



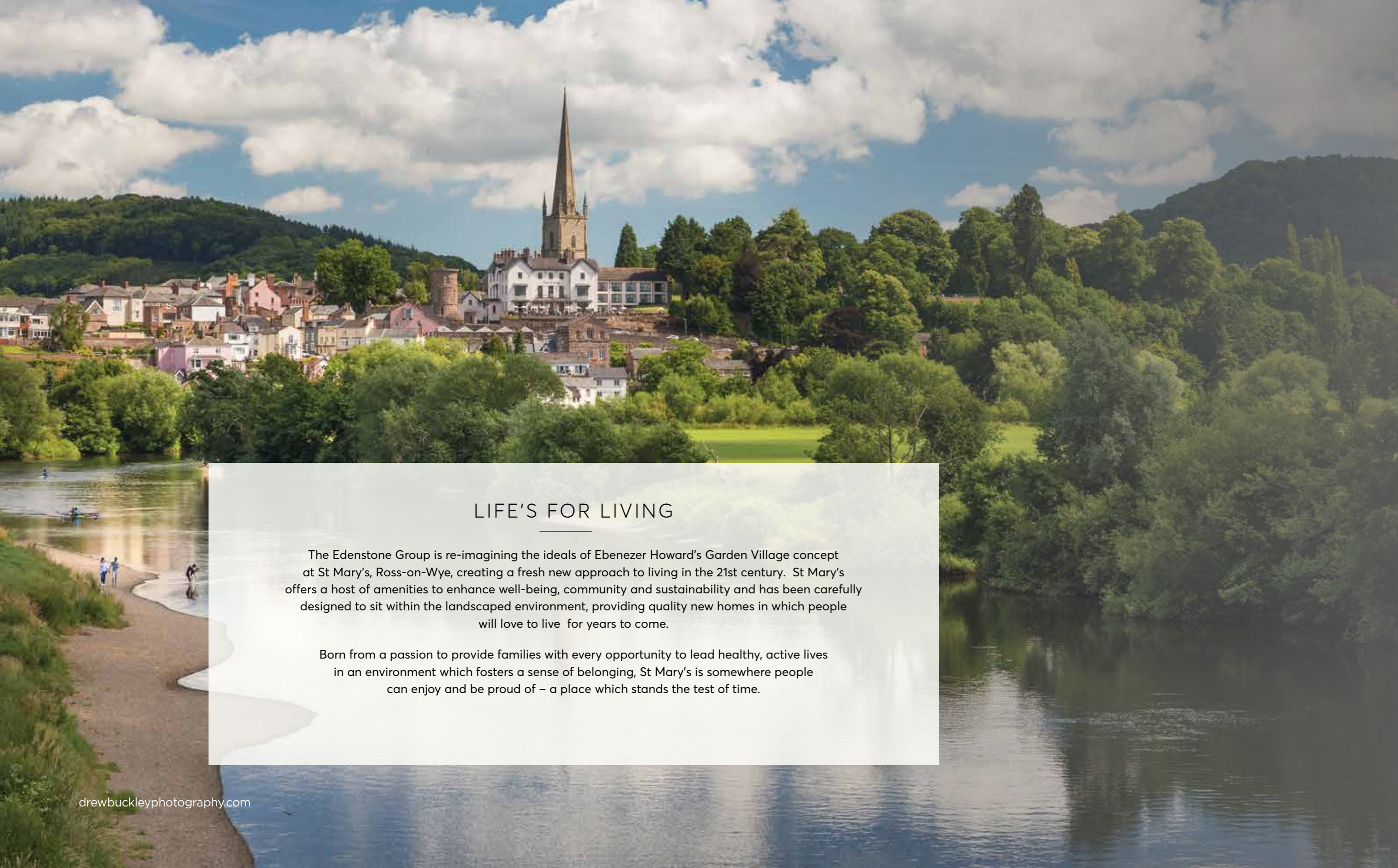
# ST MARY'S GARDEN VILLAGE

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ROSS-ON-WYE

A STUNNING DEVELOPMENT OF  
2, 3 AND 4 BEDROOM HOUSES AND BUNGALOWS

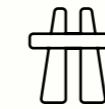
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## WHY ROSS ON WYE?

### WELL CONNECTED

Within easy reach of the A40 and M50/M5 motorway network, St Mary's Garden Village is well placed for the business centres of Gloucester and Cheltenham and for commuting to the South West, West Midlands and South Wales.



### LEISURE

Enjoy a town rich in culture with a wealth of events and festivals, including regattas and dragon boat racing, as well as theatre, music and performance at Ross on Wye's Phoenix Theatre. Alternatively, walk or even get on your bike and follow the Wye Valley Walk alongside the river right through to Goodrich Castle.



### LIFE'S FOR LIVING

The Edenstone Group is re-imagining the ideals of Ebenezer Howard's Garden Village concept at St Mary's, Ross-on-Wye, creating a fresh new approach to living in the 21st century. St Mary's offers a host of amenities to enhance well-being, community and sustainability and has been carefully designed to sit within the landscaped environment, providing quality new homes in which people will love to live for years to come.

Born from a passion to provide families with every opportunity to lead healthy, active lives in an environment which fosters a sense of belonging, St Mary's is somewhere people can enjoy and be proud of – a place which stands the test of time.

### SHOPPING

Ross on Wye is home to a host of supermarkets and independent shops, as well as a wide selection of eateries, cafes and restaurants and is fast building a reputation as a 'gastro town'. The town's iconic Market House hosts twice weekly markets and the local artisans and craft workers of 'Made in Ross'.



### LOCAL ATTRACTIONS

This Herefordshire town borders the counties of Gloucestershire and Monmouthshire, offering spectacular scenery in every direction, including the nearby Wye Valley and Forest of Dean. What's more there are castles, abbeys, adventure experiences, walking and cycling routes, museums and even a film trail to discover.





*St Mary's - a sustainable place for future generations*



## YOUR NEIGHBOURHOOD

We understand that creating communities where people want to live is more than just about bricks and mortar. Moving into your new home is just the start.

We want our communal areas to provide plenty of opportunities for residents to meet their neighbours, enjoy the outdoors and get involved in their new neighbourhood. All of the shared, open areas across St Mary's are independently managed to enhance the retained natural aspects of the development and look after the community's amenities for the enjoyment and benefit of the whole community.

## A HELPING HAND

Our Community Engagement Officer forms a vital link in the creation of your new community - keeping residents up to speed with the development's progress and any decisions which affect your enjoyment of St Mary's, so you can focus on your new home and lifestyle.



## DEDICATED WEBSITE

St Mary's has its own community website with details of the facilities available across the development and how to access them as well as general community information. Ask your Community Engagement Officer for more details. [www.stmarysrossonwye.com](http://www.stmarysrossonwye.com)



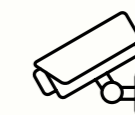
## FOR FUTURE GENERATIONS

At St Marys Garden Village we are providing over £2million towards the wider Ross on Wye community. We are also planting over 600 trees and thousands of shrubs within the development, enhancing the environment for generations to come.



## PEACE OF MIND

CCTV to public areas across St Mary's as well as at the entrance to the development, provide peace of mind and a sense of security for all residents, so you can get on with enjoying your new home.





## ALL YOURS

St Mary's offers you an exclusive range of amenities – making it the perfect place for you, your family and friends to work, rest and play.

Getting out and about and active, makes us all feel better and at St Mary's there are great facilities quite literally on your doorstep.

Whether it's playing in the park, taking a pleasant stroll, getting fit using the outdoor trim trail equipment or jumping on a bike, there are plenty of options to choose from.

*Getting out and about and active,  
makes us all feel better*



## NATURAL BEAUTY

St Mary's wetland habitat and ponds are the perfect spot to pause, relax and take in your surroundings. They also provide great bio diversity benefits too with pond edge planting playing host to an array of wildlife. The viewing platform to the southern pond has a direct view towards Ross on Wye's iconic St Mary's Church spire.



## OPEN SPACES

Take a stroll along St Mary's informal footpaths, discover the formal garden or meander through the development's large open spaces with areas laid to meadow and get back to nature.



## WALKING & TRIM TRAILS

Walking is the nation's number one form of exercise. Enjoy St Mary's mile-long trail which runs around the development or switch up your routine and exercise on our outdoor trim trail situated along the path.












## INDOOR GYMNASIUM

For those of you who prefer to exercise indoors, a fully equipped, residents only gymnasium will be provided within the Community Hub.





# COMMUNITY PLAN

-  Car Charging Point
-  Cycle Hire
-  Allotments
-  CCTV
-  Viewing Platform
-  Trim Trail
-  Public Right of Way
-  Community Footpaths
-  Cycle Link



Customers should note that plans / illustrations are representative only and should be treated as general guidance only. Detailed plans are available upon request. Computer generated images are designed to give an impression of the development - they do not reflect a specific plot. Maps are not to scale. Travel times and distances are approximate only. All details are correct at the time of printing 08/19.



## YOUR COMMUNITY

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Meet, greet and repeat . . .

An area dedicated exclusively to shared facilities for St Mary's residents, the Community Hub will be at the heart of the development.

Alongside the hub, parks, a kick around area, allotments and bike hire provide a focus for neighbours to come together. For peace of mind the area has gated access and will be lockable after dark.

There will also be a charging station for electric vehicles located in the near corner of the parking area.

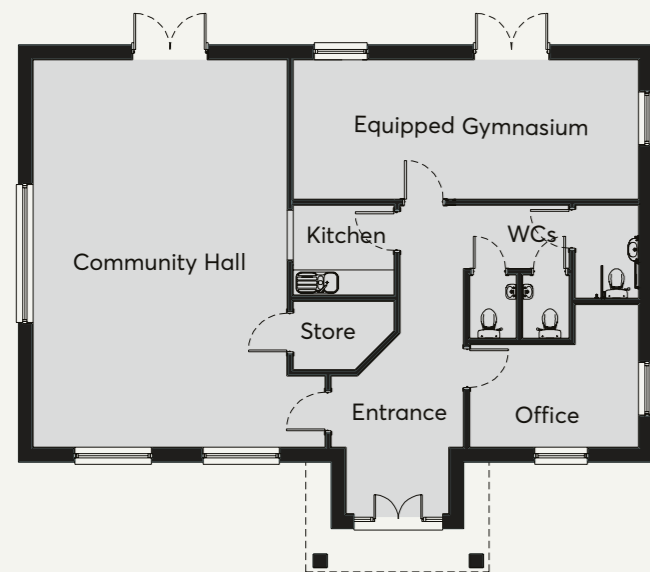




## COMMUNITY HUB

The Community Hub will become the heartbeat of the new community with the main hall perfect for a variety of uses including mother and toddler groups, exercise classes and available for hire by all residents.

The hub has a residents only gymnasium, fully equipped with cardio equipment and weights.



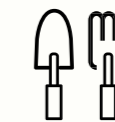
## PEDAL POWER

Exploring on two wheels is a great way to discover the beautiful Herefordshire countryside. The St Mary's bike hire facility – located next to the Community Hub – offers residents cost effective bike hire using the St Mary's app. Ride from as little as £3.00/hour or £10 per day. Look out for the cycle path which runs the length of the development.



## ALLOTMENTS

Ever thought of growing your own produce? Allotments are increasingly popular and at St Mary's Garden Village we have dedicated raised beds to let in varying sizes. To register your interest, check availability and find out more go to the community web page.



## CLIMB, SWING & JUMP

Play areas for all ages are positioned next to the development's exclusive Community Hub, with an equipped area and smaller local play area, as well as flat kick around space providing easy access for even our youngest residents to enjoy the great outdoors.



## CAR CHARGE

An electric vehicle charging station, that supplies electric energy for the fast charging of plug-in electric cars is available for your convenience in the car park to the Community Hub.



## COMMUNITY MANAGEMENT

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The ownership of all community facilities will be handed over to the residents on completion of the development.

We will initially assist the residents by appointing a Managing Agent

The St Mary's Managing Agents' role will be to ensure that the development continues to be well maintained and serviced for the benefit of its residents.

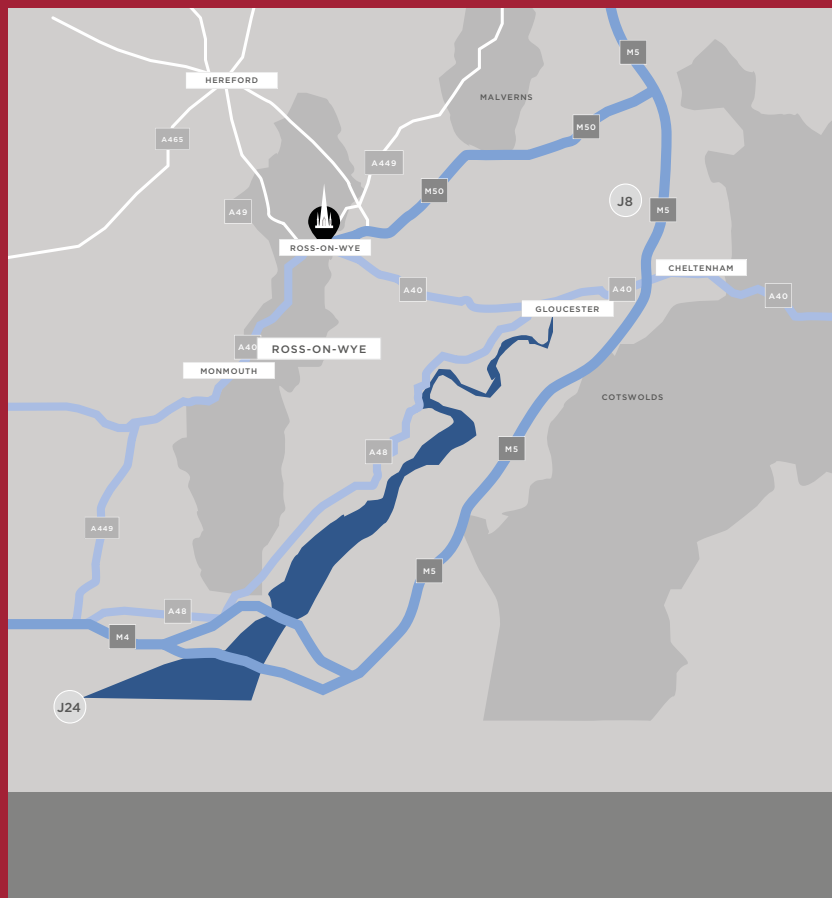
As well as taking care of ongoing estate maintenance such as grass cutting and landscaping works, our appointed managing agents are also responsible for the upkeep of all amenities including play areas, gym equipment, roads and street lighting. This is all included in your monthly St Mary's community charge.

Each property owner contributes towards the upkeep of the communal areas and services through the payment of a community charge. (A breakdown of the charge is available from our sales consultants.)

*Managing your  
St Mary's Garden Village  
community*







**BY ROAD FROM  
ST MARY'S GARDEN VILLAGE HR9 7QJ**

Monmouth	11 miles	Cheltenham	26 miles
Hereford	15 miles	Worcester	29 miles
Gloucester	18 miles	Newport	36 miles
Chepstow	25 miles	Bristol	45 miles

M50 1 mile

Source: google.com

**DOCTORS/DENTISTS**

- 1 Pendeen Surgery
- 2 Alton St Surgery
- 3 Warrendale Dental Service
- 4 Ross on Wye Dentist Access Centre
- 5 Spa Dental

**BANKS**

- 6 TSB
- 7 HSBC
- 8 Nationwide
- 9 Coventry

**PHARMACIES**

- 10 Boots
- 11 Cohens
- 12 Benjamin

**SCHOOLS**

- 14 Ross Pre School
- 15 Brampton Abbots C of E Primary
- 16 John Kyrle High School

**LEISURE**

- 17 The Phoenix Theatre
- 18 Ross Swimming Pool

**SUPERMARKETS**

- 19 Aldi
- 20 Morrisons
- 21 Sainsbury's

**H HOSPITAL & EMERGENCY SERVICES**

WWW.STMARYSROSSONWYE.COM

St Mary's is an Edenstone Group development