



RADIO PLACE

ST. ALBANS



STONEBOND  
PROPERTIES

- EST. 1975 -





# WELCOME TO RADIO PLACE

At Stonebond we build quality homes that redefine modern living, leaving a lasting legacy that is sympathetic to its surroundings – and history. Radio Place is no exception.

Discover a collection of three, four and five-bedroom homes in the charming hamlet of Smallford on the edge of St Albans. Every home is individually designed with our high attention to detail, exceptional craftsmanship and clean contemporary finishes throughout, creating the perfect abode.

We choose the location of our developments very carefully and take pride in ensuring our homes have good access to local amenities and are well positioned for the perfect balanced lifestyle. Set against the inviting

Hertfordshire countryside backdrop, and incredibly well-connected, Radio Place is sandwiched between thriving towns providing the perfect base for an ever-varied lifestyle.

We have really considered how spaces will be used and designed the range of new homes at Radio Place to accommodate modern requirements of a home whether that's working out or working from home to entertaining friends or children.

Our experienced team are here to answer any questions you may have about our homes, we look forward to welcoming you to Radio Place.

*Peter Williams*  
Managing Director, St Albans



# TUNE IN TO YOUR SURROUNDINGS

At Radio Place, you will discover peaceful countryside living, with 2.5 acres of open space on your doorstep. It is the perfect environment for a relaxing lifestyle, to connect with nature and to be inspired.





# CRAFTED WITH INDIVIDUALITY

Our homes are all planned and crafted with a sense of individuality and with an exacting eye for the finer details and finishing touches that make all the difference.

We apply the highest building standards and source the best materials to create homes that are both unique and expertly made to stand the test of time. Unlike our competitors, where purchasers need to pay extra for elements such as kitchen appliances, Stonebond is delighted to offer a superb quality specification as standard.







## ON-TREND MODERN KITCHENS

Stylish fitted kitchens have been designed with quality and ease of use in mind to truly make this the heart of your home.

All appliances are integrated with quality names such as Bosch, with soft close drawers and doors, stylish work surfaces and luxury Amtico flooring.





# BATHROOMS DESIGNED WITH YOU IN MIND

Roca bathroom suites can be found in all the homes at Radio Place, complimented perfectly with a Crittall shower screen to family bathrooms, and a sliding shower door with chrome finish detailing to en suites. Full tiling can be found around the bath and shower, with half height tiling to other appliance walls in the bathrooms and en suites. Smart concealed cisterns come as standard along with heated towel rails for your comfort.







## WORK LIFE BALANCE ALL IN RANGE

A selection of homes at Radio Place include a dedicated study, ideal for those who work for themselves or for a business that supports agile working. For homes that don't include a dedicated office environment, every home has been designed with ample space and versatile rooms perfect for being transformed for work, dining, relaxing or entertaining.





## IT'S ALL IN THE DETAIL

Underfloor heating is included as standard to all ground floors and finishing touches that make our homes exceptional include Crittall screen walls which feature in the living rooms and kitchens of the four and five bedroom homes and Carlisle Brass Serozzetta ironmongery to all doors.

Every home is finished with white emulsion to the walls and ceilings with smart grey Pale Slate satinwood carpentry to include internal doors, architraves, skirting boards, window boards and staircase, a brilliant blank canvas to make your own.





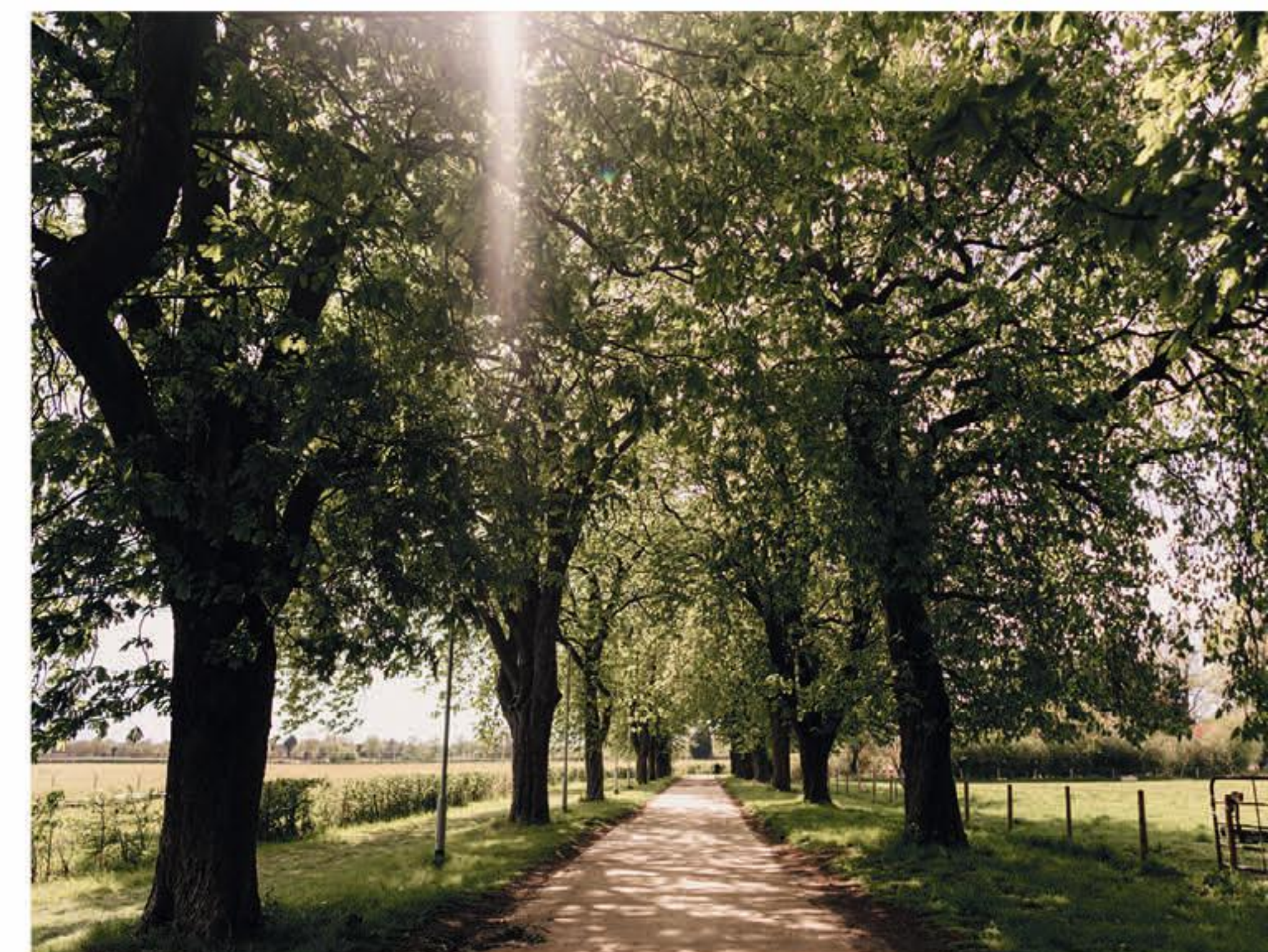
# A LASTING LEGACY

Radio Place was originally home to the former St. Albans Radio Station (Smallford). It was first used by the Post Office as a point to point radio link station during the 1920s before playing a secret – yet critical – part in WW2.

The station was the first to intercept German radio teleprinter transmissions used for secret Enigma messages. Using coded messages, St. Albans Radio Station fed information to Bletchley Park for intelligence reporting. Colossus, the world's first programmable digital electronic computer, would then automatically decrypt the Enigma messages providing vital intelligence in helping the Allies defeat Nazi Germany.







## DISCOVER SMALLFORD

SMALLFORD IS A DELIGHTFUL HAMLET SAT BETWEEN THE HISTORIC CITY OF ST. ALBANS, AND THE BUSTLING NEW TOWN OF HATFIELD.

Home to St. Albans Rugby Club and the well-established Verulam Angling Club, Smallford is more than just a charismatic settlement between two thriving towns. Just a short walk away is the renowned Smallford Farm Shop &

Café bringing together artisan goods, home-grown produce and quality products. Peaceful countryside is never far away, with both Ellenbrook Fields and Colney Heath Nature Reserve Home within a 10 minute drive.



# EXPLORE ST. ALBANS

YOU WILL ALSO FIND YOURSELF PERFECTLY LOCATED TO ENJOY ALL THE BENEFITS THAT HERTFORDSHIRE HAS TO OFFER...

From stunning stately homes, to cultural escapes and rolling open countryside, and not forgetting St Albans – the charming cathedral city.

There is always something for you in St. Albans. Soak up the magical atmosphere in the city centre, or take a journey around the world with a vast array of global delicacies on offer. St Albans's delightful plethora of high street names and independent

boutiques line the 9th century street, while the famous Charter Market lines the streets with fresh fruit and vegetables, plants and flowers.

Dating back nearly 2000 years, festivals are part of St. Albans life. With an annual food and drink festival celebrating local producers, while the Alban Weekend fills the ancient streets with carnival puppets and Roman chariots.





# POINT TO POINT



# 30

MINS BY RAIL

LONDON  
24 MILES

Sandwiched between St Albans and Hatfield, travelling into London couldn't be easier. London St. Pancras and Kings Cross are both accessible within 30 minutes from St Albans and Hatfield respectively.

# 26

MINS BY CAR

LONDON LUTON AIRPORT  
15 MILES

For destinations in Europe and beyond, for leisure or business, London Luton Airport is less than 15 miles from Radio Place.

# 12

MINS BY CAR

ST. ALBANS  
3.5 MILES

Full of historical delights and cultural amenities, soak up the magical atmosphere of St. Albans. Discover independent shops, wonderful parks and hidden gems.

# 08

MINS BY CAR

HATFIELD  
3 MILES

Home to the wonderful Jacobian Hatfield House, and the University of Hertfordshire, Hatfield is much more than a post-war New Town. The Galleria is a popular shopping village with big brand outlets and high street names, as well as more specialised stores.



# DEVELOPMENT LAYOUT

Located in Smallford, Radio Place has been designed to combine contemporary style, elegance and practicality inside and out, whilst ideally positioned for an easy commute by road or rail. Overlooking green open space, these outstanding homes offer the perfect environment for a relaxed lifestyle, whilst substantial gardens are perfect for entertaining.

- |   |   |
|---|---|
| <p>● <b>THE LAWRENCE</b><br/>3 bedroom homes<br/>Plots 4 &amp; 12</p>       | <p>● <b>THE ENGLE</b><br/>4 bedroom homes<br/>Plots 13, 14, 22 &amp; 27</p>                 |
| <p>● <b>THE INGRAM</b><br/>3 bedroom homes<br/>Plots 5, 6, 10 &amp; 11</p>  | <p>● <b>THE VAUSE</b><br/>4 bedroom homes<br/>Plots 15, 16, 17,<br/>18, 19, 20 &amp; 21</p> |
| <p>● <b>THE EDITH</b><br/>4 bedroom homes<br/>Plots 23, 24, 25 &amp; 26</p> | <p>● <b>THE FRANCIS</b><br/>5 bedroom homes<br/>Plots 7, 8 &amp; 9</p>                      |







# THE LAWRENCE

THREE BEDROOM TERRACED HOME  
PLOTS 4 & 12

Gross internal floor area: 91.12 sq m (980.81) sq ft

GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| KITCHEN/DINING | 5.67m x 2.78m | 18'17" x 9'2" |
| LIVING ROOM    | 5.97m x 3.15m | 19'7" x 10'4" |

FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| BEDROOM 1 | 3.25m x 3.20m | 10'8" x 10'6" |
| BEDROOM 2 | 3.26m x 2.43m | 10'8" x 8'0"  |
| BEDROOM 3 | 2.81m x 2.34m | 9'3" x 7'8"   |

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



FIRST FLOOR



GROUND FLOOR

E/S – En Suite St – Store W – Wardrobe WC – Cloakroom





# THE INGRAM

THREE BEDROOM TERRACED HOME  
PLOTS 5, 6, 10 & 11

Gross internal floor area: 81.26 sq m (874.67) sq ft

GROUND FLOOR

KITCHEN/  
LIVING/  
DINING ROOM

8.17m x 4.06m    26'9" x 13'4"

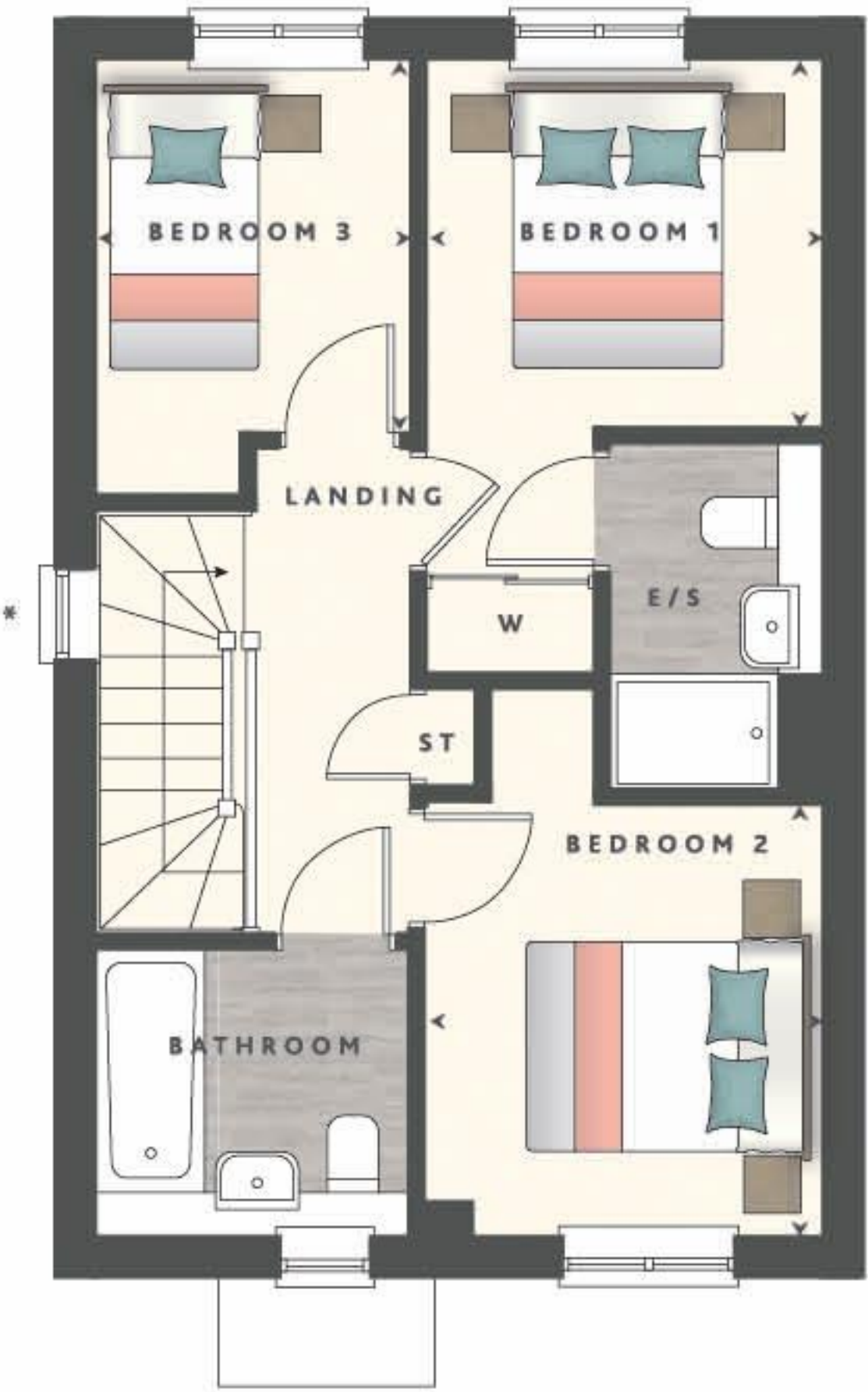
FIRST FLOOR

BEDROOM 1    2.89m x 2.81m    9'6" x 9'3"  
BEDROOM 2    3.01m x 2.81m    9'10" x 9'3"  
BEDROOM 3    3.57m x 2.19m    11'8" x 7'2"

Plots 6 & 10 are handed. \*Window to plots 6 & 10 only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



GROUND FLOOR



FIRST FLOOR

E/S – En Suite    St – Store    W – Wardrobe    WC – Cloakroom





# THE EDITH

FOUR BEDROOM DETACHED HOME  
PLOTS 23, 24, 25 & 26

Gross internal floor area: 124.98 sq m (1345.27) sq ft

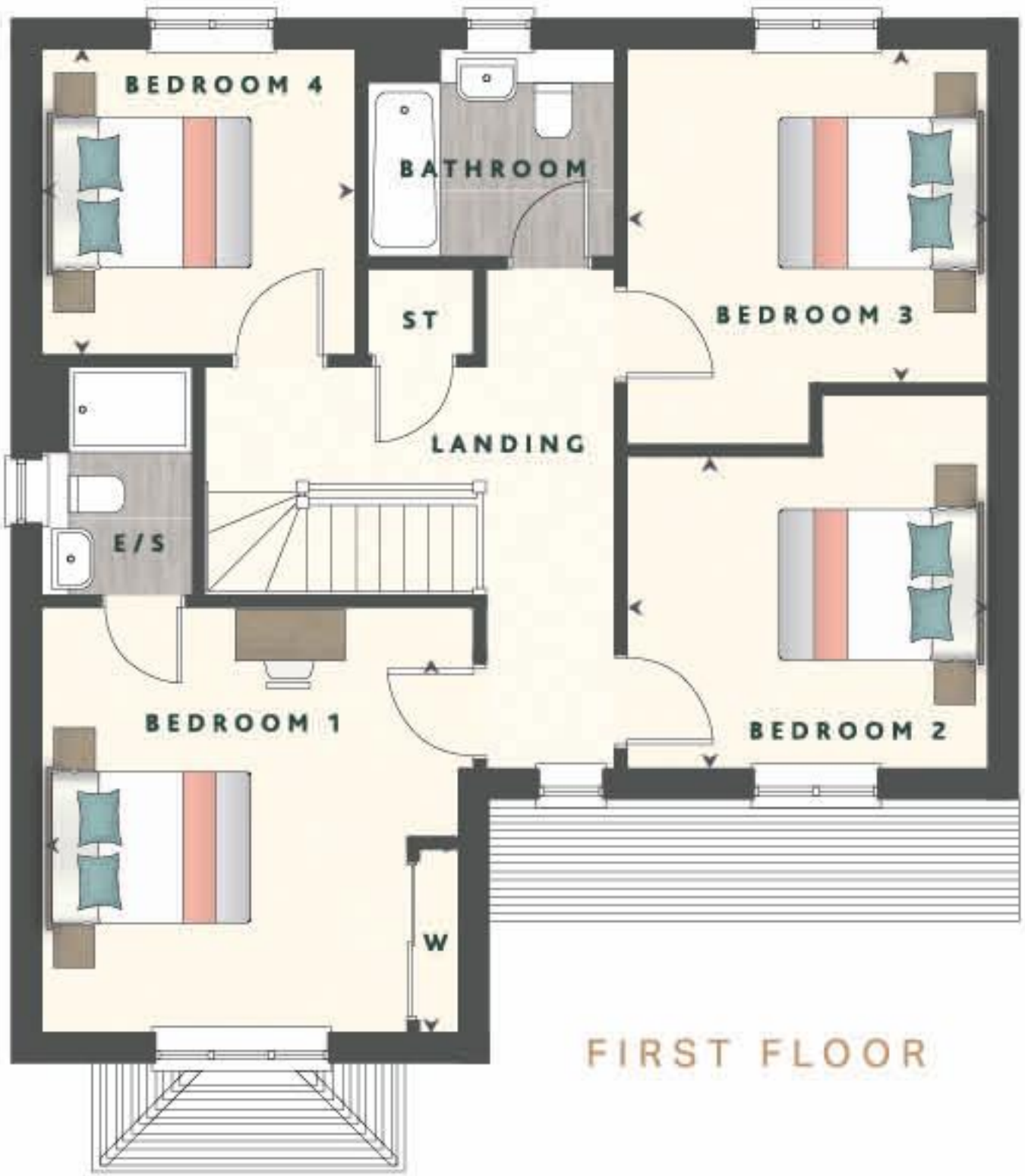
GROUND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| KITCHEN/DINING | 5.89m x 3.10m | 19'3" x 10'2" |
| LIVING ROOM    | 4.12m x 4.00m | 13'6" x 13'2" |

FIRST FLOOR

|           |               |                |
|-----------|---------------|----------------|
| BEDROOM 1 | 3.63m x 4.00m | 11'11" x 13'2" |
| BEDROOM 2 | 3.03m x 3.56m | 9'11" x 11'8"  |
| BEDROOM 3 | 3.56m x 3.26m | 11'8" x 10'8"  |
| BEDROOM 4 | 3.07m x 3.01m | 10'1" x 9'10"  |

The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



E/S – En Suite St – Store W – Wardrobe WC – Cloakroom





# THE ENGLE

FOUR BEDROOM DETACHED HOME  
PLOTS 13, 14, 22 & 27

Gross internal floor area: 127.42 sq m (1372.18) sq ft

| GROUND FLOOR   |               |                 | FIRST FLOOR |               |                |
|----------------|---------------|-----------------|-------------|---------------|----------------|
| KITCHEN/DINING | 8.17m x 3.30m | 26'10" x 10'10" | BEDROOM 1   | 3.58m x 2.72m | 11'9" x 8'11"  |
| LIVING ROOM    | 4.50m x 3.35m | 14'9" x 10'10"  | BEDROOM 2   | 3.76m x 3.34m | 12'4" x 10'10" |
| STUDY          | 2.42m x 2.27m | 7'11" x 7'5"    | BEDROOM 3   | 4.00m x 2.85m | 13'2" x 9'4"   |
|                |               |                 | BEDROOM 4   | 3.31m x 2.92m | 10'10" x 9'7"  |

\*Garage to plot 27 only. \*\*Window to plots 13, 14 and 22 only. Plots 13 and 22 are handed. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



E/S – En Suite St – Store W – Wardrobe WC – Cloakroom





# THE VAUSE

FOUR BEDROOM DETACHED HOME  
PLOTS 15, 16, 17, 18, 19, 20 & 21

Gross internal floor area: 143.44 sq m (1543.97) sq ft

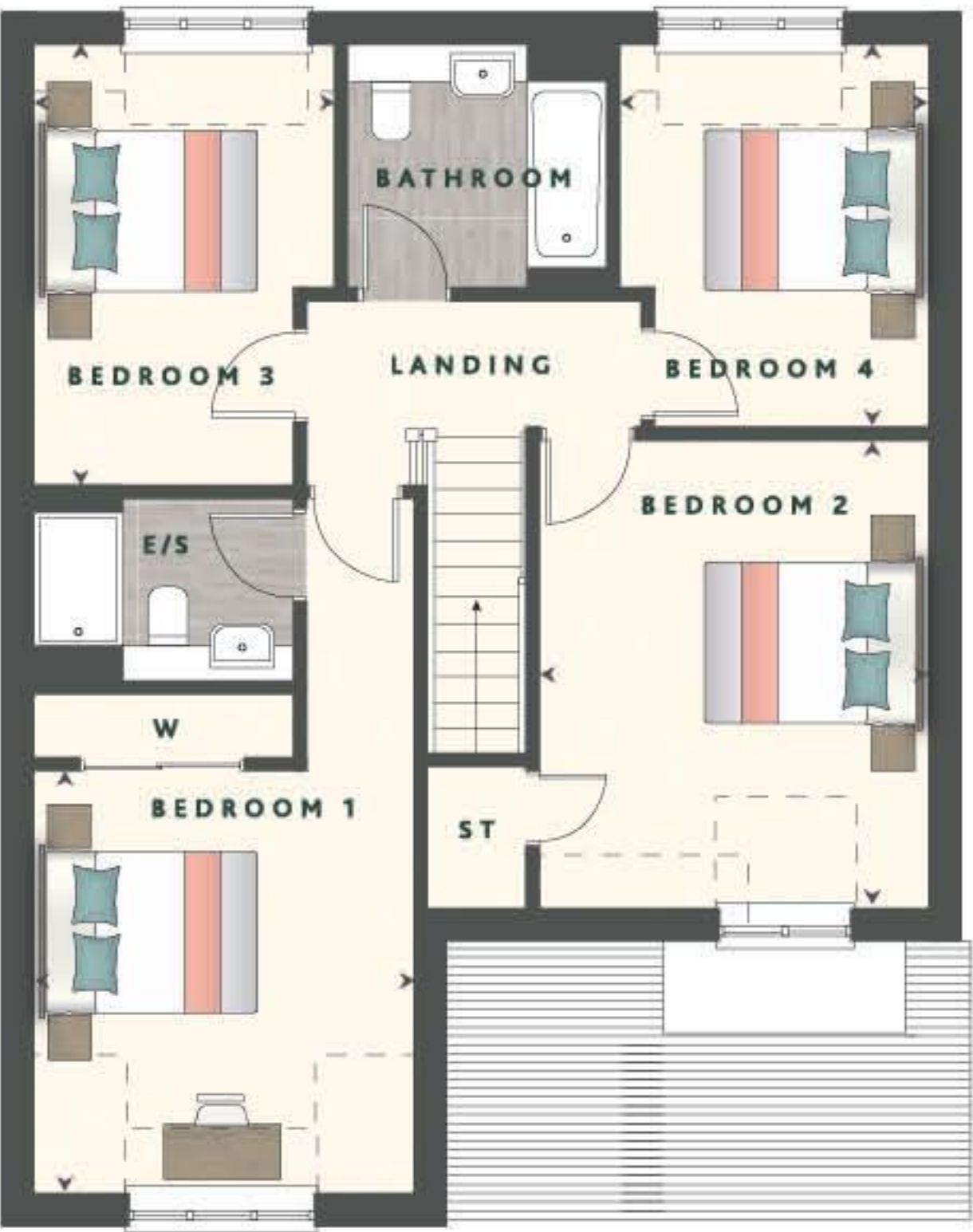
GROUND FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| KITCHEN/DINING | 8.17m x 3.30m | 26'10" x 10'10" |
| LIVING ROOM    | 5.08m x 3.45m | 16'8" x 11'4"   |
| STUDY          | 2.42m x 2.27m | 7'11" x 7'5"    |

FIRST FLOOR

|           |               |                |
|-----------|---------------|----------------|
| BEDROOM 1 | 3.79m x 3.45m | 12'5" x 11'4"  |
| BEDROOM 2 | 4.28m x 3.62m | 14'0" x 11'10" |
| BEDROOM 3 | 4.02m x 2.75m | 13'2" x 9'10"  |
| BEDROOM 4 | 3.49m x 2.87m | 11'5" x 9'5"   |

Plots 16, 19 and 20 are handed. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitary ware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



FIRST FLOOR



GROUND FLOOR

E/S – En Suite St – Store W – Wardrobe WC – Cloakroom





THE FRANCIS

FIVE BEDROOM DETACHED HOME  
PLOTS 7, 8 & 9

Gross internal floor area: 170.47 sq m (1834.92) sq ft

GROUND FLOOR

|                |               |                |
|----------------|---------------|----------------|
| KITCHEN/DINING | 8.39m x 3.30m | 27'6" x 10'10" |
| LIVING ROOM    | 4.50m x 3.71m | 14'9" x 12'2"  |
| STUDY          | 2.38m x 2.27m | 7'10" x 7'5"   |

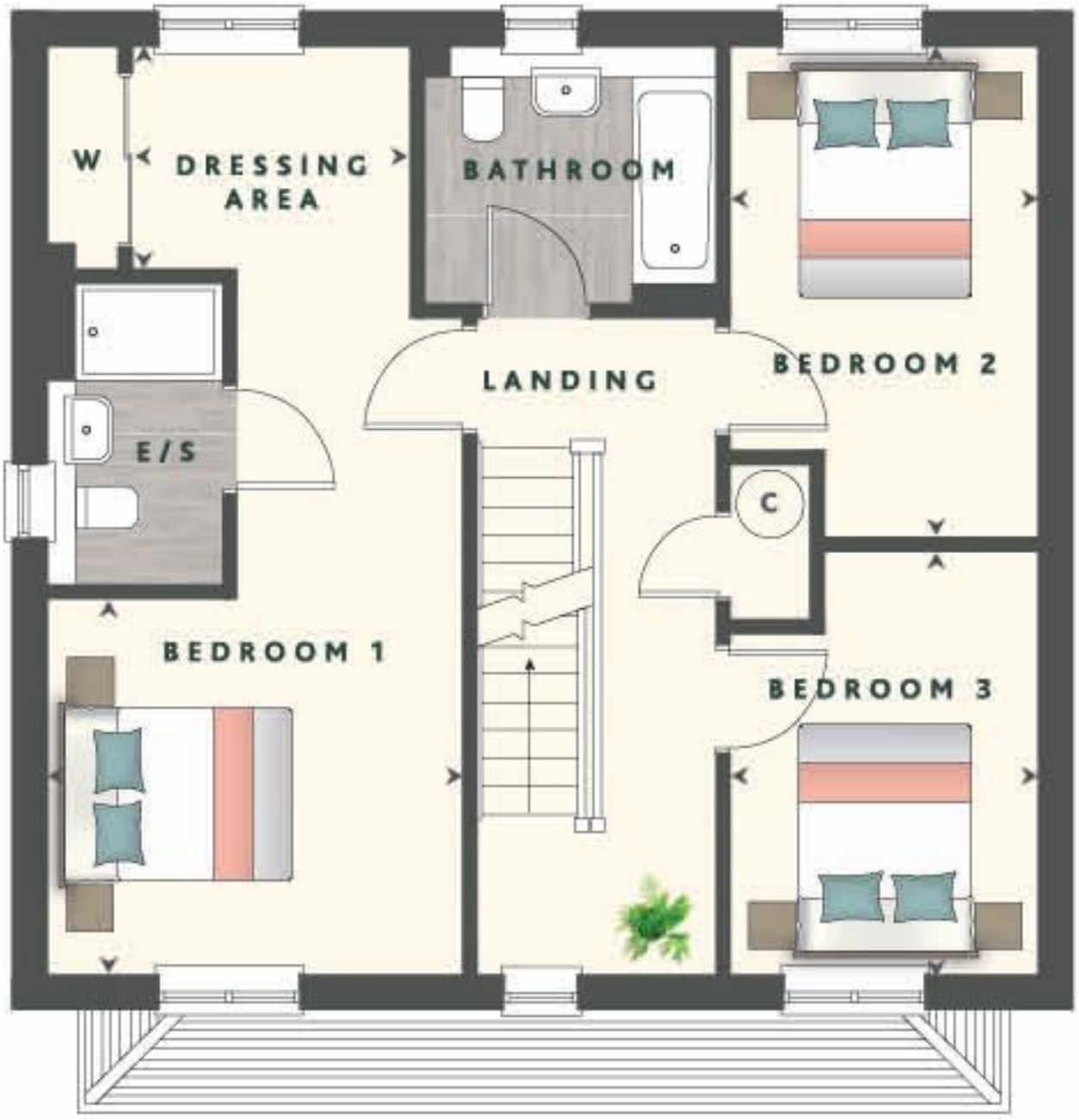
SECOND FLOOR

|           |               |               |
|-----------|---------------|---------------|
| BEDROOM 4 | 4.31m x 3.56m | 14'2" x 11'8" |
| BEDROOM 5 | 4.31m x 3.74m | 14'2" x 12'3" |

FIRST FLOOR

|               |               |               |
|---------------|---------------|---------------|
| BEDROOM 1     | 3.54m x 3.13m | 11'7" x 10'3" |
| BEDROOM 2     | 4.17m x 2.64m | 13'8" x 8'8"  |
| BEDROOM 3     | 3.57m x 2.64m | 11'9" x 8'8"  |
| DRESSING AREA | 2.34m x 1.94m | 7'8" x 6'4"   |

\*Garage to plot 7 only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitary ware, and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

E/S – En Suite St – Store W – Wardrobe WC – Cloakroom



## SPECIFICATION

Featuring the latest specification from Stonebond Properties, these new homes have been designed to combine style with modern functionality – whilst showcasing our philosophy of superior standards in construction. Internally residents will find versatile living spaces tailor-made for the needs of today's contemporary lifestyles and they are finished with premium fittings and branded appliances already installed.

### KITCHENS

- Matt Lacquered cabinetry
- 3 bedroom homes have laminate worktops and up-stands
- 4/5 bedroom homes have Silestone worktops and up-stands
- Rangemaster Glendale 1.5 bowl stainless steel in 3 bed homes
- Leisure 1.5 bowl undermount Stainless steel sink in 4/5 bed homes
- Hansgrohe Variarc mixer tap in chrome to all plots
- LED flexible strip lights to underside of wall units
- Multi gang switches for appliances

### APPLIANCES

- 3 bedroom homes – Bosch single oven and microwave
- 4/5 bedroom homes – Bosch single oven and micro combi-oven
- 3 bedroom homes – 4 ring Bosch gas hob
- 4/5 bedroom homes – 5 ring Bosch gas hob
- Extractor hood
- Bosch integrated low-frost fridge / freezer
- Bosch integrated dishwasher
- Washer dryer included in homes where there is no separate utility area
- Integrated wine cooler to all plots

### HEATING

- Myson underfloor heating to ground floor
- Thermostatically controlled wall mounted radiators to first floor
- 3/4 bedroom homes Gas Combi Boiler and cylinder to 5 bedroom homes

### ELECTRICAL

- White fittings throughout
- Low energy downlighters to hallway, kitchens, bathroom and utility
- Low energy pendant lighting to living area and bedrooms
- Ceiling mounted CO and heat detectors

### CONNECTIVITY

- BT fibre point to living area
- Infrastructure ready for Sky Q connectivity

### INTERNAL FINISHES

- Built-in wardrobes to master bedroom
- Walls and Ceilings: Dulux Pure Brilliant White
- Skirting, Architrave, Doors and Staircase: Pale Slate Satinwood
- 4/5 bedroom homes – Crittall glass screens
- Contemporary chrome ironmongery

### BATHROOM, EN-SUITES & CLOAKS

- White contemporary sanitaryware with chrome brassware
- Half-height tiling to walls with sanitaryware fitted
- Full-height tiling around bath and shower enclosures
- Single tile splash-back to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed riser head
- Black Crittall bath screens to family bathroom
- Recessed storage feature to cloakrooms, en-suites and family bathroom
- Soft closing toilet seats
- Heated towel rails

### EXTERNAL DETAILS

- Allocated parking to all plots
- UPVC Windows in White
- Composite front door in Black
- Rear paths and patios are Marshalls Riven buff slabs
- External tap to all plots

### GENERAL

- A 10-year Premier Guarantee provided to all plots
- A 2-year Stonebond Customer Care Guarantee



## WHY BUY NEW?

OUR EXPERIENCED SALES CONSULTANTS WILL HELP YOU FIND A NEW HOME THAT WORKS FOR YOU, TAILORED TO YOUR SPECIFIC NEEDS AND LIFESTYLE.

With no chain, you will move with less risk – and more peace of mind with our experts with you throughout your housing buying journey.

Another great advantage of a new home is that you will always be the first owner. No one has lived there before, meaning you can stamp your personality and vision on the neutral blank canvas.

Our support goes beyond when you move in. We will ensure you have all the information you need to settle in straight away, and our team will stay in

contact with you regularly while you are settling in ready to answer any questions you may have.

The Consumer Code for Home Builders applies to our home buyers, and sets out the key principles that we, as a home-builder, must adopt in support of the interests of you.

As well as our 2-year Stonebond Warranty, our homes are covered by the Premier Guarantee. This gives you peace of mind for 10 years on the structure of your property.



# SUSTAINABLE DEVELOPMENTS



AT STONEBOND PROPERTIES, WE ARE COMMITTED TO CREATING HIGH-QUALITY, SUSTAINABLE DEVELOPMENTS TO BE ENJOYED NOW AND FOR GENERATIONS TO COME.

All our new homes include energy saving initiatives that will help household outgoings, as well as benefiting the environment.

Whilst we deliver attractive homes in desirable locations, we recognise that it is our responsibility to contribute to each of the communities we build in. Our commitments include protecting and rehoming wildlife, preserving and planting new trees, shrubs and wildflower meadows as well as recycling all our build waste.

We build with the intention of achieving a 10% improvement on Building Regulations on each of our developments. We seek to source local materials on each of our developments, along with employing local suppliers where ever possible.

As a business during 2020/2021 we have made over £2 million in S106 contributions to the local communities we have built in. At Radio Place, we will be contributing £50k towards the NHS and £280k to help with Primary & Secondary Education and Libraries. A further £46k worth of support has been provided for maintaining Highways, Sustainable Transport, Local facilities and Youth services.

In addition, on this development we will achieve over 20% in biodiversity enhancements. Set amongst 2.5 acres of green open space and natural surroundings, Radio Place demonstrates our commitment to creating wildlife friendly communities.





## BUILDING FOR LIFE

At Stonebond we are dedicated to delivering premium new homes and enhancing the communities they're built in. We create destinations where you'll look forward to coming home for years to come. Our sustainable communities are built for living.

Our experienced team work together to ensure that you are satisfied and happy with your home from the day of reservation to your moving in day, and beyond. We also comply with the requirements of the Consumer Code for Home Builders.

As well as our 2 year Stonebond Warranty, our homes are covered by the Premier Guarantee. This gives you peace of mind for 10 years on the structure of your property.

## ABOUT STONEBOND

Established in 1975, our homes have set the standard for housebuilding across sought-after locations in the South East. Over time, we have mastered the art of place-making, crafting aspirational homes with expertise and passion that go above expectations. Our dedicated team focus on delivering bespoke projects to the highest standard, redefining housebuilding through our experience, expertise and skill.





# HOW TO FIND US



**ADDRESS**  
OAKLANDS LANE,  
SMALLFORD,  
ST ALBANS, AL4 0HS

**CONTACT**  
01727 482284  
RADIO.PLACE@  
STONEBONDLTD.COM

## HOW TO FIND US SAT NAV – AL4 0HS

Set halfway between St Albans and Hatfield,  
Radio Place retains village life whilst easily  
connected to dynamic metropolitan life.  
A comprehensive road network offers  
residents easy access to A1(M) and the M25.

Misrepresentation Act 1967. These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent/developer, then a request should be made and specific written confirmation can be provided. The agent/developer will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent/developer will not be responsible for any loss other than when specific written confirmation has been requested. Property Misdescriptions Act 1991. A buyer must assume the information is incorrect until it has been verified by their own solicitor. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. Development names are for marketing purposes only and may not be adopted by the Local Authority.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developers run a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area – they are not intended to be taken as an exact representation. All times and distances quoted are from [www.nationalrail.co.uk](http://www.nationalrail.co.uk) or [www.google.com/maps](http://www.google.com/maps) and are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.



