

# HIGHBANKS

Southend-on-Sea • Essex

A stunning collection of high specification  
one, two and three bedroom apartments





Computer generated photomontage of Highbanks.

WELCOME TO



HIGHBANKS

Discover Highbanks, an exclusive development of one, two and three bedroom apartments situated in the heart of Southend-on-Sea. With stunning picturesque views of the coast and high-end specification, you'll find Highbanks is a special place to live.



# WELCOME TO SOUTHEND-ON-SEA

Southend-on-Sea is a lively town in the southern part of Essex close to the Thames Estuary, known for its expanse of stunning beaches and the longest pleasure pier in the world. There is a total of seven miles of seafront to explore, the beaches have been awarded three Blue Flags, seven Quality Coast Awards and boasts the cleanest stretches of beaches in the UK. The pier stretches out from the coast a phenomenal 1.34 miles. It was constructed in 1830 and stands as a proud part of Southend-on-Sea's history.

## ARTS & CULTURE

There are plenty of places to relax and enjoy your surroundings, with no less than 76 parks and gardens to discover at your leisure. With nature reserves, manicured gardens, outdoor sports and children's playgrounds, Southend-on-Sea is a great place to call home.

With a thriving arts and culture scene you can enjoy world-class theatre productions at Cliffs Pavilion, art exhibitions at one of the town's numerous galleries and live music across a range of diverse genres and venues.

The town is also host to a number of festivals throughout the year including the Village Green, the annual Film and Air Show and Military Festivals among others.

## SHOPPING

The town of Southend-on-Sea is also home to a large variety of shops, attracting shoppers from the local area and further afield.

With its choice of small, independent retailers and large high street brands, there is something for everyone.

SEVEN QUALITY COAST AWARDS AND BOASTS THE CLEANEST STRETCHES OF BEACHES IN THE UK



## EDUCATION

There are a large number of education facilities in the area, including numerous primary schools, 12 high schools (4 of which are grammar schools), several colleges and even a campus of The University of Essex all calling Southend-on-Sea their home.

## NIGHTLIFE

Southend-on-Sea is a vibrant town with a thriving nightlife. With plenty of wine bars lining the seafront and a wide choice of cuisines on offer, it is no surprise Southend-on-Sea has been awarded the coveted Purple Flag. The Purple Flag status confirms the great entertainment on offer in the town and only 31 other places in the UK have received this accolade. Alongside bars and restaurants the town has a bowling alley, cinema, theatres, live music venues and casinos.

## TRAVEL

Southend-on-Sea is ideally located, the A127 links the town with both the M25 and A12 in under half an hour. The town boasts two railway lines allowing a great number of destinations to be within easy reach. Southend Victoria, Southend East and Southend Central are the main three stations serving the town and run to London and towns such as Basildon, Billericay and Shenfield. The town also benefits from a local airport just three miles from the town centre. Offering flights to many destinations across Europe, it is perfect for holidays and weekend getaways.

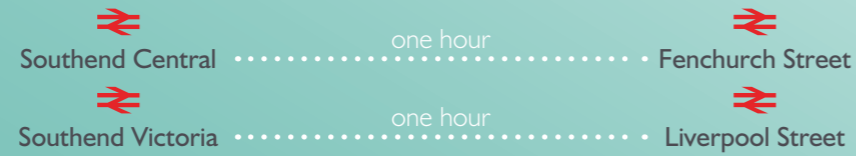


Images depict local area.



**BY RAIL**

Two direct rail lines operate between Southend-on-Sea and London:

**BY ROAD**

There are two arterial roads which access Southend-on-Sea - the A127 and A13 which is a direct route to the M25. Heading from the north, access is gained via the A1, M11, M25 (Junction 29 - 20 miles) and A127. From the south, the M25 (Junction 30 - 26 miles) Dartford Tunnel and A13.

**BY BUS**

Bus services operate on a 7 day a week basis from Southend-on-Sea's travel centre which is located off the High Street on Alexandra Road. Services travel in and around Southend-on-Sea, as well as surrounding towns. Services also run daily to London Stansted Airport.

**BY AIR**

Southend-on-Sea is extremely well connected for air travel and is within easy reach of five airports:

London Heathrow Airport ..... 79 miles

London Gatwick Airport ..... 61 miles

London Stansted Airport ..... 40 miles

London City Airport ..... 37 miles

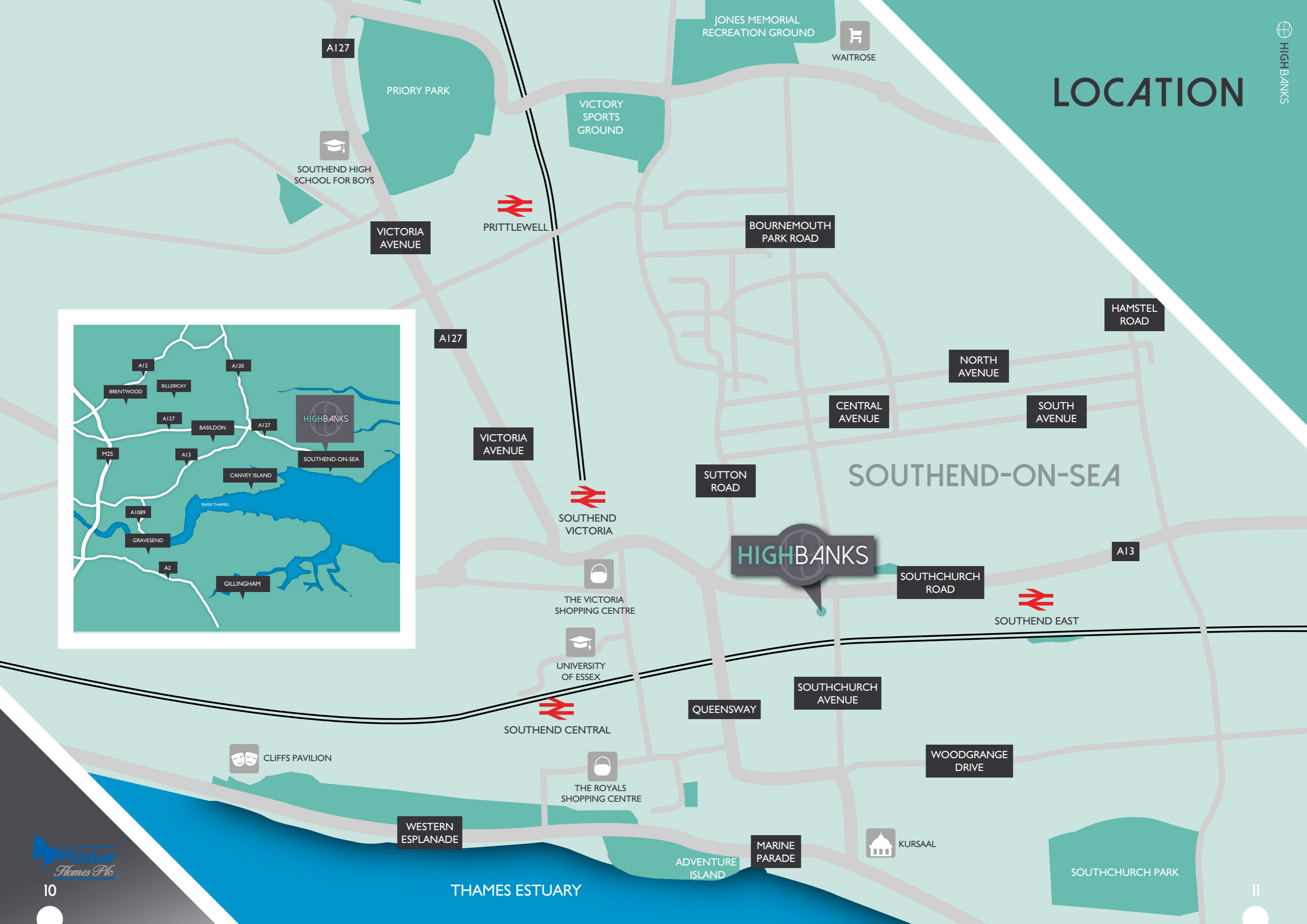
London Southend Airport •• 3 miles

**BY SEA**

London Cruise Terminal at the Port of Tilbury is 25 miles away which you can reach via train (Tilbury Town station) in half an hour. Harwich is 58 miles away and offers connections to and from Holland and Denmark.

# TRAVELLING FROM SOUTHEND-ON-SEA

# LOCATION



# STUNNING SPECIFICATION

## DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Electrolux stainless steel chimney extractor
- Zanussi integrated fridge/freezer and washer/ dryer
- Choice of designer units by Oakwood Kitchens\*
- Choice of quartz stone worktops and upstands\*
- Stainless steel splash back to hob
- Fascino stainless steel hand-finished sink, with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Intergrated stainless steel soap dispenser

## LUXURY BATHROOMS & EN-SUITES

- 'Laufen Pro' wall-hung basin with contemporary chrome wall-mounted tap
- Concealed dual flush 'Roca Laura' wall-hung WC
- Fitted mirror and shaver point
- Heated chrome towel rails
- Choice of 'RAK Ceramics' porcelain wall and floor tile colour and feature tiled strip, with polished and matt finishes\*
- Low level LED strip lighting to bath

## GENERAL SPECIFICATION

- Choice of oak/walnut doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings\*
- Choice of oak/walnut strip wood flooring to hall, living area, dining area, kitchen and cloakrooms\*
- Choice of carpets with underlay to bedrooms, stairs and landings\*
- Choice of fitted wardrobes to master bedroom\*
- Television and telephone points to living area and master bedroom
- Smoke alarm
- Audio telephone entry system

## BLOCK A

- Electric under-floor heating system to key rooms
- Electric hot water system

## BLOCK B

- Gas fired heating system via radiators
- Gas heated water system
- CO detectors
- Double-glazed uPVC windows



**Roca**

**FASCINO**

**LAUFEN**  
Bathroom Culture since 1892 [www.laufen.com](http://www.laufen.com)



**ZANUSSI**

**Electrolux**

Images of previous Weston Homes developments.

\*Choices are from developer's range and subject to stage of construction.



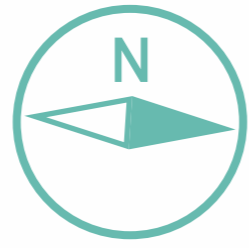
Every component in a Weston Homes' property is perfectly planned and constructed to the highest specification by our expert technicians and craftsmen. We use only the best quality, sustainable materials for a home that lasts a lifetime.

Weston Homes has 25 years of experience building stylish new homes in areas that provide all the amenities for a great lifestyle. So whether you are looking for traditional or contemporary style, Weston Homes guarantees bespoke quality, affordability and practicality in a home you can be proud of.

Images of previous Weston Homes developments.



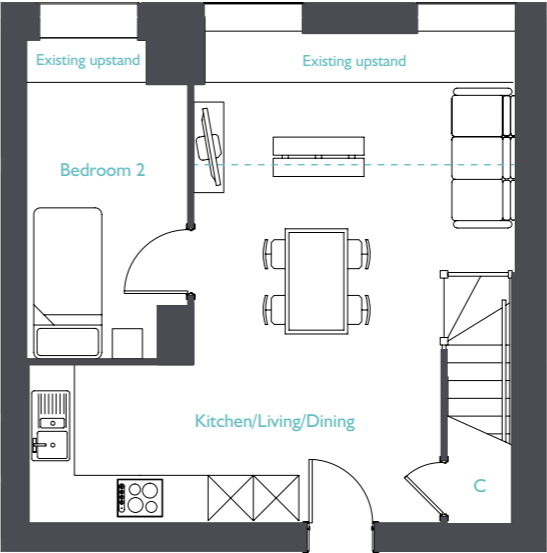
HIGHBANKS  
SITE PLAN



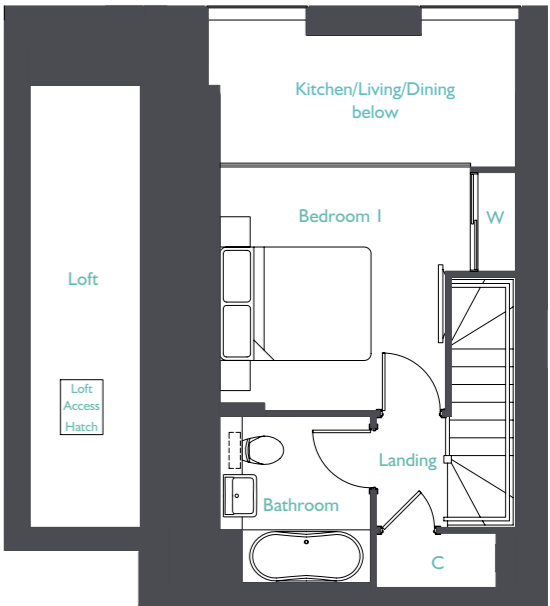


Computer generated photomontage of Highbanks.

# FLOOR PLANS



GROUND FLOOR

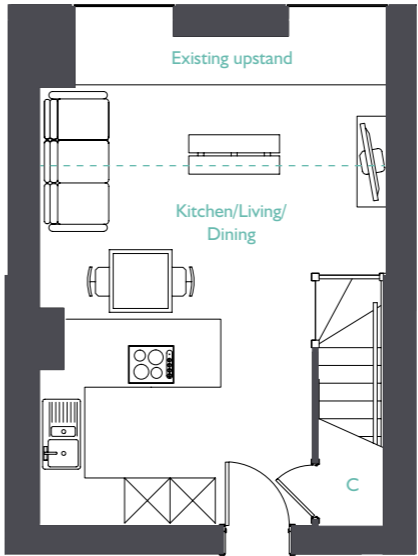


MEZZANINE FLOOR

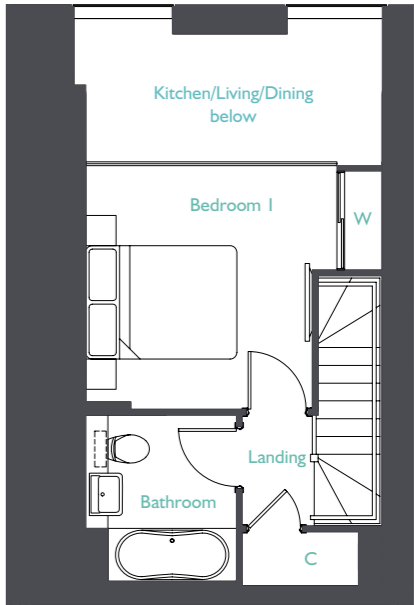
## APARTMENT TYPE 1

### Plot 1

Kitchen/Living/Dining	5798mm (max) x 5450mm (max)	(19'0" x 17'10")
Bedroom 1	3912mm (max) x 3323mm (max)	(12'10" x 10'9")
Bedroom 2	3660mm (max) x 2138mm (max)	(7'0" x 12'0")



GROUND FLOOR



MEZZANINE FLOOR

## APARTMENT TYPE 2

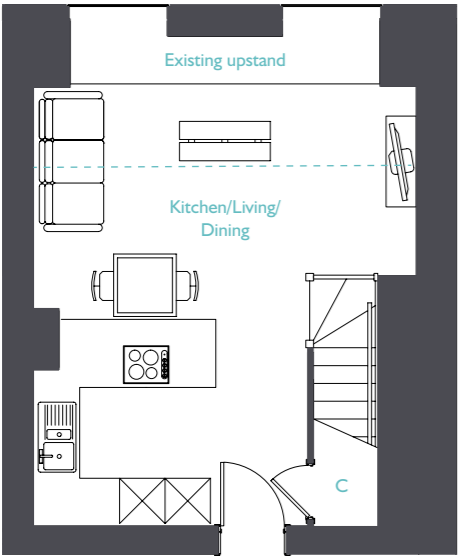
### Plots 2 & 3

Kitchen/Living/Dining	5798mm (max) x 4589mm (max)	(19'0" x 15'1")
Bedroom 1	3924mm (max) x 3223mm (max)	(12'11" x 10'7")

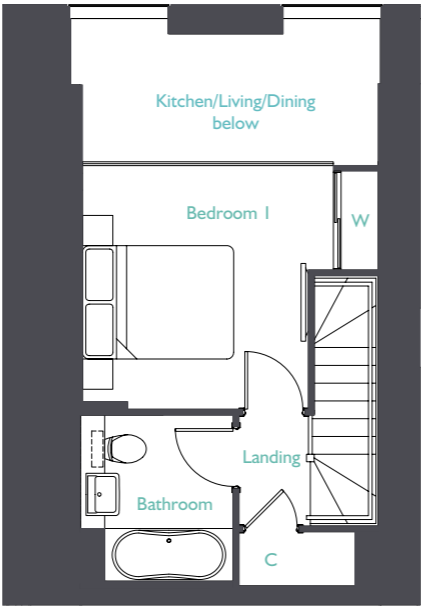
Please Note: Plot 2 does not have fitted wardrobe to Bedroom 1

--- Indicates double height ceiling.

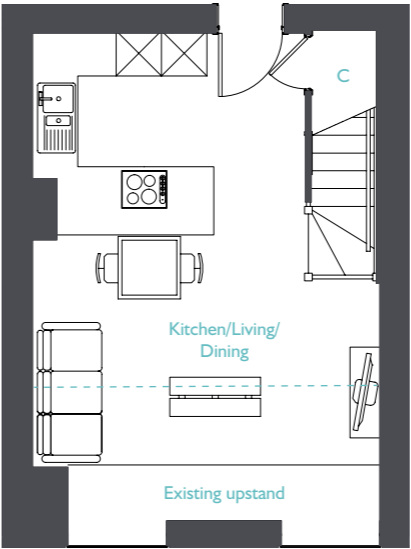
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.



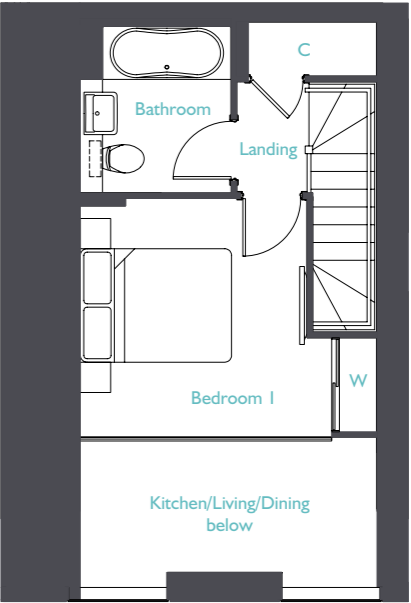
GROUND FLOOR



MEZZANINE FLOOR



GROUND FLOOR



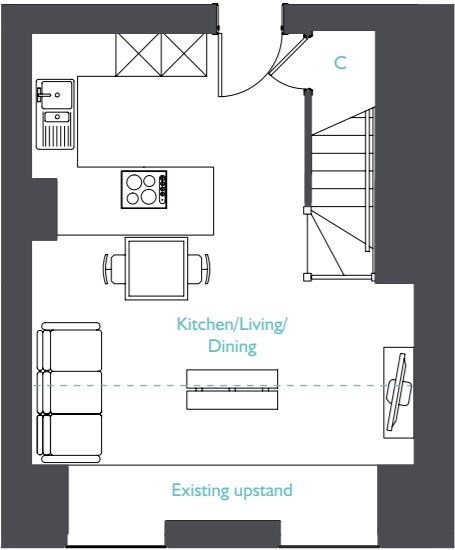
MEZZANINE FLOOR

APARTMENT TYPE 3  
Plot 4

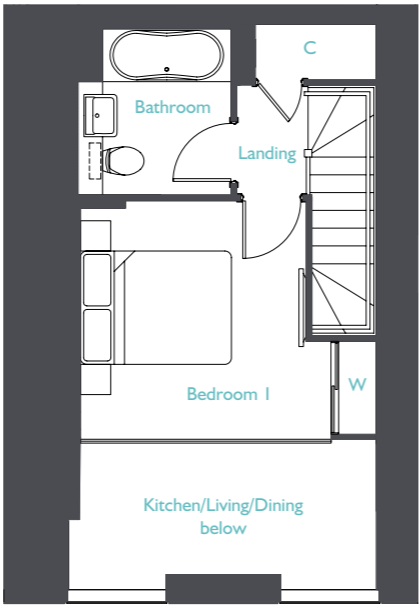
Kitchen/Living/Dining	5810mm (max) x 5061mm (max)	(19'1" x 16'7")
Bedroom I	3914mm (max) x 3223mm (max)	(12'10" x 10'7")

APARTMENT TYPE 5  
Plots 6, 7 & 8

Kitchen/Living/Dining	5712mm (max) x 4602mm (max)	(18'9" x 15'1")
Bedroom I	3912mm (max) x 3155mm (max)	(12'10" x 10'4")



GROUND FLOOR

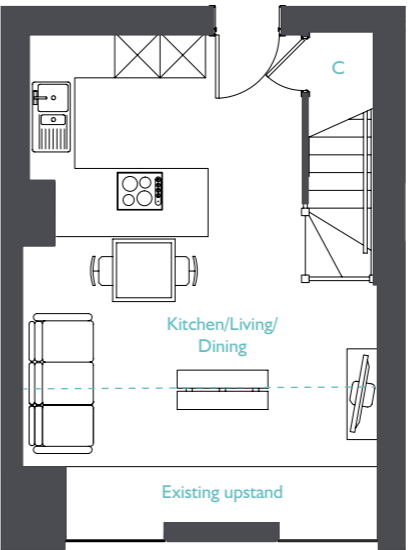


MEZZANINE FLOOR

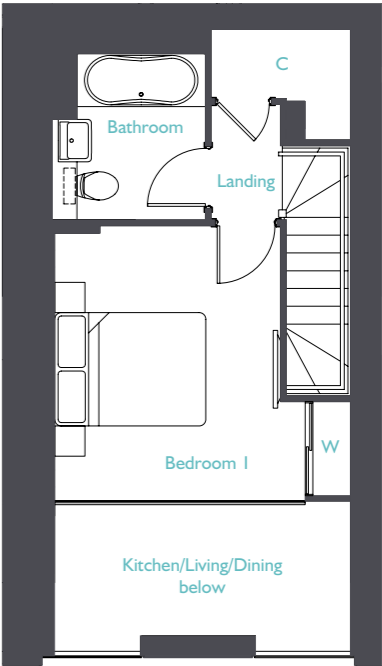
APARTMENT TYPE 4  
Plot 5

Kitchen/Living/Dining	5712mm (max) x 5066mm (max)	(18'9" x 16'7")
Bedroom I	3914mm (max) x 3155mm (max)	(12'10" x 10'4")

--- Indicates double height ceiling.



GROUND FLOOR



MEZZANINE FLOOR

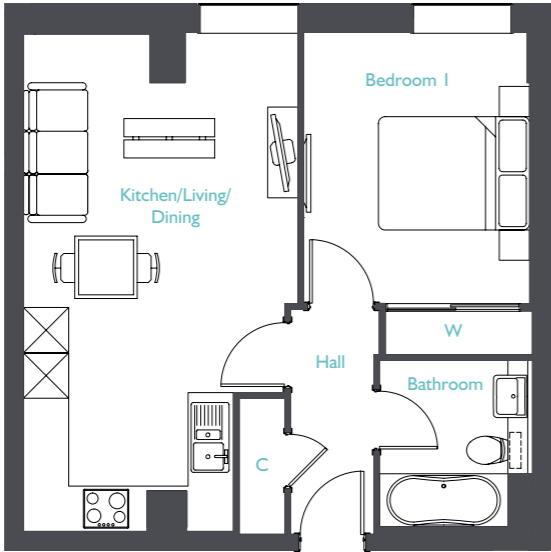
APARTMENT TYPE 6  
Plot 9

Kitchen/Living/Dining	5712mm (max) x 4694mm (max)	(18'9" x 15'4")
Bedroom I	3912mm (max) x 3640mm (max)	(12'10" x 11'11")

--- Indicates double height ceiling.



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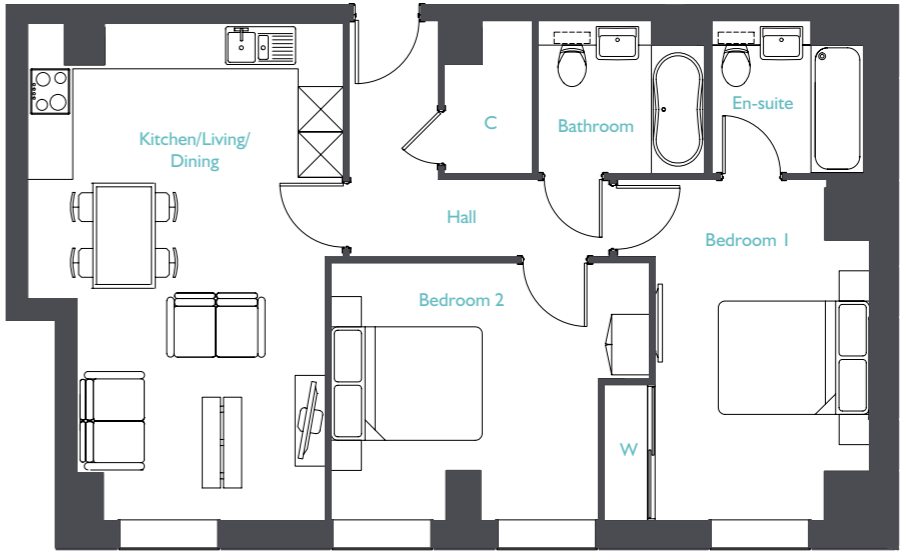


APARTMENT TYPE 7

Plots 10, 11(h), 16, 17(h), 22, 23(h), 28, 29(h), 34, 35(h), 40, 41(h), 46, 47(h), 52, 53(h), 58, 59(h), 64 & 65(h)

Kitchen/Living/Dining	6577mm (max) x 3621mm (max)	(21'7" x 11'11")
Bedroom I	3586mm (max) x 2999mm (max)	(11'9" x 9'10")

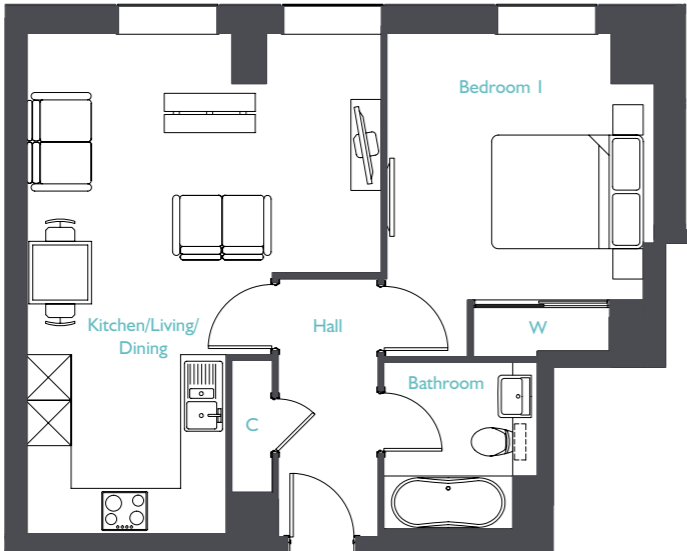
Please Note: Plots 11(h), 17(h), 23(h), 29(h), 35(h), 41(h), 47(h), 53(h), 59(h) & 65(h) have an additional window in Kitchen/Living/Dining



APARTMENT TYPE 9

Plots 13, 19, 25, 31, 37, 43, 49, 55, 61 & 67

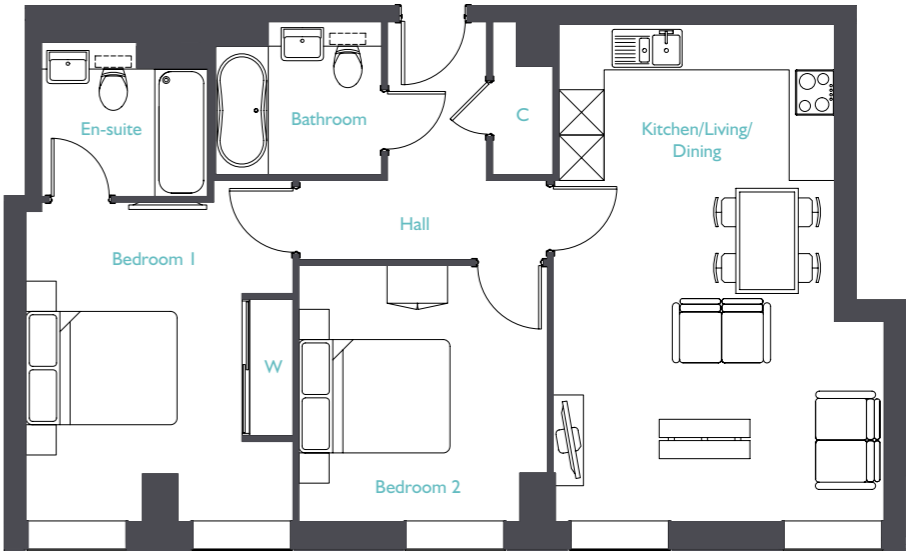
Kitchen/Living/Dining	6575mm (max) x 4180mm (max)	(21'7" x 13'9")
Bedroom I	4513mm (max) x 2836mm (max)	(14'10" x 9'4")
Bedroom 2	4212mm (max) x 3413mm (max)	(13'10" x 11'2")



APARTMENT TYPE 8

Plots 12, 18, 24, 30, 36, 42, 48, 54, 60 & 66

Kitchen/Living/Dining	6598mm (max) x 4672mm (max)	(21'8" x 15'4")
Bedroom I	3525mm (max) x 3515mm (max)	(11'7" x 11'6")

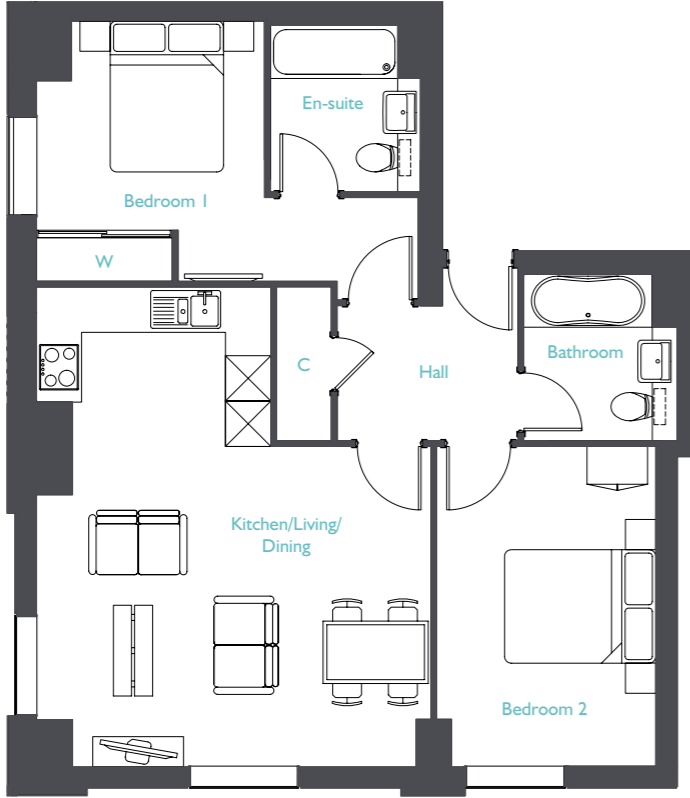


APARTMENT TYPE 10

Plots 14, 20, 26, 32, 38, 44, 50, 56, 62 & 68

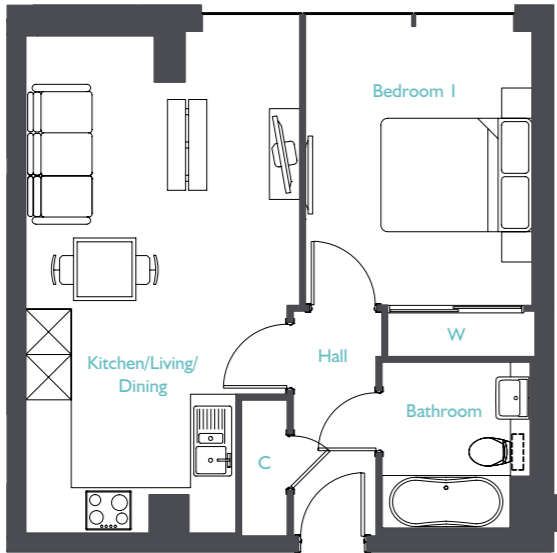
Kitchen/Living/Dining	6575mm (max) x 4377mm (max)	(21'7" x 14'4")
Bedroom I	4226mm (max) x 3533mm (max)	(13'10" x 11'7")
Bedroom 2	3921mm (max) x 3388mm (max)	(12'10" x 11'1")

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.



**APARTMENT TYPE II**  
Plots 15, 21, 27, 33, 39, 45, 51, 57, 63 & 69

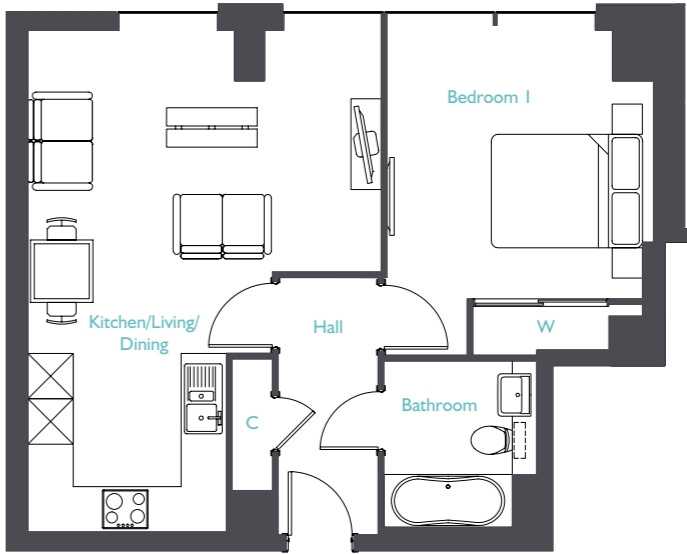
Kitchen/Living/Dining	6347mm (max) x 5521mm (max)	(20'10" x 18'1")
Bedroom 1	3445mm (max) x 3020mm (max)	(11'4" x 9'11")
Bedroom 2	4238mm (max) x 2896mm (max)	(13'11" x 9'6")



**APARTMENT TYPE 12**  
Plots 70 & 71(h)

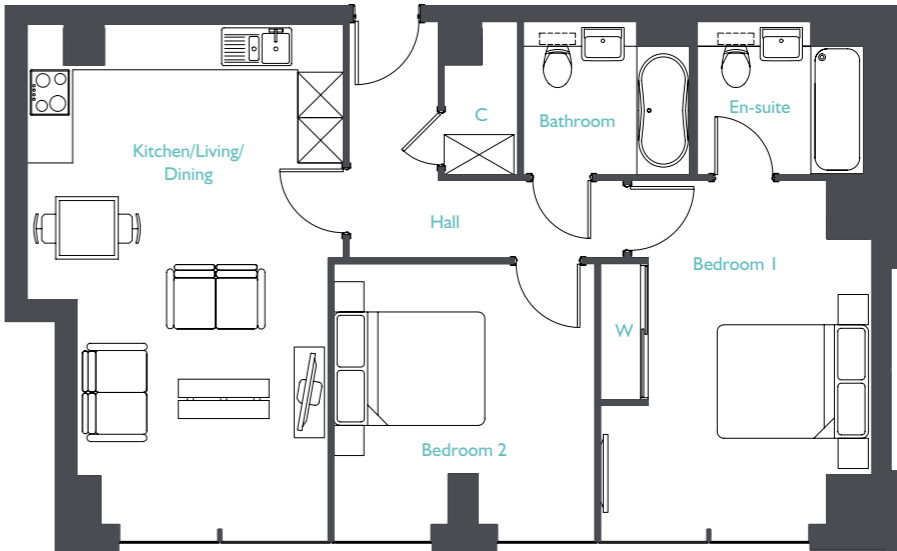
Kitchen/Living/Dining	6577mm (max) x 3621mm (max)	(21'7" x 11'11")
Bedroom 1	3586mm (max) x 2999mm (max)	(11'9" x 9'10")

Please Note: Plot 71(h) has an additional window in Kitchen/Living/Dining



**APARTMENT TYPE 13**  
Plot 72

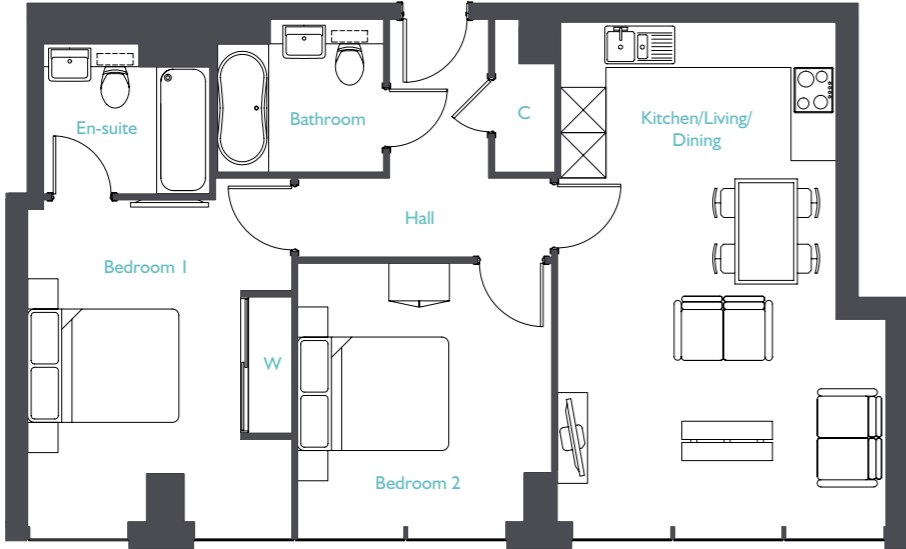
Kitchen/Living/Dining	6598mm (max) x 4672mm (max)	(21'8" x 15'4")
Bedroom 1	3515mm (max) x 3382mm (max)	(11'7" x 11'1")



**APARTMENT TYPE 14**  
Plot 73

Kitchen/Living/Dining	6610mm (max) x 4180mm (max)	(21'8" x 13'8")
Bedroom 1	4548mm (max) x 3605mm (max)	(14'11" x 11'10")
Bedroom 2	3453mm (max) x 3448mm (max)	(11'4" x 11'4")

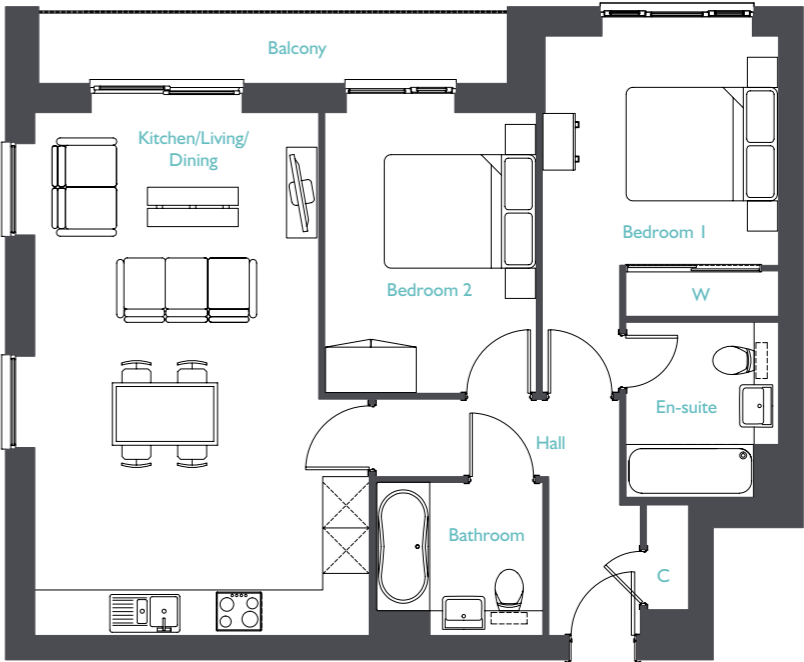
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.



APARTMENT TYPE 15

Plot 74

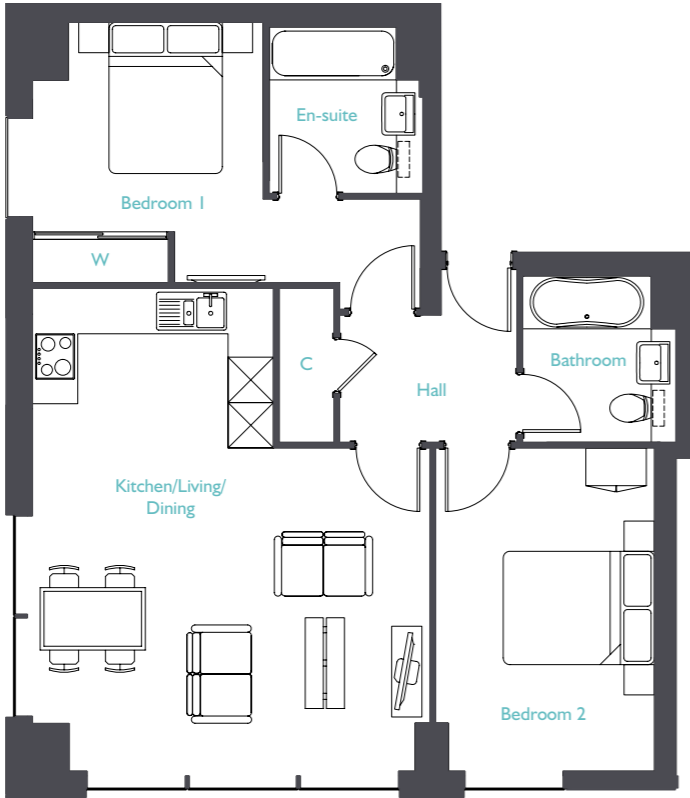
Kitchen/Living/Dining	6610mm (max) x 4346mm (max)	(21'8" x 14'3")
Bedroom 1	4261mm (max) x 3495mm (max)	(14'0" x 11'6")
Bedroom 2	3388mm (max) x 3362mm (max)	(11'2" x 11'0")



APARTMENT TYPE 1B

Plots 77, 81, 85, 89 & 93

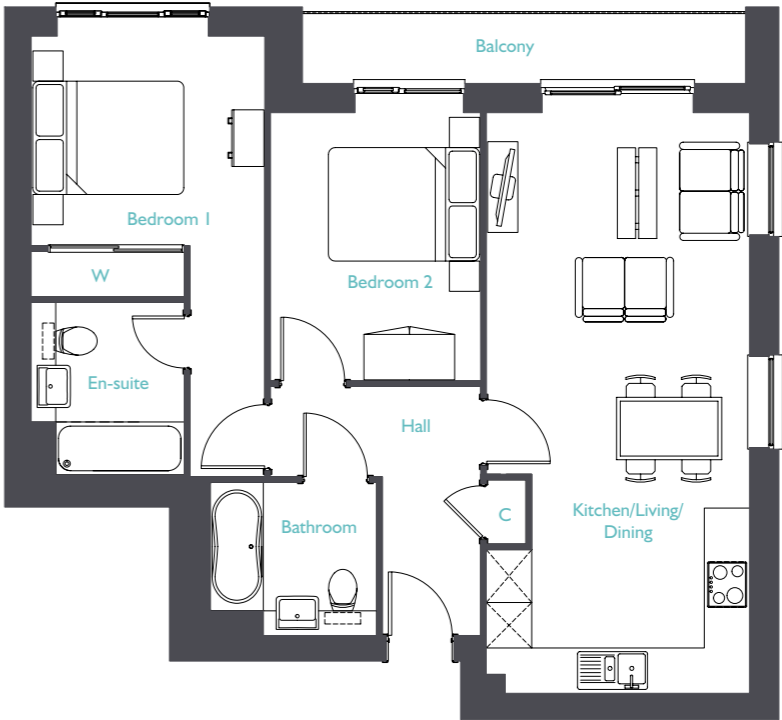
Kitchen/Living/Dining	6914mm (max) x 4220mm (max)	(22'8" x 13'10")
Bedroom 1	3129mm (max) x 3032mm (max)	(10'3" x 9'11")
Bedroom 2	3714mm (max) x 2804mm (max)	(12'2" x 9'2")



APARTMENT TYPE 16

Plot 75

Kitchen/Living/Dining	6382mm (max) x 5256mm (max)	(20'11" x 17'3")
Bedroom 1	3445mm (max) x 3055mm (max)	(11'4" x 10'0")
Bedroom 2	4273mm (max) x 2898mm (max)	(14'0" x 9'6")

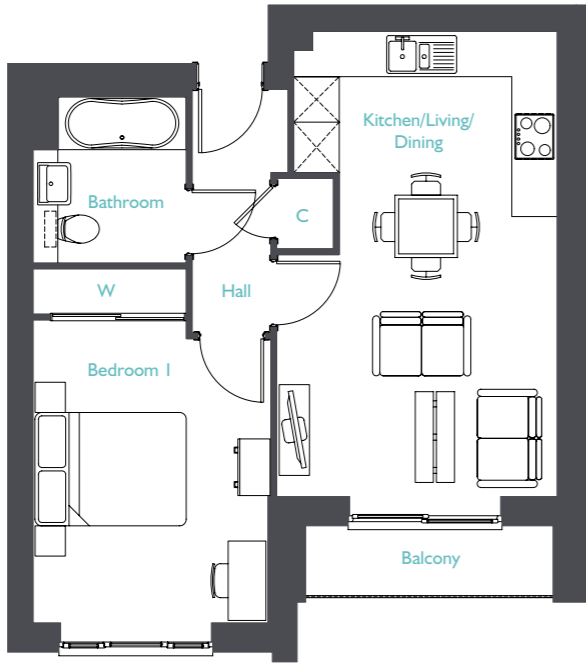


APARTMENT TYPE 2B

Plots 78, 82, 86, 90 & 94

Kitchen/Living/Dining	7679mm (max) x 3482mm (max)	(25'2" x 12'7")
Bedroom 1	5826mm (max) x 3089mm (max)	(19'1" x 10'1")
Bedroom 2	3546mm (max) x 2781mm (max)	(11'7" x 9'1")

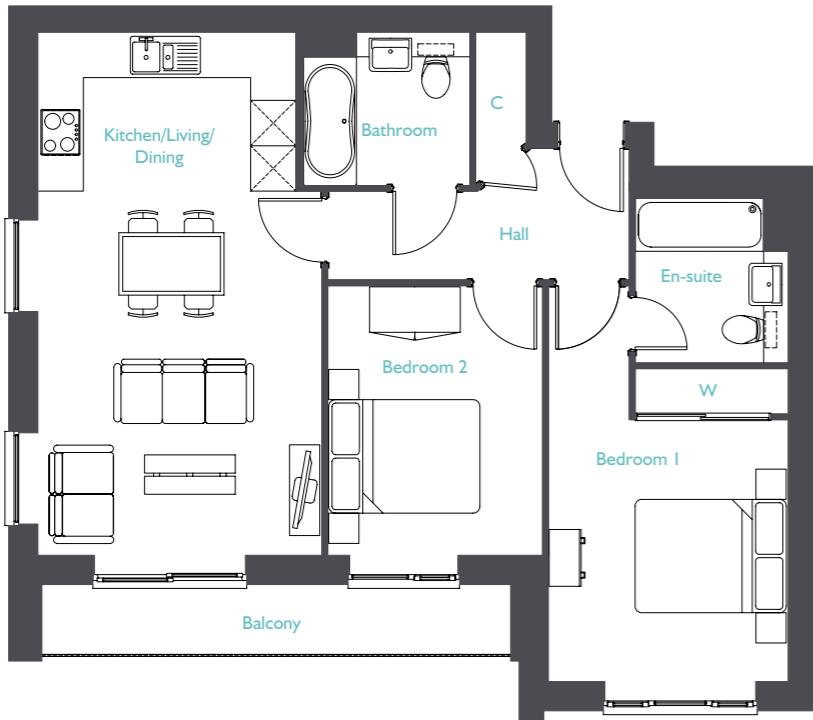
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions are not inclusive of balcony or terrace areas.



APARTMENT TYPE 3B

Plots 79, 83, 87, 91 & 95

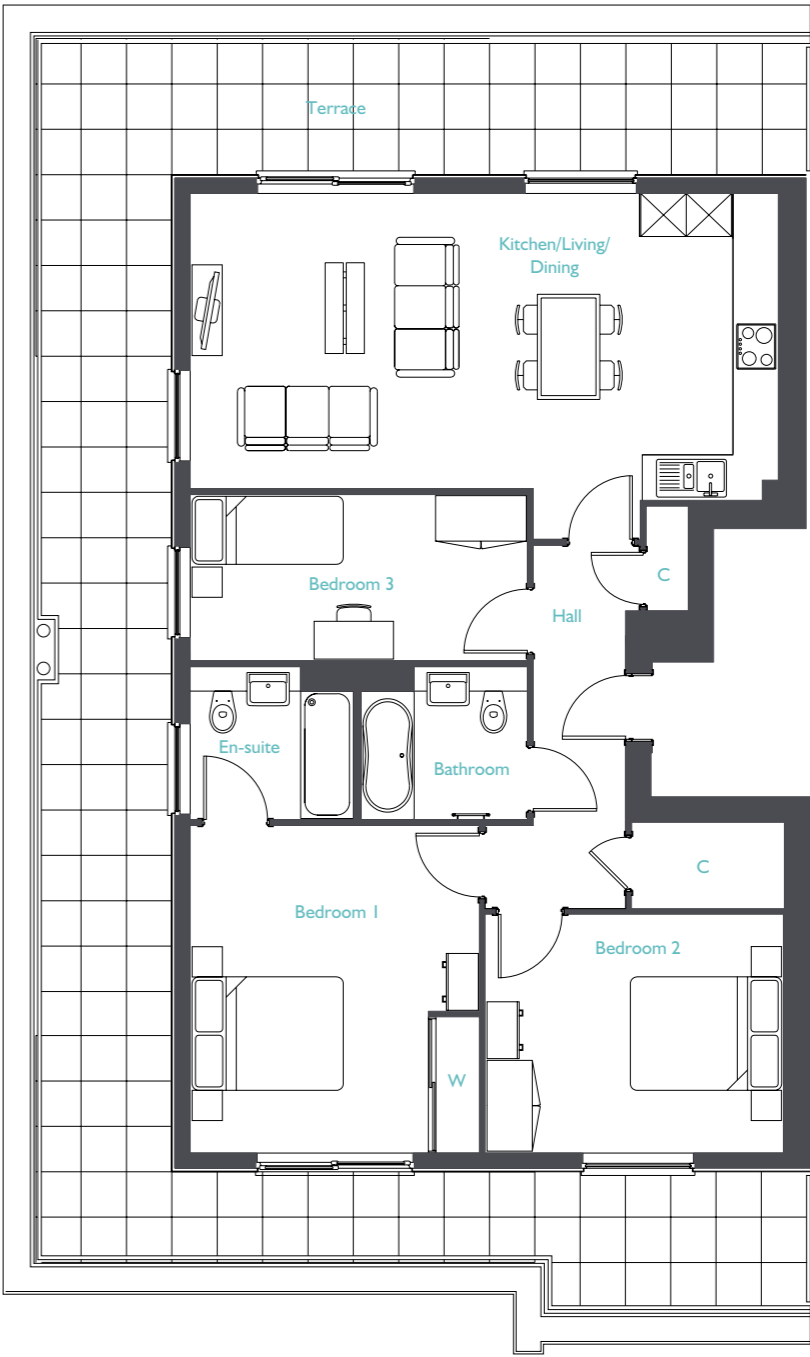
Kitchen/Living/Dining	6151mm (max) x 3710mm (max)	(20'2" x 12'2")
Bedroom 1	4681mm (max into W) x 3143mm (max)	(15'4" x 10'3")



APARTMENT TYPE 4B

Plots 76, 80, 84, 88 & 92

Kitchen/Living/Dining	6916mm (max) x 3757mm (max)	(22'8" x 12'3")
Bedroom 1	4138mm (into W) x 3172mm (max)	(13'6" x 10'4")
Bedroom 2	3579mm (max) x 2843mm (max)	(11'9" x 9'3")

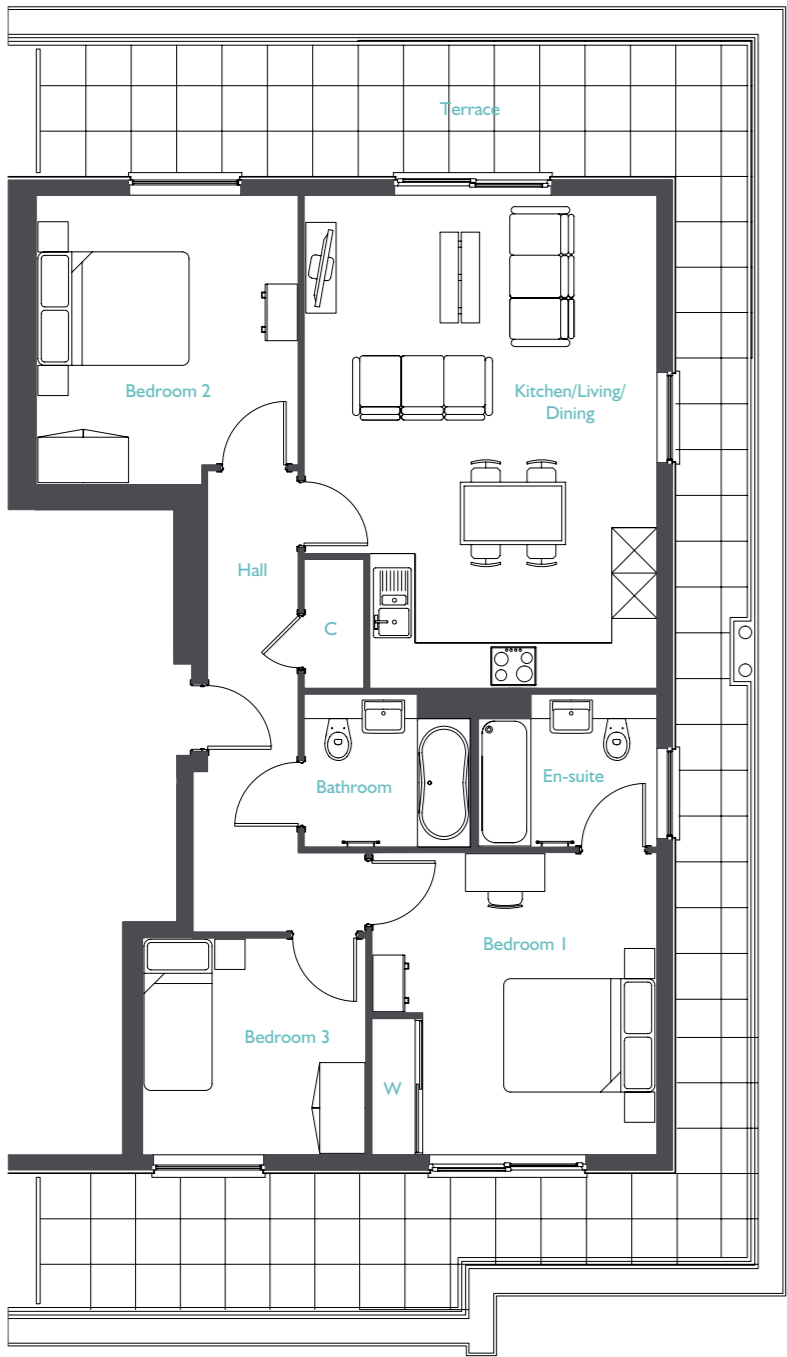


APARTMENT TYPE 5B

Plot 96

Kitchen/Living/Dining	7778mm (max) x 4058mm (max)	(25'6" x 13'3")
Bedroom 1	4332mm (max) x 3825mm (max)	(14'2" x 12'6")
Bedroom 2	3946mm (max) x 3157mm (max)	(12'11" x 10'4")
Bedroom 3	4461mm (max) x 2200mm (max)	(14'7" x 7'2")

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions are not inclusive of balcony or terrace areas.



APARTMENT TYPE 6B

Plot 97

Kitchen/Living/Dining	6521 mm (max) x 4666mm (max)	(21'4" x 15'3")
Bedroom 1	3993mm (max) x 3771 mm (max)	(13'1" x 12'4")
Bedroom 2	3472mm (max) x 3826mm (max)	(11'4" x 12'6")
Bedroom 3	2958mm (max) x 2862mm (max)	(9'8" x 9'4")



Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Dimensions are not inclusive of balcony or terrace areas.

BUYING WITH US

DEPOSIT

A deposit of £1,000 is required to be paid on reservation, subject to contract, which will be retained if the purchaser withdraws.

RESERVATION

On reservation, the selling agent will require details of the purchaser's solicitor who will be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If any contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agents, Dedman Gray New Homes.

COMPLETION

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction.

The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agents, Dedman Gray New Homes.

PLEASE NOTE:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Dedman Gray New Homes has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through Dedman Gray New Homes.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. It should be noted that the representations of Highbanks whilst similar to the development, may not necessarily be accurate in every respect. These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture.

All details correct as above at time of going to press. Highbanks is the marketing name for use until a permanent postal address has been issued.

HOME BUYER'S INFORMATION PACK

All purchasers at Highbanks will be presented with the information manual from Weston Homes at the point of reservation. The reservation manual includes all the purchasing processes ensuring a purchase is as smooth as possible. The manual also takes the purchaser through all the stages they will encounter from reservation through to exchange and will even give advice on how to prepare for completion and occupancy.

When collecting the keys for a Highbanks property the purchaser will then receive a further handover manual, presented in a leather-bound folio containing all manuals for every appliance in the new property as well as important information and contact details.

The homeowner's folio presented also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Highbanks as stress-free as possible.



Southchurch Avenue • Southend-on-Sea • SSI 2LB

Email: [highbanks@weston-homes.com](mailto:highbanks@weston-homes.com)



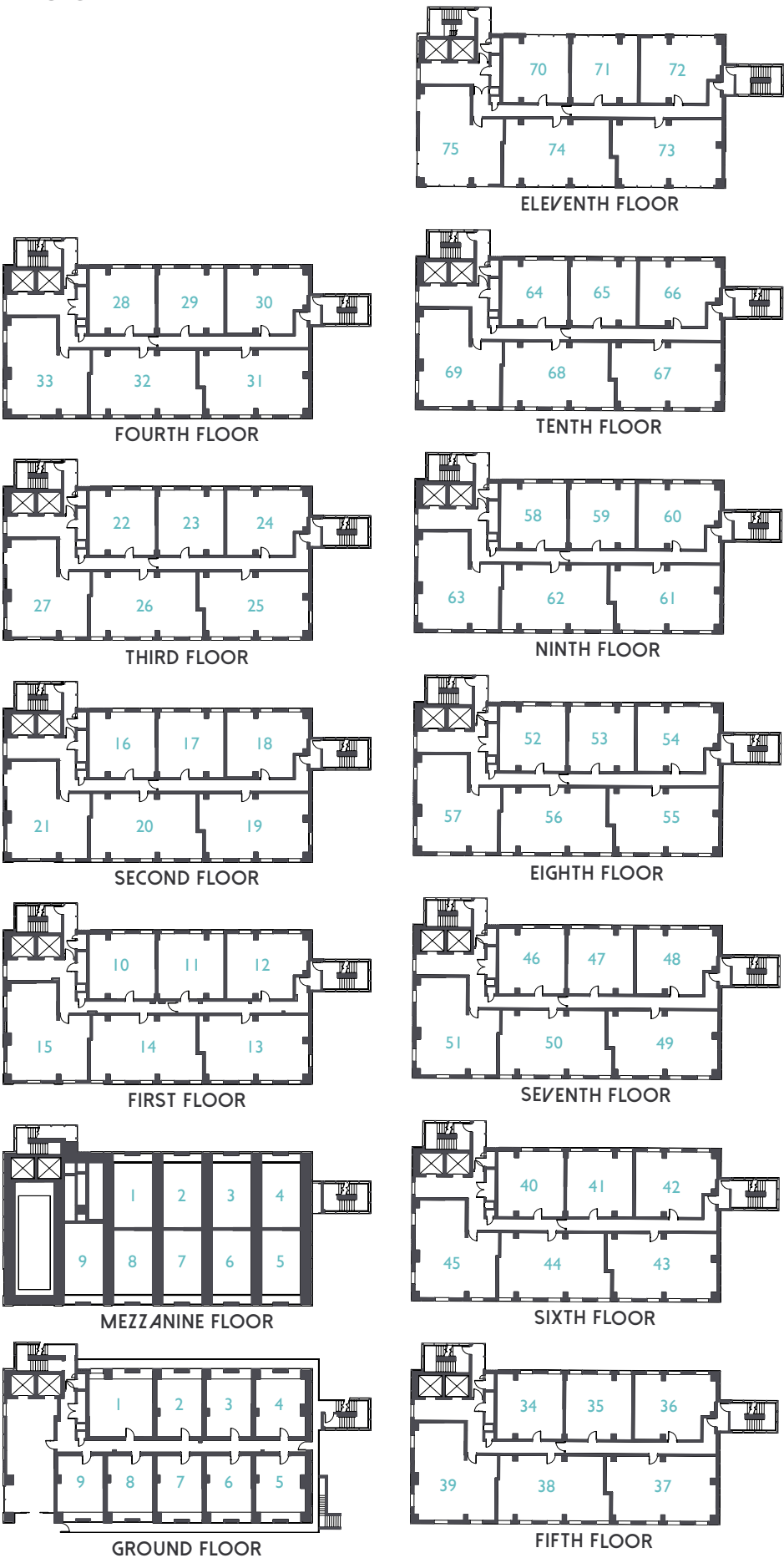
Weston Homes Plc, The Weston Group Business Centre,  
Parsonage Road, Takeley, Essex CM22 6PU

Tel: 01279 873300 Fax: 01279 873394  
Email: [sales@weston-homes.com](mailto:sales@weston-homes.com) Web: [www.weston-homes.com](http://www.weston-homes.com)

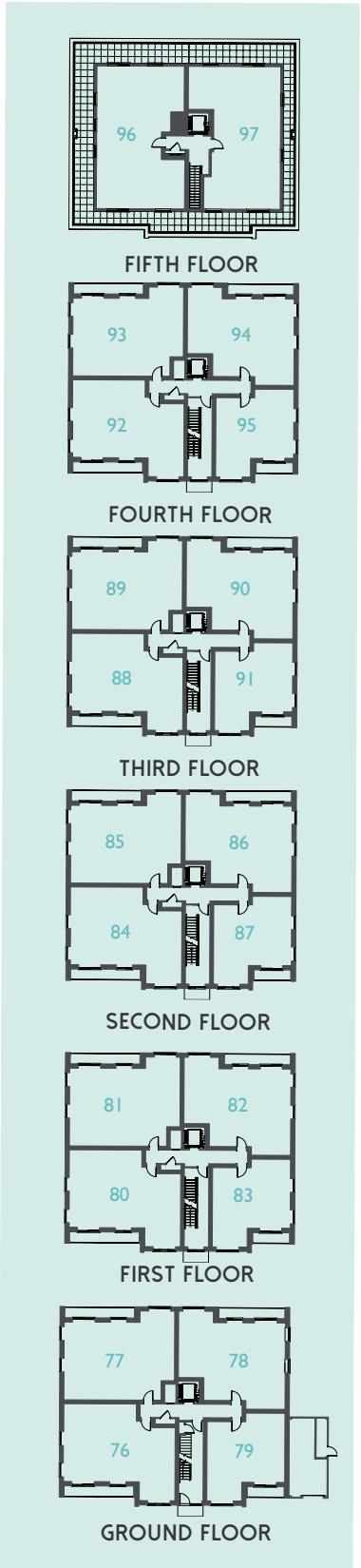


PLOT LOCATOR

BLOCK A



BLOCK B



SEE OVERLEAF FOR PLOT LOCATOR



# ABOUT US

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major housebuilders of the South East. This is due in no small part to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers both in terms of quality and value for money.

Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology.

Recently this has manifested itself through the Company's revolutionary new 'Project Genesis' scheme. Through Project Genesis, Weston Homes has taken housebuilding to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on site at an advance stage of construction. The resultant cost saving allows for a higher specification to the property. As the Company has grown its range of operations has expanded, with current developments stretching from the east of Essex down through

London and the majority of the surrounding Home Counties.

Weston Homes Plc now has an established history in Essex, with completed and current developments in Sible Hedingham, Colchester, Basildon, Clavering and Chigwell. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.



Images of previous Weston Homes developments.