

Times Square

Trowbridge





Times Square, formerly known as 15 Duke Street, was home to the Wiltshire Times offices for more than 100 years and has been redeveloped to create 6 traditional style cottages and 3 contemporary apartments. Whilst incorporating its printing legacy, the development features individual property names relating to The Wiltshire Times history.

The developers have opted for a cottage theme, implementing traditional style windows, doors and fittings throughout. To the rear of the development, you will find a communal courtyard garden with storage for bikes and bins. Plots 1, 2, 3, 4 & 5 all benefit from 1 parking space that can also be found at the rear, which has its own private access off Duke Street.

Apartments 7, 8 & 9 offer a more contemporary finish with sleek kitchens and views over the communal courtyard. Particular detail is paid to the quality and finish of each property and with different sizes and layouts available, there will be something to suit all. The development is ideally located within the town centre, with all amenities accessible with ease.

- A selection of 6 traditional style cottages and 3 contemporary apartments
- Some parking to the rear
- Town centre location
- Quality fittings and finish throughout
- All properties are Grade II listed

LOCATION

Situated in the heart of Trowbridge, Times Square can be found in an area with a mix of both residential and commercial properties and brings a new look to the existing building styles, incorporating the history of this Grade II listed building. Being within the town centre, Times Square has all the facilities the town has to offer on its doorstep, which includes Trowbridge train station, a mixture of supermarkets, post office, St Stephens Place Leisure Complex with Odeon Cinema and a selection of restaurants, all within easy walking distance.

SURROUNDING AREA

Trowbridge is the County town of Wiltshire and dates back to Saxon times. Located within easy commuting distance of the Georgian City of Bath and even slightly further beyond to Bristol and Salisbury, Trowbridge is ideally located for the shopping experience of a city or the quiet seclusion of countryside walks. With the Kennet & Avon canal on your doorstep, you can select a different vista each time.

The London Paddington line is easily accessible from Trowbridge taking you to the capital. Other enjoyable days out include Longleat with its large house and famed safari park just a little over 12 miles away.



Trowbridge



Pulteney Bridge, Bath



Fig A.



Fig B.

Fig A. | The First edition of the *Trowbridge and Wiltshire Advertiser*, predecessor of the *Wiltshire Times*, published on 6 May 1854.

Fig B. | The Hoe printing press. Rotary presses allowed printers to use continuous rolls of paper instead of individual sheets and considerably sped up the printing process.

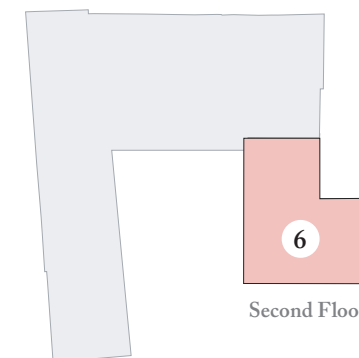
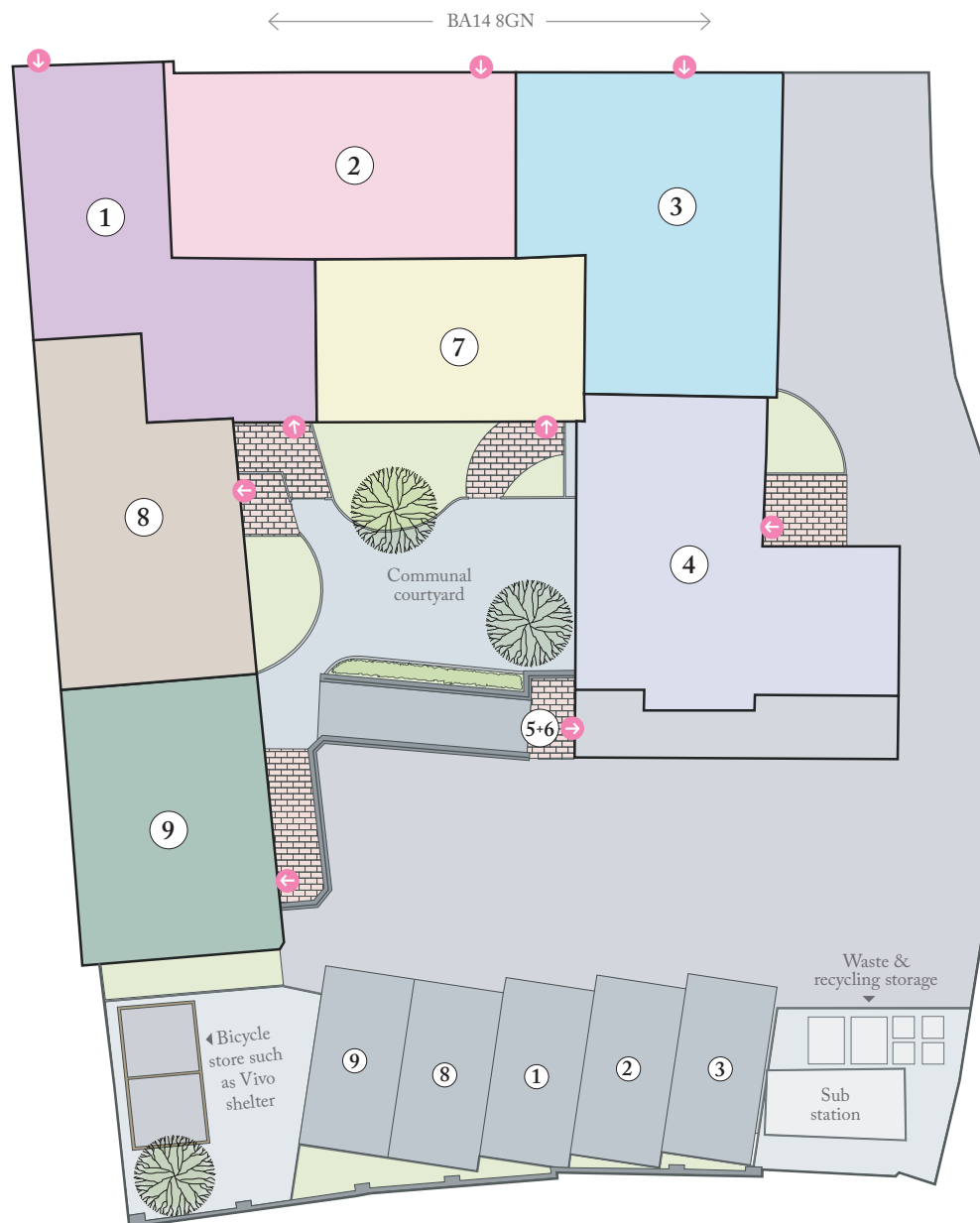
Historic images taken from the *Wiltshire Life and Times* book.

Site Plan

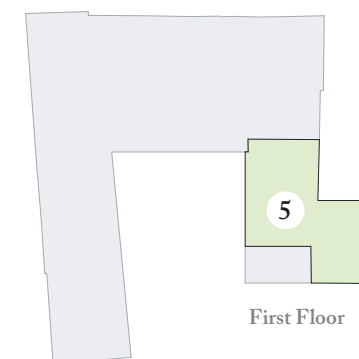


Times Square, Trowbridge

- **Plot: 1 | Times Cottage**
A two bedroom terraced cottage with allocated parking.
- **Plot: 2 | Editors Cottage**
A two bedroom terraced cottage with allocated parking.
- **Plot: 3 | Lansdown Cottage**
A two bedroom end of terrace cottage with allocated parking.
- **Plot: 4 | Apartment**
A one bedroom ground floor apartment with private entrance.
- **Plot: 5 | Apartment**
A one bedroom first floor apartment with open plan kitchen/dining/living area and study.
- **Plot: 6 | Apartment**
A two bedroom top floor apartment.
- **Plot: 7 | Reporters Cottage**
A one bedroom terraced cottage with feature vaulted ceiling, overlooking the courtyard garden.
- **Plot: 8 | Printworks Cottage**
A two bedroom terraced cottage with allocated parking.
- **Plot: 9 | Press Cottage**
A two bedroom end of terrace cottage with allocated parking.



Second Floor



First Floor

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen apartment with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



Cottages Specification

Each cottage has been thoughtfully designed using high quality materials by the developers exacting standards, to compliment the heritage of the building.

Kitchens

- Fully fitted kitchen units with soft close cupboards and drawers.
- Integrated appliances including oven, ceramic hob, fridge freezer and washing machines.
- Space saving storage items including pan drawer unit and cutlery drawer.
- Manually controlled over-worktop lighting and downlighting.
- Extractor hood with splashback and one and a half bowl sink and drainer with tap.

Bathrooms

- Traditional white sanitaryware complemented with chrome fittings.
- All bathrooms fitted with shower.
- Aqua board to showers.
- Tongue and groove boarding to dado height on every toilet and wash basin wall.
- Heated towel rail and shaver point.
- Separate cloakroom

Bedrooms

- Spaciously designed bedrooms for positioning beds and wardrobes.

Electrical

- BT points in the living room.
- TV point to both the living room & master bedroom.
- Selection of USB sockets throughout
- Low energy lighting provided throughout.
- Extractor fans provided in all bathrooms.
- Mains operated smoke detectors are provided to hallway.
- Heat detector located in kitchen.
- Pendant / Downlighting provided throughout.

Landscaping

- Private entrance off Duke Street to communal outdoor courtyard garden

Internal finishes

- Brilliant white emulsion to ceilings and Timeless emulsion to walls.
- Floor coverings to all rooms/areas.
- Architraves and skirting boards all finished in white satin.
- Cottage Oak style internal doors with brushed stainless steel lever handles.

Energy-saving heating

- High performance insulation.
- High efficiency hot water cylinders, serving the domestic hot water.
- Individually controlled thermostatic electric heaters.

External Finishes

- Well designed facades are complemented by energy efficient double glazed, traditional style windows with security locks.
- Entrance door which includes a multi point deadlocking system.
- External light fitting to the front door.
- Allocated parking spaces for plots 1, 2, 3, 8 & 9 located within the rear private car park
- Bike and Bin storage.
- Sunny aspect rear courtyard.

The Developers attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



Times Square

Plot: 1

Times Cottage

Times Cottage benefits from front and rear access, with a front door off Duke Street leading you into the lounge/diner and a rear door leading you from the kitchen to the communal courtyard. On the ground floor you will also find a separate WC and stairs to the 1st floor landing. Upstairs are 2 good sized bedrooms and a separate shower room comprising wash hand basin, toilet and shower. This property also benefits from 1 allocated parking space at the rear of the development.

Plot: 2

Editors Cottage

Editors Cottage benefits from many of the original character features which have been restored, as a reminder of the history the building. Accessed from Duke Street with the most beautiful, feature stone arch, you head into a hallway with door to downstairs WC, stairs up to the 1st floor landing and an opening through to the open plan kitchen/dining/living room. The spacious living room area has 4 beautiful windows providing plenty of natural light, with the focal point being the feature fireplace. Upstairs you will find 2 good sized bedrooms and a shower room comprising wash hand basin, toilet and shower. This property also benefits from 1 allocated parking space at the rear of the development.



Times Cottage | Plot: 1

Ground Floor

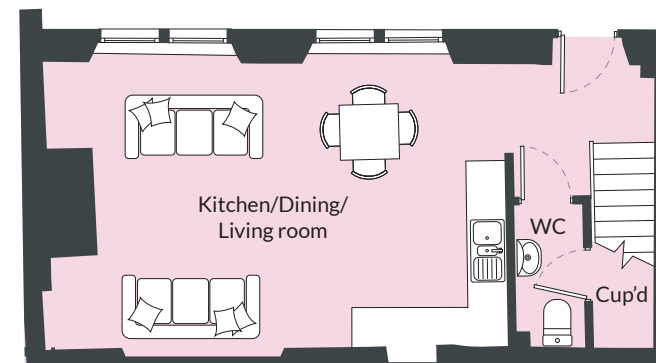
Kitchen:	4.00m x 2.36m	13' 1" x 7' 9"
Lounge/Diner	4.56m x 3.68m	15' 0" x 12' 1"
Cloakroom:	1.86m x 1.43m	6' 1" x 4' 8"

First Floor

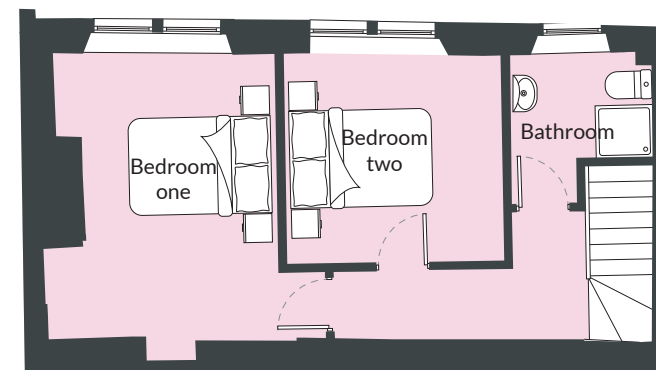
Bedroom one:	4.86m x 3.52m	15' 11" x 11' 6"
Bedroom two:	4.02m x 2.44m	13' 2" x 8' 0"
Bathroom:	2.37m x 1.77m	7' 9" x 5' 10"



Ground Floor



First Floor



Editors Cottage | Plot: 2

Ground Floor

Kitchen/Dining/Living room:	7.06m x 4.39m	23' 2" x 14' 5"
Cloakroom:	2.16m x 1.05m	7' 1" x 3' 5"

First Floor

Bedroom one:	4.40m x 3.40m	14' 5" x 11' 2"
Bedroom two:	3.34m x 3.23m	10' 11" x 10' 7"
Bathroom:	2.28m x 2.19m	7' 6" x 7' 2"



Times Square

Plot: 3

Lansdown Cottage

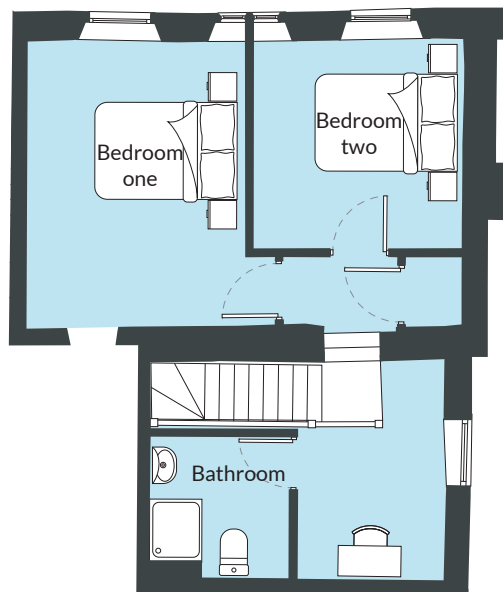
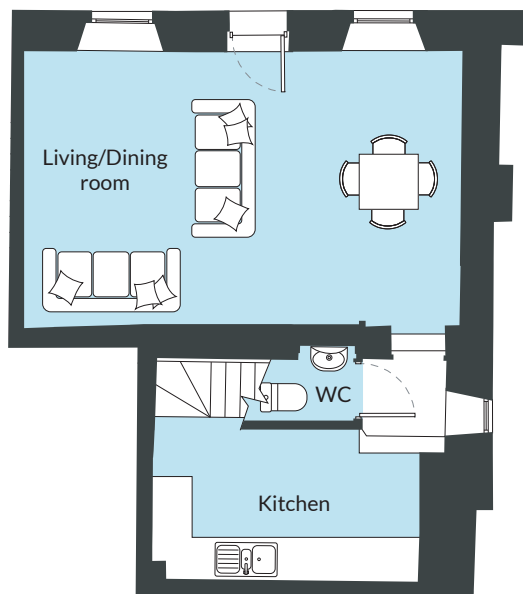
Lansdown Cottage is a stone built, Grade II listed, 2 bedroom end of terrace. Accessed from Duke Street, the front door leads you into the spacious living/dining room with stunning feature windows allowing natural light to flood the room. On the ground floor you will also find separate kitchen, WC and stairs to 1st floor. Upstairs you will find a large landing with space for study area, 2 further spacious bedrooms and a shower room comprising wash hand basin, toilet and shower. This property also benefits from 1 allocated parking space at the rear of the development.

Plot: 7

Reporters Cottage

Reporters Cottage is the only 1 bedroom cottage at the development and is accessed from the communal courtyard garden. The front door leads you into the entrance hallway where you will find doors to the large master bedroom, shower room comprising wash hand basin, toilet and shower and also the stairs leading you to the 1st floor landing. Upstairs you will find a huge open plan kitchen/dining/living room with a vaulted ceiling and 3 large windows allowing in plenty of natural light, whilst providing an outlook over the communal courtyard garden.

Ground Floor



First Floor

Lansdown Cottage | Plot: 3

Ground Floor

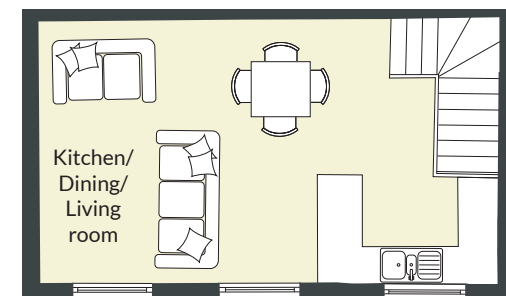
Kitchen	4.10m x 2.32m	13' 5" x 7' 7"
Living/Dining room:	6.71m x 4.24m	22' 0" x 13' 11"
Cloakroom:	0.95m x 1.43m	3' 1" x 4' 8"

First Floor

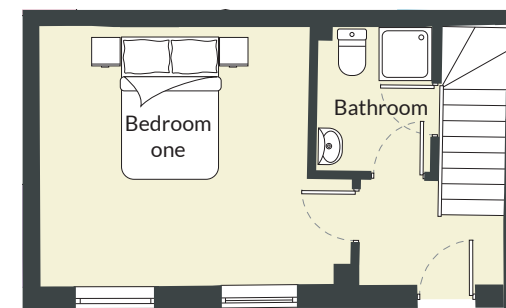
Bedroom one:	4.41m x 3.36m	14' 6" x 11' 0"
Bedroom two:	3.23m x 3.17m	10' 7" x 10' 5"
Bathroom:	2.15m x 2.14m	7' 1" x 7' 0"



First Floor



Ground Floor



Reporters Cottage | Plot: 7

Ground Floor

Bedroom one:	4.15m x 4.00m	13' 7" x 13' 1"
Bathroom:	2.20m x 1.77m	7' 3" x 5' 10"

First Floor

Kitchen/Dining/ Living room:	7.02m x 4.02m	23' 0" x 13' 2"
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Times Square

Plot: 8

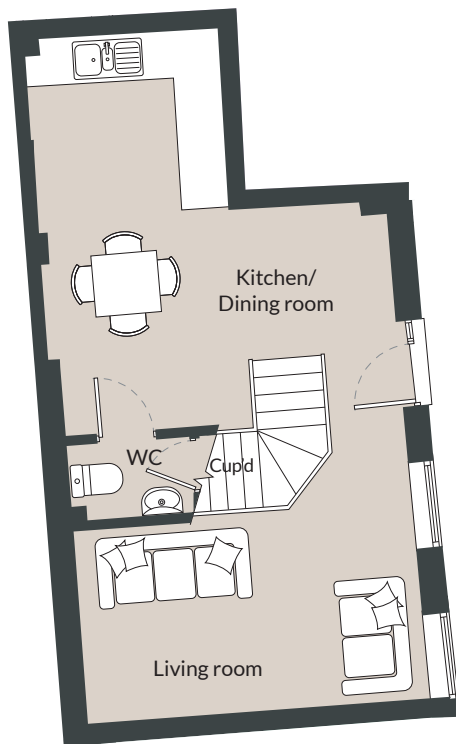
Printworks Cottage

Printworks cottage is a spacious 2 bedroom cottage with its entrance off the communal courtyard. It has an open plan feel to it, with the kitchen/diner and living room split and the staircase in the middle, under which is a useful WC. Upstairs you will find 2 double bedrooms with large windows overlooking the communal courtyard and a shower room comprising wash hand basin, toilet and shower. This property also benefits from 1 allocated parking space at the rear of the development.

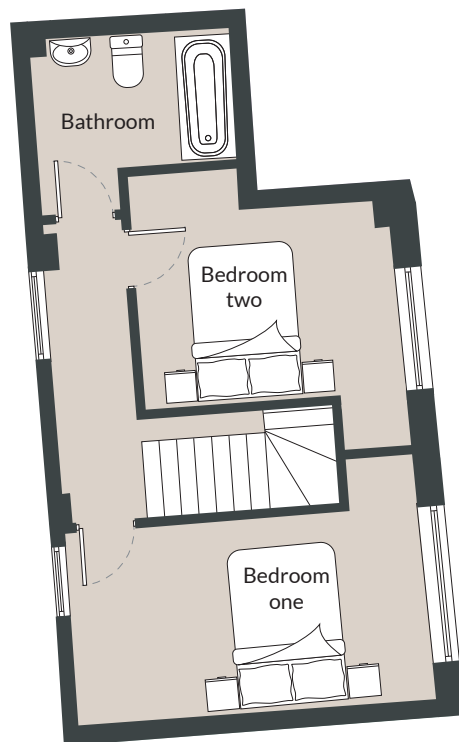
Plot: 9

Press Cottage

Press Cottage is a well presented 2 bedroom cottage, situated at the rear of the development and overlooking the communal courtyard. Upon entry you will find an open plan kitchen, dining, living area with stairs to the 1st floor landing and a separate WC. Upstairs you will find two good sized bedrooms and a shower room comprising wash hand basin, toilet and shower. This property also benefits from 1 allocated parking space at the rear of the development.



Ground Floor



First Floor

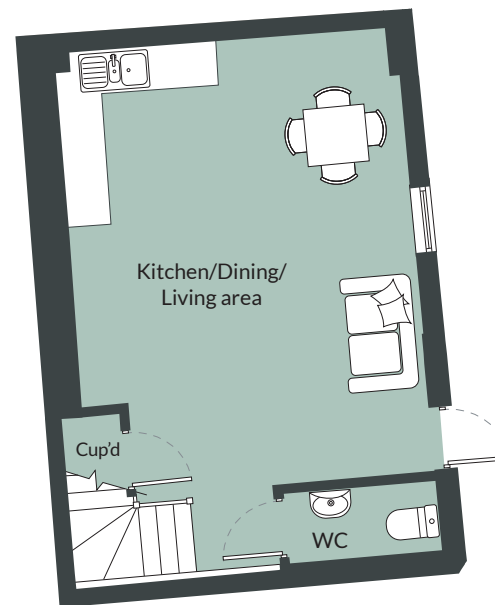
Printworks Cottage | Plot: 8

Ground Floor

Kitchen/Dining room:	5.45m x 4.67m	17' 11" x 15' 4"
Living room:	4.72m x 2.67m	15' 6" x 8' 9"
Cloakroom:	1.70m x 1.10m	5' 7" x 3' 7"

First Floor

Bedroom one:	4.77m x 2.66m	15' 6" x 8' 9"
Bedroom two:	3.50m x 2.55m	11' 5" x 8' 4"
Bathroom:	2.75m x 1.81m	9' 0" x 5' 11"



Ground Floor



First Floor

Press Cottage | Plot: 9

Ground Floor

Kitchen/Dining/ Living area:	7.13m x 4.90m	23' 4" x 16' 1"
Cloakroom:	2.10m x 0.96m	6' 11" x 3' 2"

First Floor

Bedroom one:	4.24m x 3.50m	14' 0" x 11' 5"
Bedroom two:	2.91m x 2.83m	9' 7" x 9' 3"
Bathroom:	2.03m x 1.80m	6' 8" x 5' 11"



Apartments Specification

Each of the apartments on the development have been sympathetically designed using high quality materials to reflect a more contemporary take on the history of the building.

Kitchens

- Fully fitted kitchen units with soft close cupboards and drawers.
- Integrated appliances including oven, ceramic, fridge freezer and washing machine.
- Space saving storage items including pan drawer unit and cutlery drawer.
- Manually controlled over-worktop lighting and downlighting.
- Extractor hood with splashback and one and a half bowl sink and drainer with tap

Bathrooms

- Traditional white sanitaryware complemented with chrome fittings.
- All bathrooms fitted with shower.
- Ceramic floor tiles.
- Aqua board to showers.
- Tongue and groove boarding to dado height on every toilet and wash basin wall.
- Heated towel rail and shaver point.

Bedrooms

- Spaciously designed bedrooms for positioning beds and wardrobes.

Electrical

- BT points in the living room.
- TV point to both living room & master bedroom.
- Selection of USB sockets throughout
- Low energy lighting provided throughout.
- Extractor fans provided in all bathrooms.
- Mains operated smoke detectors are provided to hallway.
- Heat detector located in kitchen.
- Pendant and downlighting provided throughout each apartment.

Landscaping

- Private entrance off Duke Street to communal outdoor courtyard garden.

Internal finishes

- Brilliant white emulsion to ceilings and Timeless emulsion to walls.
- Floor coverings to all rooms/areas.
- Architraves and skirting boards all finished in white satin.
- Modern style internal doors with brushed stainless steel lever handles.

Energy-saving heating

- High performance insulation.
- High efficiency hot water cylinders, serving the domestic hot water.
- Individually controlled thermostatic electric heaters.

External Finishes

- Well designed facades are complemented by energy efficient double glazed, traditional style windows with security locks.
- Entrance door which includes a multi point deadlocking system.
- External light fitting to the front door.
- Bike and Bin storage.
- Entry intercom system to 5 and 6.
- Individual letterboxes.
- Sunny aspect rear courtyard

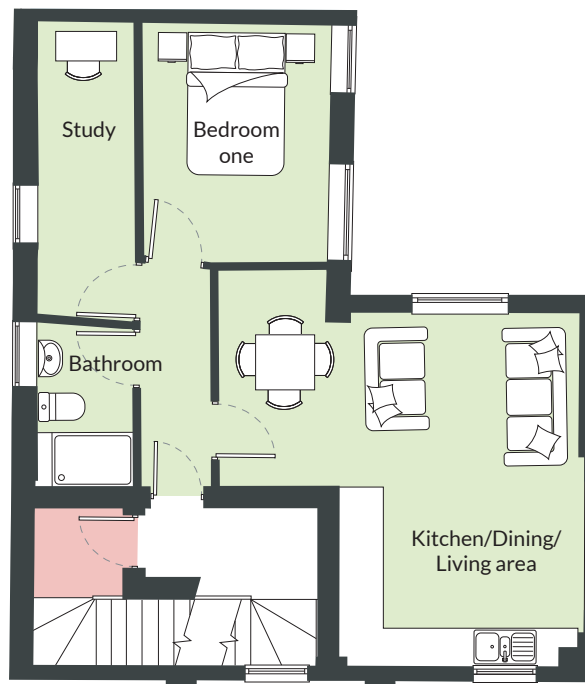
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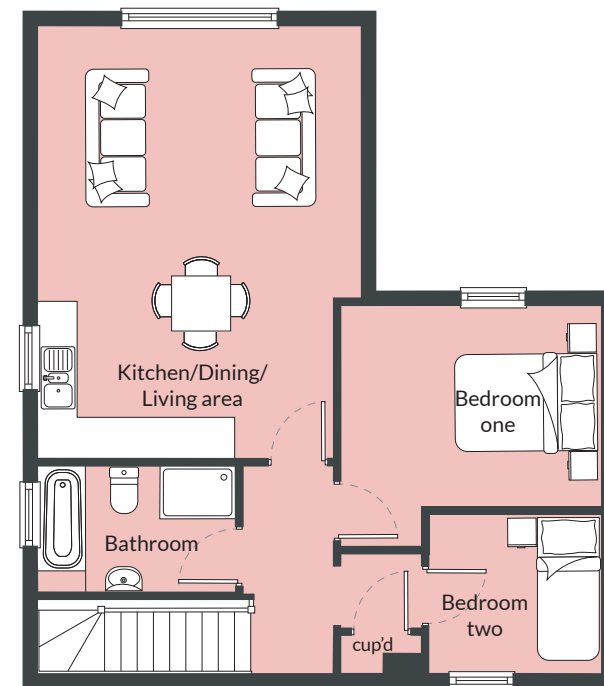
Plot: 4

Kitchen/ Dining/Living area:	8.75m x 4.26m	28'9" x 14'0"
Bedroom one:	3.85m x 3.81m	12'8" x 12'6"
Bathroom:	2.54m x 1.04m	8'4" x 3'5"



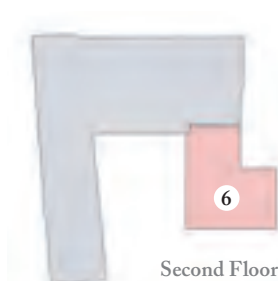
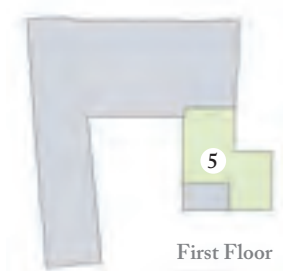
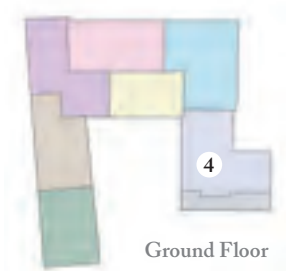
Plot: 5

Kitchen/ Dining/Living area:	5.32m x 5.25m	17'5" x 17'2"
Bedroom one:	3.73m x 2.65m	12'2" x 8'7"
Study:	4.60m x 1.47m	15'1" x 4'8"
Bathroom:	2.40m x 1.45m	7'10" x 4'9"



Plot: 6

Kitchen/ Dining/Living area:	6.62m x 4.95m	21'9" x 16'3"
Bedroom one:	3.98m x 3.08m	13'1" x 10'1"
Bedroom two:	2.63m x 2.42m	8'8" x 7'11"
Bathroom:	3.02m x 1.92m	9'11" x 6'4"



Sketch plan are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary.





The weekly newspaper which serves the West Wiltshire towns, including Trowbridge, was established in 1854 by Benjamin Lansdown, who moved the business into 15 Duke Street around 1876. Benjamin was born in Trowbridge, and was the son of a woollen mill employee, but this was not the path he wished to follow himself and was apprenticed as a printer alongside Mr John Sweet. He bought a hard press and second hand typewriter before starting his own newspaper, then known as Trowbridge and Wiltshire Advertiser, along with establishing his own stationer shop in Silver Street around 1860. Duke Street became home to the impressive R. Hoe & Co printing press that allowed printers to use continuous rolls of paper to speed up the process, instead of individual sheets and countless copies of the newspaper rolled off the press at Duke Street for many years. The newspaper was based here for more than 100 years and the business remained within the Lansdown family for generations until it was finally sold in the early 1960's.

Times Square



DIRECTIONS

From our office on Fore Street, proceed down Wicker Hill and bear right into Hill Street. Follow the one way system around passed Sainsburys, and then bear left passed the pedestrian crossing onto Church Street. Proceed along Church Street, passed the next set of traffic lights and turn left onto Duke Street where the development can be found on the right hand side, approximately half way along and recognised by our site signage.

NEARBY

1. Doctor's surgery	0.5 miles
2. Secondary Schools	1.1 miles
3. Primary School	0.7 miles
4. Nearest Supermarket	0.8 miles
5. Trowbridge Train Station	1 mile
6. M4 motorway	21 miles
7. Bristol Airport	29.6 miles

NEXT STEPS

If you would like to view our show home, do not delay! Call **01225 753858** and speak to one of the friendly sales team who will be able to arrange this for you.

WARRANTY

All homes at Times Square are protected by an Advantage structural defects warranty, which lasts for 10 years after legal completion. Each property will be thoroughly checked during the development process making sure it meets the high standards of the developer.

HOW TO PURCHASE

Once you have viewed the show home and you would like to take it to the next step, speak to one of the sales team who will be able to explain the process to you. A reservation fee of £1000 will be payable to secure the property. Please get in touch to register your interest or to find out more about this development.

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