

Great House Farm



A new concept in green living

Great House Farm



Great House Farm is an exciting new development of just 8 dwellings near St Fagans, literally in one of the last remaining protected areas of open countryside on the edge of Cardiff. It will be one of the first of a new generation of ecological homes, created specifically for people who want to take advantage of new technologies and who want to live with the minimum possible carbon footprint.

Adjacent to the listed medieval farmstead that is being lovingly restored, the new houses are designed around the old village pond amongst the remaining historic field system.

Views out from the site are extensive and are limited only by mature woodland along the skyline.

At the same time, home owners at Great House Farm will benefit from all the amenities available in a Capital City, accessible by local cycleways and public transport. Shops are close by, as is the beautiful village of St Fagans, well known for its atmospheric country pub and restaurants.

Sustainability is central to the concept behind the development. Buying into the concept will open up a full range of energy (and planet!) saving features, including solar hot water heating, photo voltaic energy, and an electric car charging facility.

State of the art building techniques will guarantee minimal energy and water usage, making investment in Great House Farm not just a great place to live, but also, by insulating owners from continually rising fuel bills, a hedge against the future.



“

A rare opportunity to acquire a stakehold in a sustainable future... Great House Farm is the first of a new generation of low energy housing developments.

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Great House Farm: innovation and security...

The Great House Farm development is the second collaboration by Mulcare-Ball Developments with Gillard Associates, a well established architectural firm with a reputation for designing innovative sustainable housing.

The basic concept for this development is the idea that clusters of connected houses - rather than detached housing - offer significant benefits in terms of energy efficiency, and shared resource efficiency.

Cleverly designed to maximise the views into the countryside, the units all have at least dual outlook, with plenty of glazing to provide well lit rooms.

The large sheltering roof provides good insulation but also provides a platform for solar hot water panels and photo voltaic cells. If the resident decides, the scope for installing extensive arrays of pvs is an excellent way of reducing running costs and offers a sure fire method of obtaining guaranteed returns on investment using government backed feed-in tariffs.

An added bonus is that the rainwater run off from such a large roof provides a significant amount of harvested rainwater which can be used by residents for gardening and car washing, etc.

Covered parking and bicycle storage, private access, and very low cost heating systems are all included in the purchase, making a genuinely green lifestyle, for perhaps the first time in Cardiff, a reality and not just an aspiration.



Great House Farm: Layout Plans

Four uniquely designed house types ...which one will suit you?

Units 1 & 2 1 Bedroom

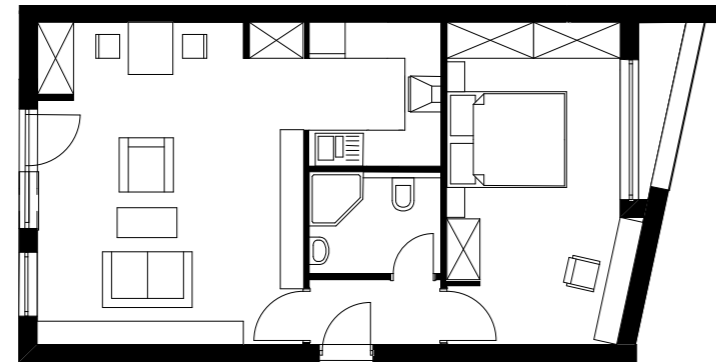
Well appointed and efficient apartments available on ground and first floors. Ground floor unit has private terrace.

Kitchen	2.4 x 2.2m
Dining/Living	5.4 x 4.5m
Bedroom	5.4 x 3.3m
Total	52.8m² (Unit 1)
	55.3m² (Unit 2)

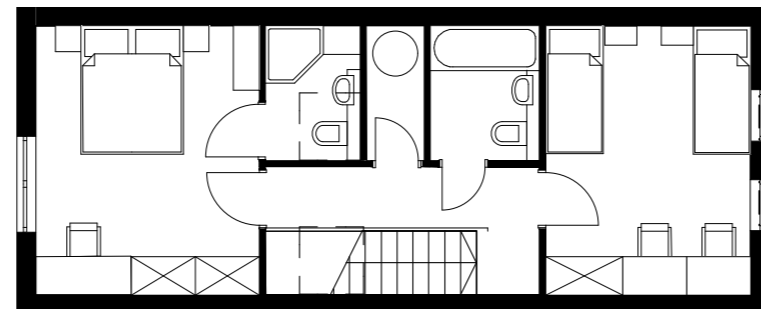
Units 3, 4 & 5 Duplex 3 Bedroom

Spacious deep plan dwellings with two large double bedrooms and guest bed/study on ground floor. Benefits from separate cloakroom and private terrace.

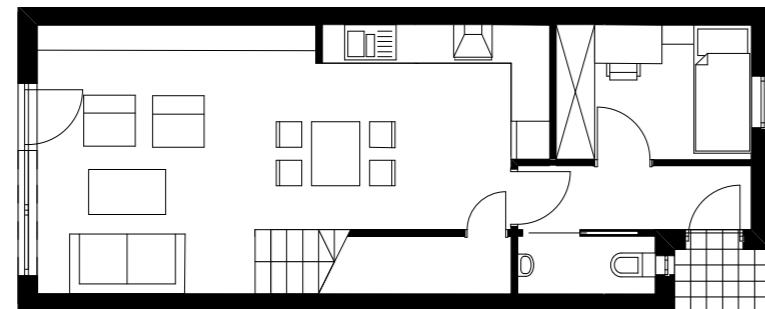
Kitchen/Dining/Living	8.0 x 5.2m
Bedroom 1	4.2 x 3.8m
Bedroom 2	4.2 x 3.5m
Bedroom 3	3.1 x 1.9m
Total	88.1m²



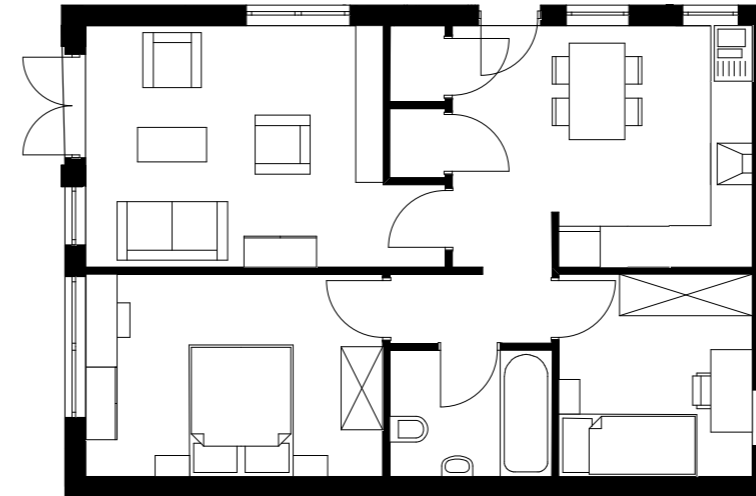
Units 1 & 2
Available on upper and lower floors



Upper floor



Lower floor

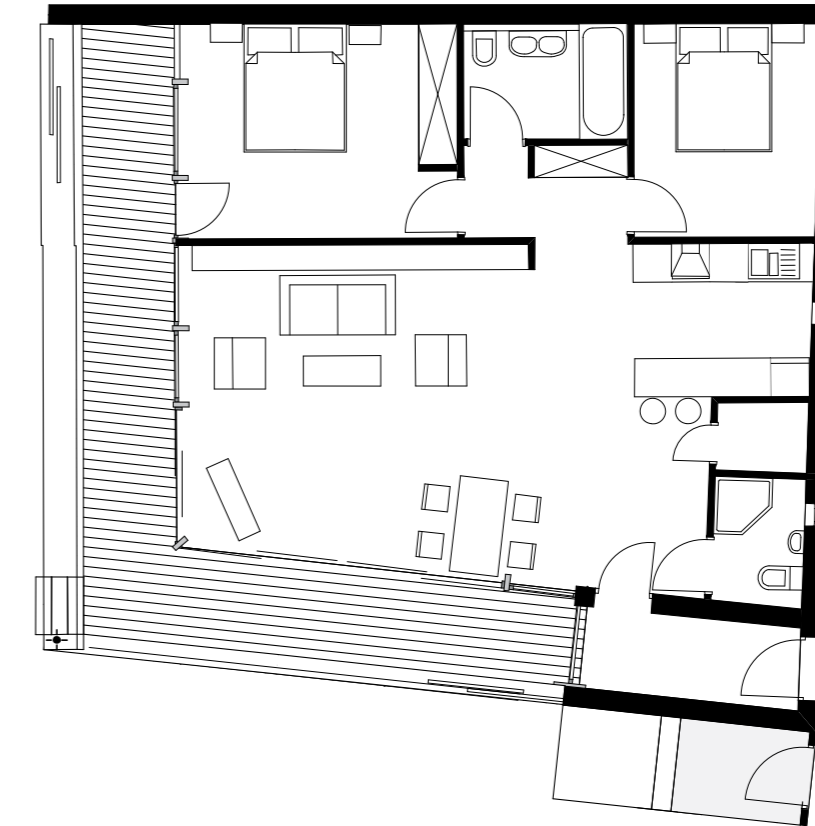


Available on upper and lower floors



Unit 8

Ground floor only



Units 6 & 7 Single storey 2 Bedroom

Well appointed and efficient two bed apartments available on ground and first floors. Ground floor unit has private terrace. Upper floor unit has spacious balcony. Both units command views over woodland and the village pond.

Kitchen/ Dining	4.3 x 3.5m
Living	5.2 x 3.5m
Bedroom 1	4.4 x 3.4m
Bedroom 2	2.9 x 2.9m
Total	63.0m²

Unit 8 Single storey 2 Bedroom

Luxurious two bed detached residence available on ground floor only. This unit has extensive full height glazing and uninterrupted views out into the gardens. The open plan design provides ultimate flexibility in internal layout and presents an exciting opportunity for the owner to live in a unique ultra modern environment.

Kitchen/Dining/Living	10.0 x 5.5m
Bedroom 1	4.4 x 3.4m
Bedroom 2	3.4 x 2.9m
Total	90.1m²

Your Specification

Warranty

The dwellings will have a 10 year warranty against structural defects provided by Premier Guarantee.

Energy Efficiency

The dwellings will reach Code for Sustainable Homes level 4 which is 50% better energy efficiency than current best practice.

The heating source will be a very economical airsource heat pump supplying low energy heat to each unit through a warranted underfloor heating system.

- Low energy lighting to be installed throughout
- External doors and windows to be high performance double glazed units

Internal Specification

- Internal doors to be solid wood veneer with contemporary ironmongery
- Choice of floor finishes and decoration to a high standard

Kitchens

Choice of contemporary designer rigid kitchens with:

- Soft close doors and drawers
- Solid wood work surfaces
- Undermount stainless steel sink and chrome taps
- Electric oven and ceramic hob
- Stainless steel extraction hood
- Integrated A+ appliances

Bathrooms

Choice of designer inspired boutique bathroom and shower rooms fully-fitted with:

- Full height feature tiling to walls and floors
- Thermostatically controlled shower fittings

Parking

Each unit will have at least one covered secure off road parking space and enjoy the use of a communal electric car charging point.

Bicycle Storage

Each unit will have a dedicated covered secure bicycle store.

Landscaping

The rear garden to be laid to grass with paved outside terraces and planting areas with the pond as a focal point.



Unit 7 | Contemporary Kitchen/Dining Room

Unit 8 | Spacious Living/Dining Area with Extensive Views



Units 3, 4, & 5 | Elegant Living/Dining Area

Units 3, 4 & 5 | Master Bedroom



Unit 8 | Generous Open Plan Living/Dining Area

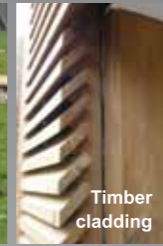
Natural Living...

Great House Farm will be constructed with the very latest in sustainable technologies. All homes will reach a minimum level 4 rating in the Code for Sustainable Homes and benefit from energy efficient and highly insulated building components which come with a Premier insurance backed guarantee against defects.

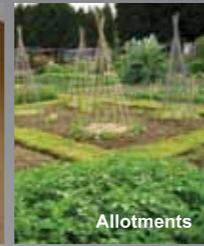
The basic home package, equipped with A+ appliances and low energy lighting is already 50% better than current best practice in construction - but in addition, homeowners will have the opportunity to buy into renewable energy generating solar panels and the chance to make their unit zero carbon...a real investment for the future!



Green roof



Timber cladding



Allotments



Porous pavings



PV Cells



Solar hot water



Super Insulated walls



Electric Car Charge Point



High Performance Glazing



Underfloor Heating

Externally the buildings will be clad in responsibly sourced timber. Windows and fully glazed doors will be high performance double glazed units sealed against draughts. Sedum roofing and permeable paving ensure that storm water run off is minimised.

Rainwater harvesting will mean that water usage will be greatly reduced for everyday gardening and vehicle washing - combined with the drainage strategy, this will mean that communal charges will be kept to the absolute minimum. The beauty of the technologies which will be installed is that they are silent and very discreet - for example, the underfloor heating removes the need for radiators - and will guarantee a level of comfort and ambience which has to be experienced to be believed.

...discreet technology

Outdoor Living...

Private Outside Space

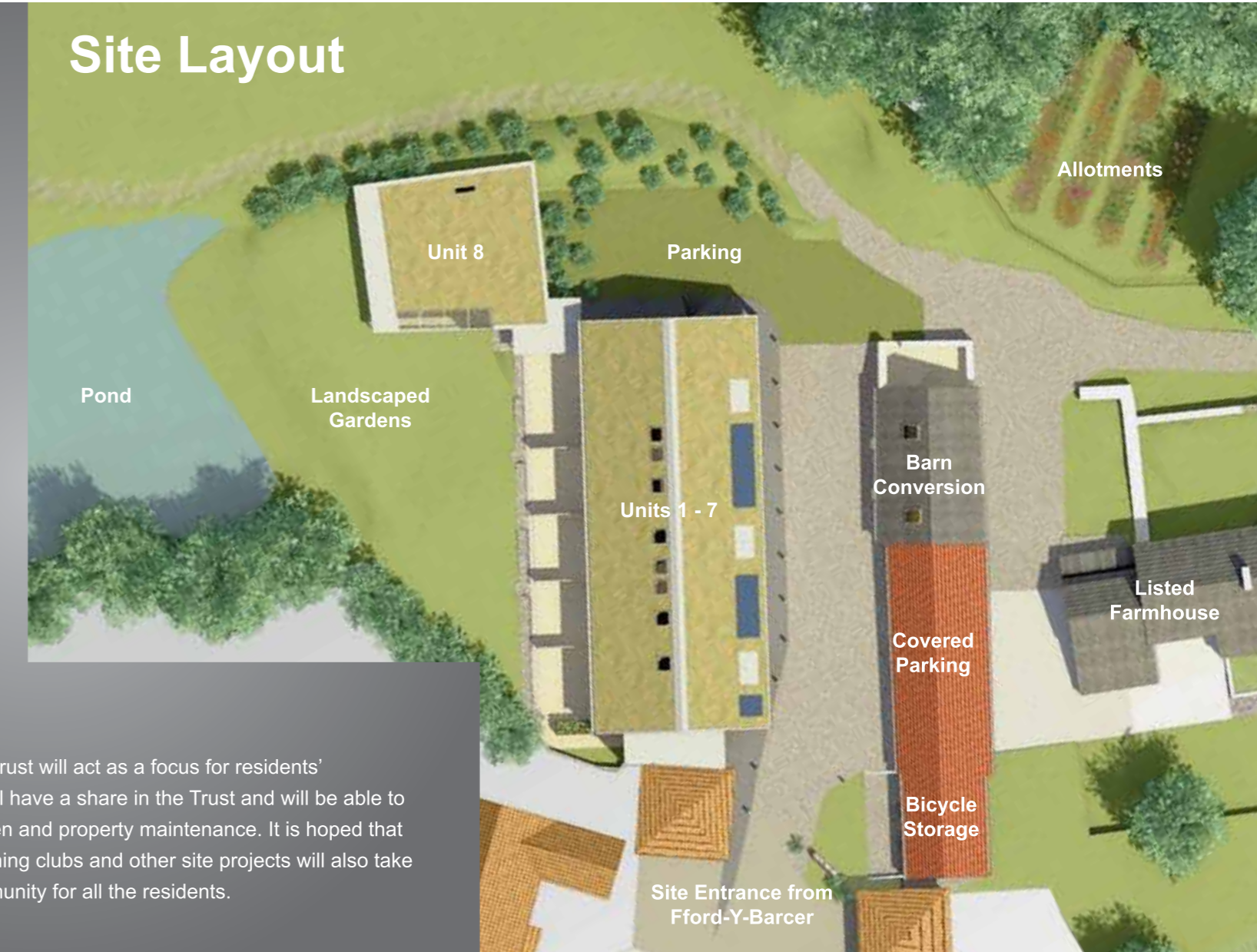
Large private decking areas will enable residents to sit outside and enjoy the seasons with views onto communal gardens and the village pond. Shared private gardens will provide ideal open outdoor space without the individual responsibility for its maintenance. Fruit trees and allotments will be available to enable residents grow their own food.



Shared Gardens and Allotments

The Great House Farm Community Trust will act as a focus for residents' management. Every home owner will have a share in the Trust and will be able to help make decisions relating to garden and property maintenance. It is hoped that schemes such as car sharing, gardening clubs and other site projects will also take off leading to a strong sense of community for all the residents.

Site Layout



...in the City!

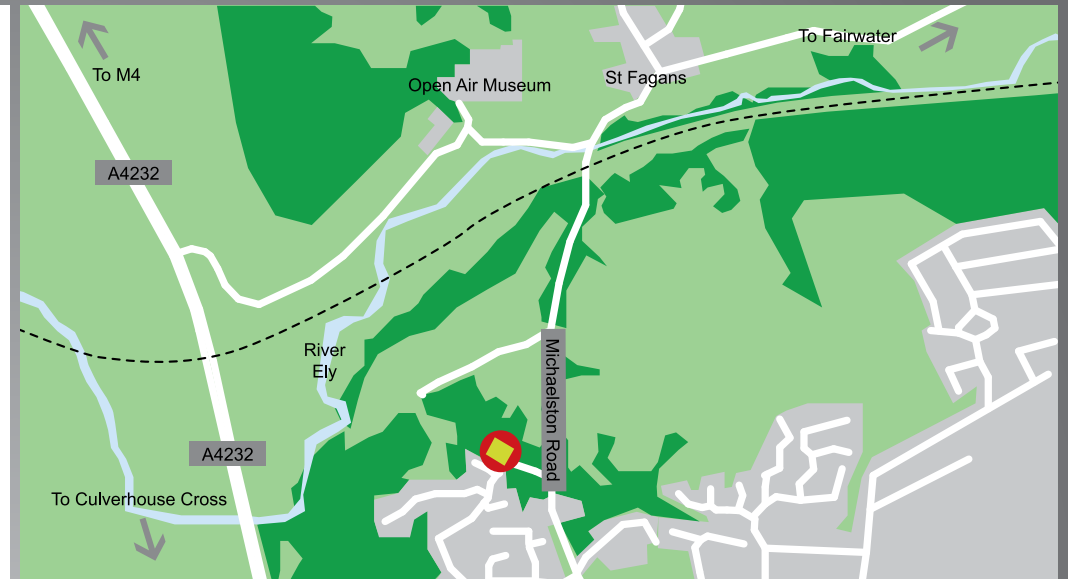
Located on the very edge of open countryside, Great House Farm eco development is superbly accessible from Cardiff and places further afield, by regular public transport or by car.

Car

Arrive at Culverhouse Cross either from the west on A48, or from the M4. Take the A48 towards Cardiff then turn immediately left onto Michaelston Road towards St Fagans. Great House Farm is on the left just before the descent into the valley.

Bus

No 12 and 13 bus arrives at Falconwood Drive from Cardiff Central every 20 minutes during weekdays.



GILLARD ASSOCIATES
architecture and design

Tel: 029 2022 9133

2 Cathedral Road, Cardiff CF11 9RZ

www.gillardassociates.co.uk

Mulcare-Ball
Property Development

premier
guarantee

savills

Tel: 029 2036 8930

12 Windsor Place, Cardiff CF10 3BY

cardiff@savills.com | www.savills.co.uk

Please note the layout plans shown are digital illustrations only and may not accurately depict final finishes and elevations.

The seller reserves the right to amend the layout and specification as necessary.

These particulars are for guidance only and do not in any way form part of a warranty or guarantee.

This brochure is printed on paper from a sustainable source.