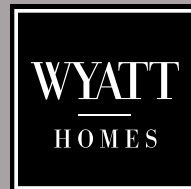


Brimsmore

YEOVIL • SOMERSET







Welcome to Brimsmore

The name 'Brimsmore' is derived from the local farm that historically worked much of the land which makes up the development. Brimsmore is becoming something very distinctive and unique with a local community centre which integrates new and existing residents of Yeovil.

The development has been designed to create an attractive place to live for generations to come.





Concept and design

Brimsmore, Yeovil, Somerset

The philosophy behind the Brimsmore development is to create a distinctive and unique extension to Yeovil featuring strong urban character which integrates existing residential areas to the north of Yeovil into the new Brimsmore community.

The development adjoins an established residential neighbourhood along Thorne Lane on the northern edge of Yeovil. It covers approximately 100 acres and will be built in a number of phases to produce approximately 980 homes which will be presented in a variety of styles and sizes.

The properties at Brimsmore will be built using local materials and the best local traditions to create a development with a strong sense of place which will remain distinctive for years to come. Careful consideration has been given to the structure of the streets and open spaces which are as important as the materials, colours and

finishes of the properties. All of these key components give the impression that Brimsmore has grown naturally in the landscape and belongs to the surrounding area and encourages people to walk and cycle rather than use the car.

As well as new homes for Yeovil, the mixed use community will provide open spaces as well as community, retail and commercial facilities to serve existing and future residents.

Brimsmore will feature a vibrant local centre with community hall, selection of shops and offices and a primary school. Sports pitches have been incorporated into the design and a designated children's play area is also planned. The development includes attractive open spaces and areas of woodland planting which provides habitats for wildlife and an attractive recreation area for Brimsmore residents.



Life in Yeovil

Yeovil is a vibrant market town situated on the boundary of South Somerset with excellent shopping, leisure facilities and surrounded by beautiful countryside.

Somerset is a county of distinctive characteristics; historic, vibrant market and coastal towns sit side by side with rolling countryside, and small farms.

Yeovil has been a thriving market town since the Middle Ages. Nowadays its bustling streets are lined with a mix of conventional high street stores and independent retailers, selling everything from crafts and clothes to pottery and food, much of it with a distinctive West Country appeal.

Alongside the established shops are busy and colourful street markets two days a week.

The Quedam shopping centre is attractively designed to reflect a village street and provide a calm, friendly and relaxed environment for shopping.

Yeovil boasts two theatres featuring excellent regular productions and an arts centre with a high quality exhibition programme. Other attractions include swimming pools, children's adventure playgrounds, a golf club, multi-screen cinema and ten-pin bowling.

At the foot of the town is the wooded parkland of Yeovil Country Park, where wonderful peaceful walks can be enjoyed.

The town has a wide range of educational facilities including nursery, primary and junior schools plus Yeovil College which works in partnership with a number of southern universities.

Yeovil is located close to the countryside and has the benefit of two mainline railway stations providing access to the major cities of Exeter, Bristol and London and is also within close proximity to Taunton which is approximately 28 miles away.



Facilities and services

Brimsmore lies on the northern edge of Yeovil and is planned as a high quality extension to the town with good links to the vibrant centre with its wide range of facilities and services.

The development at Brimsmore will provide a variety of housing and an assortment of uses including a new primary school. The site will also have extensive tree planting and attractive open spaces and include a wide range of sports and recreational facilities.

The Village Square

Located at the heart of Brimsmore, the new Village Square will be situated within a five-minute walk of most of the new homes. Designed with a wide south-facing piazza, it is proposed that street

cafés, farmers' markets and other events will be held at various times within the piazza. The Village Square will be able to support a wide range of community activities.

The Village Square will not only form the heart of Brimsmore, its aim is to provide a strong community core by offering a range of facilities, along with office space that are well located to serve both the new residents of Brimsmore and existing residents to the south, encouraging the integration of the two communities.

Below are a list of facilities and services that are proposed as part of the Brimsmore Masterplan

Primary school

Outline planning permission granted with access directly from the Village Square. Permission also granted for a children's nursery school.

Residential care home

Outline planning permission granted.

Doctor's surgery

Outline planning permission granted, and envisaged to be located close to the Village Square.

Community hall

- Function room
- Fitness classes
- Playgroups
- Indoor sports
- Craft fair
- Youth club
- Women's Institute

Retail facilities

- Small supermarket
- Post office
- Family pub/restaurant
- Café/coffee Shop
- Dry cleaners
- Youth club
- Hairdressers
- Doctor's surgery

Offices

Outline planning permission granted within the Village Square and around the Village Green.

Public transport services

Buses will run from the Village Square and other points on the site to Yeovil town centre, Yeovil Junction railway station and surrounding areas.

Cycleways

New cycle routes to be created through Brimsmore to link with existing routes towards Yeovil town centre.

Recreation and leisure, children's play areas

One large and two smaller areas, which will be managed by the local council.

Sports pitches

- Football pitches
- Multi-use games areas

Woodland walks

An area of natural woodland is being created around and adjacent to the pond on the west side of the development.

Please note that facilities and services may vary from those listed as the development progresses.



Specification

Kitchen

- Individually designed, high quality fitted kitchen with quartz worktop
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Under-mount stainless steel sink with mixer tap

Utility (if applicable)

- Range of base units
- Stainless single bowl and drainer with mixer tap
- Laminated worktop

Bathrooms, en-suites, shower rooms and cloakrooms

- Bathrooms, en-suites and cloakrooms are fitted with contemporary sanitary ware in white with stylish chrome fittings
- Bathrooms, en-suites and shower rooms to receive Porcelanosa tiles
- Showers in en-suites include thermostatic shower controls
- Heated chrome towel rails to bathrooms, en-suites and shower rooms
- Power supply for shaver socket/mirrored cabinet to en-suites

Decorative and internal finish

- Polished chrome door fittings to interior doors
- Ceramic floor tiling to bathrooms, en-suites and shower rooms
- Smooth ceilings throughout
- Staircases with oak hand rail and white painted spindles
- Amtico flooring to kitchen, dining, utility and cloakrooms

Electrical and lighting

- Chrome sockets in the kitchen and adjoining area
- Chrome down lighters
- Low energy pendants to bedrooms
- Power for car charging point provided to the garage
- Smoke and carbon monoxide detectors

The Developer reserves the right to alter or amend the specification without prior notice. The specification may vary depending on the style of the property. Please speak to your Sales Advisor for full specification details.

Photographs are of a Wyatt Homes show home.



Specification

Media and communications

- Media socket; BT, TV & Satellite in sitting room and master bedroom
- TV socket in kitchen/dining area and remaining bedrooms

Energy efficiency, heating and insulation

- Gas-fired central heating system with thermostatically controlled radiators
- Mains pressure hot water system with electronic programmer
- White uPVC double glazed windows
- Cavity wall and loft insulation

Security

- Outside lights to the front, rear and side doors

External finish

- Outside water tap to rear
- Paved patio
- Shingle drive way
- Enclosed fencing surrounding rear garden

Services

- Mains water drainage, gas and electricity

Optional extras

At Wyatt Homes we understand the importance of personalising your own home. Subject to the build stage you will be invited to view the range of samples available to customise your home, such as bathroom tiling and kitchen finishes. You will also have the opportunity to discuss any optional extras that you may wish to add.

For more details about optional extras, please speak with our Sales Advisors.

The Developer reserves the right to alter or amend the specification without prior notice. The specification may vary depending on the style of the property. Please speak to your Sales Advisor for full specification details.

Photographs are of a Wyatt Homes show home.



A passion for exceptional homes

Wyatt Homes is a long established regional building company which has been producing quality homes across Dorset, Somerset and Hampshire for more than 30 years.

At Wyatt Homes we have an enviable reputation for developing homes of exceptional quality across our developments.

Investing our time and expertise, using quality materials, good design, and paying particular attention to detail enables us to deliver unique homes.

We are proud to have won a number of prestigious awards for our developments over the years. We will continue to produce homes that maintain the Company's reputation, achieved through a strong commitment to quality and to building a unique product which reflects our passion for perfection, combining the very best in architecture and interiors.



Enjoy life in this well connected location

Yeovil benefits from not only being in an outstanding countryside location, but also boasts strong transport links, making our Brimsmore development an ideal choice for those who want to explore the surrounding area.

The diverse county of Somerset can be found nestling in the South West of England and is best known for its rolling hills and green pastures, as well as easily accessed coastal seaside resorts.

This popular destination offers a variety of iconic landmarks and monuments, including areas of natural beauty such as the Blackdown Hills, Mendip Hills, and Exmoor National Park.

Distances

Blackdown Hills AONB: 30 miles

Bridport: 20 miles

Dorchester: 22 miles

Exmoor National Park: 40 miles

Lyme Regis: 25 miles

Mendip Hills AONB: 29 miles

Quantock Hills AONB: 37 miles

Sherborne: 8 miles

Taunton: 28 miles

Weymouth: 33 miles

Brimsmore

Thorne Lane, Yeovil, Somerset BA21 3LY

Connections

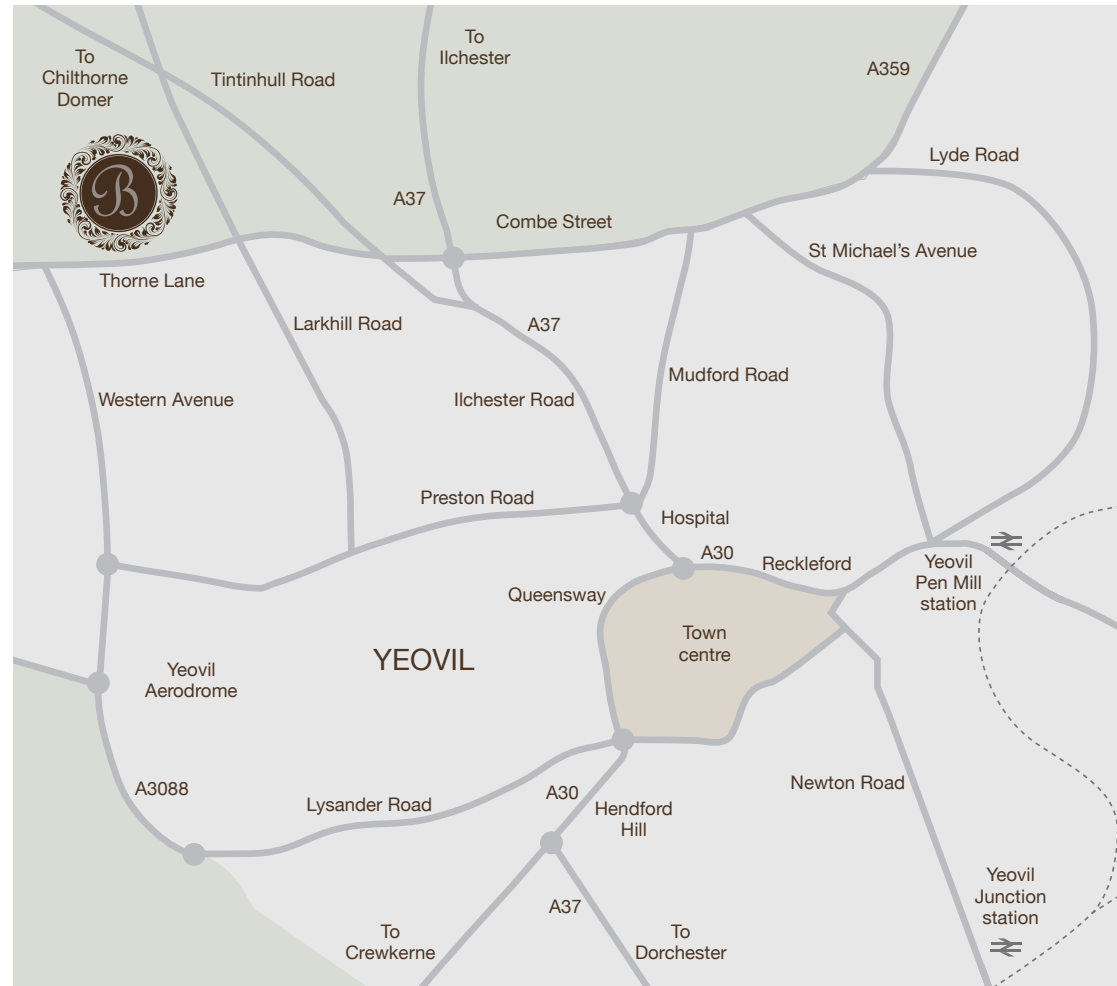
Brimsmore is in an ideal location situated on the northern side of Yeovil, giving excellent transport links to the areas surrounding villages, towns and historic cities.

The M5 motorway south to Exeter and north to Bristol is accessed at Taunton (junction 25), whilst the region's good road network gives access to the neighbouring counties of Devon, Dorset and Wiltshire. For wider travel both Bristol and Exeter Airports are easily accessible, with Bristol Airport 43 miles away and Exeter Airport located 44 miles away.

Location

Located on Thorne Lane, Brimsmore is ideally located for access into Yeovil town centre. The town centre is situated approximately 2.3 miles away and offers a variety of shops and amenities.

Yeovil town has two railway stations on two separate lines. Yeovil Pen Mill is on the Bristol to Weymouth line served by Great Western Railway, whilst Yeovil Junction is on the London Waterloo to Exeter line served by South Western Railway.



Yeovil Pen Mill	2.8 miles	Yeovil Junction	4.0 miles
Bristol	1h 30m	London	2h 40m
Weymouth	45m	Exeter	1h 15m



Customer service

At Wyatt Homes we understand that buying a new home can be an exciting but stressful process and we aim to guide you through this as smoothly as possible. Once you have reserved your property and completed the necessary documentation we will place this in the hands of our Legal Department who will complete the contract pack for consideration by your legal representative. Our on-site Sales Advisors will be on hand to answer any questions you may have throughout this process.

Peace of Mind

Every Wyatt Home is covered by a 10-year warranty. For further information please visit our website or contact our Sales Advisors.

Email: sales@brimsmore.com

Telephone: 01935 412628

Wyatt Homes 1 Parkstone Road, Poole, Dorset BH15 2NN



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