



DANBURY  
PALACE

DANBURY



# CONTENTS

Just Imagine	4
The Developments	5
A Plan of the Estate	6
Schedule of Accommodation	8
Work Beginning on The Danbury Estate	10
Be a Part of Living History	12
A Lifestyle Beyond Expectation	15
Supreme Surroundings	16
Tennis	18
The Palace Apartments	20
The Palace Apartments Specification	23
The Palace Apartments Floor Plans	24
An Air of Distinction	32
The Coach Houses	34
The Coach Houses Specification	37
The Coach Houses Floor Plans	38
Well Connected	42
The New Houses	44
The New Houses Specification	47
The New Houses Floor Plans	48
Danbury View	54
Town and Country Living	56
Mortgages, Help to Buy and Reservation Procedure	58
Rentals, Investments and Selling Agent, Leases Ground Rent and Service Charges	59
Block Management and Structural Warranty	60
Customer Care	61
Our Commitment to You	62
Regional Map	64
About Chase New Homes	66

A joint development with



*The Excitement is Building*



Danbury Palace | Danbury | Chelmsford | Essex | CM3 4FA



DANBURY  
PALACE  
DANBURY

JUST IMAGINE...

...a country estate where private gates open into a development set in 8 ½ acres of beautifully landscaped grounds, where a sweeping driveway reveals Danbury Palace...

...just imagine inviting your friends to a private party in a marquee on the lawn, or for a game of tennis on the estate's purpose-built private court...

...just imagine stress-free living where every detail has been considered, including a dedicated concierge who will be based in the Palace to ensure everything on the estate runs smoothly...

...just imagine being able to choose from a range of brand new homes and restored luxury apartments all offering a lifestyle that exceeds expectations.

Just imagine Danbury Palace...

## THE DEVELOPMENTS



Danbury Palace is a Grade II listed building which has been converted into bespoke apartments. Steeped in history, this was an exceptional opportunity to create 13 unique apartments, every one with its own historic detail.



The old Coach House has been converted and extended to provide 6 mews houses, 5 of which have courtyard gardens.



26 new houses ranging from 3 to 4 bedrooms are being developed in the estate grounds, which architecturally complement Danbury Palace. This includes 16 houses which are located in the historic, walled kitchen gardens of the Palace.

Computer generated images are indicative only.

# A PLAN OF THE ESTATE

-  PALACE APARTMENTS
-  COACH HOUSE
-  NEW HOUSES



Site plan is approximate only and does not form any part of any contract

# SCHEDULE OF ACCOMMODATION



## PALACE APARTMENTS

PLOT	TYPE	FLOOR LEVEL	BEDS	BATHS/ SHOWERS	SQ M	SQ FT
01	Conversion Apartment	Ground	2	2	216	2,325
02	Conversion Apartment	Ground	1	1	78	836
03	Conversion Apartment	Ground	2	2	153	1,646
04	Conversion Apartment	Ground	2	2	82	883
05	Conversion Apartment	Ground	2	2	108	1,159
06	The Chapel	Ground	2	2	102	1,096
07	Conversion Apartment	First	2	2	157	1,692
08	Conversion Apartment	First	2	1	89	955
09	Conversion Apartment	First	2	2	120	1,288
10	Conversion Apartment	First	2	2	88	942
11	Conversion Apartment	First	2	2	158	1,699
12	Conversion Apartment	Second/Third	2	2	101	1,087
13	Conversion Apartment	Second	1	1	43	458

## COACH HOUSES

PLOT	TYPE	STOREY	BEDS	BATHS/ SHOWERS	SQ M	SQ FT
01	Mews House	2	2	1	136	1,463
02	Mews House	2	2	2	177	1,905
03	Mews House	2	2	2	171	1,836
04	Mews House	2	3	2	113	1,214
05	Mews House	2	3	2	137	1,477
06	Mews House	2	3	2	134	1,438

## NEW HOUSES

PLOT	TYPE	STOREY	BEDS	BATHS/ SHOWERS	SQ M	SQ FT
01	Semi-detached	2	3	1	118	1,270
02	Semi-detached	2	3	1	118	1,270
03	Semi-detached	3	4	1	169	1,819
04	Semi-detached	3	4	1	169	1,819
05	End of Terrace	3	4	1	169	1,819
06	Terrace	3	4	1	169	1,819
07	End of Terrace	3	4	1	169	1,819
08	Semi-detached	2	3	1	118	1,270
09	Semi-detached	2	3	1	123	1,323
10	Semi-detached	2	3	1	133	1,431
11	Semi-detached	2	3	1	133	1,431
12	Semi-detached	2	3	1	133	1,431
13	Semi-detached	2	3	1	133	1,431
14	Semi-detached	2	3	1	133	1,431
15	Semi-detached	2	3	1	148	1,593
16	Semi-detached	2	3	1	121	1,302
17	Semi-detached	2	3	1	121	1,302
18	Semi-detached	2	3	1	121	1,302
19	Semi-detached	2	3	1	121	1,302
20	Semi-detached	2	3	1	121	1,302
21	Semi-detached	2	3	1	121	1,302
22	Semi-detached	2	3	1	121	1,302
23	Semi-detached	2	3	1	121	1,302
24	Semi-detached	2	3	1	121	1,302
25	Semi-detached	2	3	1	121	1,302
26	Detached	2	3	1	133	1,431

\*Table shows approximate dimensions only and exact layouts may vary, all measurements will vary with a tolerance of 5%.

WORK BEGINNING ON THE  
DANBURY PALACE ESTATE



\*Site outline is approximate only and  
does not form any part of any contract

# BE A PART OF LIVING HISTORY

1589

Sir Walter Mildmay, the founder of Emmanuel College, Cambridge built Danbury Place in 1589.

1830

John Round purchased Danbury Place. He demolished the 16th century house and decided to build a new one, slightly to the east, in the Tudor Revival style. The building was completed in 1832. A stone staircase which still exists today was built into the centre of the house for his wife Susan, who had a fear of dying in a fire. Ironically Susan Round died aged 36, in a fire at The Raggetts Hotel in Dover Street, London. She is buried in Danbury churchyard.

1845

Danbury Place was acquired by the Church of England in 1845 and became the residence of The Bishop of Rochester. From then on it became known as Danbury Palace.

1877

When St. Albans church became a cathedral, the Palace was transferred to Thomas Legh Cloughton, the Bishop of St. Albans, who built the chapel that now forms one of the apartments. When it was sold following his death in 1892, the house was described in the sales catalogue as "charming and picturesque with three staircases, 26 bedrooms and central heating".

1919

General and Mrs Wigan bought Danbury Palace. In 1922 the chapel was in poor state and to enable the restoration work it was partially stripped of its fittings and furniture. Later used as a Maternity Hospital during World War II, the babies that were born at Danbury Palace during this period are known as the 'Danbury Babies'.

1946

The Wigans sold Danbury Palace to Essex County Council. The Southern area around the lakes was designated as a Country Park in 1974 and Danbury Palace was subsequently registered as a Grade II Listed Building in 1987. The Palace was later used as a college and a conference centre until it was closed in 2004.

# TIME TO CELEBRATE



The Excitement is Building

# A LIFESTYLE BEYOND EXPECTATION



Ornate brick piers and automated wrought iron gates, with a video entry phone and vehicle recognition system at the entrance of the Danbury Palace Estate, ensure that the estate remains as private and secure as it can be. A dedicated concierge will work on the Danbury Palace Estate\* for the benefit of all the residents. Whether keeping out a watchful eye, directing visitors, receiving packages, organising maintenance, or simply saying a friendly “Hello”, the concierge will ensure everything on the estate runs smoothly – even better, you can call them from the comfort of your own home.

Imagine the excitement of a ‘private marquee on the lawn’ set against the backdrop of Danbury Palace and the rolling countryside beyond, to create the perfect setting to celebrate a special occasion, such as a birthday or a wedding anniversary. This is a unique opportunity that is offered to each property on the Danbury Palace Estate once a year. With the concierge’s assistance, a private marquee can be erected on the lawn in front of the Palace\*\*.

With a brand new private court in the grounds, a set or two of tennis will always be a pleasure. Simply book it with the concierge.

\*Concierge is available 9am-5pm Monday to Friday. The concierge will commence when 50% of the development has been sold and subsequently completed.

\*\*Residents are liable for the cost of the Marquee hire for their private event and rules will apply.

## SUPREME SURROUNDINGS



FROM THE BEAUTIFULLY SCULPTURED TOPIARY, TO THE CAREFULLY RECREATED AND ENCHANTING ROSE GARDENS, EVERY DETAIL HAS BEEN CONSIDERED IN THE RESTORATION OF THE HISTORIC PRIVATE GROUNDS AT DANBURY PALACE.

The Danbury Palace Estate has large open areas to complement the new houses and Coach Houses which have private gardens and courtyards. Manicured lawns, eye-catching flower beds and well maintained walks (which even take you past a reputed '1000 year old' oak tree), are here to enjoy.





—  
ANYONE FOR TENNIS?  
JUST BOOK THE COURT  
WITH THE CONCIERGE  
—

# THE PALACE APARTMENTS



Danbury Palace, a Grade II listed building is being converted into 13 luxury apartments. Great care has been taken to retain and restore the stunning external architectural details. Inside, numerous modern touches of luxury reveal themselves in the high specification fixtures, fittings and finishes, creating an eclectic mix of old meets new.





# PALACE APARTMENTS



## SPECIFICATION

### INTERNAL FINISHES

- Combination of original and new oak-finish internal doors
- Antique brass ironmongery
- Combination of original and carefully restored historical cornice (in selected areas)
- Timber picture rails (in selected areas)
- Carefully restored original timber window shutters (in selected areas)
- Original timber conservation type windows
- Infrared automatic communal lighting
- Combinations of carpet, tiled and oak-finished floors to apartments
- Nano 'Titan series' flooring to bathrooms and en-suites

### KITCHENS

- Fully-fitted 'urban myth design' bespoke kitchen units
- Smeg and Siemens appliances including; oven, electric induction hob, extractor and wine cooler
- Fully-integrated dishwasher, fridge and freezer
- Integrated washer/dryer
- Double bowl sink and drainer
- Composite stone worktop with glass upstands
- Oak-finished floor
- Plinth and under-wall unit lighting (where suitable)

### BATHROOM/EN-SUITES

- Fully-fitted bespoke designed bathrooms /en-suites with white sanitary ware and chrome fittings
- Shaver points to all bathrooms
- Chrome ladder heated towel rails
- Low profile walk in shower trays with glazed screens
- Nano 'Titan series' flooring

### ELECTRIC AND LIGHTING

- Wiring for Sky+ to living area
- Downlighters to bathrooms/en-suites and kitchens

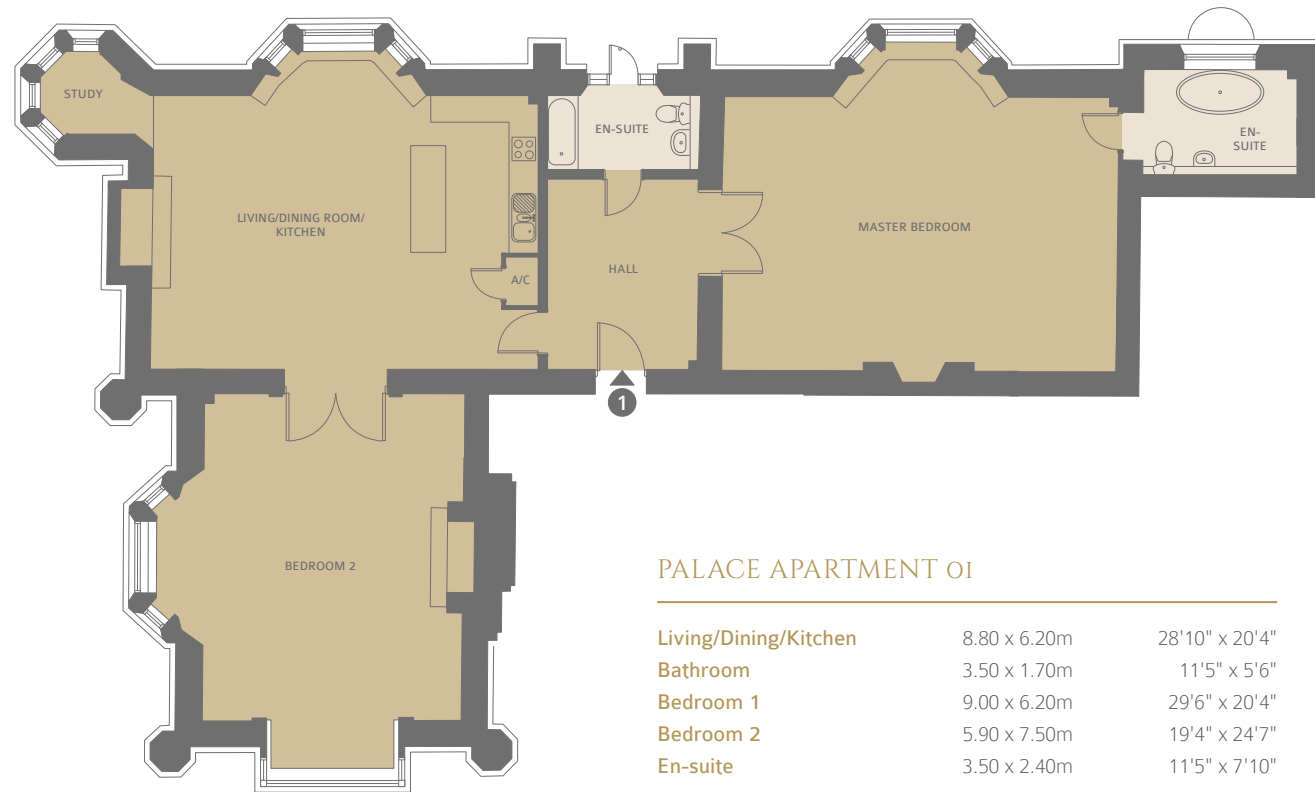
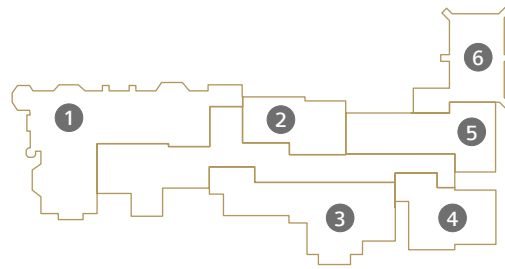
### SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector to communal and individual apartments
- 10 year structural warranty provided by Premier Guarantee

### GENERAL AREAS

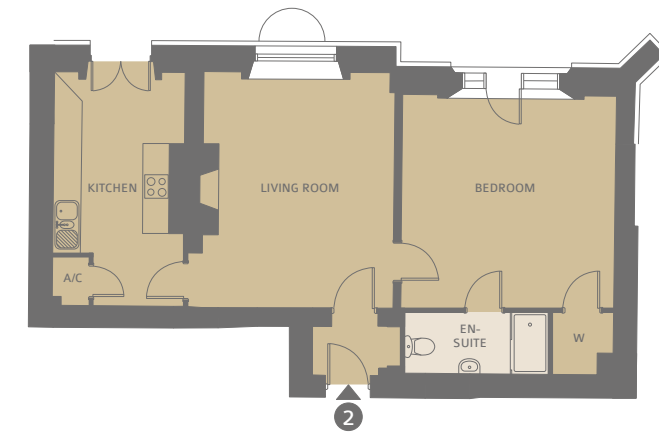
- Underfloor heating to each apartment with supplementary heating in selected areas

GROUND FLOOR



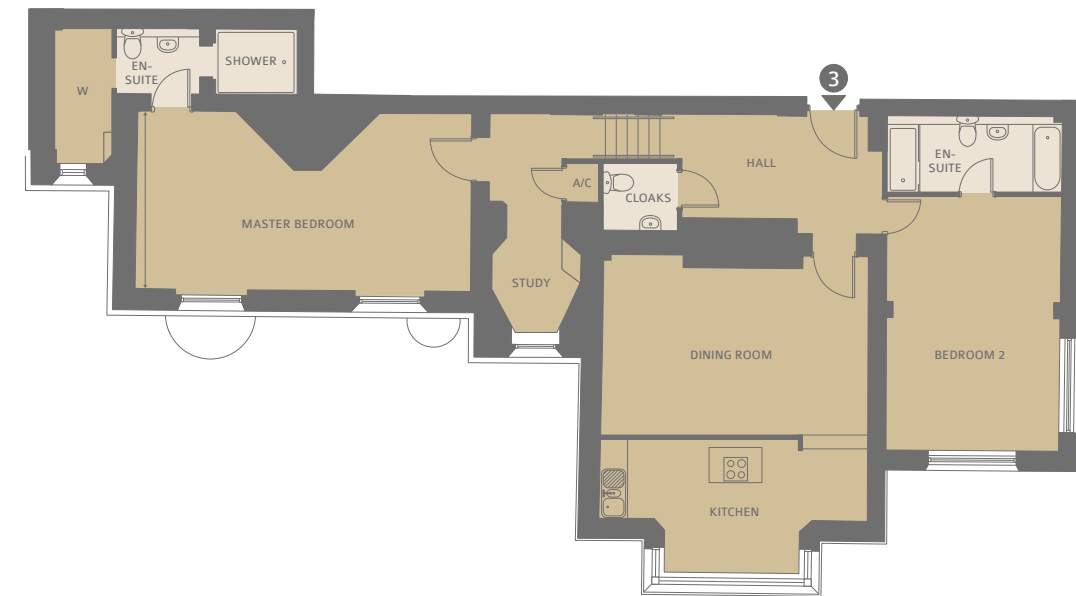
PALACE APARTMENT 01

Living/Dining/Kitchen	8.80 x 6.20m	28'10" x 20'4"
Bathroom	3.50 x 1.70m	11'5" x 5'6"
Bedroom 1	9.00 x 6.20m	29'6" x 20'4"
Bedroom 2	5.90 x 7.50m	19'4" x 24'7"
En-suite	3.50 x 2.40m	11'5" x 7'10"



PALACE APARTMENT 02

Living Room	4.30 x 5.40m	14' 1" x 17'8"
Kitchen	3.00 x 5.40m	9'10" x 17'8"
Bathroom	1.30 x 3.35m	4'3" x 11'0"
Bedroom 1	4.90 x 4.90m	16' x 16'



PALACE APARTMENT 03

Dining/Kitchen	6.10 x 6.00m	19'8" x 20'
Bedroom 1	7.50 x 4.00m	24'7" x 13'1"
En-suite 1	4.00 x 1.70m	13'1" x 5'6"
Bedroom 2	3.90 x 5.80m	12'9" x 18'10"
En-suite 2	1.70 x 3.90m	5'6" x 12'9"

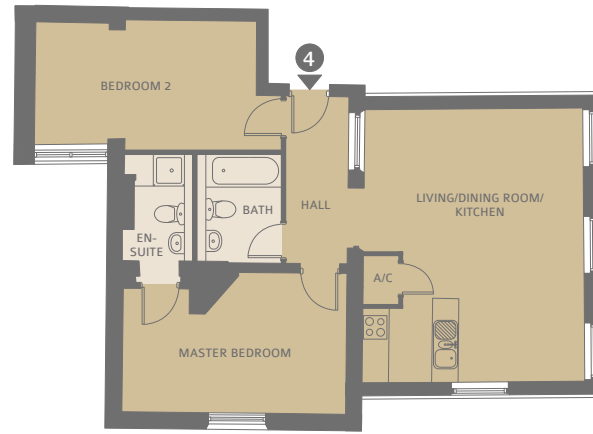
Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

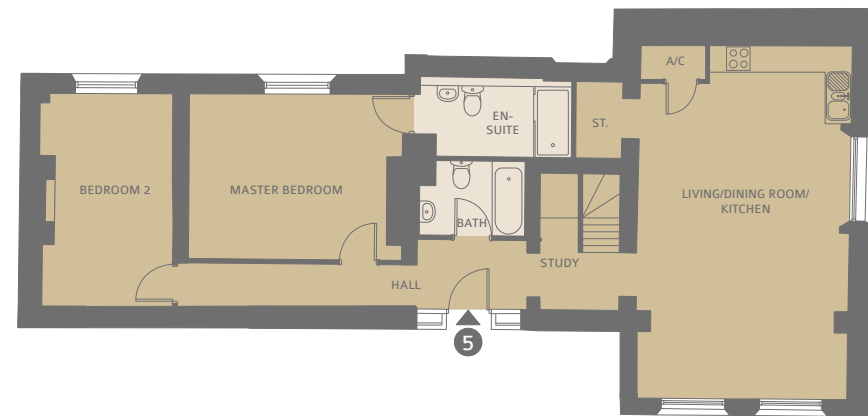
\* Maximum measurements

GROUND FLOOR



PALACE APARTMENT 04

Living/Dining/Kitchen	5.10 x 6.20m	16'9" x 20'3"
Bathroom	1.90 x 2.40m	6'2" x 7'10"
Bedroom 1	5.10 x 3.20m	16'8" x 10'5"
Bedroom 2	5.00 x 2.90m	16'4" x 9'6"
En-suite	1.50 x 2.40m	4'11" x 7'10"



PALACE APARTMENT 05

Living/Dining/Kitchen	4.80 x 8.10m	15'8" x 26'6"
Bathroom	2.40 x 1.70m	7'10" x 5'6"
Bedroom 1	4.80 x 3.93m	15'8" x 12'10"
Bedroom 2	3.00 x 4.80m	9'10" x 15'8"
En-suite	3.40 x 1.80m	11'1" x 5'10"



THE CHAPEL

Living/Dining/Kitchen	6.10 x 6.80m	20' x 22'3"
Bathroom	2.44 x 1.80m	8'0" x 5'10"
Bedroom 1	6.10 x 3.60m	20'0" x 11'8"
Bedroom 2	3.00 x 3.60m	9'10" x 11'8"
En-suite	3.40 x 1.80m	11'1" x 5'10"

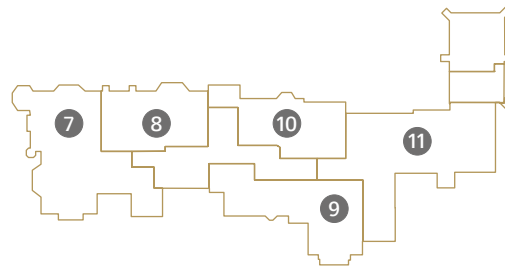
Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

\* Maximum measurements

FIRST FLOOR



PALACE APARTMENT 07

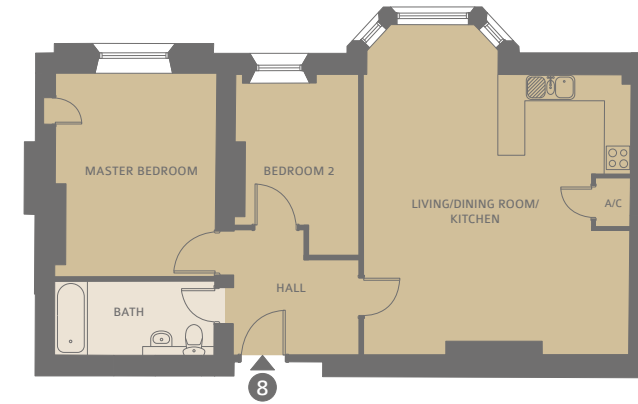
Living/Dining	5.80 x 6.50m	19'0" x 21'3"
Kitchen	2.50 x 4.90m	8'2" x 16'0"
Bedroom 1	6.20 x 5.70m	20'4" x 18'8"
En-suite 1	1.60 x 3.00m	5'3" x 9'9"
Bedroom 2	5.70* x 4.17m*	18'8" x 13'8"
En-suite 2	2.80 x 2.70m	9'2" x 8'10"

Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

\* Maximum measurements



PALACE APARTMENT 08

Living/Dining/Kitchen	6.10 x 6.40m	20'0" x 20'11"
Bedroom 1	3.70 x 4.70m	12'1" x 15'5"
Bathroom	3.70 x 1.70m	12'1" x 5'6"
Bedroom 2	2.80 x 4.20m*	9'2" x 13'9"*



PALACE APARTMENT 09

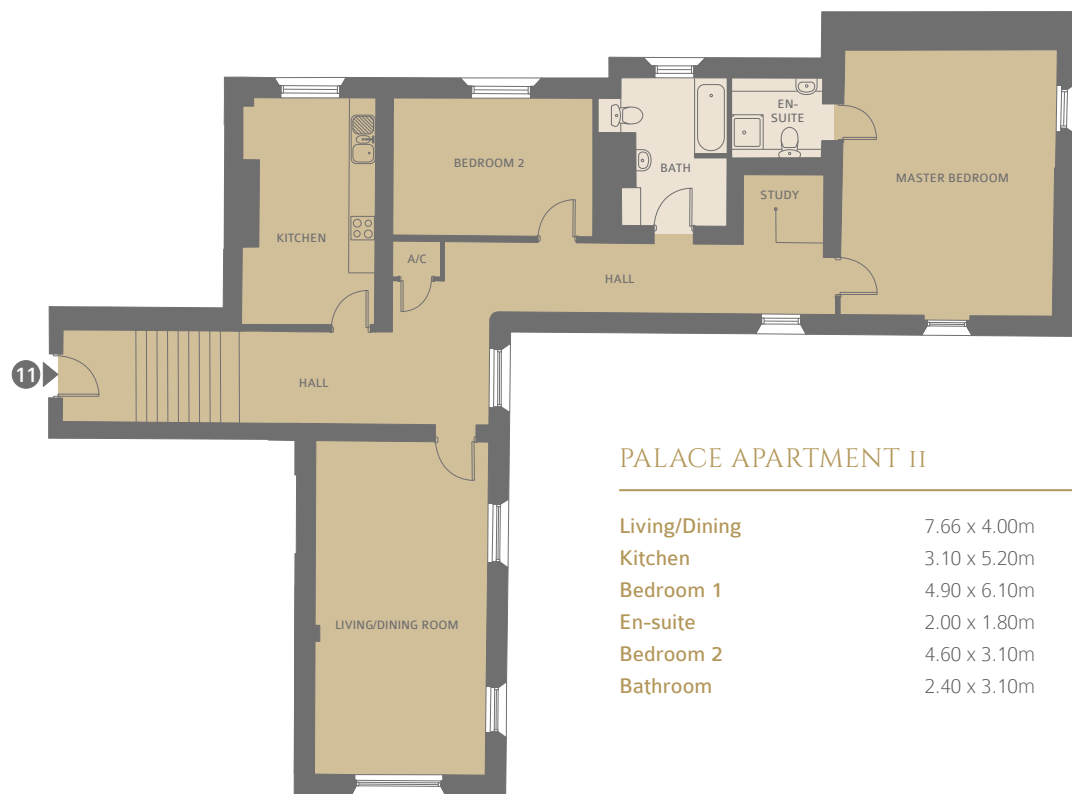
Living/Dining	6.20 x 6.10m	20'4" x 20'0"
Kitchen	4.30 x 2.70m	14'1" x 8'10"
Bedroom 1	3.70 x 4.00m	12'1" x 13'1"
En-suite 1	2.60 x 3.80m	8'6" x 12'5"
Bedroom 2	3.80 x 2.20m	12'5" x 7'2"
En-suite 2	3.70 x 2.60m	12'1" x 8'5"

FIRST FLOOR



PALACE APARTMENT 10

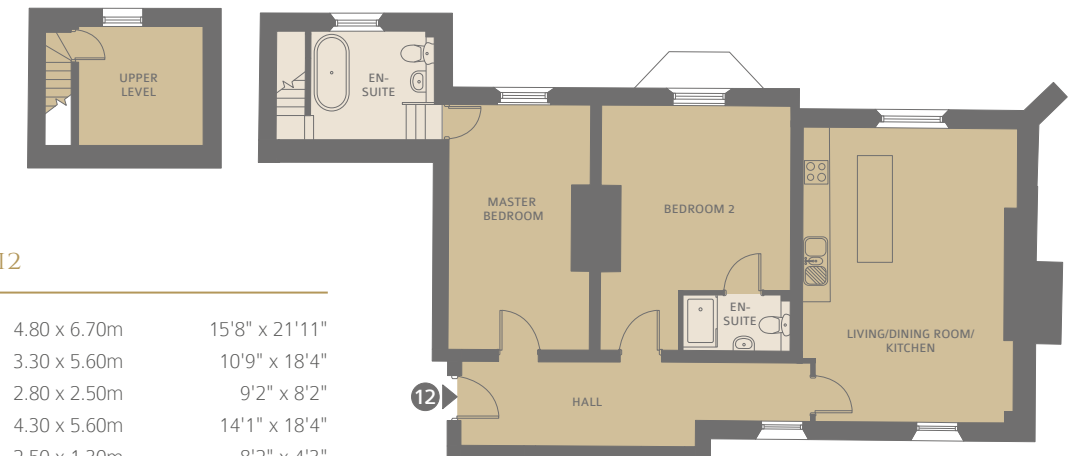
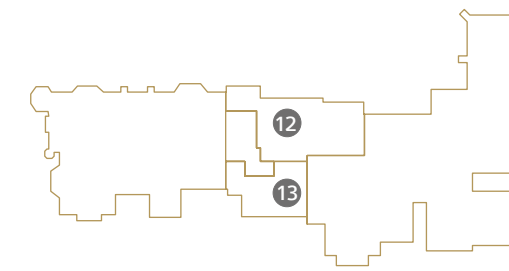
Living/Dining/Kitchen	4.90 x 6.60m	16'0" x 21'7"
Bedroom 1	3.10 x 5.60m	10'2" x 18'4"
En-suite 1	2.50 x 3.60m	8'2" x 11'9"
Bedroom 2	4.30 x 4.10m	14'1" x 13'5"
Shower room	1.50 x 2.80m	4'9" x 9'2"



PALACE APARTMENT 11

Living/Dining	7.66 x 4.00m	25'1" x 13'1"
Kitchen	3.10 x 5.20m	10'2" x 17'0"
Bedroom 1	4.90 x 6.10m	16'0" x 20'0"
En-suite	2.00 x 1.80m	6'6" x 5'11"
Bedroom 2	4.60 x 3.10m	15'1" x 10'2"
Bathroom	2.40 x 3.10m	7'10" x 10'2"

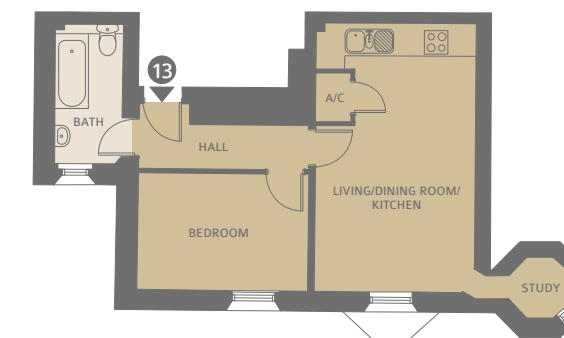
SECOND FLOOR



PALACE APARTMENT 12

Living/Dining/Kitchen	4.80 x 6.70m	15'8" x 21'11"
Bedroom 1	3.30 x 5.60m	10'9" x 18'4"
En-suite 1	2.80 x 2.50m	9'2" x 8'2"
Bedroom 2	4.30 x 5.60m	14'1" x 18'4"
En-suite 2	2.50 x 1.30m	8'2" x 4'3"
Upper Level	2.80 x 2.50m	9'2" x 8'2"

Dimensions are to 1.5m minimum floor to ceiling height.

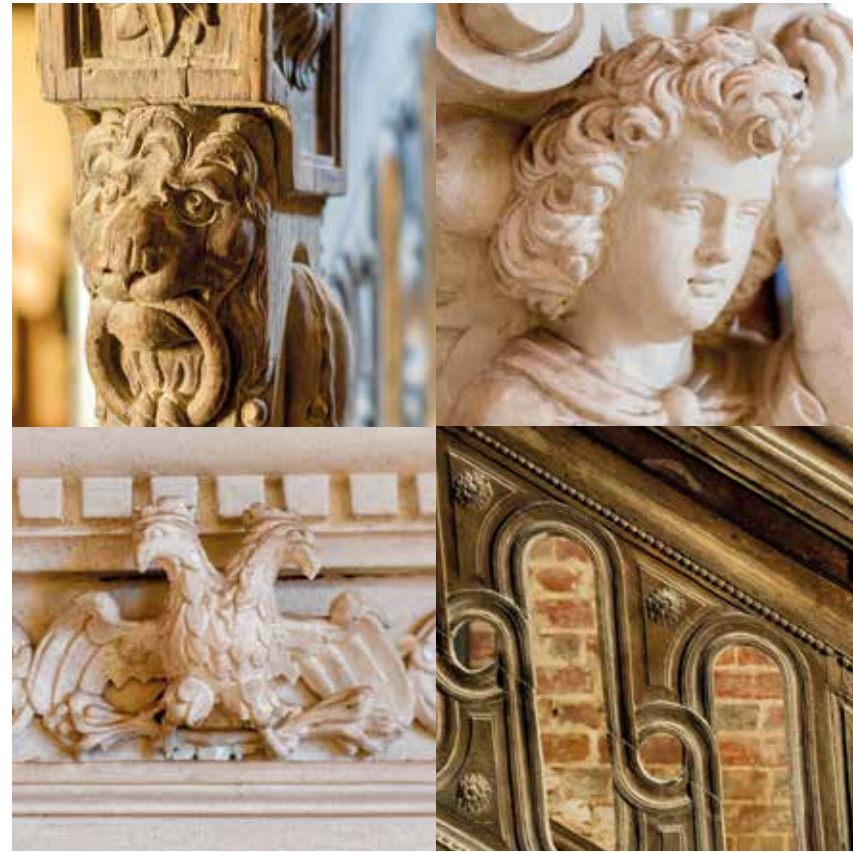


PALACE APARTMENT 13

Living/Dining/Kitchen	3.70 x 6.30m	12'1" x 20'8"
Bedroom 1	3.90 x 2.70m	12'9" x 8'10"
Bathroom	2.85 x 1.20m	9'4" x 3'11"

Dimensions are to 1.5m minimum floor to ceiling height.

# AN AIR OF DISTINCTION



FEATURES UNIQUE TO THIS IMPRESSIVE PALACE HAVE BEEN LOVINGLY RESTORED. DISCOVERED HIDDEN DOORS, HIGH CEILINGS, DECORATIVE PLASTERWORK, HISTORIC FIREPLACES AND ROOMS THAT MADE UP THE BISHOP OF ROCHESTER'S PRIVATE RESIDENCE COMPLEMENT THE EXPANSIVE WINDOWS AND ORIGINAL SHUTTERS.

The Chapel and the Coats of Arms including the Tudor Rose above the grand entrance doors, further emphasise the historic value of Danbury Palace – and to its owners – the opportunity to be part of living history, where craftsman and landscape architects have brought the Palace and its gardens back to their former glory.



# THE COACH HOUSES

The Coach House features six mews houses. The outside retains the historic feel, offset with modern glazing. Inside, buyers will find a contemporary finish evident in the fixtures and fittings.





# COACH HOUSES



## SPECIFICATION

### INTERNAL FINISHES

- Contemporary new doors
- Chrome ironmongery
- Combinations of carpet, tiled and oak-finished floors
- Nano 'Titan series' flooring to bathrooms and en-suites

### KITCHENS

- Fully-fitted 'urban myth design' bespoke kitchen units
- Smeg and Siemens appliances including oven, electric induction hob, extractor and wine cooler
- Fully-integrated dishwasher, fridge and freezer
- Integrated washer/dryer
- Double bowl sink and drainer
- Composite stone worktop with glass upstands
- Oak-finished floor
- Plinth and under-wall unit lighting (where suitable)

### BATHROOM/EN-SUITES

- Fully-fitted bespoke designed bathrooms /en-suites with white sanitary ware and chrome fittings
- Shaver points to all bathrooms
- Chrome ladder heated towel rails
- Low profile walk in shower trays with glazed screens
- Nano 'Titan series' flooring

### ELECTRIC AND LIGHTING

- Wiring for Sky+ to living area
- Downlighters to bathrooms/en-suites and kitchens

### SECURITY AND SAFETY

- Provision for future wireless alarm system
- Mains-fed smoke detector
- 10 year structural warranty provided by Premier Guarantee

### GENERAL AREAS

- Underfloor heating to each house

### COURTYARD GARDENS (EXCEPT COACH HOUSE 2)

- External water tap
- Lighting to patio area
- Patio finished with paving slabs
- Boundary wall and fencing
- Power point

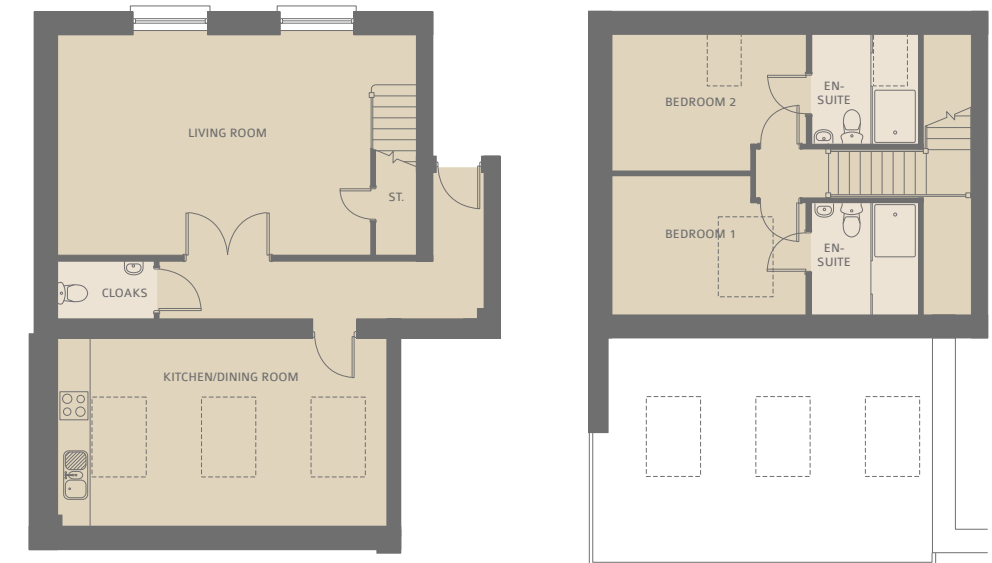
COACH HOUSES



COACH HOUSE C1

Living/Dining Room	8.20 x 3.80m	26'9" x 12'5"
Breakfast Room/Kitchen	6.00 x 5.60m	19'8" x 18'4"
Bedroom 1	4.10 x 5.20m	13'5" x 17'1"
Bedroom 2	3.80 x 2.70m*	12'5" x 8'8"*
Bathroom	4.40 x 2.20m	14'5" x 7'2"

Plans are for identification of plots only.  
 Kitchen layouts are indicative only and may be subject to variation.  
 Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.  
 Dimensions on first floor are to 1.5m minimum floor to ceiling height.  
 \* Maximum measurements



COACH HOUSE C2

Living Room	7.20 x 4.40m	23'7" x 14'5"
Dining/Kitchen	9.60 x 3.80m	31'5" x 12'5"
Bedroom 1	3.70 x 2.50m	12'11" x 8'2"
En-suite	2.00 x 1.80m	6'6" x 8'9"
Bedroom 2	3.70 x 2.50m	12'1" x 8'2"
En-suite 2	2.00 x 1.80m	6'6" x 5'10"



COACH HOUSE C3

Living/Dining/Kitchen	5.90 x 10.60m	19'4" x 34'9"
Study	3.00 x 2.90m	9'8" x 9'5"
Bedroom 1	3.60 x 5.70m	11'8" x 18'7"
En-suite 1	2.50 x 3.20m	8'2" x 10'5"
Bedroom 2	5.70 x 3.60m	18'7" x 11'8"
En-suite 2	3.00 x 1.50m	9'8" x 4'9"

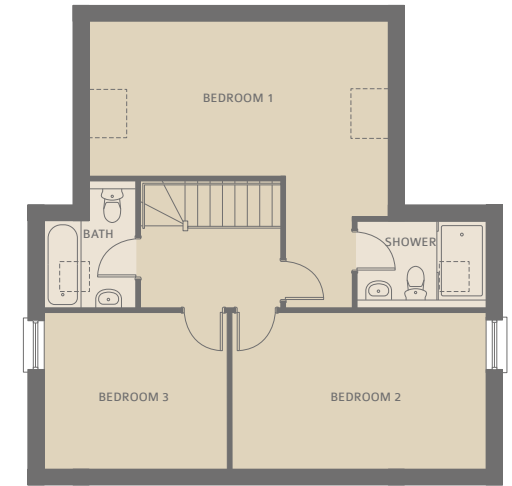
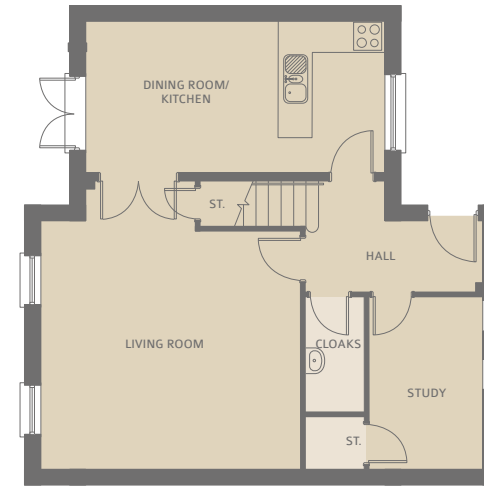
COACH HOUSES



COACH HOUSE C4

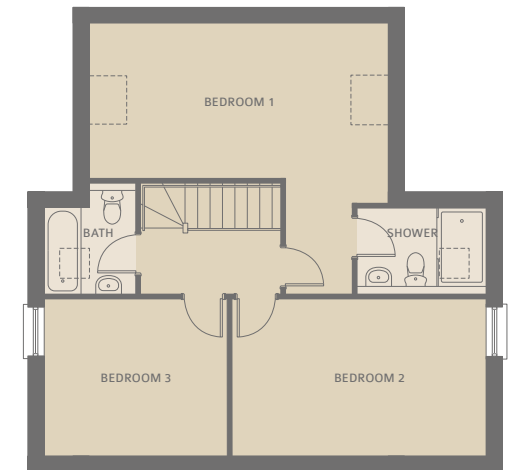
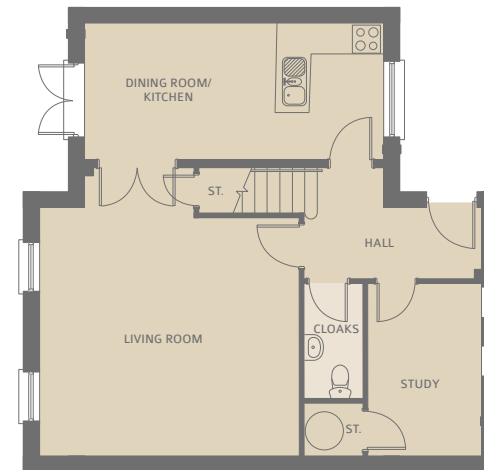
Living Room	3.80 x 5.00m	12'5" x 16'4"
Dining/Kitchen	6.00 x 3.40m	19'8" x 11'1"
Study	1.70 x 2.60m	5'6" x 8'6"
Bedroom 1	4.10 x 5.10m	13'4" x 16'7"
En-suite	1.60 x 3.30m	5'2" x 10'8"
Bedroom 2	3.50 x 2.90m	11'5" x 9'5"
Bedroom 3	3.00 x 2.90m	9'8" x 9'5"
Bathroom	1.70 x 1.70m	5'6" x 5'6"

Plans are for identification of plots only.  
 Kitchen layouts are indicative only and may be subject to variation.  
 Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.  
 Dimensions on first floor are to 1.5m minimum floor to ceiling height.  
 \* Maximum measurements



COACH HOUSE C5

Living Room	5.20 x 5.00m	17'0" x 16'4"
Dining/Kitchen	6.00 x 3.00m	19'8" x 9'10"
Study	2.20 x 3.40m	7'2" x 11'1"
Bedroom 1	5.90 x 3.00m	19'3" x 9'8"
Shower	2.40 x 1.60m	7'9" x 5'2"
Bedroom 2	5.00 x 3.10m	16'4" x 10'1"
Bedroom 3	3.60 x 3.10m	11'8" x 10'1"
Bathroom	1.80 x 2.50m	5'10" x 8'2"



COACH HOUSE C6

Living Room	5.20 x 5.00m	17'0" x 16'4"
Dining/Kitchen	6.00 x 2.70m	19'8" x 8'10"
Study	2.20 x 3.40m	7'2" x 11'1"
Bedroom 1	5.90 x 3.00m	19'3" x 9'8"
Shower	2.40 x 1.60m	7'9" x 5'2"
Bedroom 2	5.00 x 3.10m	16'4" x 10'1"
Bedroom 3	3.60 x 3.10m	11'8" x 10'1"
Bathroom	1.80 x 2.50m	5'10" x 8'2"

# WELL CONNECTED



Where direct trains to London Liverpool Street Station take just 35 minutes from Chelmsford Station, a resident of the Danbury Palace Estate can enjoy the best of both worlds.



# THE NEW HOUSES

There are 26 houses, aesthetically designed to complement the Palace and the Coach House.





## NEW HOUSES



### SPECIFICATION

#### INTERNAL FINISHES

- Walnut finish internal doors with polished chrome lever handles
- Contemporary cornice to hallway and feature rooms
- Amtico Spacia flooring to entrance hallway
- Carpet to all areas (unless otherwise specified)
- Fitted wardrobe to master bedroom

#### KITCHENS/DINING ROOMS

- Fully-fitted Häcker designer kitchen units
- Neff appliances including oven, combination microwave oven, gas hob and extractor
- Fully-integrated dishwasher and fridge freezer
- Double bowl sink and drainer
- Quartz worktop with upstand
- Amtico Spacia flooring
- LED lighting under wall cupboards

#### UTILITY ROOM

- Integrated Neff washer/dryer
- Amtico Spacia flooring

#### BATHROOMS/CLOAKROOMS

- Fully-fitted bathrooms with white sanitary ware and chrome fittings
- Shaver points to all bathrooms and en-suite
- Chrome ladder heated towel rail to bathroom and en-suites
- Low profile walk-in shower trays with glazed screen
- Amtico Spacia flooring

#### ELECTRICS AND LIGHTING

- Wiring for Sky+ to living room
- 75% low energy light fittings throughout
- Chrome downlights to bathroom, en-suites and kitchen
- Contemporary chrome switches and sockets to ground floor

#### SECURITY AND SAFETY

- Double glazed windows with chrome ironmongery and easy-clean hinges
- Provision for future wireless alarm system
- Mains-fed smoke detector to hall and landing
- 10 year structural warranty provided by Premier Guarantee

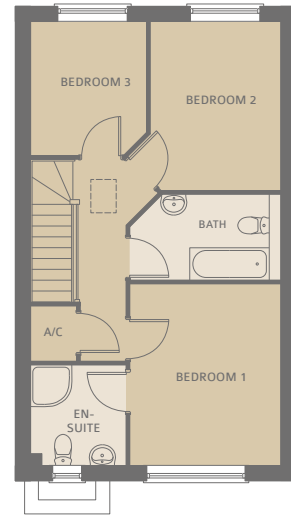
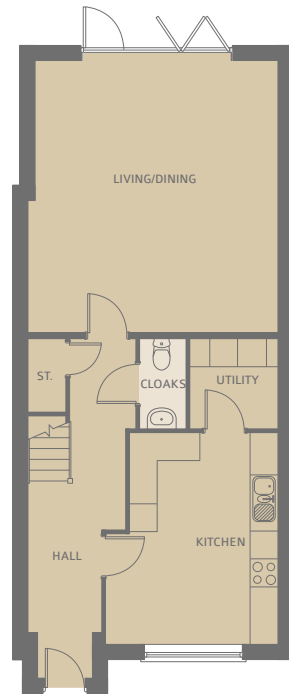
#### GENERAL AREAS

- Gas central heating system to radiators

#### GARDENS

- External water tap to front and rear
- Lighting to patio area
- Patio finished with paving slabs
- Laid to lawn
- Boundary fencing
- External power socket

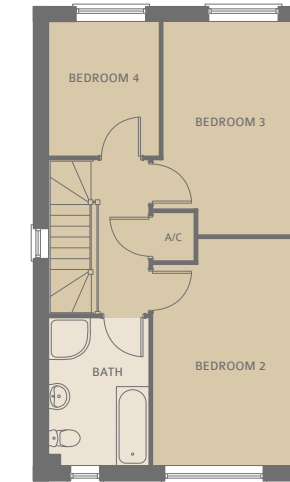
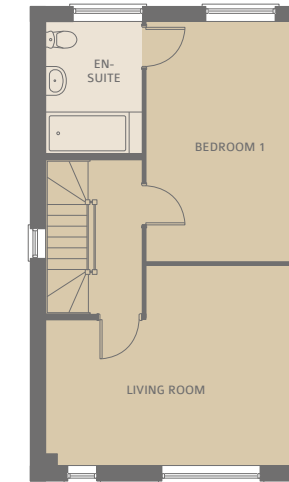
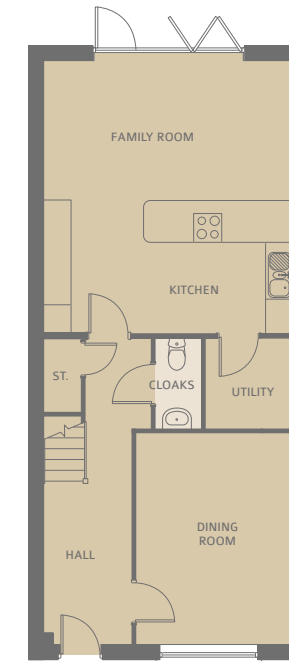
NEW HOUSES



NEW HOUSE 01, 02, 08

Living/ Dining	5.40* x 5.80m	17'7"* x 19'0"
Kitchen	3.70 x 4.50m	12'1" x 14'8"
Utility	1.90 x 1.90m	6'2" x 6'2"
Bedroom 1	3.20 x 3.90m	10'5" x 12'8"
En-suite	2.00 x 2.10m	6'6" x 6'9"
Bedroom 2	2.80 x 3.60m	9'2" x 11'8"
Bedroom 3	2.50 x 2.90m	8'2" x 9'5"
Bathroom	3.20 x 1.80m	10'5" x 5'9"

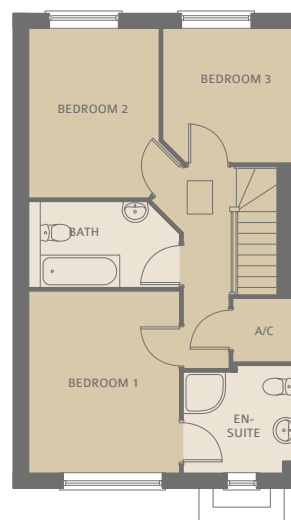
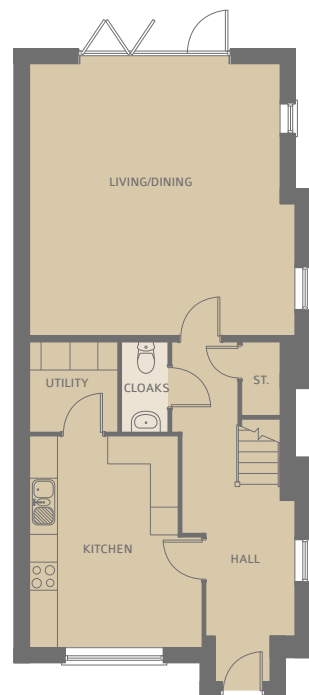
Plot 2 handed.



NEW HOUSE 03, 04, 05, 06, 07

Dining Room	3.30 x 4.50m	10'8" x 14'8"
Kitchen/Family Room	5.30 x 5.80m	17'4" x 19'0"
Utility	1.90 x 1.90m	6'2" x 6'2"
Living Room	5.30 x 4.30m*	17'4" x 14'1"*
Bedroom 1	3.20 x 5.10m	10'5" x 16'7"
En-suite	2.00 x 2.80m	6'6" x 9'2"
Bedroom 2	3.10 x 4.80m	10'2" x 15'7"
Bedroom 3	2.90 x 4.50m*	9'5" x 14'8"*
Bedroom 4	2.30 x 2.90m	7'5" x 9'5"
Bathroom	2.10 x 3.10m	6'9" x 10'2"

Plots 4, 6 and 7 are handed.



NEW HOUSE 09

Living/Dining	5.70* x 5.80m	18'7"* x 19'0"
Kitchen	3.70 x 4.50m	12'1" x 14'8"
Utility	1.90 x 1.90m	6'2" x 6'2"
Bedroom 1	3.20 x 3.90m	10'5" x 12'8"
En-suite	2.30 x 2.30m	7'5" x 7'5"
Bedroom 2	2.80 x 3.60m*	9'2" x 11'8"*
Bedroom 3	2.80 x 2.90m	9'2" x 9'5"
Bathroom	2.90 x 1.80m	9'5" x 5'10"

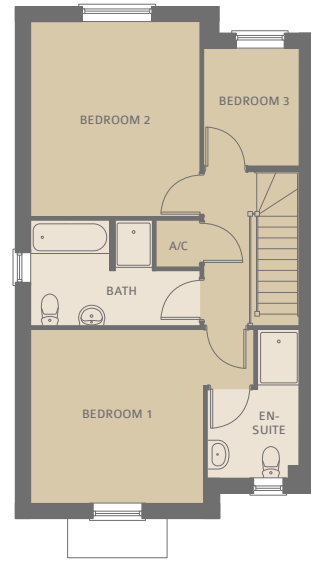
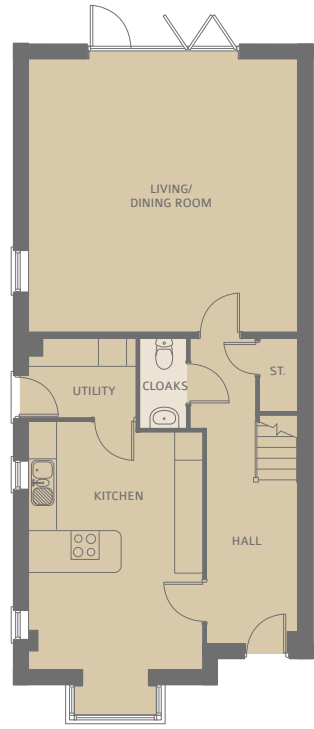
Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

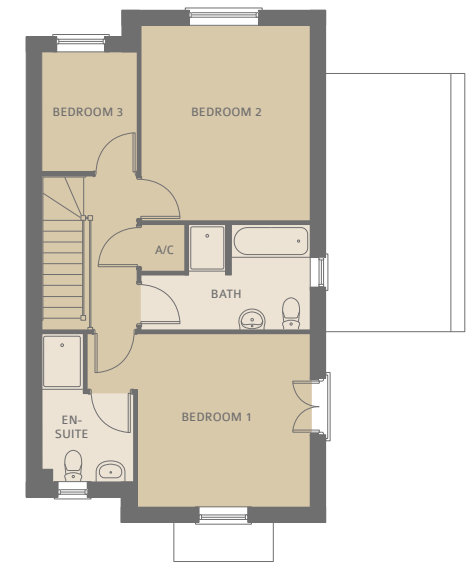
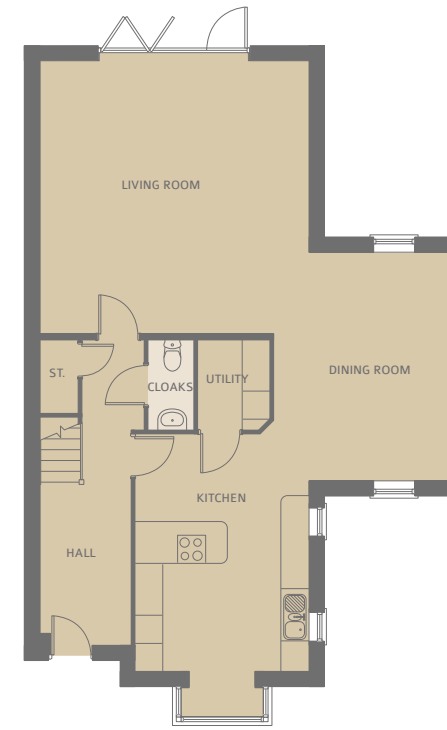
\* Maximum measurements

NEW HOUSES



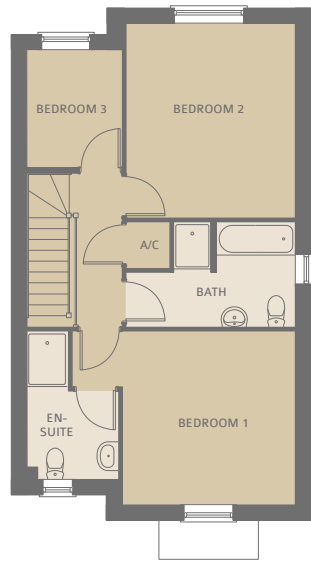
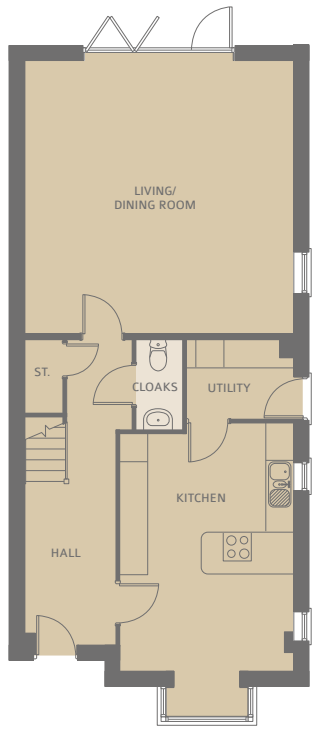
NEW HOUSE 10

Living/Dining	5.70 x 5.80m	18'7" x 18'10"
Kitchen	3.70 x 5.30m	12'1" x 17'4"
Utility	2.30 x 1.70m	7'5" x 5'6"
Bedroom 1	3.70 x 3.70m	12'1" x 12'1"
En-suite	1.90 x 3.10m	6'2" x 10'2"
Bedroom 2	3.60 x 4.10m	11'8" x 13'5"
Bedroom 3	2.00 x 2.50m	6'6" x 8'2"
Bathroom	3.60 x 2.20m	11'8" x 7'2"



NEW HOUSE 15

Living Room	5.70 x 5.80m	18'7" x 19'0"
Dining Room	3.70 x 4.90m	12'1" x 16'0"
Kitchen	3.70 x 5.10m	12'1" x 16'7"
Utility	1.50 x 1.90m	4'9" x 6'2"
Bedroom 1	3.70 x 3.70m	12'1" x 12'1"
En-suite	1.90 x 3.10m	6'2" x 10'2"
Bedroom 2	3.60 x 4.10m	11'8" x 13'4"
Bedroom 3	2.00 x 2.50m	6'6" x 8'2"
Bathroom	3.60 x 2.20m	11'8" x 7'2"



NEW HOUSE 11, 12, 13, 14

Living/Dining	5.70 x 5.80m	18'7" x 19'0"
Kitchen	3.70 x 5.30m	12'1" x 17'4"
Utility	2.30 x 1.70m	7'5" x 5'6"
Bedroom 1	3.70 x 3.70m	12'1" x 12'1"
En-suite	1.90 x 3.10m	6'2" x 10'2"
Bedroom 2	3.60 x 4.10m	11'8" x 13'5"
Bedroom 3	2.00 x 2.50m	6'6" x 8'2"
Bathroom	3.60 x 2.20m	11'8" x 7'2"

Plots 12 and 14 are handed.

Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

\* Maximum measurements

NEW HOUSES



NEW HOUSE 16,18,20,22,24

Living/Dining	5.20 x 5.90m	17'0" x 19'4"
Kitchen	3.20 x 5.00m	10'5" x 16'4"
Utility	1.70 x 1.60m	5'6" x 5'2"
Bedroom 1	3.20 x 3.60m	10'5" x 11'8"
En-suite	1.90 x 3.10m	6'2" x 10'2"
Bedroom 2	3.10 x 4.20m	10'2" x 13'8"
Bedroom 3	2.00 x 2.60m	6'6" x 8'5"
Bathroom	3.10 x 2.20m	10'2" x 7'2"

Windows on side elevations on ground floor may vary.  
Doors to bedroom, Plot 16 only.



NEW HOUSE 26

Living Room	5.27 x 3.73m	17'3" x 12'3"
Dining Room	3.70 x 3.30m	12'1" x 10'8"
Kitchen	3.60* x 6.00m	11'8"* x 19'7"
Cloakroom	1.60 x 1.70m	5'2" x 5'6"
Bedroom 1	3.70* x 4.00m	12'1"* x 13'
Dressing Area	1.50 x 3.40m	4' 9" x 11' 1"
En-suite	2.90 x 1.50m	9'5" x 4'9"
Bedroom 2	5.00 x 3.50m*	16'4" x 11'6"*
Bedroom 3	3.70* x 3.40m*	12'11"* x 11'1"*
Bathroom	2.30* x 2.20m*	7'5"* x 7'2"*

Dimensions are to 1.5m minimum floor to ceiling height.



NEW HOUSE 17, 19, 21, 23, 25

Living/Dining	5.20 x 5.90m	17'0" x 19'4"
Kitchen	3.20 x 5.00m	10'5" x 16'4"
Utility	1.70 x 1.60m	5'6" x 5'2"
Bedroom 1	3.20 x 3.60m	10'5" x 11'8"
En-suite	1.90 x 3.10m	6'2" x 10'2"
Bedroom 2	3.10 x 4.20m	10'2" x 13'8"
Bedroom 3	2.00 x 2.60m	6'6" x 8'5"
Bathroom	3.10 x 2.20m	10'2" x 7'2"

Windows on side elevations on ground floor may vary.

Plans are for identification of plots only.

Kitchen layouts are indicative only and may be subject to variation.

Floorplans show approximate measurements only, exact layouts and sizes may vary, all measurements may vary with a tolerance of 5%. Please note that these plans have been scaled to fit the page and as a result are not to scale.

\* Maximum measurements



# TOWN AND COUNTRY LIVING



WHETHER YOUR PASSION IS GOLF, COUNTRY PURSUITS OR FINE DINING, EVERYTHING IS ACCESSIBLE FROM DANBURY PALACE.

Danbury Park, formerly part of Danbury Palace, now managed by Essex County Council, includes three lakes, woodland and ornamental gardens. The park is just a short walk away from the estate, making it ideal for a range of country pursuits including walking and cycling.

Golf devotees can choose from two courses both a short drive away in Woodham Walter, at Bunsay Downs Golf Club which is a great combination of two loops of nine, and The Warren Golf and Country Club – part of The Warren Estate which also boasts luxury lodge accommodation, a state-of-the-art Health Club and several dining options.

In Chelmsford, there is a plethora of cafes, restaurants and many gastro pubs to choose from for a local night out. There are two shopping centres in Chelmsford, offering all the big high street names alongside boutique stores, making it especially impressive for shopping lovers.

## MORTGAGES

Flagstone have been appointed as our Independent Financial Advisors (IFA). Flagstone serve an important role in our reservations procedure

Mortgages for new build homes are a specialised lending field, with criteria that differs to the traditional second hand market. Choosing a mortgage broker who does not operate in, or understand this market could jeopardise your reservation and cause you unnecessary expense. Flagstone are dedicated to ensuring timely exchanges and completions.

### FLAGSTONE

Flagstone Financial Management Limited  
10 Springfield Lyons Approach,  
Springfield,  
Chelmsford,  
Essex,  
CM2 5LB

Tel: 0800 389 9986  
Email: admin@flagstone.co.uk

## HELP TO BUY

In association with the Government, the Help to Buy initiative provides an equity loan for 20% of the property value, with no repayments on the loan for the first five years. This will allow a buyer to take advantage of better interest rates and assist your move on to or up the housing ladder.

If you can answer yes to the following points you may be eligible:

1. If the purchase price is less than £600,000
2. You have no interest in any other properties abroad or in the UK, or will not have on completion
3. You have a deposit of 5% or more

All loans are subject to status and require a financial assessment in accordance with the Homes and Communities Agency guidelines. Help to Buy is designed to provide affordable long term home ownership with reduced income multiples.

Further information can be found on [www.help2obuy.org.uk](http://www.help2obuy.org.uk) along with their contact information.



## RESERVATION PROCEDURE

Once an acceptable offer has been made a prospective purchaser will be asked to qualify their ability to proceed, by completing a financial check undertaken by our IFA, Flagstone.

This check will include, if appropriate, confirmation of eligibility to qualify for the Help to Buy Initiative, and a potential buyer's ability to secure adequate mortgage funds to complete on the purchase of a property. Cash buyers will be required to show proof of funds.

If an offer is accepted, a purchaser must instruct a solicitor to act on their behalf. Details of the recommended firm of solicitors can be found on this page. They have been briefed in relation to the Title and conveyancing aspects of the development in order to ensure that any transaction can proceed smoothly.

A purchaser is however at liberty to instruct any firm of solicitors, but the purchaser should be aware of their obligation to exchange contracts within 28 days of their solicitor receiving the contract. Failure to do so may result in the contract being withdrawn.

Finally, a deposit of £5,000\* must be paid to complete the reservation procedure. This deposit will be receipted, and £500 of this is non-refundable, should the purchaser decide to withdraw from the transaction or fail to exchange within the 28 day period.

On acceptance of the reservation, the purchaser will be provided with a Predicted Energy Assessment (PEA) relating to the property they have reserved. Upon completion, an accurate Energy Performance Certificate (EPC) will then be provided.

A potential purchaser will be expected to exchange contracts 28 days from the date their solicitor is in receipt of the contract documentation.

\* A deposit of £500 is applicable for Help to Buy.

### RECOMMENDED SOLICITOR

Cunningtons  
Jane Cox  
141 New London Road  
Chelmsford  
Essex  
CM2 0QT

Tel: 01245 264 494  
Fax: 01245 494537  
Email: Jane.cox@cunningtons.co.uk

## RENTALS, INVESTMENTS AND SELLING AGENT

Whether you are new to property investment, or are a seasoned investor, buying any property should be a 'considered purchase'. At Chase New Homes our aim is to offer support in this market sector. Through working with our appointed selling agent, Beresfords, they have produced an Investor Information Pack to guide you through your purchase at Danbury Palace.

This pack includes details of the estimated rental values (ERV), likely demand and costs associated with both buying and maintaining an apartment – all of which has to be taken into account – so that you, as an investor can determine which apartments would be the best option.

Please contact Beresfords for more information:

### Beresfords

Beresfords Residential  
10 Duke Street  
Chelmsford  
Essex  
CM1 1HL

Tel: 01245 500 555  
Email: chelm.sales@beresfords.co.uk  
Web: www.beresfords.co.uk

## LEASES, GROUND RENT AND SERVICE CHARGES

There are areas in the grounds of Danbury Palace Estate that have been designed for the use and enjoyment for all of the residents.

These areas will be maintained by a Management Company which will, following completion of the development, be owned and controlled by all the residents. Areas that are common to all the residents will include, but not by way of limitation, lawns, roads, pathways, street lighting, street furniture, automated gates, automatic number plate recognition system, tennis court and public liability insurance.

Other areas of the Danbury Palace Estate that are designed for the exclusive use and enjoyment of groups of residents (for example those areas for the use and enjoyment of residents of Danbury Palace) will also be maintained by the Management Company, but at the cost of those residents only. Areas that are exclusive to groups of residents will include, but not by way of limitation, the structure of Danbury Palace, the common hall, stairs, landings and building insurance.

The day-to-day management of all the areas and the apportionment of costs will be managed by Michael Laurie Magar, (MLM) Property Management Chartered Surveyors, when they take up their appointment as Managing Agent for the Management Company. MLM are a specialist practice of residential Managing Agents who look after a wealth of developments in London and in the Northern Home Counties.

The service charge budget is an estimate of the likely costs of running the development over 12 months. The budget has been prepared by MLM and they have calculated the figures based on a combination of firm quotations obtained in respect to such things as cleaning, garden maintenance, building maintenance and health and safety requirements. For the first year of the development Chase New Homes will be responsible for some of the service charge costs.

The role of MLM is to ensure the day-to-day requirements of running the development. This alleviates the residents from completing everyday tasks and provides reassurance that your investment and home is professionally managed.

The initial estimated management charges are indicative but considered to be accurate (there should be little variation). The exact amount will be confirmed prior to an exchange of contracts. Our Sales and Marketing Suite will have further information to give a prospective purchaser dependent upon which property they are interested in.

The houses at the Danbury Palace Estate will be sold freehold and the apartments will be sold on 125 year leases. Ground Rent is a regular payment made by the owner of a leasehold property to the freeholder, as required under a lease upon completion, the leaseholder will pay an apportioned amount of Ground Rent for the rest of that year. Thereafter Ground Rent is payable on an annual basis on 1st January.

The Ground Rent charges will be:  
£250 for a 1 bedroom apartment  
£300 for a 2 bedroom apartment

Further information will be made available prior to exchange of contracts.

### TV AND SATELLITE

There is communal aerial and satellite distribution which will serve Danbury Palace and the Coach House. This will be maintained by the management company.

### PERMISSIVE FOOTPATH

Due to the historical interest of Danbury Palace, during the month of August members of the public will be permitted restricted access along the driveway, to view Danbury Palace from the outside. This will be managed by MLM through the concierge and will be strictly by appointment.

## BLOCK MANAGEMENT

A management company has been formed in the name of Danbury Palace Management Company Limited to administer the management of the communal areas and services forming part of Danbury Palace development.

The management company will be run by the developer until completion of the development, at which point a carefully selected firm of managing agents will be appointed to deal with the day-to-day administration of its communal management responsibilities.

On completion of the development, each resident will become a shareholder in the management company.

Danbury Palace Management Company Limited will have its own dedicated bank account into which the service charge initial payments are collected from each buyer on completion of their purchase and all subsequent service charge payments will be paid.

Danbury Palace will have its own email account which can be used for matters relating to the communal management of the development.

Email: [danburymanagement@hotmail.com](mailto:danburymanagement@hotmail.com)

Danbury Palace Management Company Limited will appoint a firm of managing agents, Michael Laurie Magar, to deal with the day-to-day administration of its communal management responsibilities.

## STRUCTURAL WARRANTY

Apartments at Danbury Palace will have the benefit of a 10 year structural warranty provided by Premier Guarantee. Premier Guarantee is the warranty provider behind £45 billion of property across the UK.

On completion, Chase New Homes will provide the purchaser with a copy of the Premier Guarantee Certificate of Insurance, which has a unique reference number for each property.

To locate any information relating to the warranty, the purchaser will be able to inspect the Home Owners Handbook online, which provides the purchaser with important information on the warranty cover for the new home.

The Chase New Homes guarantee lasts for two years from the date of legal completion. We will generally guarantee everything supplied by us as part of the new home for all defects caused by faulty workmanship or materials.

Our guarantee does not cover the following:

1. Damage caused by storms or by accidents, negligence, abuse, normal wear and tear, or poor maintenance of the property or appliances, including any blockages to the drainage system caused by inappropriate disposal of waste.
2. Minor shrinkage cracks (up to 2mm).
3. Alarms, where fitted, will have been for our prior security requirements and are, where left in place, not part of the sale package unless otherwise agreed.
4. Any cosmetic defects to decorations, tiling, ceilings, floor coverings, kitchen units, appliances, fitted bedroom wardrobes, bathroom sanitaryware and furniture, glass or other items which are not reported within 14 days of legal completion.

Appliances (including all kitchen white goods, hot water cylinder and boiler) are covered by the manufacturers guarantee. All purchasers must ensure they register the warranties for white goods immediately after completion.

If you need any further information regarding the structural warranty, you can contact Premier Guarantee on:

Tel: 08444 120 888  
Email: [info@premierguarantee.co.uk](mailto:info@premierguarantee.co.uk)  
Web: [www.premierguarantee.co.uk](http://www.premierguarantee.co.uk)

**premier**  
guarantee

## CUSTOMER CARE PROCEDURES

Chase New Homes will work hard to ensure you are satisfied after you have purchased your home, and will provide an after sales service through our Customer Care department for two years after legal completion.

### SNAGGING

Within the first 14 days of your occupation, we ask that you arrange a convenient time for a snagging appointment. This will entail a visit from the Site Manager to your new home in order to assess any minor issues that require our attention. The Customer Care team will then arrange for any necessary works to be attended to, so any faults are remedied.

### REPORTING FAULTS

If you have any minor faults that need attention, please contact us, in the first instance by email as detailed below. Once received, these will be dealt with in a timely and courteous manner.

[customercare@chasenewhomes.co.uk](mailto:customercare@chasenewhomes.co.uk)

If you discover an urgent fault that requires our immediate attention, this should be reported to our Customer Care Manager on the telephone number below as soon as possible. Faults deemed to be urgent include electrical or plumbing issues (including drainage) and problems that jeopardise the immediate security of the dwelling.

01992 703 690 (office hours)

## OUT OF HOURS EMERGENCY NUMBER

In the case of an emergency, our Customer Care Team can be contacted on the following dedicated telephone number:

07584 570 770

## WHAT CONSTITUTES AN EMERGENCY?

1. Complete failure of heating systems and/or hot water system (October to April)
2. Water leaks that cannot be contained
3. Failure of electrics (first, check it has not been caused by a tripped fuse)
4. Flooding caused by blocked drains that threatens to enter homes
5. Security – a fault to a window or external door causing loss of security



Images from previous Chase New Homes developments

## OUR COMMITMENT TO YOU

### CONSUMER CODE

You will also have our commitment to abide by the requirements of the Consumer Code for Home Builders. The Code gives protection and rights to purchasers of new homes, ensuring they are treated fairly and are fully informed about their purchase before and after they sign the contract. Our customer charter sets out our commitment to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.

#### WE WILL:

1. Issue you with a copy of this Customer Charter and a copy of the Consumer Code for Home Builders automatically once a Reservation Agreement has been signed.
2. Ensure the Consumer Code for Home Builders is always available for you to view on our website [www.chasenewhomes.co.uk](http://www.chasenewhomes.co.uk) and a copy is displayed in our sales office along with details on how to access further guidance.
3. Implement procedures to ensure that the standards and commitments set out in this Customer Charter are met consistently.
4. Provide you with detailed pre-contract information to ensure that you can make an informed decision before buying a property. This information will be jargon free, fair and reliable and will include:
  - a written Reservation Agreement
  - an explanation of the Premier Guarantee Cover
  - a description of any management services and charges to which you will be committed, and an estimate of their costs
5. You will be advised to appoint your own professional legal advisor to carry out the legal formalities of purchasing your property and to ensure your interests are best represented.
6. Ensure our staff have received training to efficiently deal with any queries you may have. This training encompasses details of the Code, the responsibilities of staff to you, the home buyers, and also what the Customer Charter means to the Company and its Directors.
7. Ensure the sales process, advertising and any marketing materials are clear, truthful and fair.
8. Advise you of:
  - who to contact at every stage of your purchase
  - how we will deal with your questions
  - any relevant choices and options you can consider
9. Fully inform you of the health and safety precautions to undertake when visiting a site under construction or living on a site where building work is ongoing.
10. Provide you with a Reservation Agreement which clearly sets out terms of reservation as stipulated in the Consumer Code for Home Builders.
11. Explain how your contract deposits are protected and how any other pre-payments are dealt with.
12. Clearly make you aware of your cancellation rights.
13. Provide reliable information regarding the timing of construction and the entry date / completion of the property.  
Once a completion date has been agreed we will ensure:
  - transfer of ownership takes place
  - the operation of appliances and central heating system in the property are demonstrated to you
14. Provide an after sales service with details of what the service includes, the point of contact and what guarantee/warranties apply to your home.
15. Inform you in writing of our complaints handling procedure and provide information of the dispute resolution arrangements operated as part of the Consumer Code for Home Builders.
16. Co-operate with appropriately qualified personal advisors you may have appointed to help resolve disputes.





LITTLE BADDOW

CHELMSFORD

CHELMER VILLAGE

DANBURY

GREAT BADDOW

SANDON



HOWE GREEN

The Warren Golf Club & Country Club

LOCAL AMENITIES

- (01) The Warren Golf Club
- (02) Danbury Country Park
- (03) The Anchor Pub
- (04) Bakers Arms
- (05) Tea on the Green Cafe
- (06) The Bell
- (07) The Griffin Inn
- (08) Brook End Gardens
- (09) The Fox and Raven Pub
- (10) Riverside Inn Restaurant
- (11) Essex Country Cricket Club
- (12) Chelmsford Golf Club

# ABOUT CHASE NEW HOMES



Since 2005 Chase New Homes, an independent and entrepreneurial company, have successfully developed new homes, building a reputation for excellence.

Danbury Palace is another showcase in our varied portfolio of developments, which range from £100,000 studio suites to a £4,000,000 mansion – irrespective of price, each property representing our aspiration for continued product development.

Following Chase New Homes merger with Wilson Properties, we are now currently working on projects for a further 450 homes in Central London and throughout the Home Counties.

## CONTACT DETAILS

Chase New Homes Ltd  
16-18 Howard Business Park  
Howard Close  
Waltham Abbey  
Essex EN9 1XE

Tel: 01992 703 698

Email: [enquiries@chasenewhomes.co.uk](mailto:enquiries@chasenewhomes.co.uk)



## SOME OF OUR CURRENT DEVELOPMENTS:



The Exchange  
Rickmansworth



Skyline  
Stevenage



King William Place  
Berkhamsted



Royal Keys  
Berkhamsted



Times Square  
Welwyn Garden City

## Disclaimer

This document is intended to provide an indication of the general style of our development. Chase New Homes operate a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991 or superseded by the Consumer Protection for Unfair Trading Regulations (CPRs). Nor do they constitute a contract, part of a contract or a warranty. An Energy Performance Certificate (EPC) is available for inspection on request and a copy is held by the selling agent. Danbury Palace is the marketing name and will not necessarily form part of the approved postal address. All details are correct at time of going to press, October 2015.



# DANBURY PALACE

DANBURY



CHELMSFORD | ESSEX | CM3 4FA

[DANBURY-PALACE.CO.UK](http://DANBURY-PALACE.CO.UK)

01245 262 266 | [ENQUIRIES@CHASENEWHOMES.CO.UK](mailto:ENQUIRIES@CHASENEWHOMES.CO.UK)

A joint development with



*The Excitement is Building*



Danbury Palace | Danbury | Chelmsford | Essex | CM3 4FA