



Outer cover coated with Anti-Bacterial lamination

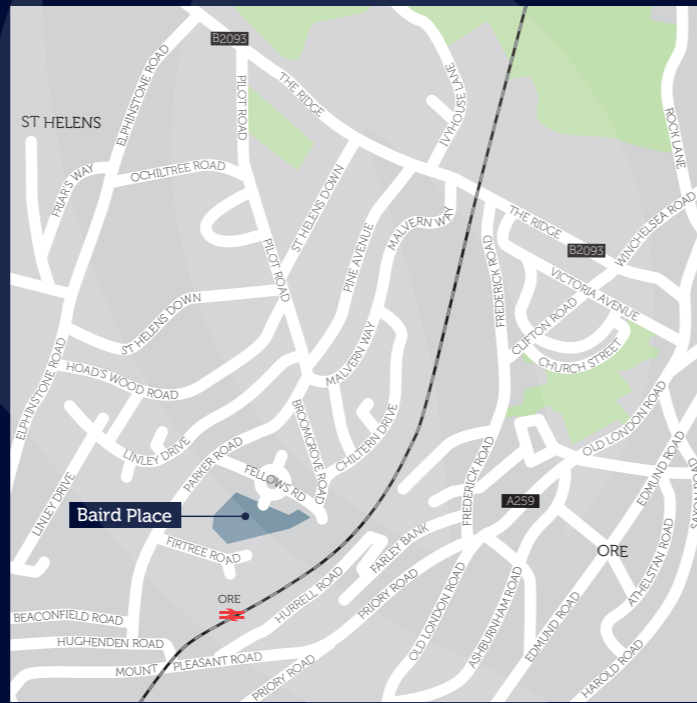
Baird Place,
Fellows Road, Hastings,
East Sussex TN34 3TY

☎ 01424 400 243

✉ sales@bairdplace.org.uk



Wider Area



Local Area



BAIRD
PLACE

A collection of elegant two,
three and four bedroom new homes



We have a policy of continuous improvement and reserves the right to alter plans, specification, elevational treatments and positions of doors and windows at any time. We reserves the right to change the tenure of any of these homes subject to market conditions and without notice. Information contained within this brochure is a general indication of the development and is not intended to be construed as part of any legal contract or contain any representation of fact upon which any party is entitled to rely. Information correct at time of going to print in July 2021. BPH/BRO/0721.



Let the sea set you free

Find your freedom at Baird Place

Perfectly positioned, overlooking the charming seaside town of Hastings and with panoramic views across the English Channel, Baird Place is a contemporary collection of two, three and four bedroom homes, ideal for those who love the coastal lifestyle.

These attractive homes are light, airy and spacious within, with the elegant board cladding of the exteriors reflecting a more traditional local Sussex architecture. These features, coupled with the convenience and luxury of the very latest in modern fixtures and fittings, makes these homes ideal for young professionals, growing families or even downsizers; there's a home here for everyone. Baird Place sits in an elevated position above the town of Hastings, with many homes enjoying magnificent sea views, as well as being in close proximity to the beach.

Come and discover the freedom of living at Baird Place. You have a choice of two, three and four bedroom homes, which are all available to buy via Outright Purchase, or with Help to Buy. In addition, there are two and three bedroom homes available to buy with Shared Ownership, so there's plenty of purchasing options, making a buyer's life a lot easier.

Life's better at the beach

Most people associate a visit to the seaside as something of a treat, to be enjoyed whilst on holiday, but for the residents of Baird Place it's a day to day reality. This enviable location provides plenty of opportunities for all age groups to enjoy an active lifestyle whatever their interests. Whether you're a sailor, surfer, swimmer, historian, or just someone who enjoys beautiful walks or building sandcastles with the children, you'll find the freedom and facilities to indulge yourself at Baird Place.

Hastings boasts a lively local arts and music scene, plus regular local events, including the Coastal Currents Arts Festival, Seafood and Wine Festival, Pirate Day, Jack in the Green Mayday Festival, Hastings Day Bonfire and Fireworks, and local summer carnivals.

There's a beautiful shingle beach running from Hastings Old Town, past the town centre and stretching as far as nearby St Leonards-on-Sea, where you can find the unique net huts where fishermen traditionally stored and mended their nets, alongside the local beach-launched fishing fleet which is still the largest in Britain.

Hastings Old Town itself sits adjacent to the town centre, to the east, and enjoys a delightfully bohemian flavour, picturesque architecture and a wealth of character.

With the town surrounded by the rolling Sussex countryside, the whole family is spoilt for choice when it comes to local attractions and activities. Along with the nature reserves, Sites of Special Scientific Interest and the beautiful Hastings Country Park Nature reserve (home to a breathtaking variety of wildlife and biodiversity) as well as the beautiful seaside, Baird Place is a wonderful place to live.

There really is so much to do for all the family in Hastings and the surrounding area – let Baird Place be the place to set free your imagination.



Hastings Pier and beach huts

Connect at Baird Place

Baird Place is well-located close to central Hastings, with easy access to local shops, buses and train stations, and with all the major supermarkets within easy reach.

In the town centre, you'll find Priory Meadow Shopping Centre, providing parking for 1000 cars and home to over 50 shops, including well-known high street clothing and sportswear retailers, chemists, jewellers and food outlets, enough to satisfy shopaholics and fashionistas alike. There's also a great variety of restaurants and cafés to relax in or just meet friends.

Baird Place is ideally situated for local schools, including The Baird Primary Academy and Ark Blacklands Primary Academy, both rating high in Ofsted reports, as well as excellent secondary school options. There are also plenty of further education opportunities at East Sussex College in Hastings and Bexhill College, and the Universities of Brighton and Sussex are also on the doorstep. Or for those looking for something different, there are also local independent schools to choose from.

Hastings is great for families and children, with the Blue Reef Aquarium featuring an underwater tunnel with reef fish and sharks, the Smugglers Adventure showcasing historical caves and the dark, secretive world of the smugglers, plenty of seafront attractions including trampolines, three mini golf courses, funicular railways and a magnificent pier. In addition, there's the beautiful White Rock Theatre, cinemas, leisure clubs, the world's largest indoor skateboarding park, and Hastings United Football Club for the soccer fans.



Hastings Country Park Nature Reserve

If it's culture you're after, you can enjoy the beachfront Contemporary Art Gallery located in the Stade on Hastings seafront, plus the Hastings Heritage Museum and Fisherman's Museum. And who can forget the historic 1066 story and Hastings Castle set on the West Hill of Hastings – the ultimate story in our English Heritage. To add to this list, the naming of Baird Place was in recognition of the renowned inventor John Logie Baird, who was the first to accomplish a live TV transmission from Hastings – take a look into Queens Arcade in the town centre, and you'll find some historical information relating to this.

Hastings, steeped in history and home to stunning architecture, has provided the backdrop to many film and TV series, including Foyle's War, largely set in Hastings Old Town, and the film of the famous Canadian conservationist Grey Owl who was born in Hastings. When you explore the local area, you'll discover numerous blue plaques signifying points of interest and historical highlights.



Hastings Castle

Your place is well-connected

From Baird Place, you have easy access by car or public transport to the nearby larger towns of Eastbourne and Brighton – via the A27, Tunbridge Wells – A21 and Ashford – A259, both offering alternative shopping experiences and opportunities for great days out with the family. There's also easy access to Gatwick Airport, Ashford International Station and the Eurotunnel by car or train. And a train journey from 95 minutes takes you into central London, so whether it's for work or play, you're never far from the wider area and its attractions, whatever your needs.

Get connected

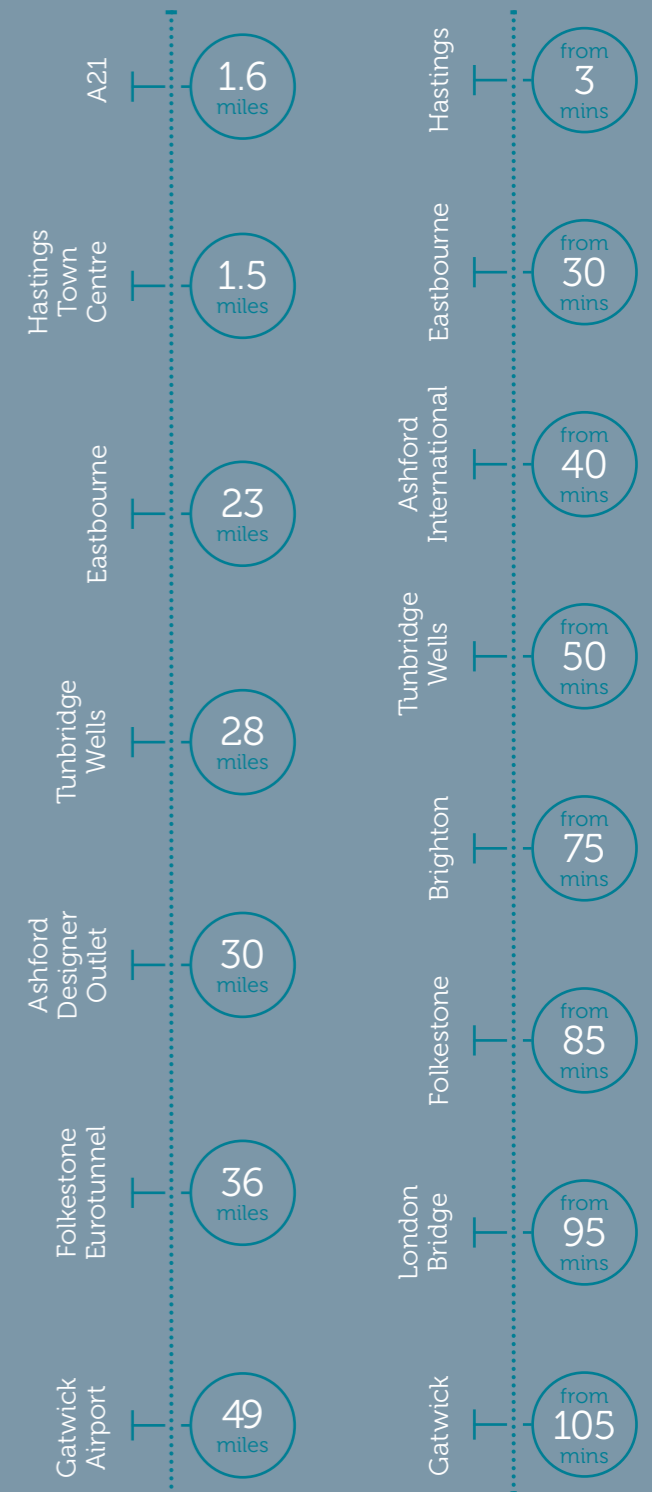
Baird Place offers commuters and travellers alike a range of transport connections to the rest of the UK, and much further afield.



By car from Baird Place



Train times to stations from Ore Station (a 5-8 minute walk)





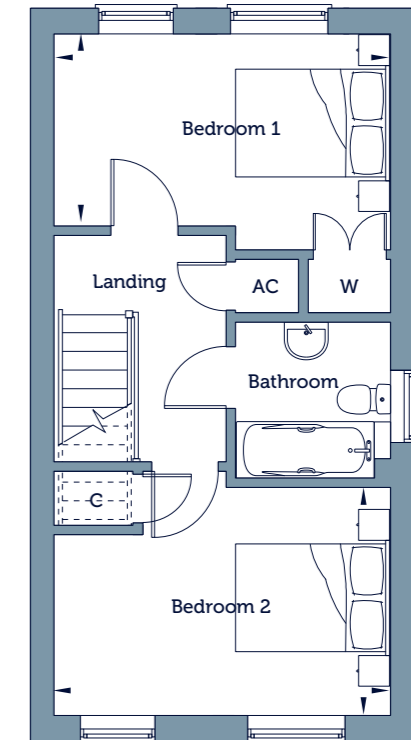
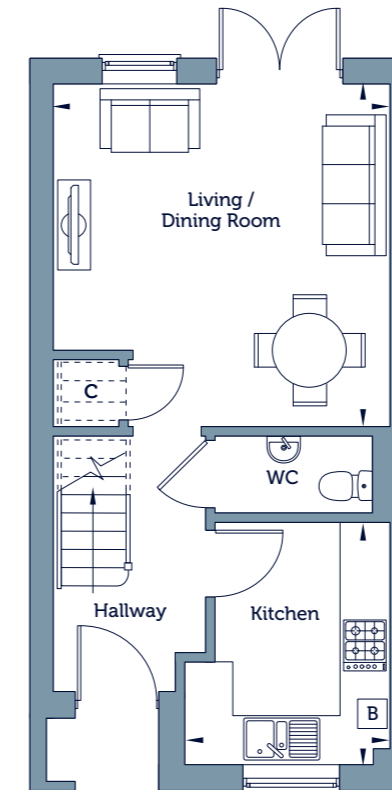
The Bay

Two Bedroom House

Market Sale 24, 26, 38, 39, 51, 52, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 74, 75, 80, 81 and 82



Computer Generated Image. Elevations may vary from plot to plot.



Ground Floor

Living / Dining Room
13'11" x 13'9" 4.26m x 4.20m

Kitchen
9'10" x 7'1" 3.01m x 2.17m

First Floor

Bedroom 1
8'9" x 13'9" 2.68m x 4.20m

Bedroom 2
9'3" x 13'9" 2.82m x 4.20m

Gross Internal Area
775 sq ft 72 sq m

Handed Plots 24, 26, 39, 51, 60, 64, 66, 68, 70, 75 and 81

*Window locations may vary, refer to plot specific plans at time of reservation.

The Bay

The Bay is a great two bedroom home. On the ground floor, the hallway leads through to a spacious living/dining room which has double doors opening out into the garden. The hallway also leads through into a kitchen and a convenient downstairs WC. Upstairs you will find a main bedroom to the rear with built-in wardrobe, a family bathroom and to the front a second bedroom.



Key

B Boiler C Cupboard AC Airing Cupboard W Fitted Wardrobe

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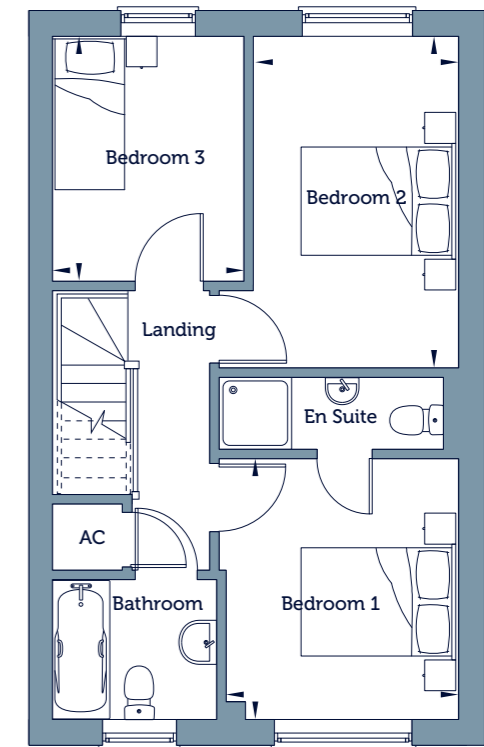
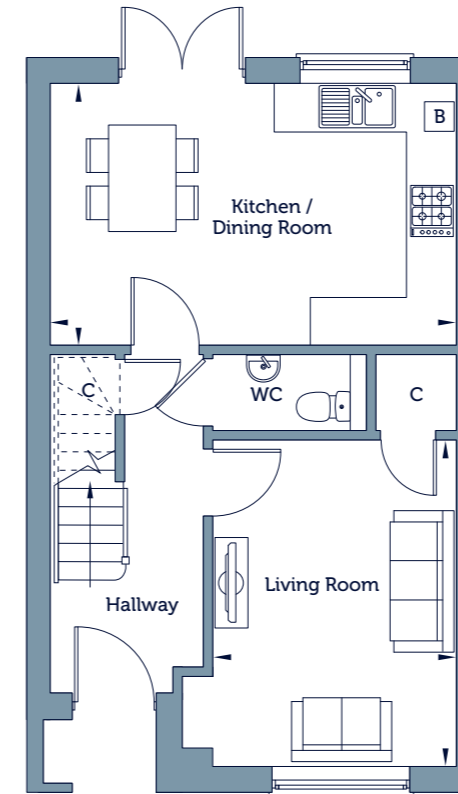
The Drift

Three Bedroom House

Market Sale 9, 10, 23, 25, 27, 37, 62, 71 and 83



Computer Generated Image. Elevations may vary from plot to plot.



Ground Floor

Living Room 13'2" x 9'10"	4.03m x 3.01m
Kitchen / Dining Room 10'7" x 16'6"	3.24m x 5.04m

First Floor

Bedroom 1 10'6" x 9'5"	3.22m x 2.89m
Bedroom 2 13'5" x 8'4"	4.10m x 2.54m
Bedroom 3 9'10" x 7'9"	3.02m x 2.38m

Gross Internal Area 915 sq ft	85 sq m
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Handed Plots 9, 37, 62 and 83

*Window locations may vary, refer to plot specific plans at time of reservation.

Key

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The Drift

The Drift is a lovely three bedroom home. On the ground floor, the hallway leads through to a good sized kitchen/dining room with double doors opening out into the garden. The hallway also leads through to a living room and a convenient downstairs WC. Upstairs you will find a main bedroom to the front with en-suite shower room and built-in wardrobe, a family bathroom and two further bedrooms.



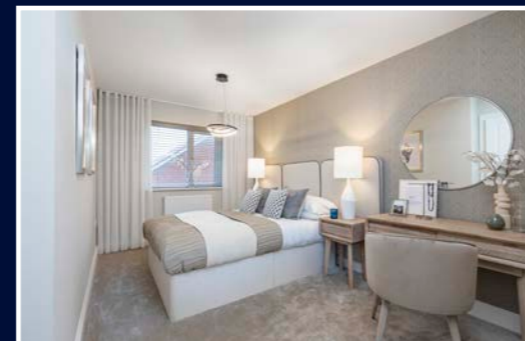


Computer Generated Image. Elevations may vary from plot to plot.

The Cove

The Cove is an elegant three bedroom, three-storey home. On the ground floor there is an integral garage with personnel door to the hallway. Stairs lead to the first floor where you'll find a great sized kitchen/dining room with double doors opening out into the garden.

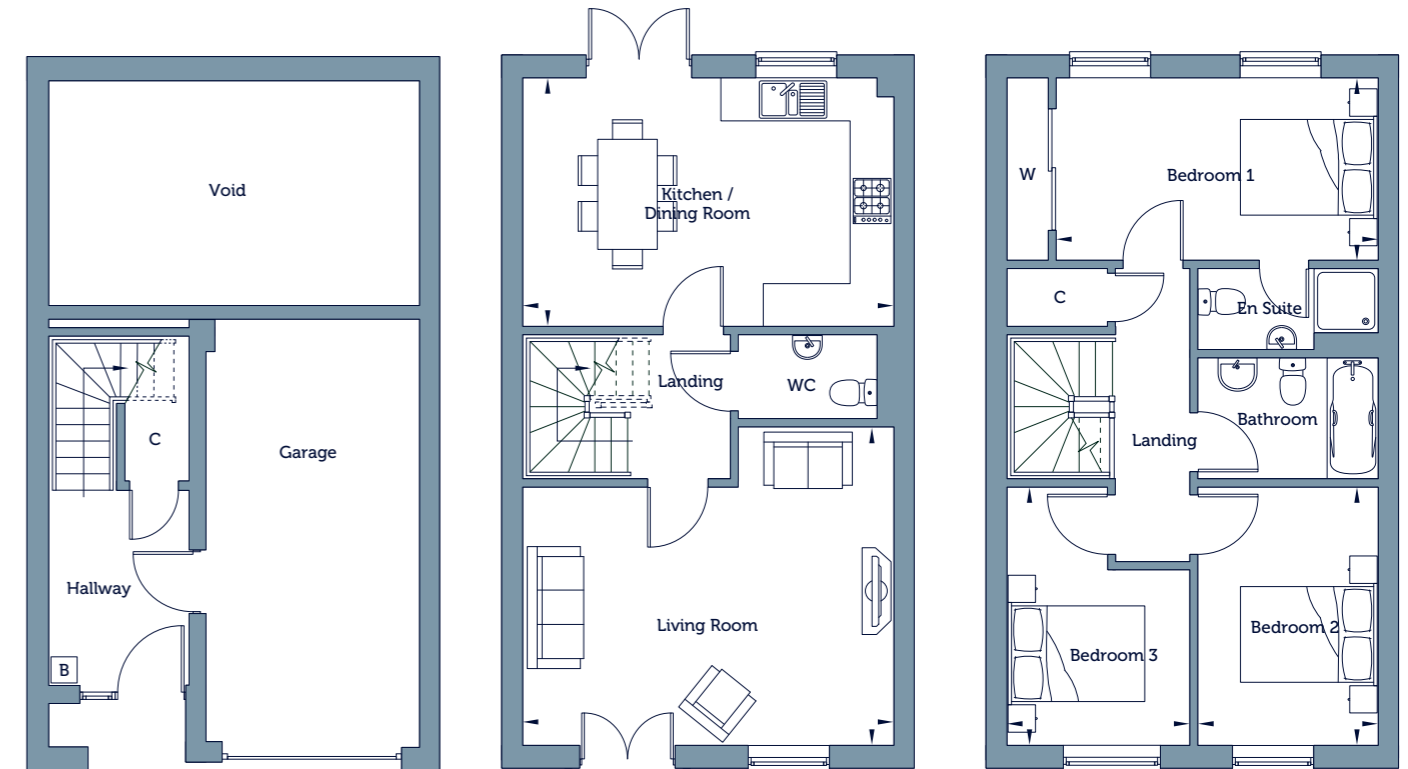
The landing also leads through to a spacious living room and a convenient WC. on the second floor you'll find a main bedroom to the rear with en-suite shower room and built-in wardrobe, a family bathroom and to the front two further bedrooms.



The Cove

Three Bedroom House

Market Sale 88, 89, 90, 91, 92, 93, 94, 95, 96 and 97



First Floor

Living Room	14'7" x 17'0"	4.47m x 5.20m
Kitchen / Dining Room	11'5" x 17'1"	3.48m x 5.23m

Second Floor

Bedroom 1	8'4" x 14'9"	2.55m x 4.52m
Bedroom 2	11'10" x 8'4"	3.62m x 2.54m
Bedroom 3	11'10" x 8'4"	3.62m x 2.56m

Gross Internal Area	1205 sq ft	112 sq m
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Handed Plots 89, 91, 93, 95 and 97

*Window locations may vary, refer to plot specific plans at time of reservation.

Key

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Computer Generated Image. Elevations may vary from plot to plot.

The Fisher

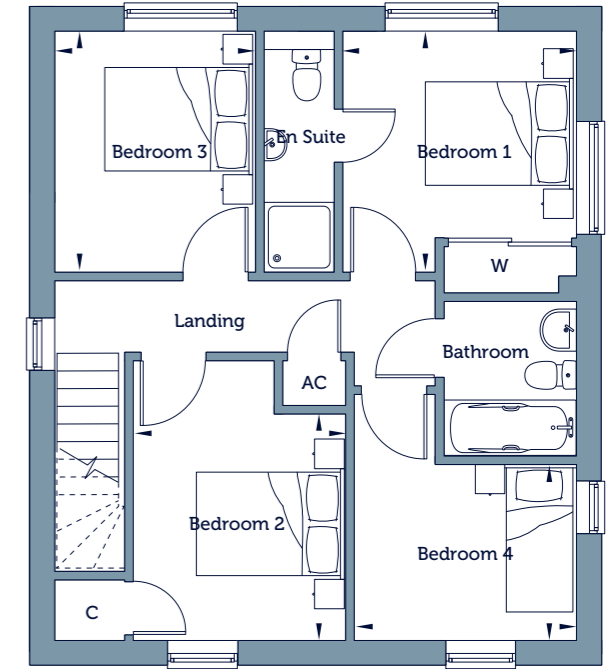
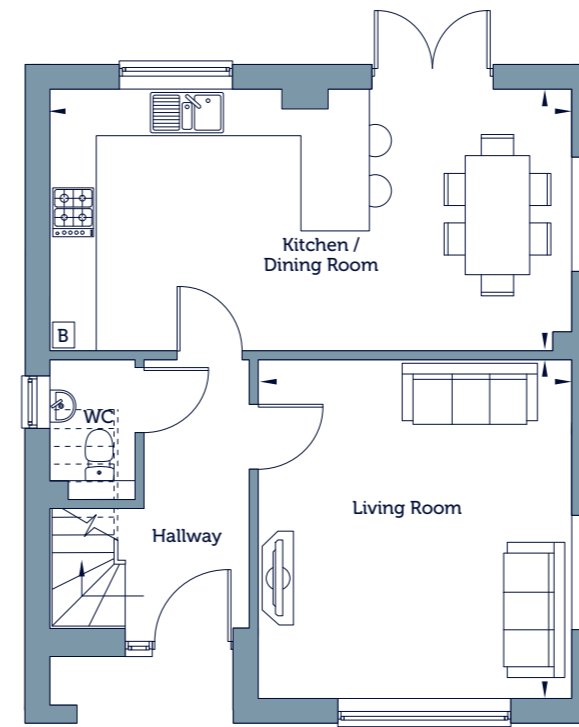
The Fisher is an attractive four bedroom home. On the ground floor the hallway leads to a large kitchen/dining room with doors into the garden. Also on the ground floor is a WC and well-proportioned living room.

On the first floor where you'll find the main bedroom to the rear with en-suite shower room and built-in wardrobe a family bathroom and three further bedrooms.



The Fisher

Market Sale 11, 21, 55 and 98



Ground Floor

Living Room	14'4" x 13'3"	4.38m x 4.06m
Kitchen / Dining Room	11'1" x 22'2"	3.40m x 6.76m

First Floor

Bedroom 1	8'9" x 9'11"	2.68m x 3.03m
Bedroom 2	9'6" x 9'0"	2.92m x 2.75m
Bedroom 3	10'2" x 8'6"	3.12m x 2.60m
Bedroom 4	7'4" x 9'5"	2.26m x 2.88m

Gross Internal Area	1163 sq ft	108 sq m
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Handed Plot 55

*Window locations may vary, refer to plot specific plans at time of reservation.

Key

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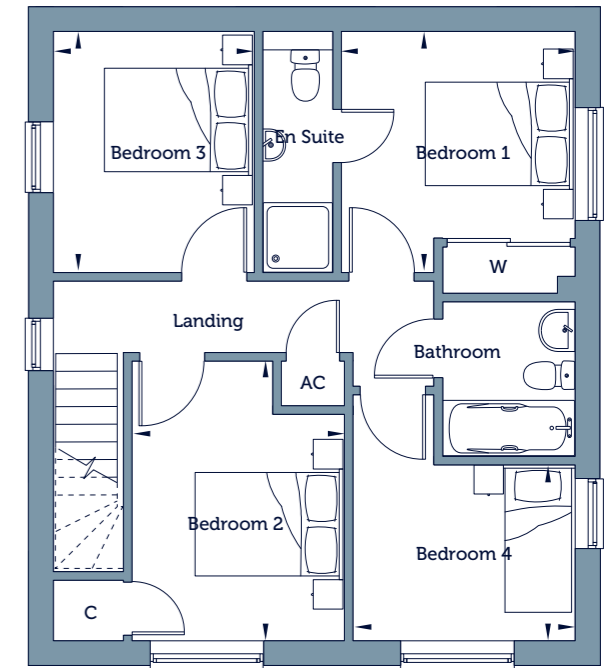
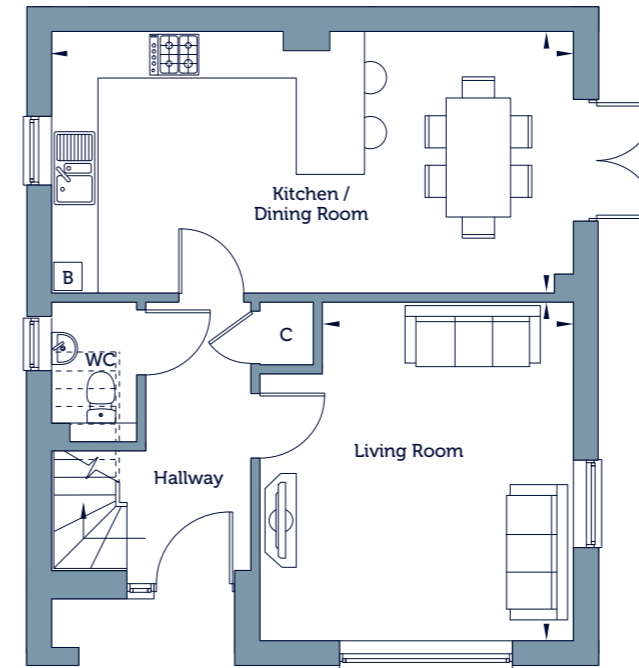
The Fisher II

Four Bedroom House

Market Sale 29, 42, 50, 72 and 87



Computer Generated Image. Elevations may vary from plot to plot.



Ground Floor

Living Room 14'4" x 13'3"	4.38m x 4.06m
Kitchen / Dining Room 11'2" x 22'2"	3.41m x 6.76m

First Floor

Bedroom 1 8'9" x 9'11"	2.69m x 3.03m
Bedroom 2 11'9" x 9'0"	3.60m x 2.75m
Bedroom 3 10'3" x 8'6"	3.13m x 2.60m
Bedroom 4 7'4" x 9'5"	2.26m x 2.88m

Gross Internal Area 1163 sq ft	108 sq m
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Handed Plots 29, 42, 50 and 87

*Window locations may vary, refer to plot specific plans at time of reservation.

Key

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The Fisher II

The Fisher II is an attractive four bedroom home. On the ground floor the hallway leads to a large kitchen/dining room with doors into the garden. Also on the ground floor is a WC and well-proportioned living room.

On the first floor where you'll find the main bedroom to the rear with en-suite shower room and built-in wardrobe a family bathroom and three further bedrooms.





Computer Generated Image. Elevations may vary from plot to plot.

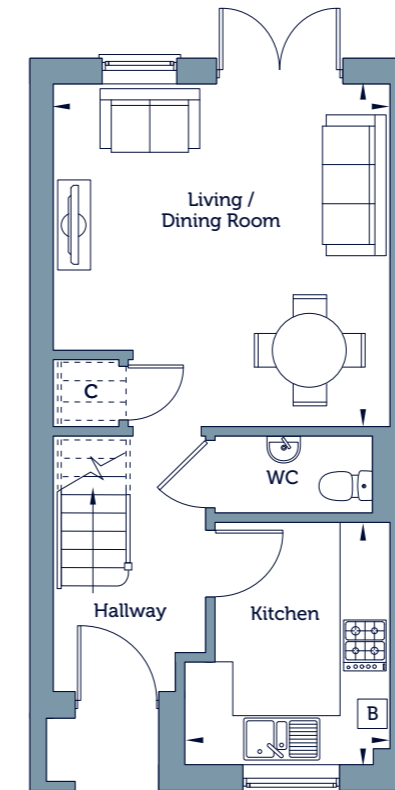
The Bay II

The Bay II is a great two bedroom home. On the ground floor, the hallway leads through to a spacious living/dining room which has double doors opening out into the garden. The hallway also leads through into a kitchen and a convenient downstairs WC. Upstairs you will find a main bedroom to the rear with built-in wardrobe, a family bathroom and to the front a second bedroom.



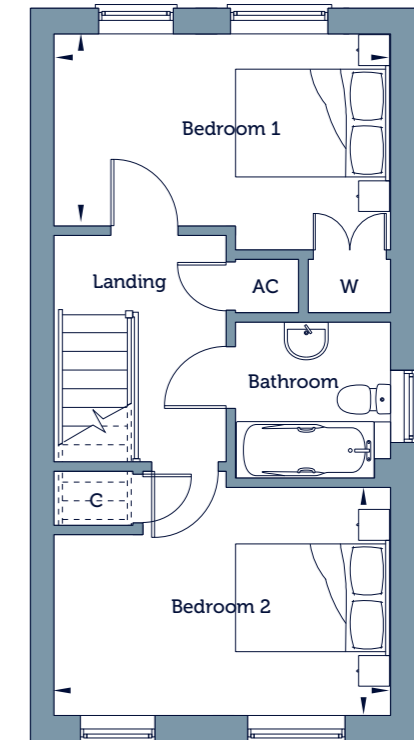
The Bay II

Shared Ownership 3, 4, 5, 6, 7, 8, 30, 31, 35, 36, 43, 44, 45, 48, 49, 53, 54, 56, 76, 77, 78, 84, 85 and 86



Ground Floor

Living / Dining Room	13'11" x 13'9"	4.26m x 4.20m
Kitchen	9'10" x 7'1"	3.01m x 2.17m



First Floor

Bedroom 1	8'9" x 13'9"	2.68m x 4.20m
Bedroom 2	9'3" x 13'9"	2.82m x 4.20m

Gross Internal Area	775 sq ft	72 sq m
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Handed Plots 3, 5, 7, 31, 35, 44, 45, 48, 53, 56, 77 and 86

*Window locations may vary, refer to plot specific plans at time of reservation.

Key

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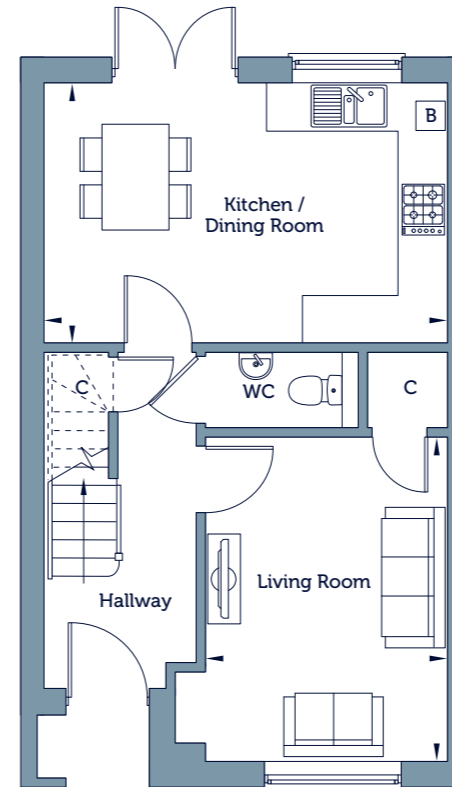
The Drift II

The Drift II is a lovely three bedroom home. On the ground floor, the hallway leads through to a good sized kitchen/dining room with double doors opening out into the garden. The hallway also leads through to a living room and a convenient downstairs WC. Upstairs you will find a main bedroom to the front with built-in wardrobe, a family bathroom and two further bedrooms.



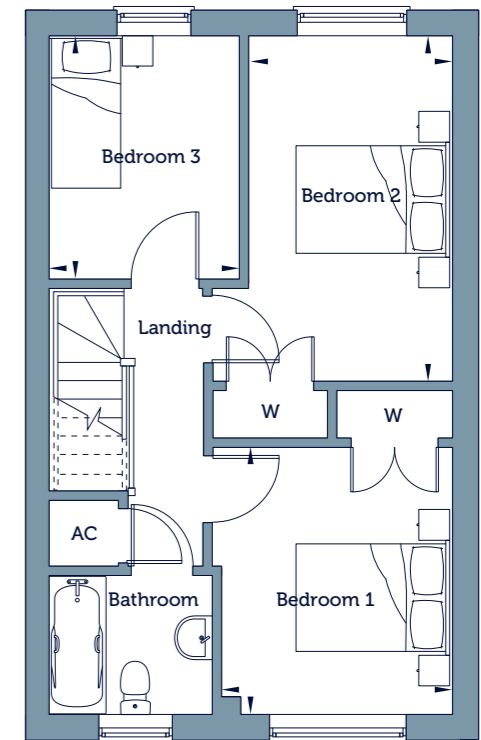
The Drift II

Shared Ownership 1, 2, 22, 28, 40, 41, 46, 47, 73 and 79



Ground Floor

Living Room	13'2" x 9'10"	4.03m x 3.01m
Kitchen / Dining Room	10'7" x 16'6"	3.24m x 5.04m



First Floor

Bedroom 1	10'6" x 9'5"	3.22m x 2.89m
Bedroom 2	14'1" x 8'4"	4.30m x 2.54m
Bedroom 3	9'10" x 7'9"	3.02m x 2.38m

Gross Internal Area	915 sq ft	85 sq m
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Handed Plots 1, 22, 41, 46, 73 and 79

*Window locations may vary, refer to plot specific plans at time of reservation.

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Specification

Kitchen

- Choice of fitted contemporary kitchens with complementary laminate worktops and upstands*
- Stainless steel extractor canopy
- Splashback behind hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Integrated fridge/freezer
- Stainless steel 4 burner hob
- Stainless steel double oven (single oven to The Bay and The Bay II)
- Integrated dishwasher (except The Bay and The Bay II)
- Integrated washing machine
- Ceiling downlights

Bathroom and En Suite

- Contemporary white sanitaryware with integrated storage
- Bath with chrome mixer tap, wall mounted shower rail and shower screen
- En suites with thermostatic shower mixer (The Drift, The Cove and The Fisher only)
- Ceramic wall tiles to selected areas
- Heated chrome ladder radiator
- Ceiling downlights

Plumbing and Electrical

- Gas-fired central heating with combination boiler
- Thermostatically controlled radiators
- Fibre To The Premises (FTTP) with data points to selected rooms
- TV point to living room, kitchen/dining room and all bedrooms
- Telephone points to hallway and master bedroom
- Mains-wired smoke and heat detectors with battery back-up
- Carbon monoxide detector
- PIR light to front entrance
- External light adjacent to the rear door

Finishes

- PVCu double glazed windows and patio doors
- GRP Part Q compliant multipoint locking front door
- Moduleo flooring to kitchen and wet areas
- Choice of carpet colour throughout rest of home
- Walls and ceilings in Dulux Almond White matt emulsion (White to kitchen and bathrooms)
- Woodwork in Dulux satin white
- Fitted wardrobe to selected plots (refer to sales plans)

General

- Landscaping planting to front garden
- Turf and paved patio to rear garden (with garden shed to The Bay II and The Drift II only)
- Timber retaining walls/steps to selected plots
- Power and light to garages within curtilage of property (The Cove only)
- Rotary drier provided within gardens
- LABC warranty

* Interior choices subject to build stage and house type – please ask your sales consultant for details



Images are from other Gemselect and Orbit developments.



The perfect partnership

Baird Place is brought to you by Gemselect and Orbit Homes. A combination of our unique skill sets - Gemselect's understanding of local needs combined with the experience and knowledge of Orbit, one of the largest affordable home providers, means that together we're able to deliver a vibrant new community, designed and built with the people of Hastings interests at its very heart.



Archery Gardens, St Leonards-on-Sea

Gemselect

Gemselect is a well-established independent local developer in East Sussex, and has been developing beautiful new homes throughout Kent and Sussex for over 17 years.

Based in the historic market town of Battle, just outside Hastings, in East Sussex, our properties range from well-appointed affordable starter homes through to individually designed bespoke properties, executive family homes in a wide range of style and finishes.

All Gemselect homes are designed and built to the highest standards, using the highest quality materials and levels of workmanship, locally sourced wherever possible. As a family run business there is always a hands-on approach from the Directors who pride themselves on the attention to detail in their projects and their desire to fulfil their customers dream homes.

Designed to be as energy efficient as possible, all properties are also covered by a 10 year LABC insurance backed warranty.

From the moment you walk into your Gemselect home, to the day of completion and beyond, with our personal Aftercare Service we ensure that buying your Gemselect Home is an exciting and pleasurable experience as well as a sound investment.

Gemselect are proud of their high quality developments in and around East Sussex, providing local employment and investing in and supporting the local economy and community as well as striving to sustain a cleaner greener environment in their developments. Their commitment to this was acknowledged at the LABC Bricks Awards 2019.



The Hedgerows, Hellingly

Orbit

Orbit was established in 1967 by a small but pioneering group of business people who wanted to make sure everyone could live in a good quality, affordable home. The passion they felt was channelled into positive action, and Orbit was created.

Our purpose today is every bit as important as it was when we were founded. We provide landlord services to over 45,000 properties and build around 1,500 quality new homes each year. Our aim is to ensure the homes we provide and the communities we create are high quality, affordable, safe and sustainable, and they really do become your place to thrive. In everything we do, we are committed to improving the long-term prospects of society. We do this through taking steps to protect our planet, investing in a range of projects to support communities, families and individuals, and ensuring we have in place sustainable working and excellent employment practices.

When you buy from Orbit Homes, you're directly influencing the lives of thousands of individuals in the UK. Our impact reaches far beyond



the homes we sell, as we aim to make a positive impact in the communities where we live and work too.

We put back into our communities and society in a big way. Not just through our work as responsible landlords in supporting our tenants, but also by building a better planet for future generations. We are big on positive, greener actions, and have a dedicated programme called Orbit Earth to push our initiative further. So by buying from Orbit Homes, not only will you find your place to thrive, you will also help others do so too.



With each of our homes built to our own shared high standards, we operate under the requirements of the Consumer Code for Home Builders.

