



Welcome to Pollards Yard

Nestled within the thriving heart of an ancient port town, Pollards Yard is an exclusive development of 2, 3 and 4 bedroom houses occupying a site of local historical interest.

Comprising thirty-three 2 or 3 storey contemporary homes, and a further six townhouses within a converted period building, Pollards Yard offers a unique style that respects the industrial heritage of the site and provides all the comforts of modern living within an urban location.

This private development will exceed the highest expectations of the discerning buyer, providing unrivalled levels of luxury and specification in Bridgwater.





MID TERRACE: PLOTS 2, 3, 6, 7, 24, 25, 26, 27, 30, 31 & 32

END TERRACE: PLOTS 1, 4, 5, 23, 28, 29 & 33

SEMI DETACHED : PLOTS 21 & 22

Mid terrace approx. 3.6m wide

End terrace approx. 3.8m wide

Semi detached approx. 4.0m wide

Terrace approx. 10.4m deep

Gable windows to plots 1, 4, 5, 22 & 33

Certain plots are handed

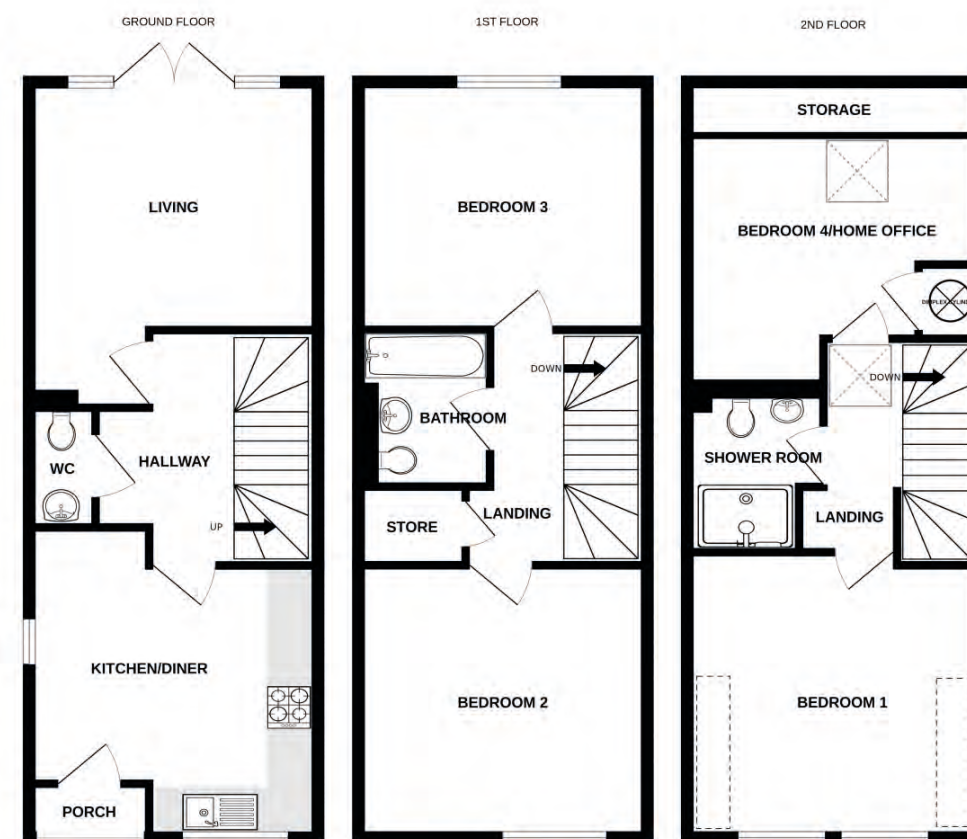
The Loxleigh

Generous four-bedroom, three-storey townhouses

The Loxleigh three-storey home offers family living with generous proportions when compared to other developments. All plots are in excess of 110m² internal floor area. They have largely the same layout and depth but there are semi-detached, end-terraced and mid-terraced homes of varying widths to suit every taste and budget.

The ground floor comprises the living space with kitchen/diner to the front and lounge opening via French doors and side screen windows to the garden at the rear. The staircase leads to 2 bedrooms and bathroom on the first floor and then to a master en-suite bedroom with raised ceiling and the fourth bedroom on the second floor.

Externally, each property has a garden, allocated parking and dedicated EV charger.





MID TERRACE: PLOTS 8, 9, 10, 11, 12, 15, 16 & 19
END TERRACE: PLOTS 13, 14, 17, 18 & 20

Each plot approx. 4.5m wide
Plots 8–17 approx. 8.5m deep
Plots 18–20 approx. 7.75m deep

Gable windows to plots 13, 14, 17 & 18
Certain plots are handed

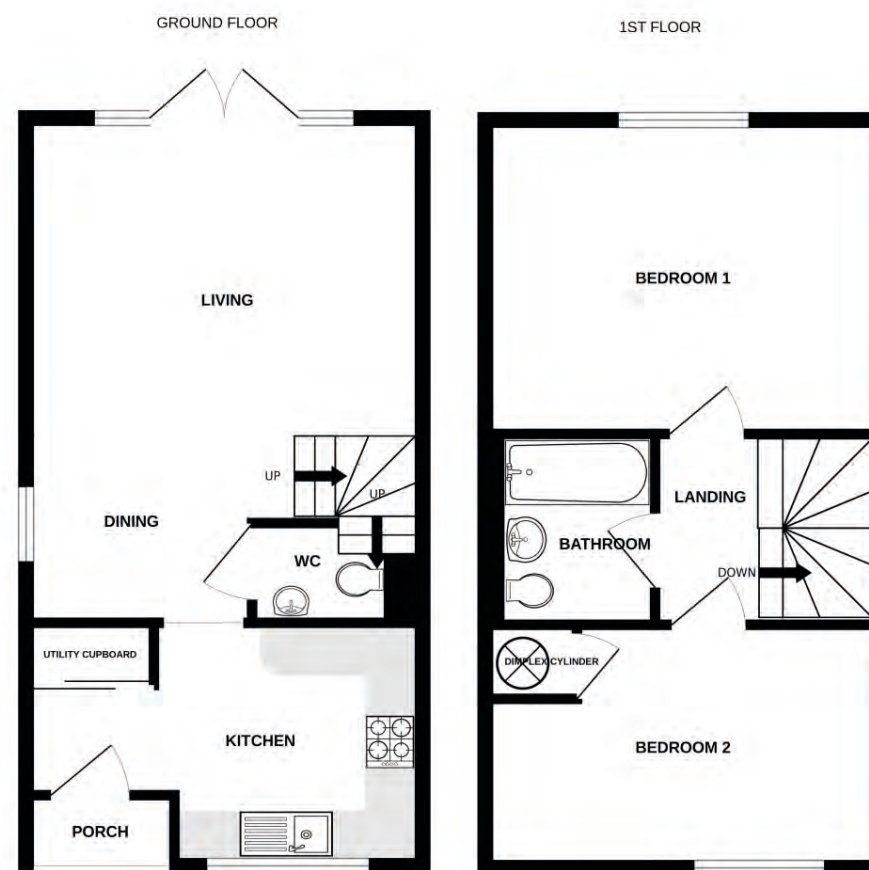
The Polden

Well-designed two-bedroom, two-storey houses

The Polden two-storey home provides a well-designed ground floor with a kitchen at the front and utility cupboard layout serving as a room divider to the dining and lounge area at the rear. The first floor offers two spacious bedrooms and bathroom.

There are mid-terrace plots and end of terrace, some of which have gable windows. All homes have the same width but an extended depth option provides additional space to the lounge and master bedroom for those who desire it.

Externally, each property has a garden, allocated parking and dedicated EV charger.





PLOT 34: Three-bedroom, three-storey, end-of-terrace townhouse

PLOT 35: Three-bedroom, three-storey, townhouse

PLOT 36: Four-bedroom, three-storey townhouse

PLOT 37: Four-bedroom, three-storey townhouse

PLOT 38: Four-bedroom, three-storey townhouse

PLOT 39: Two-bedroom, two-storey townhouse

Monmouth Terrace

Six townhouses offering flexible accommodation, ranging between 2–4 bedrooms

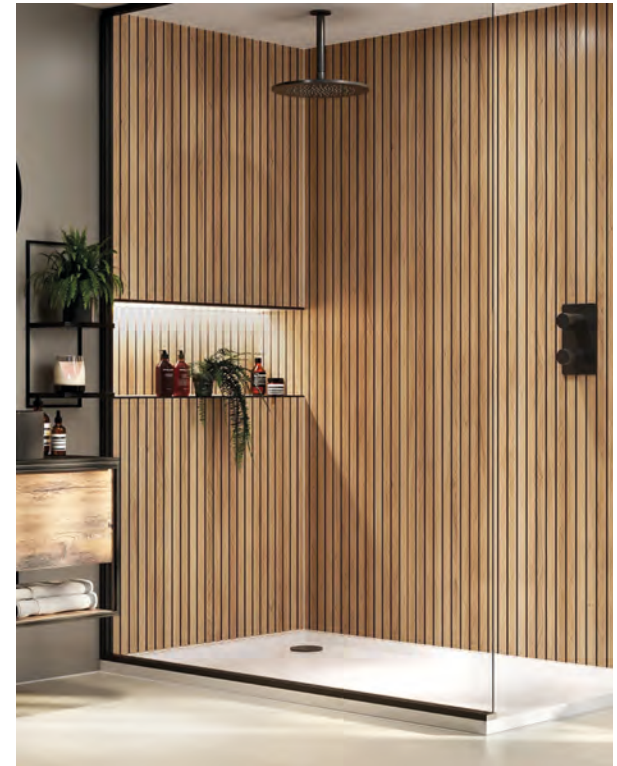
The Henry W. Pollard office building on Monmouth Street has been carefully reconstructed and returned to its original layout as six individual properties. Each home within this period conversion has a different layout and distinct features, reflecting its history and setting within the St. Johns/Church Street Conservation Area.

With a new roof structure, glazing, floors and insulation, these dwellings are effectively new homes within an existing facade.

The internal specification is largely identical to the new build houses. Externally, each property has a garden, allocated parking and dedicated EV charger. Please refer to the separate individual sheets for full details of each property.



FLOOR PLAN FOR PLOT 38, OTHERS VARY



Specifications

Kitchen

- Fully-fitted kitchen with wall & floor cupboards
- Worktops with upstand & splashback behind hob
- Built-in oven, electric touch control hob & hood extractor
- Granite composite black sink with single lever swan neck mixer tap
- Integrated fridge/freezer & dishwasher
- White downlighters

Bathroom, Ensuite & Cloakroom

- Contemporary white sanitaryware with black taps & fittings
- Thermostat shower with separate handheld attachment
- Heated towel rail to bathroom, ensuite & WC
- Toothbrush charger socket in bathroom & ensuite
- Mirror light in bathroom & ensuite

Energy Efficiency, Heating & Insulation

- Dimplex Edel hot water heat pump, a highly efficient cylinder that uses energy from external fresh air to heat water
- Dimplex AluRad Wi-Fi oil-based electric radiators featuring the latest in energy saving technologies such as electronic thermostat, open window detection technology and Wi-Fi connectivity for remote operation via smart device
- Double glazed 'A' rated windows & doors
- Cavity, floor & roof insulation to meet latest Building Regulations
- Solar panel array to many plots (kWp rating varies per plot to respond to SAP calculations & roof orientation)
- Energy Performance Certificates are provided for each home

Additional Services Installations

- Broadband infrastructure installed ready for the first day of occupation
- 7kW electric vehicle charging point for each home
- USB sockets in kitchen and master bedroom
- External light to front & rear elevations

Other Features

- Smooth emulsion finish to walls & ceilings — white
- Oak veneered internal doors with black ironmongery
- Timber staircase finished in white
- Smooth finish composite front door with multi-point locking system, letter plate & spyhole
- Plumbing for washing machine located where possible in separate laundry cupboard (to remove this appliance from the kitchen)



MONMOUTH STREET, C. 1950

History

Henry W. Pollard & Sons Ltd was established in 1860 and became a well known building contractor operating across the south west from their base in Monmouth Street.

For more than a century the firm was a thriving business with joinery workshops, maintenance facilities, and offices. The company gained a reputation for the high standard of their work in delivering civil and ecclesiastical contracts, which include: Worle Railway Station (1883), Berrow Church (1885), Minehead Pier, (1899), Weston-super-Mare Schools of Science and Art (1900), Bridgwater Secondary School for Girls (1929), Burnham-on-Sea and Glastonbury Fire Stations (1981), the Wyvern School, Weston-super-Mare (1998), and many others.

The company ceased trading following the Covid-19 pandemic in 2021.





Location

Bridgwater is an ancient market town on the edge of the Somerset levels. It lies on both sides of the River Parrett and has been a major inland port and trading centre since the Industrial Revolution. The Bridgwater and Taunton Canal was opened in 1827 and shipping expanded with the construction of Bridgwater Docks reaching a peak of 3,600 ships per year entering the port. The harbour area contained flour mills, timber yards, and chandlers. Dunball Wharf was built in 1844 by coal merchants. By the 1890s there were 16 brick and tile companies in Bridgwater and these industries are celebrated in a Museum on East Quay.

At the start of World War II, the government built a factory to manufacture high explosives at nearby Puriton. This 600 acre site is now being reborn as a major manufacturing base for electric vehicle batteries and other industries bringing more jobs to Bridgwater's thriving economy.

Bridgwater is home to many great schools and further education is provided by Bridgwater and Taunton College which includes the National

College for Nuclear servicing the building and operation of the Hinkley Point C Power Station — currently the largest construction site in Europe.

The town is arguably best known for the illuminated Bridgwater Guy Fawkes Carnival that attracts around 150,000 people from far and wide to witness a display of over 100 'Carnival Carts' up to 30m long, festooned with dancers and over 20,000 light bulbs.

The long-awaited Celebration Mile project has transformed the feel of the town stretching from the recently refurbished railway station past the Pollards Yard site through the business and shopping areas to the Admirals Quay. The town centre still holds the charm from long ago whilst offering the amenities essential to modern day living with hairdressers' and convenience stores and a host of antique, gift and art shops, delis and cafes, pubs, restaurants, a visitors' centre and museums.

Being close to the dramatic Somerset coastline and the wooded coombes and heather-clad peaks of the Quantock Hills and Exmoor National Park,

the area offers spectacular scenery for walking and outdoor pursuits such as biking, horse riding and kitesurfing.

Journey times

- Pollards Yard to Bridgwater Railway Station (on foot) 6 minutes
- Bridgwater to Bristol (by train) 47 mins
- Bridgwater to Exeter (by train) 38 mins
- Pollards Yard to Bristol Airport (by car) 27 miles
- Pollards Yard to Exeter Airport (by car) 41 miles
- Bridgwater to Somerset County Cricket Club (by car) 10 miles
- Bridgwater to the Quantock Hills (by car) 9 miles



1. Admiral's Quay



2. Cranleigh Gardens

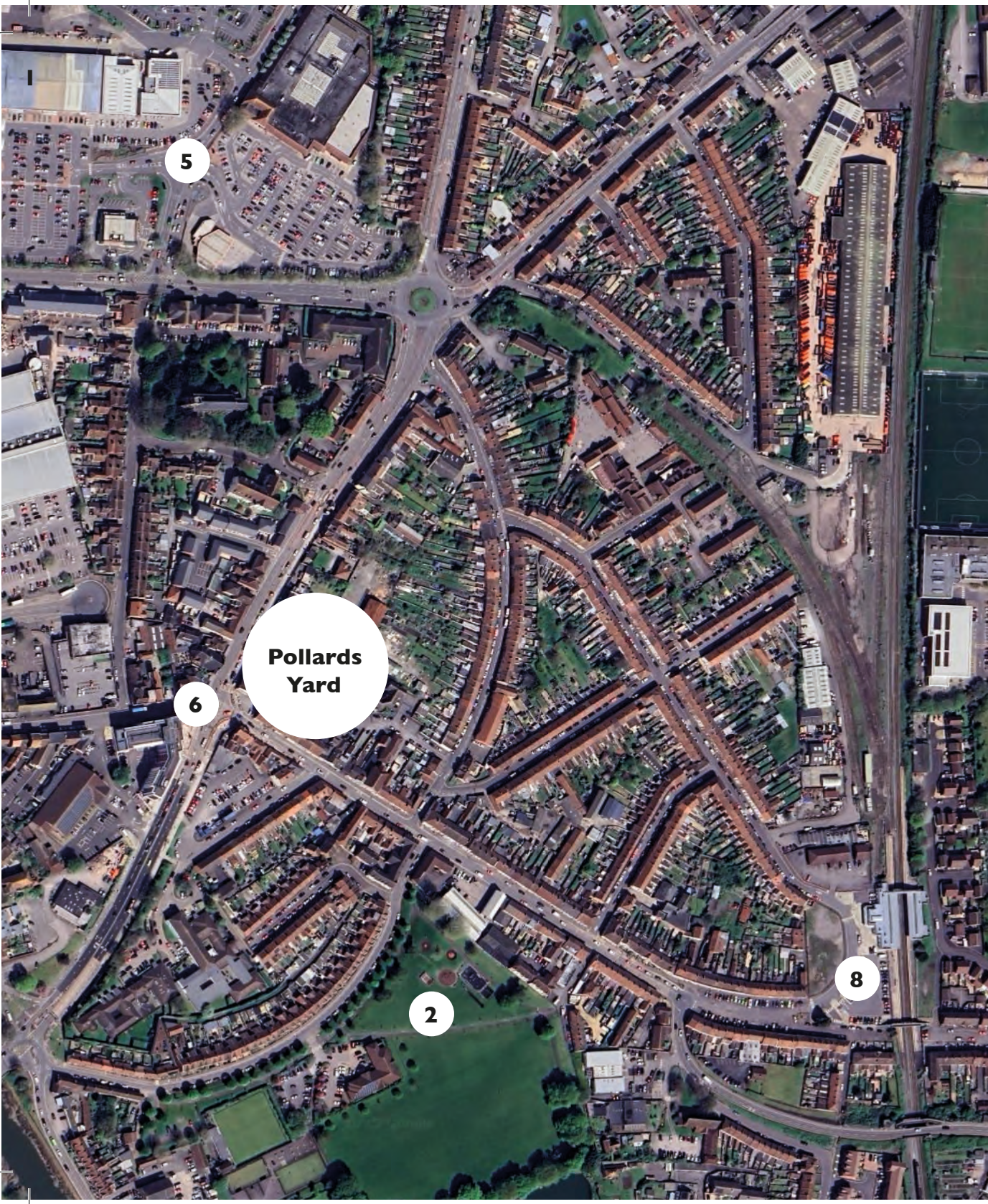


3. Scott's Cinema



4. Town Centre





5. Retail Park



6. Celebration Mile



7. Bus Station and HPC Shuttle



8. Railway Station



Peace of Mind

Buying a property is the largest investment most people ever make. The process can be challenging for first-time buyers, and even for those with prior experience. The directors of Pollards Yard Ltd have delivered nearly 100 homes over three decades and strive to provide a unique personal service and exceptional customer experience. A number of benefits are included to give peace of mind:

- A 10 year Q-Assure structural warranty will be supplied with every property protecting the homeowner against building defects in design, workmanship, material or components. For more information please visit: www.qassurebuild.co.uk.
- Pollards Yard Ltd is a member of the Consumer Code for New Homes which has been established to ensure that best practice is followed by registered Developers in respect of the marketing and selling of new homes, and also sets expected standards for after sales customer

care. For more information please visit : www.consumercodefornewhomes.com.

- Pollards Yard Ltd have partnered with Dimplex, the market leader in the creation and manufacture of energy-efficient electric heating appliances and systems. An extended five year warranty will be provided on the hot water heat pump, radiators and towel rails in each property. Dimplex will also assist each purchaser face to face with user instructions and in setting up the control app for the system. For more information please visit: www.dimplex.co.uk.
- An individual handover manual will be presented to each homeowner on completion along with a number of other warranties including windows & doors, Cedral composite cladding, sanitaryware and kitchen appliances.



Viewing

By appointment only via Gibbins Richards

Telephone: 01278 444 488

Email: pollardsyard@gibbinsrichards.co.uk

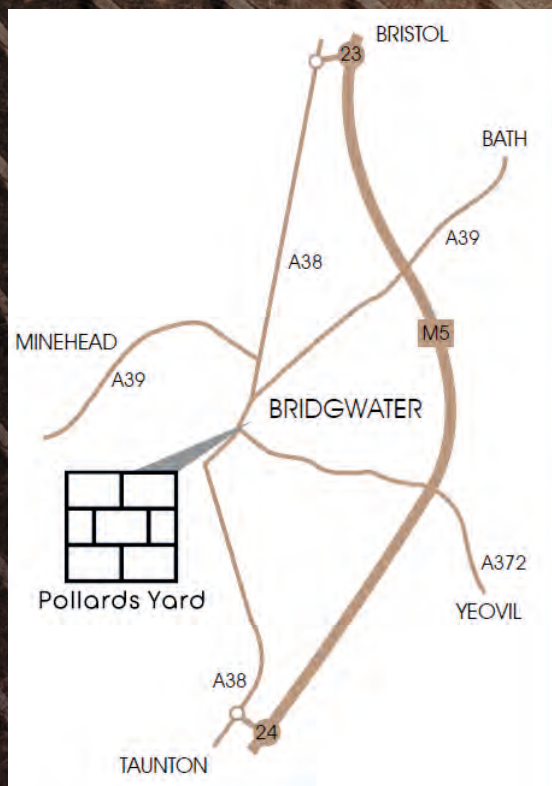
Web: <https://www.gibbinsrichards.co.uk/pollardsyard/>

GIBBINS RICHARDS



Live where you love

Directions



Travelling from the north, leave the M5 at Junction 23. Follow the signs to Minehead on the A38. The dual carriageway becomes single lanes and you will reach the 'Cross Rifles' roundabout at the intersection with the A39. Pass straight over this roundabout and after 150m on the left hand side, you will see the entrance to Pollards Yard.

Travelling from the south, leave the M5 at Junction 24. Follow the signs to Bridgwater on the A38. Turn right at the traffic lights at the intersection with the A39. Continue through two sets of lights and after 50m on the right hand side, you will see the entrance to Pollards Yard. You will have to continue a further 150m to the next roundabout at the intersection with the A39 and double back to reach the entrance.

For navigation please use TA6 5EJ.
What3words ///month.duck.dimension

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DEVELOPER/CONTRACTOR: Pollards Yard Ltd/
KMS Associates. Delivering a wide range of building
projects throughout Somerset

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DISCLAIMER

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