

Wain
HOMES

A man with a beard, wearing a pink long-sleeved sweater and a yellow and brown patterned apron, is kneading dough on a wooden surface. Flour is falling from his hands and the dough, creating a soft, hazy atmosphere. In the foreground, there are several red tomatoes and some green herbs. The background shows a kitchen with white cabinets and a stainless steel oven.

A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

LARK VIEW DEVELOPMENT PLAN



2 Bedroom Apartments	3 Bedroom Homes	4 Bedroom Homes	Affordable Homes
Buttercup House	The Acacia (ACA)	The Foxglove (FXG)	Shared Ownership
Tamarind House	The Acer (ACE)	The Hawthorn (HAW)	Affordable Rented Homes
2 Bedroom Homes	The Alder (ALD)	The Hazel (HAZ)	(Location of affordable / rented homes is indicative)
The Mellyon (MEL)	The Laurel (LAU)	The Holly (HOL)	S/S Substation
The Oysterwood (OYW)	The Whiteberry (WBV)	The Juniper (JUN)	P/S Pump Station
			LEAP Local Equipment Area for Play
			B/S Bike/Bin Store



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LARK VIEW SPECIFICATION

BUTTERCUP HOUSE | TAMARIND HOUSE | THE MELLYON | THE OYSTERWOOD
THE ACACIA | THE ACER | THE ALDER | THE LAUREL | THE WHITEBERRY | THE FOXGLOVE
THE HAWTHORN | THE HAZEL | THE HOLLY | THE JUNIPER

KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Closer Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Stainless Steel Sink with
- Chrome Mixer Tap

BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-Suite
- Chrome Heated Towel Rail to Bathroom and En-Suite
- Downlighters to En-Suites

WALL TILING

Cloakroom

- Wall Tiling to Splashback only in Cloakroom

Bathroom

- Half-Height Tiling throughout
- Full-Height to Shower Cubicle
- Full-Height Tiling around Bath if Shower over Bath
- Tiled Window Cills where applicable

En-Suites

- Full-Height Tiling to Shower Cubicle and Half-Height to all Other Walls
- Tiled Window Cills where applicable

HEATING SYSTEM

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat*

INTERNAL FEATURES

- Staircase White, Oak Handrail and Newel Caps
- Switches and Sockets White to all Rooms
- Wain Home Cream Painted Walls
- BT and TV points Lounge and Bedroom 1
- Data Point Bedroom 1
- Vertical Grooved Oak Finish Internal Doors with Chrome Ironmongery
- Smoke and Heat Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to Suit External Elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- External Tap

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Location to be confirmed, please ask for further details.



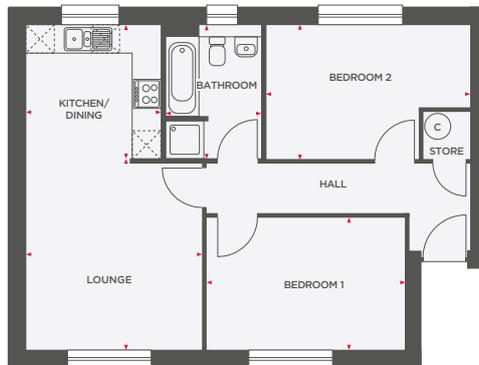
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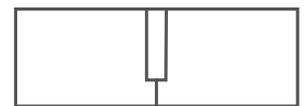


BUTTERCUP HOUSE

THE PRIMROSE - 2 BEDROOM APARTMENT



Lounge	3720 x 4040	12'2" x 13'3"
Kitchen/Dining	2845 x 2845	9'4" x 9'4"
Bedroom 1	4175 x 2810	13'8" x 9'3"
Bedroom 2	4305 x 2845	14'1" x 9'4"
Bathroom	2025 x 2845	6'8" x 9'4"
Total Area	61.5 m²	662 ft²



FIRST FLOOR



GROUND FLOOR

 Space for appliance  Hot water cylinder



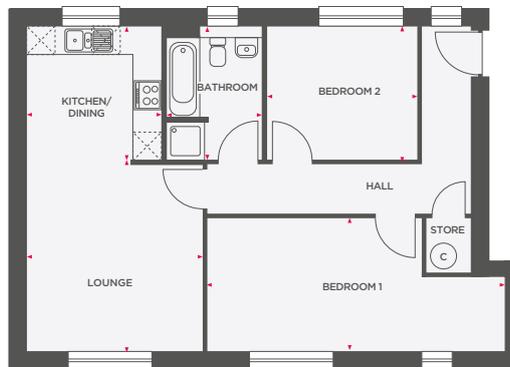
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BUTTERCUP HOUSE

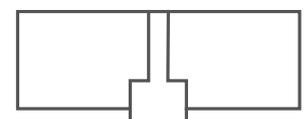
THE GORSE - 2 BEDROOM APARTMENT



Lounge	3720 x 4040	12'2" x 13'3"
Kitchen/Dining	2845 x 2845	9'4" x 9'4"
Bedroom 1	4485 x 2800	14'9" x 9'2"
Bedroom 2	3135 x 2845	10'3" x 9'4"
Bathroom	2025 x 2845	6'8" x 9'4"
Total Area	65.2 m²	702 ft²



FIRST FLOOR



GROUND FLOOR

 Space for appliance  Hot water cylinder



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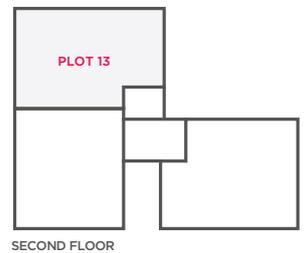


TAMARIND HOUSE

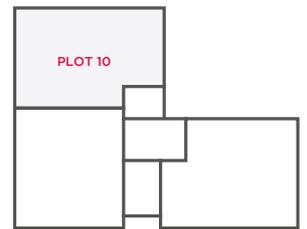
THE MYRTLE - 2 BEDROOM APARTMENT



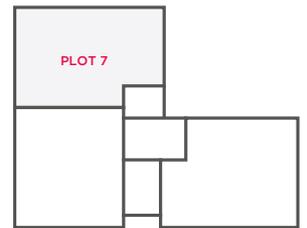
Lounge	3945 x 2590	12'11" x 8'6"
Kitchen/Dining	3945 x 2500	12'11" x 8'2"
Bedroom 1	3595 x 2600	11'9" x 8'7"
En-Suite	3150 x 1210	10'4" x 3'11"
Bedroom 2	3810 x 2610	12'6" x 8'7"
Bathroom	1995 x 1930	6'7" x 6'4"
Total Area	61.5 m²	662 ft²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

 Space for appliance  Hot water cylinder



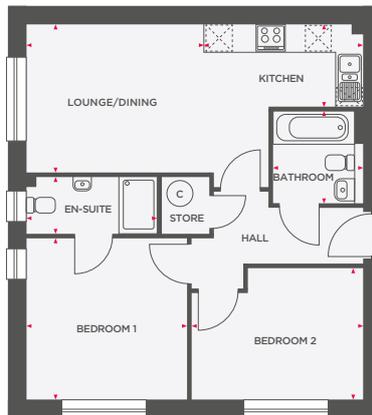
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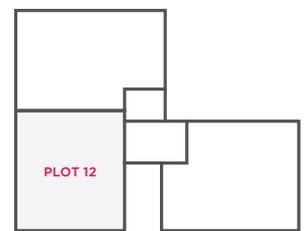


TAMARIND HOUSE

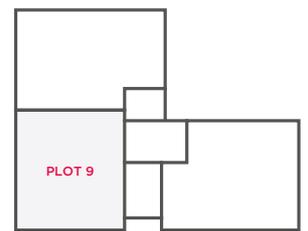
THE CAMELLIA - 2 BEDROOM APARTMENT



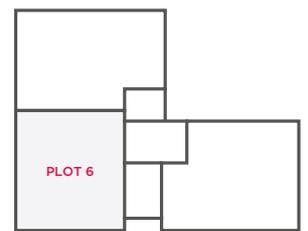
Lounge	3740 x 3150	12'3" x 10'4"
Kitchen/Dining	3360 x 3150	11'0" x 10'4"
Bedroom 1	3370 x 3455	11'1" x 11'4"
En-Suite	2750 x 1210	9'0" x 3'11"
Bedroom 2	3640 x 2830	11'11" x 9'3"
Bathroom	1920 x 1975	6'4" x 6'6"
Total Area	56.9 m²	613 ft²



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

 Space for appliance  Hot water cylinder



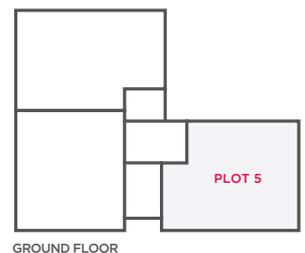
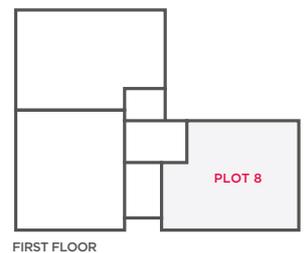
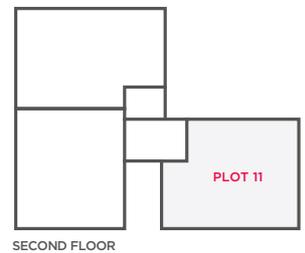
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TAMARIND HOUSE

THE HEATHER - 2 BEDROOM APARTMENT



Lounge/Dining	3790 x 3695	12'5" x 12'1"
Kitchen	2420 x 3530	7'11" x 11'7"
Bedroom 1	3940 x 2960	12'11" x 9'9"
En-Suite	2515 x 1210	8'3" x 3'11"
Bedroom 2	2675 x 3435	8'9" x 11'3"
Bathroom	2115 x 2170	6'11" x 7'1"
Total Area	60.9 m²	656 ft²

Space for appliance Hot water cylinder



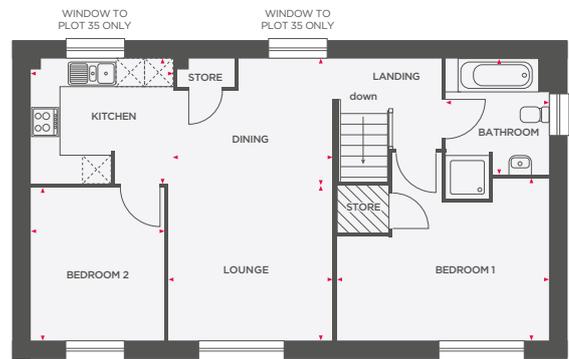
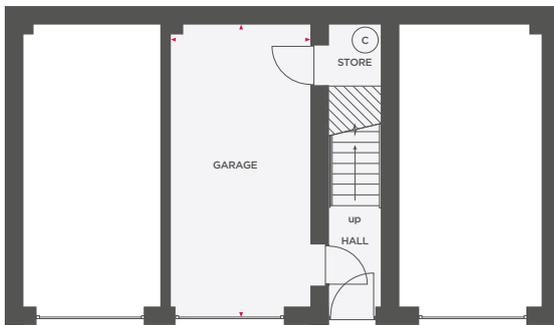
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THE MELLYON

2 BEDROOM HOME



Garage 2970 x 6035 9'9" x 19'10"

Lounge	3460 x 3330	11'4" x 10'11"
Kitchen	2655 x 2915	8'9" x 9'7"
Dining	3460 x 2655	11'4" x 8'9"
Bedroom 1	4460 x 3445	14'8" x 11'4"
Bedroom 2	3245 x 2830	10'8" x 9'3"
Bathroom	2455 x 2165	8'1" x 7'1"
Total Area	71.9 m²	774 ft²

 Space for appliance
  Hot water cylinder
  Limited use area



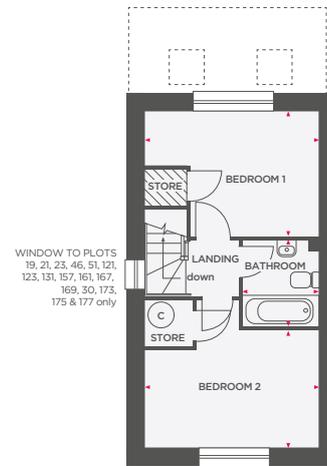
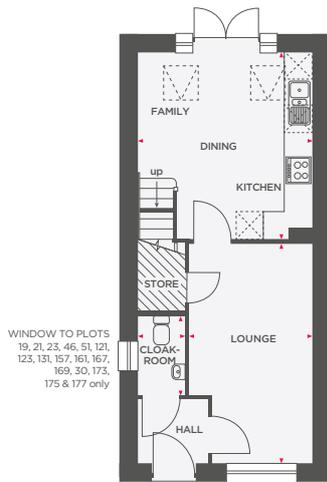
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THE OYSTERWOOD

2 BEDROOM SEMI-DETACHED/TERRACED HOME



Lounge	2735 x 4965	9'0" x 16'3"
Kitchen/Dining/Family	3885 x 4195	12'9" x 13'9"
Cloakroom	1780 x 1050	5'10" x 3'5"

Bedroom 1	2825 x 3885	9'3" x 12'9"
Bedroom 2	2625 x 3885	8'7" x 12'9"
Bathroom	1720 x 1925	5'8" x 6'4"

Total Area	65 m ²	700 ft ²
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 Space for appliance
  Hot water cylinder
  Limited use area



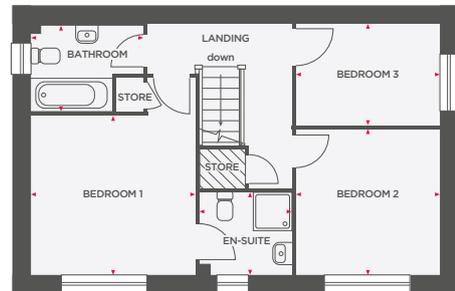
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THE ACACIA

3 BEDROOM DETACHED/END TERRACED HOME



Lounge	5305 x 3445	17'5" x 11'4"
Kitchen	3885 x 2500	12'9" x 8'2"
Dining/Family	2950 x 2805	9'8" x 9'2"
Cloakroom	1625 x 1050	5'4" x 3'5"

Bedroom 1	3445 x 3355	11'4" x 11'0"
En-Suite	1925 x 1730	6'4" x 5'8"
Bedroom 2	3075 x 3005	10'1" x 9'10"
Bedroom 3	3030 x 2140	9'11" x 7'0"
Bathroom	2360 x 1810	7'9" x 5'11"

Total Area	90.8 m²	978 ft²
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 Space for appliance
  Hot water cylinder
  Limited use area



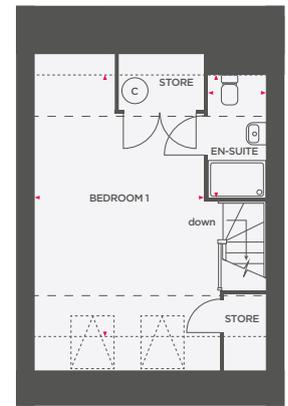
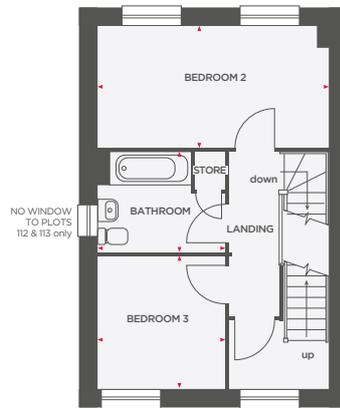
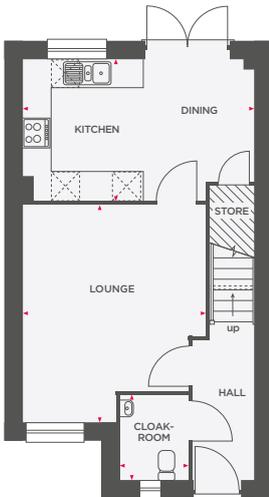
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THE ACER

3 BEDROOM SEMI-DETACHED HOME



Lounge	4610 x 3815	15'2" x 12'6"
Kitchen/Dining	4835 x 2975	15'10" x 9'9"
Cloakroom	1800 x 1430	5'11" x 4'8"

Bedroom 2	4835 x 2565	15'10" x 8'5"
Bedroom 3	2805 x 2670	9'2" x 8'9"
Bathroom	2670 x 2125	8'9" x 7'0"

Bedroom 1	5565 x 3935	18'3" x 12'11"
En-Suite	2595 x 1200	8'6" x 3'11"

Total Area	103.5 m²	1115 ft²
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Space for appliance
 Hot water cylinder
 1500mm height line
 Flat ceiling line
 Limited use area



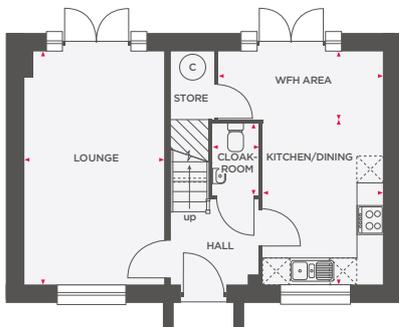
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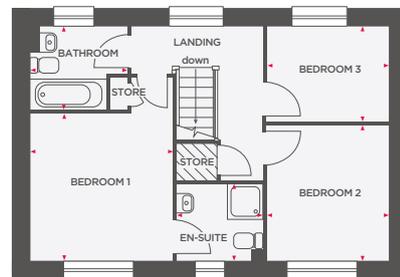


THE ALDER

3 BEDROOM DETACHED HOME



Lounge	3155 x 5310	10'4" x 17'5"
Kitchen/Dining	2725 x 3765	8'11" x 12'4"
WFH Area	1545 x 3725	5'1" x 12'3"
Cloakroom	1650 x 1050	5'5" x 3'5"



Bedroom 1	3220 x 3330	10'7" x 10'11"
En-Suite	1925 x 1730	6'4" x 5'8"
Bedroom 2	2780 x 3075	9'1" x 10'11"
Bedroom 3	2780 x 2145	9'1" x 7'0"
Bathroom	2180 x 1890	7'2" x 6'2"
Total Area	86.2 m²	928 ft²

 Space for appliance
  Hot water cylinder
  Limited use area



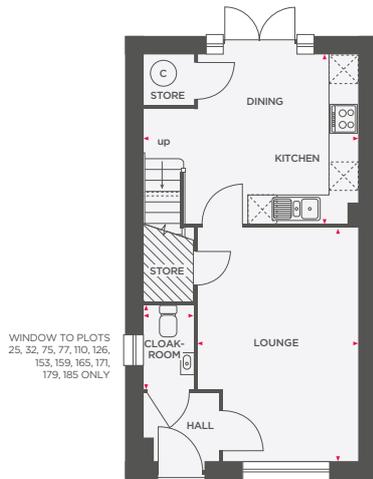
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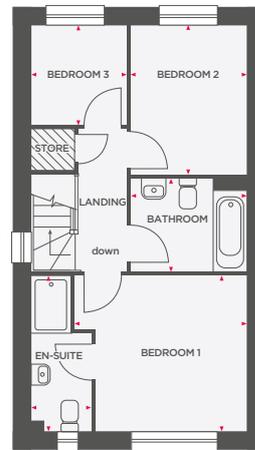


THE LAUREL

3 BEDROOM SEMI-DETACHED/TERRACED HOME



WINDOW TO PLOTS
25, 32, 75, 77, 84, 110,
126, 153, 159, 165, 171,
179, 185 ONLY



Lounge	4930 x 3360	16'2" x 11'0"
Kitchen/Dining	3555 x 3350	11'8" x 11'0"
Cloakroom	1750 x 1040	5'9" x 3'5"

Bedroom 1	3300 x 3165	10'10" x 10'5"
En-Suite	3300 x 1260	10'10" x 4'2"
Bedroom 2	3145 x 2435	10'4" x 8'0"
Bedroom 3	2095 x 1975	6'11" x 6'6"
Bathroom	2435 x 1955	8'0" x 6'5"

Total Area	77.1 m ²	830 ft ²
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Space for appliance (C) Hot water cylinder Limited use area



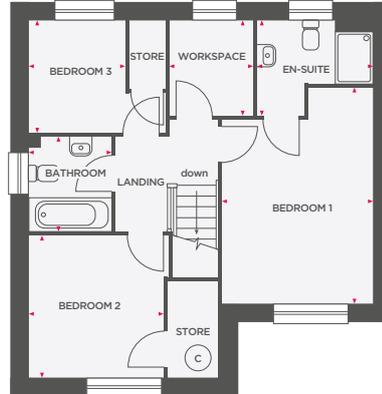
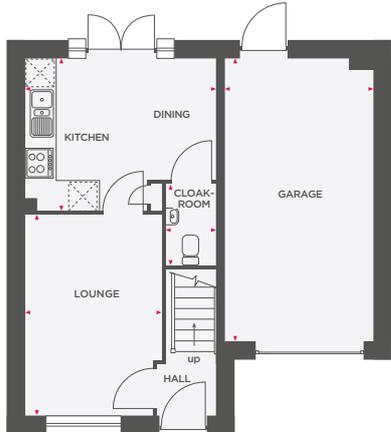
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THE WHITEBERRY

3 BEDROOM DETACHED HOME



Lounge	4250 x 2820	13'11" x 9'3"
Kitchen/Dining	3960 x 3200	10'6" x 13'0"
Garage	6035 x 3055	19'10" x 10'0"
Cloakroom	1715 x 1050	5'8" x 3'5"

Bedroom 1	4585 x 3175	15'0" x 10'5"
En-Suite	2435 x 1990	8'0" x 6'6"
Bedroom 2	3005 x 2820	9'10" x 9'3"
Bedroom 3	2355 x 2020	7'9" x 6'8"
Workspace	1990 x 1745	6'6" x 5'9"
Bathroom	2000 x 1715	6'7" x 5'8"

Total Area	79.3 m²	854 ft²
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 Space for appliance  Hot water cylinder



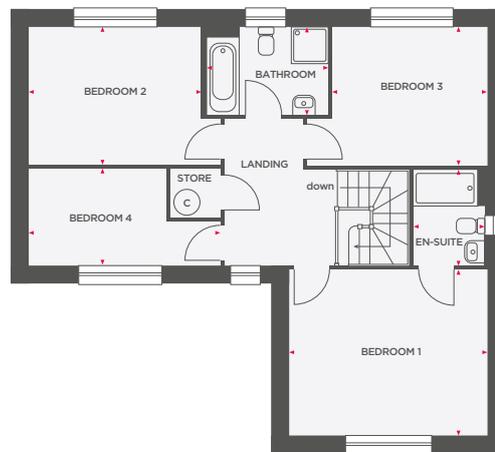
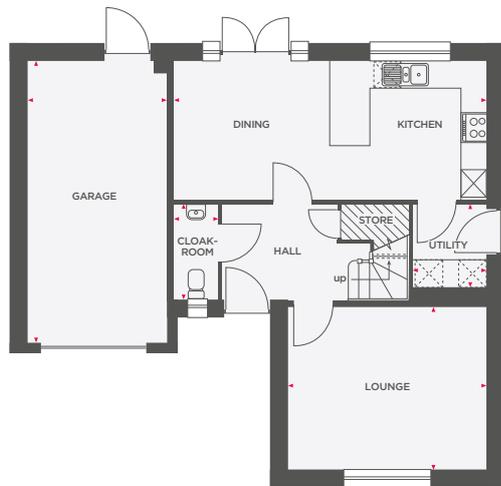
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Wain
HOMES



THE FOXGLOVE

4 BEDROOM DETACHED HOME



Lounge	4295 x 3560	14'1" x 11'8"
Kitchen/Dining	6775 x 3015	22'3" x 9'11"
Cloakroom	2090 x 930	6'10" x 3'1"
Utility	1815 x 1600	5'11" x 5'3"
Garage	6170 x 2980	20'3" x 9'9"

Bedroom 1	4295 x 3605	14'1" x 11'10"
En-Suite	2085 x 1550	6'10" x 5'1"
Bedroom 2	3745 x 3015	12'3" x 9'10"
Bedroom 3	3345 x 2995	10'11" x 9'10"
Bedroom 4	4145 x 2095	13'7" x 6'10"
Bathroom	1925 x 2620	6'4" x 8'7"

Total Area	118.7 m²	1278 ft²
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⊠ Integrated appliance
 ⊞ Space for appliance
 Ⓒ Hot water cylinder
 ▨ Limited use area



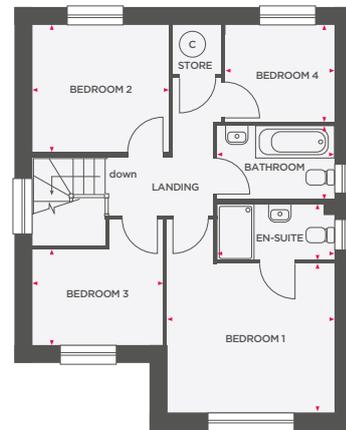
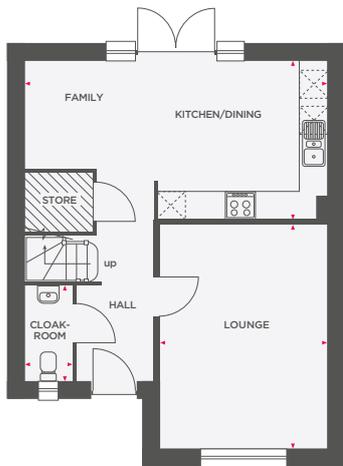
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THE HAWTHORN

4 BEDROOM DETACHED HOME



Lounge	4880 x 3625	16'0" x 11'11"
Kitchen/Dining/Family	6550 x 3430	21'6" x 11'3"
Cloakroom	2075 x 1025	6'10" x 3'4"

Bedroom 1	3625 x 3255	11'11" x 10'8"
En-Suite	2540 x 1205	8'4" x 3'11"
Bedroom 2	2960 x 2785	9'8" x 9'2"
Bedroom 3	2840 x 2105	9'4" x 6'11"
Bedroom 4	2365 x 2100	7'9" x 6'11"
Bathroom	2540 x 1615	8'4" x 5'4"

Total Area	102.1 m²	1100 ft²
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 Space for appliance
  Hot water cylinder
  Limited use area



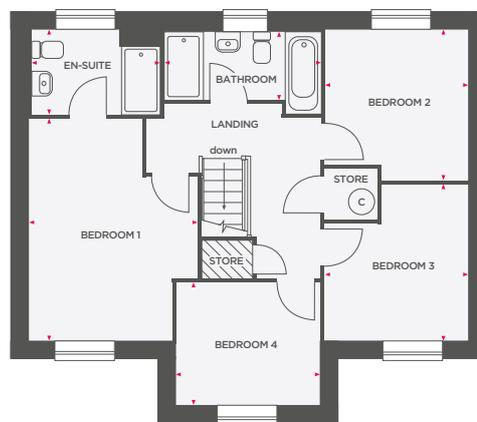
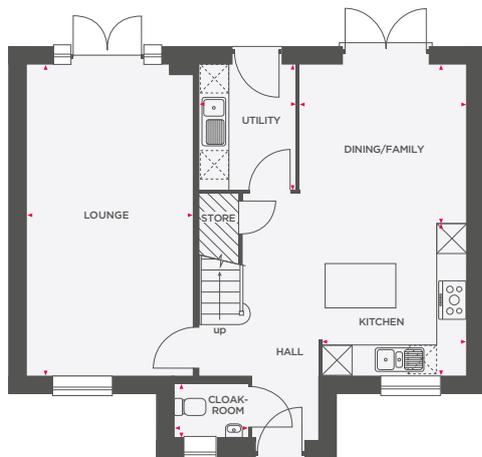
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THE HAZEL

4 BEDROOM DETACHED HOME



Lounge	3405 x 6435	11'2" x 21'1"
Kitchen	2950 x 3125	9'8" x 10'3"
Dining/Family	3310 x 3410	10'10" x 11'2"
Utility	2595 x 1970	8'6" x 6'5"
Cloakroom	1500 x 1145	4'11" x 3'9"

Bedroom 1	3465 x 4595	11'5" x 15'1"
En-Suite	2645 x 1750	8'8" x 5'9"
Bedroom 2	2925 x 3130	9'7" x 10'3"
Bedroom 3	2950 x 3220	9'8" x 10'7"
Bedroom 4	2945 x 2540	9'8" x 8'4"
Bathroom	3200 x 1715	10'6" x 5'8"

Total Area	126.9 m ²	1366 ft ²
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⊠ Integrated appliance
 ⊞ Space for appliance
 Ⓒ Hot water cylinder
 ▨ Limited use area



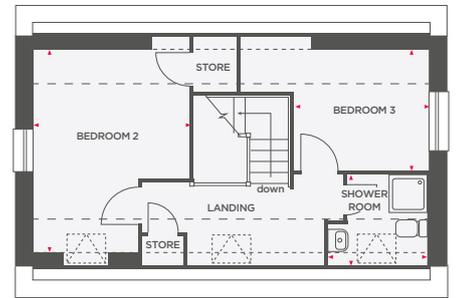
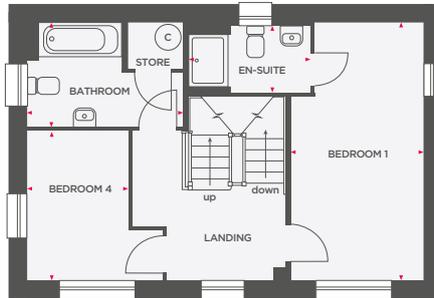
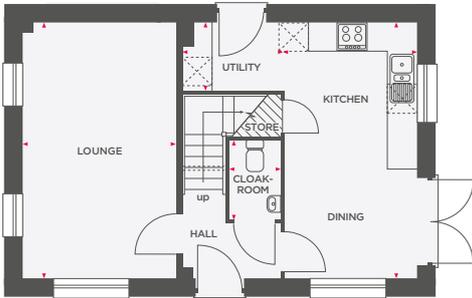
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THE HOLLY

4 BEDROOM DETACHED HOME



Lounge	3155 x 5310	10'4" x 17'5"
Kitchen/Dining	2715 x 5310	8'11" x 17'5"
Utility	2100 x 1420	6'11" x 4'8"
Cloakroom	1650 x 1050	5'5" x 3'5"

Bedroom 1	2750 x 5310	9'0" x 17'5"
Bedroom 4	2070 x 3060	6'9" x 10'0"
Bathroom	2160 x 3195	7'1" x 10'6"
En-Suite	1370 x 2500	4'6" x 8'2"

Bedroom 2	3220 x 4210	10'6" x 13'9"
Bedroom 3	2750 x 2510	9'0" x 8'2"
Shower Room	1885 x 2050	6'2" x 6'9"

Total Area	120.4 m²	1296 ft²
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Space for appliance
 Hot water cylinder
 1500mm height line
 Flat ceiling line
 Limited use area



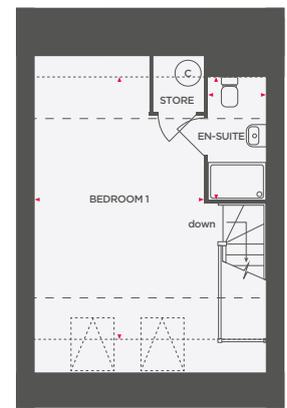
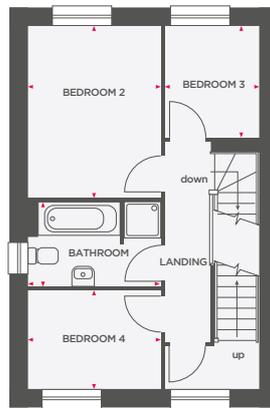
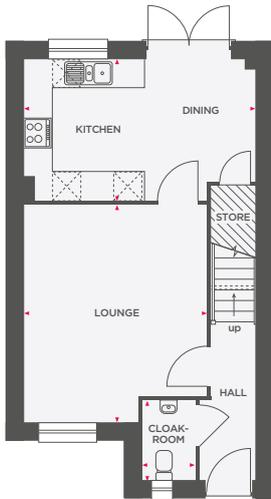
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THE JUNIPER

4 BEDROOM SEMI-DETACHED HOME



Lounge	4610 x 3815	15'2" x 12'6"
Kitchen/Dining	4835 x 2975	15'10" x 9'9"
Cloakroom	1695 x 1100	5'7" x 3'7"

Bedroom 2	3635 x 2790	11'11" x 9'2"
Bedroom 3	2340 x 1955	7'8" x 6'5"
Bedroom 4	2790 x 2080	9'2" x 6'10"
Bathroom	2790 x 1780	9'2" x 5'10"

Bedroom 1	5565 x 3935	18'3" x 12'11"
En-Suite	2595 x 1200	8'6" x 3'11"
Total Area	103 m²	1109 ft²

Space for appliance
 Hot water cylinder
 1500mm height line
 Flat ceiling line
 Limited use area



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