



MARINE PLACE

CLEVEDON SOMERSET



A UNIQUE DEVELOPMENT OF NINE DISTINCTIVE 3 AND 4 BEDROOM HOMES



TRANQUILITY IS... A HOME BY THE SEA

Computer Generated Image of Marine Place



MARINE PLACE - A NEW VIEW



Set on the seafront of historic Clevedon with uninterrupted views towards the Pier and the Bristol Channel beyond, Marine Place has been designed to maximise the breathtaking location from every aspect.

A collection of just nine contemporary 3 and 4 bedroom townhouses with parking, the homes at Marine Place feature a sea facing living room and bedrooms with private terraces and balconies allowing you to capture the essence of the seafront panorama.

Close to the range of boutique shops, cafes and bars on Hill Road and within a few minutes' walk of the Pier and promenade, Marine Place offers the opportunity to enjoy the spectacular seascape with all the comforts of modern living.



THE SCENIC VICTORIAN TOWN OF CLEVEDON



The town of Clevedon is steeped in Victoriana, from the Pier which opened in 1869, to the historic buildings and public spaces throughout the town.

Marine Place is within a few minutes' walk of the town centre which features a mixture of national and independent local traders, that gives Clevedon a character of its own. The community-run Curzon Cinema is one of the oldest cinemas in the world, maintaining Clevedon's heritage and historic past. The popular Hill Street area is home to a variety of boutiques, local bakers and delicatessens, as well as a range of coffee shops, bars and restaurants, appealing to residents and visitors alike.

The Grade I listed pier and promenade dominate the shoreline of Clevedon and provide a more sedate pace of life for those wishing to escape the hustle and bustle of modern living. The local parks and walks provide an alternative to the popular seafront location, all within easy reach of Marine Place. For those seeking a more active lifestyle, Clevedon's leisure amenities include a golf club, tennis club, leisure centre and a wide range of sports clubs and activities. The surrounding countryside offers fantastic scenery for walking and cycling activities.







BEYOND MARINE PLACE AND CLEVEDON



Less than 2 miles from the M5 at Junction 20, Marine Place is ideally located for commuting along the M5 corridor towards Bristol or Taunton or for those wishing to enjoy the very best of the surrounding area.

The City of Bristol is less than 15 miles away and provides everything you would expect from one of the UK's fastest growing and prosperous cities. Bristol boasts a top performing University, excellent private schools and many shopping, leisure and entertainment options to suit all tastes including Clifton Village and the popular Cabot Circus. Located at Cribbs Causeway, just off junction 17 of the M5, is The Mall and The Venue both of which offer a range of leisure and retail outlets just 30 minutes drive away.

The vibrant marina and diverse high street at Portishead offers a range of cafes, bars, restaurants and shops and is just a 15 minute drive away. If you're feeling more adventurous you could walk the 6 miles from Clevedon to Portishead along the Coast Path which provides beautiful scenery and stunning views of the coastline.

START YOUR DAY WITH A BEAUTIFUL VIEW



Acorn interior at Marine Place

RELAX TO THE SOOTHING SOUND OF THE SEA





MARINE PLACE - OUR VISION



Our vision for Marine Place was to create a new terrace of light filled, modern townhouses overlooking the sea in historic Clevedon, close to the beautifully restored Clevedon Pier. We have strived to create a new terrace that complements the predominantly Regency and Victorian character of the seaside town, and much care has been taken to ensure its incorporation into the existing setting. The entrance to the houses is via an intimate landscaped private mews just off Marine Parade.

However, like an iceberg, the true size of these houses only reveal themselves once you enter and work your way through 3 storeys onto one of the many sea-facing

terraces. The houses benefit from open plan living areas, large balconies and feature gable windows giving fantastic views over the Severn Estuary, along with the added protection of triple glazing to protect your home from the elements.

Externally, the use of pitched slate roofs, render and stone on the seafront elevations ensure that the homes compliment the existing landscape and local architecture whilst retaining a contemporary ethos.

A handwritten signature in black ink that reads "Julian Hampson".

Julian Hampson RIBA
Group Design Director, Acorn Property Group



DEVELOPMENT LAYOUT

Note: Due to the nature of the site, the design of the lower terraces will evolve as build progresses.

The development layout is for illustration purposes only. Plot positions, parking and landscaping can vary slightly during construction. All structural and landscaping finishes are indicative only.



HOUSE 1

THIRD FLOOR (ENTRANCE LEVEL)

Living
5.1m x 3.0m 16' 8" x 9' 10"

SECOND FLOOR

Kitchen/Dining
7.5m x 5.1m 24' 7" x 16' 8"

FIRST FLOOR

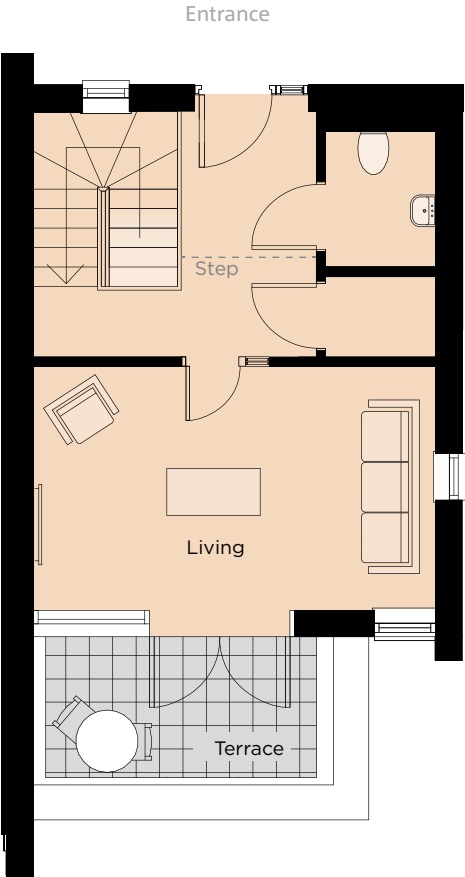
Master Bedroom
6.4m x 5.1m 20' 11" x 16' 8"

GROUND FLOOR

Bedroom 2
3.8m x 3.4m 12' 5" x 11' 1"

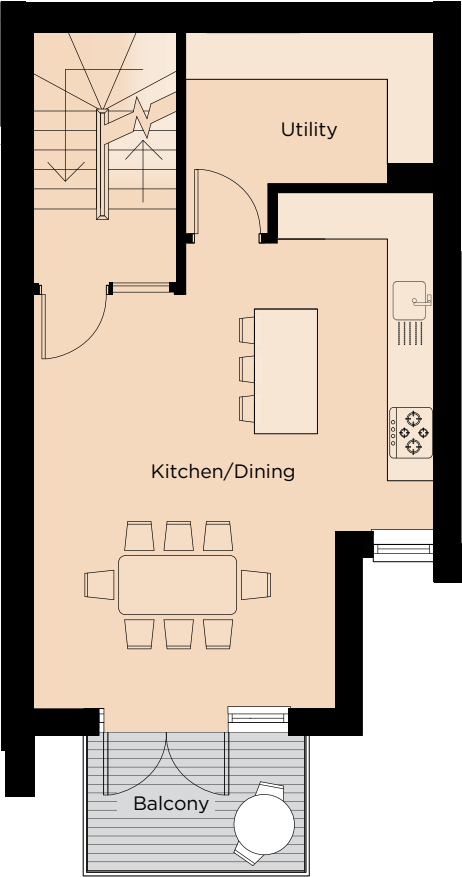
Bedroom 3
3.8m x 2.5m 12' 5" x 8' 2"

THIRD FLOOR (ENTRANCE LEVEL)

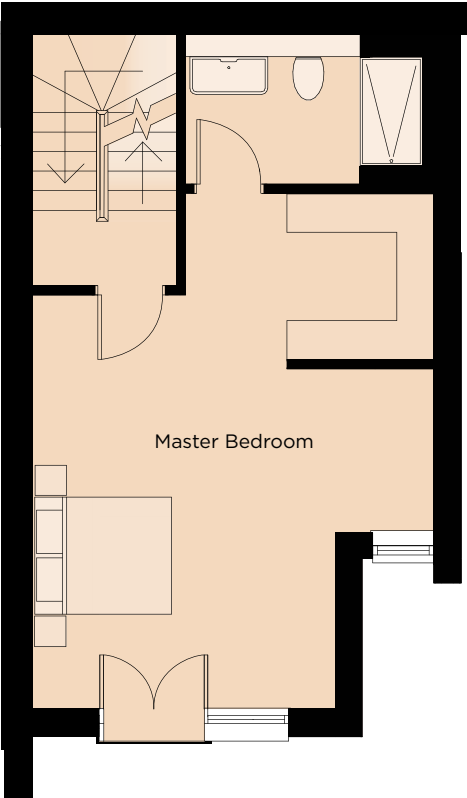


THIRD FLOOR (ENTRANCE LEVEL)
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR

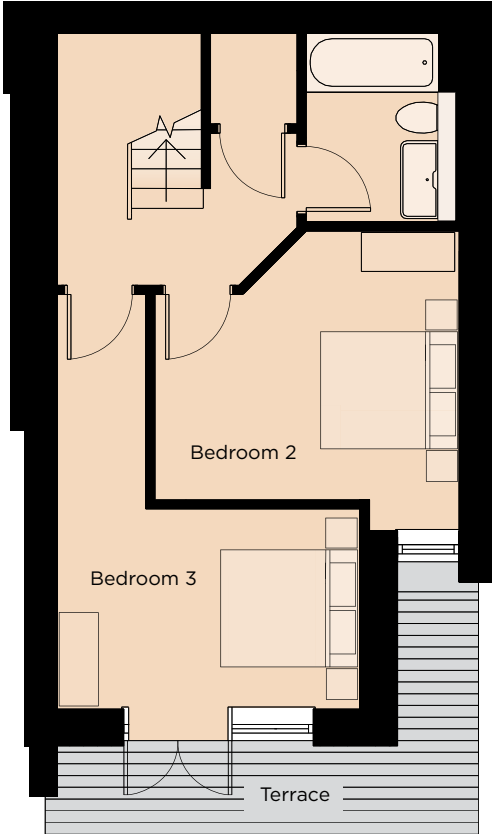
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. 08/16

HOUSES 2, 3 & 4

THIRD FLOOR (ENTRANCE LEVEL)

Living
5.9m x 4.1m 19' 4" x 13' 5"

SECOND FLOOR

Kitchen/Dining
7.5m x 5.9m 24' 7" x 19' 4"

FIRST FLOOR

Master Bedroom
5.2m x 3.1m 17' 0" x 10' 2"

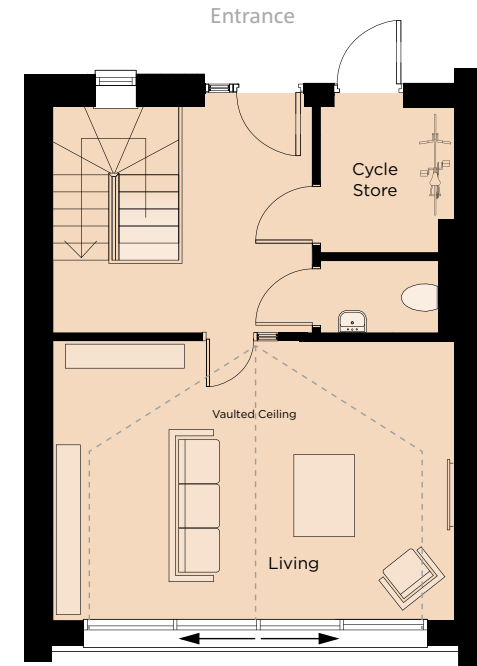
Bedroom 2
4.0m x 2.6m 13' 1" x 8' 6"

GROUND FLOOR

Bedroom 3
4.0m x 2.8m 13' 1" x 9' 2"

Bedroom 4
4.0m x 2.8m 13' 1" x 9' 2"

THIRD FLOOR (ENTRANCE LEVEL)



THIRD FLOOR (ENTRANCE LEVEL)

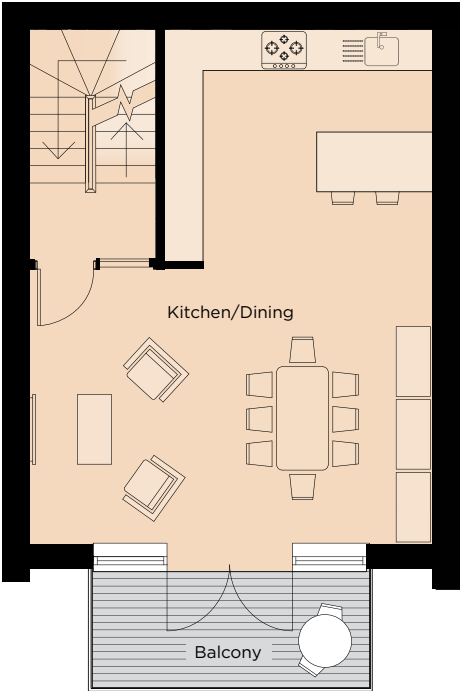
SECOND FLOOR

FIRST FLOOR

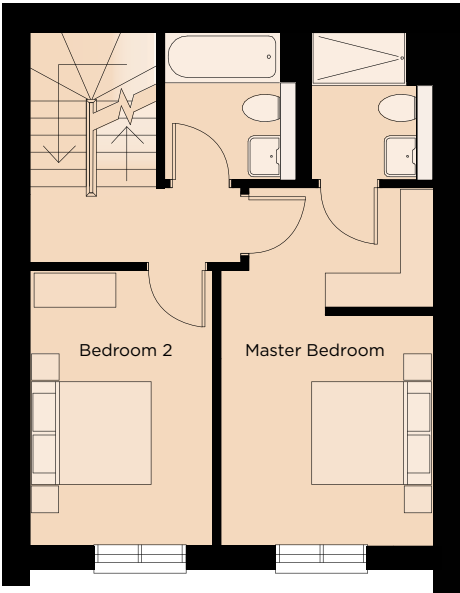
GROUND FLOOR

Please note House 3 is "handed"

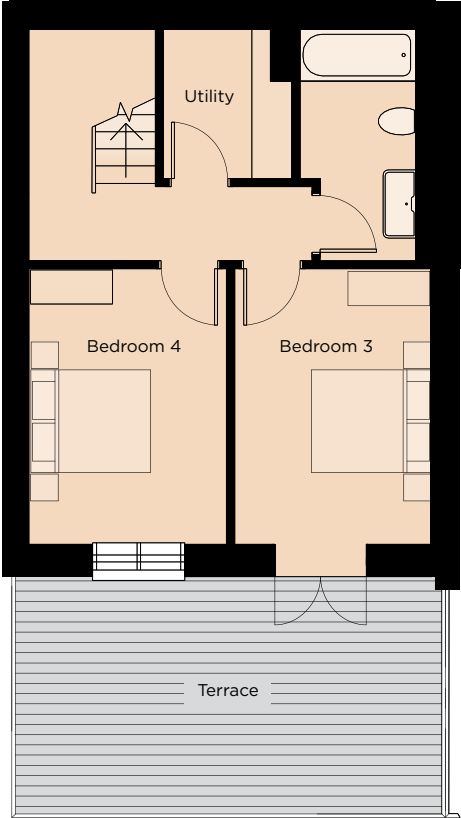
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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HOUSES 5, 6, 7 & 8

THIRD FLOOR

Living
5.9m x 5.0m 19' 4" x 16' 4"

SECOND FLOOR (ENTRANCE LEVEL)

Kitchen/Dining
5.9m x 4.3m 19' 4" x 14' 1"

FIRST FLOOR

Master Bedroom
5.1m x 3.1m 16' 8" x 10' 2"

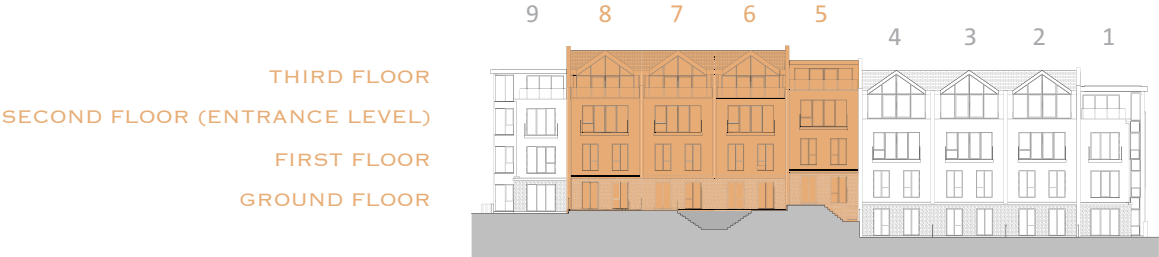
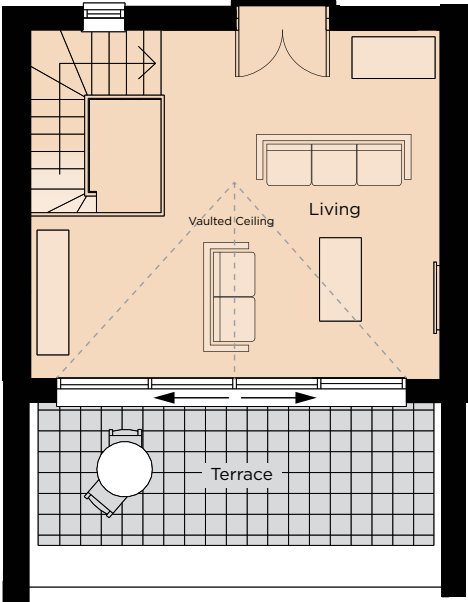
Bedroom 2
4.0m x 2.6m 13' 1" x 8' 6"

GROUND FLOOR

Bedroom 3
4.3m x 2.8m 14' 1" x 9' 2"

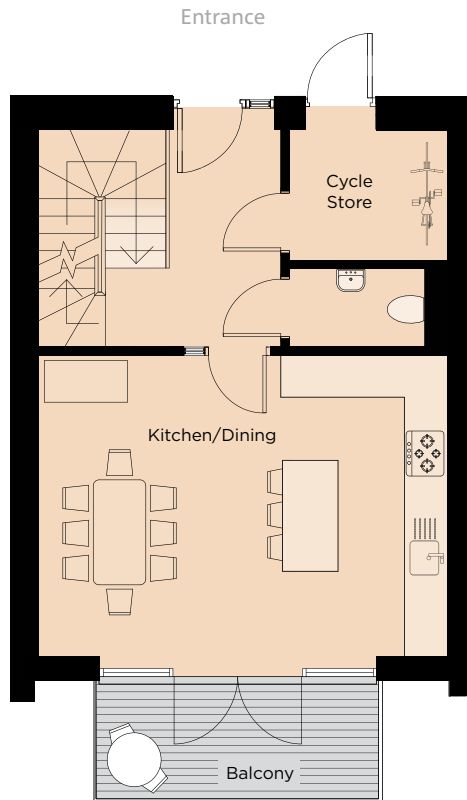
Bedroom 4
4.3m x 2.8m 14' 1" x 9' 2"

THIRD FLOOR

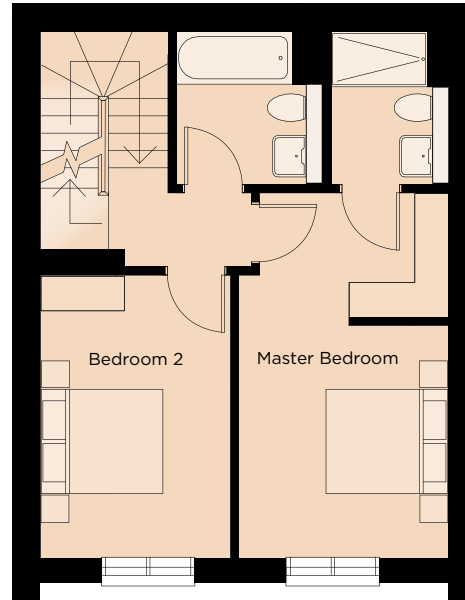


Please note House 5 has a flat roof and House 6 is "handed"

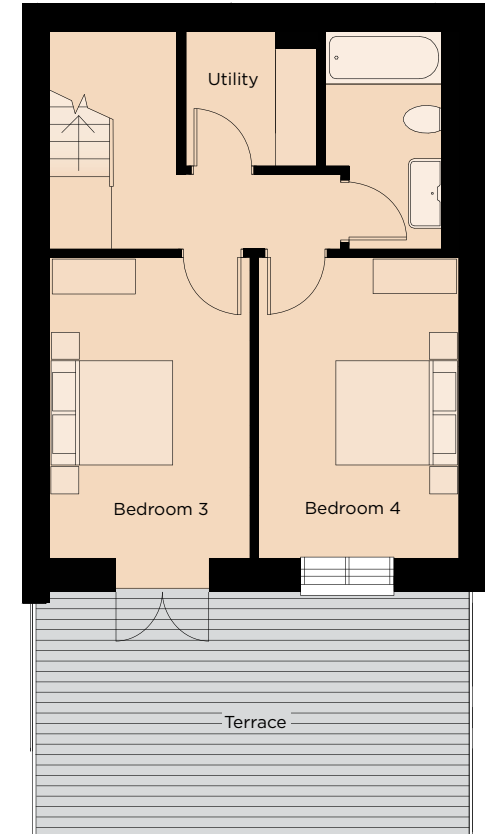
SECOND FLOOR (ENTRANCE LEVEL)



FIRST FLOOR



GROUND FLOOR



HOUSE 9



THIRD FLOOR

Living
6.3m x 6.0m 20' 8" x 19' 8"

SECOND FLOOR (ENTRANCE LEVEL)

Kitchen/Dining
6.0m x 4.5m 19' 8" x 14' 9"

FIRST FLOOR

Master Bedroom
6.2m x 2.9m 20' 4" x 9' 6"

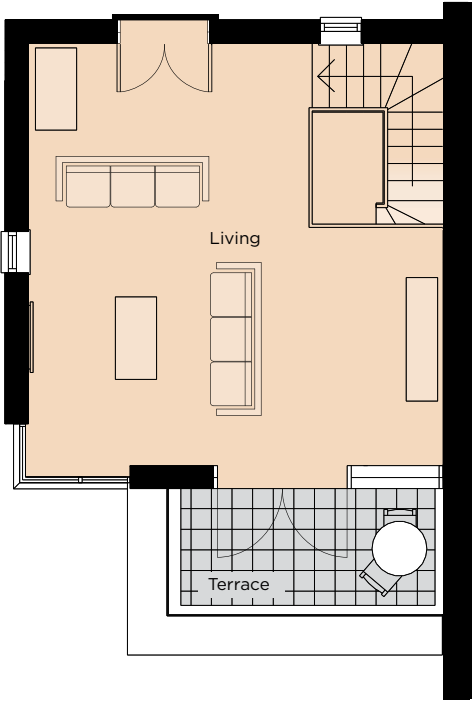
Bedroom 2
4.0m x 2.8m 13' 1" x 9' 2"

GROUND FLOOR

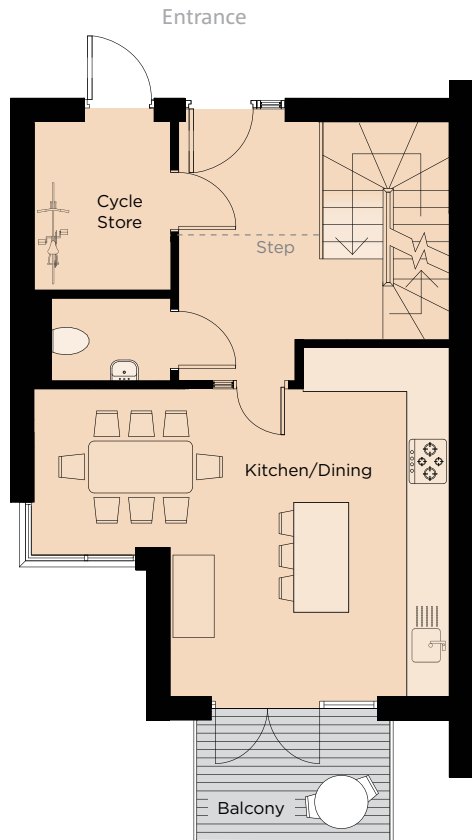
Bedroom 3
4.6m x 4.0m 15' 1" x 13' 1"

Bedroom 4
4.2m x 2.9m 13' 9" x 9' 6"

THIRD FLOOR



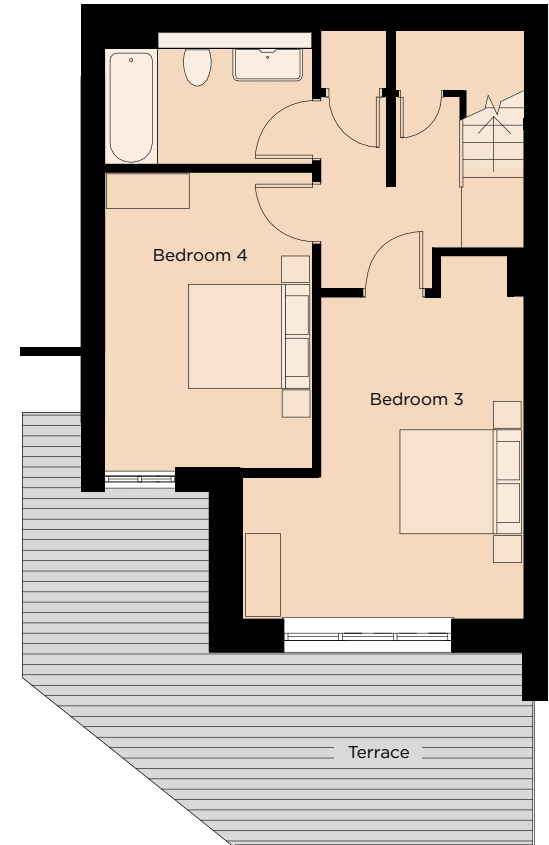
SECOND FLOOR (ENTRANCE LEVEL)



FIRST FLOOR



GROUND FLOOR





SPECIFICATION

KITCHEN

- Fully fitted contemporary kitchen by Leicht
- Bianco quartz worktop with upstand
- LED under wall unit lighting
- Stainless steel under-mounted sink with mixer tap and drainer grooves
- Siemens stainless steel single oven and microwave combination oven
- Siemens frameless touch control induction hob
- Integrated Siemens extractor hood
- Siemens integrated 70/30 fridge/freezer
- Siemens integrated dishwasher
- Built-in recycling bin with space-saving compartments

UTILITY ROOM

- Units to colour match kitchen
- Plumbing for washing machine
- Space for tumble dryer

CLOAKROOM

- White contemporary sanitary ware
- Chrome taps
- Chrome heated towel rail
- Ceramic floor tiles

BATHROOM

- White contemporary sanitary ware
- Wall-mounted chrome taps
- Chrome heated towel rail
- Bath with tiled side panel and shower screen
- Thermostatic shower over bath
- Shaver socket
- Ceramic floor tiles
- Full height wall tiling to bath

EN-SUITE

- White contemporary sanitary ware
- Wall-mounted chrome taps
- Chrome heated towel rail
- Over sized shower tray with glass screen
- Thermostatic shower with wall-mounted shower head and separate hand held shower
- Shaver socket
- Ceramic floor tiles
- Full height wall tiling to shower

BALCONIES / TERRACES

- Upper floor balconies with glass balustrade
- Ground floor terrace extending out to the sea wall
- UPM profi decking to balconies and ground floor terraces
- Paving slabs to top floor terraces
- External socket to ground floor terrace
- Outside tap to ground floor terrace
- External light to all balconies and terraces

Images of show home at Marine Place

The specification is intended as a guide only. Acorn Property Group reserves the right to alter the specification at any time.



SPECIFICATION

WINDOWS AND DOORS

- Over-sized front door with spyhole and low-level letter box
- White solid core internal doors
- High-performance triple glazed Velfac composite aluminium window system
- Glazed doors leading on terraces and balconies

INTERIOR FINISHES

- Walls and ceilings painted in white matt emulsion
- Painted white square profile architrave and skirting
- Contemporary chrome ironmongery
- Solid spine continuous staircase with in-built lighting
- Houses 6, 7 & 8 have been designed to accommodate a lift to all floors. This is available at an additional cost. Speak to Sales Advisor for details.

FLOORING

- Coir matwell inside front entrance
- Engineered timber flooring to kitchen/dining room and living room
- Carpet to bedrooms, stairs and landings
- Polished tiled flooring to cloakroom, bathroom and en-suite

ELECTRICAL FITTINGS

- Slim profile white light switches and sockets
- USB socket to kitchen and master bedroom
- Mix of recessed downlights and pendants
- Dimmable light switches where applicable
- In-built stair lighting
- Sky TV (by subscription) and BT points to master bedroom and living room
- TV and home network points to master bedroom and living room
- Shaver socket to bathroom and en-suite

HEATING / COOLING

- Highly efficient gas boiler with 5 year warranty
- Radiator to each room
- Chrome heated towel rail to cloakroom, bathroom and en-suite

EXTERNAL AND COMMUNAL

- Communal bin store
- Surface water run-off drained straight into the estuary

SECURITY

- Pre wired for alarm
- Multi-point locking system to front door
- Smoke detectors and carbon monoxide alarm

HARD AND SOFT LANDSCAPING

- Landscape planting to the rear of the parking spaces and the hillside to the north
- Steps from ground floor terrace to Marine Parade for emergency access

Images of show home at Marine Place

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WELL CONNECTED

Less than 2 miles from Junction 20 of the M5, the peaceful, waterfront location of Marine Place in Clevedon is ideal for commuting to the business centres of Bristol and Taunton or for those seeking leisure pursuits in the wider local area or beyond.

TRAVEL TIMES

BY CAR

Portishead	6 miles	15 mins
Weston-super-Mare	12 miles	22 mins
Bristol	14 miles	32 mins
Taunton	36 miles	43 mins
Exeter	68 miles	1 hr 12 mins
Birmingham	106 miles	1hr 50 mins
London	132 miles	2hr 23 mins

Source: theaaa.com

BY RAIL

Nearest station to Marine Place is Yatton 5 miles away and is on the Bristol to Exeter line.

London	1 hr 45 mins
Birmingham	1 hr 26 mins

Based on travel from Bristol Temple Meads

Source: thetrainline.com



Previous Acorn Developments

ABOUT ACORN

Acorn's passion has been to change the face of areas through innovative regeneration and exciting new architecture; whilst creating the kind of places people want to live, work and spend time in.

With over 20 years of success, Acorn looked to Bristol and the surrounding region to expand and in 2013 launched a regional office in Bristol city centre.

Acorn Bristol offers properties without compromise, designed to deliver the very best in contemporary living. The projects range from urban apartments to riverside homes to conversions within beautiful listed buildings. These distinguished developments are sensitive to their surroundings creating inspiring and individual homes.

Acorn has offices in London, Cornwall, Bristol, Cardiff and Hampshire offering a regional led philosophy coupled with a unique approach to place making through regeneration and development.



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