

THE OLD TANNERY

FORE HILL | ELY

WELCOME TO THE OLD TANNERY

A collection of 25 luxury one and two bedroom apartments located in the centre of the cathedral city of Ely.

This stunning new development brings modern living to Ely, with one studio, seven one-bedroom and seventeen two-bedroom apartments. Set across four floors, The Old Tannery offers wonderful cathedral views from private terraces to the third floor apartments.

These stylish new homes are ideally situated within walking and cycling distance to a range of amenities in the heart of the city as well as being brilliantly positioned for transport links throughout East Anglia.

The Old Tannery offers a variety of state-of-the-art apartments, expertly designed and complete with quality fixtures and finishes to bring you the best of contemporary living in this beautifully historic city.



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IN THE HEART OF A HISTORIC CATHEDRAL CITY

The Old Tannery is set in the heart of the charming city of Ely, and is located a stone's throw from the magnificent Ely Cathedral. The cathedral has origins from the 11th century and along with historic guided tours, it is home to a cultural centre hosting many concerts and events throughout the year.

Ely offers everything you could need and more, including supermarkets, doctors surgeries, banks and a post office all within a short walk of The Old Tannery. There is an abundance of pubs and restaurants as well as a variety of leisure facilities including a cinema and sports centre. There are a choice of parks to visit in Ely, Cherry Hill Park, Jubilee Gardens and Ely Country Park all offer beautiful open green space, the perfect place to get some fresh air.

For shoppers, Ely has a plethora of independent shops offering everything you could need. The Market Place holds three different markets each week; a farmers market, general market and a Saturday crafts & collectables market, each creating a hive of activity and atmosphere in the city centre.



Ely Cathedral



Ely Marina



Cherry Hill Park, Ely



Ely Market

EVERYTHING YOU NEED RIGHT ON YOUR DOORSTEP

The Old Tannery is perfectly located for eating and drinking out with many fine establishments all a short distance away. Just across the road from the development, try Truly Scrumptious, Ely's first dedicated Vegan and Gluten free café. The Old Fire Engine House, set in an attractive Georgian building with walled garden, offers delicious local recipes using local produce. Dine at the Riverside Bar & Kitchen with riverside seating and fantastic views to accompany a great range of freshly prepared dishes.

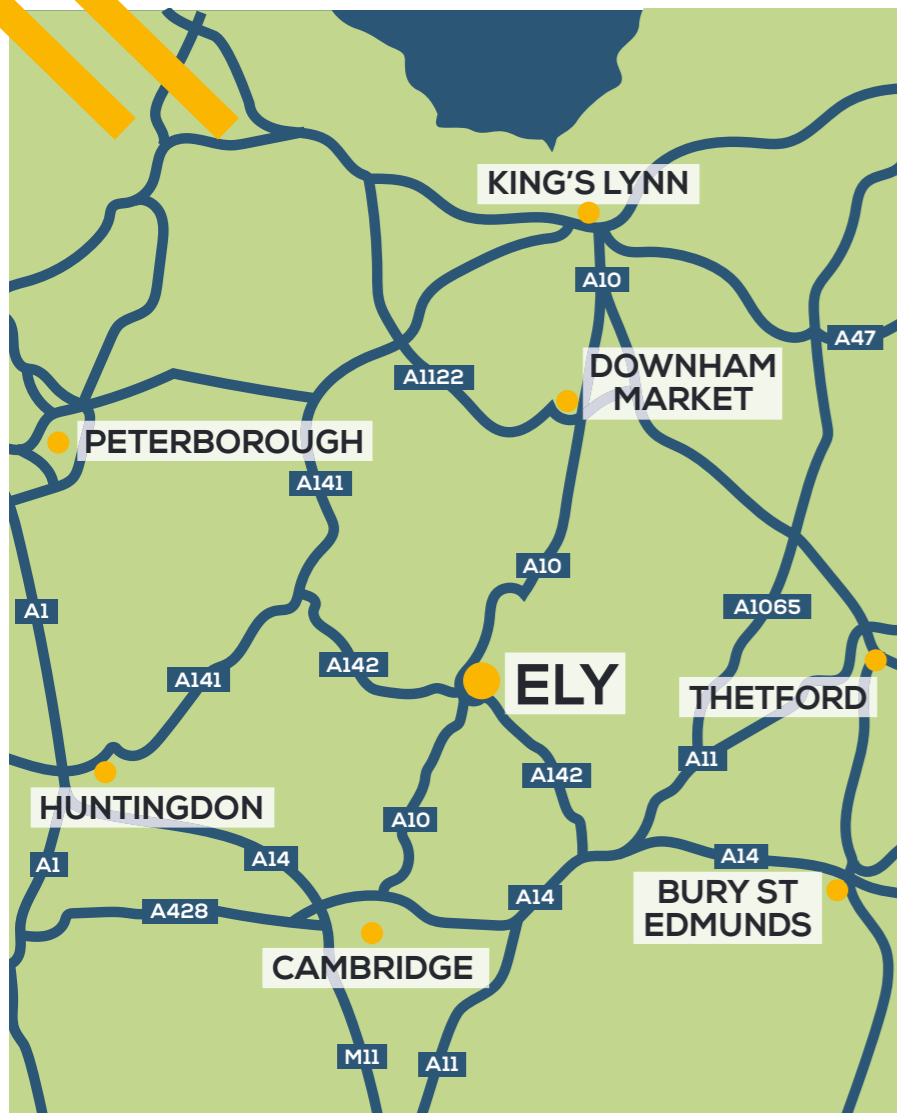
Ely offers plenty of schooling options for children of all ages. For younger children both King's Ely Junior School and Spring Meadow Infant School & Nursery are within walking distance. Just a little further is The Lantern Community Primary School. There are plenty of Colleges and Sixth Forms also close by, making the location of The Old Tannery ideal for those entering higher education. The prestigious University of Cambridge is also only 16 miles away.

A LOCATION WITH BRILLIANT CONNECTIONS

The Old Tannery is located in central Ely close to all amenities and transport networks. Ely Market and High Street are on the doorstep within just a 2 minute walk or the Great Ouse River and Ely Marina are only 4 minutes in the opposite direction, perfect for riverside walks or a boat trip.

Ely lies just 16 miles to the north of Cambridge, perfect for work or pleasure. Here you can join the M11 for a direct route into the heart of London and the A14 for all destinations East or West. Peterborough, Thetford, Bury St Edmunds and King's Lynn are all within 32 miles of the development.

If your preference is the train then Ely Station is only a 10 minute walk from The Old Tannery. Regular services connect to Cambridge in just 15 minutes, Peterborough in 33 minutes and London Kings Cross in around an hour and a quarter. For overseas travel then Stansted Airport is just 45 miles away.



By road to:

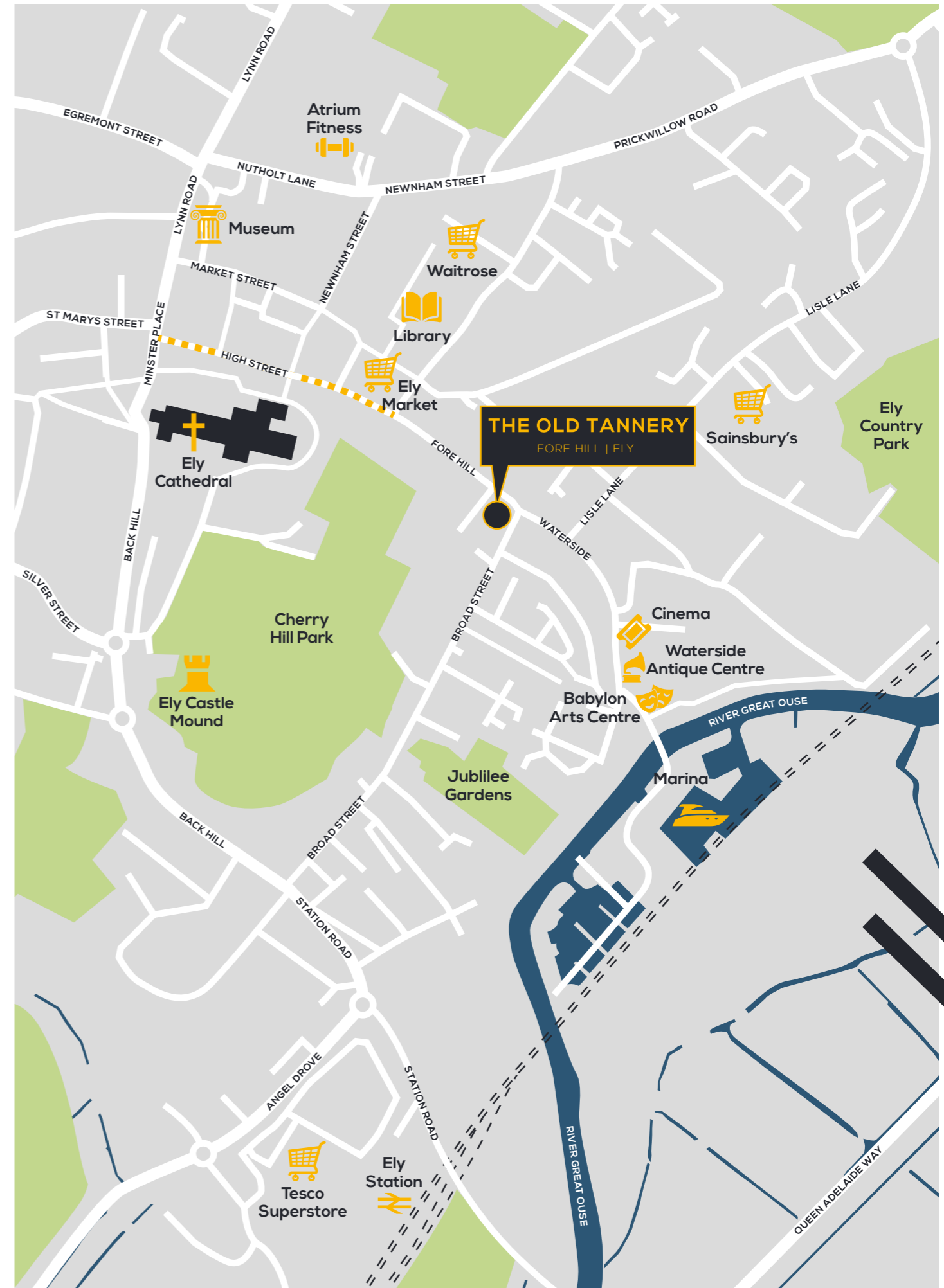
Newmarket	13.2 miles
Cambridge	16.9 miles
Bury St Edmunds	26.0 miles
King's Lynn	27.7 miles
Thetford	27.7 miles
Peterborough	31.5 miles
Stansted Airport	45.0 miles
Norwich Int. Airport	59.2 miles
Central London	79.2 miles

By rail to:

(from Ely train station)

Cambridge	15 mins
Thetford	20 mins
King's Lynn	30 mins
Peterborough	33 mins
Stansted Airport	48 mins
Norwich	54 mins
London Kings Cross	1 hr 9 mins
London Liverpool St.	1 hr 35 mins

All travel times and distances are approximate and are courtesy of googlemaps.co.uk and nationalrail.co.uk. Maps are not to scale.





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THE OLD TANNERY

GROUND FLOOR - PLAN

APARTMENT 1

Kitchen/Living/Dining Area	6.58m x 4.42m 21'7" x 14'6"
Master Bedroom	4.99m x 4.42m 16'4" x 14'6"
Overall Area	64.0m² 689ft²
Terrace	12.60m x 2m 41'4" x 6'7"

APARTMENT 2

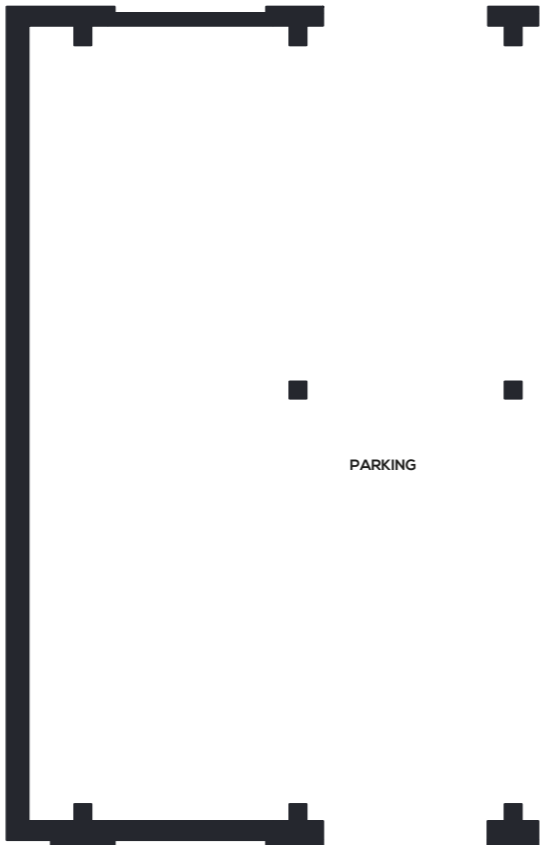
Kitchen/Living/Dining Area	5.85m x 5.63m 19'2" x 18'6"
Master Bedroom	5.18m x 3.33m 17'0" x 10'11"
Bedroom 2	3.54m x 3.46m 11'7" x 11'4"
Overall Area	80.0m² 861ft²

APARTMENT 3

Kitchen/Living/Dining Area	6.23m x 3.92m 20'5" x 12'10"
Master Bedroom	4.00m x 2.96m 13'1" x 9'9"
Bedroom 2	3.24m x 2.96m 10'8" x 9'9"
Overall Area	59.0m² 635ft²

APARTMENT 5

Bedroom/Kitchen/ Living/Dining Area	6.46m x 3.98m 21'2" x 13'1"
Overall Area	34.0m² 366ft²



- ONE BED APARTMENT
- TWO BED APARTMENT
- STUDIO APARTMENT

Indicates where measurement is taken from.
Plans are indicative only, configuration of apartments may vary subject to build stage and subsequent revision.



ENERGY EFFICIENCY RATING Apartment 1 only	(81-91) B	86
ENVIRONMENTAL IMPACT (CO ₂) RATING Apartment 1 only	(81-91) B	86
ENERGY EFFICIENCY RATING	(55-68) D	58
ENVIRONMENTAL IMPACT (CO ₂) RATING	(55-68) D	62

All EPC's are predicted, not actual



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THE OLD TANNERY FIRST FLOOR - PLAN

APARTMENT 6

Kitchen/Living/Dining Area	8.09m x 4.67m 26'6" x 15'4"
Master Bedroom	4.00m x 2.29m 13'1" x 7'6"
Bedroom 2	4.00m x 3.21m 13'1" x 10'6"
Overall Area	79.0m² 850ft²

APARTMENT 7

Kitchen/Living/Dining Area	8.09m x 4.67m 26'6" x 15'4"
Master Bedroom	4.00m x 3.67m 13'1" x 12'0"
Bedroom 2	2.64m x 2.43m 8'8" x 8'0"
Overall Area	70.0m² 753ft²

APARTMENT 8

Kitchen/Living/Dining Area	6.37m x 4.77m 20'11" x 15'8"
Master Bedroom	3.54m x 2.38m 11'7" x 7'10"
Bedroom 2	3.20m x 2.26m 10'6" x 7'5"
Overall Area	65.0m² 700ft²

APARTMENT 9

Kitchen/Living/Dining Area	5.29m x 5.71m 17'4" x 18'9"
Master Bedroom	4.61m x 3.65m 15'1" x 12'0"
Bedroom 2	3.88m x 2.57m 12'9" x 8'5"
Overall Area	73.8m² 794ft²

APARTMENT 11

Kitchen/Living/Dining Area	6.53m x 3.71m 21'5" x 12'2"
Master Bedroom	3.54m x 3.00m 11'7" x 9'10"
Bedroom 2	3.26m x 2.16m 10'8" x 7'1"
Overall Area	60.5m² 651ft²

APARTMENT 13

Kitchen/Living/Dining Area	6.60m x 3.76m 21'8" x 12'4"
Master Bedroom	3.50m x 3.26m 11'6" x 10'8"
Bedroom 2	3.26m x 2.16m 10'8" x 7'1"
Overall Area	61.6m² 663ft²

ONE BED APARTMENT

TWO BED APARTMENT

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ENERGY EFFICIENCY RATING (55-68) D 58

ENVIRONMENTAL IMPACT (CO₂) RATING (55-68) D 62

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SECOND FLOOR - PLAN

APARTMENT 14

Kitchen/Living/Dining Area	7.28m x 4.67m 23'10" x 15'4"
Master Bedroom	4.00m x 3.21m 13'1" x 10'6"
Bedroom 2	4.00m x 2.29m 13'1" x 7'6"
Overall Area	75.4m² 812ft²

APARTMENT 15

Kitchen/Living/Dining Area	7.39m x 4.07m 24'2" x 13'4"
Master Bedroom	4.00m x 3.67m 13'1" x 12'0"
Bedroom 2	2.64m x 2.43m 8'8" x 8'0"
Overall Area	66.0m² 710ft²

APARTMENT 16

Kitchen/Living/Dining Area	6.37m x 4.77m 20'10" x 15'8"
Master Bedroom	3.54m x 2.38m 11'7" x 7'10"
Bedroom 2	3.20m x 2.26m 10'6" x 7'5"
Overall Area	65.0m² 700ft²

APARTMENT 17

Kitchen/Living/Dining Area	5.71m x 5.29m 18'9" x 17'4"
Master Bedroom	4.61m x 3.65m 15'1" x 12'0"
Bedroom 2	3.88m x 2.57m 12'9" x 8'5"
Overall Area	73.8m² 794ft²

APARTMENT 19

Kitchen/Living/Dining Area	6.53m x 3.71m 21'5" x 12'2"
Master Bedroom	3.54m x 3.00m 11'7" x 9'10"
Bedroom 2	3.26m x 2.16m 10'8" x 7'1"
Overall Area	55.6m² 598ft²

APARTMENT 20

Kitchen/Living/Dining Area	6.55m x 3.76m 21'6" x 12'4"
Master Bedroom	3.50m x 3.28m 11'6" x 10'9"
Overall Area	54.0m² 581ft²

ONE BED APARTMENT

TWO BED APARTMENT

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APARTMENT 21

Kitchen/Living/Dining Area	6.60m x 3.76m 21'8" x 12'4"
Master Bedroom	3.50m x 3.26m 11'6" x 10'8"
Bedroom 2	3.26m x 2.16m 10'8" x 7'1"
Overall Area	56.7m² 610ft²

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ENVIRONMENTAL IMPACT (CO₂) RATING (55-68) D 62

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THIRD FLOOR - PLAN

APARTMENT 22

Kitchen/Living/Dining Area	5.98m x 4.80m 19'7" x 15'9"
Study	2.77m x 2.30m 9'1" x 7'7"
Master Bedroom	5.12m x 2.92m 16'10" x 9'7"
Bedroom 2	4.34m x 2.66m 14'2" x 8'9"
Overall Area	88.3m² 950ft²
Terrace	10.68m x 4.06m 35'1" x 13'4"

APARTMENT 23

Kitchen/Living/Dining Area	5.85m x 5.40m 19'2" x 17'9"
Master Bedroom	4.51m x 2.59m 14'10" x 8'6"
Overall Area	55.4m² 596ft²
Terrace	7.00m x 4.06m 23'0" x 13'4"

APARTMENT 24

Kitchen/Living/Dining Area	5.13m x 4.70m 16'10" x 15'5"
Master Bedroom	5.59m x 2.86m 18'4" x 9'5"
Bedroom 2	3.37m x 2.35m 11'1" x 7'9"
Overall Area	57.7m² 621ft²
Terrace	8.49m x 3.48m 27'10" x 11'5"

APARTMENT 25

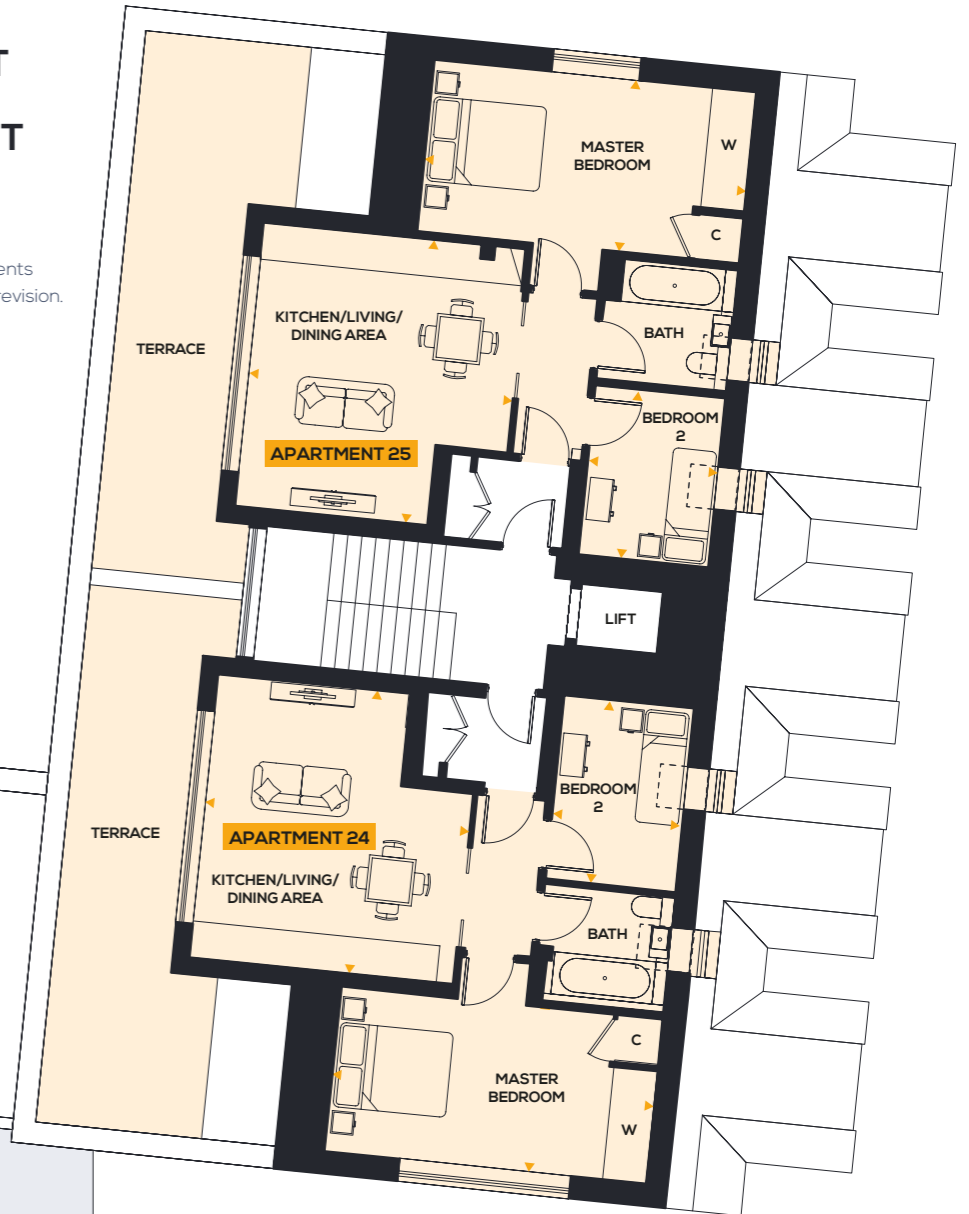
Kitchen/Living/Dining Area	5.15m x 4.70m 16'10" x 15'5"
Master Bedroom	5.59m x 2.86m 18'4" x 9'5"
Bedroom 2	3.19m x 2.35m 10'6" x 7'9"
Overall Area	58m² 624ft²
Terrace	8.49m x 3.48m 27'10" x 11'5"

ONE BED APARTMENT

TWO BED APARTMENT

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☐ Rooflights



ENERGY EFFICIENCY RATING (81-91) B 86

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HOMES FINISHED TO THE HIGHEST STANDARDS

KITCHEN

- Individually designed kitchens featuring contemporary handle-less doors finished in matt white
- All cabinet doors and drawers include soft-close mechanism
- Grey laminate worktops, up-stands and glass splash-back (Silestone upgrade options available subject to build status to include under mounted 1 ½ bowl sink)
- Stainless steel 1 ½ bowl sink with contemporary chrome tap
- LED lighting to wall units
- Bosch oven, hob and extractor hood
- Indesit integrated dishwasher (slimline to Plots 3, 11 and 19), washer dryer and fridge freezer (under counter fridge only to Plot 5)

BATHROOMS AND EN-SUITES

- Hansgrohe contemporary chrome tap fittings
- Contemporary white sanitaryware featuring back to wall toilets and wall hung sinks with vanity unit under and baths with shower over
- Contemporary anthracite heated towel rails
- Wall and floor tiling in a choice of colours*
- Under-floor heating
- Shaver socket
- Mirror above all hand basins

INTERNAL FINISHES

- Satin chrome window and door ironmongery
- Flooring to living area, hallway and kitchen available in a choice of designs.* Carpet to bedrooms available as an optional extra
- Bespoke fitted wardrobes with automatic lighting to master bedroom (Plots 22, 23, 24 and 25)
- White painted internal doors
- White emulsion to all walls and ceilings, exposed brickwork wallpaper to feature wall in living room and satinwood to all woodwork



ELECTRICAL FITTINGS

- White downlights to all areas excluding bedrooms where pendant lighting is fitted
- White low-profile switches and sockets with USB sockets to selected areas (brushed stainless steel to kitchen)

HOME ENTERTAINMENT

- Wiring for BT/Virgin Fibre
- BT telephone sockets

HEATING

- Electric contemporary wall mounted radiators (Air Source Heat Pumps and flat panel radiators to Plots 1, 22-25)
- Hot water immersion cylinder

SECURITY AND PEACE OF MIND

- Mains-powered smoke and heat alarms
- Video entry system
- Multipoint locking front door
- ICW 10 year warranty cover
- Laragh Homes are members of the ICW Consumer Code for Builders and comply with all of its obligations
- 2 year Laragh Homes aftersales service

FINISHING TOUCHES

- Aluminium windows
- 1 private car parking space per apartment included within secure car park
- Lift to each block
- Covered communal cycle store
- External lighting
- Covered communal bin store
- External tap

Specification details may be subject to variation. Computer generated imagery has been used for illustration purposes only and should not be relied upon

*Colour and tile options are subject to build status. If a unit has not been reserved prior to fit-out, a standard option will be installed.



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AWARD-WINNING HOMES BUILT WITH YOU IN MIND



Here at Laragh Homes, we believe in creating beautiful new homes, planned, designed and built with you in mind. We deliver stunning new properties in Cambridgeshire, Essex, Suffolk and surrounding areas, in some of the country's most desirable places to live.

We are a Cambridgeshire-based housebuilder, who since our beginnings in 2007, have always been focused on planning each and every one of our developments with great care. We always aim to take the community's thoughts into account so that we can produce schemes that blend perfectly within the local settings and provide homes that enhance lifestyles.

At Laragh Homes we are passionate about the quality and design of our developments. Our homes are finished to the highest standards and it's our attention to detail, trademark workmanship and design excellence that can bring you the home of your dreams.



Manor Farm, Stretham



The Pastures, Harston



Novum, Cambridge

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Designed and produced by Trident Marketing Anglia Ltd. 01473 823700 tridentmarketinguk.com

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