

COPPER ESTUARY

HAYLE



An exclusive development of 67 contemporary apartments and 3 modern townhouses



COPPER ESTUARY

Copper Estuary is a stunning collection of contemporary 1 and 2 bedroom luxury apartments and modern town houses in Hayle, Cornwall.

All homes are designed and built to a superior standard, with spacious living and stunning surroundings.

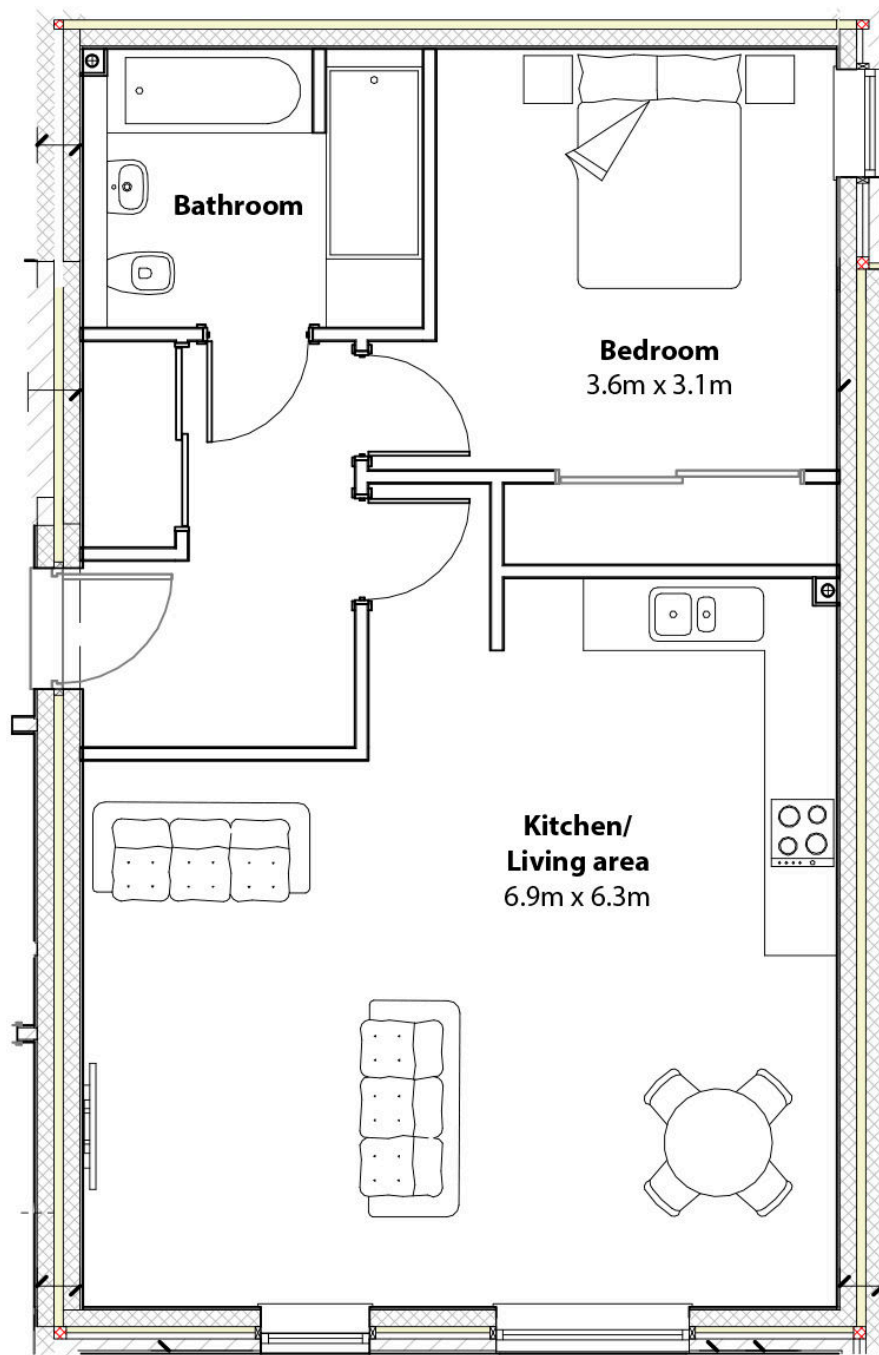
Hayle is a charming seaside town with a rich history. Hayle Beach boasts 3 miles of sandy beach that stretches from the Hayle Estuary to Gwithian Towans and Godrevy Point. The lower part of the beach is close to the town of Hayle and comprises different sections of beach known as Harveys Towans, Hayle Towans, The Towans, Black Cliff and Mexico Towans.





PICTURE PERFECT LIVING

FLOOR PLANS



Example One Bed Apartment
Floor Plan - Plot C7
Block C - First Floor

ONE BEDROOM APARTMENT

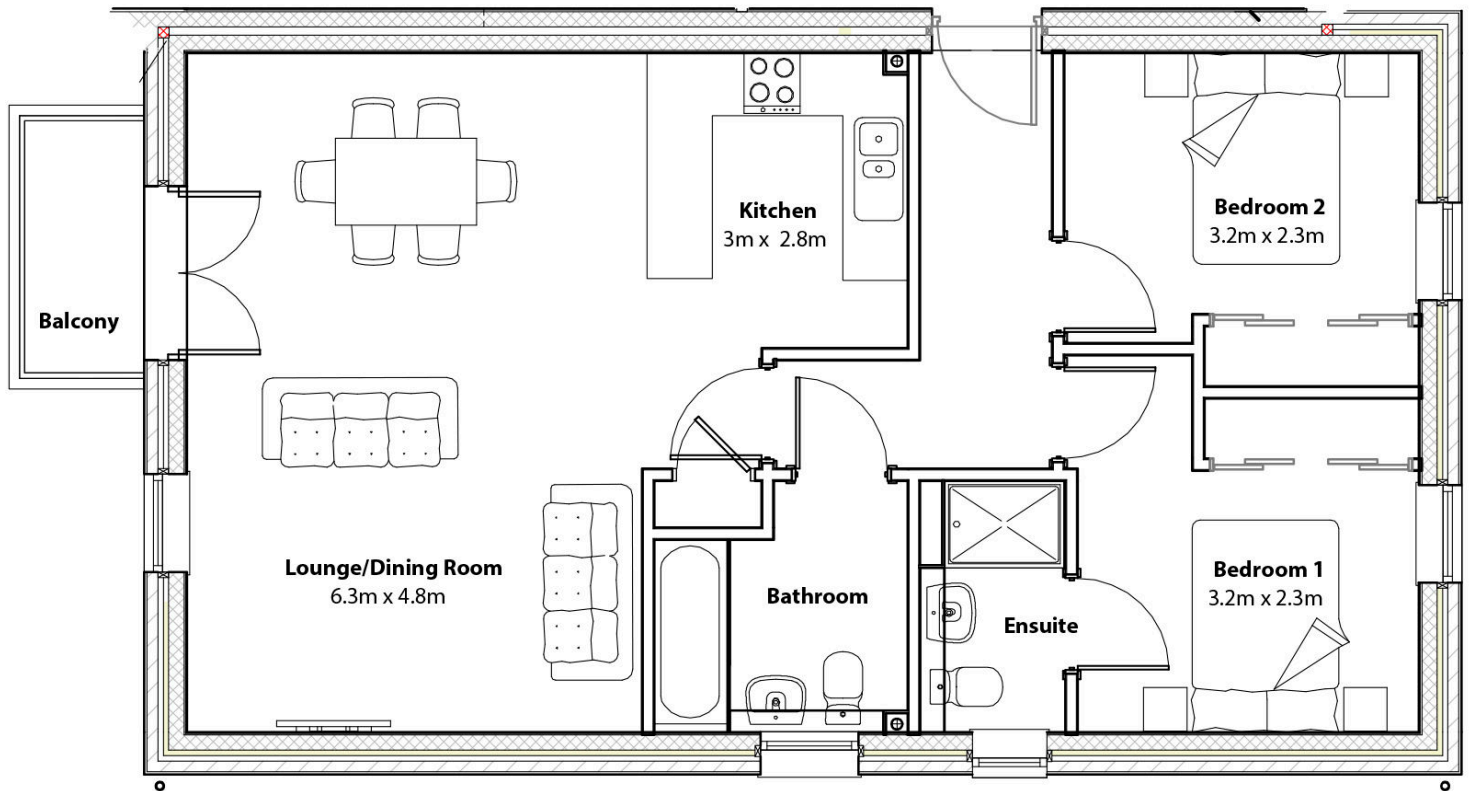


Artist's impression



A one bedroom luxury apartment offering an open- plan living / kitchen / dining area. Spacious double bedroom with fitted wardrobes. The fully tiled bathroom is a white suite, with vanity unit. The property further benefits from an allocated parking space.

FLOOR PLANS



Example Two Bed Apartment
Floor Plan - Plot A6
Block A - Second Floor

TWO BEDROOM APARTMENT

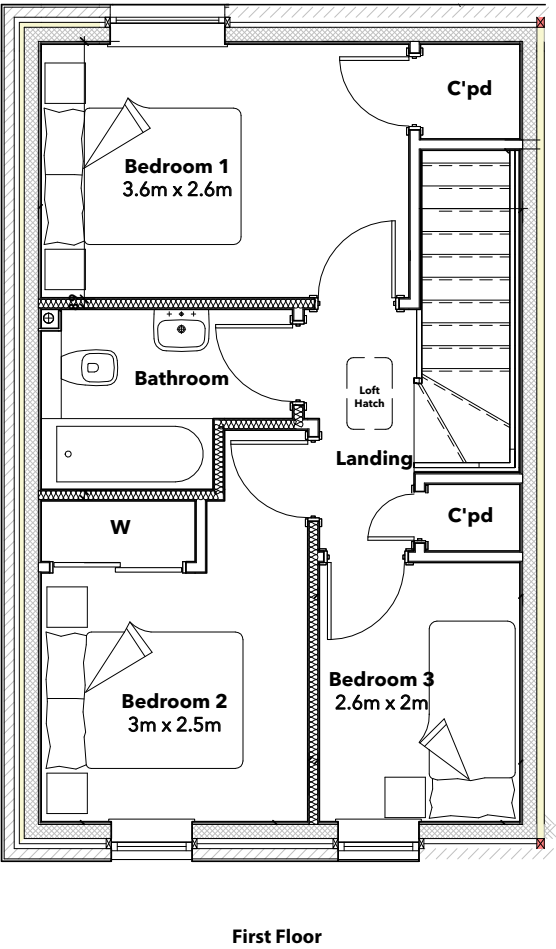
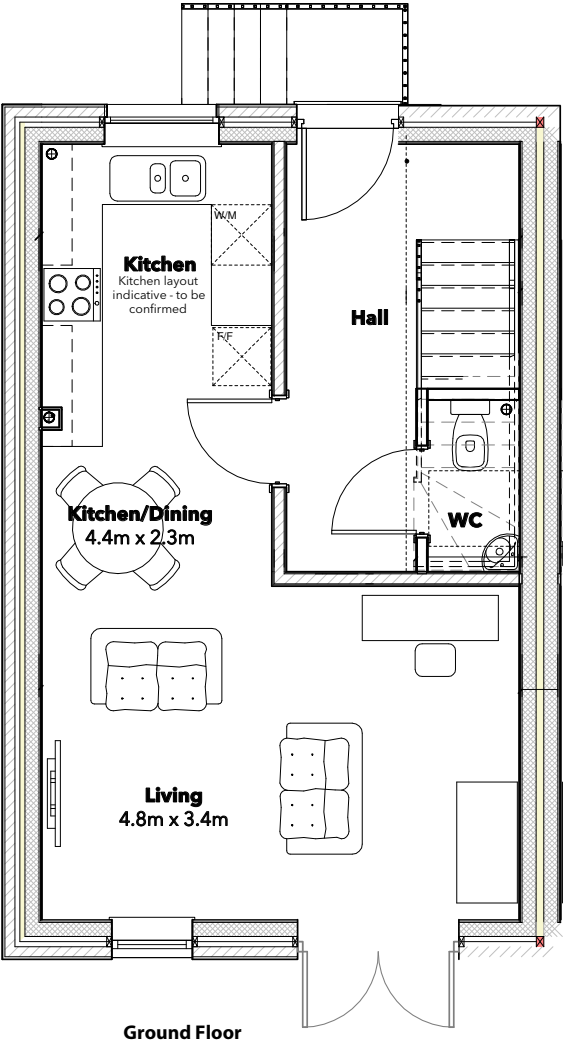


Artist's impression



A two bedroom luxury apartment offering an open- plan living / kitchen / dining area. French doors open to outdoor balcony space. Two spacious double bedroom with the main bedroom benefitting from fitted wardrobes. The fully tiled bathroom is a white suite, with vanity unit. The property further benefits from an allocated parking space.

FLOOR PLANS



Example Three Bed Townhouse
Floor Plan - Plot E1

THREE BEDROOM TOWNHOUSE



Artist's impression

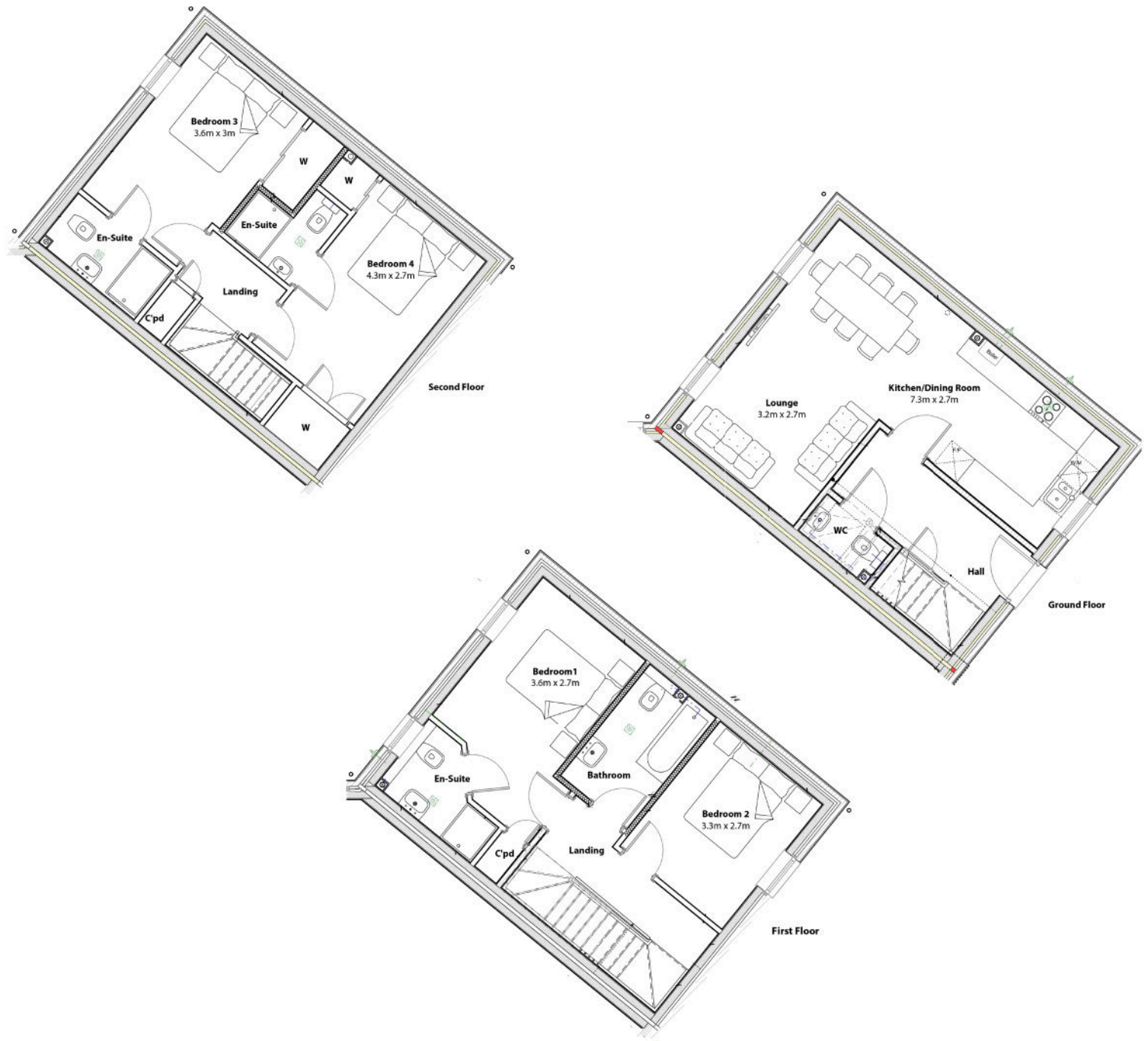
A three bedroom modern townhouse offering spacious living room along with open-plan kitchen / dining area and a separate downstairs WC.

On the first floor, bedroom one benefits from an inbuilt cupboard. Bedroom two benefits from fitted wardrobes.

The family bathroom is a tiled modern white suite.

The property further benefits from allocated parking.

FLOOR PLANS



Example Four Bed Townhouse
Floor Plan - Plot D3
Block D

FOUR BEDROOM TOWNHOUSE



Artist's impression

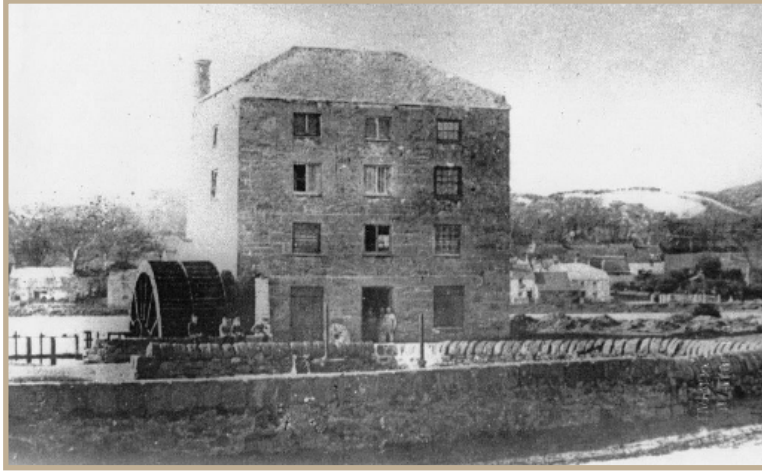
A four bedroom townhouse set over three floors. Offering spacious living room along with open-plan kitchen / dining area and a separate downstairs WC.

On the first floor, the main bedroom benefits from fitted wardrobes and a tiled ensuite. The family bathroom is a tiled modern white suite.

The second floor offers a further two bedrooms, both benefiting from ensuite shower rooms.

The property further benefits from allocated parking.

HISTORY



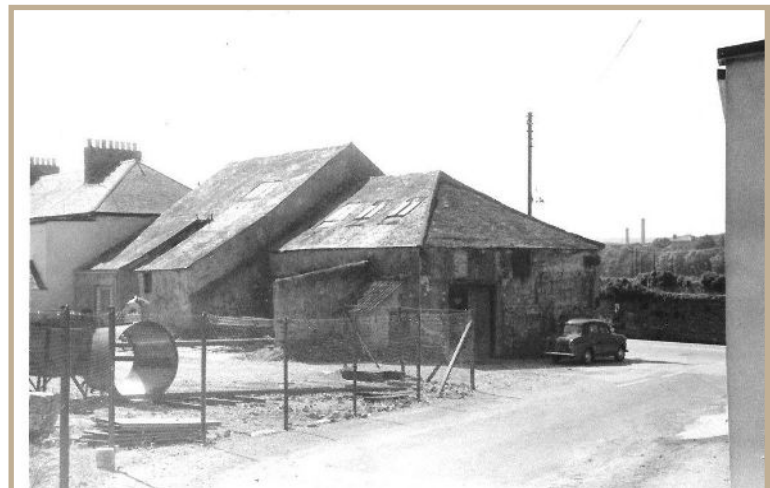
During the mining boom, Hayle had two of the three largest mine engine foundries in the world (Harvey's 1779-1903 and Copperhouse 1820-1869).

Copperhouse was so named as it was the site of the copper smelters for the mines in the area. The Cornish Copper Company established this site in 1758. Copper ore from Cornwall was then shipped to South Wales.

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.

The smelting process generated large amounts of waste. The copper slag was cast into large heavy dark bricks called locally 'Scoria Blocks' which were used as a building material in the town and can be seen today in many buildings. The blocks were sold at 9d (about 3p) for 20 and given free to employees of the Cornish Copper Company to build their own houses.

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.



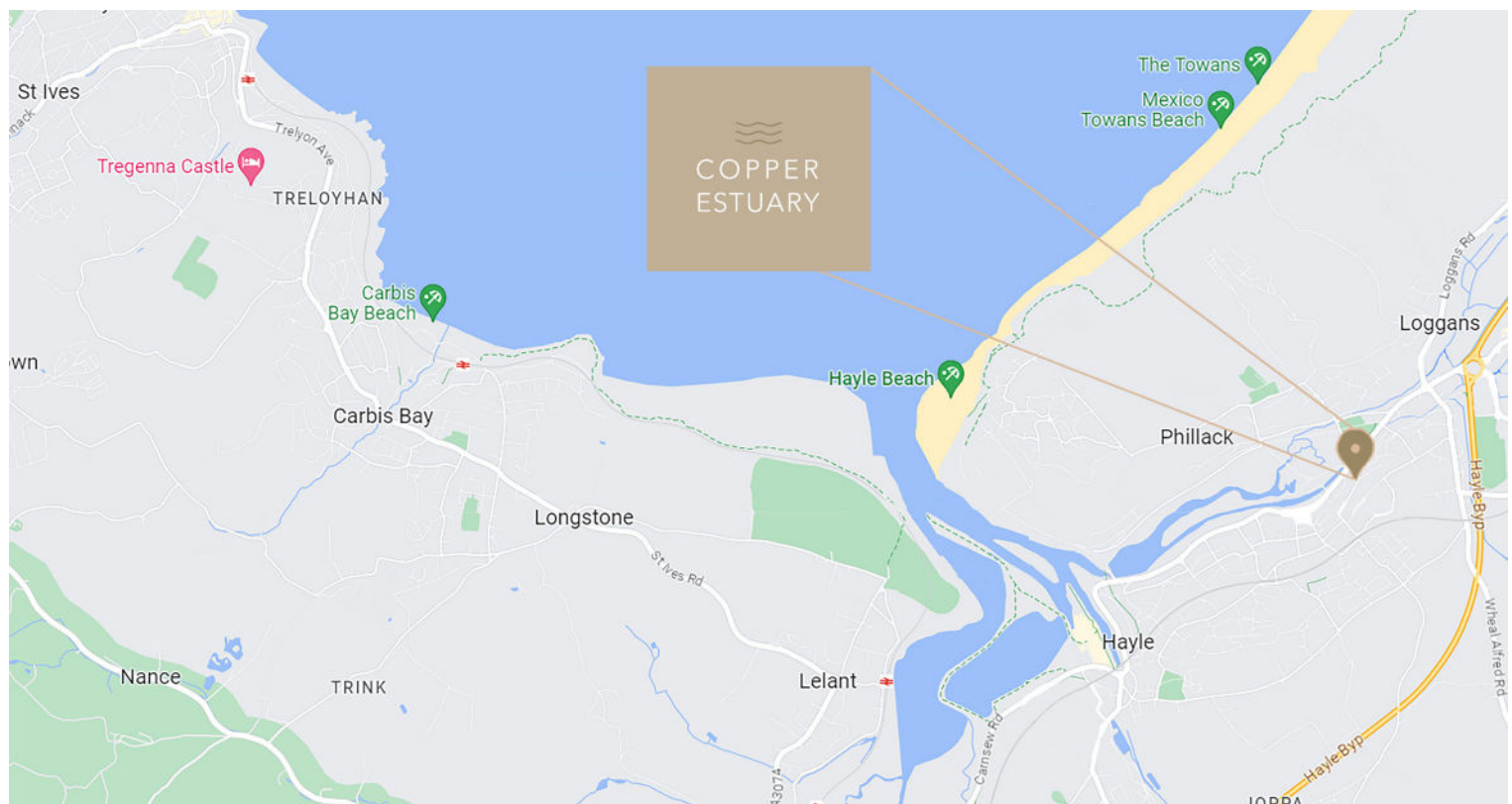
As the mining boom folded in Cornwall, the engineering works and Foundry were closed in 1903 though the company continued to trade as general and builders merchant, eventually merging with UBM to become Harvey-UBM in 1969. Despite the demolition of much of Copperhouse Foundry and of Harvey's, much of the historic industrial town and port of Hayle is still largely intact.

LOCALITY



Copper Estuary overlooks the stunning Hayle Estuary and the expansive sandy beaches are only a short distance away. The beautiful beaches are perfect for water sports, surfing, walking and wildlife spotting.

The development has been thoughtfully designed to incorporate the site's rich historic past. Once a foundry, the site 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.



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
- Short distance to expansive sandy beaches
- Views across the estuary
- Landscaped communal areas

APARTMENTS AND TOWNHOUSES

- 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
- Underfloor heating
- Allocated parking



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			•	

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 & smooth white ceilings	•	•	•	•
Satin white woodwork	•	•	•	•
Engineered oak timber flooring in kitchen and living area	•	•	•	•
Choice of premium carpet in bedroom	•	•	•	•

Site plan, floor plans and elevations are available upon request.

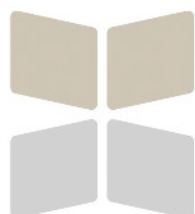
* CGI images - Artist impression

KITCHEN	1 Bedroom Apartment	2 Bedroom Apartment	3 Bedroom Townhouse	4 Bedroom Townhouse
Fully fitted kitchen with silestone worktop and upstands	•	•	•	•
Glass splash back behind hob	•	•	•	•
1.5 bowl stainless steel sink	•	•	•	•
Ceramic hob	•	•	•	•
Stainless-steel oven	•	•	•	•
Integrated extractor hood	•	•	•	•
Integrated fridge/freezer	•	•	•	•
Integrated dishwasher	•	•	•	•
Integrated washing machine	•	•	•	•



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 Fibre network to the premises	•	•	•	•
LED downlights in kitchen and living area	•	•	•	•
LED downlights in bathroom and en suite	•	•	•	•
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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



SITE LAYOUT

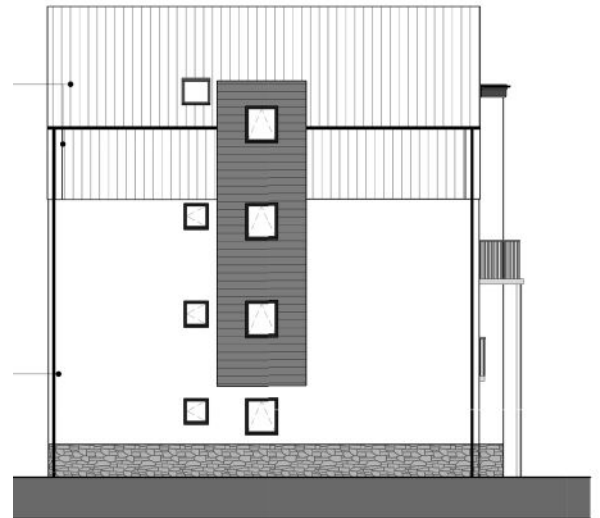


COPPER
ESTUARY

ELEVATIONS



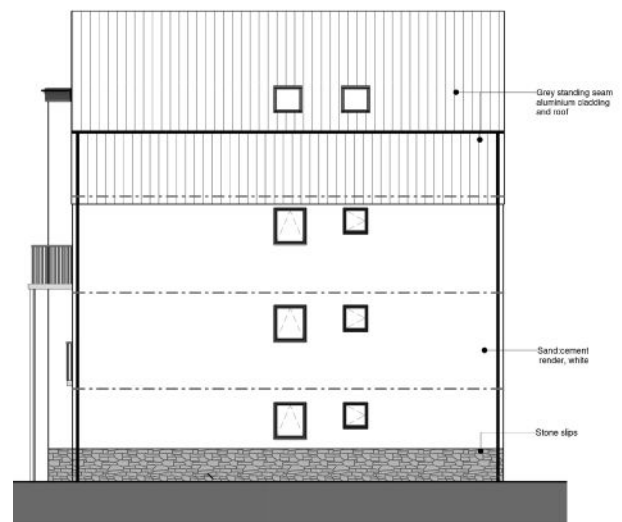
North Elevation
1 : 100



West Elevation
1 : 100



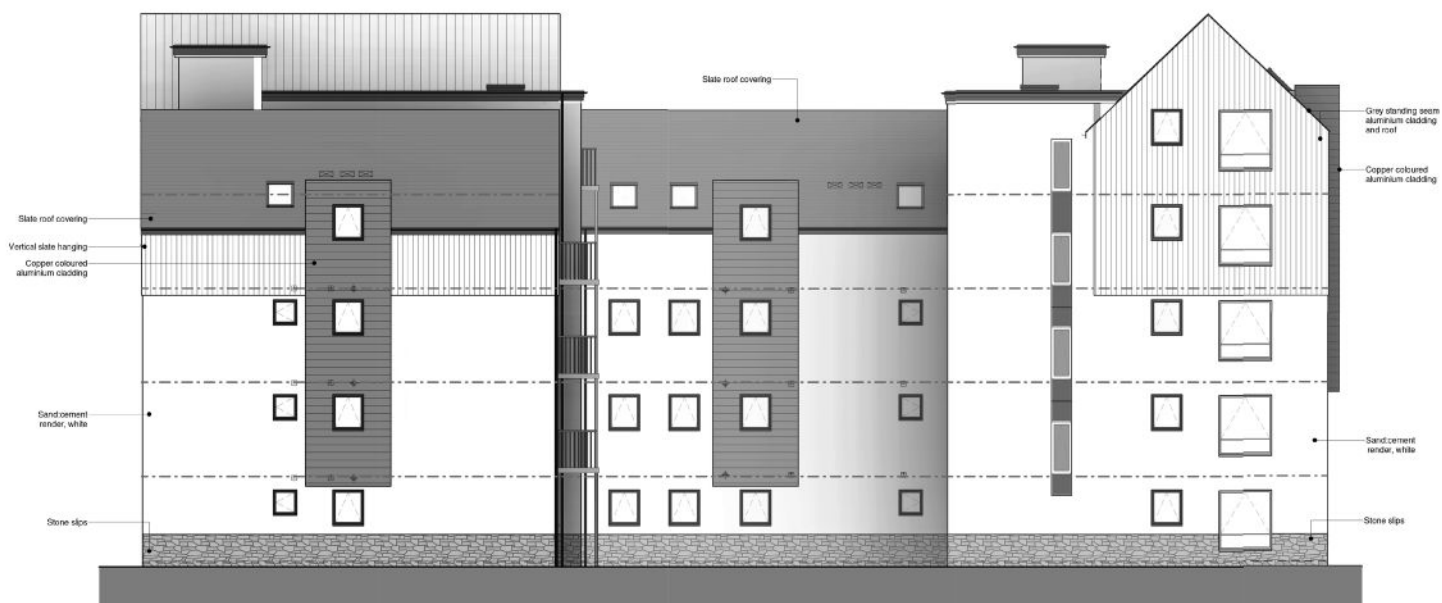
South Elevation
1 : 100



East Elevation
1 : 100

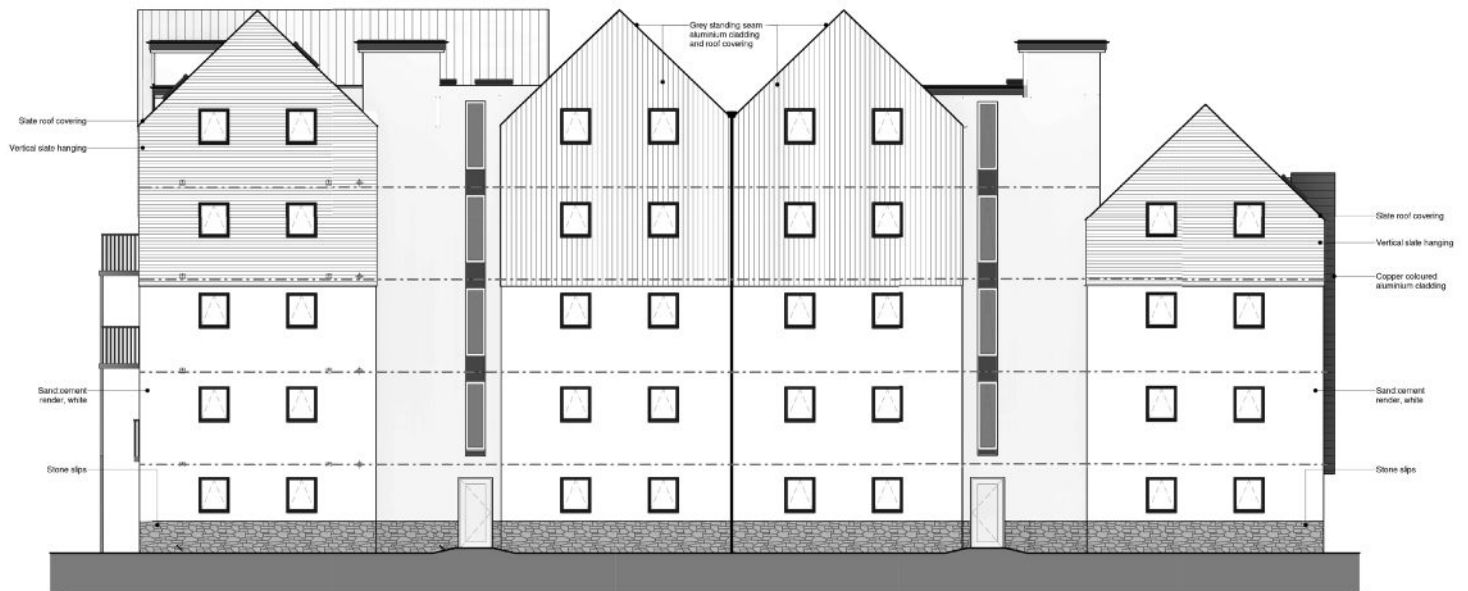


Proposed East Elevation
1 : 100



Proposed West Elevation
1 : 100

ELEVATIONS



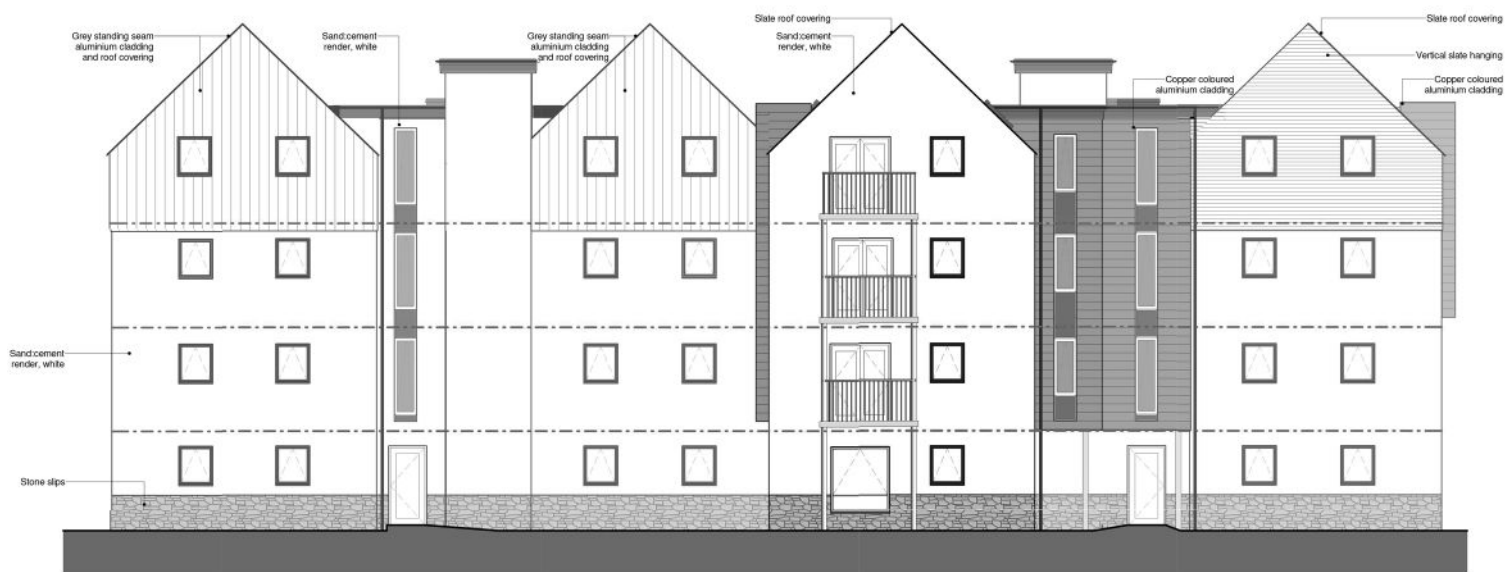
Proposed North Elevation
1 : 100



Proposed South Elevation
1 : 100

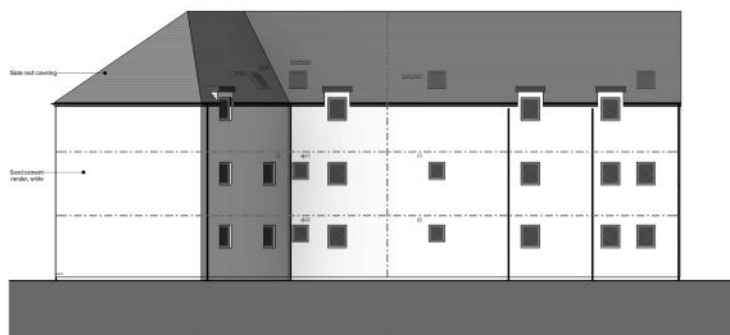


East Elevation
1 : 100

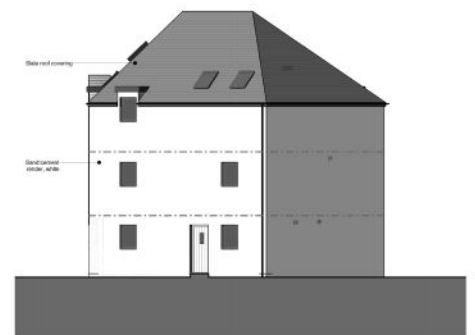


West Elevation
1 : 100

ELEVATIONS



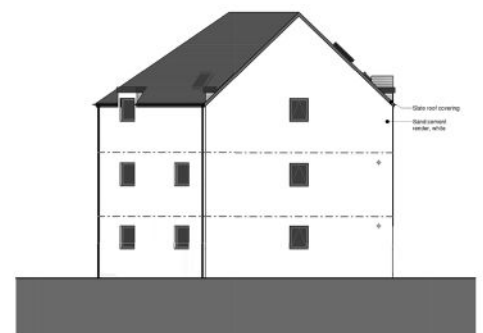
North Elevation
1 : 100



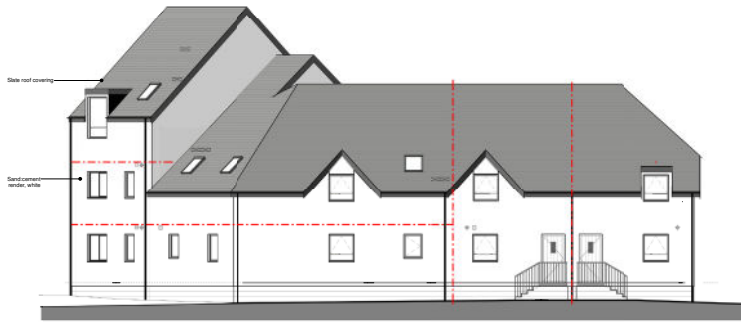
East Elevation
1 : 100



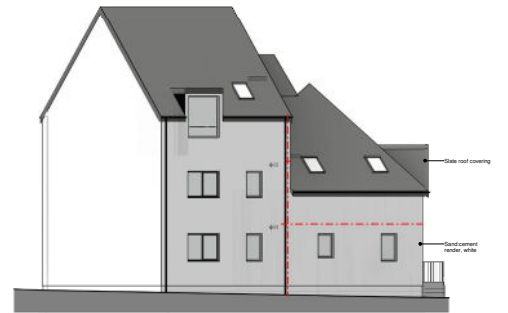
South Elevation
1 : 100



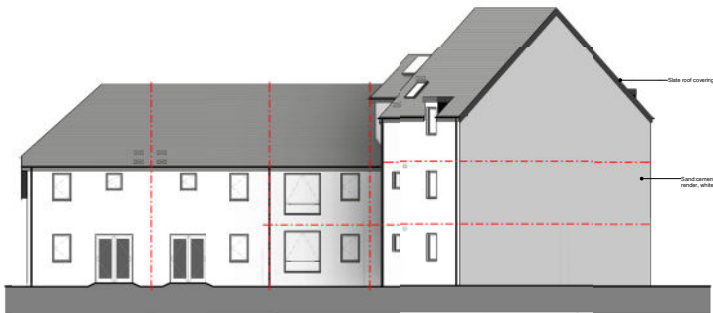
West Elevation
1 : 100



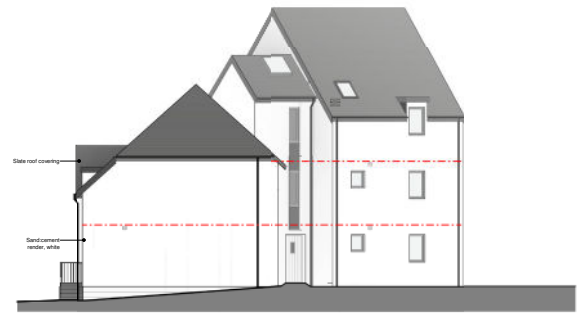
North Elevation
1 : 100



East Elevation
1 : 100



South Elevation
1 : 100



West Elevation
1 : 100



For further information, please contact Bradleys Hayle office:

t: 01736 756363
e: hayle@beagroup.co.uk

21 Fore St
Copperhouse
Hayle
Cornwall
TR27 4DX

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.



e: enquiries@blakesley-est.com

t: 01273 549092

w: www.blakesley-est.com