



# HERITAGE

WELLINGTON      MILL      NEAR TAUNTON

Fine living in a rural location



**STRONGVOX**  
HOMES











Wellington Monument

"The picturesque and characterful town of Wellington is a befitting location for our latest development Heritage Mill. With a superb range of individually designed new homes and apartments available I am confident that this will be another project we can be very proud of."

**Toby Ballard** Managing Director, Strongvox Homes



Waitrose, Wellington



St John's C of E Primary School, Wellington



Wellington High Street

## Welcome to Heritage Mill

Heritage Mill in Wellington, near Taunton is our latest beautifully thought out Strongvox development.

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built over 1,000 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.



**JUNKET**  
RUSTIQUE CHIC!  
ANTIQUE, RETRO,  
& VINTAGE  
COUNTRY FURNITURE  
*China-Glass-Clothes-Linens  
And So Much More...*



Senior School ↑  
Visitors please report to Reception  
← Prep School







Woods near Wellington Monument

## The best of Somerset on the edge of Devon

Wellington is a small market town in Somerset close to the border with Devon and only 7 miles from the county town of Taunton, Somerset.

The beautifully dramatic and unspoilt Blackdown Hills, a designated Area of Outstanding Natural Beauty, is close by to the South, and the Exmoor Heritage coastline is less than an hours drive away.

Living at Heritage Mill also means easy access further afield with a mainline train station in Taunton and Tiverton Parkway (located in the village of Samford Peverell), the vibrant cities of Exeter and Bristol within easy reach along the nearby M5 motorway.

Taunton to London (by train)	1 hour 45 mins
Wellington to Bristol (by car)	1 hour 12 mins
Wellington to Exmouth (by car)	55 mins
Wellington to Minehead (by car)	45 mins
Wellington to Exeter (by car)	40 mins
Wellington to Taunton (by car)	17 mins





A358

A38

M5

6

8

TAUNTON

A361

HERITAGE  
MILL

1

5

2

3

4

WELLINGTON

M5

A38

7

BLACKDOWN HILLS





1. Computer generated development scene Heritage Mill



2. Wellington High Street



3. Waitrose, Wellington



4. Wellington School



5. St John the Baptist Church, Wellington



6. Taunton Railway Station



7. Wellington Monument



8. Taunton Cricket Ground

# Heritage Mill, Wellington, Somerset

Wellington is a thriving market town with everything you could wish for on your doorstep. For leisure there is the art deco Wellesley cinema, leisure centre with swimming pool and award winning Wellington Park. For shoppers there is a thriving range of smaller independent shops plus the town is well served with 3 large supermarkets to choose from. With plenty of flourishing cafés and pubs and a regular Farmers Market, Wellington has recently become a ‘Food Town’ and hosts various events and initiatives to celebrate the best in local food and drink.

The famous Wellington Monument is a major landmark in the area and visible from many parts of the town. Situated at the highest point of the Blackdown Hills there are stunning views across the vale of Taunton, the Bristol Channel and Exmoor.








M5 Junction 26 (by car)	10 mins
Samford Peverell Train Station (by car)	20 mins
Taunton City Centre (by car)	20 mins
Taunton Train Station (by car)	26 mins
Exeter International Airport (by car)	32 mins
Bristol (by car)	1 hour 25 mins





# HERITAGE MILL

This site plan is indicative only of the development.  
It is for general guidance and may be subject to change.

- |  |              |   |            |
|--|--------------|---|------------|
|  | The Wimborne |  | The Bray   |
|  | The Pippin   |  | The Dart   |
|  | The Carrick  |  | Apartments |
|  | The Tweed    |   |            |









# The Apartments

## One and two bedroom apartments

A stunning new apartment building comprising of fourteen one and two bedroom period style apartments fitted out to a high specification and design. Each apartment features an open plan kitchen, dining and lounge room, bedroom(s) and bathroom. All apartments benefit from a parking space, bike storage and communal area.



Plots 77 - 90

## One bedroom apartments

### Apartment A

<b>83</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	3777 x 4950	12' 4" x 16' 2"
Bedroom 1	3180 x 3193	10' 5" x 10' 5"

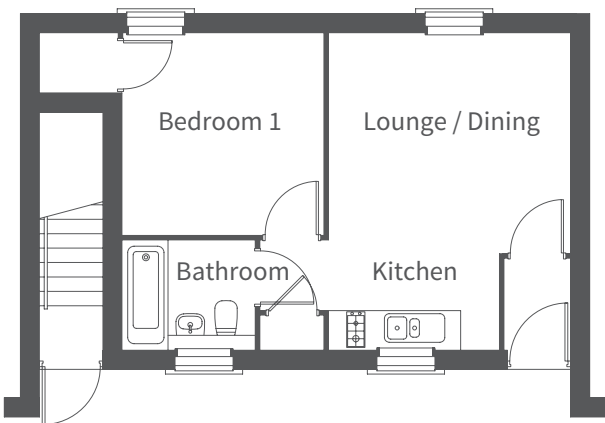
### Apartment B

<b>84</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	4950 x 3854	16' 2" x 12' 7"
Bedroom 1	3350 x 2970	10' 11" x 9' 8"

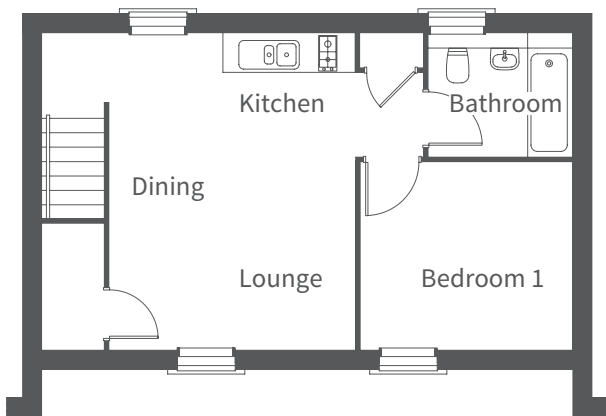
\* Maximum

**Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.** External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

One bedroom apartment A



One bedroom apartment B





# Two bedroom apartments

## Apartment C

<b>77, 86</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	6450 x 3652	21' 1" x 11' 11"
Bedroom 1	3500 x 3315	11' 5" x 10' 10"
Bedroom 2	2930 x 3315	9' 7" x 10' 10"

## Apartment D

<b>78, 85</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	6450 x 3617	21' 1" x 11' 2"
Bedroom 1	3650 x 3250	11' 11" x 10' 8"
Bedroom 2	3410 x 3180	11' 2" x 10' 5"

## Apartment E

<b>79, 81, 87, 89</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	6450 x 2797	21' 1" x 9' 2"
Bedroom 1	3050 x 3200	10' 0" x 10' 6"
Bedroom 2	2550 x 3200	8' 4" x 10' 6"

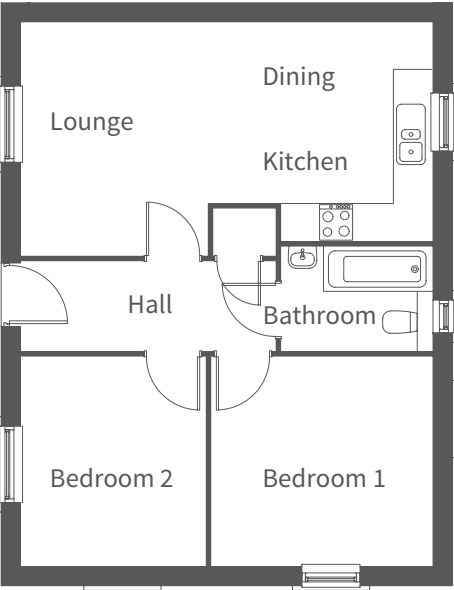
## Apartment F

<b>80, 82, 88, 90</b>	Millimetres	Feet/inches
Kitchen/Dining Lounge	6450 x 3597	21' 1" x 11' 9"
Bedroom 1	3070 x 3250	10' 0" x 10' 8"
Bedroom 2	3775 x 3180	12' 4" x 10' 5"

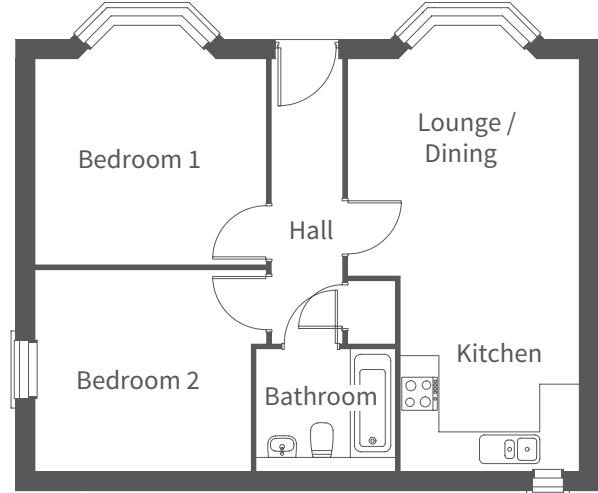
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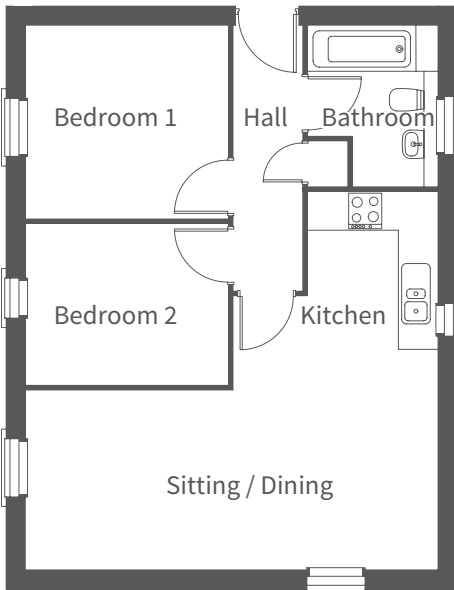
Two bedroom apartment C



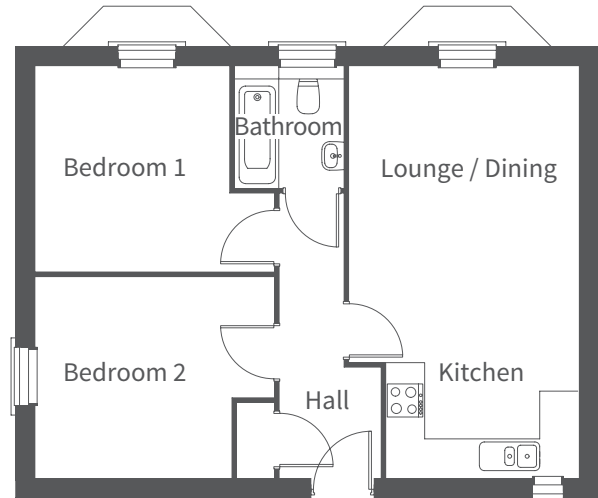
Two bedroom apartment D



Two bedroom apartment E



Two bedroom apartment F





# The Carrick

## Two bedroom three bay coach house

The Carrick is a charming two bedroom coach house comprising open plan living space, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units, master bedroom, one further bedroom and a bathroom.

First Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Lounge	3615 x 2860	11' 10" x 9' 5"	Bedroom 1	2983 x 3125	9' 9" x 10' 3"
Kitchen	2810 x 2615	9' 3" x 8' 7"	Bedroom 2	2430 x 2968	7' 11" x 9' 9"
Dining	2768 x 2615	9' 1" x 8' 7"			* Maximum

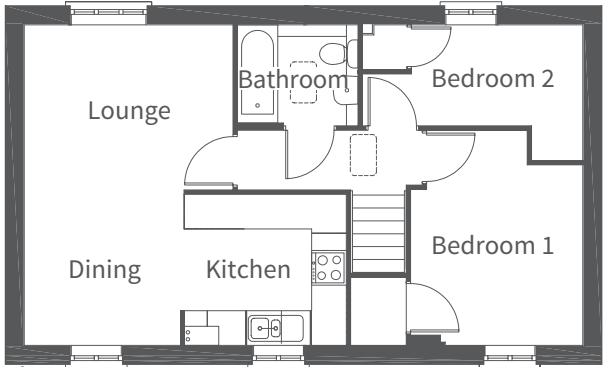
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Plot 3



First Floor





# The Carrick

## Two bedroom four bay coach house

The Carrick is a charming two bedroom coach house comprising open plan lounge and dining room, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units, master bedroom with en-suite, one further bedroom, bathroom and storage cupboard.

First Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen/ Dining	6171 x 2625	20' 2" x 8' 7"	Bedroom 1	3287 x 2980	10' 9" x 9' 9"
Lounge	4580 x 2937	15' 0" x 9' 7"	Bedroom 2	4506 x 2550	14' 9" x 8' 4"

\* Maximum

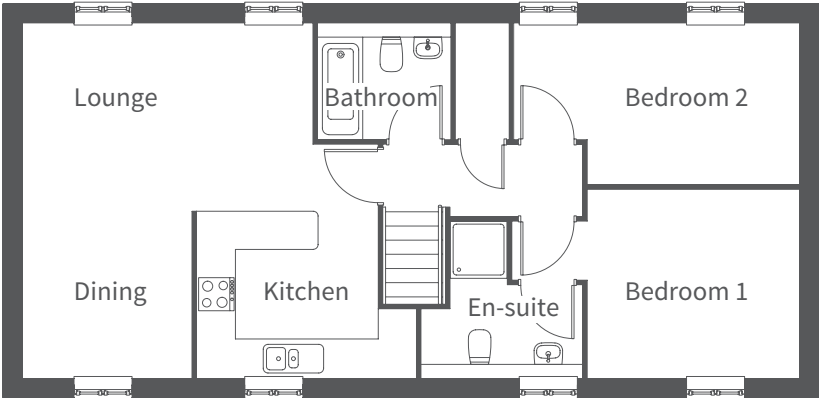
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Plot 19



First Floor





# The Bray

## Two bedroom home

The Bray is a lovely two bedroom home comprising open plan living space, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. The lounge features French doors which open onto the enclosed rear garden. Also on the ground floor is a WC/cloakroom and storage cupboard. The master bedroom with bathroom en-suite, one further bedroom and en-suite are situated on the first floor.

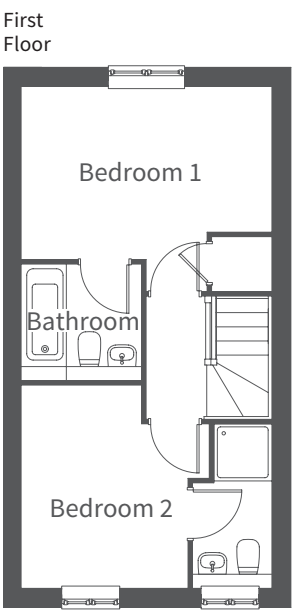
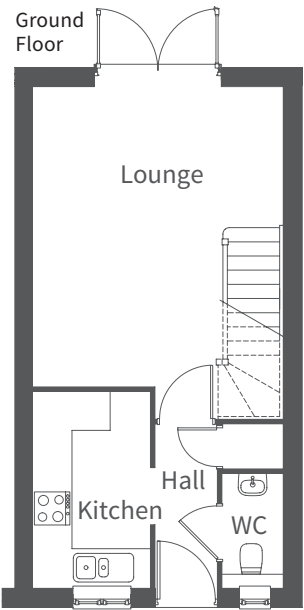
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	3062 x 1822	10' 0" x 5' 11"	Bedroom 1	3900 x 2725	12' 9" x 8' 11"
Lounge	3900 x 4692	12' 9" x 15' 4"	Bedroom 2	2605 x 3200	8' 6" x 10' 6"

\* Maximum

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Plots 12, 13





# The Wimborne

## Two bedroom home

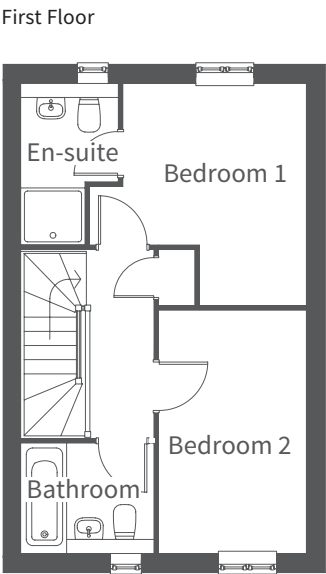
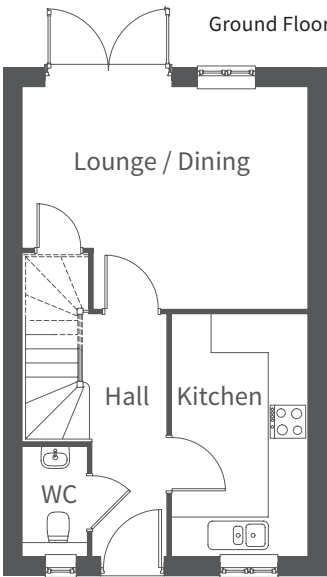
The Wimborne is a lovely two bedroom home comprising open plan living space, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. The lounge/dining room features French doors which open onto the garden. Also on the ground floor is a WC/cloakroom. On the first floor you will find the master bedroom with en-suite, one further bedroom and a family bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	2150 x 3825	7' 0" x 12' 6"	Bedroom 1	3500 x 2852	11' 5" x 9' 4"
Lounge	4450 x 3505	14' 7" x 11' 6"	Bedroom 2	3830 x 2330	12' 6" x 7' 7"
* Maximum					

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Plot 32, 33





# The Tweed

## Three bedroom home

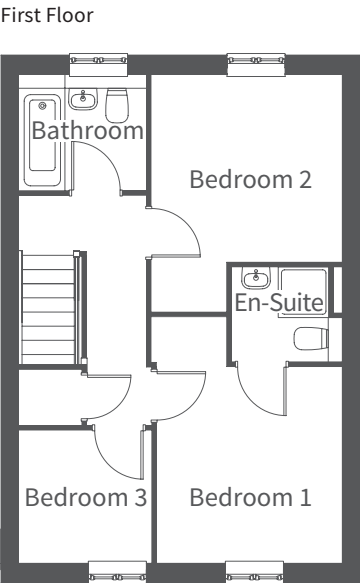
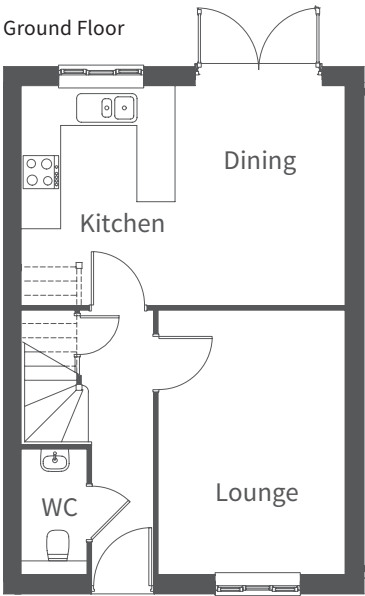
The Tweed is a delightful three bedroom home arranged over two floors. From the entrance hall doors lead to the kitchen/dining room and then onto the garden through French doors. Doors from the entrance hall also lead to the lounge and WC/cloakroom. The stairs, which incorporate a storage cupboard, lead to the first floor comprising of a master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	5050 x 3463	16' 6" x 11' 4"	Bedroom 1	3100 x 2892	10' 2" x 9' 5"
Lounge	2940 x 4167	9' 7" x 13' 8"	Bedroom 2	2960 x 2977	9' 8" x 9' 9"
			Bedroom 3	2100 x 2100	6' 10" x 6' 10"

**Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.** External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Plots 10, 11





# The Dart

## Three bedroom home

The Dart is a stylish three bedroom home benefitting from high specification and delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge/ Dining	5350* x 4275*	17' 6" x 14' 0"	Bedroom 1	3197 x 2887	10' 5" x 9' 5"
Kitchen	3030 x 3020	9' 11" x 9' 10"	Bedroom 2	3197 x 2860	10' 5" x 9' 4"
			Bedroom 3	2110 x 2480	6' 11" x 8' 1"

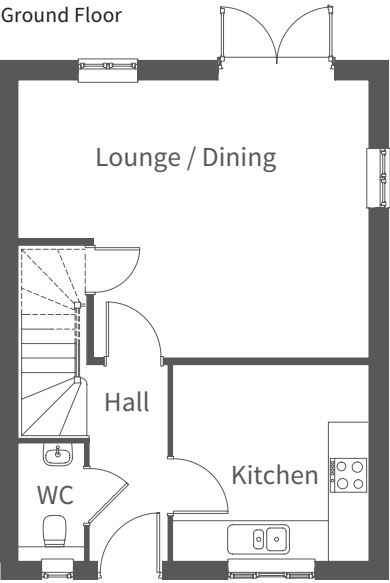
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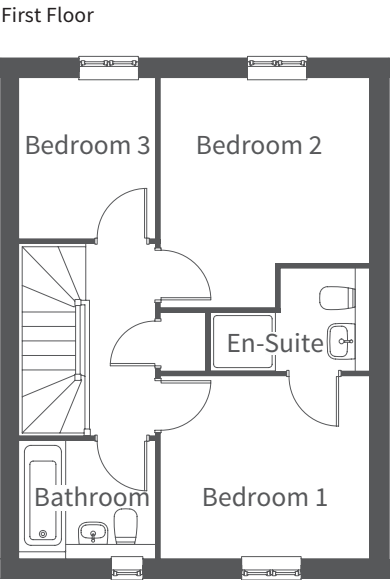
Plot 8, 9



Ground Floor



First Floor





# The Pippin

## Three bedroom home

The Pippin is a stylish three bedroom house benefitting from high specification and delightful accommodation over two floors. The ground floor comprises WC, kitchen/dining room with back door access to the enclosed rear garden. A large living room with French doors also open onto the rear garden. The first floor landing has doors leading to master bedroom with en-suite, two further bedrooms and bathroom.

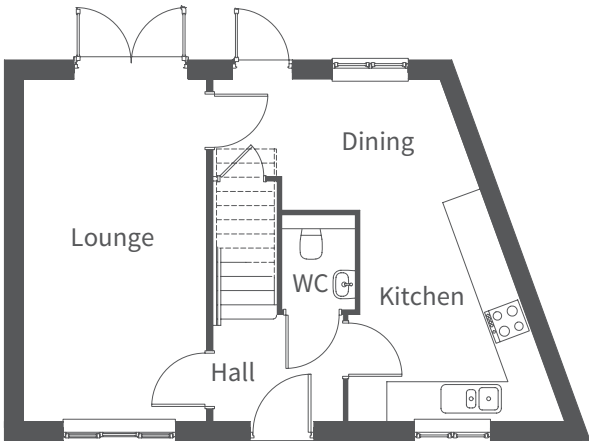
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	2885 x 5340	9' 5" x 17' 6"	Bedroom 1	3348 x 2927	10' 11" x 9' 7"
Kitchen	2002 x 3293	6' 7" x 10' 10"	Bedroom 2	2820 x 3390	9' 3" x 11' 1"
Dining	3900 x 2047	12' 9" x 6' 9"	Bedroom 3	1900 x 2460	6' 3" x 8' 0"

\* Maximum

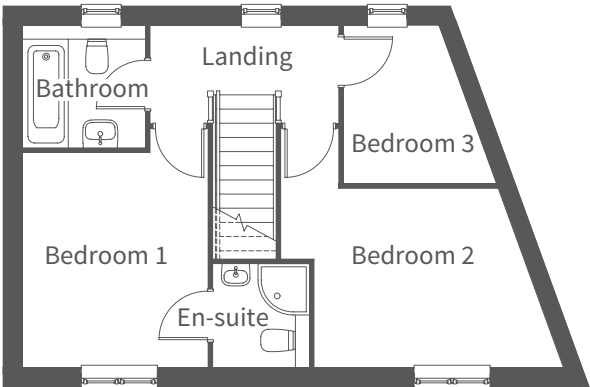
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Plot 15



Ground Floor



First Floor













## High specification

Every aspect of the final specification has been thought about with you in mind. From the contemporary design, through to the practical benefits of modern living, to Hansgrohe taps that complete the sanitary ware. Every detail has been considered, because we know how important the finishing touches are to making a home.

**hansgrohe**

**NHBC**

*Tileflair*

### Kitchen

- A choice\* of fully fitted kitchen with ample wall and floor cupboards
- A choice\* of profile worktop with matching up-stands
- Stainless steel single oven, gas hob and hood extractor fan
- A glass/stainless steel splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Washer/dryer to apartments only
- Recessed down lighters to kitchen area

### Bathroom and En-suite\*\*

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps and hand held shower spray over the bath
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite has a resin stone shower tray and full height tiling
- Half height tiling to the bathroom over the bath basin (semi-pedestal) and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites

### Decoration and Internal Finish

- Each home features a white smooth emulsion finish to the walls and ceilings
- White panelled internal doors
- All homes feature uPVC front doors with multi point locking system

### Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and Bed 1
- Communal Sky TV / Digital TV system
- A mains operated smoke alarm with battery backup is fitted to the hallway

### Energy Efficiency, Heating and Insulation

- Gas fired combi boiler central heating system with thermostatically controlled radiators and heated towel rails in en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

### External Finishes

- An external tap will be provided (not apartments)
- Front lawns either laid to turf or shrubs (dependent on planning). Rear gardens fenced and laid to turf
- Patios and paths laid in Buff Riven slab in line with planning
- Door entry system (apartments only)
- Each apartment has a parking space and bike storage

### NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

\*Subject to build stage

\*\*Where en-suite is incorporated





## Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



hansgrohe

NHBC

DURAVIT



# Individual homes for independent lives

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of one, two, and three bedroom homes at Heritage Mill where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.





# Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and are on hand to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

•

All aspects of your new home will be fully demonstrated to you before you move in

•

Your new home is covered by a 10 year NHBC warranty and we will provide you with information about the cover

•

You will be provided with information about our after-sales service.

Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



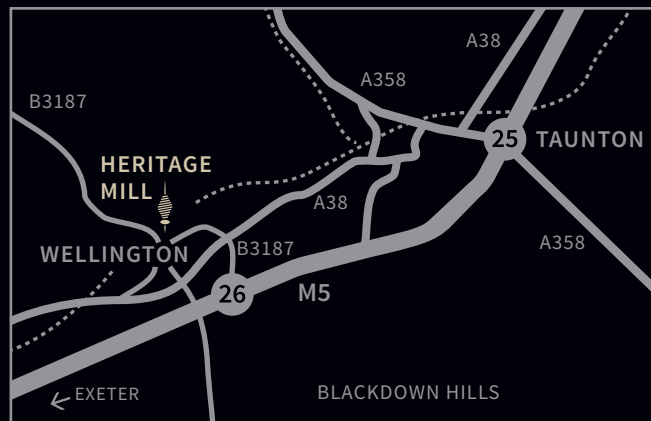
**STRONGVOX**  
HOMES







## Location



### Directions from M5 J26 to Wellington

**SOUTHBOUND:** Leave the M5, stay in the right hand lane and take the third exit off the roundabout. **NORTHBOUND:** Leave the M5, stay in the left hand lane and take the first exit off the roundabout. Carry along the dual carriageway on arriving at roundabout take the second exit. Carry on into Wellington, straight over the first set of traffic lights. Turn right at the second set of traffic lights. Carry along this road, on leaving Tone Vale and you will find our development on the right hand side.

**For Sat Nav:** TA21 0BQ

ENQUIRIES: 0800 472 5418



[heritagemill@strongvox.co.uk](mailto:heritagemill@strongvox.co.uk)

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

[ENQUIRIES@STRONGVOX.CO.UK](mailto:ENQUIRIES@STRONGVOX.CO.UK) [WWW.STRONGVOX.CO.UK](http://WWW.STRONGVOX.CO.UK)

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