

COME *home* TO CAVANNA

AT ELM PARK,
EXETER



ABOUT THE AREA



WELCOME TO ELM PARK

Elm Park is a community of 245 two to four bedroom homes located between Alphington and Exminster, offering the best of both worlds – easy access to Exeter's city centre and stunning countryside right on your doorstep.

The beautiful and accessible Ridgetop Park is ideal for country walks, exercising dogs, or simply enjoying a breath of fresh air close to home.

Excellent road links and nearby bus stops mean it is easy to get to school, to work and to explore the wider Devon countryside, including Dartmoor National Park, while Exeter landmarks including the lovely riverside Quay is an easy walk away.

The development provides key focal points and wayfinding signals that are of particular use to those with Dementia. This is further highlighted by the inclusion of a sensory garden, containing five pods designed to stimulate our senses – not only aiding those with Dementia but also creating a key asset for the wider community.

LOCATED IN THE SURROUNDING AREA

Elm Park has the unique characteristic of placing you close to the bustling city of Exeter, but making you feel like you are nestled in the Countryside.

This is thanks to the abundance of green space surrounding the development, which will encompass a play area, allotments, significant tree planting and natural areas. These will also include sustainable urban drainage ponds, contributing to the ecology of the local area. Elm Park is perfect for those who like to explore with its own cycle routes linking to Exeter Quay and Dawlish Warren.

Elm Park offers stunning views of Exeter and extends across the estuary towards Exmouth from the surrounding Ridgetop Park. The development is only a short drive away from Dartmoor National Park, offering far-reaching beauty right on your doorstep. Bus stops located on-site provide easy access to the city centre, as well as to the many excellent schools in Exeter and the surrounding areas.



WELL CONNECTED

Exeter Quay | Approx 3.5 miles

Exeter Airport | Approx 6 miles

Dawlish Warren | Approx 8.5 miles

Exmouth | Approx 10 miles

Dartmoor National Park | Approx 18 miles

DEVELOPMENT PLAN



2 BEDROOM HOMES

● THE RIPPON

3 BEDROOM HOMES

● THE CHINKWELL

● THE LONGAFORD

● THE STEEPERTON

● THE HAYTOR

● THE BRACKEN

● THE LAKEHEAD

4 BEDROOM HOMES

● THE LANGCOMBE

● THE CORNDON

● THE BRIMHILL

● THE LITTAFFORD

● AFFORDABLE HOUSING



Please note this site plan is for illustrative purposes only. The site layout may vary throughout construction, it is always our intention to build inline with this plan however boundaries may change. Please check details of your chosen home with a sales advisor at the point of reservation.

OUR COMMITMENTS TO THE COMMUNITY

Cavanna Homes have contributed **£4,773,684** towards the local area around the development, this money is going towards:

- Offsite Highway
- Overbridge
- Active Recreation
- Community Facilities
- Habitat Regulations
- Community Infrastructure Levy



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elmpark@cavannahomes.co.uk

www.cavannahomes.co.uk