

NANSLEDAN

NEWQUAY, CORNWALL



NANSLEDAN

— A MORRISH BUILDERS DEVELOPMENT —



Call us today on **01637 838171**

www.morrishbuildersnansledan.co.uk

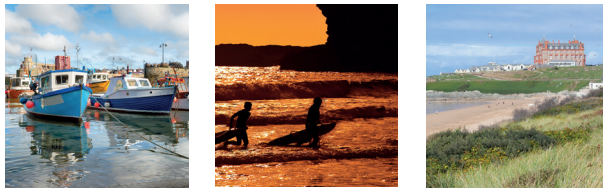
WELCOME

Nansledan provides Morrish Builders with a wonderful opportunity to continue our successful partnership with the Duchy of Cornwall, following on from our impressive development at Tregunnel Hill.

In 1997, Morrish Builders were proud to be awarded our first Duchy of Cornwall contract to build at Poundbury in Dorchester. Poundbury is now an internationally acclaimed, sustainable urban development - one of the first of its kind with traditionally constructed homes.

The innovative style and design of Poundbury, the vision of HRH Prince of Wales, enables residents to live and work successfully in close proximity, with sensitively arranged work places, leisure and shopping facilities integrated with community buildings and residential development.

This pioneering vision has not only been successfully translated through our work with the Duchy of Cornwall at Poundbury and Tregunnel Hill, but also now at Nansledan - a 540-acre extension to Newquay.



Steven and David Morrish, Joint Managing Directors of Morrish Builders, said: "We are pleased to have been able to work again in a consortium to deliver HRH's vision. We are proud to bring these superior, Cornish inspired homes to the market in Phase 2 of Nansledan.

As with Tregunnel Hill, we have committed to using locally sourced materials and labour to enhance the Cornish economy. Our in-house team of professionals will work closely with local trades to bring the Masterplan to life."

Morrish Builders of Poole, Dorset, have been at the forefront of development for over 60 years and are now one of the most established, successful and progressive regional residential and commercial property developers in the South.

TESTIMONIAL

"Having lived in the same property in Shoreham-By-Sea for 38 years, we decided to relocate to Newquay and rent while we searched for our ideal property. We couldn't find anything suitable until we met the lovely sales staff at the Morrish Sales Centre at Tregunnel Hill and subsequently had an offer accepted on plot 31.

Having been a carpenter and joiner for over 50 years, I was extremely impressed with the workmanship and finish to my Morrish home. Our sincere thanks to all the Morrish Sales Team and Site staff for making our move so smooth and stress-free. Nothing has been too much trouble. We would thoroughly recommend a Morrish Home."

Mr & Mrs Winstanley
Tregunnel Hill Residents

INTRODUCING NANSLEDAN

Nansledan, Cornish for “broad valley”, is a 540-acre extension to Newquay on the North Coast of Cornwall - part of an exciting master plan which will evolve over a number of years to create 4,000 new homes and a similar number of jobs for the community in a sustainable way.



There are eight key stages, or “quarters”, to the Nansledan Duchy of Cornwall Masterplan - all with distinct characters, which will blend and evolve into a new community with a High Street, church, schools and will even include an urban farm. A unique concept of ‘Edible Streets’ will be incorporated with areas planted with vegetables and fruit trees. The aim is for Nansledan to strengthen the local community by providing an imaginative, sustainable development where people can live, work and socialise in the same environment.

Nansledan will be traditionally constructed using locally sourced materials including slate for roofs and granite for kerbs and walls.

The philosophy of Nansledan will be to minimise carbon emissions through the efficient use of resources to protect the natural environment. Buildings will blend harmoniously with their environment, with beautiful squares and spaces dispersed throughout.



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A TASTE OF CORNWALL

It is no surprise that Newquay, situated on the Cornish Northern coastline, is one of Britain's most popular destinations and a jewel in Cornwall's crown.

As well as rocky headlands, dramatic cliff tops and secluded coves, Newquay boasts nine beaches, including the world famous Fistral Beach - a surfing paradise of international repute.

The Town has something to offer everyone, with many varied historic sites, in addition to the many sporting and recreational activities - including excellent surfing, fishing, diving and golf. There is also easy access to the spectacular scenery along the 300-mile South West Coast path for walking and cycling. Families can be entertained at a whole host of venues including Newquay Zoo and the Blue Reef Aquarium.

Newquay also offers a huge selection of gastronomic delights from fine dining restaurants by world renowned chefs such as Jamie Oliver, to the traditional Cornish Pasty and Cornish Cream Tea in the local cafes.



It is not surprising that the Town's accolades include the 'UK's Top 10 Beach Destination' by Trip Advisor and Which Holiday's 'Favourite Seaside Town'.

There are many other iconic tourist destinations near to Newquay including the Eden Project, with the world's largest indoor rainforest and the world famous Minack open-air theatre. Lands End, one of Cornwall's most famous landmarks, is within an hours drive away.

Nansledan is just 2 miles from the delightful Newquay coastline and cosmopolitan Town Centre. It is situated on the Eastern side of Newquay with excellent transport links to the Train Station, the Airport and A30 all within 3 miles.

TESTIMONIAL

"As first time buyers, it was a new process for us, and one that wouldn't be possible for us without the use of the Help-to-Buy scheme. The whole process was made so easy thanks to the Morrish team - everybody is so approachable and easy to communicate with.

The team both on and off site have provided high standards of workmanship and customer care, every aspect of our new home exhibits great quality, which has been professionally thought-out.

Even prior to completion nothing was too much trouble, we really felt included in the build and were kept up-to-date with progress. Everything was finished within the promised timeline.

Moving with a toddler and getting around the site has all been fine thanks to the safety procedures in place and friendly workman waving to my little boy from their diggers has frequently made his day!

Should we ever move from our beautiful home, I wouldn't hesitate to purchase another Morrish property. Our family is delighted with our new home."

*Ms Smith & Mr Gibson Tregunnel Hill
Residents*

THE MORRISH BUILDERS CHARTER

- OUR PROMISE TO YOU -

**When buying a Morrish Home, rest assured
we will provide you with:**

- Peace of mind that you are purchasing from a trusted company who have been at the forefront of development for over 60 years
- An In-House Team of professionals on hand to provide assistance, ensuring high quality customer services, craftsmanship & presentation
- High quality internal specifications
- Assistance with sourcing financial and legal contacts to make the process as easy as possible for you
- Regular updates on the build process of your new home
- A familiarisation meeting with you at the property following exchange of contracts
- The Morrish Builders two year warranty included as part of the NHBC 10 year warranty



LOCATION

QUINTRELL ROAD, NEWQUAY, CORNWALL TR8 4JU



Directions from A30:

From the A30 heading towards Newquay, exit at the turning for the A39 (St Columb Road). Proceed along the A39 for approximately 0.8 miles and at the roundabout, take the A392 Newquay Road signposted Quintrell Downs. At the junction of the A3058, turn right onto Quintrell Road and the Nansledan development is on the left.

CONTACT US USING THE DETAILS BELOW

For sales enquiries contact Bradleys:

t. 01637 838171 e. nansledansales@beagroup.co.uk

For general enquiries, land for sale or if you supply building products:

t. 01202 623420 e. enquiries@morrish-builders.co.uk

Unit 5 Upton Industrial Estate, Upton, Poole, Dorset, BH16 5SL



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