

Dudding Court

THE MILLFIELDS



Dudding Court Ltd
Believing in better



Dudding Court

THE MILLFIELDS

The Millfields was originally built in 1758–65 to a design by Alexander Rowehead. The former naval hospital housed 1,200 patients in sixty wards, its ten ward blocks being arranged around a courtyard with a central block containing the chapel, dispensary and staff housing, with patients landed directly from Stonehouse Creek (now playing fields). The design was influential in its time; the first of its kind, with a pattern of detached wards, which were arranged so as to minimise the spread of infection - led to the rise of the 'pavilion' style of hospital building, advocated by Florence Nightingale from the mid C19.

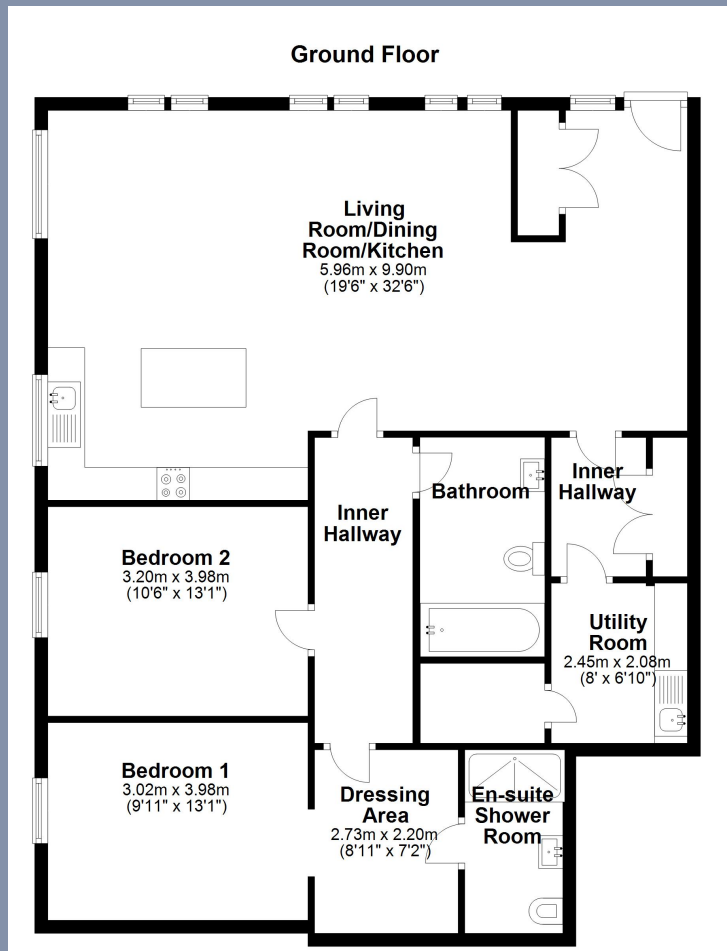
Since the hospitals closure in 1995, this Grade II listed development is now home to some of the most sought after residential and business premises in Plymouth, with the buildings and grounds still enjoying the security of the original hospital wall.

Dudding Court is the former operating theatre of the historic Royal Naval Hospital, and the developers have worked hard to ensure the exterior is restored sympathetically, with the new rooftop penthouse creating a contemporary look whilst still blending in with the wider Millfields environment. There will be Ten, 2 - 3 bedroom apartments on offer, which include a stunning penthouse apartment. Housed within the former operating theatre rooms; two of the apartments will also benefit from the enormous windows and high ceilings.

The carefully thought-out, modern and contemporary internal finish that all of these apartments will offer, complimented by the original industrial feel of the building, along with the grace of the 18th century setting, really will set these centrally located apartments apart from the norm.

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— GROUND FLOOR —
Apartment 1

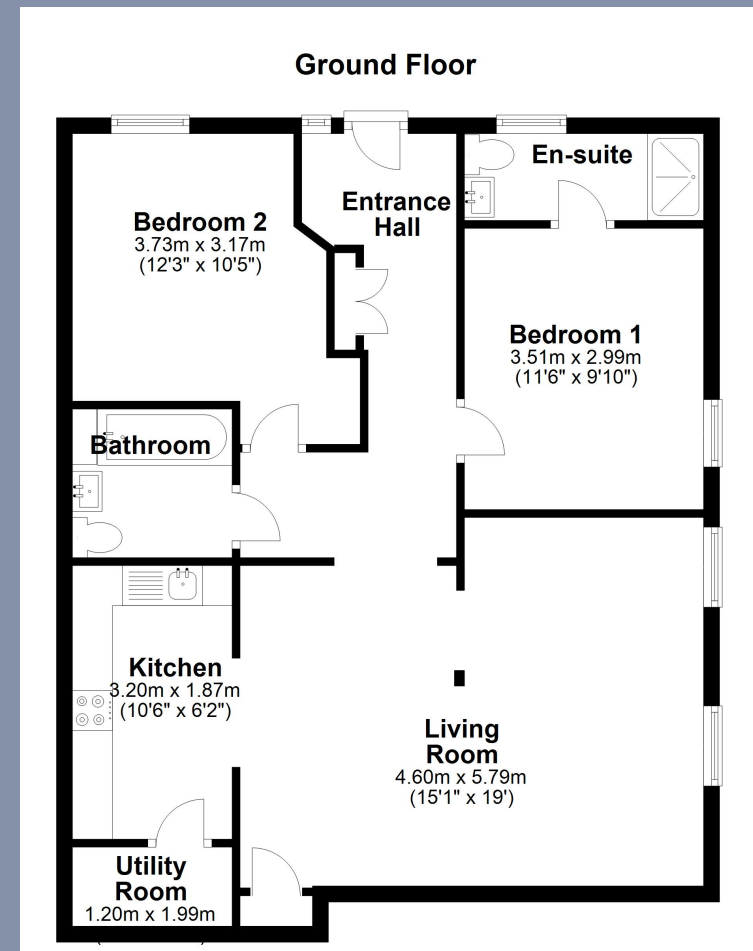


2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Master bedroom with en-suite & dressing room
- Two double bedrooms
- Utility room

| | |
|----------------------------|-------------------------------|
| Living Room/Dining/Kitchen | 9.90m x 5.96m (32'6" x 19'6") |
| Bedroom 1 | 3.98m x 3.02m (13'1" x 9'11") |
| Dressing Area | 2.73m x 2.20m (8'11" x 7'2") |
| Bedroom 2 | 3.98m x 3.20m (13'1" x 10'6") |
| Utility Room | 2.45m x 2.08m (8' x 6'10") |

— GROUND FLOOR —
Apartment 2

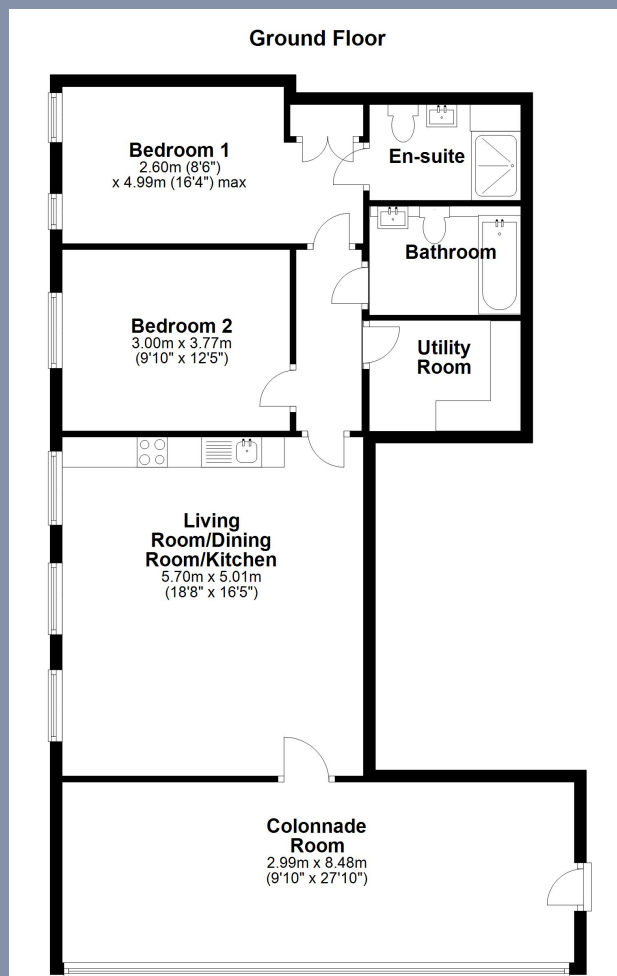


2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Utility room
- Master bedroom with en-suite
- Two double bedrooms
- Family bathroom

| | |
|-------------|-------------------------------|
| Living Room | 5.79m x 4.60m (19' x 15'1") |
| Kitchen | 3.20m x 1.87m (10'6" x 6'2") |
| Bedroom 1 | 3.51m x 2.99m (11'6" x 9'10") |
| Bedroom 2 | 3.73m x 3.17m (12'3" x 10'5") |

— GROUND FLOOR — Apartment 3



2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Master bedroom with en-suite
- Two double bedrooms
- Utility room
- Colonnade room

Living Room/Dining/Kitchen 5.70m x 5.01m (18'8" x 16'5")

Bedroom 1 4.99m x 2.60m (16'4" x 8'6")

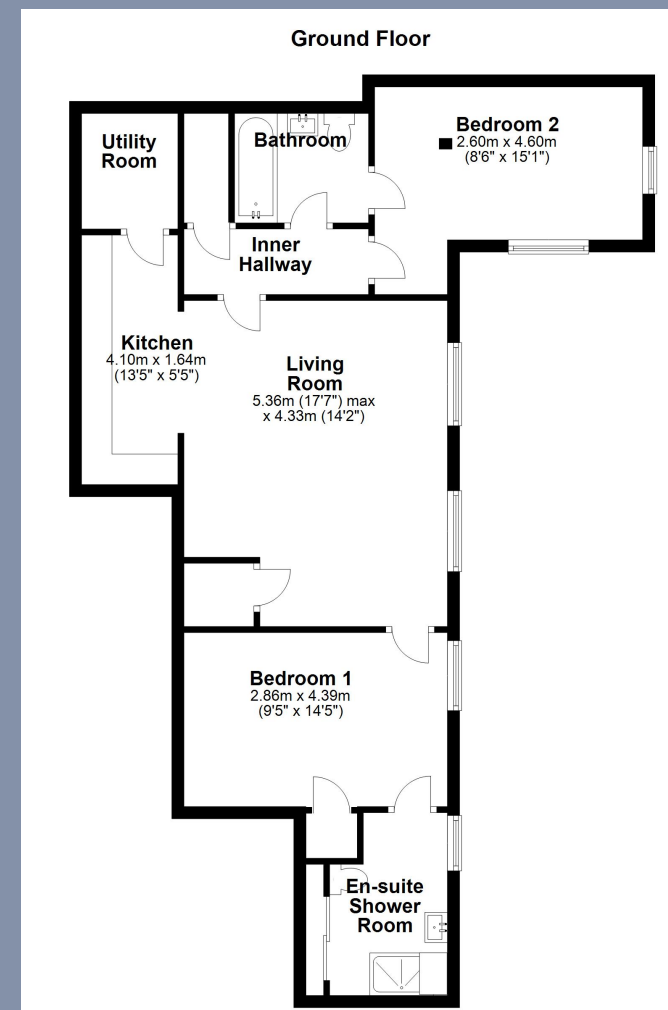
Bedroom 2 3.77m x 3.00m (12'5" x 9'10")

Colonnade Room 8.48m x 2.99m (27'10" x 9'10")

Sketch plan and CGIs are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary from plot to plot.



— GROUND FLOOR — Apartment 4



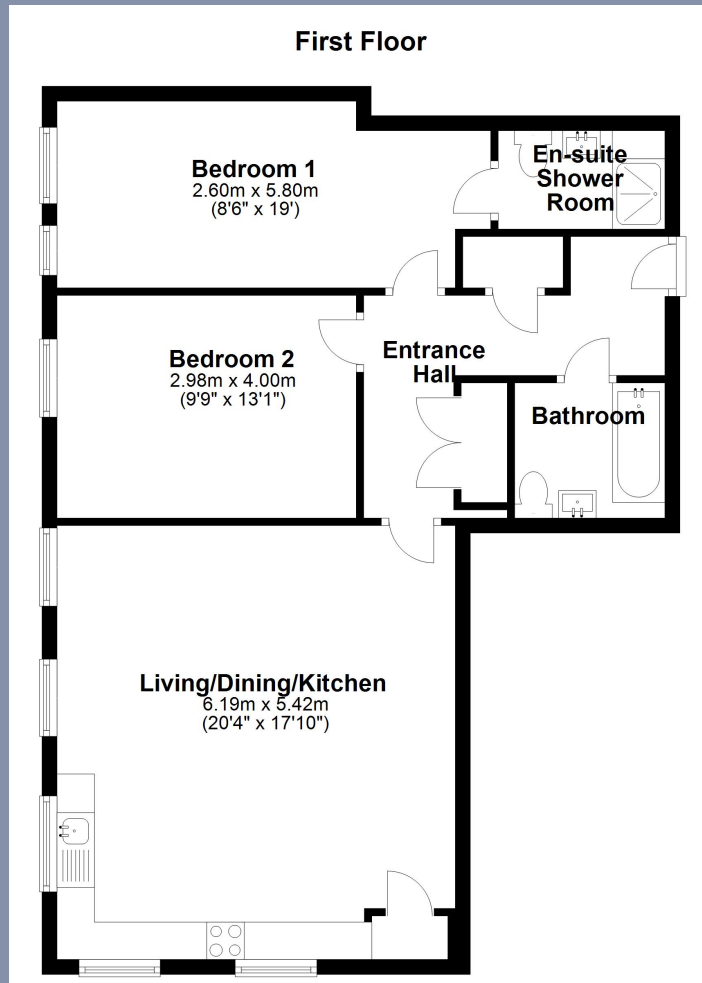
2 Bedroom Apartment

- Open plan living room/dining/ kitchen
- Master bedroom with en-suite
- Two bedrooms
- Utility room
- Family bathroom

| | |
|-------------|-----------------------------|
| Living Room | 5.36m x 4.33m (17'7 x 14'2) |
| Kitchen | 4.10m x 1.64m (13'5 x 5'5) |
| Bedroom 1 | 4.39m x 2.86m (14'5 x 9'5) |
| Bedroom 2 | 4.60m x 2.60m (15'1 x 8'6) |

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— FIRST FLOOR — Apartment 5

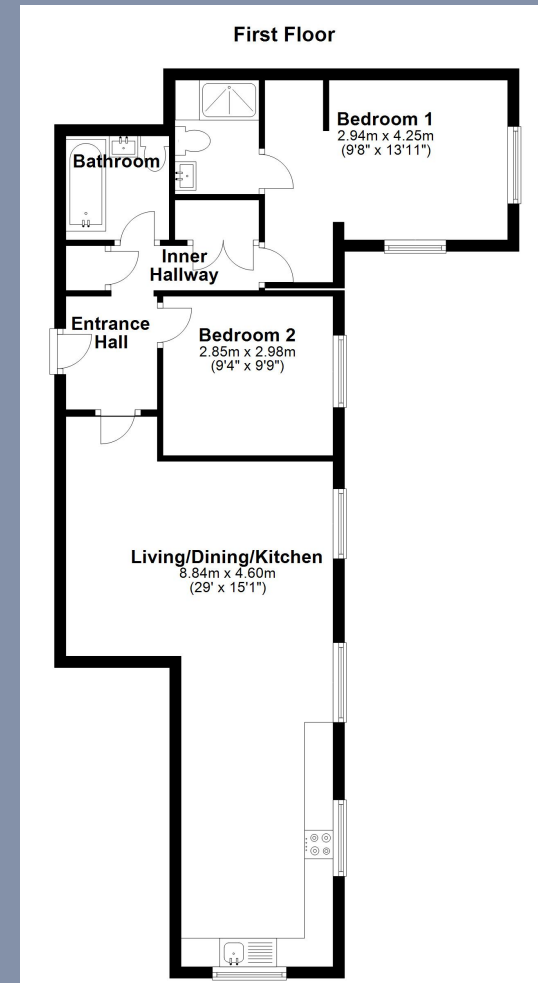


2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Master bedroom with en-suite
- Two double bedrooms
- Family bathroom

| | |
|----------------------------|--------------------------------|
| Living Room/Dining/Kitchen | 6.19m x 5.42m (20'4" x 17'10") |
| Bedroom 1 | 5.80m x 2.60m (19' x 8'6") |
| Bedroom 2 | 4.00m x 2.98m (13'1" x 9'9") |

— FIRST FLOOR — Apartment 6

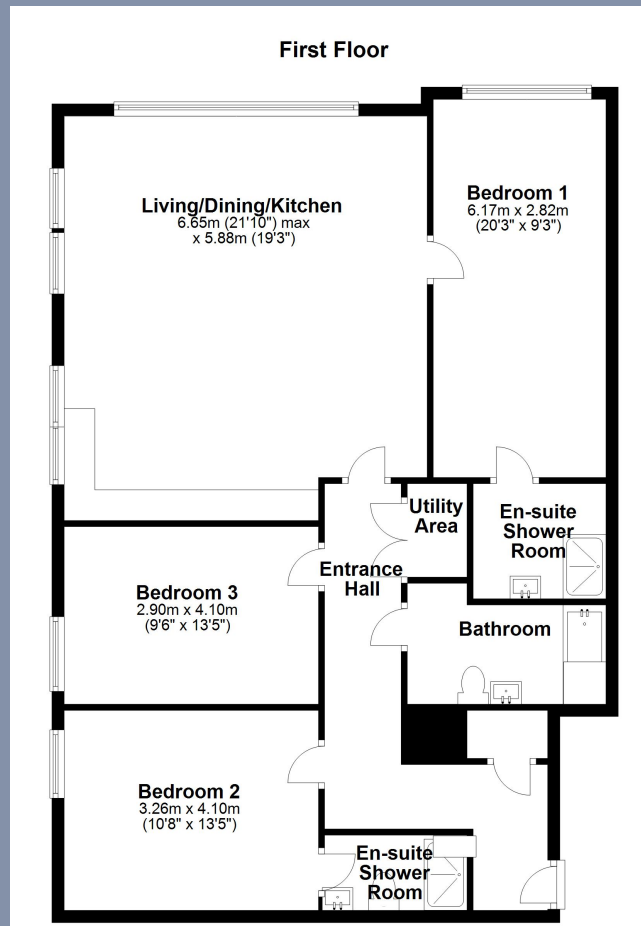


2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Master bedroom with en-suite
- Two double bedrooms
- Family bathroom

| | |
|----------------------------|-------------------------------|
| Living Room/Dining/Kitchen | 8.84m x 4.60m (29' x 15'1") |
| Bedroom 1 | 4.25m x 2.94m (13'11" x 9'8") |
| Bedroom 2 | 2.98m x 2.85m (9'9" x 9'4") |

— FIRST FLOOR —
Apartment 7

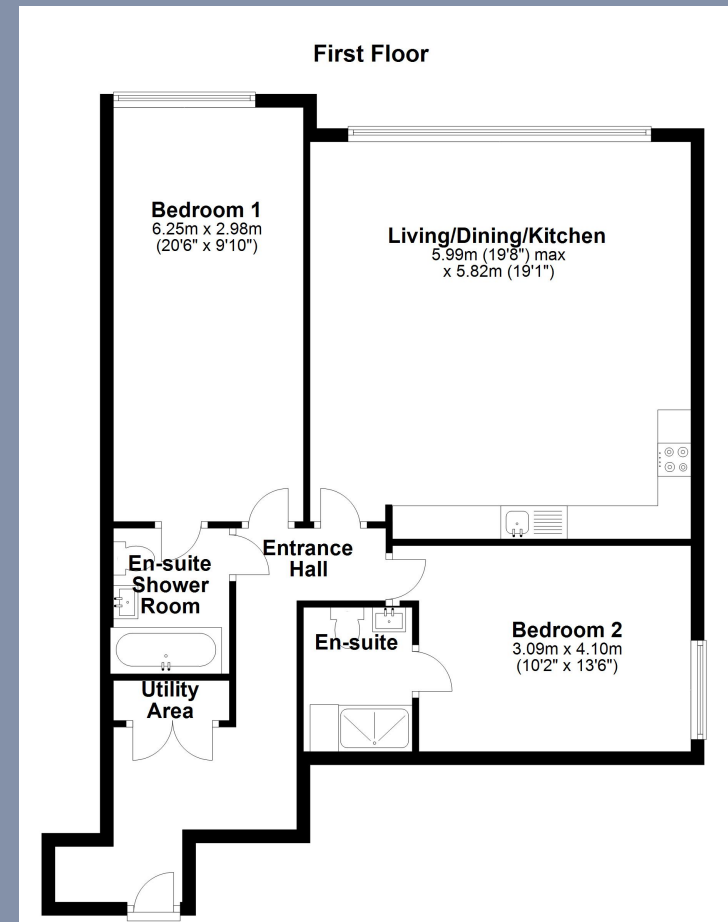


3 Bedroom Apartment

- Open plan living room/dining/kitchen
- Two en-suite shower rooms
- Three double bedrooms
- Large feature window
- Family bathroom

| | |
|----------------------------|--------------------------------|
| Living Room/Dining/Kitchen | 6.65m x 5.88m (21'10" x 19'3") |
| Bedroom 1 | 6.17m x 2.82m (20'3" x 9'3") |
| Bedroom 2 | 4.10m x 3.26m (13'5" x 10'8") |
| Bedroom 3 | 4.10m x 2.90m (13'5" x 9'6") |

— FIRST FLOOR —
Apartment 8

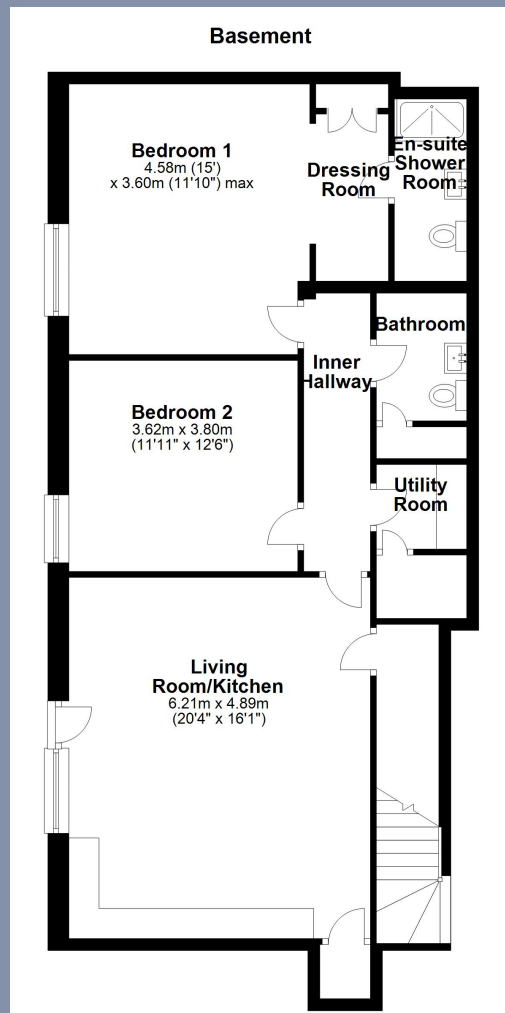


2 Bedroom Apartment

- Open plan living room/dining/kitchen
- Two en-suite shower rooms
- Two bedrooms
- Large feature window
- Family bathroom

| | |
|----------------------------|-------------------------------|
| Living Room/Dining/Kitchen | 5.99m x 5.82m (19'8" x 19'1") |
| Bedroom 1 | 6.25m x 2.98m (20'6" x 9'10") |
| Bedroom 2 | 4.10m x 3.09m (13'6" x 10'2") |

LOWER GROUND FLOOR
Apartment 10



2 Bedroom Apartment

- Open plan living room/kitchen
- Master bedroom with dressing room & en-suite
- Bedroom 2
- Bathroom
- Utility room

| | |
|---------------------|------------------------------|
| Living Room/Kitchen | 6.21m x 4.89m (20'4 x 16'1) |
| Bedroom 1 | 4.58m x 3.60m (15' x 11'10) |
| Bedroom 2 | 3.80m x 3.62m (12'6 x 11'11) |

Did you know?

Help to buy is available on this development and you can take advantage of the government backed scheme helping towards your deposit.

You will need a minimum of a 5% deposit and the government will lend you up to 20% of the value of the apartment through an equity loan.

A 75% mortgage from your bank or building society will be required. For more information please take a look at www.helptobuysw.org.uk or speak to one of our sales advisors who will be able to advise you further.



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Specification

The interiors at Dudding Court boast unique features, carefully selected by an international team of designers to reflect the building's historic past and naval connections.

STANDARD SPECIFICATION

KITCHEN

- Contemporary fitted units, with matt finish and soft close function to doors and drawers
- Under cabinet lighting
- High-gloss worktops with upstands Contemporary sink Integrated appliances including:
 - Single fan-assisted oven
 - Ceramic 4-ring hob with touch control
 - Dishwasher
 - Fridge/freezer
 - Pull-down mixer tap
 - Glass splashback above hob
- Kitchen islands in selected apartments

UTILITY ROOMS

- Plumbing for washing machine/dryer

BATHROOMS (main and en suite)

- Floors and walls tiled in neutral porcelain tiles
- Denver basin and vanity unit
- WC with concealed system
- Kaldewei Eurowa Bath
- Contemporary chrome fittings, including overhead drench shower and separate hand shower to bath
- Shaver sockets
- Chrome heated towel rails
- Fitted mirrors

INTERNAL FINISHES

- Quick-Step premium grade laminate flooring
- Carpets in bedrooms
- Walls and ceilings finished in white emulsion
- Internal doors, skirting, architraves and window boards finished in satinwood white
- Chrome ironmongery
- White sockets and switches
- All new Heritage double-glazed windows

ELECTRICAL

- Energy efficient LED downlighters + pendant lights
- 5 amp lighting sockets to bedroom and living room areas
- Media connection hub to living room and bedrooms, enabled for:
 - Telephone points
 - Digital HD TV/DAB
 - USB sockets to bedrooms and living room

HEATING

- High efficiency hot water system supplied from a centralized boiler system with a combined heat and power (CHP) unit individually metered to each apartment

SECURITY & PEACE OF MIND

- Access to apartments via entry phone system (except private entrances)
- Entry to building via key entry fob
- Mains supply-operated smoke and heat detectors with battery backup to all apartments and communal areas
- 10-year ABC+ building warranty cover

AMENITIES

- Lift to all floors (except lower ground apartment)
- Secure ground floor cycle parking
- One car parking space per apartment

FURNITURE AND ACCESSORIES

- Add Show Home furniture and styling
- Add fitted / free standing wardrobes



Dudding Court Ltd attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Customers should ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



Location

Captivating Plymouth is a charming City full of history with plenty of places to visit and some fabulous entertainment to hand. The City Centre has seen some massive changes over the last few years and presents itself as a thriving shopping and dining mecca.

A stroll through the cobbled streets of the Barbican will allow you to learn about some of Plymouth's rich history; from the Pilgrim Fathers who set sail aboard the Mayflower Ship in 1620, to the Plymouth Gin Distillery which has been in operation since 1793. A short walk away, Plymouth Waterfront and The Hoe boasts some of the most spectacular views the south west coastline has to offer.

The allure of Plymouth's Royal William Yard is hard to falter, with the former Grade I Royal Navy victualling buildings having undergone a sympathetic restoration to now offer a plethora of cafés, bars and restaurants with incredible features and a welcoming atmosphere!

Plymouth's surrounding areas provide plenty of countryside to revel in some outside fun, with the stunning Dartmoor National Park just a short drive north of the City and Cornwall just the other side of the river Tamar; enjoying some beautiful beaches and picturesque villages.

Nearby Attractions

| | | |
|--|-----------|------------------|
| Plymouth Hoe | 1.2 mile | 7 min walk |
| The Royal William Yard | 0.8 mile | 17 min walk |
| Theatre Royal Plymouth | 0.8 mile | 17 min walk |
| Boringdon Park Golf Club & Spa | 6.0 miles | 25 mins (by car) |
| Dartmoor National Park | 7.6 miles | 28 mins (by car) |

Schools

| | | |
|--|-----------|------------------|
| Devonport High School For Boys | 0.9 mile | 19 min walk |
| Devonport High School For Girls | 2.4 miles | 13 mins (by car) |
| Plymouth School of Creative Arts | 0.5 mile | 11 min walk |

Supermarkets

| | | |
|----------------------------|----------|-------------|
| Sainsburys | 0.9 mile | 18 min walk |
| Aldi | 0.4 mile | 7 min walk |
| Lidl | 0.2 mile | 4 min walk |

Transport links

| | | |
|--|-----------|-------------|
| Plymouth Train Station | 1.2 miles | 22 min walk |
| Plymouth Brittany Ferry Port | 0.7 mile | 14 min walk |
| Cremyll Ferry | 0.6 mile | 12 min walk |

Medical

| | | |
|--|-----------|------------------|
| Derriford Hospital | 5.3 miles | 22 mins (by car) |
| Cumberland Centre (minor Injuries) | 0.8 mile | 4 min walk |

Leisure

| | | |
|---|-----------|------------------|
| Plymouth Life Centre | 1.8 miles | 9 mins (by car) |
| Boringdon Park Golf Club & Spa | 6 miles | 25 mins (by car) |
| Elfordleigh Hotel Golf & Country Club | 7.7 miles | 31 mins (by car) |

Pubs

| | | |
|---|----------|-------------|
| High Lord Admiral | 0.4 mile | 8 min walk |
| Various at Royal William Yard | 0.8 mile | 17 min walk |

Food

| | | |
|---|-----------|-------------|
| Plymouth City Centre | 0.9 mile | 19 min walk |
| Various at Royal William Yard | 0.8 mile | 17 min walk |
| The Dock | 0.6 mile | 12 min walk |
| Salumi | 0.6 mile | 13 min walk |
| Rock Salt | 0.4 mile | 7 min walk |
| Turtle Bay | 1.1 miles | 22 min walk |

Directions

SAT NAV: PLI 3JB

Take the A374 towards Union Street. Continue straight onto The Crescent; turn right to stay on The Crescent, exit left at the 1st cross street onto Union Street/A374.

Go straight over the first roundabout and carry on along Union Street, at the next roundabout take the 3rd exit onto High Street, take the 3rd left into Craigie Drive; turn left to stay on Craigie Drive, following the road around to the right to Dudding Court.

ALL YOU NEED TO KNOW ABOUT DUDDING COURT

Address

8 Craigie Drive, The Millfields, Plymouth PLI 1JB

Ground Rent

£250 per annum

Service Charge

Confirmed on reservation

Terms of Payment

The price of furniture packages varies per apartment. Please ask for details. 50% of the cost of upgrades must be paid on reservation.

Council Tax

Awaiting tax banding

Vendors Solicitors

Ms Rachel Laisnez
McBimie Wallis Solicitors
Suite 2B
18 Back Swinegate
Swinegate Court West
York
YO1 8AD
Tel: 01482 595100
Fax: 01904 621644



Developer Dudding Court Ltd
Believing in better

Agent

Land & New Homes

Lang Town and Country

newhomes@langtownandcountry.com

01752 256000



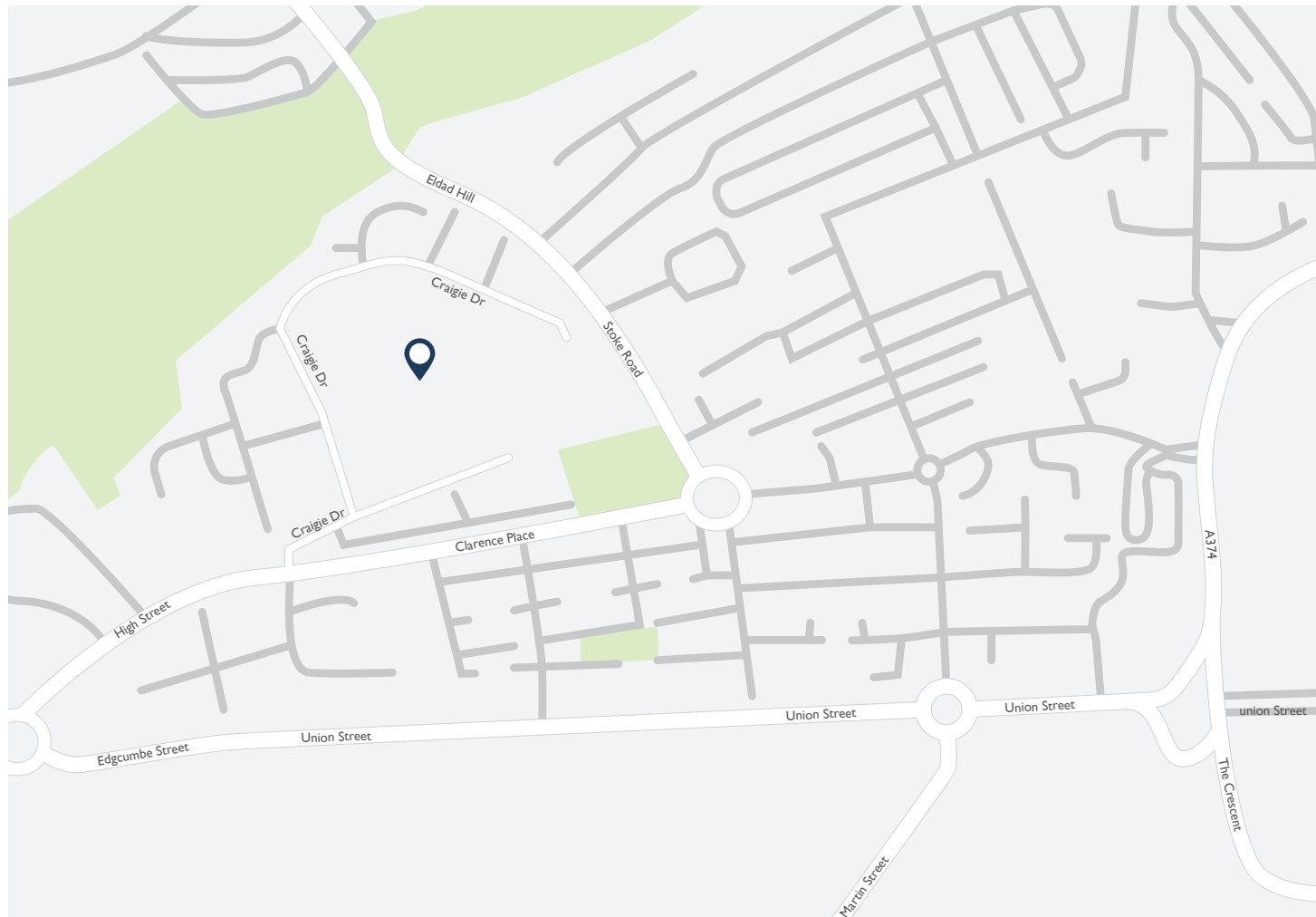
Agent

Maitlands

Land & New Homes

plymouth@maitlands.biz

01752 661000



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Flat dimensions and sizes are approximate only and indicate maximum achievable areas. Apartment areas have been rounded to one decimal place. Floor plans shown for Dudding Court are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

All sales remain subject to contract and terms and conditions apply to the contracts (details of which can be obtained from the seller's solicitors to the buyer's solicitors). The information contained in this brochure is believed to be correct but its accuracy cannot be guaranteed and no such information forms part of any contract. Neither the seller nor their agents nor any person in their employ has any authority to make or give any representation or warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof), unless such statement has been confirmed as being correct by the seller's solicitors to the buyer's solicitors in writing. The seller reserves the right to alter the specification design and layout of the flats as referred to in this brochure without prior notice. All interior photographs contained within this brochure are typical show suites and actual finishes may vary. November 2018.