



Park Bottom | Cornwall

Variety | Diversity





# variety

Welcome to The Maples, which offers perhaps the best eclectic range of new homes in the area. There is something for everyone including 69 new homes ranging from 2, 3 & 4-bedroom homes to 2 & 3-bedroom bungalows.

The Maples is located just off the centre of Park Bottom (Goelas an Park), in the parish of Illogan on a relatively level landscaped site bordered by natural tree and hedge boundaries.

Robertson Developments Ltd has ensured both the architectural merit - blending natural granite, render and timber effect section elevations - and general specification is well above the average. Attention to detail is the priority.







# diversity

Living in the community of Park Bottom offers opportunities for a diverse lifestyle due to the strategic location of The Maples. Just over two miles to the North is Portreath Beach and coastal resort with magnificent Atlantic views, contrasting with the rural beauty of Tehidy Country Park close by. For those who enjoy their golf, Tehidy Golf Course is just 1.7 miles away. There is a wealth of amenities within the historic towns of Camborne and Redruth both a few minutes' drive away with a regular bus services running to each.

Truro, the County City of Cornwall is approximately 15 miles away and with the A30 trunk road under 2 miles distant, there is easy communications heading East, connecting with the M5 and M4 corridors, giving access to all parts of the UK. Camborne and Redruth also have main line rail stations connecting to the whole of the South West and London.

More locally, within the community of Park Bottom there is a village shop and the New Inn, a highly rated local pub and venue for live bands. Schooling at all levels is available in Camborne and nearby Pool.



# Property Specifications

All of the new homes at The Maples have been cleverly designed for today's modern living and for people of all ages. The wide range of properties available will attract and build a diverse community.

Our high specification living accommodation combines beautifully stylish bathrooms and modern fitted kitchens throughout our entire range. Our team of designers, architects, builders and craftsmen have worked hard to bring you the very best possible.

*“design and architectural excellence work together to create a development where all its properties complement one another”*



#### **External Features:**

- Front garden areas will be landscaped / turfed where appropriate
- Patio areas are available in gardens
- Outside taps available with all properties featuring a garden
- Low maintenance double glazed windows and doors in uPVC (except main entrance doors)
- Composite entrance door
- Outside lights to front and ground floor patio/ French doors

#### **Internal Features:**

- Contemporary, cross directional, woodgrain internal doors with chrome furniture
- Smooth finish to ceilings
- Gas fired central heating and water heating
- Coving applied to all rooms
- Internal woodwork decorated in white gloss
- Generous provision of low energy light fittings
- Ample, well placed power points throughout
- Intruder alarms fitted

#### **Additional Features:**

- 10 year, insurance backed structural warranty available for all home owners
- Contemporary bathroom furniture which compliments the clean lines of our homes
- A fantastic choice of fitted kitchens are available (dependent upon stage of construction)



**ROBERTSON**  
DEVELOPMENTS LIMITED

## About Robertson Developments

Robertson Developments Limited is the product of two generations of family-owner endeavour in the property development industry.

The locally based company specialises in providing responsibly planned residential developments especially within the Camborne and Redruth areas. Over the years, hundreds of successfully built properties consisting of a range of styles have led to the creation of bespoke communities.

Tried and trusted, the company has been commended by nationally recognised bodies on several occasions including the NHBC (National House-Building Council) 'Pride In The Job' and, the LABC (Local Authority Building Control) 'Building Excellence' awards.

Known throughout the region for quality and reliability, the Robertson Developments team consistently builds to the needs of the local market always keeping a close eye on what customers expect and delivering genuine value for money.

The  
Maples



## The Lynher - Type C

2 bedroom semi detached home





# The Lynher - Type C

Plots 30, 32, 34, 36, 38, 46-49, 51, 53, 55, 57, 64, 66 & 68



## Ground floor

Entrance Hall  
Cloakroom  
Kitchen  
Living Area

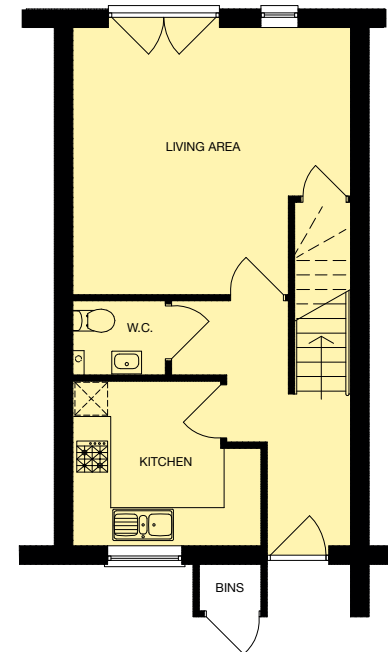
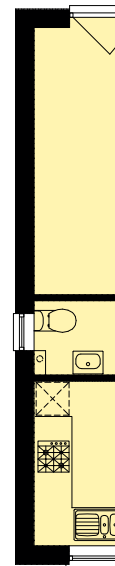
3.01m (9'10") max x 2.70m (8'10") max  
4.45m (14'7") narrowing to 3.44m  
(11'3") 4.18m (13'8") max

## First floor

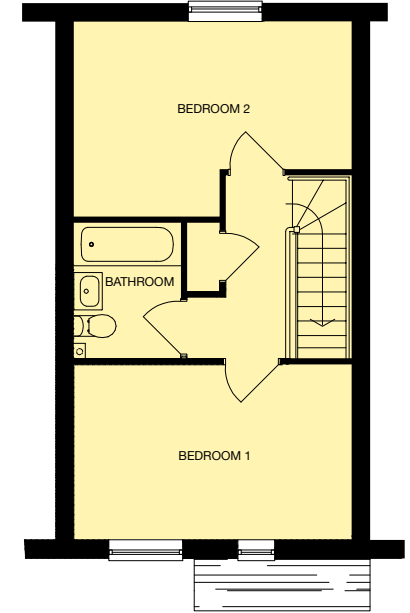
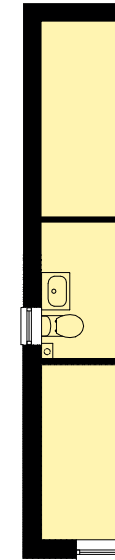
Bedroom 1  
Bedroom 2  
Bathroom

4.45m (14'7") max x 2.73m (8'11") max  
4.45m (14'7") max x 3.15m (10'4") max

Gable Window  
Option



Gable Window  
Option



All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Tel. 01209 712121  
bradleys-estate-agents.co.uk





The Tamar - Type F  
2 bedroom detached bungalow



# The Tamar - Type F

## Plots 59, 61 & 63

The  
Maples

### Ground floor only

Entrance hall

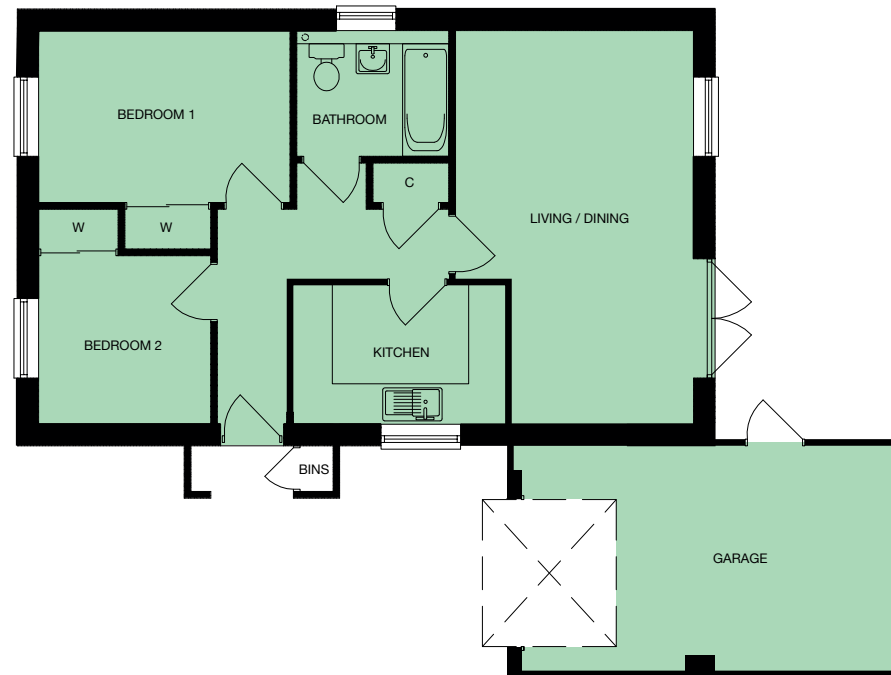
Open plan style lounge / dining / kitchen space

Kitchen area 3.12m (10'3") x 2.17m (7'1")

Lounge / dining area 3.58m (11'9") narrowing to 2.78m (9'1")  
x 5.95m (19'6") max

Bedroom 1 3.78m (12'5") x 2.58m (8'5") to wardrobe

Bedroom 2 2.59m (8'6") x 2.54m (8'4") to wardrobe



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**NHBC**  
Registered House Builder

  
**ROBERTSON**  
DEVELOPMENTS LIMITED

**Bradleys**  
ESTATE AGENTS



- **The Lynher - Type C**  
 Plots 30, 32, 34, 36, 38, 46-49, 51, 53, 55, 57, 64, 66 & 68
- **The Fowey - Type D**  
 Plots 40, 54 & 58
- **The Tamar - Type F**  
 Plots 59, 61 & 63
- **The Kensey - Type H**  
 Plots 9, 10 & 45
- **The Gannel - Type K**  
 Plots 9, 11, 13, 15, 17, 19, 26, 28, 33, 35, 37, 39, 41-44, 50, 52, 56 & 62
- **The Cober - Type L**  
 Plots 4-7 & 60
- **The Helford - Type Q**  
 Plot 8

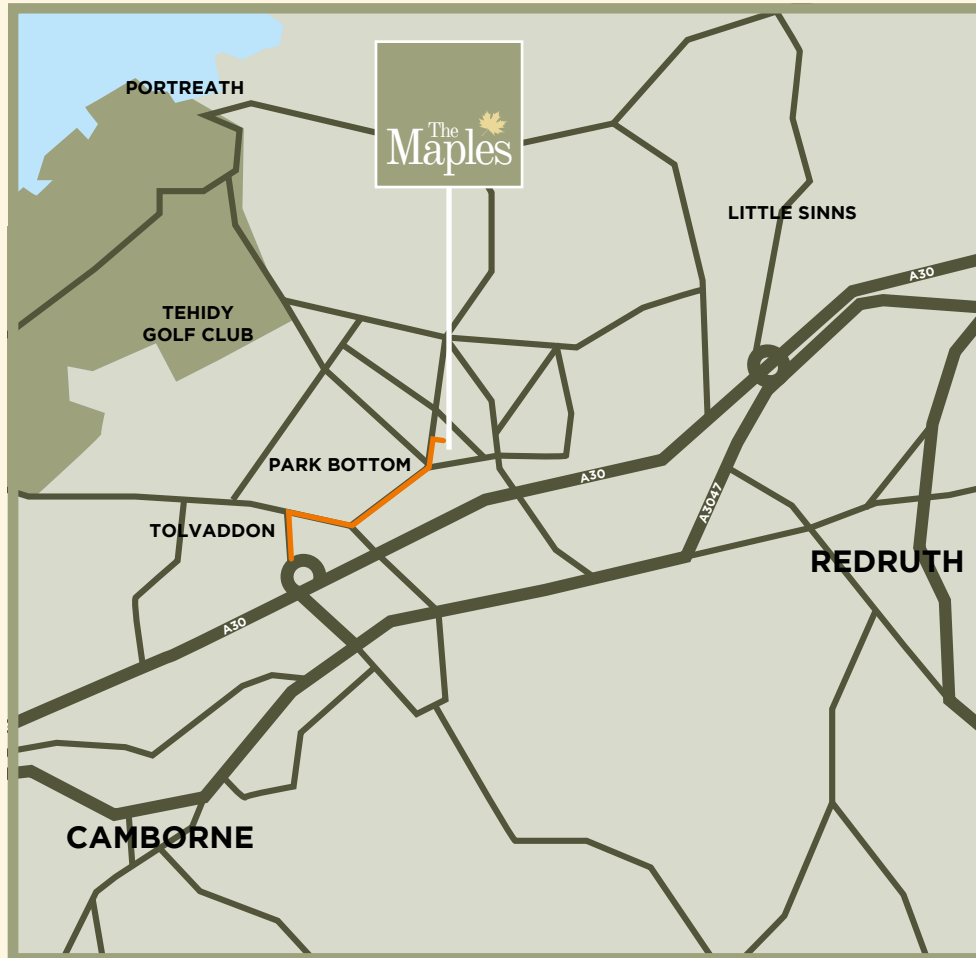
Plots 40, 54, 58 and 64 are discounted homes

The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the plan is solely intended for their guidance and assistance.

## Development Layout



# Finding us couldn't be easier...



Turn off the Main A30 at Tolvaddon Junction and head in the direction of Portreath, as depicted by the main signs (A3047). From this road look out for the sign posted for Tehidy Country Park turning right from the East or left from the West). Turn right at the second roundabout and continue along for approximately third of a mile turning left just after Trevenson Garden centre into Park Road. Continue along this lane into the village of Park Bottom and veer left with the village stores on your left-hand side (Trevelyan Road) and as you come towards the exit of the village 'The Maples' can be seen on your right-hand side.

SAT NAV: TR15 3UJ

Selling Agent:  
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# The Maples



Backed by  
HM Government

## South West

Help To Buy | Equity Loan



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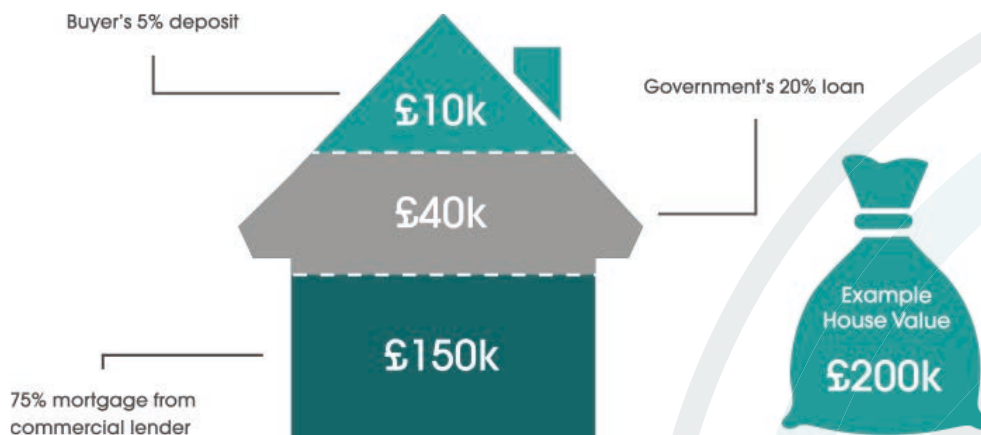
INFORMATION

# Help to Buy - Equity Loan

## How does it work?

With a Help to Buy: equity loan the Government lends you up to 20% of the cost of your new-build home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.



Example: for a home with a £200,000 price tag. If the home in the example above sold for £210,000, you'd get £168,000 (80%, from your mortgage and the cash deposit) and you'd pay back £42,000 on the loan (20%). You'd need to pay off your mortgage with your share of the money.

## How do I apply?

Once you have found a suitable new-build property with a participating, registered builder - you will need to complete a Property Information Form and Reservation Form with the builder.

Both forms will then need to be submitted to Help to Buy South West.

We will then issue you an Authority to Proceed (ATP) document. Please do not apply for a mortgage until you have received this. The ATP will also advise you of the next steps.

For further information please contact Bradleys  
Tel: 01209 712121  
Email: [camborne@beagroup.co.uk](mailto:camborne@beagroup.co.uk)  
[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)



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