



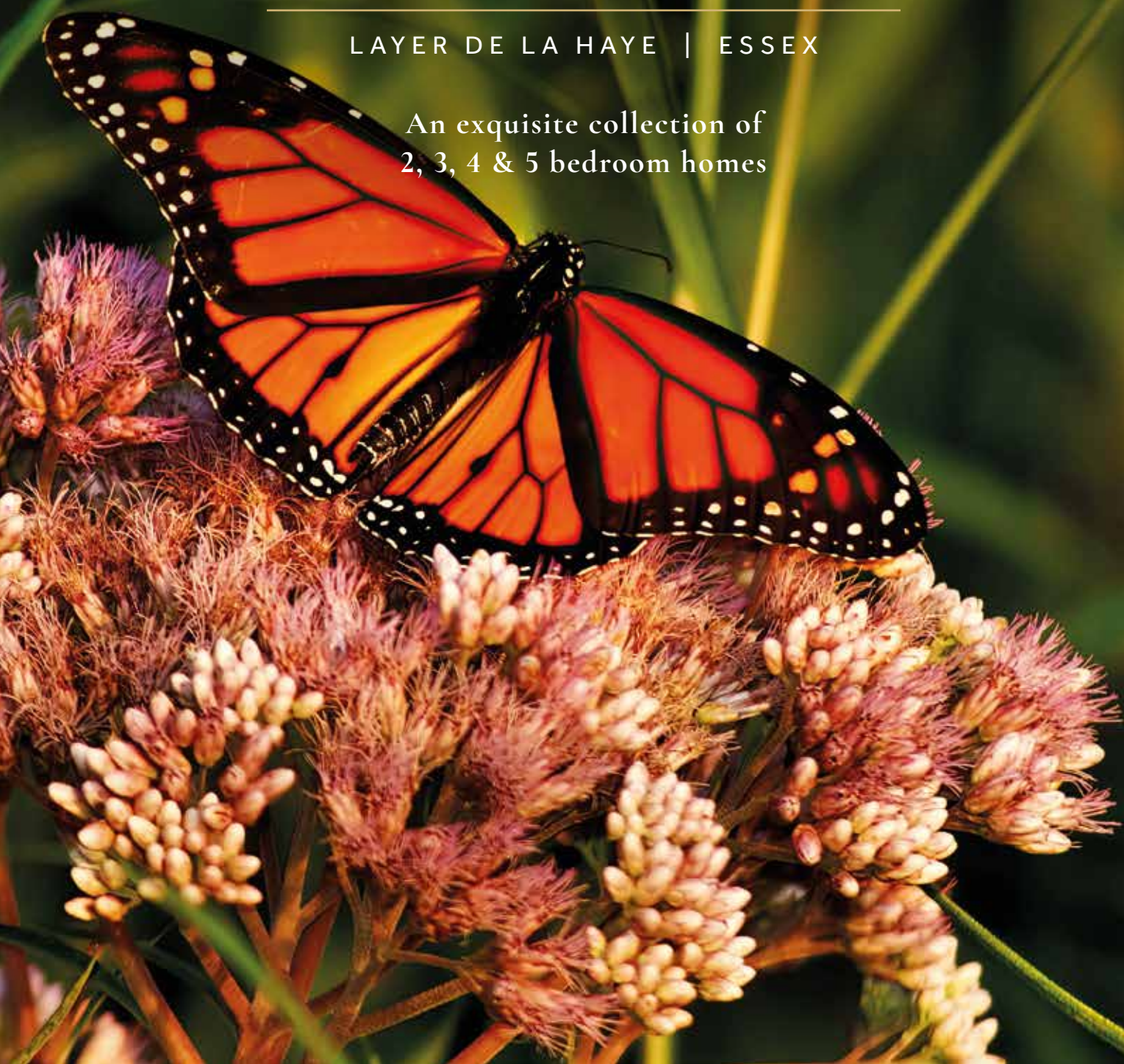
DENBURY  
HOMES

# MONARCH RISE

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LAYER DE LA HAYE | ESSEX

An exquisite collection of  
2, 3, 4 & 5 bedroom homes





## WELCOME TO Monarch Rise

Nestled in the heart of the Essex countryside, Monarch Rise offers an exquisite collection of 2, 3, 4, and 5-bedroom houses and 3-bedroom bungalows. Experience the charm of village life while enjoying convenient access to Colchester, London, and beyond.

Layer de la Haye perfectly balances rural tranquillity with excellent connectivity. This thriving village community offers a range of amenities right on your doorstep, including two welcoming pubs, a bustling village hall, a local shop, a doctor's surgery, and a highly-regarded Ofsted-rated "Good" primary school.

Perfectly positioned for both city and coast, the historic city of Colchester is just a short drive away and offers a wealth of shopping, dining, and cultural experiences. From Colchester North Station, direct trains to London Liverpool Street take just over 45 minutes, offering seamless access to the capital. For travel further afield, Stansted Airport is easily accessible via the nearby A120, while the A12 and M11 provide convenient connections to the wider region. The beautiful Essex coastline, with its charming seaside towns and beaches, is also within easy reach, offering a perfect escape for weekend adventures.

*Joshua Hopkins*

Managing Director of Denbury Homes

Computer generated image of properties at Monarch Rise. Indicative only.





## DISCOVER THE Denbury Difference

Our hallmark passion for quality and excellence blends traditional craftsmanship with timeless luxury, ensuring that you will be proud of your new home for years to come.

These energy-efficient homes are designed for modern living, featuring elegant exteriors that blend in with their surroundings, and contemporary interior design to suit every lifestyle.

However, it's not only about what's visible. Our homes are constructed using methods and materials that result in a finished product regarded as 'The Denbury Difference'. This difference is evident in everything we do, from the homes we build, to our commitment to an exceptional customer journey, all of which has earned us a five-star rating from the House Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Denbury Homes was born amidst the stunning East Anglian landscape, which has inspired artists for generations. We ensure that everything we build reflects the beauty of this special place that you'll love to call home.



Photos depict previous Hopkins & Moore / Denbury Homes developments.





## A RARE QUALITY OF LIFE IN THE beautiful Essex countryside

This idyllic village offers nature on your doorstep. Explore ancient woodlands, the Roman River Valley Nature Reserve with potential otter sightings, or nearby Mersea Island beaches. Abberton Reservoir's internationally important wetland for wildfowl is just a 5-minute drive away.

### FOOD & DRINK

Both inviting village pubs serve food, offering a choice of venues whether you're meeting friends for lunch or grabbing a snack after walking the dog. Choose between the family-owned, traditional country pub, Donkey & Buskins, or the 16th-century pub, The Layer Fox, both within walking distance. Other local dining options include Maine's restaurant at Kingsford Park Spa, The Peldon Rose, and the delightful seafood restaurants of Mersea.

### SHOPPING & AMENITIES

Layer de la Haye boasts allotments, a children's play area, and a church. Walk to the Premier convenience store and Post Office or Wick Farm Shop for your essentials, or drive to a nearby choice of supermarket, including a Waitrose & Partners. Colchester has a weekly market and independent and High Street shops, including a Fenwick department store. Stanway's stores, coffee shops and restaurants, are less than 5 miles away.

### SPORT & LEISURE

Leading an active life is easy here. Walk or cycle the country lanes, sail at Mersea Island, or enjoy Layer de la Haye's recreation ground and multi-sport court. The village hall offers Pilates, badminton, and fitness classes. Kingsford Park Bannatyne Health Club & Spa is a 3-minute drive, with a choice of golf clubs and Colchester gyms nearby.

### DAYS OUT

Enjoy the entertainment and cultural attractions of Colchester including Wyvernwood, an immersive children's experience, or the renowned zoo. Wildlife and birdwatching enthusiasts will enjoy Fingringhoe Wick. History fans have Colchester Castle and the Tudor Layer Marney Tower to explore. Dedham Vale's inspiring natural beauty is just over 30 minutes away.

### EDUCATION

Layer de la Haye CofE Primary School is a 10-minute walk and was Ofsted-rated Good in 2023. A pre-school caters for youngsters aged 2-5. Colchester has a grammar school system, and pupils can sit an exam for selective schools. The Stanway School is an 11-16 school, Ofsted rated Good. Older pupils can attend Colchester Sixth Form College or Colchester Institute. Independent schools include St Mary's School for Girls, Holmwood House, and Colchester High School. University Centre Colchester and the University of Essex's Wivenhoe Campus offer degree courses.



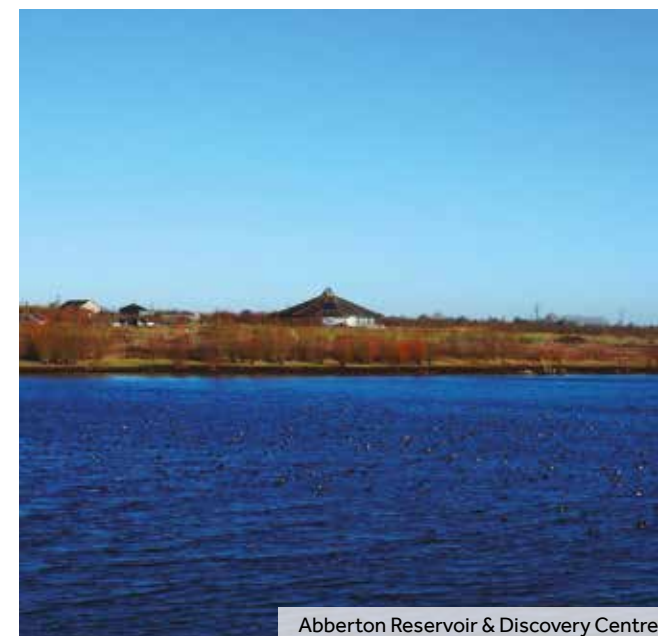
School places are not guaranteed. Before making commitment to purchase, please make your own enquiries as to amenities in the immediate/surrounding areas. Do not rely upon any information provided in this respect within this brochure. Ofsted ratings are correct at time of publication. Lists of amenities are not exhaustive and information is provided in good faith but satisfy yourself in all regards prior to committing to purchase.



Donkey & Buskins, Layer de la Haye



Colchester Zoo



Abberton Reservoir & Discovery Centre



St. John the Baptist Church, Layer de la Haye



Mersea Island



Dedham



# PERFECTLY PLACED FOR Convenient Living

Layer De La Haye offers picturesque village life with everything you need in easy reach including local amenities, schools and beautiful countryside.

Just 5 miles from Colchester's vibrant city centre, and around a 10-minute drive to the coast, Monarch Rise is the ideal place to call home.







## PROTECTING AND IMPROVING THE ENVIRONMENT

It's not just people that need homes. From bat boxes, bee and swift bricks, to the planting we choose and wildflower seeds we sow, new homes for birds, bugs, and bees are always part of our developments.



## ENCOURAGING LOCAL SUPPORT

The tireless efforts of charities and community groups across our region help protect the vulnerable, bring people together, and provide essential services to many. We are proud that the Denbury Charitable Fund has so far made over £1.6 million in donations and grants to help these inspiring organisations.

## ENVIRONMENTS ENRICHED. COMMUNITIES ENHANCED Our commitment to a sustainable future

Our homes are designed to blend seamlessly into existing cities, towns and villages, but we know it's more than just houses that make somewhere a great place to live. Whether it's the layout of our developments, our attention to detail when it comes to planting and encouraging biodiversity, or our support of local groups and charities, we are as committed as ever to creating a legacy that can be enjoyed for generations to come.



## HELPING COMMUNITIES THRIVE

We carefully select the mix of homes for our developments. Different sizes and styles are chosen to meet local demand and establish a self-sustaining community. Footpaths, bike lanes, and public open space, all contribute towards a safe and welcoming environment, and help residents quickly settle in.



## SMARTER HOMES IN TUNE WITH MODERN LIVING



Many of our homes have separate studies for homeworking, and all can be connected to Ultrafast BT Fibre broadband. Air source heat pumps fuel underfloor heating and radiators and individual room thermostats help keep your bills down and your home comfortable. All homes are fitted with electric vehicle charging units.



## SUPPORTING LOCAL TRADES, SKILLS, AND BUSINESSES



Our East Anglian roots run deep so we always seek to support local businesses. Our developments create employment, help young people gain new skills and keep traditional building methods and skills in the limelight.





## THE HIGHEST QUALITY Specification

### KITCHENS

- Choice of kitchen cupboards and worktops\*
- Contemporary white glass splashback to hob
- Electric Bosch oven, ceramic hob and hood fitted as standard
- Integrated fridge/freezer to The Woodpecker, The Cygnet and The Sandpiper
- Integrated Bosch fridge/freezer and dishwasher to kitchen of The Whimbrel, The Woodcock, The Robin, The Siskin, The Lapwing and The Sparrowhawk
- Quartz worktop to The Whimbrel, The Woodcock, The Robin, The Siskin, The Lapwing and The Sparrowhawk

### ELECTRICAL

- Electric vehicle charging unit to all homes
- Outside lighting to front and rear
- Mains-wired smoke detector to all homes
- Mains-wired carbon monoxide detectors to all homes with fireplaces
- TV points to living room and master bedroom
- Data points to living room, study and master bedroom
- Downlights to the kitchen to all homes
- Downlights to the dining area, utility and wet room in The Whimbrel, The Woodcock, The Robin, The Siskin, The Lapwing and The Sparrowhawk

### JOINERY

- Moulded skirting and architraves
- Four-panel internal doors with matching chrome-effect handles
- UVPC double-glazed windows throughout
- Fitted wardrobes where indicated
- Coved cornicing

### PLUMBING

- Plumbing for washing machine and dishwasher (when not integrated)
- White Roca Gap sanitaryware throughout with chrome-effect mixer taps plus white bath panel
- Outside tap to all gardens
- Air source heat pump supplying underfloor heating to all bungalows
- Air source heat pump supplying underfloor heating to ground floor only and thermostatically controlled radiators to upper floor to all two-storey houses

### TILING

- Kitchen – choice of Porcelanosa floor tiles\*
- Bathroom – choice of Porcelanosa wall tiles at half-height all round\*
- En-suite – choice of Porcelanosa wall tiles at full height to shower cubicle with splashback above hand basin\*
- En-suite with bath – choice of Porcelanosa wall tiles at full height to shower cubicle and half height all round\*
- Cloakroom – choice of Porcelanosa wall tiles to splashback above hand basin\*

### OTHER ITEMS

- Loft light
- Front garden landscaped and turfed
- Rear garden cleared, rotavated and topsoiled
- All internal walls painted Dulux Swansdown
- Natural Riven paving slabs to paths and patios
- Ultrafast BT Fibre Broadband to all plots\*\*
- Wood burner to The Whimbrel, The Woodcock, The Robin, The Siskin, The Lapwing, The Sparrowhawk, The Cygnet, The Woodpecker† and The Sandpiper

\* Subject to build stage.

\*\* The FTTP provided is a closed network service provided by nominated suppliers only.

Please note the specification is subject to change depending on materials and suppliers. Please speak to our Sales Consultant for further details. Photographs depict previous Denbury Homes' developments.

† Excludes plot 45.







DENBURY  
HOMES

## Welcome to Monarch Rise

### 2 Bedroom Homes

-  The Chaffinch  
Plots 7 & 8(h)
-  The Redwing  
Plots 18, 19(h) 24 & 25(h)
-  The Goldfinch  
Plots 26, 27(h), 47 & 48(h)



### 3 Bedroom Homes

-  The Fieldfare  
Plots 23(h) & 56
-  The Swift (b)  
Plots 28(h), 52 & 61
-  The Woodpecker  
Plots 2, 3, 6, 45, 65 & 68
-  The Cygnet  
Plots 42 & 53

### 4 Bedroom Homes


-  The Kingfisher  
Plots 20, 22 & 46(h)
-  The Sandpiper  
Plots 4, 5 & 44
-  The Whimbrel  
Plots 43, 49(h), 63 & 69(h)
-  The Woodcock  
Plots 55 & 62
-  The Robin  
Plots 41, 54 & 67(h)
-  The Siskin  
Plots 1 & 21

### 5 Bedroom Homes

-  The Lapwing  
Plots 40(h) 50 & 64
-  The Sparrowhawk  
Plots 51, 66 & 70



Show Home

 Affordable Housing

(b) Bungalow

(h) Handed

(S/S) Sub Station

(P/S) Pump Station

LEAP Local Equipped Area of Play

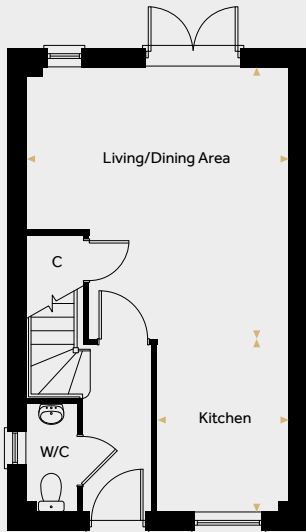
 Swale

External finishes, landscaping and levels will vary, please refer to drawings in sales office. Trees on site layout are unlikely to represent actual volume, type or scale.  
Development layout not to scale, for indication only. See Sales Consultant for information.



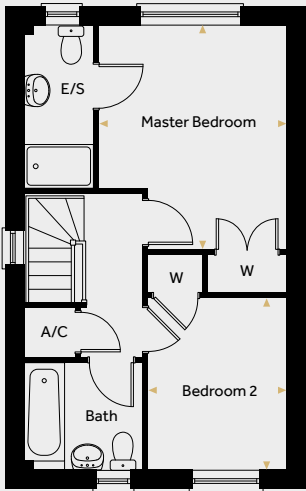
# The Chaffinch

Plots 7 & 8(h)



## GROUND FLOOR

Kitchen	2.990m x 2.285m	9'10" x 7'6"
Living/Dining Area	4.710m x 4.544m	15'5" x 14'11"



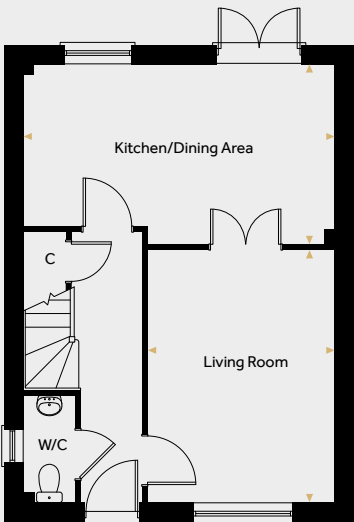
## FIRST FLOOR

Master Bedroom	3.877m x 3.253m	12'8" x 10'8"
Bedroom 2	2.978m x 2.390m	9'9" x 7'10"

(h) Handed. Indicates where measurements have been taken from.

# The Redwing

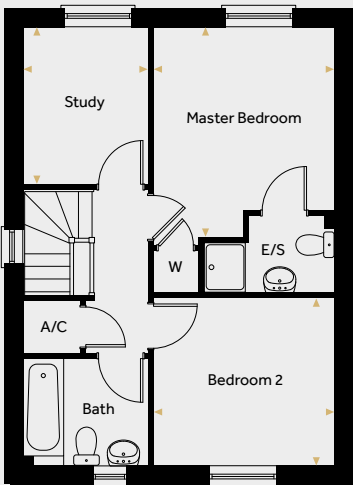
Plots 18, 19(h), 24 & 25(h)



## GROUND FLOOR

Kitchen/Dining Area	5.395m x 3.120m	17'8" x 10'3"
Living Room	4.381m x 3.248m	14'4" x 10'7"

(h) Handed. Indicates where measurements have been taken from.



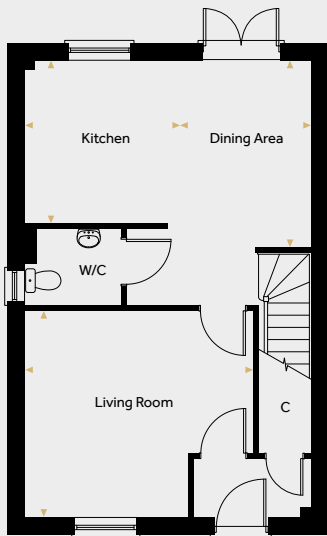
## FIRST FLOOR

Master Bedroom	3.627m x 3.141m	11'10" x 10'3"
Bedroom 2	3.141m x 2.904m	10'3" x 9'6"
Study	2.721m x 2.159m	8'11" x 7'1"



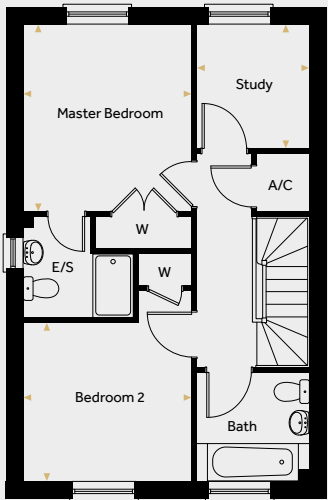
# The Goldfinch

Plots 26, 27(h), 47 & 48(h)



GROUND FLOOR

Kitchen	3.045m x 3.000m	10'0" x 9'10"
Dining Area	3.495m x 2.350m	11'6" x 7'9"
Living Room	4.265m x 3.860m	14'0" x 12'8"



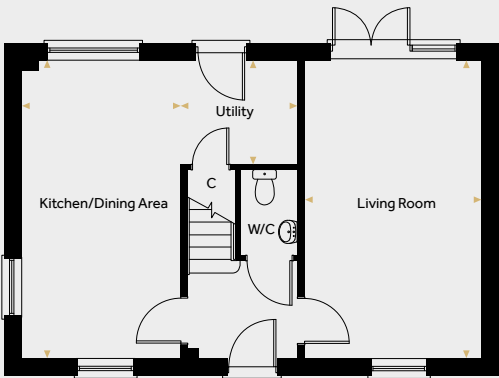
FIRST FLOOR

Master Bedroom	3.495m x 3.150m	11'6" x 10'4"
Bedroom 2	3.150m x 2.960m	10'4" x 9'9"
Study	2.315m x 2.100m	7'7" x 6'11"

(h) Handed. Indicates where measurements have been taken from.

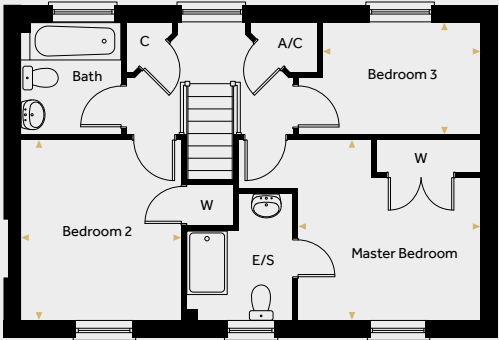
# The Fieldfare

Plots 23(h) & 56



GROUND FLOOR

Kitchen/Dining Area	5.572m x 2.950m	18'3" x 9'8"
Living Room	5.572m x 3.310m	18'3" x 10'10"
Utility	2.180m x 1.950m	7'2" x 6'4"



FIRST FLOOR

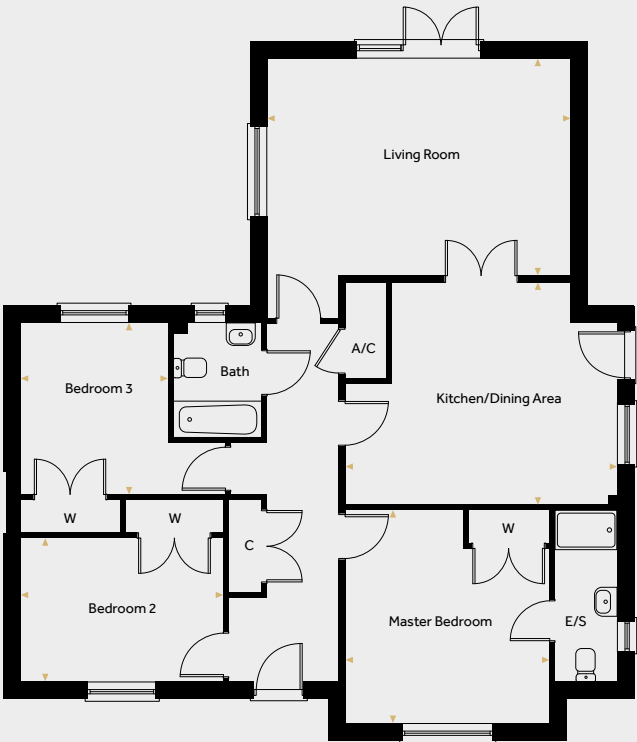
Master Bedroom	3.420m x 3.375m	11'2" x 11'0"
Bedroom 2	3.375m x 3.005m	11'0" x 9'10"
Bedroom 3	2.960m x 2.103m	9'8" x 6'10"

(h) Handed. Indicates where measurements have been taken from.



# The Swift

Plots 28(h), 52 & 61



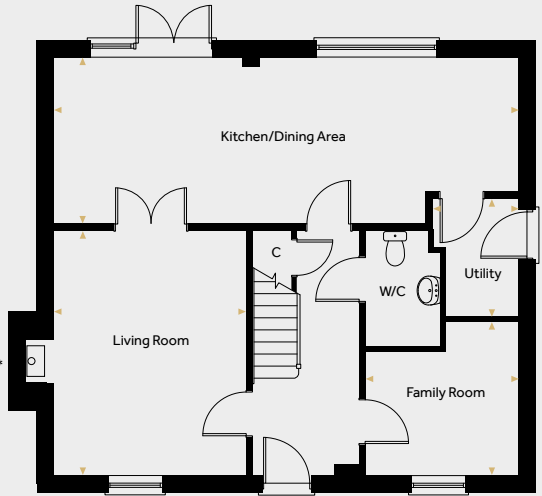
### GROUND FLOOR

Kitchen/Dining Area	5.240m x 4.288m	17'2" x 14'1"
Living Room	5.850m x 4.170m	19'2" x 13'8"
Master Bedroom	4.105m x 3.942m	13'5" x 12'11"
Bedroom 2	3.910m x 2.765m	12'9" x 9'1"
Bedroom 3	3.300m x 2.844m	10'10" x 9'4"

(h) Handed. ▲ Indicates where measurements have been taken from.

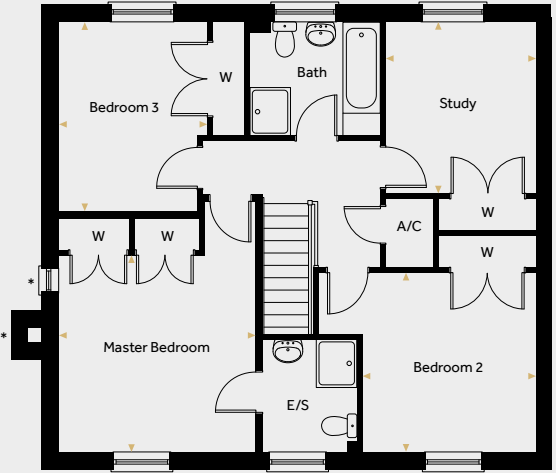
# The Woodpecker

Plots 2, 3, 6, 45†, 65 & 68



### GROUND FLOOR

Kitchen/Dining Area	8.948m x 3.199m	29'5" x 10'6"
Living Room	4.968m x 3.686m	15'5" x 12'1"
Utility	2.268m x 1.650m	7'5" x 5'5"
Family Room	2.957m x 2.949m	9'9" x 9'8"



### FIRST FLOOR

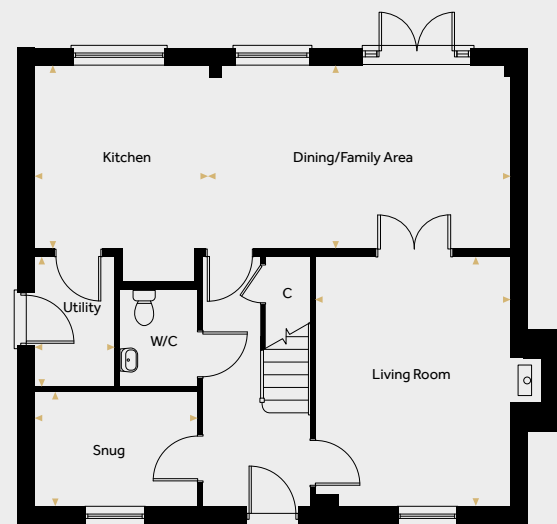
Master Bedroom	3.686m x 3.680m	12'1" x 12'1"
Bedroom 2	3.348m x 3.262m	11'0" x 10'9"
Bedroom 3	3.542m x 2.785m	11'8" x 9'2"
Study	3.209m x 2.823m	10'6" x 9'3"

▲ Indicates where measurements have been taken from. \* Window, wood burner and chimney to plots 2, 3, 6, 65 & 68 only. †Exterior and external finishes of plot 45 differ from indicative CGI. Please refer to plot specific drawings in the sales office.



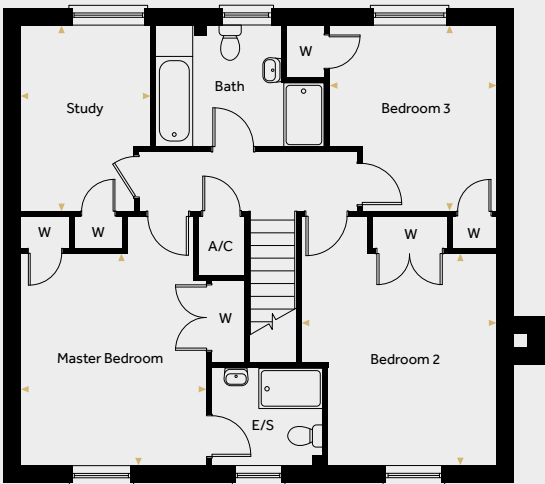
# The Cygnet

Plots 42 & 53



## GROUND FLOOR

Kitchen	3.425m x 3.262m	11'3" x 10'9"
Dining/Family Area	5.643m x 3.425m	18'6" x 11'3"
Living Room	4.655m x 3.650m	15'3" x 12'0"
Snug	3.050m x 2.130m	10'0" x 7'0"
Utility	2.425m x 1.500m	8'0" x 4'11"



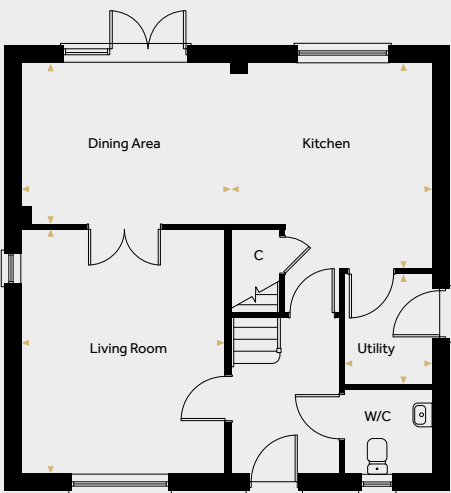
## FIRST FLOOR

Master Bedroom	3.962m x 3.475m	13'0" x 11'5"
Bedroom 2	3.962m x 3.650m	13'0" x 12'0"
Bedroom 3	3.468m x 3.130m	11'5" x 10'3"
Study	3.468m x 2.425m	11'5" x 8'0"

▲ Indicates where measurements have been taken from.

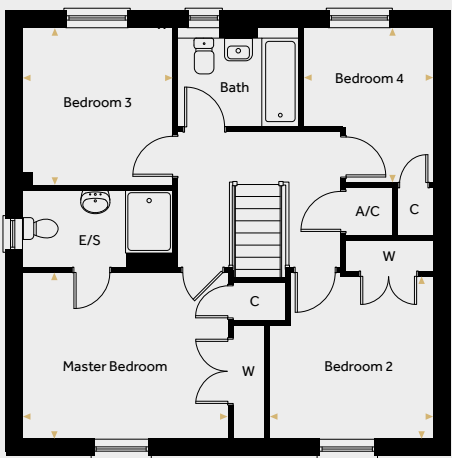
# The Kingfisher

Plots 20, 22 & 46(h)



## GROUND FLOOR

Kitchen	3.915m x 3.837m	12'10" x 12'7"
Dining Area	3.985m x 3.061m	13'1" x 10'1"
Utility	2.108m x 1.667m	6'11" x 5'6"
Living Room	4.665m x 3.872m	15'4" x 12'9"



## FIRST FLOOR

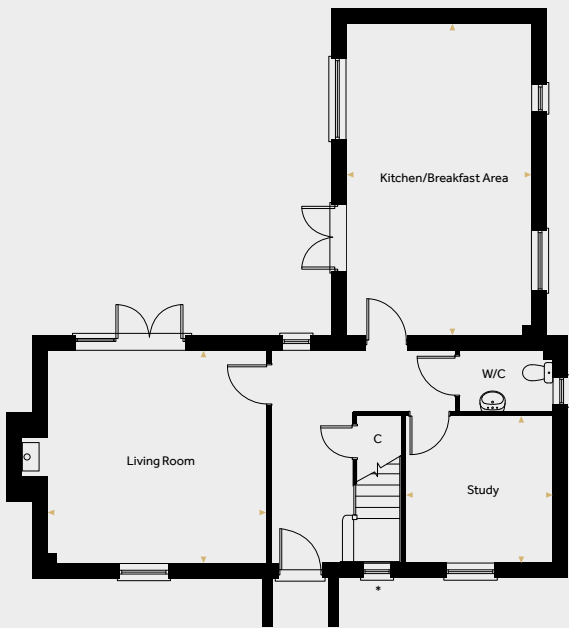
Master Bedroom	3.902m x 3.174m	12'10" x 10'5"
Bedroom 2	3.130m x 3.100m	10'3" x 10'2"
Bedroom 3	2.982m x 2.851m	9'9" x 9'4"
Bedroom 4	2.937m x 2.474m	9'8" x 8'1"

(h) Handed. ▲ Indicates where measurements have been taken from. \* Window to plot 22 only.



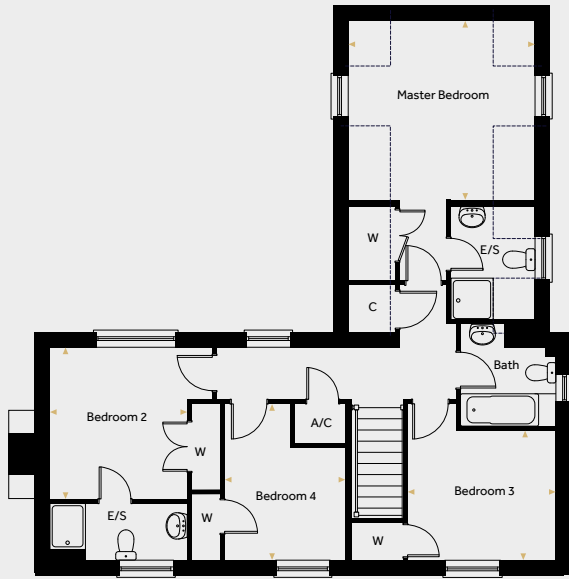
# The Sandpiper

Plots 4, 5 & 44



### GROUND FLOOR

Kitchen/ Breakfast Area	6.735m x 4.015m	22'1" x 13'2"
Living Room	4.730m x 4.595m	15'6" x 15'1"
Study	3.175m x 3.175m	10'5" x 10'5"



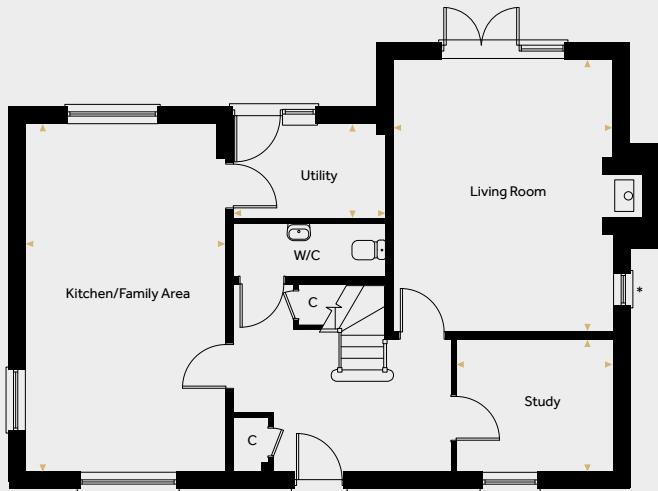
### FIRST FLOOR

Master Bedroom	3.890m x 3.890m	12'9" x 12'9"
Bedroom 2	3.270m x 2.974m	10'9" x 9'9"
Bedroom 3	3.207m x 2.812m	10'6" x 9'3"
Bedroom 4	3.394m x 2.610m	11'2" x 8'7"

◀ Indicates where measurements have been taken from. \* Window to plot 5 only. --- Indicates reduced head height.

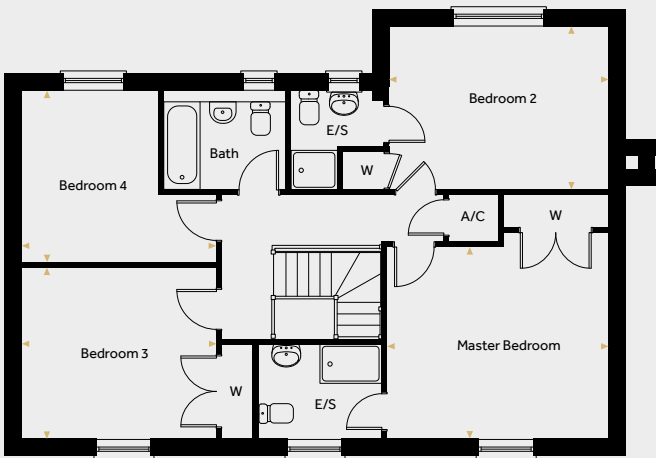
# The Whimbrel

Plots 43, 49(h), 63 & 69(h)



### GROUND FLOOR

Kitchen/Family Area	6.707m x 3.850m	22'0" x 12'8"
Utility	2.937m x 1.818m	9'8" x 6'0"
Living Room	5.244m x 4.222m	17'3" x 13'10"
Study	3.019m x 2.550m	9'11" x 8'4"



### FIRST FLOOR

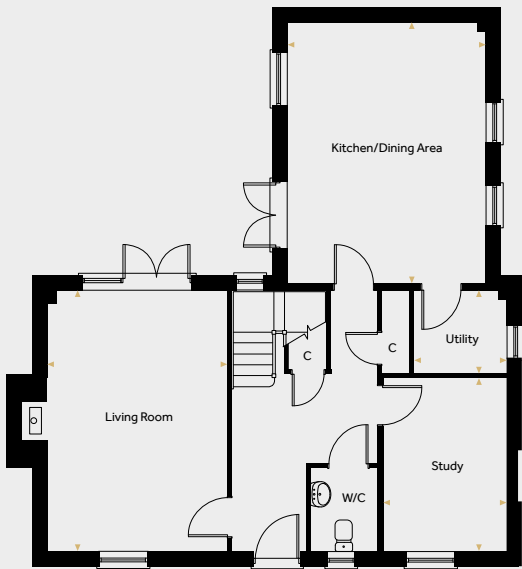
Master Bedroom	4.261m x 3.704m	14'0" x 12'2"
Bedroom 2	4.221m x 3.148m	13'10" x 10'4"
Bedroom 3	3.755m x 3.305m	12'4" x 10'10"
Bedroom 4	3.755m x 3.305m	12'4" x 10'10"

(h) Handed. ▶ Indicates where measurements have been taken from. \*Window to plots 43, 49 & 69 only.



# The Woodcock

Plots 55 & 62



GROUND FLOOR

Kitchen/Dining Area	5.655m x 4.300m	18'7" x 14'1"
Living Room	5.650m x 3.900m	18'7" x 12'10"
Utility	2.000m x 1.800m	6'7" x 5'11"
Study	3.750m x 2.677m	12'4" x 8'9"



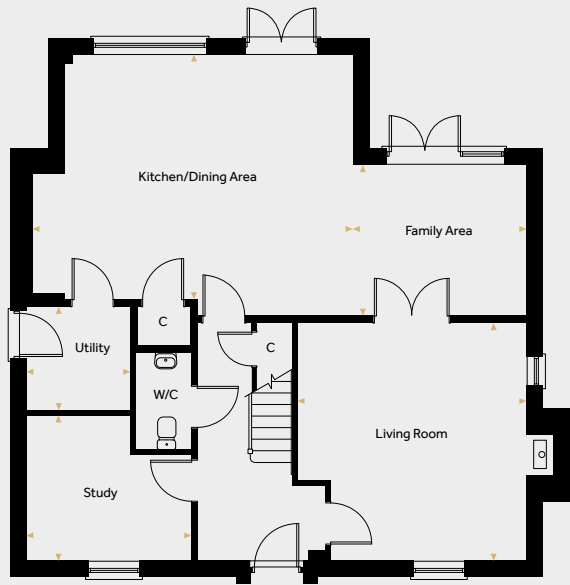
FIRST FLOOR

Master Bedroom	4.310m x 4.055m	14'2" x 13'4"
Dressing Area	2.000m x 1.500m	6'7" x 4'11"
Bedroom 2	4.050m x 2.830m	13'4" x 9'4"
Bedroom 3	3.085m x 2.656m	10'2" x 8'9"
Bedroom 4	3.110m x 2.656m	10'3" x 8'9"

◀ Indicates where measurements have been taken from.

# The Robin

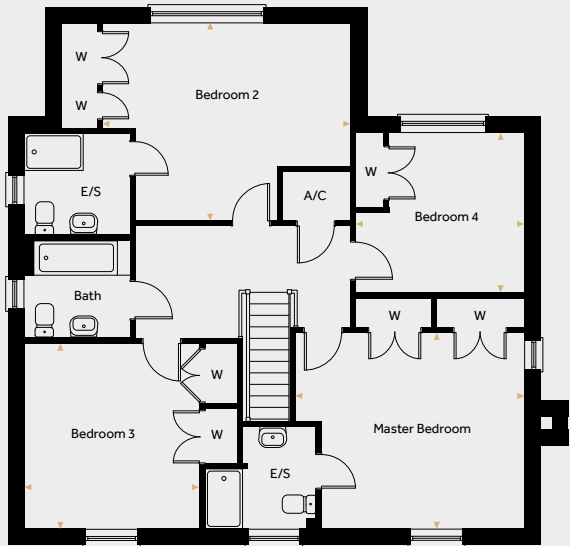
Plots 41, 54 & 67(h)



GROUND FLOOR

Kitchen/Dining Area	6.528m x 4.979m	21'5" x 16'4"
Family Area	3.532m x 3.075m	11'7" x 10'1"
Living Room	4.823m x 4.668m	15'10" x 15'4"
Study	3.355m x 2.942m	11'0" x 9'8"
Utility	2.116m x 2.110m	6'11" x 6'11"

(h) Handed. ▶ Indicates where measurements have been taken from.



FIRST FLOOR

Master Bedroom	4.668m x 3.972m	15'4" x 13'1"
Bedroom 2	5.062m x 4.033m	16'7" x 13'3"
Bedroom 3	3.757m x 3.560m	12'4" x 11'8"
Bedroom 4	3.434m x 3.250m	11'3" x 10'8"



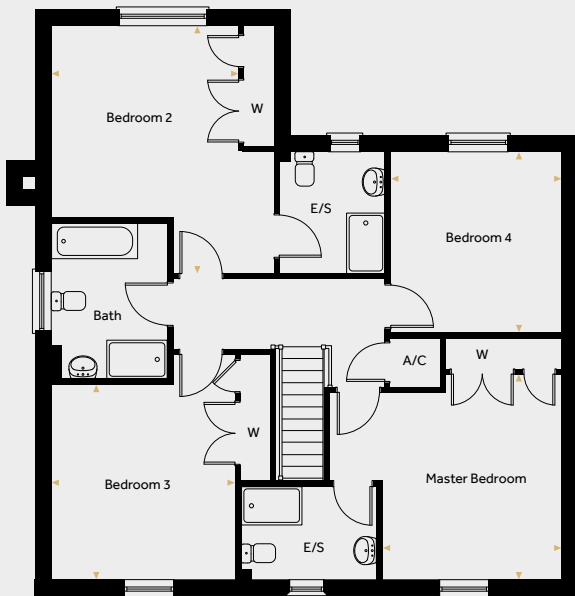
# The Siskin

Plots 1 & 21



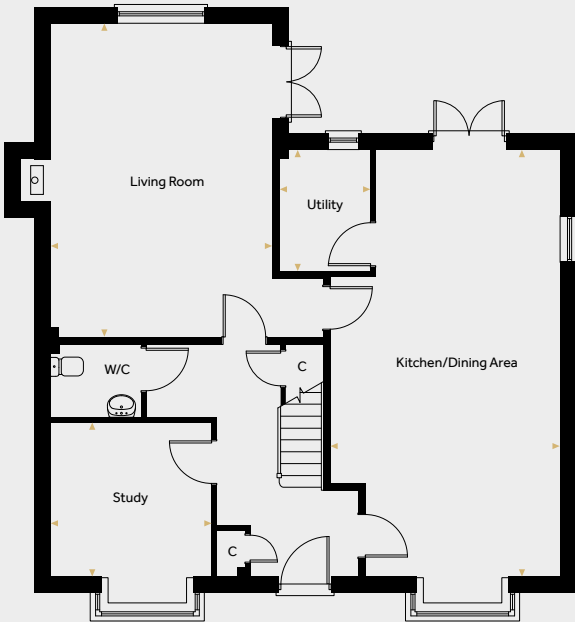
## FIRST FLOOR

Master Bedroom	4.060m x 3.539m	13'4" x 11'7"
Bedroom 2	4.900m x 3.700m	16'1" x 12'2"
Bedroom 3	3.842m x 3.632m	12'7" x 11'11"
Bedroom 4	3.555m x 3.375m	11'8" x 11'1"



## GROUND FLOOR

Kitchen/Dining Area	8.450m x 4.550m	27'9" x 14'11"
Utility	2.400m x 1.800m	7'11" x 5'11"
Living Room	6.200m x 4.400m	20'4" x 14'5"
Study	3.200m x 3.050m	10'6" x 10'0"



◀ Indicates where measurements have been taken from.



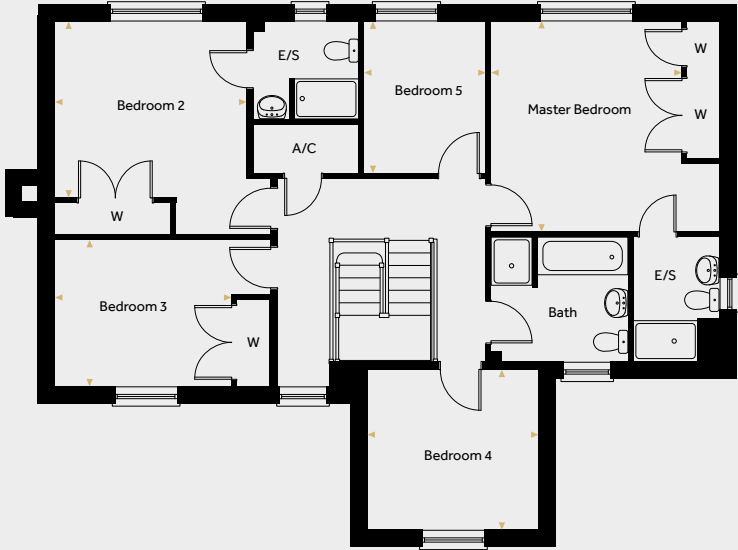
# The Lapwing

Plots 40(h), 50 & 64



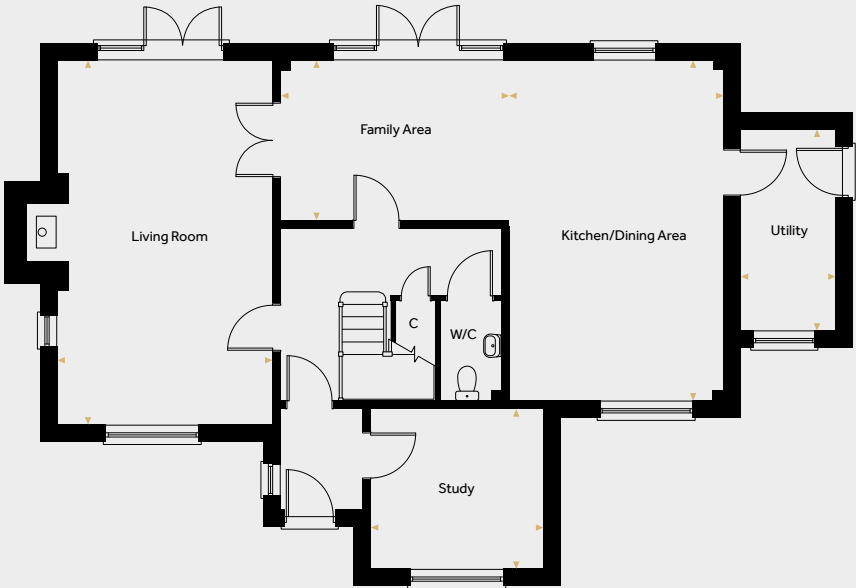
## FIRST FLOOR

Master Bedroom	3.935m x 3.561m	12'11" x 11'8"
Bedroom 2	3.578m x 3.291m	11'8" x 10'9"
Bedroom 3	3.303m x 2.723m	10'10" x 8'11"
Bedroom 4	3.208m x 3.000m	10'6" x 9'10"
Bedroom 5	2.840m x 2.275m	9'4" x 7'5"



## GROUND FLOOR

Kitchen/Dining Area	6.359m x 3.997m	20'10" x 13'1"
Utility	3.755m x 1.745m	12'4" x 5'9"
Family Area	4.274m x 2.985m	14'0" x 9'9"
Living Room	6.809m x 4.013m	22'4" x 13'2"
Study	3.208m x 3.000m	10'6" x 9'10"



(h) Handed.    ◀ Indicates where measurements have been taken from.

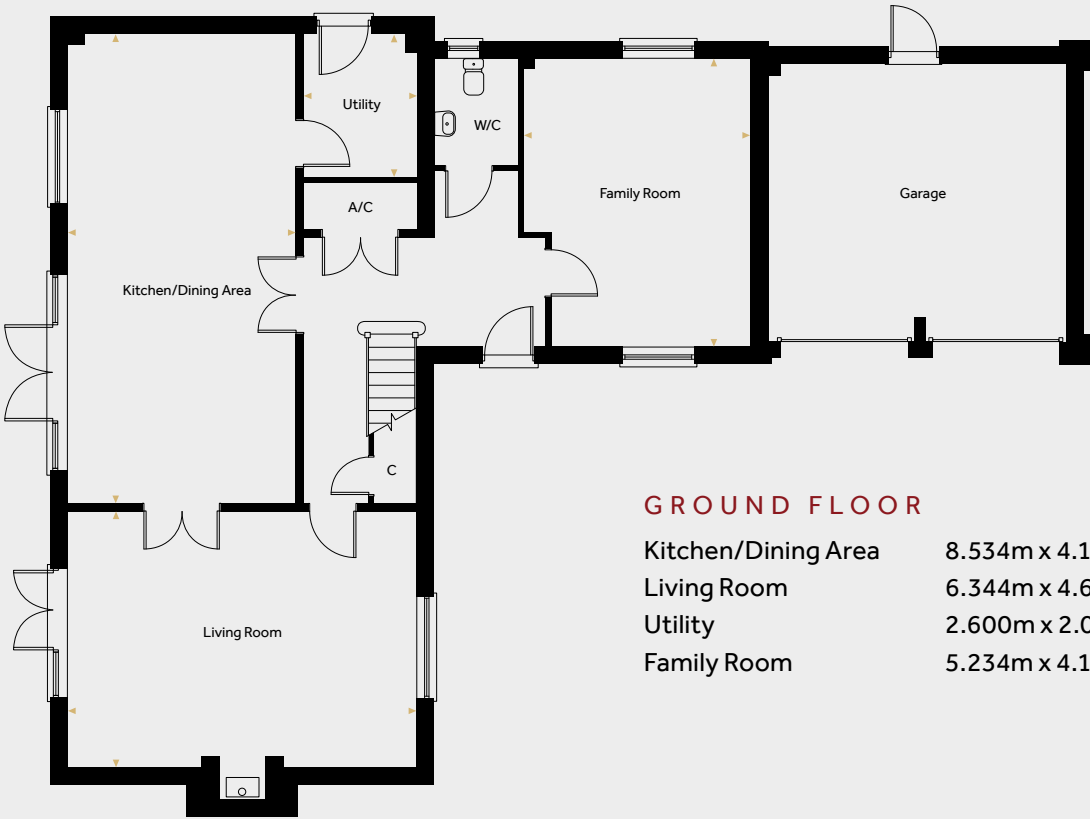


# The Sparrowhawk

Plots 51, 66 & 70



FIRST FLOOR		
Master Bedroom	5.720m x 5.234m	18'9" x 17'2"
Bedroom 2	4.187m x 3.229m	13'8" x 10'7"
Bedroom 3	4.650m x 3.613m	15'3" x 11'10"
Bedroom 4	4.187m x 2.958m	13'8" x 9'8"
Bedroom 5	3.563m x 2.637m	11'8" x 8'8"
Study	4.190m x 3.047m	13'9" x 10'0"



GROUND FLOOR		
Kitchen/Dining Area	8.534m x 4.144m	28'0" x 13'7"
Living Room	6.344m x 4.650m	20'10" x 15'3"
Utility	2.600m x 2.050m	8'6" x 6'9"
Family Room	5.234m x 4.117m	17'2" x 13'6"

▲ Indicates where measurements have been taken from. --- Indicates reduced head height below 1.5m.





Computer generated image of properties at Monarch Rise. Indicative only.





DENBURY  
HOMES

# Monarch Rise

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It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size of garage and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. Computer generated images will not reflect the appearance of all homes of that type. Please refer to elevation drawings and material schedules in the sales centre on the development. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps not to scale. Computer generated images of property types at Monarch Rise may not necessarily illustrate that property type in its setting at this development. All local area information is provided in good faith and correct at time of print. All internal and external photography of properties depicts previous Hopkins & Moore / Denbury Homes developments. Other photographs are of the local area or are indicative lifestyle images.

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