





# WAKES HALL PARK

An address of distinction and exclusivity



*Set in the formal grounds of a grand Georgian country estate, the beautifully renovated period buildings are complemented by a selection of sympathetically designed new residences. The result is an exclusive collection of homes as prestigious as it is unique. Welcome to Wakes Hall Park.*

A stunning collection of 1, 2 and 3 bedroom houses, apartments & bungalows in meticulously maintained landscaped surroundings. Beautifully positioned within the Colne Valley in a prime north Essex location approximately 8 miles from Colchester. These beautiful homes are being exclusively offered to the over 55s and represent a truly unique opportunity.

# Timeless Design. Extraordinary Vision

A carriage drive sweeps up to a residence where the enduring appeal of quintessential Georgian symmetry and style meets the vision of the owners whose connection to Wakes Hall dates back over 100 years. Rediscovering the timeless qualities of the building and its setting, then realising a vision of homes for the 21st Century that retain those qualities has created a very special place. Welcome to cosmopolitan country living for today. Welcome to Wakes Hall Park.



# WAKES HALL PARK

Wakes Hall Park is about premium homes that you will be proud to call home, and from where you can enjoy its remarkable lifestyle, amenities, and location. From magnificent spaces created within the hall to restored period properties and new homes built in the style of the English landed estate, each is finished to an elevated calibre of specification and comes with a garage or classic cart-lodge.



1

**WAKES HALL**  
Exceptional 2 bedroom apartments



2

**GARDEN COTTAGE**  
2 bedroom bungalow



3

**THE MEWS**  
1 & 2 bedroom bungalows



4

**SKINGLEY HOUSE**  
3 bedroom detached house



5

**THE COURTYARD**  
2 & 3 bedroom homes



6

**TOWNHOUSE AND COTTAGES**



7

**RESTORED WALLED GARDEN**



8

**WOODLAND WALK**



9

**PRIVATE KITCHEN GARDENS AVAILABLE**



10

**2 TENNIS COURTS**



11

**GYMNASIUM AND MEDIA ROOM**



12

**RESTORED WATER FEATURE**



# Welcome to the Colne Valley

Living at Wakes Hall Park, you can enjoy being in the heart of the beautiful and picturesque Colne Valley, a timeless landscape of incredible beauty where the monumental architecture of the Chappel Viaduct forms the back drop for some of the most striking countryside in Essex.

WAKES HALL  
PARK

Earls Colne

Chalkney Wood

Wakes Colne

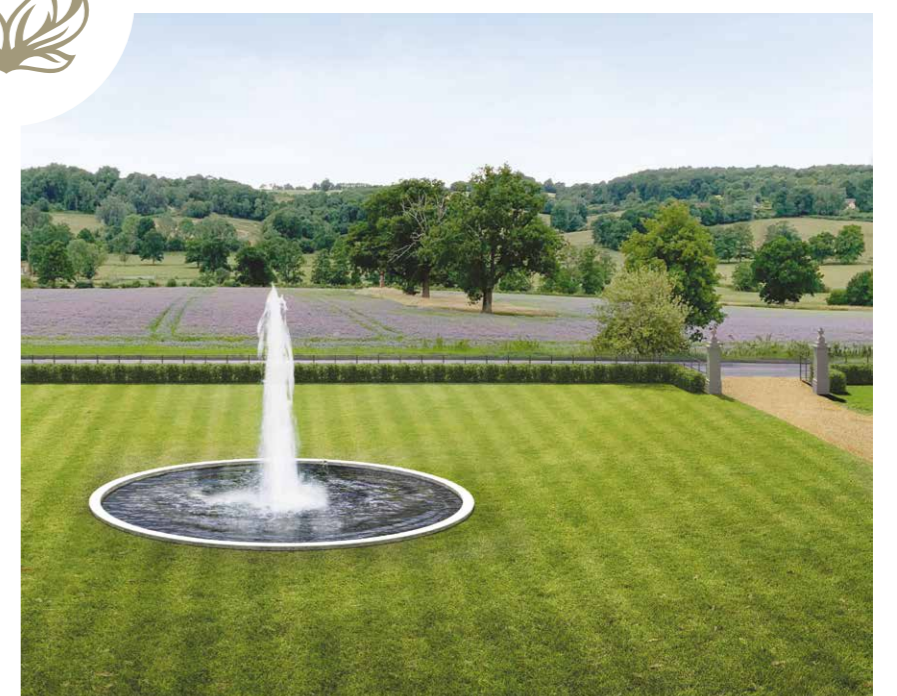
Chappel Viaduct

Computer Generated Image of Wakes Hall Park

# An idyllic rural setting. An exceptional lifestyle

Enjoy the on-site tennis courts and gym at Wakes Hall Park and recall the social lifestyle of a traditional country estate. The surrounding countryside is inviting too and you can spend afternoons watching play at the cricket club where Chappel and Wakes Colne compete for National Village Cup and championship honours.

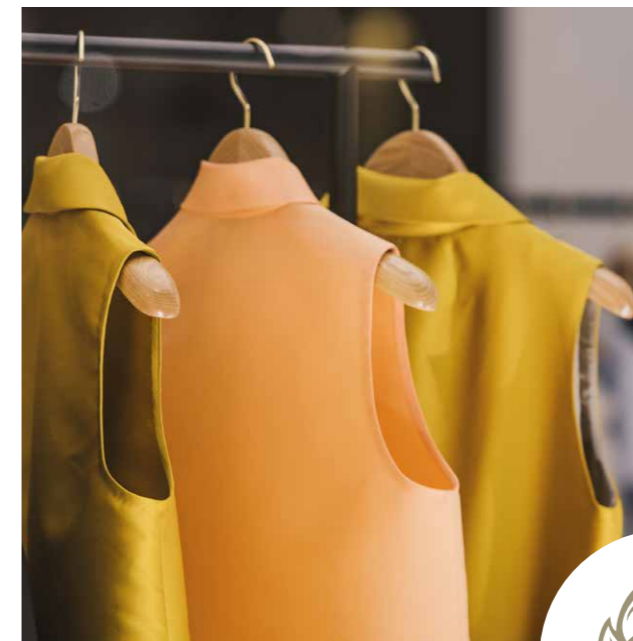
Nearby Chalkney Wood showcases its swathes of wood anemones & bluebells each spring, and is rich in the melodic sound of woodland birds including the nightingale, while the Old Deer Park Walk with its oak tree avenues and the Crowlands Wood Walk with its resident fallow deer are highlights of Marks Hall Gardens and Arboretum.



# Indulge, relax and unwind

Living on the old coaching route to Cambridge means hostelrys packed with history and character, like the Swan Inn free house, just half a mile from home and serving up a warm welcome, well-kept ales and a menu using seasonal local produce. In Earls Colne The Lion with its signature wood-fired oven cooked dishes dates back to the 14th Century, while Great Tey's 16th Century Chequers pub and restaurant and the thatched Barn Brasserie are just a few minutes' drive. Head into Colchester for restaurants like Pavilion with Pan-Pacific, Polynesian Island, and Latin American fusion cuisine, while Dedham is a byword for fine dining and names like Milsoms and Le Talbooth long-established on the culinary landscape.

Take a wine-tasting tour - Dedham is also home to a vineyard producing rosé, red and white as well as sparkling wine made in the methode champenoise from vines growing on its south-facing slopes. Craft beer aficionados will appreciate the Viaduct Brewhouse's old-style fermentation methods in their award-winning beer located in the adjoining Business Centre. The highly regarded Bodyworks Chiropractic Clinic can also be found here. Golfers will find great play at the Colne Valley Club and at The Essex Golf and Country Club - with a pool & spa. At Wakes Hall Park you will find your own perfect way to make your leisure time and weekends special.



# The capital, countryside and coast within easy reach

Living at Wakes Hall Park you will enjoy the best of semi-rural living without ever compromising when it comes to town and city life. There is a bus stop outside the development with regular buses to Colchester and Halstead. Chappel and Wakes Colne station is a short walk away, a six minute hop to Marks Tey and its fast trains into London Liverpool Street in 49 minutes or travel by train to the Market Town of Sudbury, the home of Gainsborough in approximately 14 minutes. The A12 and A120 are convenient to access, whether you are heading to Stansted, to Britain's oldest recorded town Colchester, or its newest city Chelmsford and Bond Street waterside quarter with brands from Joules and John Lewis to White Company and Whistles.

Dedham Vale is an area of outstanding beauty, where you can stand in the unchanged landscape of a Constable painting or two at Flatford Mill, while the Essex coastline is renowned, whether you are looking for world-class birdlife, or to windsurf, paddle-board, kayak or sail. The creeks around Mersea Island produce Colchester rock oysters all-year-round, and the Colchester native oyster September to May. It would be remiss not to stop by one of its renowned Oyster Bars.



WAKES HALL  
PARK

Earls Colne  
6 minutes (road)

Halstead  
11 minutes (road)

Colchester  
13 minutes (road)

Braintree Freeport  
22 minutes (road)

West Mersea  
32 minutes (road)

Chelmsford  
33 minutes (road)

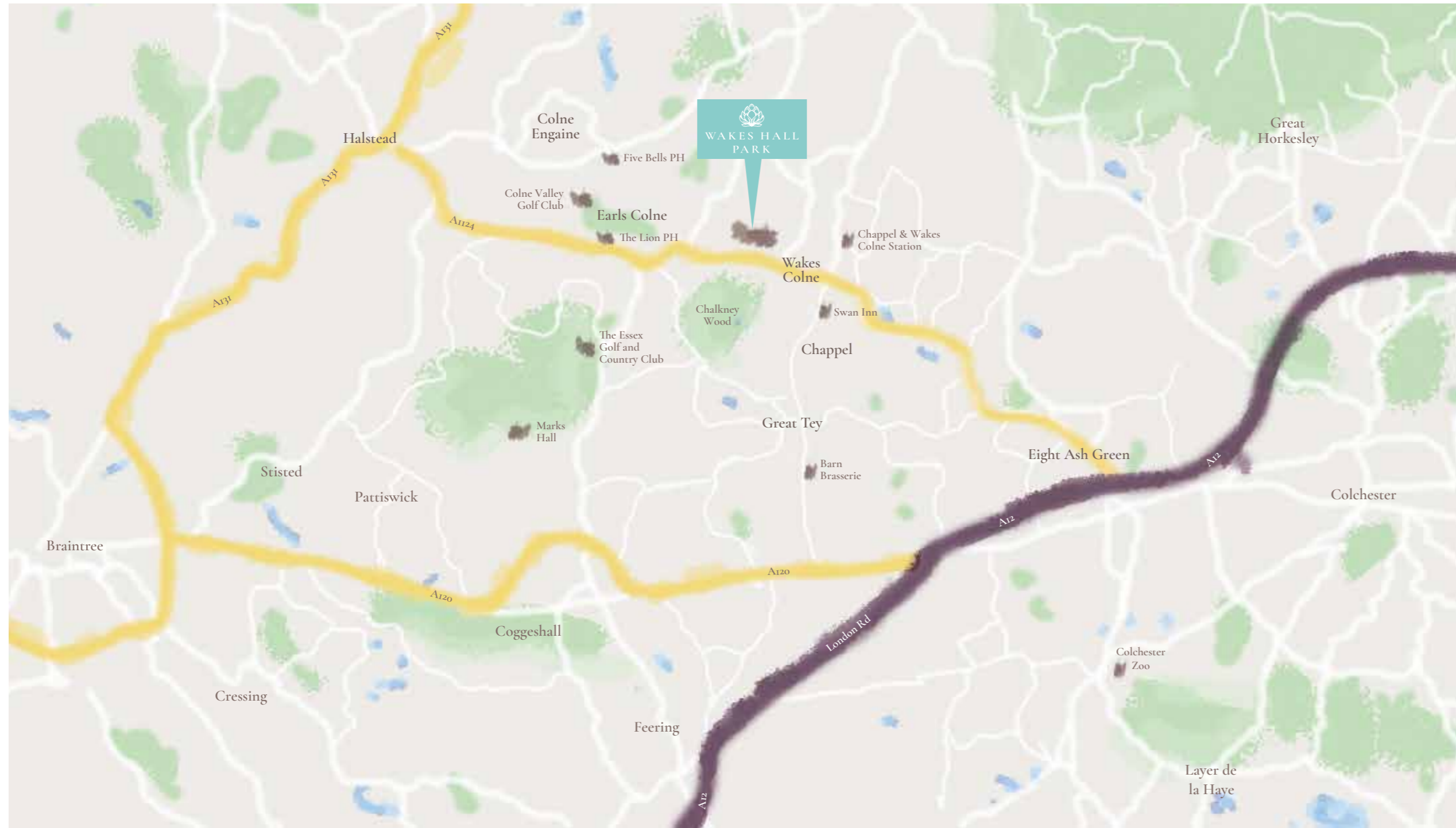
Stansted Airport  
38 minutes (road)

London Liverpool Street - from Colchester  
49 minutes (train)





# A wealth of great places and facilities close at hand



## USEFUL LOCAL FACILITIES

### Earls Colne

- Boots Chemist, High Street
- East of England Co-op, High Street
- Pump House Surgery, Nonamcourt Way
- The Lion Public House, High Street
- Blue Poppy Boutique, High Street
- Ruari Hair Salon, High Street

### Wakes Colne and Chappel

- Chappel & Wakes Colne Train Station
- Today's General Store & Post Office, A1124
- The Swan Inn, The Street



The Lion Public House, Earls Colne



Chappel Viaduct



Marks Hall



The Essex Golf and Country Club



The Barn Brasserie



Colne Valley Golf Club



Chalkney Wood



# Creating a real sense of place

For Wakes Hall Park we took inspiration from the early nineteenth century elegance of the restored mansion house and added characterful modern design to create a unique collection of houses and cottages which complement their setting.

Nestled in the charming courtyards and landscaped gardens of Wakes Hall these houses and cottages evoke a carriage court and traditional outbuildings from the mansion's heyday, offering privacy as well as a sense of community.

Melville Dunbar - Architect

WAKES HALL APARTMENTS



4 5

WAKES HALL TOWN HOUSE AND COTTAGES



1 2 3

THE MEWS



7 8 9 10 11

GARDEN COTTAGE



6

SKINGLEY HOUSE



12

# Wakes Hall

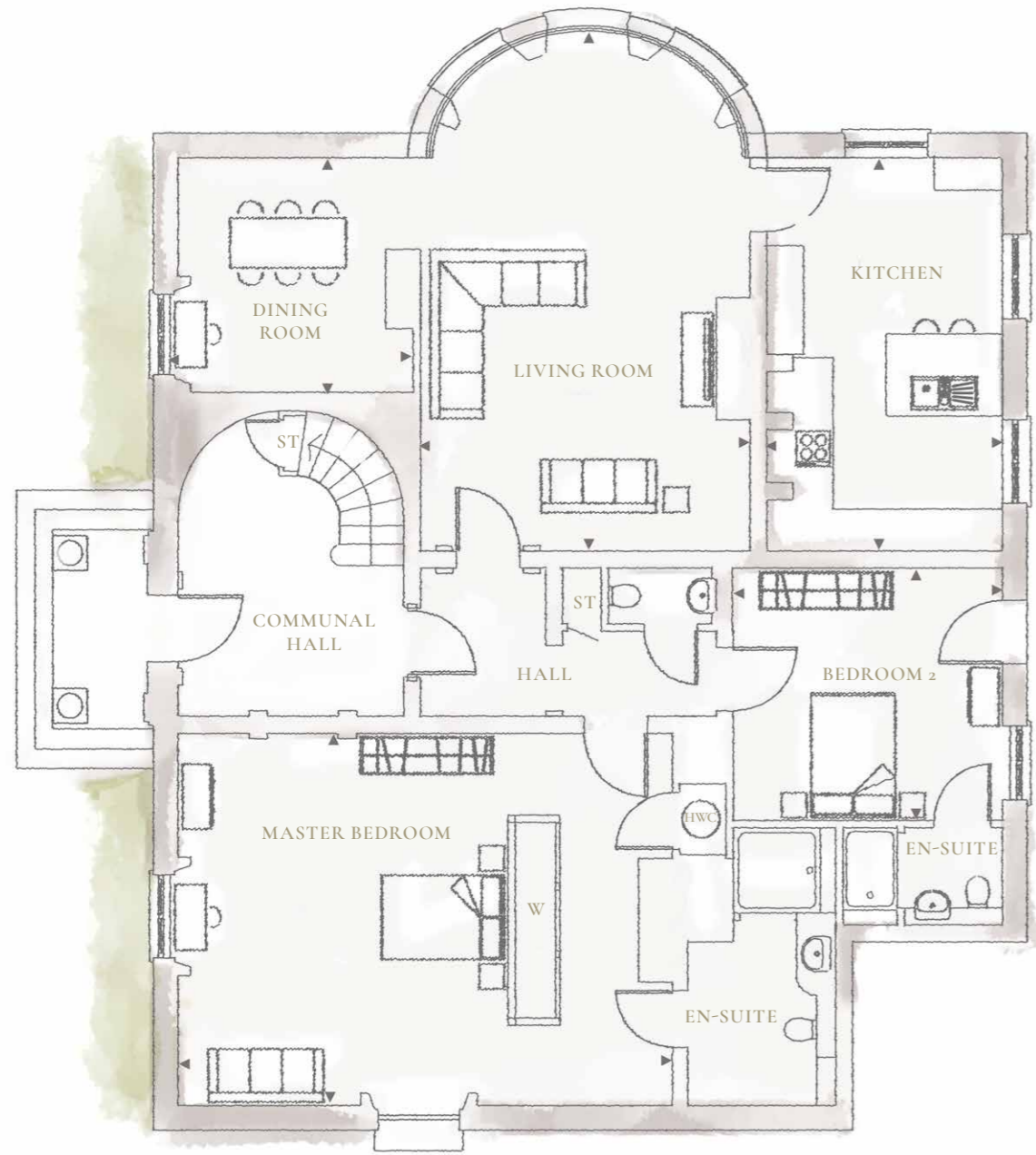
*The Grand Apartments, Townhouse and Cottages*

Built in the 1830s, Wakes Hall was once home to esquires and notable local families, a residence that, from its central portico complete with Tuscan columns to the pale hues of gault brick and the Flemish bond that called for the highest level of skill, it has all the features that still make it admired today. With an understated, undeniable architectural presence its Listed status recognises it as a true heritage asset. Now this exceptional building will once again be appreciated and loved by those who can call it home.



# WAKES HALL

No 4 - Ground Floor Apartment



**Living Room**  
7.467m x 4.876m    24'6" x 16'0"

**Dining Room**  
3.505m x 3.352m    11'6" x 11'0"

**Kitchen**  
5.892m x 3.352m    19'4" x 11'0"

**Master Bedroom**  
7.315m x 5.283m    24'0" x 17'4"

**Bedroom 2**  
3.962m x 3.657m    13'0" x 12'0"

**Basement Storage\***  
5.283m x 3.251m    17'4" x 10'8"

**Cart Lodge Parking\***

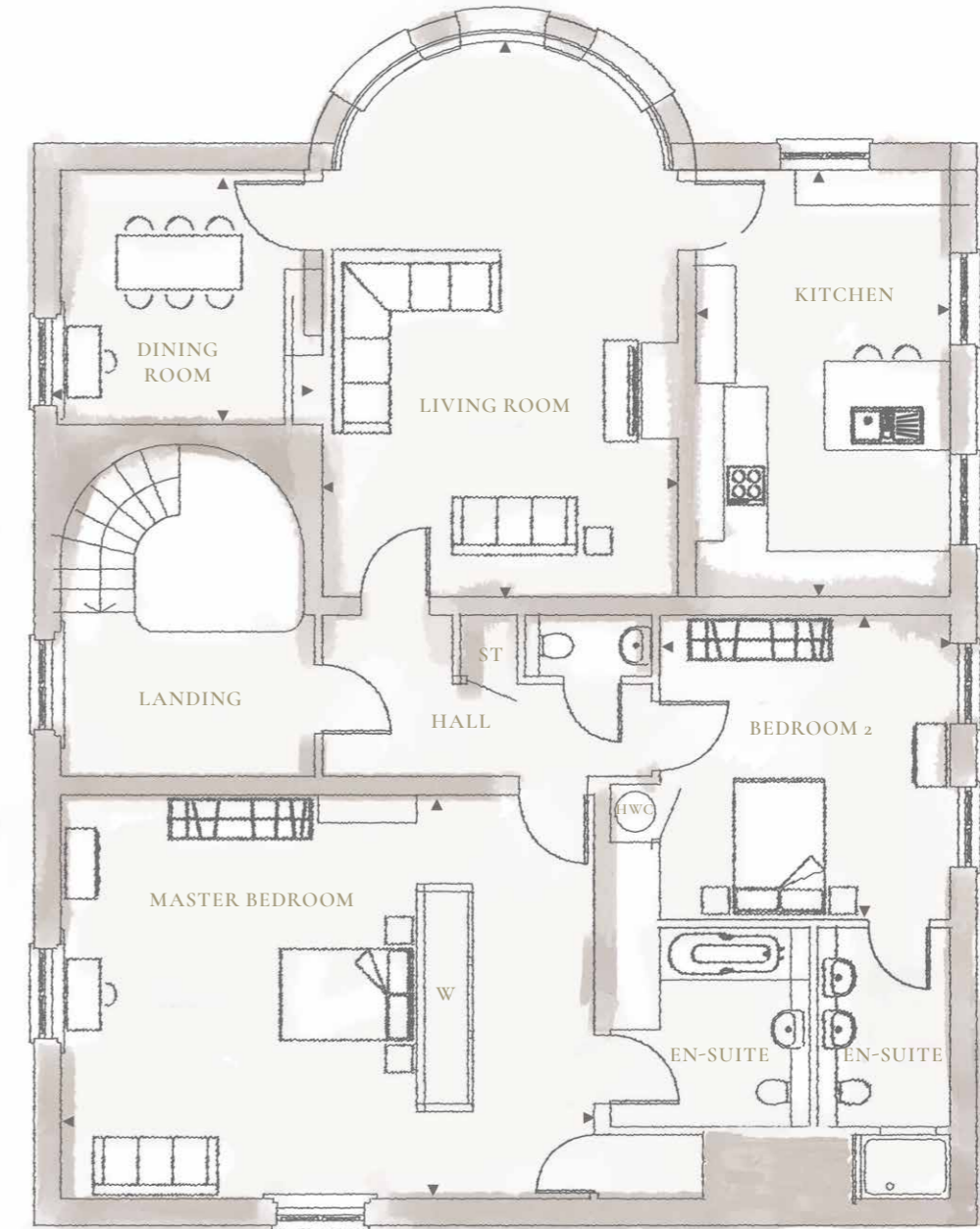
**Private Garden\***

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# WAKES HALL

No 5 - First Floor Apartment



**Living Room**  
7.315m x 4.876m    24'0" x 16'0"

**Dining Room**  
3.505m x 3.352m    11'6" x 11'0"

**Kitchen**  
5.791m x 3.352m    19'0" x 11'0"

**Master Bedroom**  
7.315m x 5.435m    24'0" x 17'10"

**Bedroom 2**  
3.860m x 3.657m    12'8" x 12'0"

**Basement Storage\***  
3.733m x 3.505m    12'3" x 11'6"

**Cart Lodge Parking\***

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# Wakes Hall

*The Townhouse and Cottages*

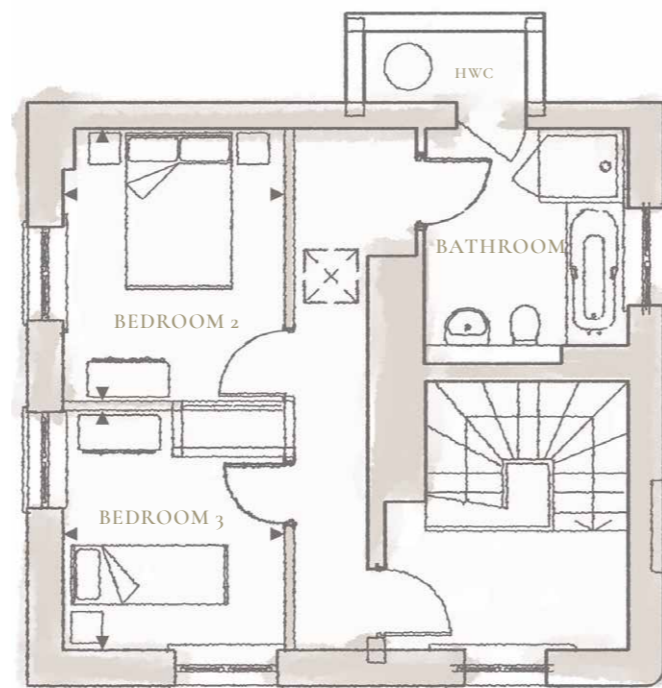


# TOWNHOUSE

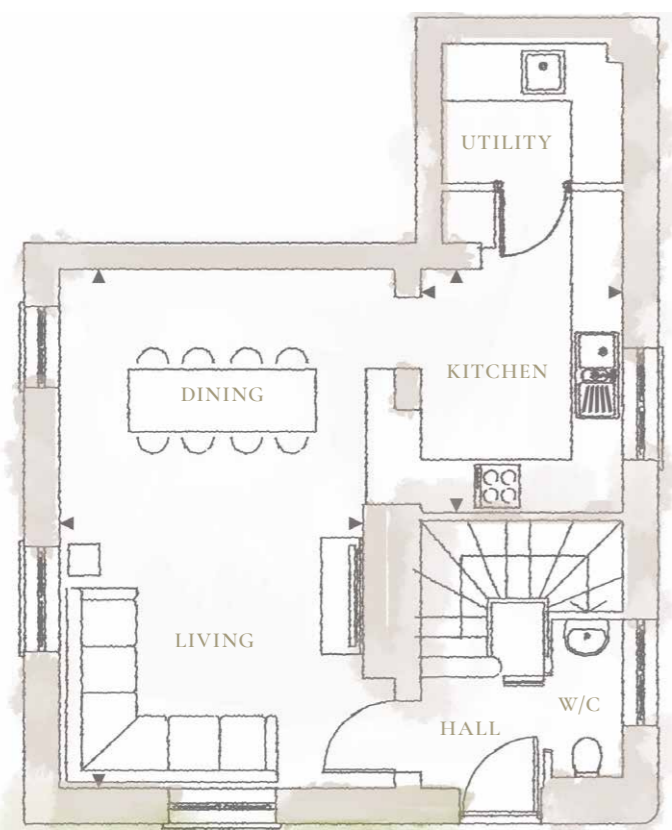
No 3



First Floor



Second Floor



Ground Floor

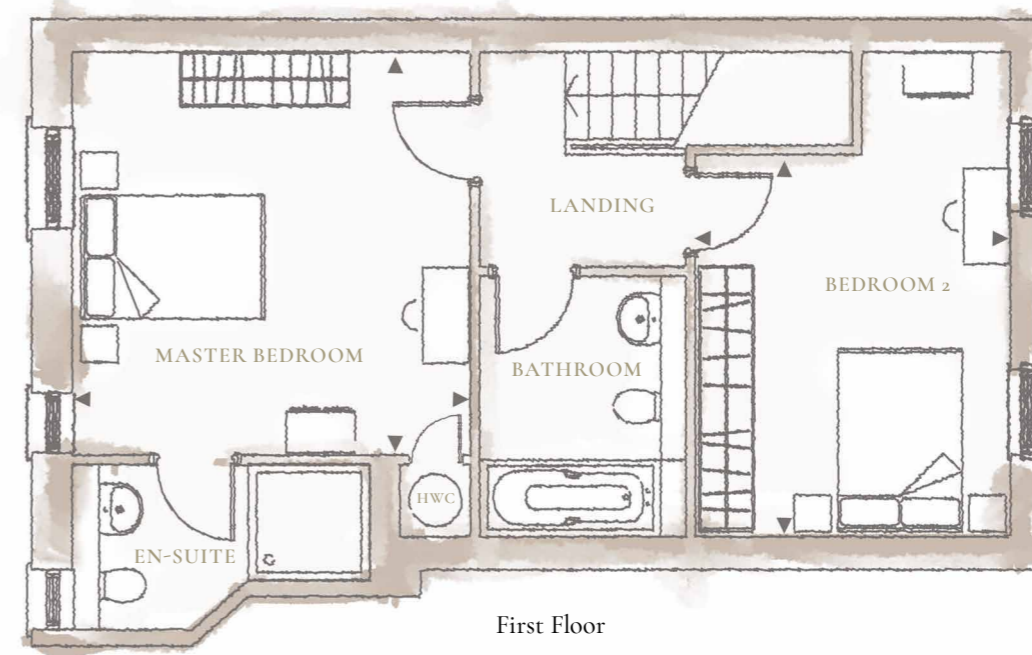


Living/Dining Room	6.096m x 3.860m	20'0" x 12'8"
Kitchen	3.657m x 2.082m	12'0" x 6'10"
Utility Room	2.082m x 1.676m	6'10" x 5'6"
Master Bedroom	6.096m x 3.962m	20'0" x 13'0"
Bedroom 2	3.200m x 2.641m	10'6" x 8'8"
Bedroom 3	2.844m x 2.641m	9'4" x 8'8"
Basement Storage 1*	4.267m x 2.032m	14'0" x 6'8"
Basement Storage 2*	4.267m x 1.727m	14'0" x 5'8"
Cart Lodge Parking*		
Private Garden*		

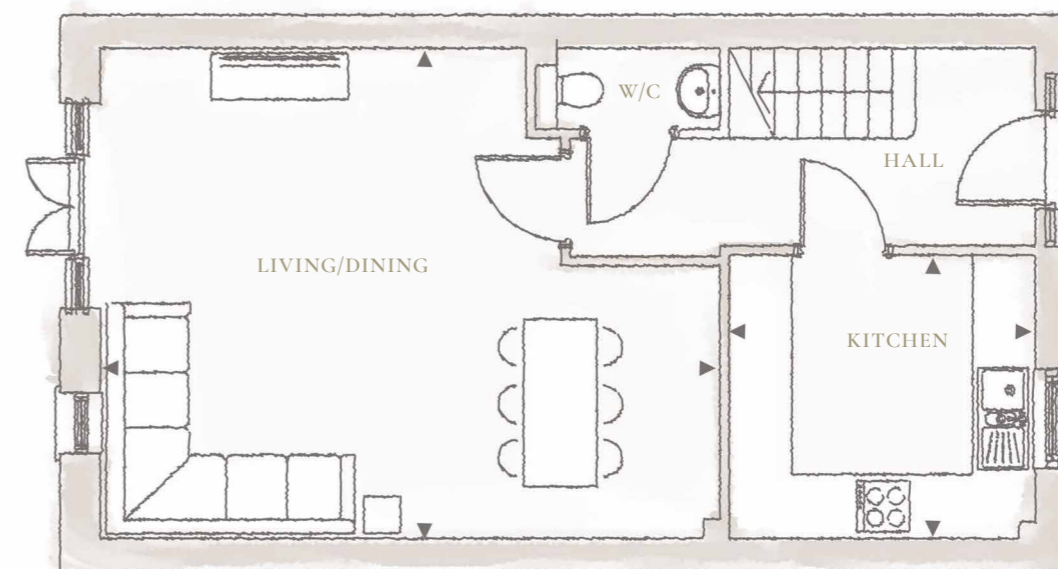
\* Please refer to plot specific drawings in our sales office for full details

# THE WHITE COTTAGE

No 2



First Floor



Ground Floor



Living/Dining Room	6.096m x 5.486m	20'0" x 18'0"
Kitchen	3.048m x 2.743m	10'0" x 9'0"
Master Bedroom	3.962m x 3.860m	13'0" x 12'8"
Bedroom 2	3.733m x 3.124m	12'3" x 10'3"
Cart Lodge Parking*		
Private Garden*		

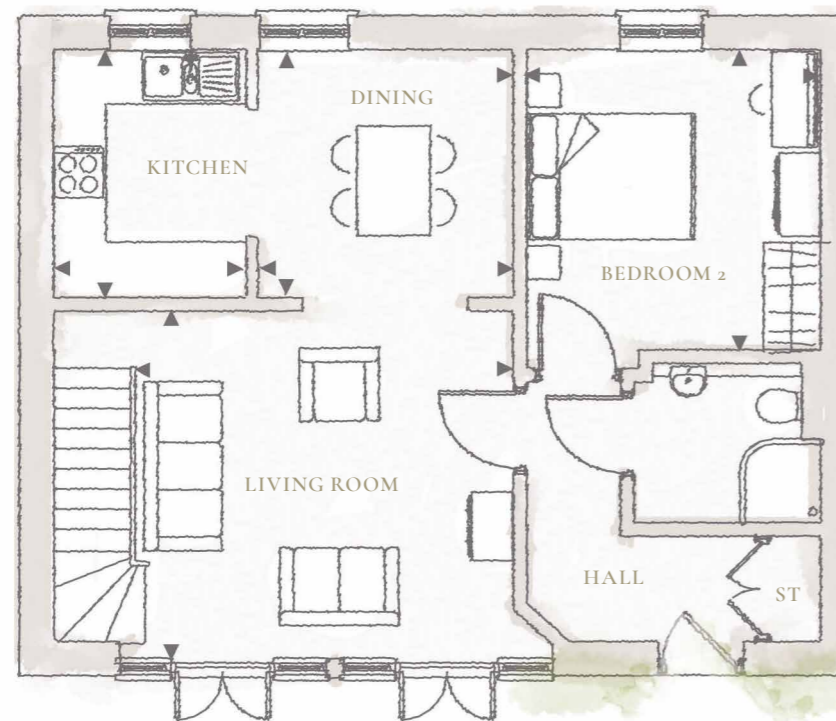
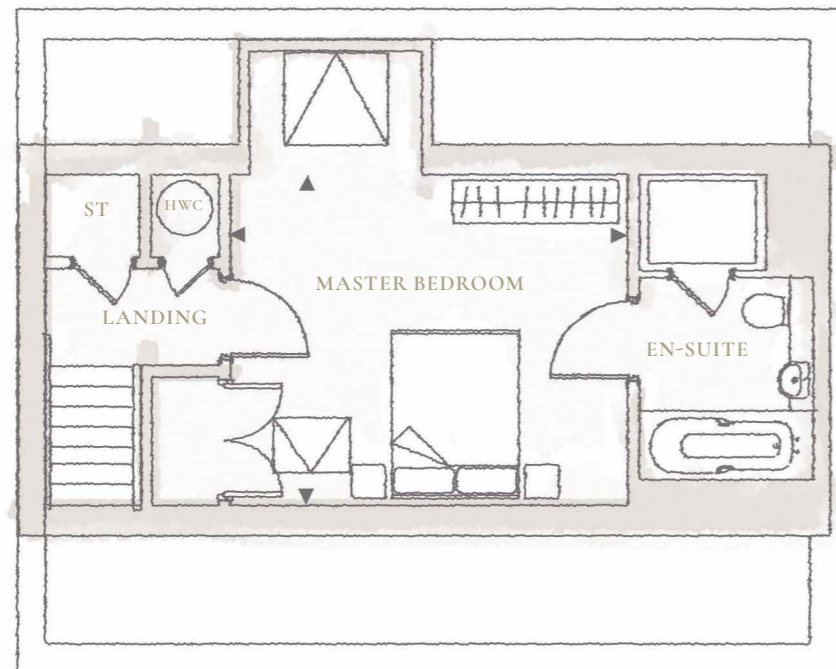
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# THE RED COTTAGE

No 1



Living Room	4.191m x 3.911m	13'9" x 12'10"
Kitchen	2.743m x 2.082m	9'0" x 6'10"
Dining Room	2.768m x 2.743m	9'1" x 9'0"
Master Bedroom	4.343m x 3.505m	14'3" x 11'6"
Bedroom 2	3.352m x 3.302m	11'0" x 10'10"
Cart Lodge Parking*		
Private Garden*		

\* Please refer to plot specific drawings in our sales office for full details

# SPECIFICATION

## THE APARTMENTS, THE TOWNHOUSE, THE WHITE COTTAGE AND THE RED COTTAGE

### KITCHEN AND UTILITY

- Professionally designed fitted kitchen with worktops and matching upstands  
*(White Cottage and Red Cottage only)*
- Professionally designed fitted kitchen with granite worktops and matching upstands  
*(Apartments and Townhouse only)*
- Ceramic Hob with black glass
- Stainless Steel Splashback
- Built In or Built Under Double Oven
- Stainless Steel Chimney Hood
- Neff Integrated Dishwasher
- Neff Integrated Fridge/ Freezer
- 1½ Bowl Stainless Steel Sink with mixer taps
- Under Pelmet Lighting ( where applicable )
- LED Downlights in Cool White to ceiling
- Tiled Floors
- Neff Integrated Washing Machine/Dryer
- Soft Close drawers and doors, cutlery tray and bin pull out where applicable

### BATHROOM, EN-SUITE AND CLOAKROOMS

- Roca Sanitaryware with complimentary Chrome Fittings
- Vanity Units in White
- Chrome Heated Towel Radiator - individually controlled
- LED Downlights in Cool White
- Shaver Points in bathrooms and en suites
- Floor and Wall Tiling
- Illuminated and demisting over basin mirrors where applicable to bathroom and en suite

### INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted joinery
- Oak handrail to new staircase with white painted spindles and newels where applicable

### INTERNAL FINISHES

- Polished Chrome switches and sockets
- Internal doors with polished chrome ironmongery
- Existing skirtings and architraves retained where possible
- Grooved design skirtings and architraves to suit in new areas
- Existing sash windows to be retained
- Timber sash windows retained

### SPACE AND WATER HEATING

- Air Source Heat Pumps

### CONNECTIVITY AND BROADBAND

- Telephone Points, TV Points and USB charge points
- Media Panels in Lounge and Master Bedroom
- Electric Fire Point in Lounge
- Fibre Broadband

### EXTERNAL FEATURES

- Timber Front Door with polished chrome ironmongery where applicable
- Timber sash windows
- Cast Aluminium guttering and downpipes
- White timber fascia, soffit and barge boards
- External Lights to all external door locations
- Cart Lodge parking
- Turfing and Planting to Communal Areas in accordance with the approved Landscape Design

### COMMUNAL EXTERNAL FEATURES

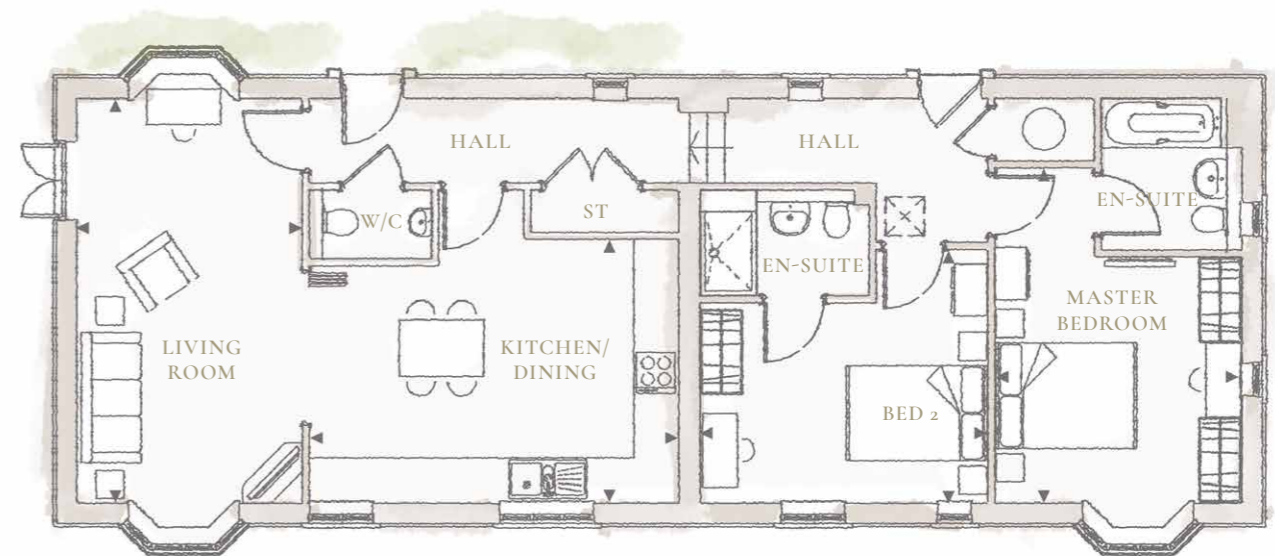
- Two tennis courts
- Fully equipped gymnasium
- Visitor parking spaces
- Every purchaser can choose their own Victorian style kitchen garden located adjacent to the tennis courts.



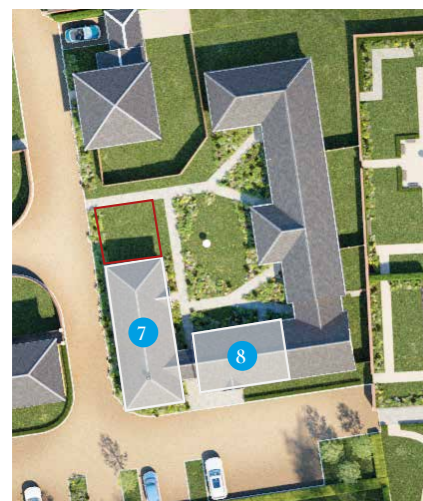
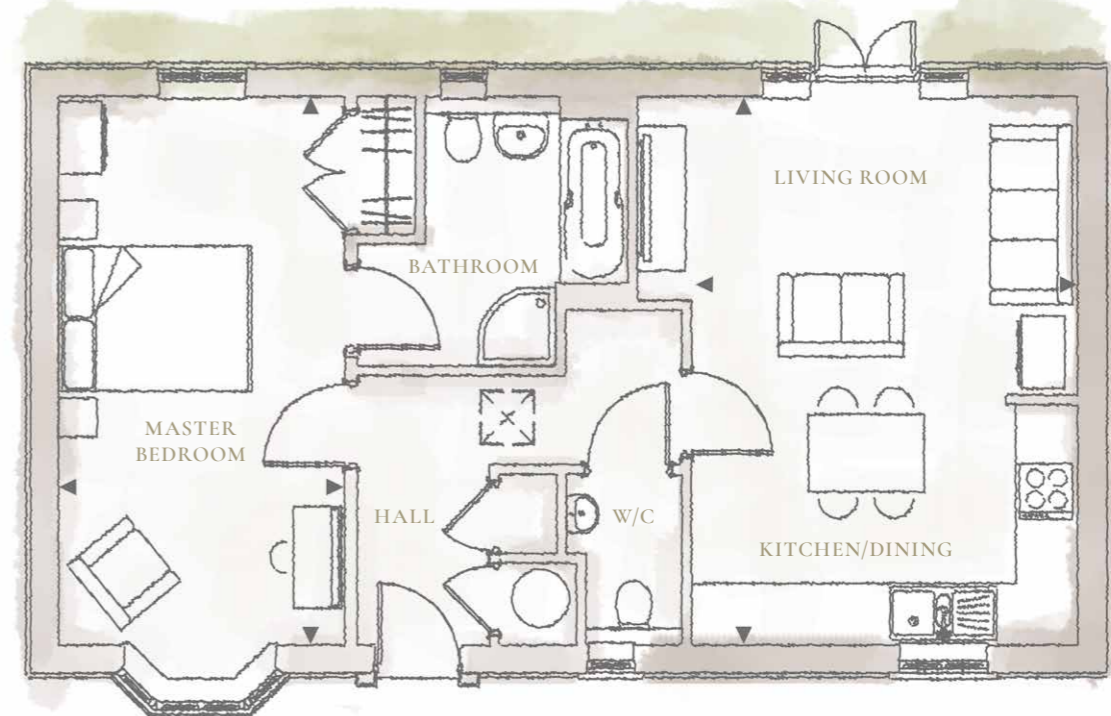
Computer Generated Image from within Courtyard

## THE MEWS

No 7



No 8



■ Indicates private garden to plot 7

No 7

- Living Room**  
5.511m x 3.048m    18'1" x 10'0"
- Kitchen/Dining Room**  
5.638m x 3.302m    18'6" x 10'10"
- Master Bedroom**  
3.505m x 3.454m    11'6" x 11'4"
- Bedroom 2**  
4.064m x 3.556m    13'4" x 11'8"
- Garage\***
- Private Garden\***

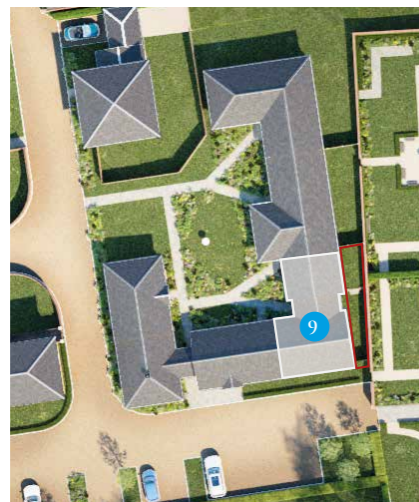
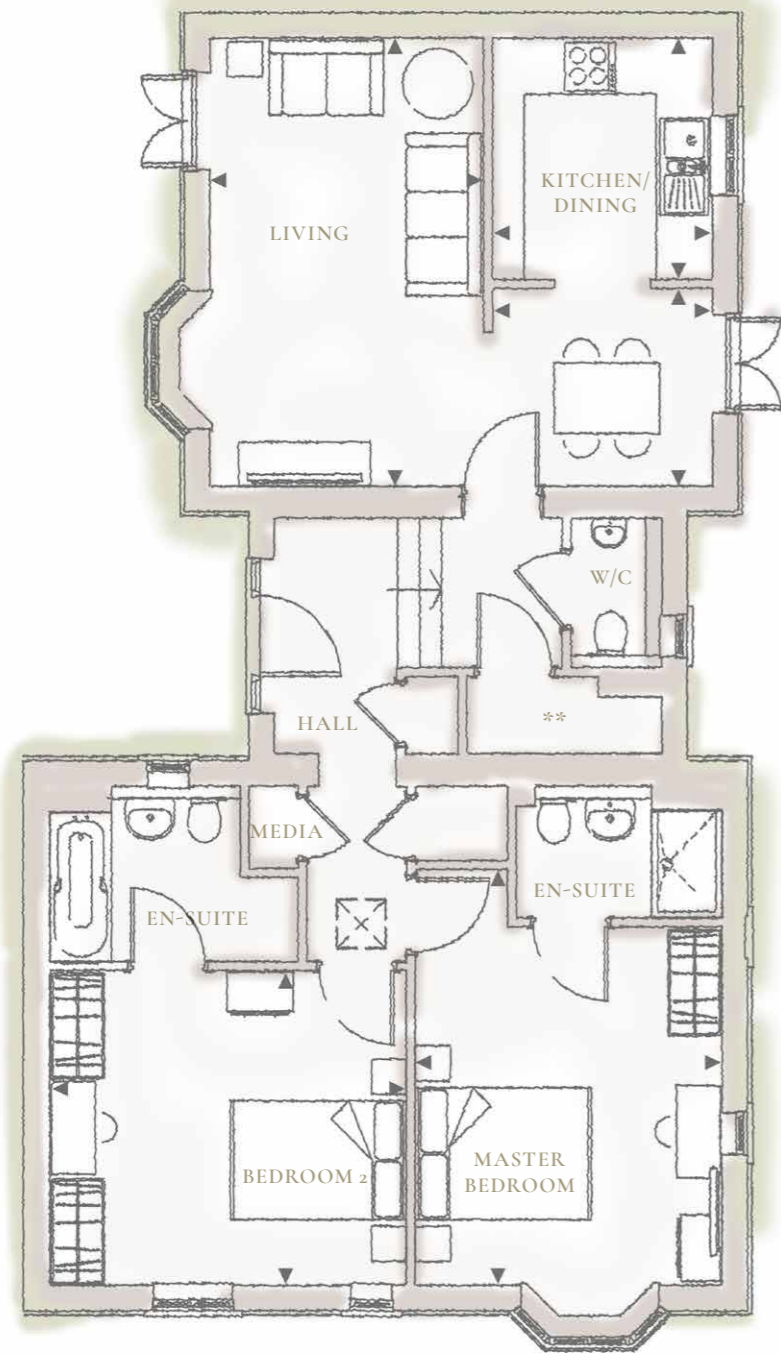
No 8

- Living Room/Kitchen**  
5.638m x 3.810m    18'6" x 12'6"
- Master Bedroom**  
5.638m x 2.895m    18'6" x 9'6"
- Garage\***
- \* Please refer to plot specific drawings in our sales office for full details

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No 9



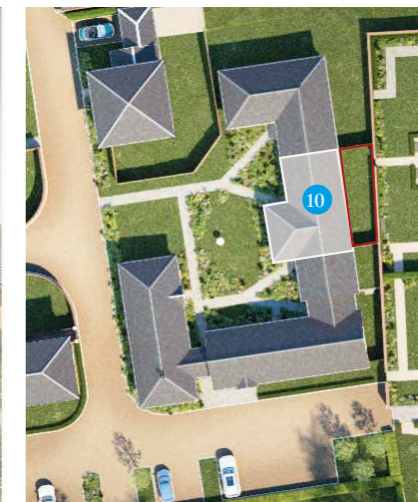
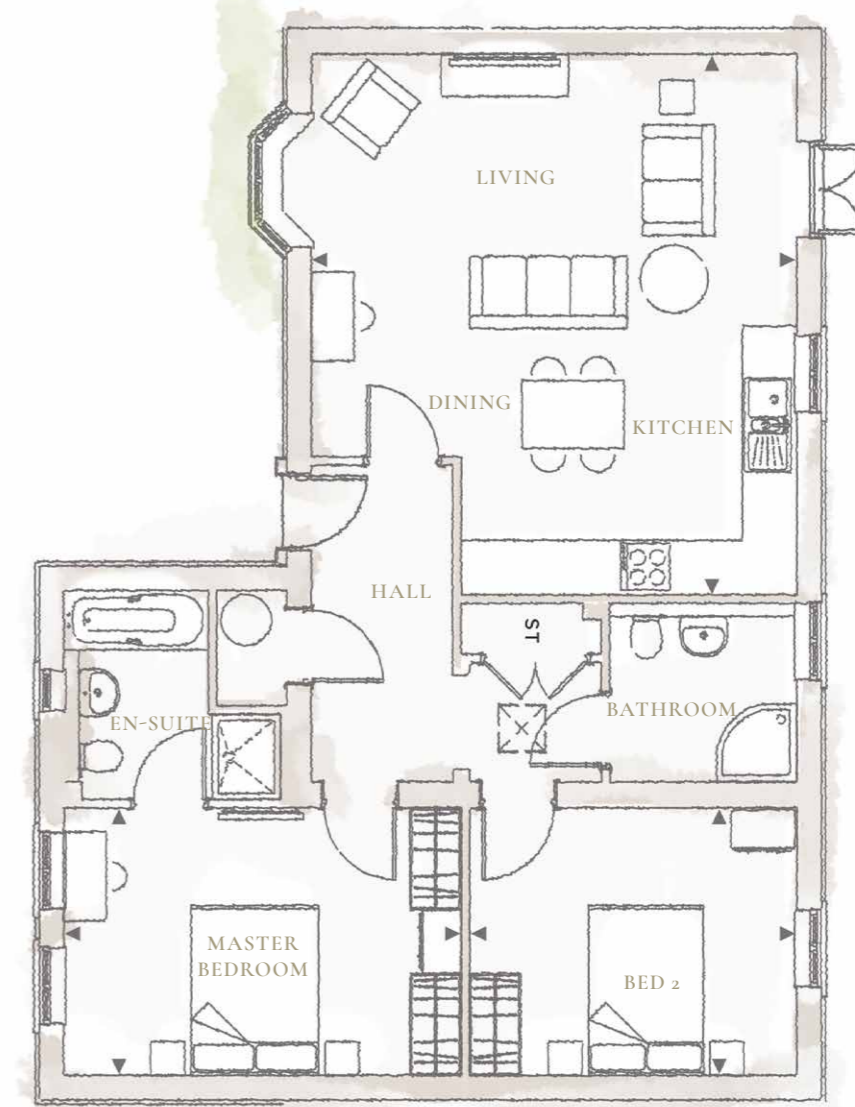
■ Indicates private garden

<b>Living Room</b>	5.054m x 3.048m	16'7" x 10'0"
<b>Dining Area</b>	2.590m x 2.438m	8'6" x 8'0"
<b>Kitchen</b>	2.590m x 2.590m	8'6" x 8'6"
<b>Master Bedroom</b>	4.038m x 3.454m	13'3" x 11'4"
<b>Bedroom 2</b>	4.038m x 3.505m	13'3" x 11'6"
<b>Garage and Private Garden*</b>		

\* Please refer to plot specific drawings in our sales office for full details  
 \*\* Cupboard for washing machine

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No 10



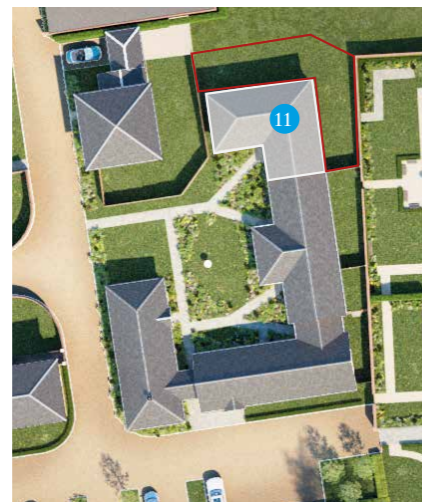
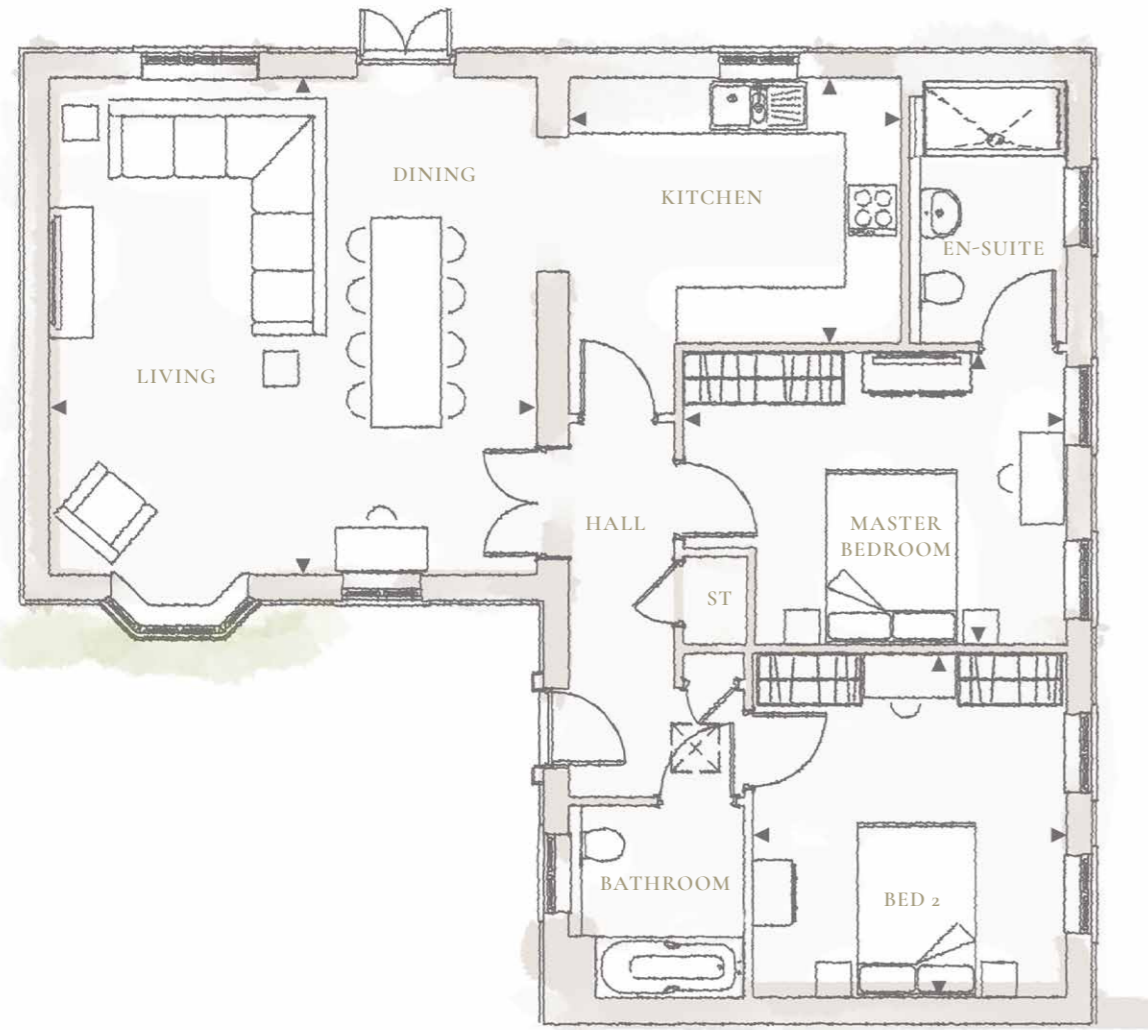
■ Indicates private garden

<b>Living/Dining/Kitchen Room</b>	6.604m x 5.689m	21'8" x 18'8"
<b>Master Bedroom</b>	4.419m x 3.048m	14'6" x 10'0"
<b>Bedroom 2</b>	3.962m x 3.098m	13'0" x 10'2"
<b>Garage*</b>		
<b>Private Garden*</b>		

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No 11



■ Indicates private garden

- Living/Dining Room**  
5.638m x 5.994m 18'6" x 19'8"
- Kitchen**  
3.657m x 3.048m 12'0" x 10'0"
- Master Bedroom**  
4.368m x 3.352m 14'4" x 11'0"
- Bedroom 2**  
3.962m x 2.743m 13'0" x 9'0"
- Garage\***
- Private Garden\***

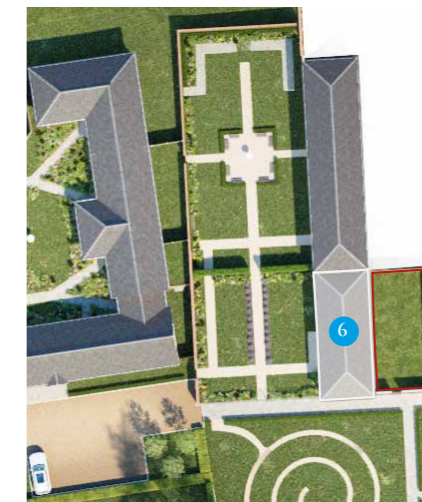
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THE GARDEN COTTAGE



Computer Generated Image of The Garden Cottage



■ Indicates private garden

- Living Room**  
5.588m x 3.962m 18'4" x 13'0"
- Dining Area**  
3.048m x 2.590m 10'0" x 8'6"
- Kitchen**  
2.997m x 2.489m 9'10" x 8'2"
- Master Bedroom**  
3.810m x 3.098m 12'6" x 10'2"
- Bedroom 2**  
3.302m x 2.794m 10'10" x 9'2"
- Private Garage and Private Garden\***

\* Please refer to plot specific drawings in our sales office for full details

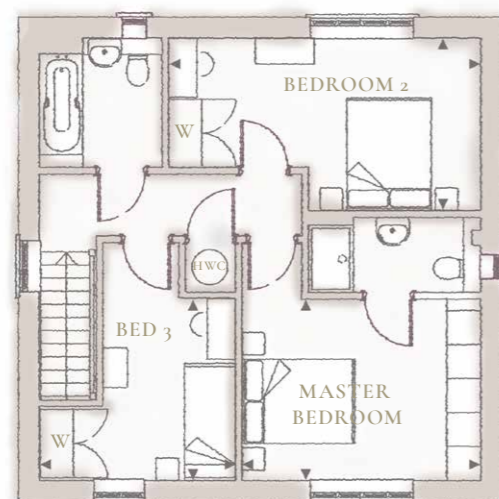
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## SKINGLEY HOUSE No 12



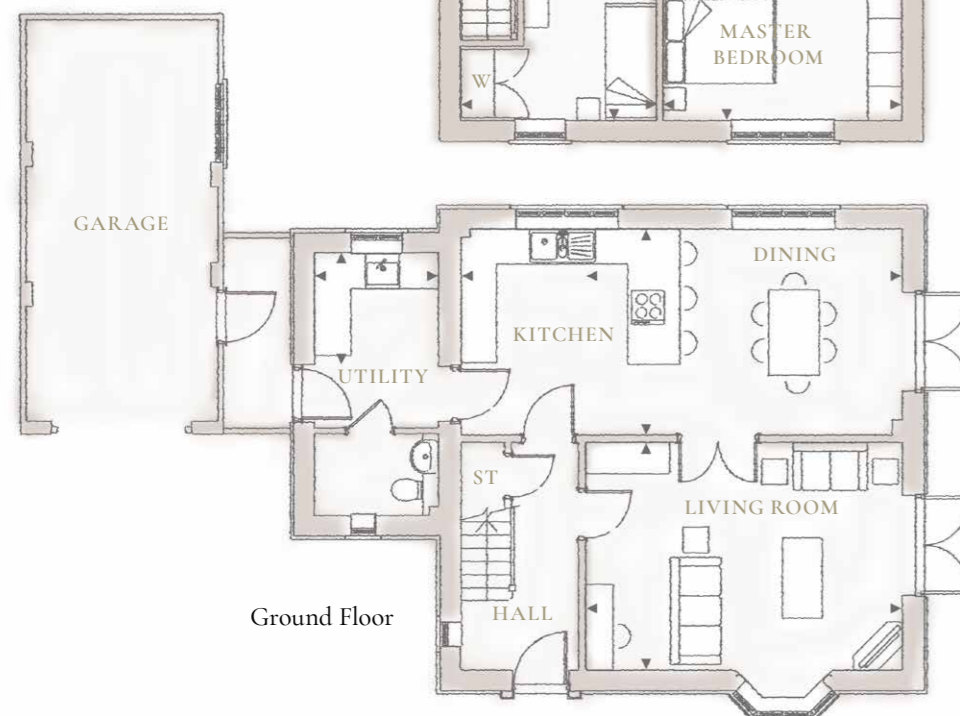
Computer Generated Image of Skingley House

First Floor



■ Indicates private garden

Ground Floor



<b>Living Room</b>	5.588m x 4.114m	18'4" x 13'6"
<b>Kitchen/ Dining Area</b>	7.467m x 3.606m	24'6" x 11'10"
<b>Utility Room</b>	3.048m x 2.082m	10'0" x 6'10"
<b>Master Bedroom</b>	3.962m x 3.505m	13'0" x 11'6"
<b>Bedroom 2</b>	5.334m x 2.895m	17'6" x 9'6"
<b>Bedroom 3</b>	4.114m x 3.352m	13'6" x 11'0"
<b>Garage</b>	7.010m x 2.971m	23'0" x 9'9"
<b>Private Garden*</b>		

\* Please refer to plot specific drawings in our sales office for full details

## SPECIFICATION

### THE MEWS, GARDEN COTTAGE AND SKINGLEY HOUSE

#### KITCHEN AND UTILITY

- Professionally designed fitted kitchen with worktops and matching upstands
- Ceramic Hob with black glass
- Stainless Steel Splashback
- Built In or Built Under Double Oven
- Stainless Steel Chimney Hood
- Neff Integrated Dishwasher
- Neff Integrated Fridge/ Freezer
- 1½ Bowl Stainless Steel Sink with mixer taps
- Under Pelmet Lighting ( where applicable )
- LED Downlights in Cool White to ceiling
- Tiled Floors
- Neff Integrated Washing Machine/Dryer
- Soft Close drawers and doors, cutlery tray and bin pull out where applicable

#### BATHROOM, EN-SUITE AND CLOAKROOMS

- Roca Sanitaryware with complimentary Chrome Fittings
- Vanity Units in White
- Chrome Heated Towel Radiator to bathroom and en-suites - individually controlled
- LED Downlights in Cool White
- Shaver Points in bathrooms and en suites
- Floor and Wall Tiling
- Illuminated and demisting over basin mirrors where applicable to bathroom and en suite

#### INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted joinery

#### INTERNAL FINISHES

- Polished Chrome switches and sockets
- Vertical five panel internal doors with polished chrome ironmongery

#### INTERNAL FINISHES

- Grooved design skirtings and architraves to suit
- Timber effect UPVC windows

#### SPACE AND WATER HEATING

- Air Source Heat Pumps
- Underfloor heating

#### CONNECTIVITY AND BROADBAND

- Telephone Points, TV Points and USB charge points
- Media Panels in Lounge and Master Bedroom
- Electric Fire Point in Lounge
- Fibre Broadband

#### EXTERNAL FEATURES

- Composite Front Door with polished chrome ironmongery
- White Timber Effect UPVC double glazed windows and French Doors
- White timber fascia, soffit and barge boards
- Black half round guttering and downpipes *(The Courtyard Mews only)*
- Cast Aluminium guttering and downpipes *(The Garden Cottage only)*
- External Lights to all external door locations
- External Tap
- Paved paths and Patios
- Power and Light to Garage
- Private Gardens to plots 6, 7, 9, 10 and 11
- Turfing and Planting to Communal Areas in accordance with the approved Landscape Design

#### COMMUNAL EXTERNAL FEATURES

- Two tennis courts
- Fully equipped gymnasium
- Visitor parking spaces
- Every purchaser can choose their own Victorian style kitchen garden located adjacent to the tennis courts.



# The Craftsmen Re-imagining this Grand Listed Masterpiece

- Rose Established 1896 -



We are proud to be partnering with the owners in the creation of this exciting new development

As a family we have been building quality homes for over 100 years. We are delighted to be working with the owners to deliver a wonderful collection of new homes in the Colne valley, designed for you to live later life in style.

*Steven Rose*

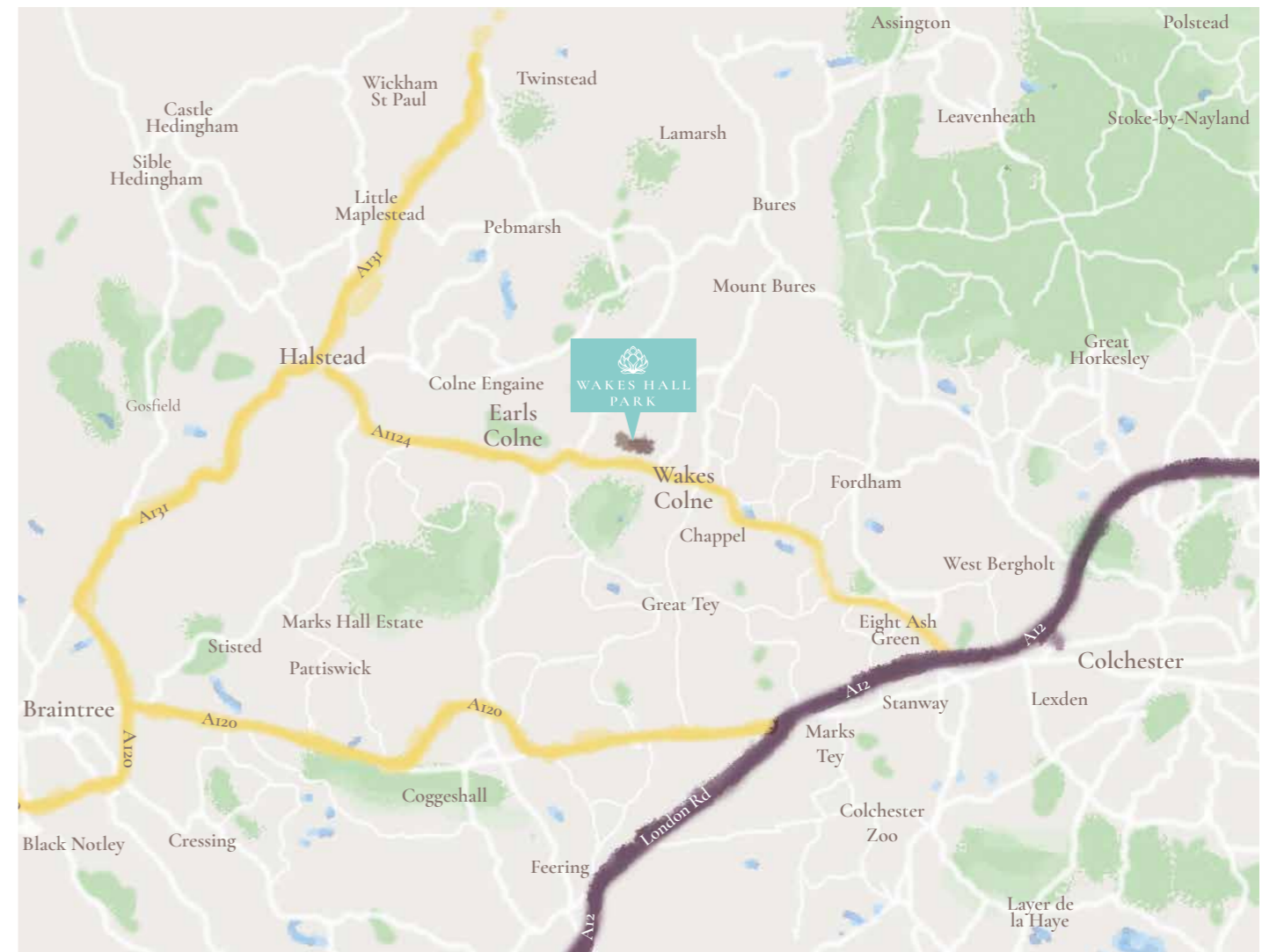
MANAGING DIRECTOR

Rose have been awarded the 5 Star Customer Satisfaction Award from the House Builders Federation



## WAKES HALL PARK

Colchester Road, Wakes Colne, Colchester CO6 2FH



LOCATION MAP

For further information please contact the selling agent

**NP NICHOLAS PERCIVAL**

Call: 01206 563222  
Visit: [wakeshallpark.co.uk](http://wakeshallpark.co.uk)



In accordance with the Estate Agents Act 1979 we are obliged to advise that one of the Directors of Nicolas Percival Ltd is a shareholder of Emberworth Ltd (the developer).

