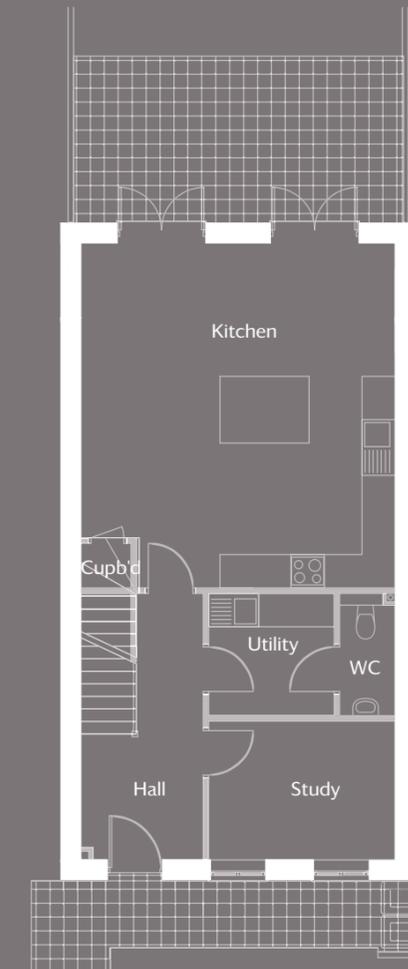
Bedroom 3: 3.35 x 3.49m / 11'0" x 11'5"

En-suite B: 2.20 x 2.23m / 7'3" x 7'4"

Bedroom 4: 2.78 x 4.06m / 9'1" x 13'4"

Bathroom: 3.35 x 2.20m / 11'0" x 7'3"

WC: 1.00 x 2.20m / 3'3" x 7'2"



Ground Floor



First Floor



Second Floor

Coates II

4 bedroom mid and end terrace town house

PLOT: 78, 81, 84, 117, 142

Contemporary living with classical style in these handsome three-storey mid and end-terrace homes, featuring handcrafted Bath stone pilasters and generously proportioned spaces.

ARCHITECTURE

Handcrafted architectural features create elegance and stature.



INTERIOR

Generous, cleverly-designed spaces make contemporary living easy.

Key features:

- Study and utility room to ground floor
- Generous kitchen/diner opens onto the rear terrace
- Oversized windows create light and grandeur
- Juliette balconies to the living room
- Arched windows in the classical style

FURTHER FEATURES:

- Bath stone pilasters with decorative detail
- Rusticated stonework to ground floor
- Stone string course and plinth
- Natural slate roof
- Two designated parking spaces in front of property

With beautiful architectural features and generous space for entertaining, working and family life, these homes are designed for luxury modern living.

House area: 187.98m² / 2023.4ft²

Kitchen & Dining:
5.65 x 6.20m / 18'6" x 20'4"

Living Space:
5.65 x 5.20m / 18'6" x 17'1"

Study:
3.35 x 2.49m / 11'0" x 8'2"

Utility
2.25 x 2.20m / 7'5" x 7'2"

Master Bedroom:
3.45 x 3.94m / 11'4" x 12'11"

Dressing:
2.30 x 1.62m / 7'3" x 5'4"

En-suite A
2.45 x 1.75m / 8'0" x 5'9"

Bedroom 2:
2.78 x 5.20m / 9'1" x 17'1"

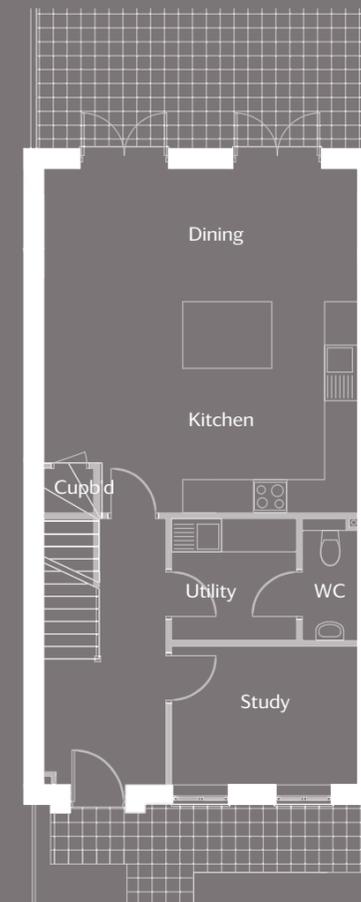
Bedroom 3:
3.35 x 3.49m / 11'0" x 11'5"

En-suite B
2.20 x 2.23m / 7'3" x 7'4"

Bedroom 4:
2.78 x 4.06m / 9'1" x 13'4"

Bathroom:
3.35 x 2.20m / 11'0" x 7'3"

WC:
1.00 x 2.20m / 3'3" x 7'2"



Ground Floor



First Floor



Second Floor

Beckford

3 bedroom mid terrace

PLOT: 10, 11, 12, 13

Modern mews-style living, over two storeys, offering standout architectural features and good-size living spaces.

ARCHITECTURE

Architectural embellishments create a unique look and feel in this contemporary home.



LOCATION

Convenient central location within Holburne Park, offering easy access.

Key features:

- Magnificent architectural roof pediment
- Generous living room
- Open-plan kitchen diner
- Terrace leads to South-easterly facing garden

FURTHER FEATURES:

- Classical Bath stone detailing
- Bath stone surround and portico
- Bath stone cornice
- Natural slate roof
- Two designated parking spaces in front of property



Front Elevation



Rear Elevation

Beautiful architectural features and generous living spaces combine in this modern mews-style home.

House area: 81.02m² / 872.1ft²

Kitchen & Dining:
6.15 x 2.70m / 20'2" x 8'10"

Living Space:
3.95 x 3.70m / 13'0" x 12'2"

Master Bedroom:
3.73 x 2.75m / 12'3" x 9'0"

Bedroom 2:
2.85 x 3.65m / 9'4" x 12'0"

Bedroom 3:
2.33 x 3.55m / 7'8" x 11'8"

Bathroom:
3.20 x 1.70m / 10'6" x 5'7"

WC:
1.20 x 1.70m / 3'11" x 5'7"



Ground Floor



First Floor

Holden

4 bedroom end of terrace

PLOT: 87

Exceptional family home that offers four beautifully designed bedrooms over three storeys.

ARCHITECTURE

A truly handsome home with pillared front door offering a grand entrance and exceptional attention to detail on the stonework around this property.



INTERIOR

A glorious home with superb kitchen breakfast room and living room on the ground floor with the formal drawing room on the first floor offering dual aspect views.

Key features:

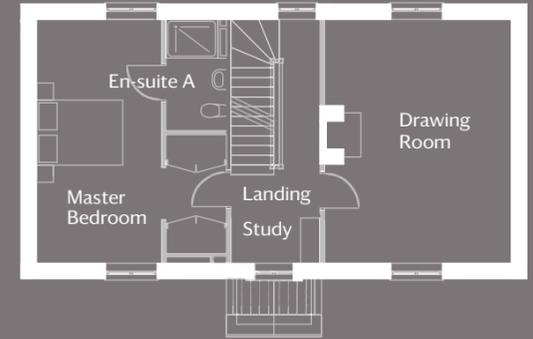
- Formal drawing room on first floor
- Exceptional kitchen breakfast room
- Additional ground floor living room

FURTHER FEATURES:

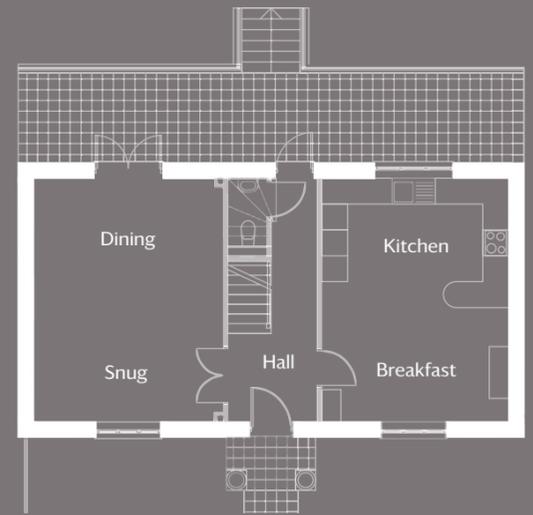
- Master bedroom suite with wardrobes and en-suite
- Elegant log burner
- Guest bedroom suite
- Two designated parking spaces in front of property



Second Floor



First Floor



Ground Floor

Beautiful and spacious rooms distributed over 3 floors.

House area: 186.45m² / 2007ft²

Kitchen/Breakfast:
4.33 x 5.65m / 14'5" x 18'6"

Dining/Snug:
4.40 x 5.65m / 14'2" x 18'6"

Drawing Room:
4.33 x 5.65m / 14'5" x 18'6"

Study:
2.07 x 1.27m / 6'9" x 4'2"

Master Bedroom:
2.90 x 5.65m / 9'6" x 18'6"

En-suite A
1.40 x 2.57m / 4'7" x 8'5"

Bedroom 2:
4.33 x 2.85m / 14'2" x 9'4"

En-suite B
3.06 x 1.50m / 10'0" x 4'11"

Bedroom 3:
4.40 x 2.90m / 14'5" x 9'6"

Bedroom 4:
4.33 x 2.00m / 14'2" x 6'7"

Bathroom:
3.42 x 2.65m / 11'2" x 8'8"

WC:
0.90 x 1.64m / 2'11" x 5'5"

Harcourt

1 bedroom apartment

PLOT: 46A, 46B

Beautifully-designed one-bedroom property positioned on the first floor, offering contemporary living within this exclusively crafted development.

ARCHITECTURE

Contemporary living area, kitchen, exquisite bathroom and bedroom: this home is designed for today's discerning buyer.



INTERIOR

Modern open-plan living blends beautifully with traditional architecture, and the convenience of a built-in carport.

Key features:

- Contemporary open-plan living area
- Master bedroom with fitted wardrobes
- First floor position

FURTHER FEATURES:

- Luxury Neptune kitchen
- Integrated carport
- Close to Bath city centre



Front Elevation

Open-plan living, with generous sized bedrooms.

46A

House area: 41.95m² / 452ft²

Kitchen & Dining:
Max. 5.08 x 2.53m / 16'8" x 8'4"

Sitting:
Max. 5.15 x 2.37m / 16'11" x 7'9"

Bedroom:
3.41 x 2.80m / 11'2" x 9'2"

Bathroom:
2.11 x 1.97m / 6'11" x 6'6"



First Floor

46B

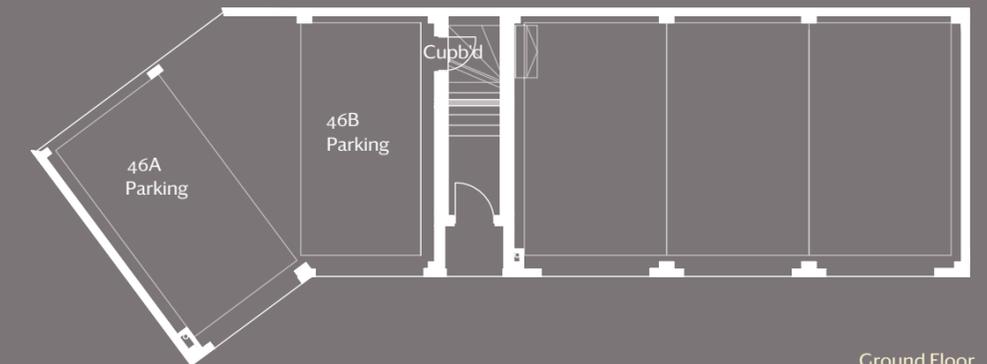
House area: 38.1m² / 411ft²

Kitchen:
4.41 x 2.01m / 14'6" x 6'7"

Sitting & Dining:
4.60 x 2.89m / 15'1" x 9'6"

Bedroom:
3.40 x 3.00m / 11'2" x 9'10"

Bathroom:
2.90 x 1.77m / 9'6" x 5'10"



Ground Floor

‘Twenty Acres’ of Bathwick

The land on which Holburne Park is situated first appears in a 1727 reference as ‘Twenty Acres’.

At this time the site was undeveloped, being open fields on the edge of Bathwick; an area developed by William Johnstone Pultney, designed by Thomas Baldwin, and implemented during the period 1788-1820.

In 1780, Bathwick was linked to Bath with the building of the Pultney Bridge, designed by Robert Adam. This was the start of Pultney’s plans of an imposing architectural development in his Bathwick meadows. Warminster Road was formerly a straight avenue known as ‘Upper Great Pultney Street’ and frames a vista to Sydney House, on the edge of Sydney Gardens; introduced as part of the Pultney Estate development circa 1795. This route provided a popular Georgian ride; out to Hampton Way, and on to the eastern countryside.



Tithe map of 1840, showing the site as open pasture



Ordnance Survey Map of 1936.

The Admiralty and WWII

In September 1939, the MOD developed the site, and were to remain for over 50 years.

The land where Holburne Park stands today was originally one of three brick ‘Hutment’ sites built by the Ministry of Staff in Bath, all of which were occupied by the end of 1942. One of the first tasks of the newly arrived staff in Bath was to design the Royal Navy battleship, HMS Vanguard as well as the aircraft carriers HMS Eagle and Ark Royal. Submarines, midget subs and Chariot manned torpedoes were also designed here (later made by Stothert and Pitt of Bath), along with the floating Mulberry Harbour and PLUTO (Pipe Line Under the Ocean) for the Normandy landings. Following WWII, the Bath designers made use of the experience gained in wartime – creating the Whitby Class frigates. By the 1980’s the Navy had become Bath’s biggest employer, with over 5,600 staff.



Ordnance Survey Map of 1951, showing MOD ‘Hutments’.



British Battleship HMS Vanguard underway in 1950.

Phase 1 plan Number relates to brochure page



Development plan



Key

- 6 bedroom houses
- 5 bedroom houses
- 4 bedroom houses
- 3 bedroom houses
- 2 bedroom houses
- Apartments
- Affordable housing

SPECIFICATIONS

Kitchens:

- Kitchens to be supplied by Neptune Traditional construction with contemporary design.
- Solid oak dovetailed soft-close drawers.
- Unique quartz cutlery drawer dividers.
- Pull down sink compartment/wet area.
- Kitchen cabinets issued with a life-time manufacturers guarantee to original purchaser.
- Ceramic work surfaces.
- Perrin and Rowe 3 in 1 boiling hot water tap.
- Integrated fridge freezer, induction hob, extractor fan, main oven, microwave, dishwasher, where specified integrated washer dryer.

Bathrooms:

- Vitra white ceramic basins with chrome bottle traps in all downstairs washrooms.
- Vitra Nest ceramic basins with sleek vanity units in white gloss in all bathrooms.
- All taps and mixers to be supplied by Hansgrohe.
- Thermostatically controlled showers.
- Tiled bath panels.
- Sleek concealed cistern toilet from Vitra.
- Minimal chrome framed shower screens with 6mm toughened 'easy clean' glass.
- Ultra slim 25mm acrylic shower trays with discreet integrated wastes.
- Master bedroom en-suites to include natural Marble tiles.
- Guest en-suites & Main bathrooms to include limestone tiles to the walls and porcelain tiles for the floors.
- Wall mounted recessed mirrors (where specified).
- Heated towel rails.

Heating:

- Gas Central Heating boilers will be fitted to all properties to include underfloor heating to all ground floor areas with radiators serving upper levels.

Floors:

- Limed oak engineered timber flooring.
- Contemporary loop pile carpets fitted to bedroom areas.

Joinery:

- Bespoke single groove skirting, contemporary design with routed groove.
- Bespoke single groove architrave mimics the skirting detail, keeping clean contemporary lines.
- Double glazed timber windows
- Warbrobes to be supplied to main bedrooms and second bedrooms for 4 and 5 bedroom houses.

Doors and windows:

- Classic contemporary 3 panel internal doors.
- Contemporary square satin stainless steel fittings.

Electrics:

- Switch gear to be supplied by Hamilton litestat - Sheer CFX (satin stainless steel) with white inserts.
- Plugs with USB will be positioned in various rooms.
- Cat 5 data points.
- TV outlets with twin satellite connections.
- Shaver socket.

Gardens:

- Turf to be supplied in all rear gardens.
- Paved areas for all houses.
- Wooden fence.

Energy Performance Certificates:

To be supplied upon request.

THE DEVELOPERS

HardRock Developments Ltd. (HRD)

Locally based company, HardRock Developments Ltd, was set up by a group of local property professionals to develop the Holburne Park. The directors Francis Firmstone, Edward Ware and Edward Gunnery have over 30 years' experience of developing high quality

homes in the West of England, having created over 1,000 homes between them. The Holburne Park development has the financial backing of ICG Longbow, a specialist asset manager with a 27-year history of investing in residential development

MAP



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