



WORK STARTS ON SEVEN LUXURY HOMES ON THE BANKS OF THE RIVER AVON

Work has started on the transformation of Batheaston's Avondale Hotel into two cottages and five spacious apartments. Broadway Heritage, the developer previously responsible for the conversion of Great Pulteney Street's Chesterfield Hotel into two 6-storey houses and the Brompton House Hotel in Bathwick into 8 contemporary apartments, is developing the former hotel into luxurious homes, with the refurbishment work expected to be complete by March 2007.

Prominently situated on the banks of the River Avon in Batheaston, each of the two and three bedroom homes at Avondale features a distinct layout due to the unusual structure of the property. Every home has been designed to maximise the views across the Avon flood plain towards Bath and the many historical features of the building will be combined with modern technology resulting in a contemporary feel. Externally, the building will remain relatively unaltered and the established riverside gardens including boat house and rowing boats will be available to all residents.

Standard features of all properties include:

- Contemporary fitted kitchens with integrated hob, oven, cooker hood, dishwasher and fridge freezer
- Polished oak floors in kitchen and dining areas
- Carpets in all living areas
- Ceramic wall and floor tiles in bathroom areas
- Individual thermostatically controlled central heating
- Pressurised constant hot water systems
- Generous parking
- Entry-phone and push-button security systems
- Terraced communal riverside gardens

Purchasers may be able to upgrade some features depending on build stage at time of sale completion. The building has a rich historical past with former residents including author L.P Hartley, creator of the Bath Oliver biscuit, Dr Oliver and anti-slavery campaigner William Wilberforce, whose emancipation bill celebrates its 200th anniversary in 2007.

Michael Hodges, Managing Director of Broadway Heritage commented: "We are delighted to be working, once again, with our architects, the Nash Partnership and our contractors Emerys of Bath on this next hotel conversion. Avondale is a charming riverside retreat, offering luxury modern living in a peaceful waterfront location. All seven homes will be distinctive in terms of layout - resulting in character properties with generous proportions, all finished to an exceptionally high standard."

For further information on Avondale visit www.avondalebath.com - where floor plans of the development are available to download. Development details are also available from Savills, Bath office on 01225 474500 and Cobb Farr on 01225 333332.

ENDS

Notes to editors:

Broadway Heritage Plc is a property development company dedicated to the provision of high quality homes, through the construction and rehabilitation of buildings of architectural significance. The company is built upon the foundations of Hill Farm Securities Plc – a company started by Michael Hodges in 2002 which originally acquired, refurbished and, later built small houses in villages in the Cotswolds. The company grew rapidly and, after forming an association with Christopher Penn, Broadway Heritage Plc was established in November 2005.

Current developments include:

- Ascot Place, Ascot (see www.ascotplace.com)
- Pittville Place, Cheltenham (see www.pittvilleplace.com)
- 3-6 North Parade Buildings, Bath
- Kensington Chapel, Kensington Place, London Road, Bath
- The Elms, Houghton, Cambridgeshire
- 16, Clifton Gardens, Maida Vale, London

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For further information on Broadway Heritage visit www.broadwayplc.com

PR1024/BH/010906