

BLAKEMORE MANOR



BY CROUDACE HOMES, HERTFORD

croudacehomes



5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.



BLAKEMORE MANOR



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BLAKEMORE MANOR IS A STUNNING DEVELOPMENT OF, 2, 3 AND
4 BEDROOM HOMES, INCLUDING APARTMENTS, CLOSE TO THE
HISTORIC AND PROTECTED LANDSCAPES OF PANSHANGER PARK.



INTRODUCTION

The homes at Blakemore Manor are expertly designed to minimise their impact on the environment, with landscaping that enhances existing biodiversity and ecological improvements to support local wildlife.





Bird and bat boxes have been included on homes in strategic locations within the development, with existing trees and hedgerows preserved as habitats for small mammals, insects and birds, as well as providing a natural border between the community and both Panshanger Park and Blakemore Woods.

Blakemore Manor offers the opportunity to join an exciting new community, with all the comforts of a modern Croudace home.



OUR VISION

At Blakemore Manor, our vision is to create a strong, sustainable neighbourhood that contributes to, and enhances, the local area and Hertford as a whole, offering a blend of inspirational architecture with untouched areas designed to augment biodiversity and public areas to encourage socialising and community activities.

Blakemore Manor is a unique environment that connects modern living with local natural and historical landscapes. This is achieved by combining award winning home styles, carefully considered landscaping and expertly curated shared areas while maintaining a link to the adjoining habitats of Blakemore Woods and the sweeping landscapes of historical Panshanger Park.

With a wealth of natural woodland and parkland landscapes on its doorstep, footpaths will be introduced to provide routes into Blakemore Woods and Panshanger Park to encourage active, healthy lifestyles for Blakemore Manor residents. A specially designed tree-lined avenue will intersect the neighbourhood, connecting the entrance on Welwyn Road to the entrance on Thieves Lane, creating a seamless link between the development and the adjacent open space. Pathless areas will be created or enhanced to boost native plant habitation and provide refuges and hibernacula for local wildlife.

Existing reedbeds on the edge of the development hold high ecological value. These will be developed and actively managed through regular cutting and removal of dead material to prevent drying out and ensure this vital habitat continues to thrive.





Blakemore Woods and Panshanger Park are home to a number of bat species, including common and soprano pipistrelle, Daubenton's, noctule and serotine bats. To protect and encourage this community to thrive, a number of integrated bat boxes will be installed on homes that face the greenspace between Blakemore Manor and the neighbouring woodland. Bird boxes for swifts and sparrows will also be included, with installation of all nesting boxes overseen by an Ecological Clerk of Works to ensure they are suitably located and positioned correctly.

There will be a central greenspace, with children's play area, at the heart of the development. This area will be enclosed by a ring of Conference pear trees, the blossom and fruit of which will supply valuable habitats for foraging bats, birds and invertebrates, as well as providing a sweet, healthy snack for residents in Autumn.

The Conference pear was first cultivated in Hertfordshire by Thomas Francis Rivers and acquired its name after the variety won first prize at the National British Pear Conference in London in 1885.



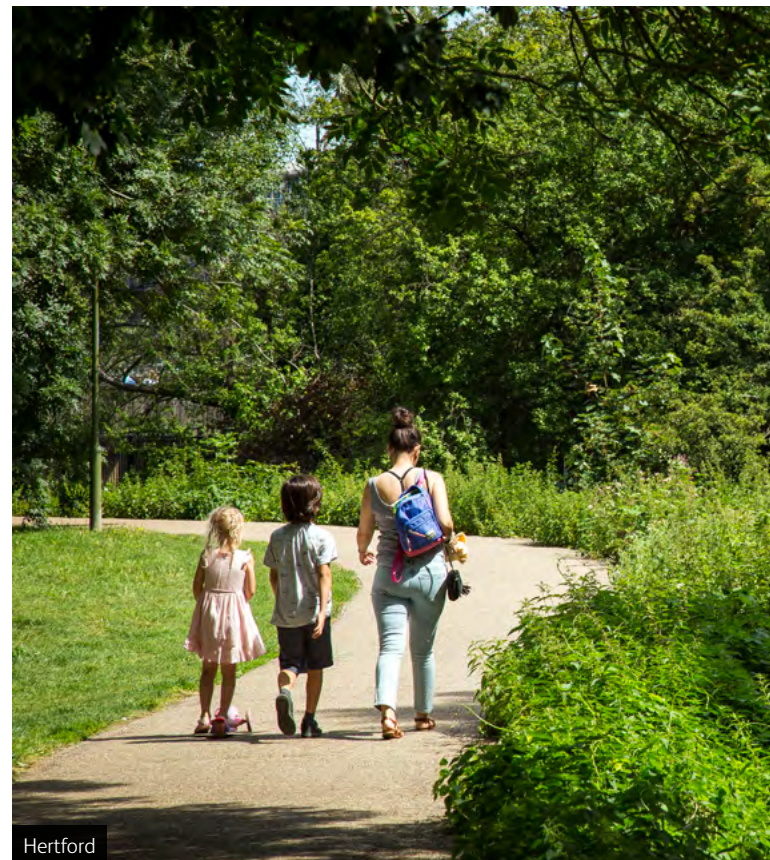




FIVE KEY OBJECTIVES

There are five key objectives to the construction of the new community at Blakemore Manor:

1. The neighbourhood will be design-led, with a strong sense of place.
2. It will be well connected, accessible and will be easily navigated.
3. It will provide new housing at a scale and mix which meet local requirements.
4. The neighbourhood will contribute to and enhance both the conditions of the location and the local area.
5. The neighbourhood will be a sustainable, safe and thriving community that residents are proud to be a part of.



Hertford





A PRESTIGIOUS NEIGHBOUR

Panshanger Park is a one thousand acre open space located on the western edge of Hertford that shares a border with Blakemore Manor. The park was owned by the Cowper and Desborough families from the late 17th century to the early 20th century and was enhanced by landscape architect and “England’s Greatest Gardener” Lancelot ‘Capability’ Brown during the 1750s-1760s, with further improvement in 1800 following guidance from celebrated landscape designer Humphry Repton.

The park is registered as a Grade II park and garden, with stunning views, landscapes and lakes. The River Mimram runs through the park, providing an essential ecosystem for a wide range of waterfowl, including great crested grebes, coots and tufted ducks. The reedbeds that line the river and lakes of the park are home to reed warblers, sedge warblers, whitethroats and reed buntings.

Osprey Lake is named for the spectacular birds of prey that visit the park. There is an osprey platform on the island in the middle of the lake that is designed to encourage longer stops in the park and possibly breeding.

The park is popular with birdwatchers all year round. A number of small migratory species, including house martins, swallows and hobbies call the park home during the summer, with duck species, such as shovelers, wigeon and goldeneye flying south from Scandinavia and Siberia for winter.

Panshanger House no longer stands but many other historical features of the park can still be enjoyed, including the Orangery, the Broadwater and the Panshanger Great Oak. The historic areas of the park can be explored on the Oak Trail, one of a variety of walking routes through and around the park. There are also bridleways for horse riding and scenic cycle routes.







EXPLORE AND ENJOY

Hertford town centre is a short distance from Blakemore Manor and has a range of independent retailers and well-known high street names.





Hertford



Hertford



Hertford East Railway Station



Hertford



Hertford

There are numerous high quality bistros and restaurants as well as tearooms, delicatessens and welcoming pubs. The town is well served by supermarkets and independent grocers, butchers and farm shops with an abundance of locally sourced and organic produce available.

The town has two railway stations, Hertford East and Hertford North, with regular services to London stations including Moorgate, Finsbury Park and London Liverpool Street.

Madford Retail Park is just outside the centre of town and has a range of recognisable brands including Costa, Majestic Wines, Nuffield Health and Wellbeing Gym, Wickes and Pets at Home.

Following the Norman Conquest, a castle was established at Hertford, along with a priory and a mill. For the next 300 years Hertford Castle was a royal residence and Elizabeth I spent much of her childhood there. In 1628 the castle passed into the ownership of the Earldom of Salisbury and eventually fell into ruin. All that remains of the castle today are the original motte, the flint walls and the Grade I listed gatehouse, which is now a prestigious wedding and events venue.

Hertford Museum was founded in 1903 by the Andrews brothers, with displays at their offices in Fore Street. In 1913, they bought the Bull Plain site, which opened to the public in 1914. The museum is a treasure trove of local artefacts, archaeology and more, all housed in a beautifully renovated Grade II listed building that dates from 1610.



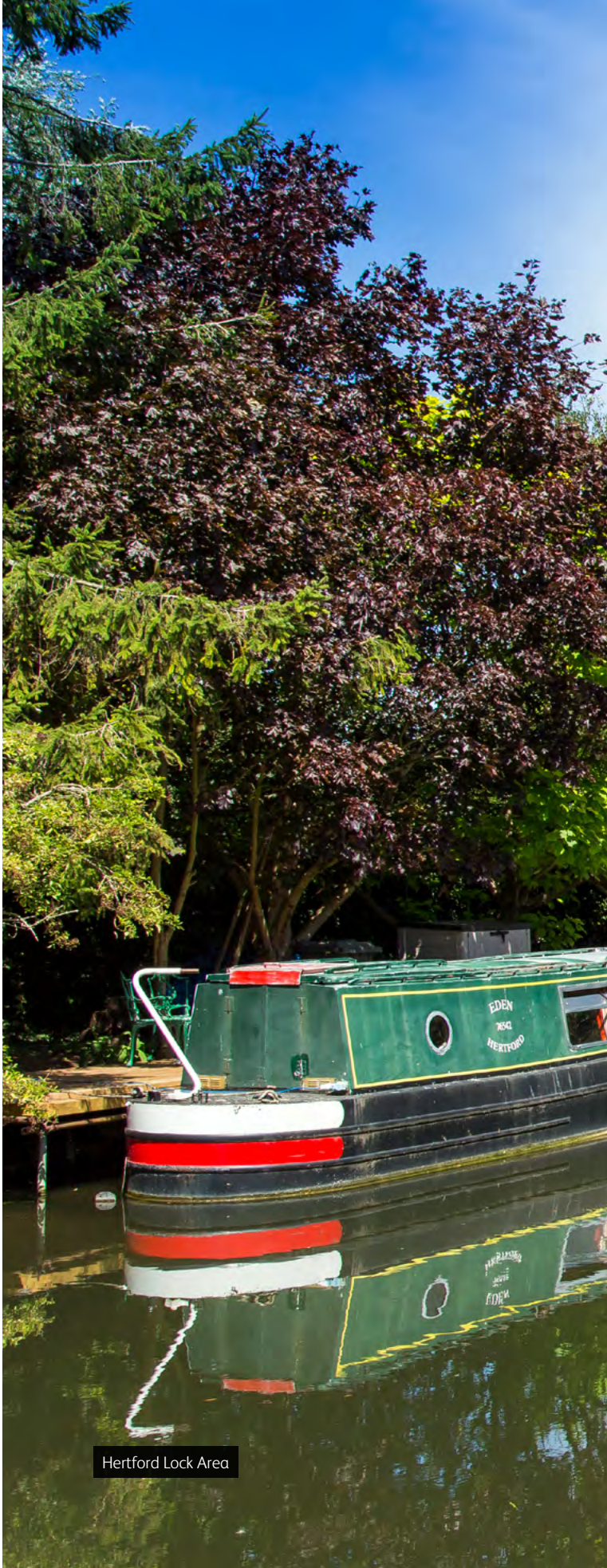
Hertford Castle



Hertford War Memorial Stag



Hertford



Hertford Lock Area





MASTERPLAN

Blakemore Manor blends the natural and constructed environment, creating a charming place to call home. Every property within Blakemore Manor is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home. For more information about a specific phase within Blakemore Manor or current availability, please speak to one of our Sales Consultants.

Trees found locally at Panshanger Park and Hertford have influenced our phases.

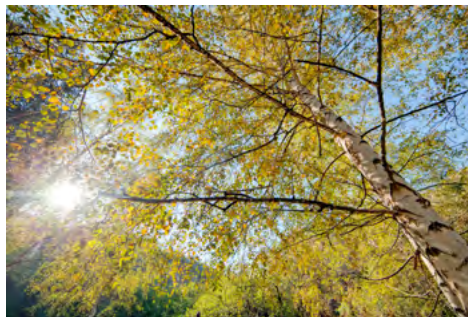
SYCAMORE PLACE



It is believed that the sycamore was introduced to Britain either by the Romans or in the 1500s. The tree has since colonised woodland across the country, becoming a source of food and shelter for a variety of wildlife including aphids that leave behind their tacky honeydew.

A broadleaf tree that can grow to 35m and live for 400 years, the bark of the sycamore is smooth when the tree is young, becoming cracked and plated with age. In autumn the seeds, or samara, are a source of amusement for children, who toss them in the air to watch them spin to the ground.

BIRCH GROVE



This tree is common in woodland around the UK. The silver-white bark has historically been used for textiles, a surface for writing on, cooking vessels and shelter. Birch tar can be extracted from the tree and can be used to treat a range of skin conditions as well as a waterproofer or glue.

Silver birch is a easily identifiable, medium-sized deciduous tree. Mature trees can reach 30m in height, forming a light canopy with elegant, drooping branches. As silver birches age, the bark develops dark, diamond-shaped fissures. Twigs are smooth, and have small dark warts.

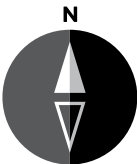
CEDAR GREEN



A grandiose tree with layers of branches and grey-green foliage, cedars are often found in parks and on the grounds of stately homes and grand estates. Cedar is an aromatic evergreen conifer that can grow to 35m. The bark is dark brown with dense ridges and cracks. Cedar trees have a distinct shape, with several trunks and clear layers in its structure that are often used for roosting by owls and bats.

Cedar wood and oil is a natural moth repellent and is often used to make shoe trees, as the wood can absorb moisture and deodorise.

CEDAR GREEN
BLAKEMORE MANOR, HERTFORD



BIRCH GROVE
BLAKEMORE MANOR, HERTFORD

Blakemore Wood

Panshanger Park

SYCAMORE PLACE
BLAKEMORE MANOR, HERTFORD



BY FOOT

Blakemore Manor has a number of local amenities within walking distance.



Post Office
0.2 miles



Co-Op Food
0.2 miles



Golden Griffin Pub
0.2 miles



Wallace House Branch Surgery
0.2 miles



Panshanger Park
0.4 miles



St Marys Church
0.5 miles



The White Horse Pub
0.5 miles



Hertford North Railway Station
0.6 miles



Hertingfordbury Allotments
0.6 miles



Sele Farm Community Centre
0.7 miles



BY CAR

Blakemore Manor has a number of local attractions, cities and airports within easy reach by car.



**Hertford County
Hospital**
1.2 miles



**Hertford Town
Centre**
1.5 miles



**Hertford East
Railway Station**
2 miles



**Hertford Town
Football Club**
2.1 miles



**Hertford Cricket
Club**
2.4 miles



**Waterford Heath
Nature Park**
2.5 miles



**Hertford Lawn
Tennis Club**
2.9 miles



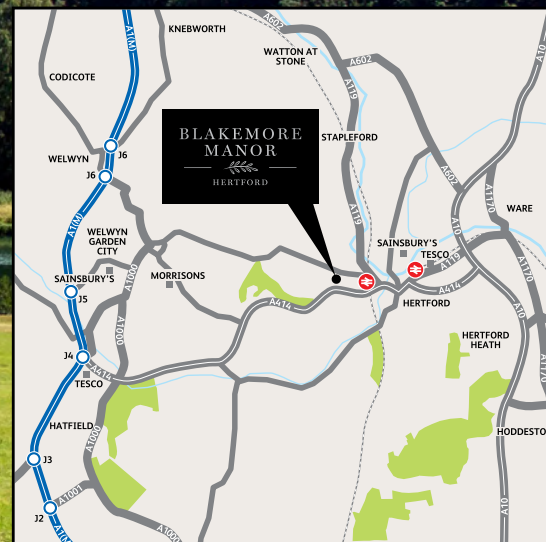
**Chadwell Springs
Family Golf Centre**
3.3 miles



St Albans
12.7 miles



Luton Airport
19.4 miles





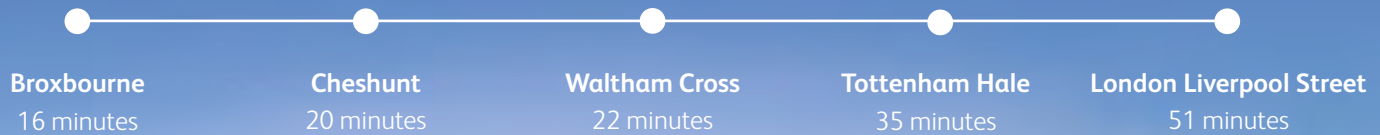
BY TRAIN

Blakemore Manor is well located for commuters, with the City of London reachable in an hour and regular services to surrounding towns and cities.

FROM HERTFORD NORTH RAILWAY STATION



FROM HERTFORD EAST RAILWAY STATION





EDUCATION

Blakemore Manor is well served with many 'good' or 'outstanding' schools in the surrounding area.



The Sele School
0.1 miles



Hertford St Andrew C of E Primary School
0.5 miles



Hollybush Primary School
0.5 miles



St Joseph's Catholic School
0.7 miles



St. Joseph's Playgroup
0.7 miles



River View Day Nursery
1.1 miles



Hertingfordbury Cowper Primary School
1.4 miles



Tiny Toes Hertford Day Nursery and Pre-school
1.5 miles



Mill Mead Primary School
1.6 miles



Richard Hale School
1.7 miles



Duncombe School
1.9 miles



Morgans Primary School & Nursery
2.0 miles



Morgans Playgroup
2.0 miles



Bengeo Primary School
2.4 miles



Simon Balle All-Through School
2.4 miles



Abel Smith School
2.4 miles



Wheatcroft Primary School
2.6 miles



The Pines Pre School
3.4 miles



The Chauncey School
5.9 miles



The University of Hertfordshire
7.6 miles



OUR LOCAL ENVIRONMENT

The homes at Blakemore Manor are expertly designed to minimise their impact on the environment and the landscaping has been carefully chosen to encourage local wildlife. Bird and bat boxes have been included on homes and in trees around the development, with existing hedgerows and trees preserved as habitats for small mammals, insects and birds. A variety of native trees and plant species have also been planted, including hazel, elder and silver birch.

PHOTOVOLTAIC SOLAR PANELS

Some of the homes at Blakemore Manor are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.







A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts,
Group Chief Executive

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Please note the contents within this brochure have been produced in good faith. It is our intention that information provided regarding the proposed landscaping, communal areas and other treatments on the development are truthful. However these aspects are subject to change as Blakemore Manor progresses.

We continually review our specification and our scheme, reserving the right to make amendments. For more information regarding our proposed phasing plan and forthcoming construction, please speak to one of our Sales Consultants.

Date of Preparation June 2023.

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