

*Residents tell it 'as it is'*

# Puckeridge Park

*Buyers recognise quality as park sells out fast*



*Henry and Sarah Simmons – a great team who really support their residents*



*No expense has been spared with groundwork*

*Last year we tipped Park Lifestyle readers off about a new development of top-end residential park homes on the Herfordshire/Essex border called Puckeridge Park homes. It's been a phenomenal success story, with ALL 19 plots sold within a space of just seven months, achieving a total price nearing 4.5m. The biggest park home on the park, a top of the range Prestige Grand Symphony sold in what must surely have been a record time of 24 hours of being ordered. As the development neared completion we visited to talk to the home owners there about why this park is so special, and why it stood out to them.*

**T**he park is owned by Tranquility Parks, part of the same family group which owns Gosfield Lake Park in Essex, Bush Pastures in Cambridgeshire and now Braintree Park in Braintree Essex. Puckeridge Park was the brainchild of Henry Simmons, whose family have been in the industry since 1959, so as part of the second generation in the business he knows a thing or two about park homes. He explains; "This park was started from scratch—that's an unusual opportunity so I simply wanted to make it as good as it could possibly be."

That life-long experience is immediately apparent in the planning and layout of the park. Henry's installed extra wide roads to ensure easy access at all

times for residents, although the park is secure with an electronic gate for access. Each home is designed and situated for maximum privacy, and although it's on a gentle incline (a total of 5.5 metres from the top to bottom of the park so not too steep). The kerbstones are in solid granite, an expensive option perhaps, but they look beautiful and don't look un-naturally chipped if they suffer the odd mishap so they'll remain smart for decades to come. There are outdoor LED lights around the park making it very pretty at night too. Drives are brick weaved, there are easy access steps and ramps where needed and even the garden sheds have been well thought through for safety, with non-slip flooring and automatic sensor lights to make them safe for residents to access at all hours.

#### **What a location!**

Puckeridge Park is set in the pretty village retreat of Puckeridge, which exudes old-age charm and natural beauty. It's a great place to retire to, with easy access to the M25 and London, Ware, Stanstead and Bishop's Stortford.

#### **A team effort – what really makes this park VERY special**

From the outset Henry's vision has been two-fold – the highest quality and specification homes and the best possible service for residents. There's been no cheap-skating here and he seems to have invested wisely in good park infrastructure and marketing. He set up a good partnership arrangement with a local estate agent, Oliver Minton, and he and his wife Sarah planned the park homes to the highest

specification possible – mostly large homes with LED lighting and a variety of additional luxury features throughout. Each home even has landscaped gardens the park takes care of in conjunction with the owners, although the owners can have a say in how they are planted and that's all included in the price. All of these homes have one common element – WOW factor.

Henry's immediate family are very involved in the business and here's where the most astonishing special touches have come in, from help cleaning, packing and unpacking, testing appliances before and after arrival, setting up absolutely everything for residents if needed including putting up pictures,

handrails, tuning TV's and satellite in and any other odd jobs they can do to help take the strain from incoming residents. One resident who arrived tired from the first day's move found that they were joined on arrival by Sarah and her daughter who unpacked everything while insisting she rest as much as she could - two full and hard days assistance given freely which meant the world to our happy resident. We think this speaks volumes about how this family group operates and bodes well for their future developments, but as there's no better recommendation than from those who've actually made the journey we talked to many of the new owners to find out what their experience was like.

### Into the future –more parks on the horizon:

This has been such a popular development that there is now already waiting list for the next one. Tranquility Parks is currently selling plots on Braintree Park, a recent acquisition, but we expect demand to outstrip supply very quickly. Henry is now planning the next development after that and is looking for parks in the area which might be up for sale and suitable as a potential top-end residential locations. We think that this is a park group well worth watching. Without exception the residents can't speak highly enough of the park owners, and everything is executed to a very high quality. Other park owners may have considered this a high risk strategy but it certainly seems that the park owners here knew what they were doing – it's paid off, especially for the residents who have a stunning environment to enjoy now as a result.

## What the residents say:

**Keith and Jill Warby** were the buyers of the stunning Grand Symphony which stands in a central position on the park. This must have been one of the fastest sales ever of this model as Keith explains; "Henry phoned us one afternoon to let us know he'd got one on order. We saw one at the factory showground the next morning and drove straight back to the park to place our deposit on it. They said; "We've been extremely impressed with Henry and his family. He has been so accommodating and helpful and we know we've made the right decision moving here."

**Steve & Mitzi Grant** work for a legal firm in London and moved from the Lakeside area of Essex. They'd been looking at park homes and parks for three years, before finding Puckeridge Park. Mitzi says; "It's nice to be part of the village and we almost feel like we're on millionaire's row here, it's so lovely."

**James and Kathleen Cooley** also have family in the area – they moved from Frinton and now also enjoy plenty of family visits which they really love, with children and grandchildren nearby. They were astonished by the attention to detail on the park and in the park homes."

**Beryl and George Bourdice** have recently moved into a single unit home on the park and had the second bedroom converted into a walk in wardrobe to house all her clothes. They've got a lovely view from the top of the park, and Henry has created an extremely spacious outside patio area for them to enjoy."

**Belinda and David Morris** say this has been the easiest move they've made. She adds; "These are exceptional people, we trust them completely,

they're so honest, hardworking and helpful. We feel really lucky to be here."

**Janet and Timothy Noonan** moved from Thorpe Bay and were looking for a bungalow originally as they have a daughter nearby they wanted to be closer to. They walked into their home they put a deposit down on it straight away as she knew it 'felt right'. They had a lot of help from the family moving in and she says that help made a huge difference describing the Simmons family as

'absolutely brilliant, you couldn't hope for nicer people!'

**Alex and Beryl Porter** were first to move in and have enjoyed watching all their neighbours and homes arrive. They were particularly impressed with the standard of landscaping saying they left it to Henry but he really treated them with something special and they appreciated it.

**Melanie Preston** says;

"I couldn't wish for more. Henry asked me what I wanted in my garden and when I asked for an apple tree he planted one for me. We are all still getting to know each other and everyone seems lovely, it's worked out brilliantly."

**Martin and Georgie Chesham** say that the move has been brilliant for them too – they'd lived in their old house for 25 years but are very content here already enjoying the lovely walks from the park.

**Bob and Doris Moore** wanted to be close to their daughter who lives in the village so location was very important to them. Doris revealed how they'd called Henry when the LED park lights weren't working one night and he drove straight to the park to fix them within the hour. "That's just what he's like," she said, "he wouldn't leave anything he could fix straight away."

**John and Chris Cooper** read the article on the new development in Park Lifestyle and decided to have a look, although they hadn't looked in the area prior to that. They are advocates of the part exchange system saying that they were happy with the price given and being able to 'get on with it' has meant they could start enjoying their home straight away, the process only took three weeks.

