



ST. LEONARDS
QUARTER





COMPUTER GENERATED IMAGE OF GREEN SPACE AT ST. LEONARDS QUARTER



Welcome to St. Leonards Quarter

Set in an unrivalled location in the sought-after area of St. Leonards, in Exeter, St. Leonards Quarter is a beautiful collection of 1-to-5 bedroom new houses and apartments.

Enjoy design-led and energy-efficient living while being perfectly positioned to enjoy everything Exeter has to offer. Each home features a high-quality specification, open space and outdoor areas, making St. Leonards Quarter ideal for every lifestyle.

Unrivalled location

Serene Sunday morning strolls, picnics in the park with the kids, and evenings dining with friends as the sun sets — Exeter offers all this and more.

The city is home to an impressive cathedral with over 900 years of history, along with gorgeous views stretching across miles of rolling countryside. Winding footpaths lead through radiant meadows, peaceful woodlands, and areas of outstanding natural beauty, making it a haven for those who love the outdoors.

Rich in history and culture, Exeter strikes a satisfying balance between city convenience, countryside charm, and coastal splendour — a true Devon dream.





EXETER CATHEDRAL

Ticking Every Box

Relax and enjoy the bustling and picturesque riverside just moments away from St. Leonards Quarter.

With its array of quality restaurants and independent shops along the quayside, soak up the stunning views over the canal and the incredible atmosphere.

Discover Magdalen Road, full of life and independent shops, including a bakery, delicatessen and farm shop, fishmonger, cheesemonger and hair salon.

Less than a mile from the development is the bustling city centre. With the iconic cathedral as its backdrop, fill your shopping needs with a tour of Princesshay, home to over 70 of the best high street names and many coffee shops and restaurants.

Head over to Gandy Street and immerse yourself in a haven of colourful boutiques, bars and restaurants. Renowned for its cobbles, the street dates back to the Saxon era and has retained its medieval charm to this day.



EXETER QUAYSIDE



MAGDALEN ROAD



EXMOUTH BEACH

Explore with ease

Exeter is ideally located to discover all the beauty that Devon and the South West have to offer.

Drive just 30 minutes to the stunning seaside town of Exmouth, renowned for its natural beauty and scenic views, it's the ideal coastal destination close to home. Considered the starting point of the incredible Jurassic Coast, Exmouth boasts two miles of golden sand and the longest seafront in Devon and Cornwall.

Less than 40 minutes away you can discover Dartmoor National Park. Explore the castle ruins and learn about local myths and legends, or enjoy the great outdoors thanks to incredible experiences on offer, such as hiking, swimming, kayaking and climbing.

Go further and explore Exmoor, with its mix of moorland and beautiful coastline, or Dawlish Warren, on the other side of the Exe Estuary, offers plenty of fun things to do and a beautiful beach.



RIVERSIDE VALLEY PARK



JURASSIC COAST

First class education

Exeter is home to many incredible schools, all within easy access of St Leonards Quarter.

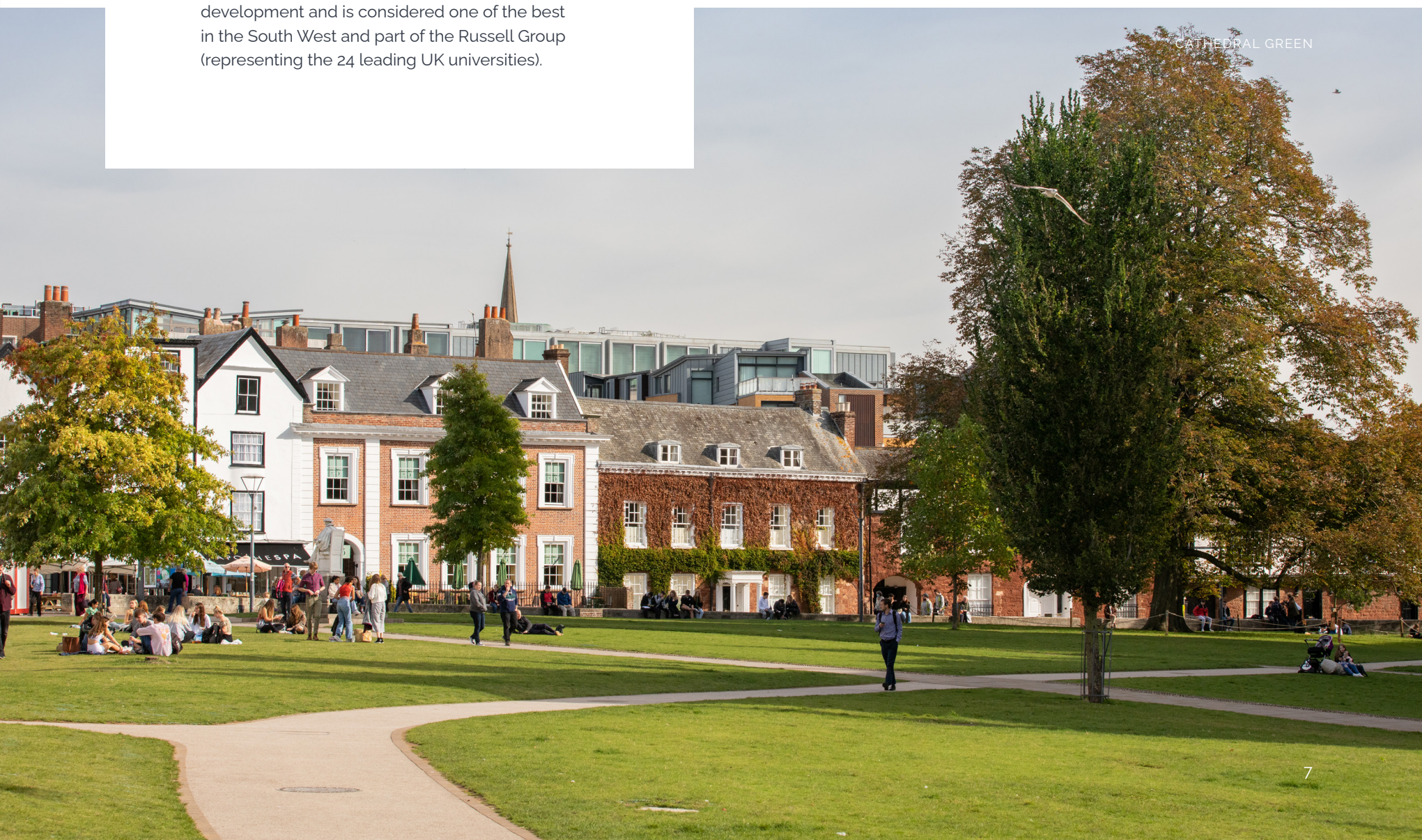
Exeter School, an independent co-educational day school that caters for children between 7 and 18, is less than a mile away.

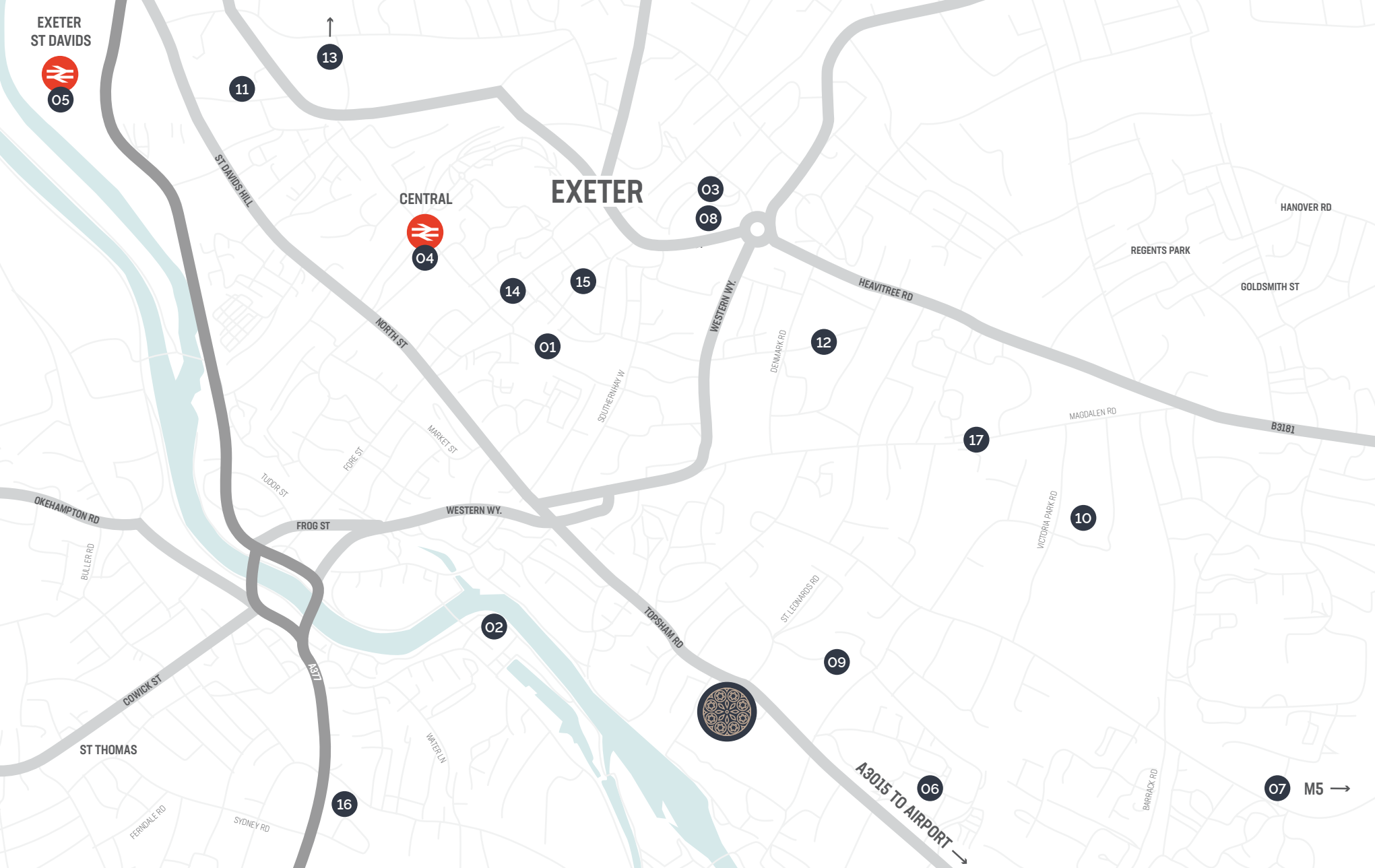
Founded in 1869 and the first such college in England, Exeter College is a general further education college and is currently one of the highest-rated in the country.

For the little ones in the family, St. Leonard's Church of England Primary School is ideally located opposite St. Leonards Quarter, while for those seeking higher education, the University of Exeter is a short 10-minute drive from the development and is considered one of the best in the South West and part of the Russell Group (representing the 24 leading UK universities).



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Conveniently Located



POINTS OF INTEREST

- 01 Exeter Cathedral 0.7 miles
- 02 Exeter Quayside 0.5 miles
- 03 Sidwell Point Leisure 0.9 miles



TRAVEL

- 04 Exeter Central Station 0.9 miles
- 05 Exeter St Davids Station 1.8 miles
- 06 Exeter Airport 4.7 miles
- 07 M5 3.4 miles
- 08 Exeter Coach Station 0.9 miles



EDUCATION

- 09 St. Leonard's CofE Primary School 0.1 miles
- 10 Exeter School 0.8 miles
- 11 Exeter College 1.3 miles
- 12 The Maynard School 0.6 miles
- 13 University of Exeter 1.7 miles



SHOPPING

- 14 High Street 0.7 miles
- 15 Princesshay 0.8 miles
- 16 Supermarket 1.0 miles
- 17 Magdalen Road 0.7 miles

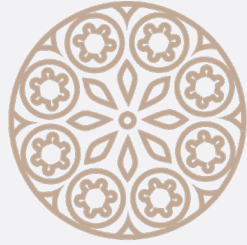
Suburban Location

WITH ALL THE COMFORTS OF EXETER CITY CENTRE WITHIN EASY REACH









Design-led Living

Inside, our homes offer versatile layouts perfect for life as it evolves, allowing you to customise the space to perfectly fit your needs and taste.

The design concentrates on maximising brightness, with full-height glazing and high ceilings which allow plenty of natural light to come in.

Spacious kitchen, dining and living areas create a relaxing and social environment at the heart of the home, with a modern design featuring warm and earthy tones.





WINSOR COURT

1-21

AH

A

WINSOR COURT

1 - 2 BEDROOM APARTMENTS
Plots 1 - 21

CENTRAL COURT

1 - 2 BEDROOM APARTMENTS
Plots 84 - 89

3 BEDROOM HOUSE
Plots 90, 92, 94, 96, 98, 99 & 100

4 BEDROOM HOUSE
Plots 91, 93, 95, 97

CEN

87-89

90

91

92

93

94

95

96

97

EAST COURT

SOLD

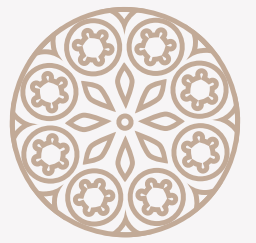
Plots 140

4 BEDROOM HOUSE
Plots 74 - 83 & 126

HALDON VIEW

4/5 BEDROOM HOUSE
Plots 139 - 144

139



ST. LEONARDS QUARTER

EAST COURT

SOLD

TRAL COURT

84-86

100

99

98

68-70

71-73

83

74

SOLD

77

78

79

80

81

126

SOLD

140

141

142

143

144

HALDON VIEW



Building a sustainable future

Acorn Green represents our commitment to the implementation of the best possible design and technologies to further drive down the carbon footprint of our homes, moving towards long-term sustainable housing in communities.

We believe a focus on sustainability and wellbeing should be at the absolute forefront of everything we do.





SUSTAINABILITY AT ST. LEONARDS QUARTER



SOLAR PANELS*

Solar PV (photovoltaic) panels generate electricity from daylight, helping your home use more of its own power and rely less on the grid. It's a long-lasting technology that works whenever there is daylight, not only sunshine.



HIGH PERFORMANCE WINDOW SYSTEMS

Effectively minimising heat loss, external noise and condensation, while also increasing home security and helping in keeping unwanted heat out in summer.



UNDERFLOOR HEATING*

Provides even heat distribution across the room and a more efficient performance at lower temperatures and costs than radiators.



EPC RATED A/B

An EPC rating of A or B makes your new home cheaper to run, cutting your electricity bills by 50%, while also reducing its carbon emissions by 60%.^



EV (ELECTRIC VEHICLE) PRE-WIRED

Pre-wiring installed for EV charging, making it easier and quicker to install an electric vehicle charger for your home.



ENHANCED BIODIVERSITY

Supported by new landscaping and open green space, to help wildlife and supporting biodiversity.



REDUCE ENERGY SPENDING

New build homes cost around 21% less to run, which could save you an average of £420 a year on energy bills. They're energy-efficient from day one, upgrading an older home to the same standard can cost up to £83,000!^



ENERGY SAVING APPLIANCES AND LOW ENERGY LIGHTING

Enjoy a reduction in electricity bills and lower carbon emissions with energy efficient integrated appliances and LED lighting.







Specification

KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop
Colour choices available – subject to build stage
- Under wall unit LED lighting
- Undermounted satin stainless steel sink with mixer tap
- Range of integrated Bosch appliances to include:
 - 70/30 Fridge/freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher
- Caesarstone splash-back behind hob

To selected properties:

- Full size fridge and under-counter freezer
- Built-in wine cooler
- Boiling tap
- Down draft hob
- Built-in combination microwave oven

BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
 - Wall-mounted taps
 - Hand-shower set over bath
 - Wall-mounted slim-line shower head and hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower

UTILITY (if applicable)

- Space and plumbing for washing machine/dryer

To selected properties:

- Fitted units and Caesarstone worktop

ELECTRICAL FITTINGS, POWER & LIGHTING AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- Sky TV aerial and data points to living room and master bedroom
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to selected rooms
- Brushed stainless steel and white sockets and switches to kitchen
- White sockets and switches everywhere else
- External light to front entry and patio/balcony
- Brushed stainless steel doorbell
- White shaver sockets in bathroom and en-suite

To selected properties:

- Photovoltaic (PV) Panels



HEATING, VENTILATION AND HOT WATER

- Highly-efficient Worcester Bosch boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

To selected properties:

- Underfloor heating to ground floor

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side or overhead light, spyhole and external letter boxes (to houses)
- Oversized front door with spyhole (to apartments)
- High performance triple glazed windows and doors
- Roof lights where indicated on floor plans

INTERIOR FINISHES

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

EXTERNAL FINISHES

- Communal bin stores to apartments
- Bin stores in garden/garages to houses

To selected properties:

- External double socket to rear garden
- Cold water outside tap
- Turfed rear garden with paved area

CAR PARKING

- Communal electric car charging facility

To selected properties:

- Allocated off-street parking and/or garage
- Lighting and power to garage

SECURITY

- Multi-point locking system to front doors and windows
- Smoke and heat detectors
- Carbon Monoxide alarm

PEACE OF MIND

- 10 year ICW warranty
- Remus appointed as management company and includes:
 - Maintenance of all public open spaces and landscaping
 - Building insurance
 - Window cleaning
 - Cleaning of communal space within the apartment building

These details are intended to give a general indication of the development and housetypes and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These details are believed to be correct but Acorn Property Group do not accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated image for illustrative purposes only. 09/25



Previous Acorn Developments

Our Philosophy

Acorn Property Group's passion is to create positive change to meet the needs of our communities through innovative regeneration and exciting new architecture. Designing buildings and spaces where people want to live, work and spend time.

Whether an urban apartment, rural retreat, coastal or riverside residence, new build or conversion within an existing building, our homes are intended to be a sanctuary, designed for life and without compromise. Each Acorn development is unique and created to reflect local needs. They are inspired by, and sensitive to, their surroundings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall our local expertise brings a unique approach to place-making coupled with a design-led philosophy.

Write the next chapter of your story with us



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different by design

