



*Mill
Meadow*







Mill Meadow... the perfect getaway ...

For holidays, weekends and investment...

Nestled quietly in gentle green Somerset countryside at the foot of the stunning Quantock Hills (an Area of Outstanding Natural Beauty) Mill Meadow is an exclusive gated and landscaped development of ecologically sound Eco-Holiday Homes.

Mill Meadow offers the perfect place to escape the stress of modern everyday living. It really is so easy!

Mill Meadow...accessible...

Within 10 minutes of Taunton's mainline rail station (London Paddington 1 hour 40 mins) and major road links (M5 Junction 24 & 25) Mill Meadow is perfectly placed.

With regional airports (Bristol & Exeter) and channel seaports (Plymouth, Poole & Weymouth) all within reach, Mill Meadow is a convenient and comfortable UK base if you're an ex-pat or just like to travel.



Mill Meadow... natures neighbour...

We are privileged to live in such beautiful countryside and recognise our responsibility to care for our environment.

Sensitive management of our existing "neighbours", badgers, foxes, bats and all manner of birdlife together with the creation of new habitat, has resulted in a significant increase in the numbers and variety of flora and fauna at Mill Meadow.

Every new Mill Meadow Eco Holiday Home is also fitted with at least one bird and bat box and all landscaped areas are carefully managed to encourage and maintain the diversity of wildlife.

The nearby Quantock Hills and Exmoor offer further exciting encounters with natures' treasures.



Mill Meadow... the community and location...

Mill Meadow nestles quietly in tranquil countryside beside an established lake in the hamlet of Mill Cross on the edge of the sought after village of Kingston St Mary with its beautiful church, thatched cottages and mews.

Stroll along the footpath to the village across rolling fields, past the village playing field and join the villagers for refreshment and conversation at the local public house, "The Swan at Kingston".

Or step 100m from the gate and drop in at the social club at Mill Cross, "The Kingston Club", where you can try your hand at the popular local past time of skittles or just exchange stories.

Enjoying the countryside could not be easier as whichever way you turn at the gate you will find yourself strolling or cycling along miles of leaf lined lanes with rolling fields and the Quantock Hills and Exmoor stretching out before you.

Take advantage of the services of the local stables, where you can arrange to livery your own horse, and ride out across the bridleways and hill trails.

Find a spot beside a nearby lake or river and reflect as you wait for that big catch.

Spend the day pitch-side with the sound of leather on willow and enjoy the hospitality of Somerset County Cricket Club.

Follow all manner of seasonal countryside pursuits, stalk Red Deer, take a hot air balloon ride and much more.

Add to this Somerset's attractions, towns and its City of Wells, and there will always be a new experience awaiting you.

For more details on activities please go to www.visitsomerset.co.uk





Mill Meadow... in the press!...

The Independent

House & Home

The best new green homes

By Eve Middleton

What makes it green?

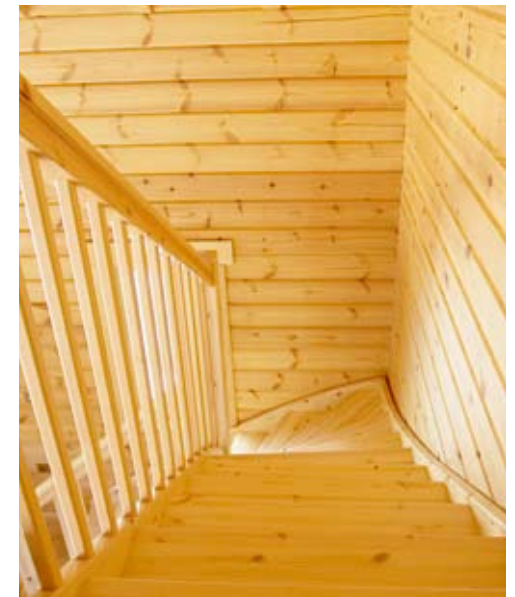
An 18 eco-property development, Millfield uses timber and the latest carbon-neutral technology to build each house. The walls and roof are insulated to the highest standard with cellulose fibre made from recycled paper, allowing the walls to breathe and stopping fungus and decay.

The interiors include appliances of the highest

energy-efficiency, and there are triple-glazed windows and low-energy lighting. The heating for each house is provided by a pump system that uses the earth's natural heat to warm up the interior. The properties also collect and utilise rain water.

Where's the "wow" factor?

The development nestles on the edge of Somerset's Quantock Hills – An Area of Outstanding Natural Beauty.



Mill Meadow... sustainable holidays with a clear carbon conscience...

A Mill Meadow Eco Holiday home is crafted to order in Finland from slow grown pine and spruce sourced from certified sustainable well managed forests.

Every effort is made to source other materials from sustainable sources and to minimise transport wherever possible by using local craftsmen and suppliers.

Even through the way we bring our Eco Holiday Homes from the manufacturer in Finland we endeavour to be as efficient as possible ensuring that the space on the transport which carries the home is fully utilised.

At Mill Meadow we are continually reviewing the emerging technologies to ensure that we can both offer and incorporate the most modern and “green” initiatives into each Eco Holiday Home.

Current features can include:

- Solar Hot Water
 - Solar Electric
 - Green Roof
 - Rain Harvesting
 - Low Energy lighting
 - Efficient appliances
 - Excellent levels of insulation
 - Triple Glazed windows
- Ground and Air source Heat Pumps
 - Under floor Heating



Mill Meadow... and the BREEAM Awards...

We are delighted that our Mill Meadow Eco Holiday Homes have been recognised through the award of an “Excellent” rating under the Eco Homes scheme.

The BREEAM Awards recognise and reward those involved in the design and construction of the highest scoring buildings certified under BREEAM.

A BREEAM ‘EXCELLENT’ rating is a

pre-qualification, so the winners truly represent the UK’s top examples of sustainable design. The awards are not subjective as each development has been independently assessed and certified.

In order to win an award, each building must have excelled in every environmental category within BREEAM (e.g. from Energy to Ecology) and therefore winners represent a holistic approach to delivering environmental

sustainability. Credits are awarded in each of the below areas according to performance.

Management
Health and Wellbeing
Energy
Transport
Water
Material and Waste
Land Use and Ecology
Pollution

A set of environmental weightings then enables the credits to be added together to produce a single overall score. The building is then rated on a scale of

Pass
Good
Very Good
Excellent

and a certificate awarded to the development.



Mill Meadow... the design process, freedom to choose...

Securing your exclusive Mill Meadow Eco Holiday Home could not be easier.

1) With your plot reservation confirmed we will then work closely with you to finalise the layout and specification for your new Eco Holiday Home.

We have designs approved for Phases 1 and 2 but can make minor internal amendments to suit your own personal needs or preferences.*

2) Once you have approved the design of your new Eco Holiday Home we will assist you to finalise the kitchen, bathroom, flooring and other internal specifications.

We have established excellent relationships with local suppliers who will meet with you and guide you to achieve your dream kitchen and bathroom with the most appropriate finishes.

3) When all the decisions have been made we will produce a full specification which will form the core of the agreement to build your dream Eco Holiday Home.

All this takes place during the few weeks between reservation and completion on the plot purchase so that when you take ownership of the plot you are ready to order your Eco Holiday Home.

You are free to appoint your own contractor for the construction of your Eco Holiday Home, subject to approval by Millfield Eco Projects Ltd, however we would recommend the services of Eco Space (South West) Ltd who have worked with us successfully thus far on Mill Meadow and have the experience, skill and attention to detail to deliver a quality finish.



* subject to any necessary planning approval.

Mill Meadow... your new Eco Holiday Home...

On appointing your builder your new Eco Holiday Home will be ordered from Finland at which point you will be required to make a stage payment of 30% of the agreed build cost.

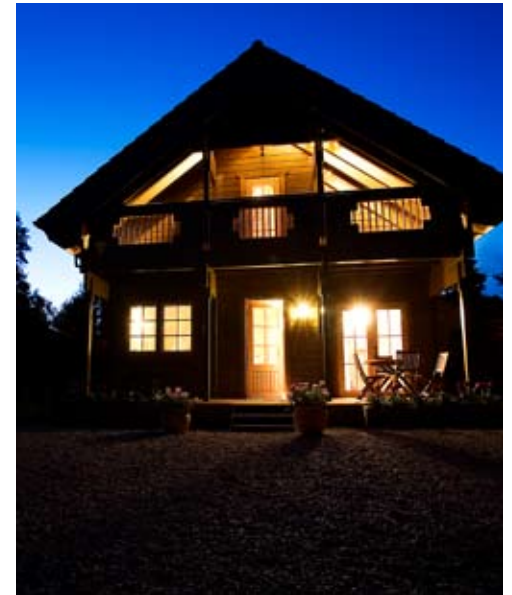
Your new Eco Holiday Home will take approximately 4 weeks to arrive during which time the base and groundworks for your Eco Holiday Home will be completed.

From delivery the approximate time to completion is 14 weeks so usually you can take possession of your completed Eco Holiday Home within 18 weeks from the date of the order.

You will be required to make a further stage payment of 30% on completion of the shell and roof with the final 40% being due on completion and prior to possession.

Completion of your Eco Holiday Home will be confirmed by the issue of a Building Control Completion Certificate by Taunton Deane Borough Council, Building Control Department, who will be supervising the construction to ensure compliance with Building Regulations.

From this point you can simply enjoy your new Mill Meadow Eco Holiday Home.





MILL MEADOW, KINGSTON ST. MARY

Mill Meadow... worry free maintenance...

Maintenance of your Mill Meadow Eco Holiday Home could not be easier as we have endeavoured to design each property to be as low maintenance as possible.

However when maintenance is required we offer a comprehensive service to keep your property in good order ready for your visits, or your guests, available on a fixed cost basis.

You will be provided with a full maintenance schedule covering the aspects that require attention and you can decide which items you would like us to attend to for you.

This is a fully flexible service so you can add on or remove services should your circumstances change.

We want life at Mill Meadow to be as relaxed and enjoyable as it can be, that is what we are here for.

Mill Meadow...your responsibilities...

Each Mill Meadow Eco Holiday Home is available on a freehold basis which covers the footprint of the home itself together with the surrounding hard landscaped areas, usually gravel.

- Management Charge - £110.00 pcm
- Fixed until 30th June 2011

All soft landscaped and other areas remain with Millfield Eco Projects Ltd as the freeholder to ensure that they remain intact and protected as a part of the overall site wildlife management plan.

In addition there will be a number of reasonable covenants to ensure that the overall peaceful ethos and high quality presentation of Mill Meadow is maintained for all to enjoy.

Mill Meadow ...services...

- Drinking Water – Mains on individual meters from Wessex Water.
- Recycled Water – Individual rain harvesting on each plot
- Electric – Mains on individual meters,
- Gas – not available on site
- Telephone – available to the external of each Eco Holiday Home. Broadband is available.
- Recycling – there will be a designated recycling point on site with regular collections. Non recyclable waste will be disposed of on a chargeable basis.
- Foul Sewer – Mains from Wessex Water.
- Rates Payable – Estimated £705.00 payable (2007/2008)
- Local Authority – Taunton Deane Borough Council





Kingston St Mary Church, viewed from The Spinney



Kingston St Mary within the Quantock Hills



Ponies at Seven Sisters, Quantock Hills

Contact Details

Come and experience for yourself the uniqueness of Mill Meadow.

To arrange a viewing please phone us direct on:

01823 451256

Or contact me personally on

07779 651911

and I will be pleased to assist you.

We would be delighted to share the Mill Meadow dream with you.

Christopher J Heayns
Managing Director

Mill Meadow
Parsonage Lane
Kingston St Mary
Taunton TA2 8HL

www.millmeadow.co.uk

The artist's impressions are intended only for illustrative purposes. Actual finishes, details and any landscaping shown may vary. All areas, dimensions and measurements shown are approximate and layout shown are given as a guide only. They should not be relied on in any way. From time to time it may be necessary to amend the plans. Our obligations under the Property Misdescriptions Act 1991 are not affected, and every effort has been made to ensure that no statements made in this brochure are false or misleading. Note: the site plan is not to scale and may be inaccurate. The site plan does not form part of any contract for sale.

