

THE YEALM

LUXURY RIVERSIDE  
& WOODLAND HOMES







The Yealm is one of the most significant boutique developments along the southern coast.

Overlooking the serene natural harbour of the twin villages of Newton Ferrers and Noss Mayo, Devon, a delightful and popular yachting destination, this truly is a rare opportunity.







Red Earth is restoring this elegant building back to its former glory with six spacious lateral apartments, eight other contemporary apartments and one stunning house.

All the properties are situated in landscaped communal gardens with a woodland backdrop and direct estuary views, private jetty and private parking.







Each home has been carefully designed to maximise the wonderful views of the natural harbour. Every home is different with its own character and appeal. Some have baths with a view and all have their own outside space.

LIVE THE DREAM...







1. Every slate hand placed with precision. 2. Meticulously planned. 3. Plumbing installation. 4. Lead flashing cut to fit. 5. Decorative slate detail. 6. Specialist carpentry. 7. Measuring up. 8. Roof decking. 9. Enhanced insulation.

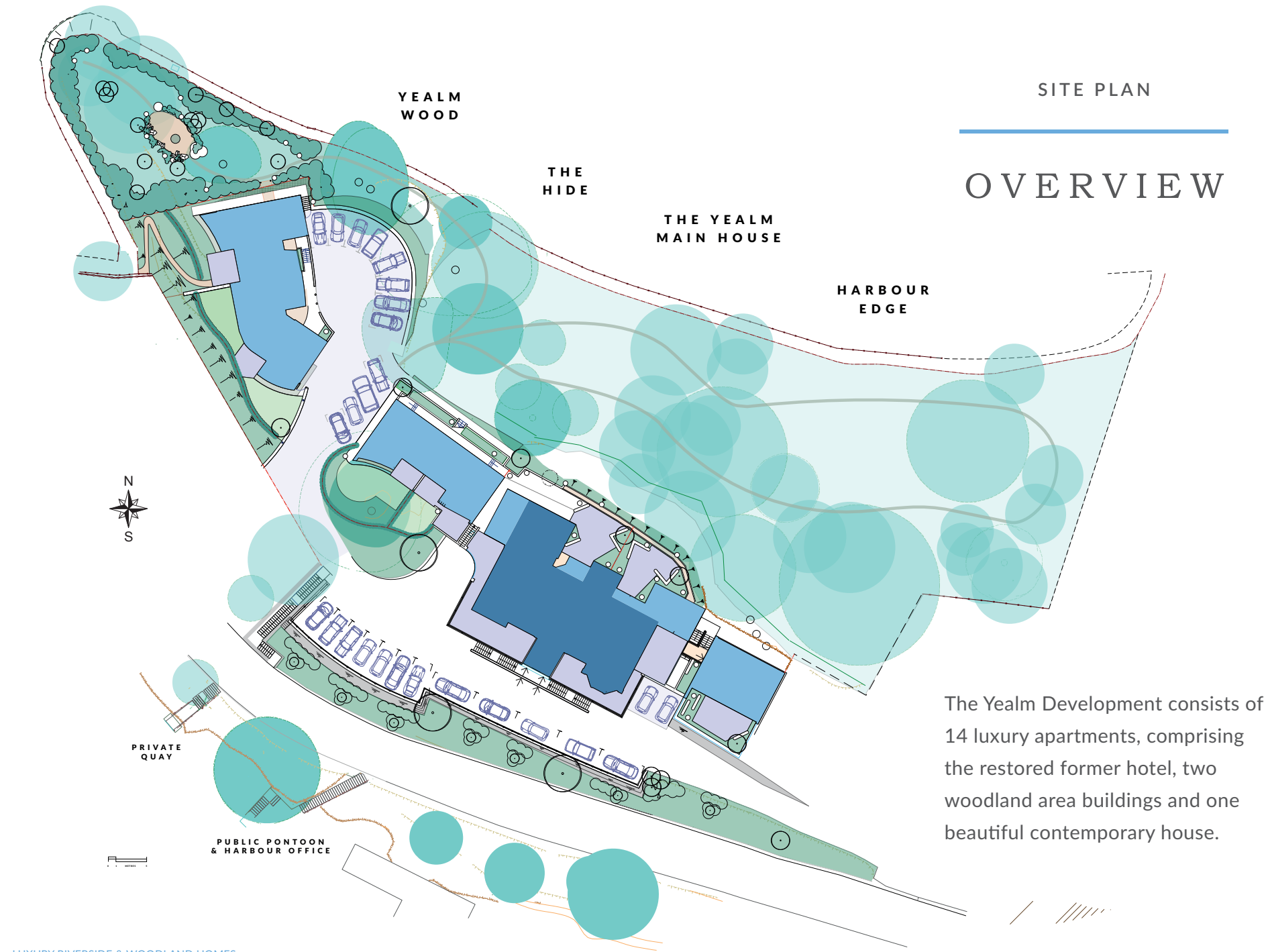
KEY POINTS

WHAT MAKES THE YEALM DIFFERENT TO THE USUAL?

THE YEALM	THE USUAL
Every home has a fabulous view.	Some prime but many secondary views.
999-year leases with share of freehold.	125-year leases with escalating ground rents.
Enhanced acoustic separation.	The minimum for Building Regulations.
Each owner is a member of the Management Company.	Third party Management Companies with no control over service charges.
Simon Friend personally oversees every aspect of the development, sales and initial management.	Succession of faceless names in a large corporate development company.

FOR RED EARTH, IT'S PERSONAL









Computer generated image

## THE MAIN HOUSE

The building is being sensitively converted into six two-bedroom apartments. They are very grand, making the most of the high floor-to-ceiling heights and the wonderful views. The ground-floor apartments have their own terraces and private gardens, the first-floor apartments have their own terraces and the top, second-floor apartments have their own balconies. Lifts serve the entire building and separate storage areas are provided at the lower-ground floor.

### KEY FEATURES

- Grand with high floor-to-ceiling heights
- Historic Victorian heritage
- Fabulous views of harbour and estuary



*All the kitchens are hand made by our local supplier Yealm Kitchens. Engineered oak flooring and high acoustic separation.*

*These images are computer generated.*

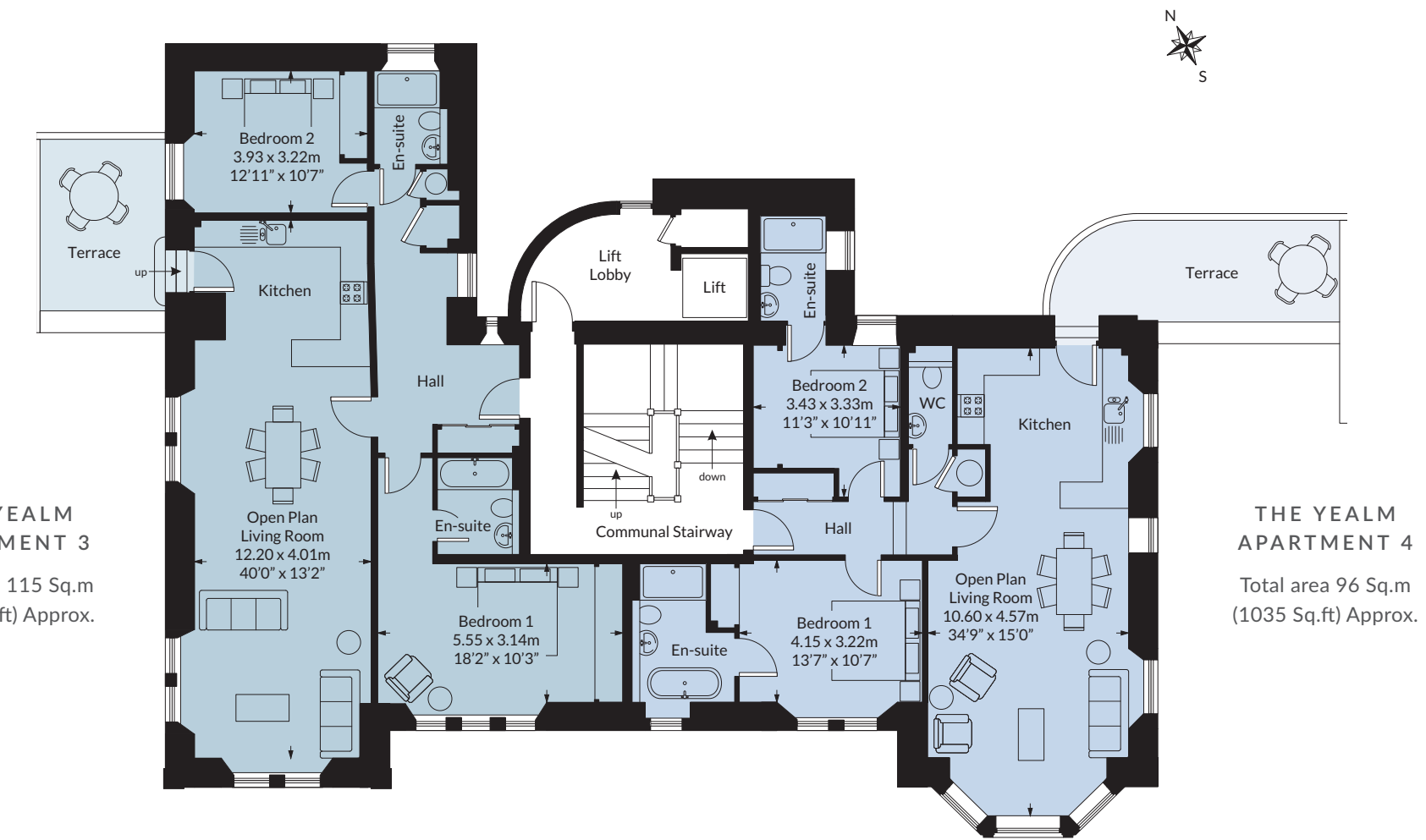




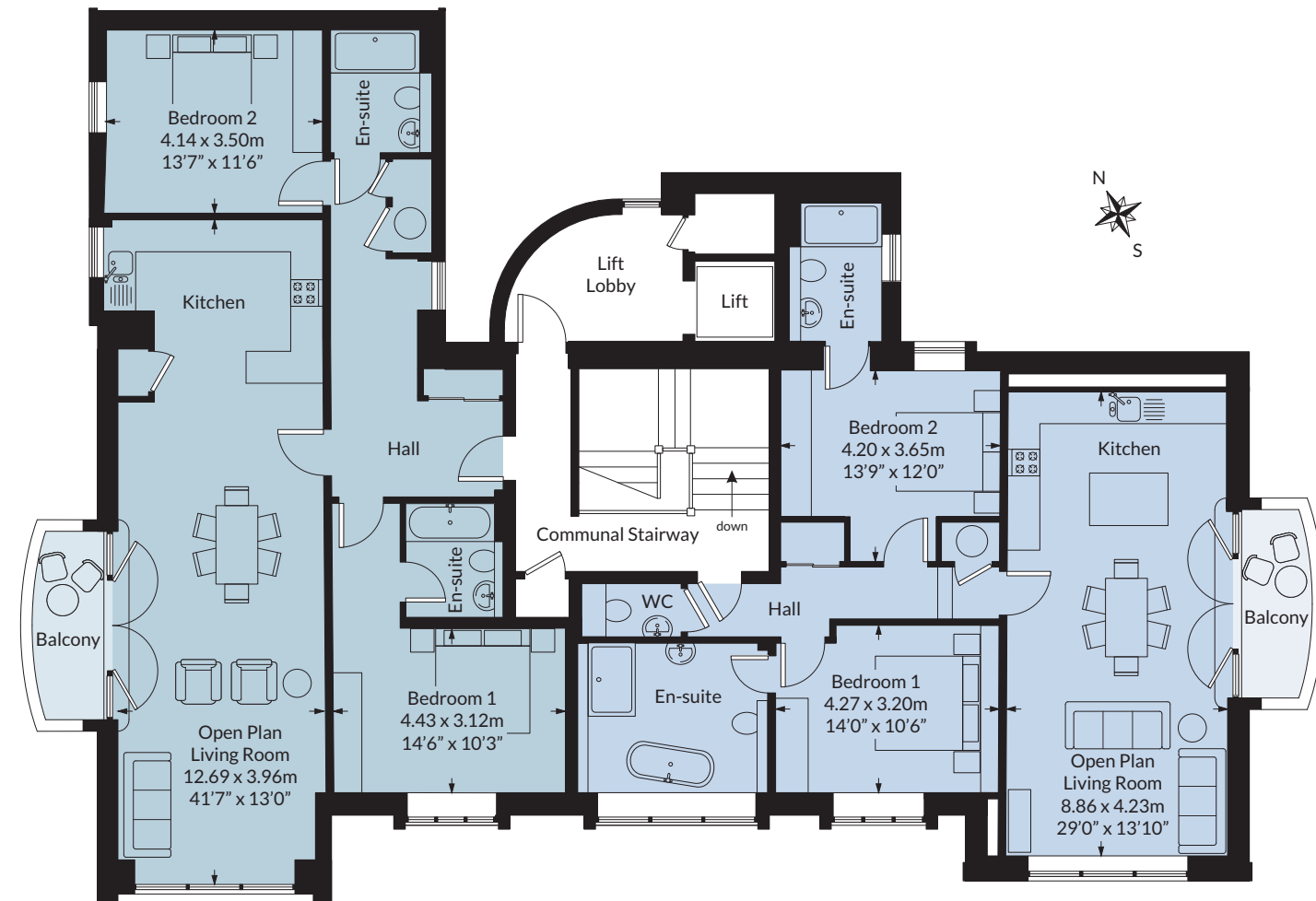


THE YEALM APARTMENT 3

Total area 115 Sq.m  
(1233 Sq.ft) Approx.







THE YEALM  
APARTMENT 5

Total area 112 Sq.m  
(1202 Sq.ft) Approx.

THE YEALM  
APARTMENT 6

Total area 101 Sq.m  
(1084 Sq.ft) Approx.

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.

THE YEALM



LUXURY RIVERSIDE & WOODLAND HOMES

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PAGE 17





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## YEALM WOOD

The inspiration for Yealm Wood came from wanting to create a series of woodland hide forms from zinc, wood and glass. The building is curved and articulated to make the most of the wonderful views out over the estuary. Two ground-floor apartments have their own private gardens and the two upper duplex apartments have balconies and roof terraces with stunning master bedrooms and en-suite bathrooms. The view from the bath will be amazing!

### KEY FEATURES

- *Modern architectural design*
- *Light & airy in style*
- *Baths with a view of the estuary*



*We wanted to allow the spaces maximum exposure to the views with clean lines and a soft palette of materials. With underfloor heating throughout and carefully considered lighting.*

*This is a computer generated image.*

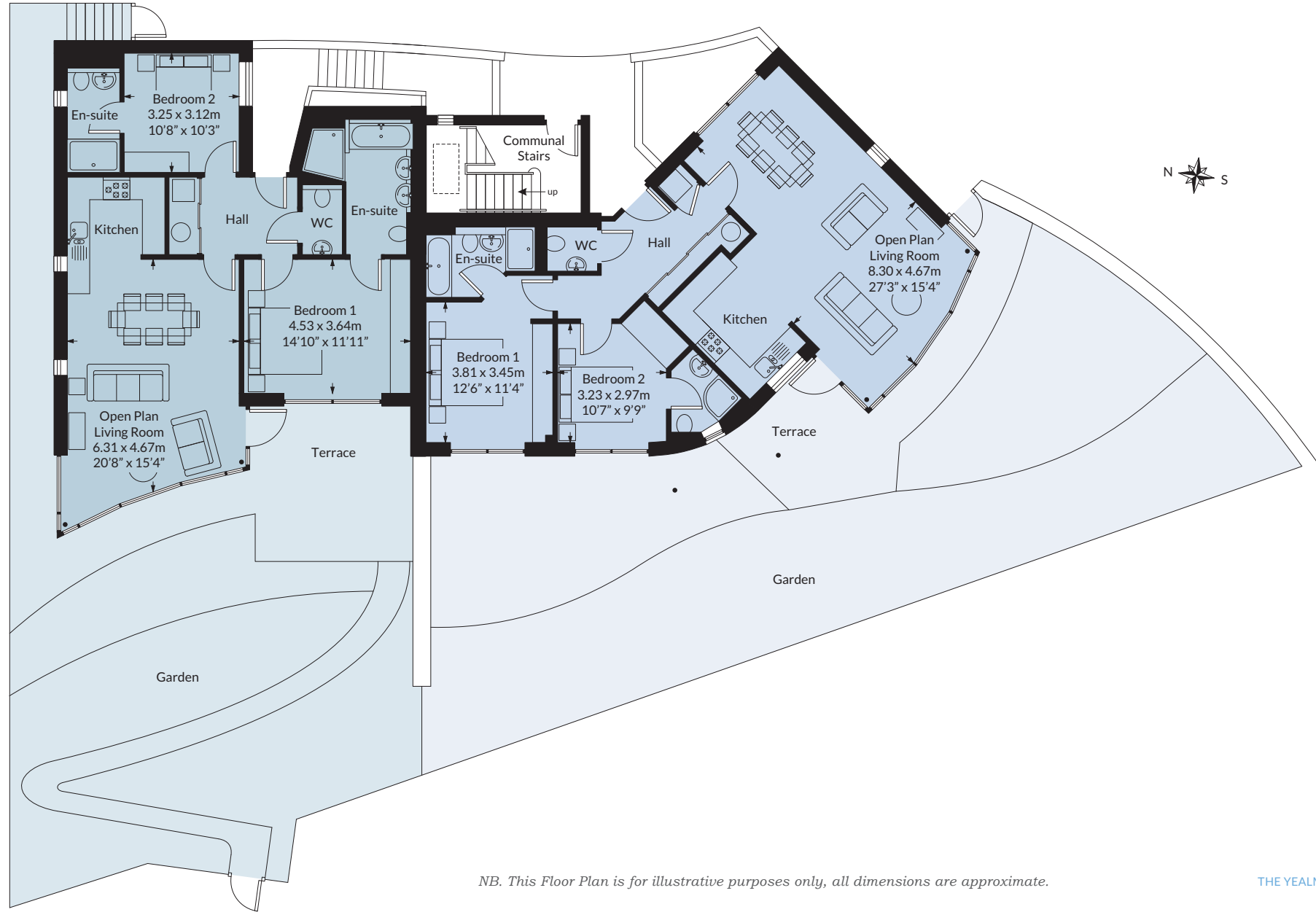


YEALM WOOD  
APARTMENT 2

Total area 90 Sq.m  
(966 Sq.ft) Approx.

YEALM WOOD  
APARTMENT 1

Total area 94 Sq.m  
(1008 Sq.ft) Approx.

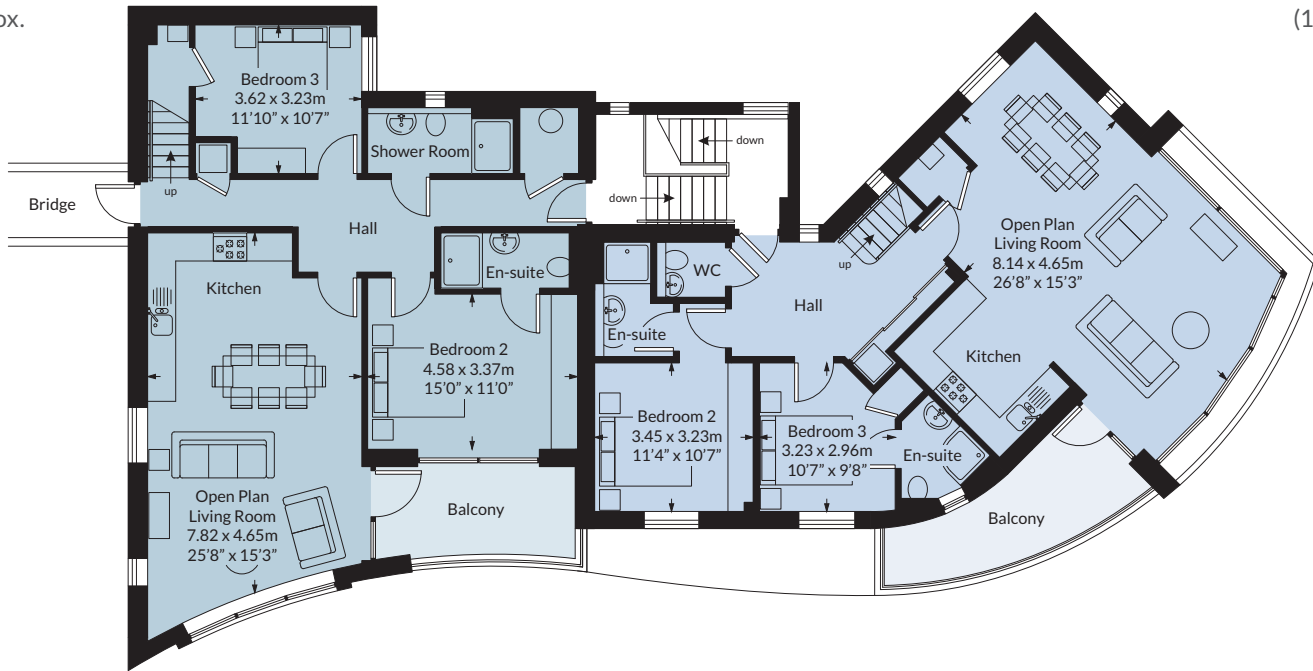


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THE YEALM

YEALM WOOD  
APARTMENT 4

Total area 124 Sq.m  
(1335 Sq.ft) Approx.

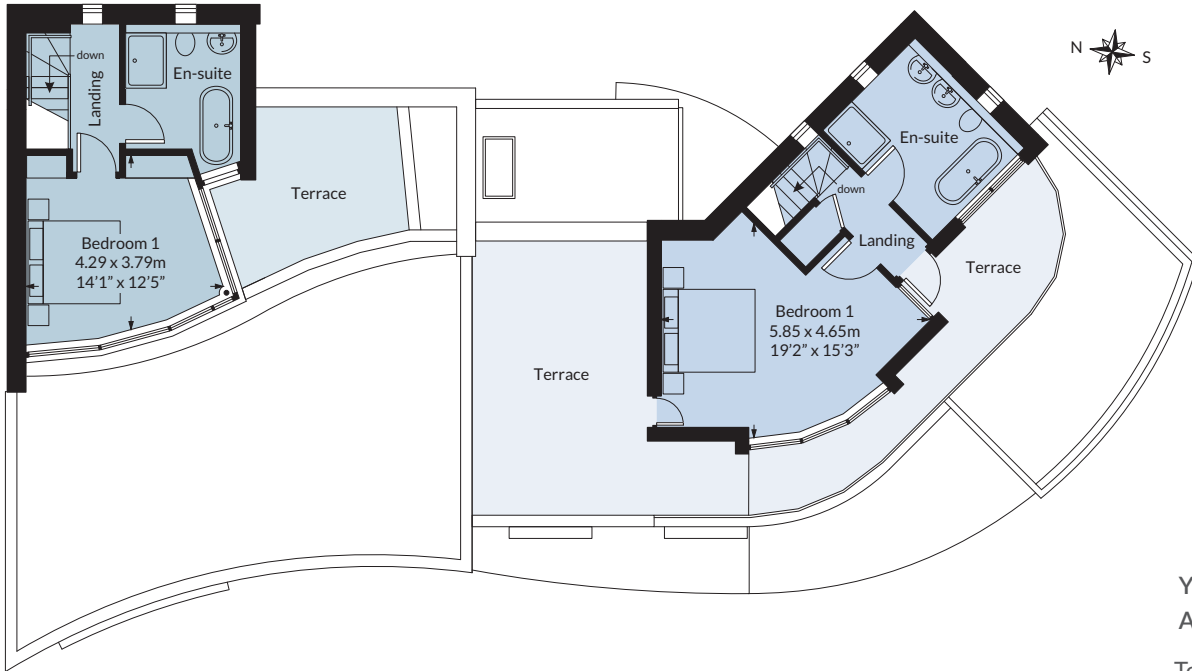


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LUXURY RIVERSIDE & WOODLAND HOMES

YEALM WOOD  
APARTMENT 3

Total area 131 Sq.m  
(1406 Sq.ft) Approx.







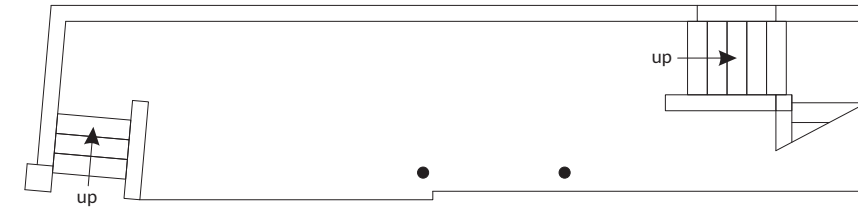
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## THE HIDE

The Hide sits nestled beside the former hotel building and under the canopy of a wonderful old beech tree. These smaller hideaway apartments have stunning views and their own private gardens or balcony terraces. With a palette of zinc, wood, soft render and glass, the building is curved and articulated to make the most of the wonderful views out over the estuary. Two ground-floor apartments have two bedrooms and the two upper duplex apartments have three bedrooms.

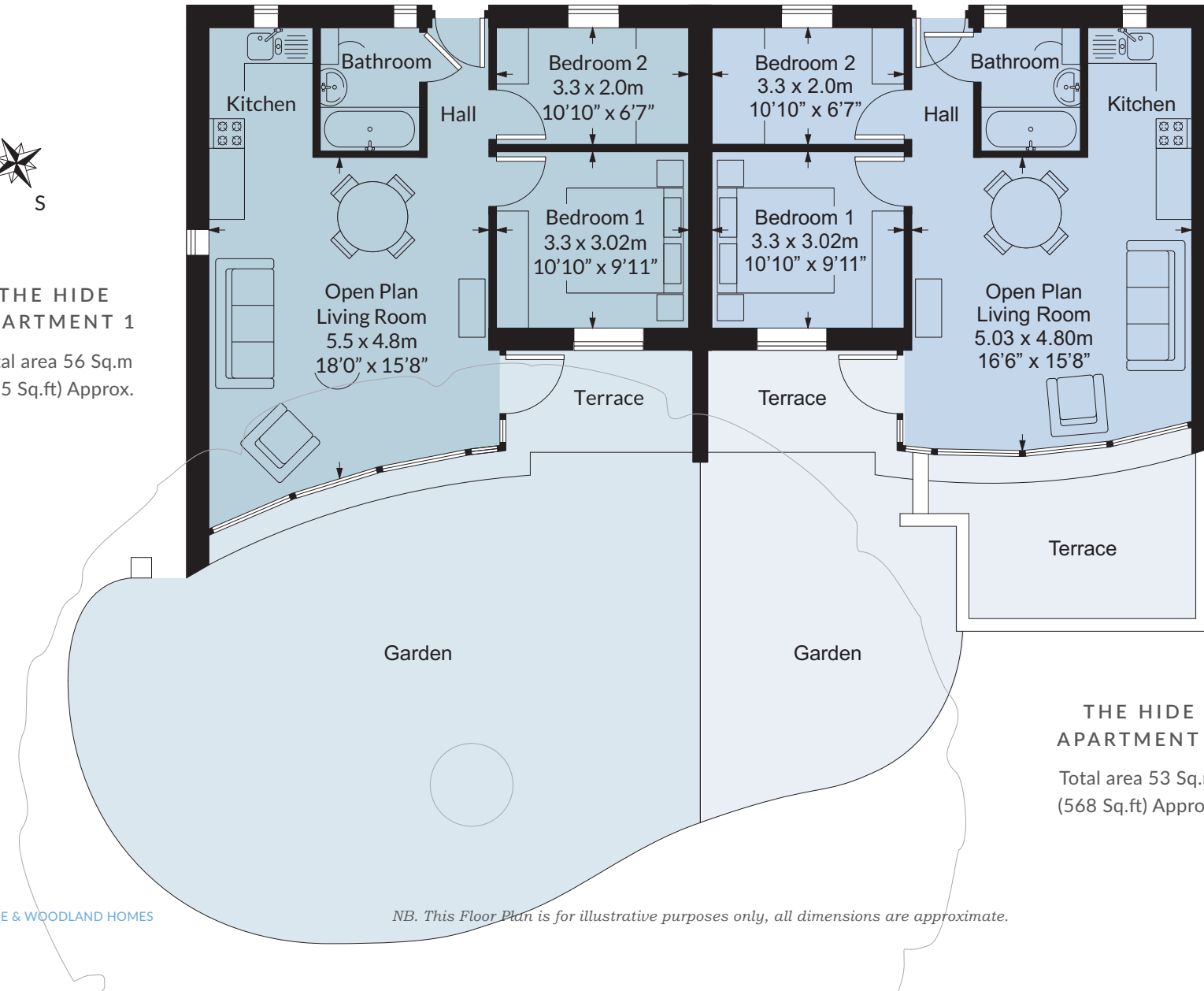
### KEY FEATURES

- *A beautiful beech tree*
- *Easy to manage*
- *Great value*



### THE HIDE APARTMENT 1

Total area 56 Sq.m  
(605 Sq.ft) Approx.

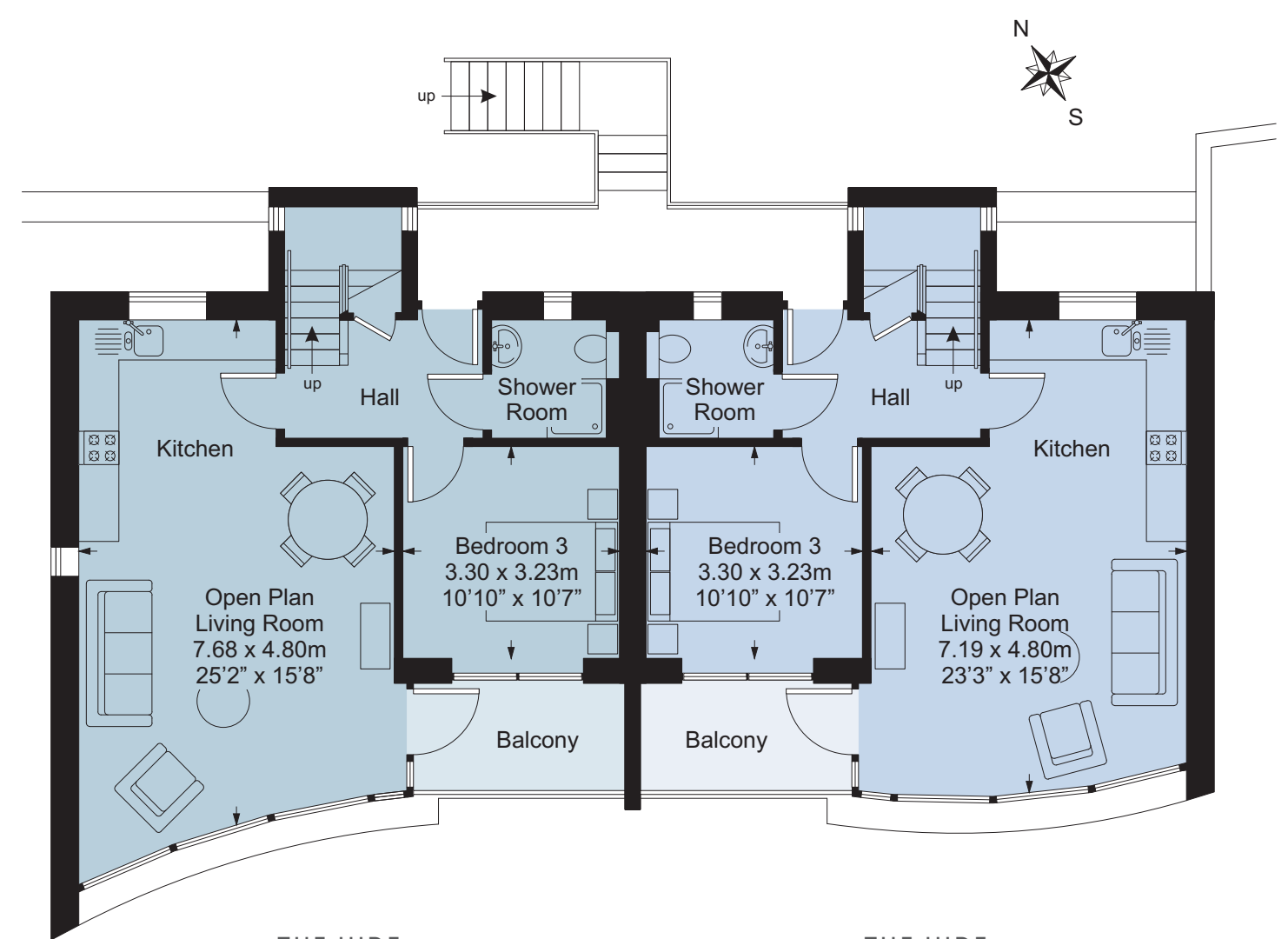


### THE HIDE APARTMENT 2

Total area 53 Sq.m  
(568 Sq.ft) Approx.

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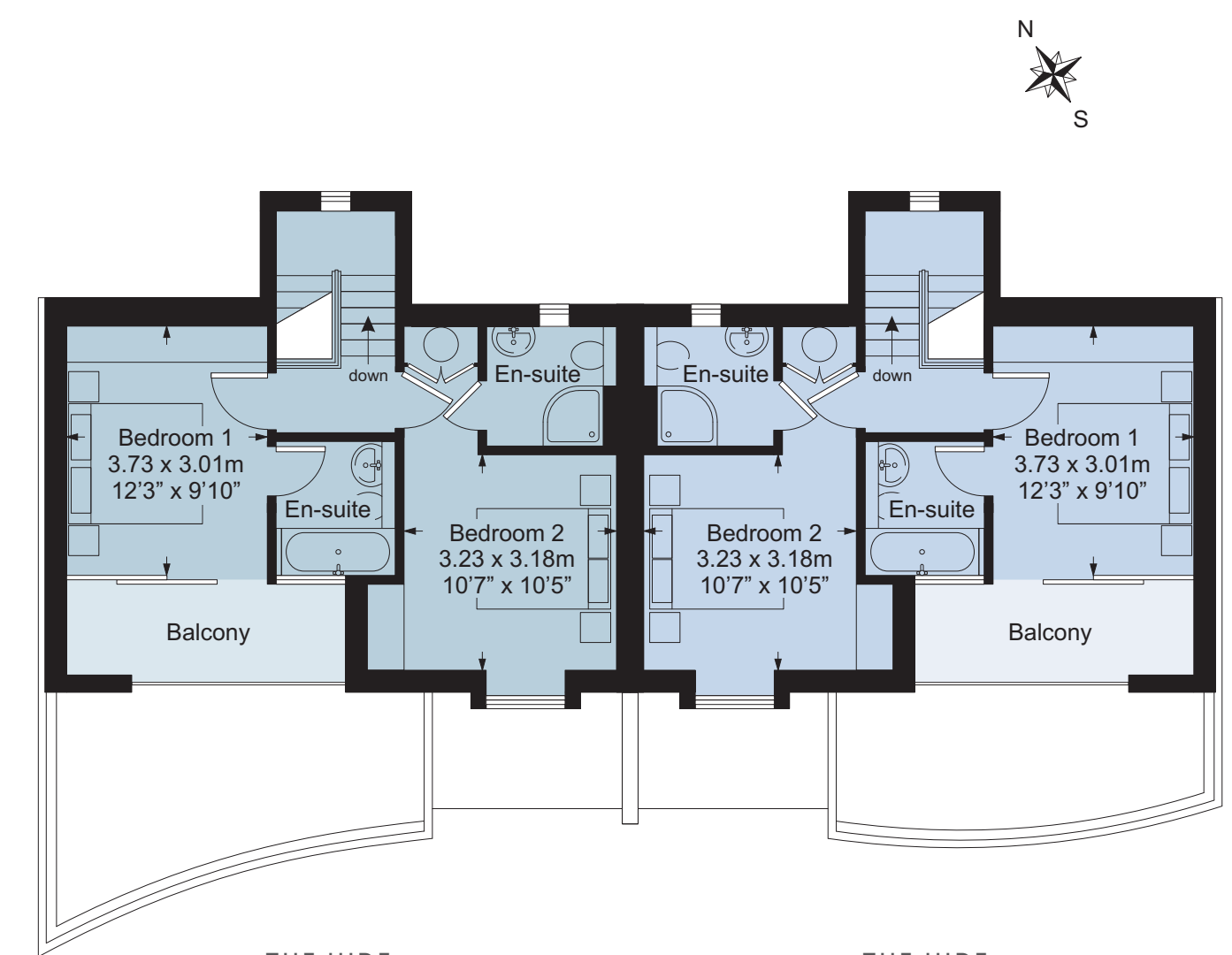




THE HIDE  
APARTMENT 3  
(LOWER FLOOR)  
Total apartment area 99 Sq.m  
(1066 Sq.ft) Approx.

THE HIDE  
APARTMENT 4  
(LOWER FLOOR)  
Total apartment area 96 Sq.m  
(1033 Sq.ft) Approx.

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



THE HIDE  
APARTMENT 3  
(UPPER FLOOR)  
Total apartment area 99 Sq.m  
(1066 Sq.ft) Approx.

THE HIDE  
APARTMENT 4  
(UPPER FLOOR)  
Total apartment area 96 Sq.m  
(1033 Sq.ft) Approx.

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## HARBOUR EDGE

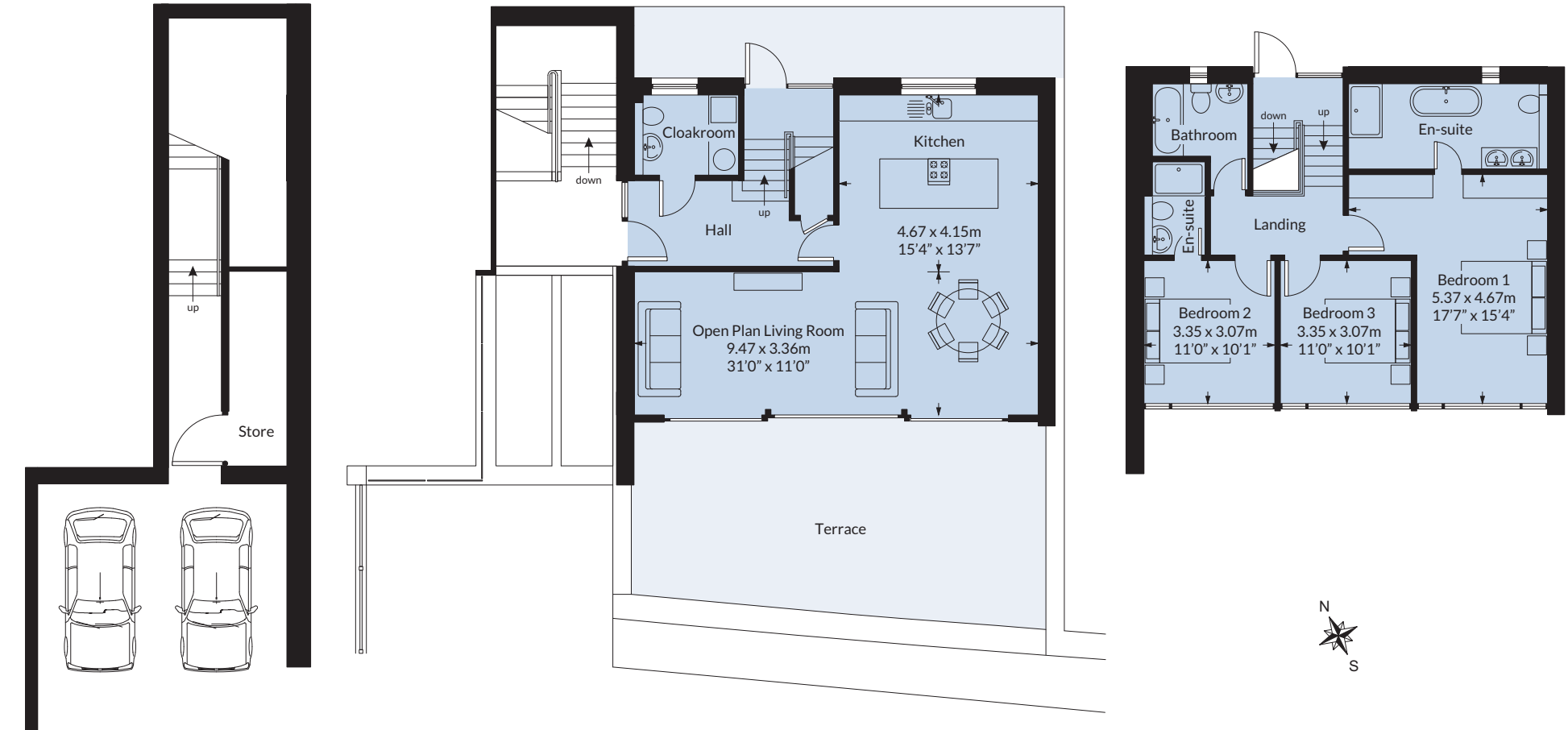
Harbour Edge is a beautifully crafted contemporary house built with a palette of zinc, wood and glass. The house sits in its own garden with private access from a dedicated parking area. With magnificent views over the Pool of the Yealm Estuary, you won't need to wander far. While being private and self-contained, Harbour Edge will also benefit from having access to the development's private woodland, quay and western woodland seating area. It also has its own storage room by the parking bay.

### KEY FEATURES

- *Freehold, self-contained home*
- *Modern design with crisp clean lines*
- *Light & airy in style*

### HARBOUR EDGE APARTMENT

Total area 144 Sq.m  
(1545 Sq.ft) Approx.







INTERIOR & GROUNDS DESIGN

## THE ART OF DESIGN AND THE ELEMENTS OF STYLE



With every luxury living development, its architecture is only part of the story. Creating aspirational spaces in keeping with the location and character of the surroundings is where the art of interior design brings a project to life.



The art of design has been taken outside too, where there is a beautiful, new private jetty...



...woodland walks, private gardens and a seating area with a specially commissioned fire basket.





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For the latest pricing, FAQs and more detailed information  
please see our website.

[WWW.THEYEALM.CO.UK](http://WWW.THEYEALM.CO.UK)

For more information please call **01752 873311**  
or email [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

**Marchand Petit**  
ESTATE AGENTS  
[www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)

*While we endeavour to be as accurate as we can be at this stage in the building process, plans are for information and indicative only. Any such information may change from time to time and must not be relied upon as being factually accurate about the property. Final site plans and apartment / house plans will be supplied within the legal pack on agreement of sale.*



## COME AND VISIT OUR MARKETING SUITE

### THE DEVELOPMENT

104 YEALM ROAD  
NEWTON FERRERS  
PLYMOUTH  
DEVON  
PL8 1BL

### MARKETING SUITE

MARCHAND PETIT ESTATE AGENTS  
THE GREEN, PARSONAGE ROAD  
NEWTON FERRERS  
PLYMOUTH, DEVON  
PL8 1AT





