



# COPPER ESTUARY

**HAYLE**  
CORNWALL



**blakesley**  
estates

AN EXCLUSIVE DEVELOPMENT OF 67 CONTEMPORARY APARTMENTS  
AND 3 MODERN TOWNHOUSES



Three horizontal wavy lines, resembling a stylized water or landscape element.

# COPPER ESTUARY

COPPER ESTUARY IS A STUNNING COLLECTION OF CONTEMPORARY 1 AND 2 BEDROOM APARTMENTS AND MODERN TOWNHOUSES IN HAYLE, CORNWALL.

ONCE A FOUNDRY, THE DEVELOPMENT PLAYED A KEY ROLE IN THE EXPANSION OF HAYLE. THE CHARMING HARBOUR TOWN WITH THREE MILES OF GOLDEN SANDS BOASTS NATURAL BEAUTY AND RICH HISTORY.

ALL COPPER ESTUARY PROPERTIES BENEFIT FROM AN ALLOCATED PARKING SPACE, A CHOICE OF BESPOKE KITCHENS, INTEGRATED APPLIANCES, A CHOICE OF CARPETS, BUILT-IN WARDROBES AND UNDERFLOOR HEATING.

THE TOWNHOUSES FURTHER BENEFIT FROM LEVEL REAR GARDENS.



**CLICK HERE FOR THE  
COPPER ESTUARY  
SITE MAP**





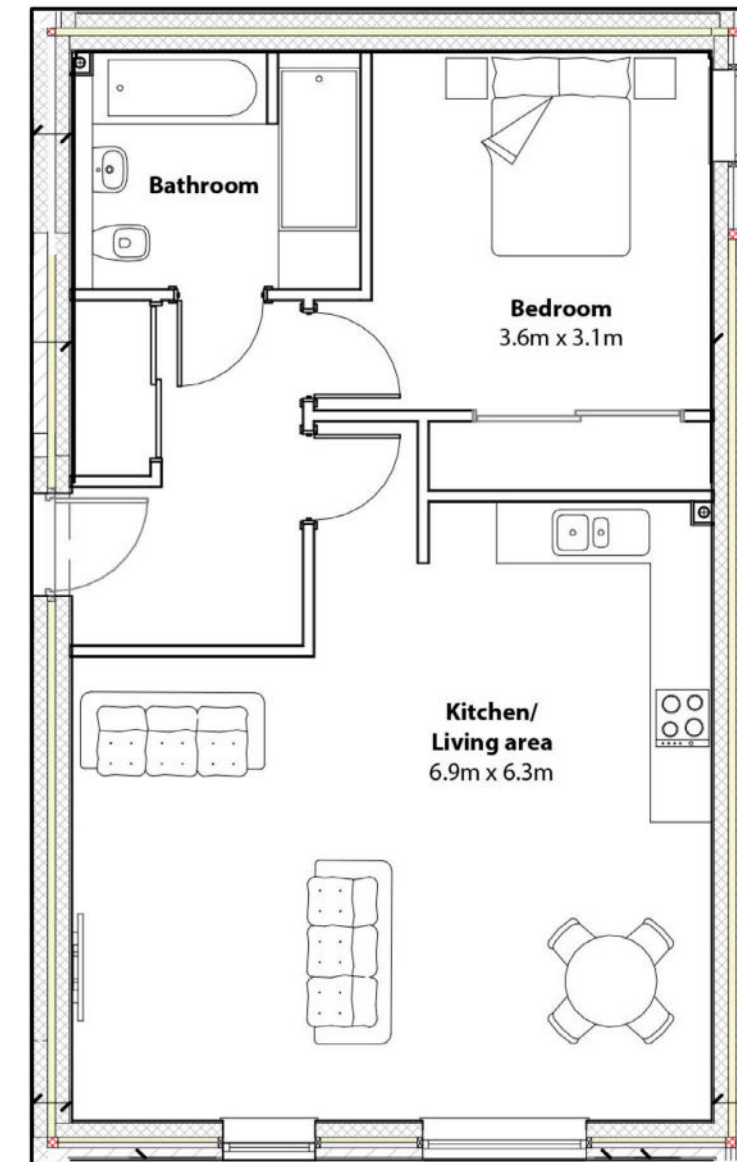
# ONE BED APARTMENT



- ONE BEDROOM LUXURY APARTMENT OFFERING AN OPEN-PLAN LIVING, KITCHEN AND DINING AREA
  - SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES
  - BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES
  - GENEROUSLY SIZED WHITE SUITE BATHROOM WITH INTEGRATED VANITY UNIT AND WASH HAND BASIN
  - ALLOCATED PARKING SPACE

## FLOOR PLANS

EXAMPLE ONE BED APARTMENT FLOOR PLAN  
BLOCK C - FIRST FLOOR  
PLOT C7



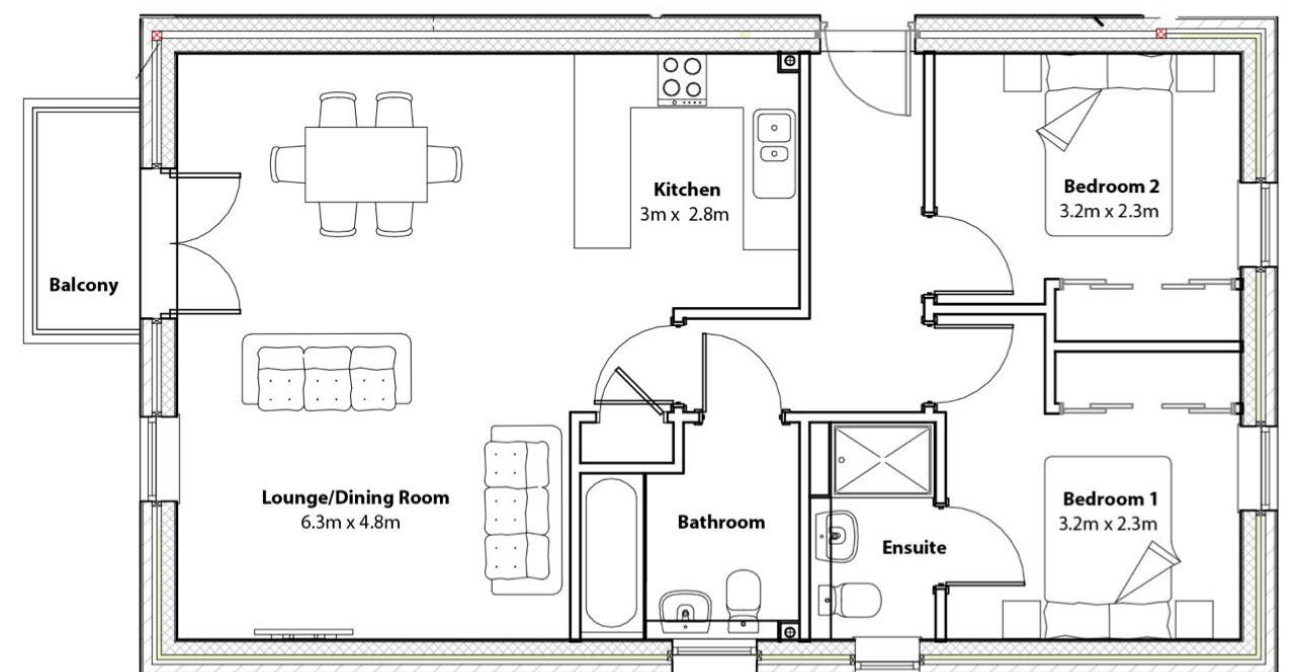
# TWO BED APARTMENT



- TWO BEDROOM LUXURY APARTMENT OFFERING AN OPEN-PLAN LIVING, KITCHEN AND DINING AREA
- FRENCH DOORS OPEN TO OUTDOOR BALCONY
- FITTED WARDROBES IN MAIN BEDROOM
- BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WHITE SUITE BATHROOM WITH INTEGRATED VANITY UNIT AND WASH HAND BASIN
- ALLOCATED PARKING SPACE

## FLOOR PLANS

EXAMPLE TWO BED APARTMENT FLOOR PLAN  
BLOCK A - SECOND FLOOR  
PLOT A6







# COPPER ESTUARY LOCALITY

COPPER ESTUARY OVERLOOKS THE STUNNING HAYLE ESTUARY AND THE EXPANSIVE SANDY BEACHES ARE ONLY A SHORT DISTANCE AWAY.

HAYLE ALSO SITS ON THE FAMOUS SOUTH WEST COAST PATH, AN EPIC COASTAL WALK TRAVERSING THE COUNTY'S RUGGED EX-MINING COASTLINE AND IDYLIC SANDY BEACHES.

THE QUANT HISTORIC TOWN IS CORNWALL'S BEST KEPT SECRET, BOASTING MILES OF UNTOUCHED SANDY BEACHES WITHOUT THE CROWDS OF NEIGHBOURING ST IVES.

THE TOWN IS SITUATED ON THE MAIN TRAIN LINE FROM LONDON, MAKING IT EASY TO ACCESS AND IDEAL FOR COMMUTING.

HAYLE'S BEAUTIFUL BEACHES ARE PERFECT FOR WATER SPORTS, SURFING, WALKING AND WILDLIFE SPOTTING.

THE WAVES AT GWITHIAN BEACH ARE CONSISTENT AND VARIED, CATERING TO SURFERS OF ALL LEVELS OF EXPERIENCE.



**HAYLE TOWANS BEACH** IS VAST EXPANSE OF GOLDEN SAND BACKED BY SAND DUNES AND IS THE BEGINNING OF HAYLE'S 'THREE MILE BEACH' WITHIN ST IVES BAY.

**HAYLE ESTUARY** IS THE MOST SOUTH WESTERLY ESTUARY IN THE UK. DEEMED A SITE OF SPECIAL SCIENTIFIC INTEREST, IT IS HOME TO OVER 300 SPECIES OF BIRDS, INCLUDING THE ENDANGERED OSPREY.





# THREE BED TOWNHOUSE

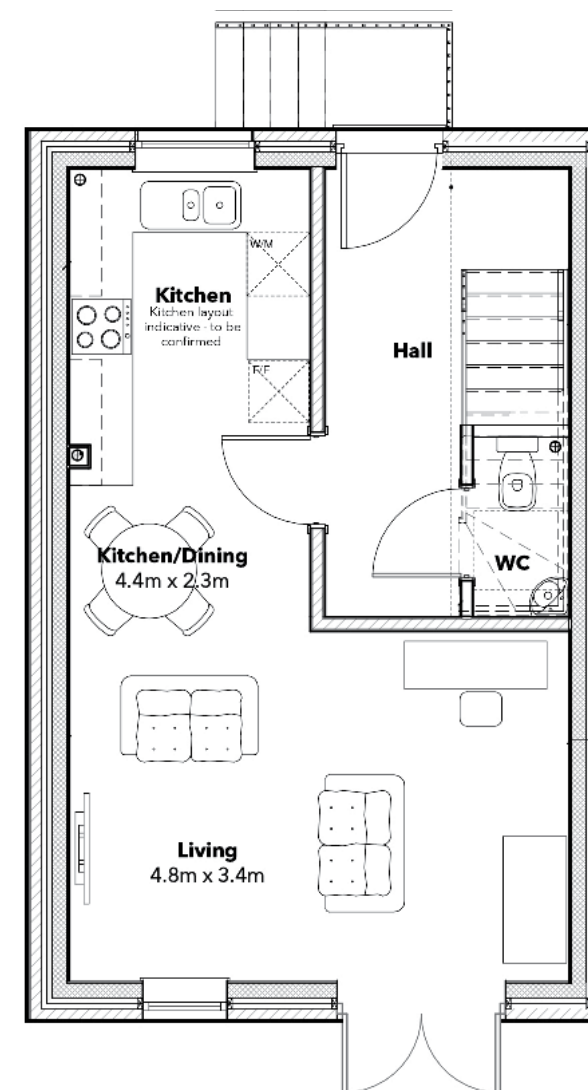


- THREE BEDROOM MODERN TOWNHOUSE WITH A SPACIOUS LIVING ROOM, AND OPEN-PLAN KITCHEN AND DINING AREA
  - SEPARATE DOWNSTAIRS W/C
- FIRST FLOOR BEDROOM ONE BENEFITS FROM INBUILT CUPBOARD, WHILST BEDROOM TWO BENEFITS FROM TWO FITTED WARDROBES
  - LARGE WHITE SUITE FAMILY BATHROOM
  - ALLOCATED PARKING SPACE

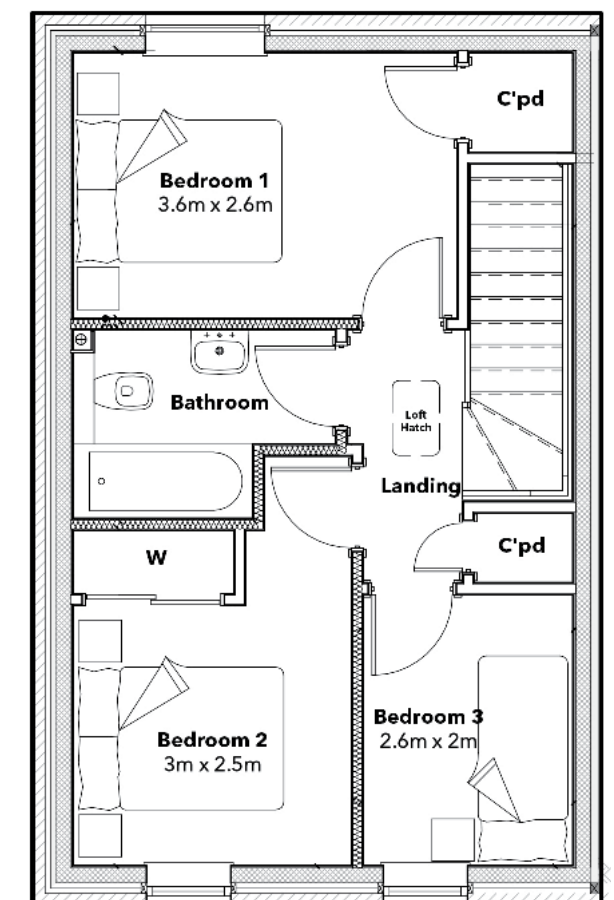
## FLOOR PLANS

EXAMPLE THREE BED TOWNHOUSE  
FLOOR PLAN  
PLOT E1

GROUND FLOOR



FIRST FLOOR





# FOUR BED TOWNHOUSE



- FOUR BEDROOM TOWNHOUSE SET OVER THREE FLOORS
- SPACIOUS LIVING ROOM WITH OPEN-PLAN KITCHEN AND DINING AREA
  - SEPARATE DOWNSTAIRS W/C
- FITTED WARDROBES IN MAIN BEDROOM ALONG WITH SPACIOUS EN SUITE
- ENSUITE SHOWER ROOMS IN SECOND FLOOR BEDROOMS
  - ALLOCATED PARKING SPACE

## FLOOR PLANS

EXAMPLE FOUR BED TOWNHOUSE FLOOR PLAN  
BLOCK D  
PLOT D3





# COPPER ESTUARY HISTORY

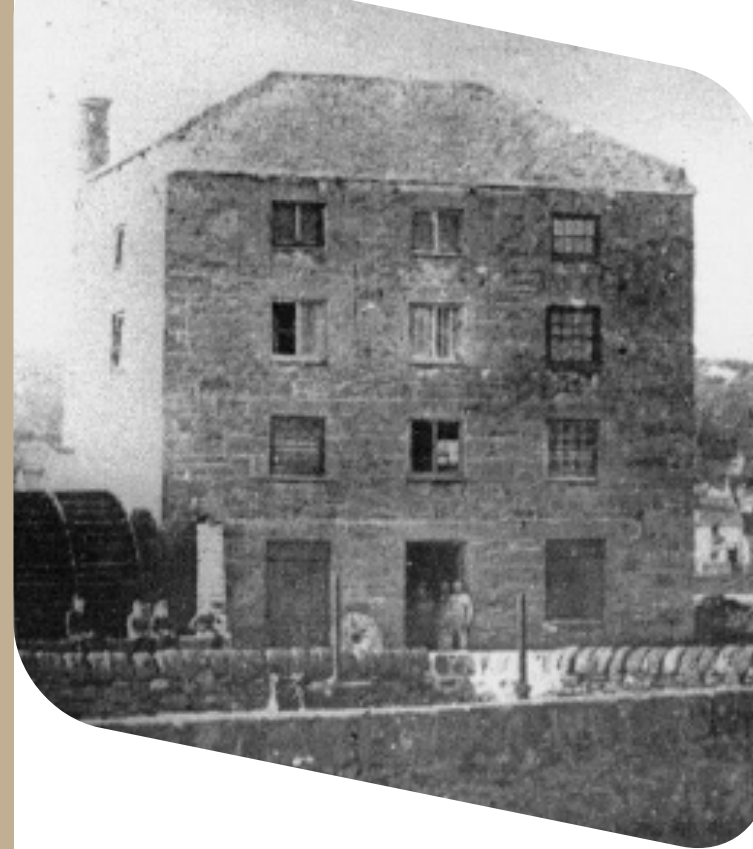
DURING THE MINING BOOM, HAYLE HAD TWO OF THE THREE LARGEST MINE ENGINE FOUNDRIES IN THE WORLD, HARVEY'S 1779-1903 AND COPPERHOUSE 1820-1869.

COPPERHOUSE WAS SO NAMED AFTER THE COPPER SMELTERS IN THE AREA. THE CORNISH COPPER COMPANY ESTABLISHED THIS SITE IN 1758.

THE FIRST MAJOR DEVELOPMENT AT HAYLE WAS THE CONSTRUCTION OF THE QUAY BY JOHN "MERCHANT" CURNOW IN THE 1740'S TO SERVICE THE MINING INDUSTRY.

IN 1758, THE CORNISH COPPER COMPANY MOVED FROM CAMBORNE AND SET UP A COPPER SMELTER AT VENTONLEAGUE (COPPERHOUSE CREEK) AND A CANAL WAS DUG TO BRING VESSELS RIGHT UP TO THE WORKS.

COPPERHOUSE POOL WAS LATER MODIFIED TO SERVE AS A TIDAL RESERVOIR TO ALLOW SHIPS TO TRAVEL UP AS FAR AS THE DOCK, AND TO FLUSH OR SLUICE THE CHANNEL TO KEEP IT CLEAR OF SAND AND SILT.



AS THE MINING BOOM FOLDED IN CORNWALL, THE ENGINEERING WORKS AND FOUNDRY WERE CLOSED IN 1903.

DESPITE THE DEMOLITION OF MUCH OF COPPERHOUSE FOUNDRY AND OF HARVEY'S, MUCH OF THE HISTORIC INDUSTRIAL TOWN AND PORT OF HAYLE IS STILL LARGELY INTACT.







# COPPER ESTUARY SPECIFICATION

- 70 TRADITIONALLY BUILT APARTMENTS AND NEW HOMES FINISHED TO A SUPERIOR STANDARD
- THE EXCLUSIVE DEVELOPMENT INCLUDES 1, 2, 3 AND 4 BED LIVING
- LOCAL AMENITIES WITHIN CLOSE PROXIMITY
- SPACIOUS LIVING
- LANDSCAPED COMMUNAL AREAS
- VIEWS ACROSS THE ESTUARY
- BESPOKE FITTED KITCHEN WITH INTEGRATED APPLIANCES, SOLID WORKTOPS AND MODERN SPLASH BACKS
- CONTEMPORARY WHITE BATHROOM SUITE WITH CHROME TAPS, HEATED TOWEL RAIL AND CHOICE OF LARGE FORMAT PORCELAIN TILES
- CHOICE OF PREMIUM CARPETS
- ALLOCATED PARKING SPACE FOR ALL UNITS
- REAR GARDENS

GENERAL	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
UPVC DOUBLE GLAZED CASEMENT WINDOWS	•	•	•	•
EXTERNAL DOORSETS WITH MULTIPOINT LOCKING SYSTEM	•	•	•	•
UNDERFLOOR HEATING	•	•	•	•
GAS FIRED CENTRAL HEATING	•	•	•	•
TURFED REAR GARDEN WITH PATIO AREA AND BOUNDARY FENCES			•	•

KITCHEN	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
FULLY FITTED KITCHEN WITH SILESTONE WORKTOP AND UPSTANDS	•	•	•	•
GLASS SPLASHBACK BEHIND HOB	•	•	•	•
1.5 BOWL STAINLESS STEEL SINK	•	•	•	•
INDUCTION HOB	•	•	•	•
STAINLESS STEEL OVEN	•	•	•	•
INTEGRATED EXTRACTOR HOOD	•	•	•	•
INTEGRATED FRIDGE / FREEZER	•	•	•	•
INTEGRATED DISHWASHER	•	•	•	•
INTEGRATED WASHING MACHINE	•	•	•	•

INTERNAL FINISHES	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
OAK VENEER DOORS WITH CHROME DOOR FURNITURE	•	•	•	•
TIMELESS WHITE EMULSION TO WALLS AND SMOOTH WHITE CEILINGS	•	•	•	•
SATIN WHITE WOODWORK	•	•	•	•
ENGINEERED OAK TIMBER FLOORING IN KITCHEN AND LIVING AREA	•	•	•	•
CHOICE OF PREMIUM CARPETS IN BEDROOM	•	•	•	•

BATHROOM & EN SUITE	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
WHITE SANITARY WARE WITH CONTEMPORARY CHROME FITTINGS	•	•	•	•
FIXED HEAD & HAND SHOWER WITH GLASS SCREEN OVER BATH	•	•	•	•
FIXED HEAD SHOWER IN EN SUITES	•	•	•	•
CHOICE OF LARGE FORMAT PORCELAIN TILES	•	•	•	•
VANITY UNIT IN BATHROOM AND EN SUITE	•	•	•	•
CHROME HEATED TOWEL RAIL IN BATHROOM AND EN SUITE	•	•	•	•

LIGHTING & ELECTRICALS	1 BEDROOM APARTMENT	2 BEDROOM APARTMENT	3 BEDROOM TOWNHOUSE	4 BEDROOM TOWNHOUSE
BT HIGH-SPEED FIBRE OPTIC BROADBAND TO THE PREMISES	•	•	•	•
LED DOWN-LIGHTS IN KITCHEN AND LIVING AREA	•	•	•	•
LED DOWN-LIGHTS IN BATHROOM AND EN SUITE	•	•	•	•
UNDER CUPBOARD LED LIGHTING	•	•	•	•
PENDANT LIGHTING IN HALLWAY AND BEDROOMS	•	•	•	•
PENDANT LIGHTING IN CLOAKROOM WC			•	•

SPECIFICATION MAY BE AMENDED AT ANY TIME WITHOUT NOTICE. PLEASE CHECK SPECIFIC PLOT DETAILS WITH THE SALES AGENT PRIOR TO RESERVING YOUR HOME, PARTICULARLY ON ITEMS WHICH ARE IMPORTANT TO YOU.

ALTERNATIVE OPTIONS AVAILABLE UPON REQUEST. SEE ADDITIONAL OPTIONS BROCHURE FOR FINISHING CHOICES. FINISHING CHOICES ARE DEPENDENT ON BUILD STAGE.

BLAKESLEY ESTATES SUBSCRIBES TO THE CONSUMER CODE OF CONDUCT. PLEASE REFER TO THE SALES AGENT FOR DETAILS.





FOR FURTHER INFORMATION  
PLEASE CONTACT BRADLEYS ESTATE AGENTS:



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BRADLEYS ESTATE AGENTS ACT ON BEHALF OF BLAKESLEY  
ESTATES FOR RESERVATIONS AND SALES.

BLAKESLEY ESTATES SUBSCRIBES TO THE CONSUMER CODE OF  
CONDUCT FOR HOME BUILDERS.

PLEASE NOTE, EXTERNAL MATERIALS AND INTERNAL  
SPECIFICATION MAY BE SUBJECT TO CHANGE. YOU WILL BE  
NOTIFIED OF ANY SUPPLY ISSUES RELATING TO YOUR HOME.



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