

# A L L S A I N T S

M A L D O N



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A U N I Q U E C O L L E C T I O N O F H O M E S F R O M  
H E R I T A G E E S T A T E G R O U P

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“BE PART OF THE NEXT CHAPTER”

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Welcome to Allsaints – an outstanding collection of luxurious apartments and cottage style houses that will put residents at the centre of everything required for modern living in Maldon. In a sought-after position, just a moments walk from the ancient heart of upmarket Maldon – Allsaints is our latest collection – an impressive development of individually planned, carefully-restored homes set within an attractive former Victorian Junior School – offering the desirable combination of character, quality and convenience.

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HERITAGE ESTATE GROUP

[www.heritageestate.co.uk](http://www.heritageestate.co.uk)

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ELEGANT,  
QUALITY AND  
UNIQUE

Quality craftsmanship, stylish fittings and a quintessential town setting – surrounded by some of Essex's most famous countryside – are just a few of the features that will make the homes within Allsaints so desirable. Conveniently situated just a stone's throw from the very heart of historic Maldon and a variety of excellent travel connections, this unique development – which comprises just six stunning apartments and two beautiful cottages, sympathetically converted from an elegant Victorian School building – will provide residents with a rich living environment, in thoughtfully appointed homes designed and built for modern lifestyles.

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## A TRULY INDIVIDUAL COLLECTION

On the site of a former locally-cherished Church of England Junior School which had served the community of Maldon since Victorian times, the newly refurbished homes at Allsaints will be a showstopping collection of finely converted houses and apartments stunningly restored from the original buildings. With exclusivity at their heart, these individual homes will present an exceptionally rare opportunity to live within a luxurious property that combines striking architecture, period features and traditional character – with fresh, beautifully-crafted interiors, sumptuous finishes and professionally designed, fully-appointed kitchens.

Owners of these beautiful homes will enjoy everything from relaxing open plan living spaces with beautiful floor coverings and vaulted ceilings, to spacious bedrooms, contemporary-style washrooms – with graceful tiling, spotlights and chrome fittings – and practicalities such as built-in storage, quality fittings and branded appliances. They are sophisticated homes where classic exterior elevations have been harmoniously fused with attractive modern interiors, and each of the homes will be completed with impeccable finesse – ensuring each will offer nothing less than exceptional style, class and exclusivity.

STYLISH HOMES THAT  
SEAMLESSLY BLEND WITH THEIR  
TRADITIONAL SETTING

Allsaints is an exclusive development of just eight professionally designed homes positioned within a wonderfully individual setting. Enjoying a private position – set back from the main road – and enhanced by carefully considered landscaping, this splendid collection will feel secluded whilst enjoying the convenience of a town centre location.



Thoughtfully planned with modern living in mind, all of the homes at Allsaints have been carefully created from the initial planning and architecture stages – and this will continue through to the exceptionally high level of finish to the interior living spaces – where unrivalled attention to detail will be applied to the finer requirements of everyday contemporary lifestyles.

With each home appointed to incredibly high standards, residents can expect a host of features that will create a sense of style and luxury throughout – including fully integrated, stunning kitchens – with soft drawer closers, a full range of branded appliances and sleek worktops – alongside modern bathroom suites with designer chrome fittings, quality tiling and contemporary flooring.

*"This collection is a beautiful fusion of sensitive design, traditional architecture, and modern comfort"*

*Heritage Estate Group*

## THIS IS MALDON

Conveniently located just a short distance from all the necessities bustling Maldon has to offer – Allsaints is ideally positioned – and residents will easily enjoy it's excellent range of sought-after amenities.



Maldon is an historic town on the Blackwater estuary that is well-known for it's famous sea salt and well documented maritime past. With a hugely attractive town centre – boasting a fine selection of beautiful Georgian and Victorian architectural examples, alongside an interesting collection of medieval buildings that date back hundreds of years – the town is full of heritage, but also benefits from some beautiful open spaces, such as the Promenade Park and the riverside with its stunning estuary views.

Today the centre enjoys a cosmopolitan feel and is home to a variety of gastro-style pubs, wine bars and well-known coffee shops – as well as many quality independent eateries and locally owned restaurants. All this is just a walk away from Allsaints – as is a mixture of high street names you would expect from a flourishing town of this size – such as Prezzo, Costa, Boots and M&S Simply Food. The thriving town also hosts a mid-week market and occasionally some themed markets – and residents will also be able to enjoy everything from designer clothes boutiques and fashionable outlets – through to interesting museums, exhibitions and live music performances in the evenings.

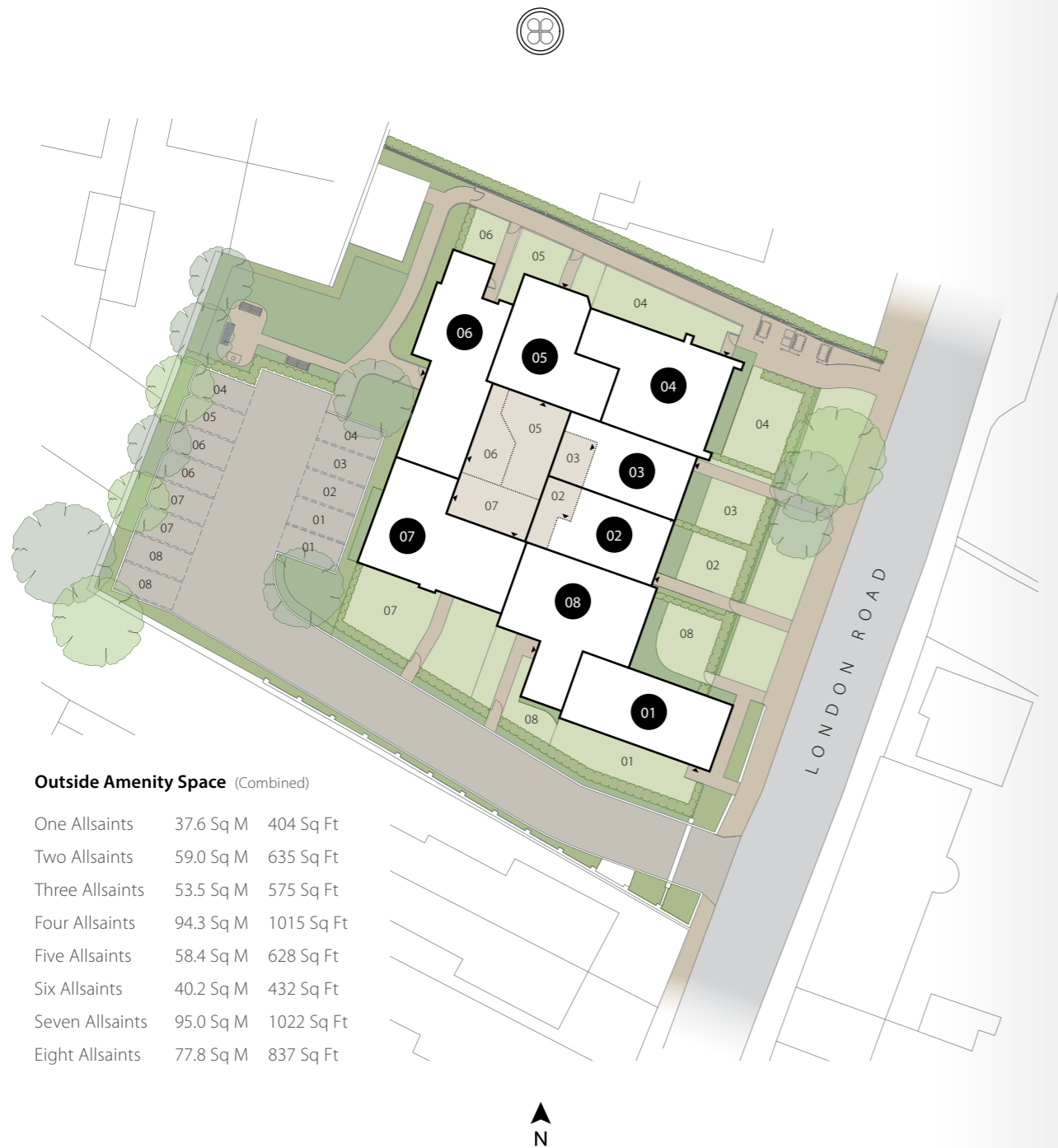
*“The ancient Essex town of Maldon, with its oldest part sitting high on a hill overlooking the Blackwater estuary, has a rich and varied history just waiting to be explored”*

Superbly situated, Maldon is surrounded by everything from eye-catching rolling countryside and the beautiful Blackwater estuary – through to a variety of larger towns and regional hubs that are within easy reach and boast an array of amenities – this is an affluent town with a rich past, vibrant present and promising future – putting residents of Allsaints at the heart one of the most sought-after parts of Essex”

*Beresfords Residential Maldon*

## A UNIQUE RESIDENTIAL ENVIRONMENT

In keeping with the high quality Heritage Estate Group strive to be synonymous with, all the homes within Allsaints have been considerably planned to offer style and character that will seamlessly harmonise with the surrounding area – and not only will all the homes offer fantastic interiors that reflect the very best in modern, contemporary living – they will also be enhanced by the unique, beautifully landscaped and character-filled grounds of the former Junior School, with both private and communal outside areas – with thoughtfully selected boundary treatments – for all to enjoy.



### Outside Amenity Space (Combined)

One Allsaints	37.6 Sq M	404 Sq Ft
Two Allsaints	59.0 Sq M	635 Sq Ft
Three Allsaints	53.5 Sq M	575 Sq Ft
Four Allsaints	94.3 Sq M	1015 Sq Ft
Five Allsaints	58.4 Sq M	628 Sq Ft
Six Allsaints	40.2 Sq M	432 Sq Ft
Seven Allsaints	95.0 Sq M	1022 Sq Ft
Eight Allsaints	77.8 Sq M	837 Sq Ft

For allocated postal addresses and postcodes please see the inside back cover.

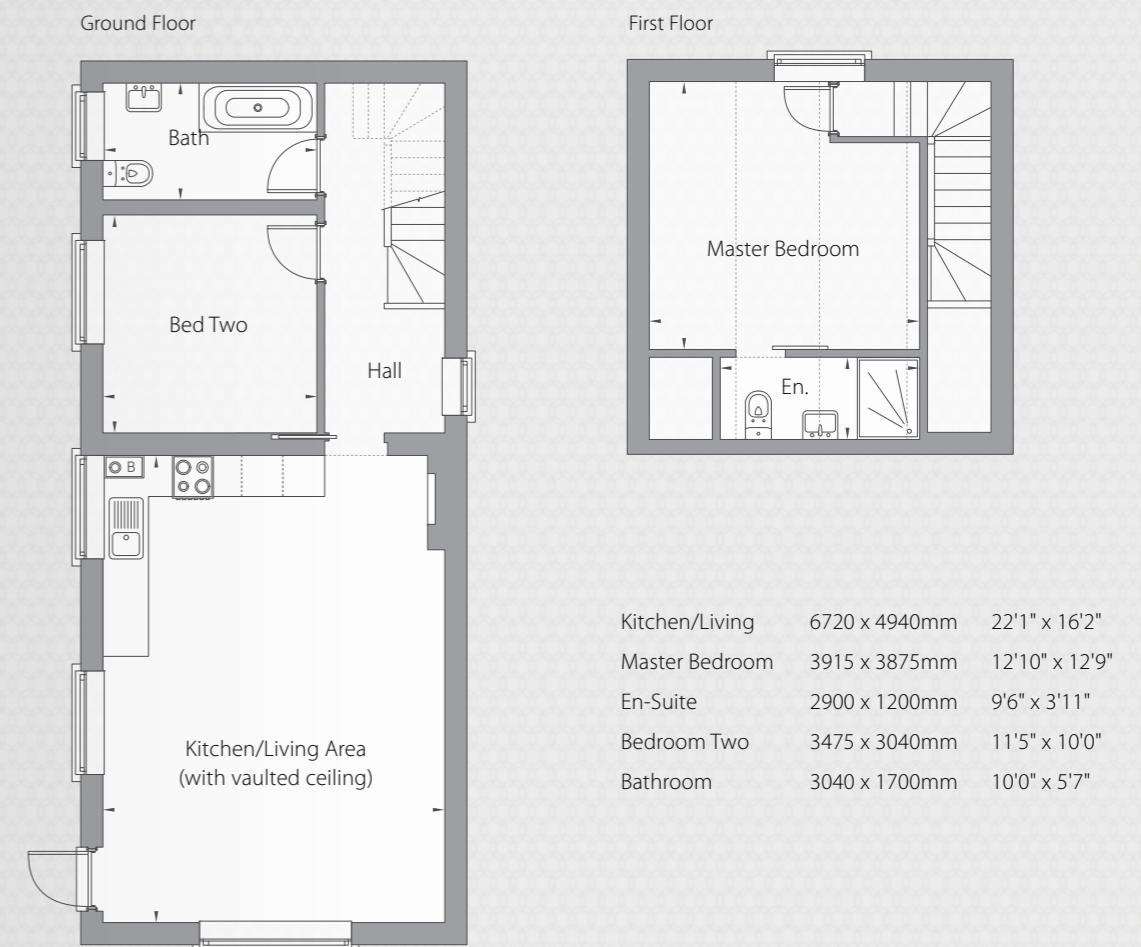
Whilst the aerial development layout shown has been prepared for the assistance of the prospective purchaser, the information shown is preliminary and for guidance purposes only. Properties, boundaries, trees, planting and landscaping are all indicative only and may vary as construction takes effect. Ground levels and other variations are not shown. Purchasers should satisfy themselves that information is correct and can ask to view the detailed architects site plan for full and accurate details.

Approximate outside amenity areas only. Please ask to see detailed landscape drawings for exact information.

## ONE | ALLSAINTS

Open plan kitchen/living area with beautiful vaulted ceiling | Fitted kitchen with integrated brand appliances  
Contemporary bathroom suite | Two well proportioned bedrooms | Master Bedroom with en-suite shower room

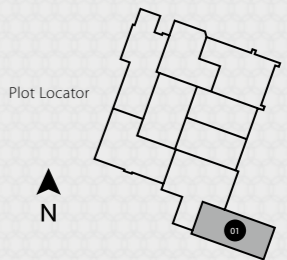
78.6 SQM (847 SQ FT)



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

All the room dimensions and total areas listed on these pages are approximate only – they're taken from architects drawings and could be up to + or – 50mm. Whilst all the plans have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, material colours, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.

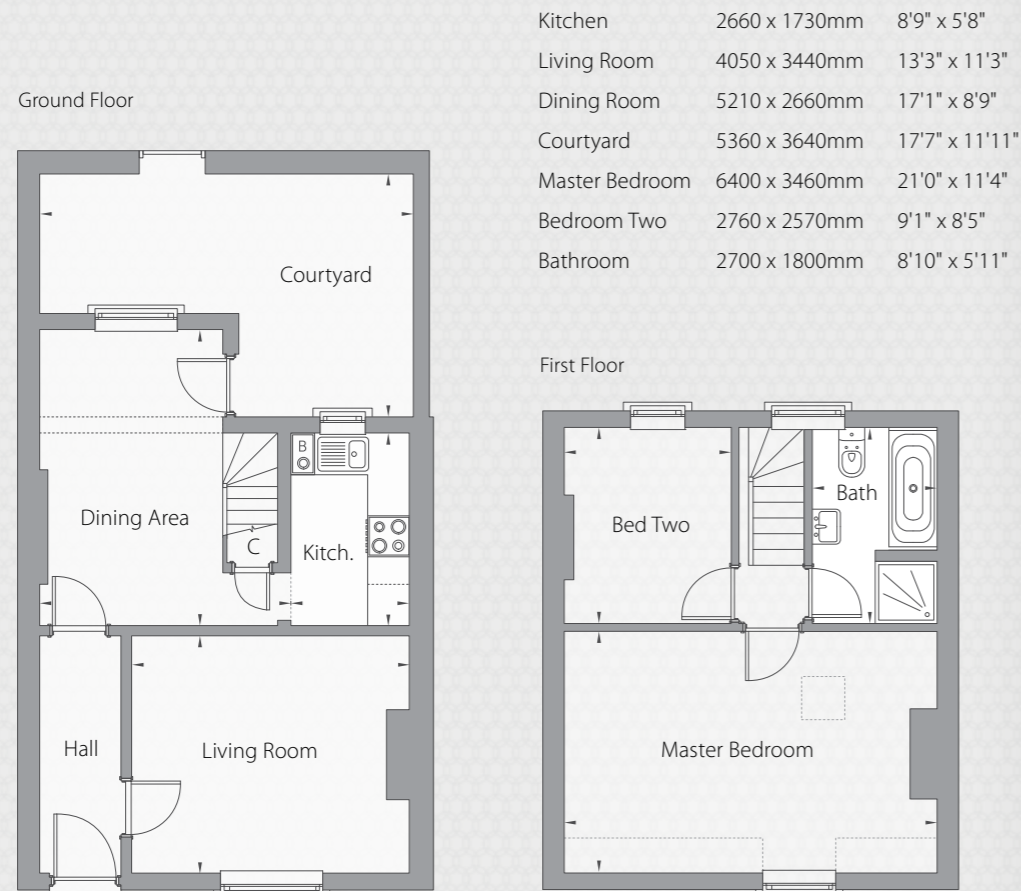
Plot Locator



## TWO | ALLSAINTS

Fully fitted kitchen with integrated appliances | Separate living room | Dining area ideal for entertaining  
 Good size master bedroom | Second bedroom | Contemporary appointed bathroom suite

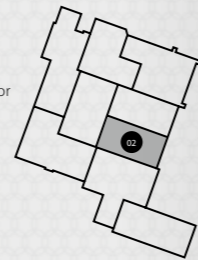
70.8 SQM (763 SQ FT)



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

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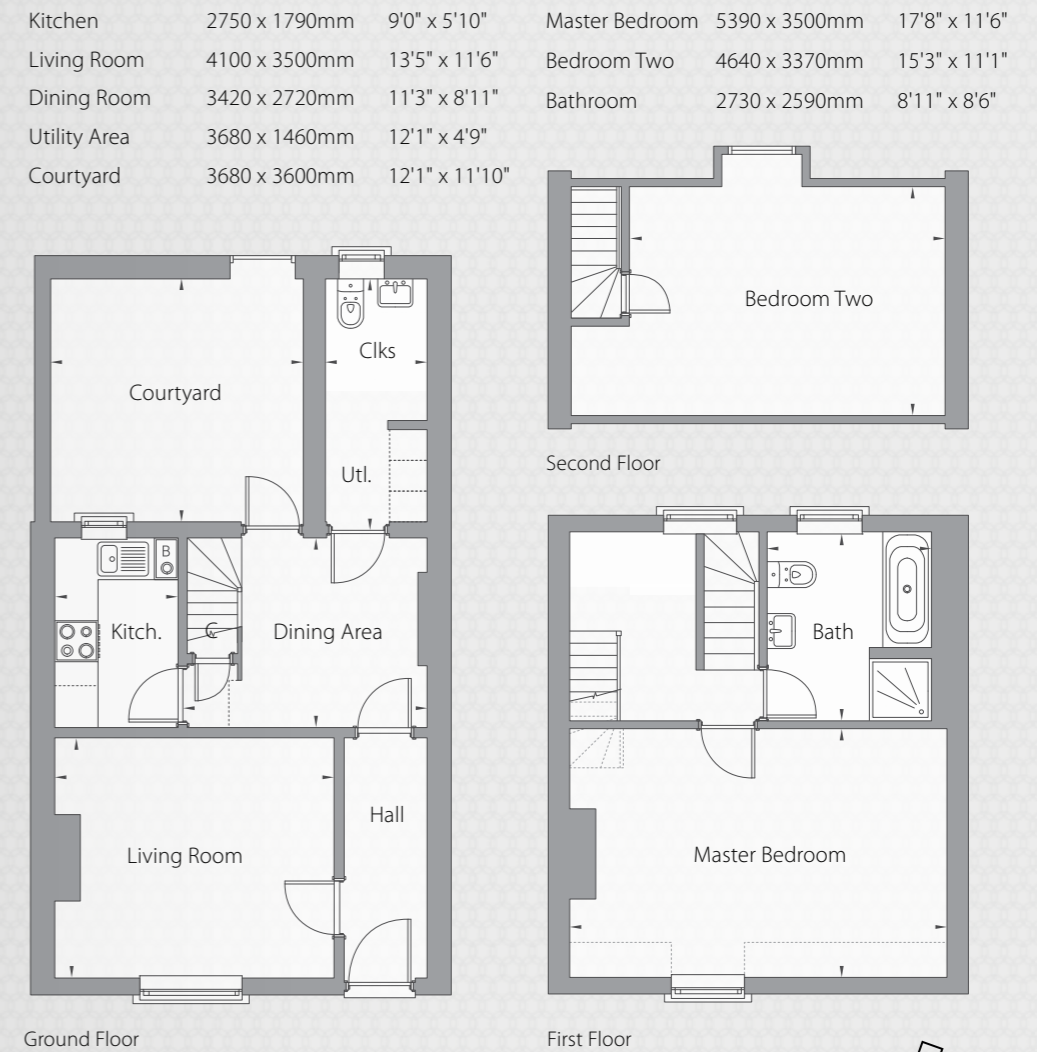
Plot Locator



## THREE | ALLSAINTS

Fully fitted kitchen with branded appliances | Separate living room and a dining area | Utility Area  
 Two cloakrooms | Spacious master bedroom | Second bedroom upper-floor | Beautiful family bathroom suite

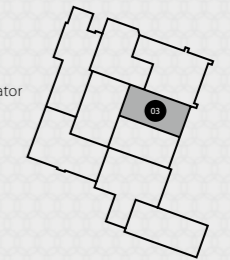
72.9 SQM (785 SQ FT)



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite Utl. Utility Area.

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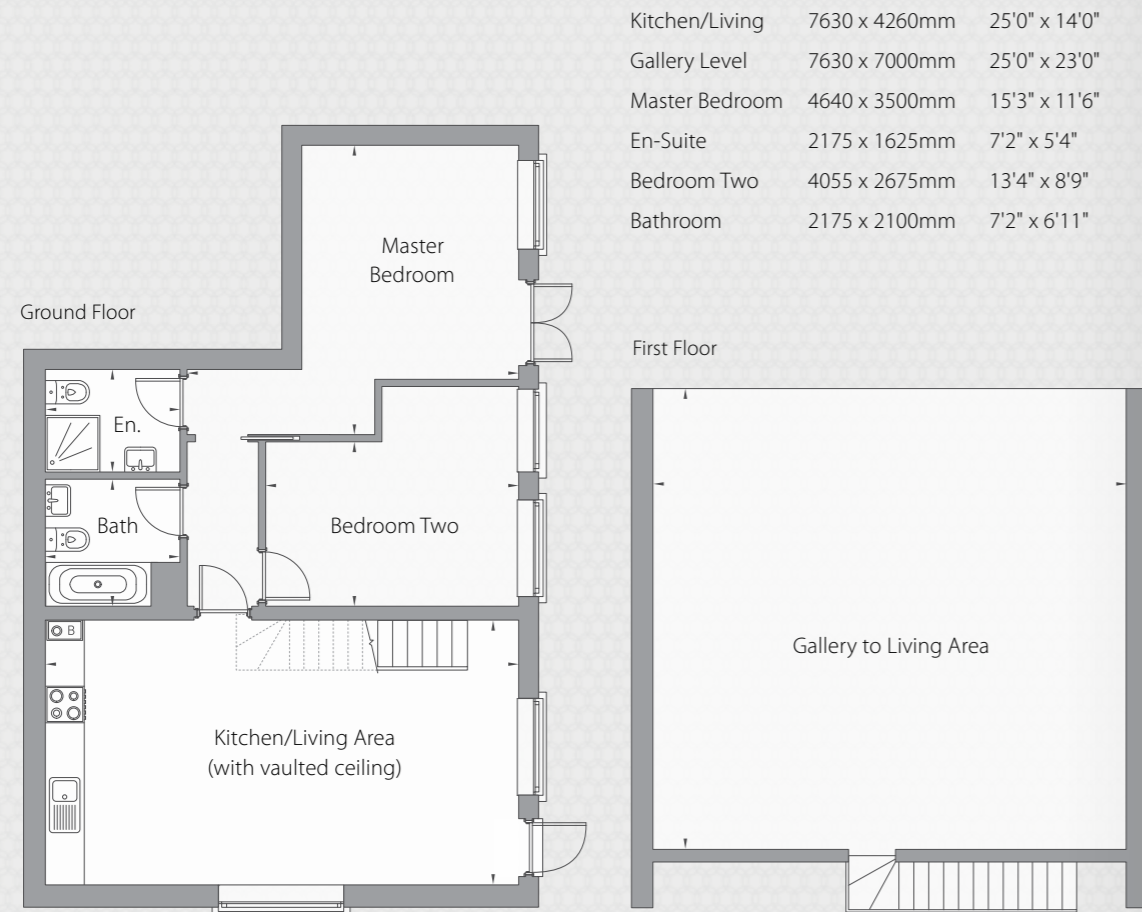
Plot Locator



## FOUR | ALLSAINTS

Open plan kitchen/living area with beautifully fitted kitchen | Upper gallery level to living area  
 Modern bathroom suite | Two bedrooms | Master Bedroom with it's own en-suite and Juliette balcony

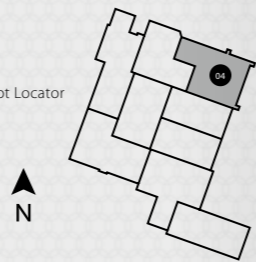
136 SQM (1464 SQ FT)



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

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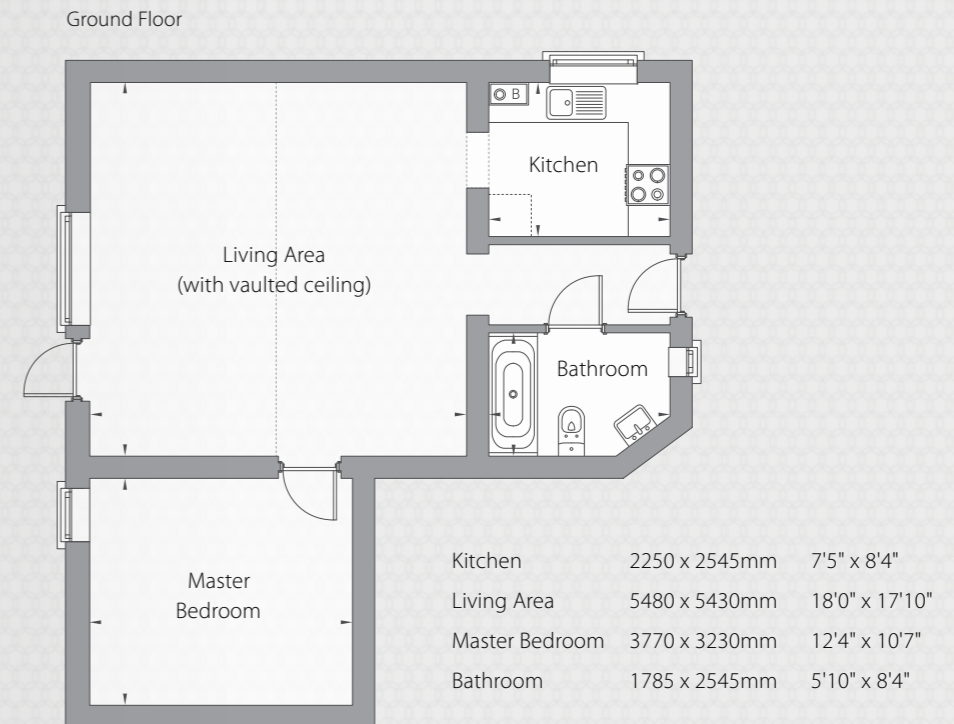
Plot Locator



## FIVE | ALLSAINTS

Spacious living area with stunning vaulted ceiling | Kitchen with integrated brand appliances  
 Professionally fitted bathroom suite | Master Bedroom on ground floor

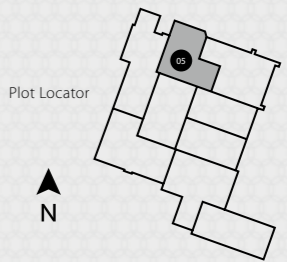
56.6 SQM (610 SQ FT)



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

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Plot Locator

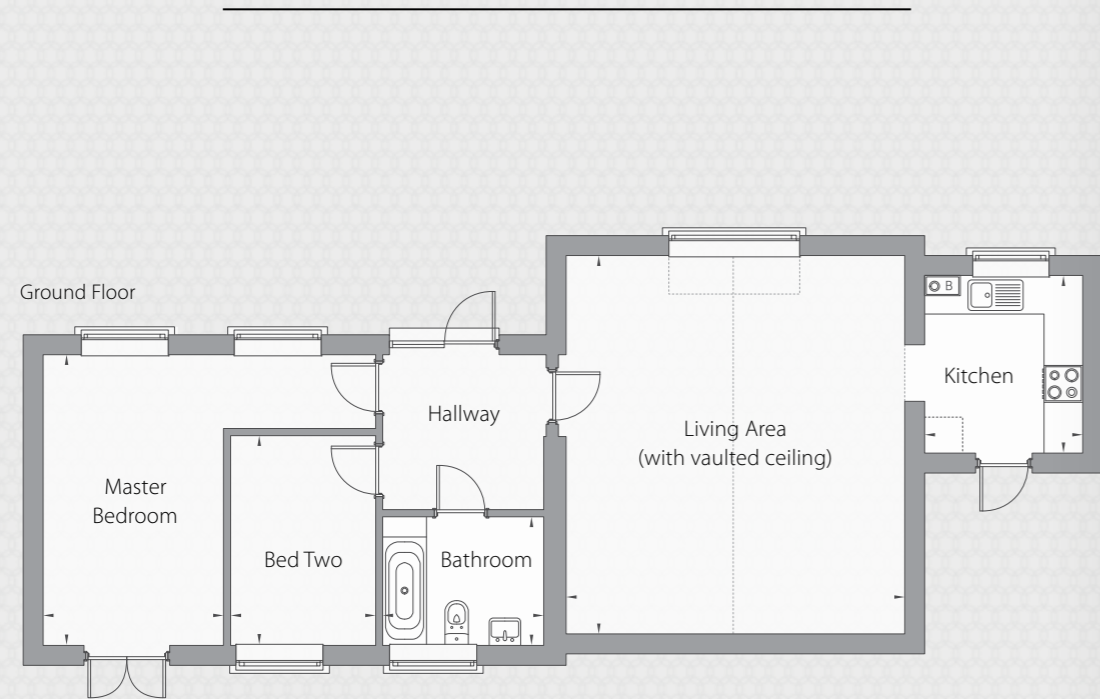




## SIX | ALLSAINTS

Generous living area with stunning vaulted ceiling | Stylish kitchen with fully integrated appliances  
Contemporary bathroom suite | Two well proportioned bedrooms | Master Bedroom with feature French doors

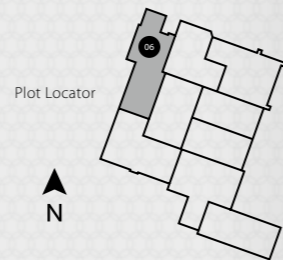
80.5 SQM (867 SQ FT)



Kitchen	2870 x 2545mm	9'5" x 8'4"
Living Area	6105 x 5480mm	20'0" x 18'0"
Master Bedroom	5915 x 2935mm	19'5" x 9'8"
Bedroom Two	4590 x 2350mm	15'1" x 7'9"
Bathroom	2570 x 2100mm	8'5" x 6'11"

NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

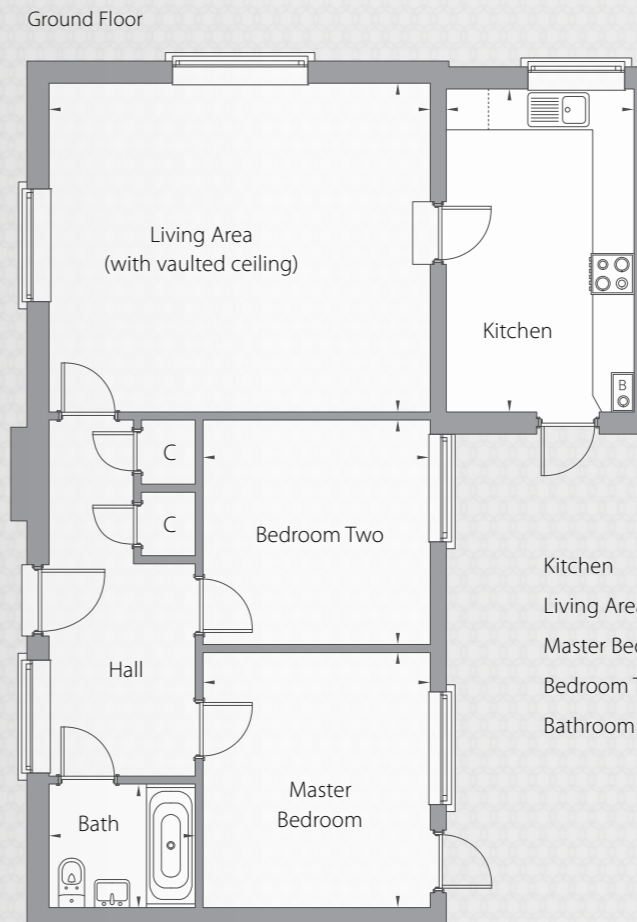
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## SEVEN | ALLSAINTS

Large living area with feature vaulted ceiling | Separate kitchen with quality integrated appliances  
Master bathroom suite | Two good size bedrooms | Master Bedroom with outside access

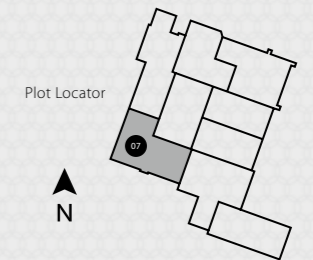
79.3 SQM (854 SQ FT)



Kitchen	4780 x 2715mm	15'8" x 8'11"
Living Area	5540 x 4780mm	18'2" x 15'8"
Master Bedroom	3685 x 3315mm	12'1" x 10'11"
Bedroom Two	3315 x 3250mm	10'11" x 10'8"
Bathroom	2100 x 1905mm	6'11" x 6'3"

NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

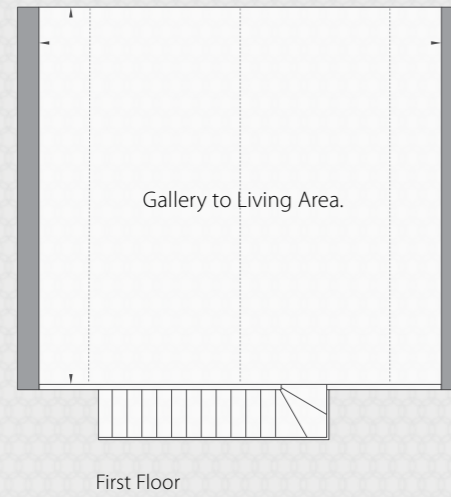
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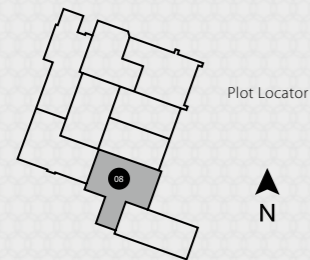
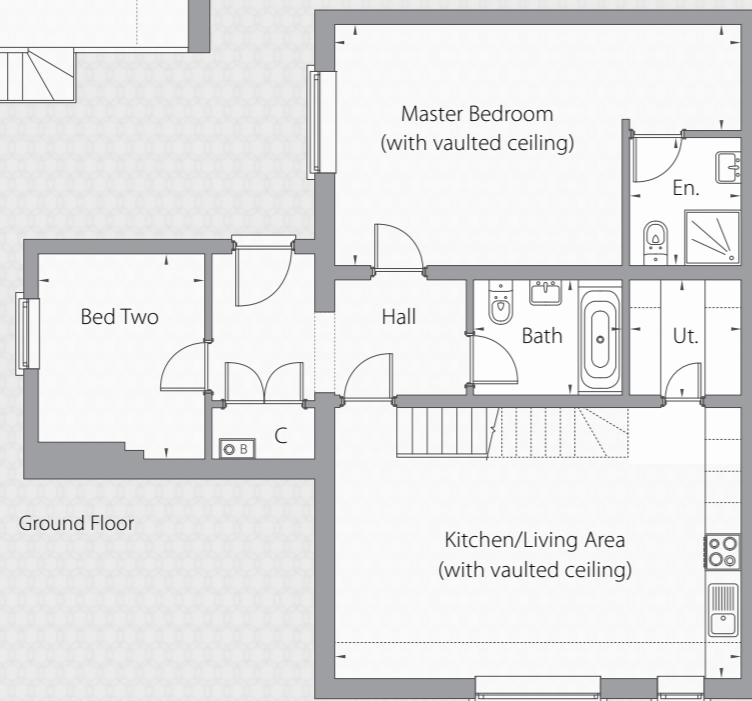
## EIGHT | ALLSAINTS

Open plan kitchen/living area with vaulted ceiling | Fitted kitchen with integrated appliances | Gallery to living area  
Modern bathroom suite | Two bedrooms | Master Bedroom with en-suite and dressing area

128.9 SQM (1388 SQ FT)



Utility Room	2319 x 1870mm	7'7" x 6'2"
Living Area	6235 x 4340mm	14'3" x 20'5"
Gallery	6400 x 6200mm	21'0" x 20'4"
Master Bedroom	6235 x 3900mm	14'3" x 12'10"
Dressing Area	1800 x 1725mm	5'11" x 5'8"
En-Suite	2030 x 1800mm	6'8" x 5'11"
Bedroom Two	2670 x 3000mm	8'9" x 9'10"
Bathroom	2370 x 1870mm	7'9" x 6'2"



NB: Bath Bathroom B Boiler C Cupboard Clks Cloakroom En. En-Suite.

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## BEAUTIFULLY-CRAFTED ONE AND TWO BEDROOM HOMES WITH OUTSTANDING SPECIFICATIONS THROUGHOUT

Impressive from first glance to the finest detail, Allsaints is a quaint enclave of well appointed homes that are defined by historic charm, high quality fittings and enviable surroundings – all encompassed within a thoughtfully planned and historically-aware setting.

This professionally designed collection offers the perfect blend of stunning architecture, modern features and a great location.

### Kitchens.

- Contemporary kitchens individually designed
- All appliances AEG or similar:
- Integrated electric oven, gas hob and integrated extractor hood
- Integrated Dishwasher
- Integrated fridge freezer
- Integrated washer dryer
- Bespoke Carrera Quartz worktops, up stands and splash-backs

### Bathroom, en-suites and cloakrooms.

- Contemporary white sanitary ware with chrome fittings from a selected range
- Concealed thermostatic shower/bath valves, fixed shower heads, hand held shower heads and overflow bath fillers
- Carrera, porcelain tiles to all floors and walls around sanitaryware
- Chrome heated towel rails in units 1, 2 and 3

### Internal finishes.

- High vaulted ceilings over living areas for units 1, 4, 5, 6, 7 and 8
- White satin oil paint to all woodwork
- Contemporary solid doors, finished in white with brushed chrome ironmongery
- Bespoke staircases, hardwood handrails and balustrade
- French Oak wood flooring for all living, kitchen and hall areas
- Carpet to all bedrooms, galleries and stairs

### Heating.

- Condensing gas combination boilers
- Nu-Heat, Lo-Pro-Max under floor heating with thermostatic controls for all individual rooms in units 1, 4, 5, 6, 7 and 8
- Radiator heating with TRV's in cottages 2 and 3

### Electrics.

- MK electrical white switches and sockets
- BT points with cat 5 cable
- Lighting to include spotlights, wall lights, box projection lights, mirror lights, under counter lights and feature lights
- Outside lighting
- TV and Sky connection points

### Security.

- Fitted alarm with motion sensors to all habitat rooms
- Smoke and heat detectors

### External.

Architect designed landscape for exterior to include –

- Cycle store
- Internal courtyard
- Private amenity space
- Comunal amenity space
- Planting schedule, fencing, and lighting as per plan
- Private car parking
- Bin stores
- Block paving to vehicle areas
- Sandstone slabs to all pedestrian areas
- Original sash windows

### Services.

- Mains gas, electricity and water



Each home at Allsaints will be covered by a CRL 10 year structural insurance for new homes. Please ask for further information.

The specifications listed on this page are correct and as intended at the time of going to print. Please speak with your Sales Agent for exact specifications of each plot. Please note the developer reserve the right to amend the elevations, specifications, design and layout as necessary without notice.

## A PERFECT AREA FOR A RANGE OF BUYERS

Whatever your stage in life, whether you're a first time buyer, growing family, or a downsiser enjoying retirement, Allsaints is in an enviable location – perfectly placed to enjoy all the superb amenities that are close-by and take advantage of all the many benefits Maldon and its surrounds have to offer.



Along with all the nearby shops and facilities, Allsaints is set amongst some of the regions most loved countryside and everything from woodland walks, famous riversides and open parkland, through to the Dengie Peninsula's beautiful beaches – are all close enough to easily enjoy with family and friends.

Heybridge, a stunning waters edge village, is very local to the collection and The Chelmer and Blackwater Canal, which was historically built to transport coal and wood to Chelmsford, meets the sea lock at Heybridge Basin. This basin is now a picturesque setting that is used for pleasure boating, fishing and other water based leisure activities. Two locally renowned pubs sit alongside the lock; the 'Old Ship' and the 'Jolly Sailor', as does a tea room which is run by the world famous Wilkin & Sons of Tiptree.

Surrounded by a rich tapestry of public footpaths and popular cycle routes – Maldon is the perfect base for those who love an outdoor lifestyle. There is also a variety of gyms and health clubs nearby, including the Blackwater Leisure Centre which is less than two miles away from the development.

For golfing enthusiasts, there is a fantastic variety of courses within easy reach, with highlights including Maldon Golf Club – just one mile away – and The Warren Golf and Country Club.

*“Offering the tranquility of a waters-edge market town – yet within reach of all the cosmopolitan excitement that both Chelmsford and London have to offer”*

Allsaints is also ideally located for residents to enjoy the vibrant lifestyle of Chelmsford and London should they choose. Chelmsford city centre, with its fantastic variety of stores, renowned restaurants, coffee shops and thriving nightlife is just 10 miles away, whilst London Liverpool Street and everything our famous capital city has to offer is less than 40 minutes away by rail from Chelmsford Station.

From the fashionable independent shops on Moulsham Street, to a variety of familiar high street brand stores, Chelmsford has all the shopping opportunities you would expect from a flourishing city centre – including large undercover shopping centres, famous department stores, and the high profile Bond Street regeneration project – a brand new retail and leisure complex that boasts shops such as John Lewis, venues like Everyman Cinema – and an array of fantastic restaurants.




**A L L S A I N T S**  
M A L D O N

To find the Allsaints development please use the Satellite Navigation Postcode CM9 6HE.

Allsaints, London Road, Maldon, Essex CM9 6HE.

## “ P A S T A N D P R E S E N T ”

The All Saints School in London Road has been a part of the local community since as far back as the late nineteenth century. Originally designed as a National School and eventually becoming a Church of England Primary, All Saints first opened in London Road in 1847 and for well over a hundred years after a large volume of Maldon's residents will have started their life there. The original school comprised a centrally placed dwelling with two identical front doors indicating a pair of cottages – one for the School Master and one for School Mistress – separating two wings either side, which formed the original classrooms, one for boys, the other for girls. If the original plans are to be believed, in 1847 the school was foreseen to have 250 boys, 250 girls and 150 infants. In more recent times additional classrooms and such like were added to the school – including a Kiln Room which was added in between 1875 and 1896 and even an air raid shelter which is thought to have been built in the first few months of World War 2 and was later turned into a storeroom.

Because of the local significance of the school a large amount of historic research and subsequent consideration has been undertaken since the start of the planning process and a huge amount of care has been assigned to the design of the collection and it's landscaping – including the overall layout of the site, the architectural style of the homes within it, and ultimately their visual impact on the area. Today, in the expert hands of the Heritage Estate Group the original buildings, which are being carefully preserved and converted, are set to become so much more than an exclusive selection of superbly appointed homes – *“it is a stunning collection that will represent a unique residential opportunity, enhanced by a superb position in a desirable part of Essex.”*

## A N I D E A L P L A C E T O C A L L H O M E

The location of Allsaints offers the best of all worlds and an enviable lifestyle awaits those who want to relax and enjoy this quintessential market town. Surrounded by beautiful scenery, public footpaths, bridleways, cycle routes and the coastline, Maldon really is the perfect base for those who enjoy the great outdoors. Whether it's walking the dog, cycling with friends, or an idyllic summers evening running along the banks of the Blackwater estuary, you'll be spoilt for choice thanks to this fantastic setting.

Equally if you want to live in a retreat that is not too far away from the bustle of the busy modern world, the town of Maldon has excellent transport links to Chelmsford, London and beyond – enabling Allsaints to have the rare and wonderful feeling of seclusion, whilst remaining in close proximity to a wealth of amenities.



### Local highlights

High Street (Shops, Restaurants and Banks)	0.5 Miles
Tesco Extra	0.7 Miles
Promenade Park	1 Mile
Maldon Golf Club	2.5 Miles
Heybridge Basin	3 Miles
Hatfield Peverel Station [ HAP ]	6 Miles



### Surrounding area

Witham	6 Miles
Chelmsford	9 Miles
Braintree	15 Miles
Basildon	17 Miles
Colchester	18 Miles
Southend Airport / Stansted Airport	22 / 25 Miles



### Road connections

A12 (Junction 20 / Hatfield Peverel)	5.5 Miles
A120 (at Braintree)	15 Miles
A13 (South Benfleet)	16 Miles
M25 (Junction 28 / Brentwood)	22 Miles
M11 (Junction 07)	26 Miles



### Rail Travel From Hatfield Peverel Station [ HAP ]

Shenfield [ SNF ] <i>Future Crossrail Connection</i>	17 Minutes
Stratford [ SRA ]	33 Minutes
Liverpool Street [ LST ]	44 Minutes
Oxford Circus [ UNDERGROUND ]	58 Minutes
Canary Wharf [ DLR ]	60 Minutes



## P O S T A L A D D R E S S E S

- 1 All Saints, London Road, Maldon, Essex CM9 6HE
- 2 All Saints, London Road, Maldon, Essex CM9 6HE
- 3 All Saints, London Road, Maldon, Essex CM9 6HE
- 4 All Saints, London Road, Maldon, Essex CM9 6HE
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- 8 All Saints, London Road, Maldon, Essex CM9 6HE

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Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



# HERITAGE

estate group

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**Heritage Estate Group Limited**

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**Email:** [info@heritageestate.co.uk](mailto:info@heritageestate.co.uk)

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