

Wain
HOMES

A woman with long brown hair, wearing a white patterned blouse, is laughing heartily in a kitchen. She is holding a small spoon and seasoning a red bell pepper on a wooden cutting board. A yellow bell pepper is also on the board. In the background, a man with grey hair and a beard, wearing a blue polo shirt, is smiling. The kitchen features light wood cabinets, a stainless steel range hood with the 'AEG' logo, and a gas stove. A glass of white wine sits on the counter next to a bowl of cherry tomatoes and a plate of food.

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*

SHROPSHIRE HEIGHTS DEVELOPMENT PLAN



2 Bedroom Homes

Oysterwood (OS)

3 Bedroom Homes

Alder (AL)

Laburnum (LB)

Laurel (LU)

Whitebeam (WM)

Whiteberry (WY)

4 Bedroom Homes

Candleberry (CB)

Cypress (CP)

Foxglove (FX)

Hawthorn (HW)

Hazel (HZ)

Hornbeam (HR)

Willow (WL)

5 Bedroom Homes

Larch (LC)

Bungalows

Milton 3 Bed (ML)

Apartments

Chinley (CH)

* Rent Plus Affordable Homes

LEAP Local Equipped Area for Play

LAP Area for Play

SHROPSHIRE HEIGHTS SPECIFICATION

LARCH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Integrated Fridge Freezer
- Zanussi/Electrolux Integrated Dishwasher
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Methven Tasman Brassware
- Methven Aio Cool Touch Thermostatic Shower with Fixed Head & Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites
- White Shaver Socket

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- Chrome Media Plate & CAT 5 Data Point
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and White Side/Rear/Bi-Fold Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front & Rear
- Electric Vehicle Charging Point
- Power and Lighting to all Garages
- External Tap to Rear
- Black Garage Doors
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden ^

WARRANTIES

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

* Upgraded Choices available **Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^ Unless stipulated otherwise on the working drawings.



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (October 2025)



SHROPSHIRE HEIGHTS SPECIFICATION

CANDLEBERRY | FOXGLOVE | HAZEL | HORNBEAM | WILLOW

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Single Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood (Willow only)
- Zanussi/Electrolux Integrated Fridge Freezer
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware with Semi Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool Touch Thermostatic Shower with Sanijet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites
- White Shaver Socket

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- Chrome Media Plate & CAT 5 Data Point
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels ^
- White PVCu Windows and White Side/Rear Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front & Rear
- Electric Vehicle Charging Point
- Power and Lighting to all Garages
- External Tap to Rear
- Black Garage Doors
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

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SHROPSHIRE HEIGHTS SPECIFICATION

CYPRESS

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Single Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware with Semi Pedestals and Soft Close Seats
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool Touch Thermostatic Shower with Sanijet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites
- White Shaver Socket

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

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- All Walls to be Skim Finished and Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Gloss
- Vertical 5 Panel Internal Doors to be Finished in White Gloss with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- Chrome Media Plate & CAT 5 Data Point
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and White Side/Rear Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front & Rear
- Electric Vehicle Charging Point
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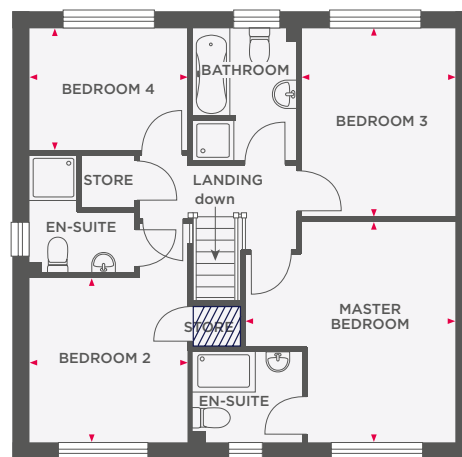
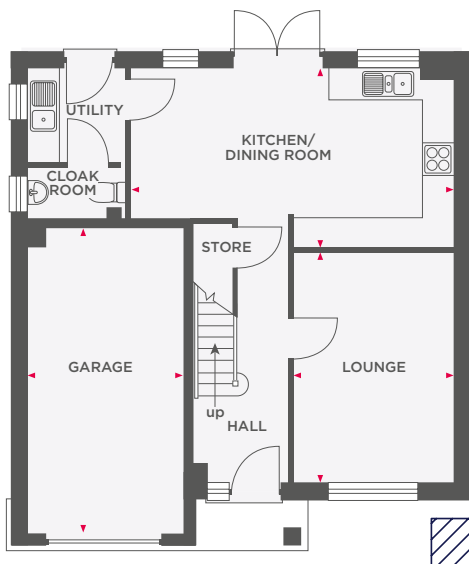
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THE CANDLEBERRY

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Limited Use Area

Reduced head height below 1.5m

Lounge	3095 x 4475	10'1" x 14'8"
Kitchen/Dining Room	6358 x 3536	20'8" x 11'7"
Utility	1902 x 1853	6'3" x 6'1"
WC	1902 x 1038	6'3" x 3'5"

Master Bedroom	4103 x 4334	13'5" x 14'2"
Bedroom 2	3114 x 3227	10'2" x 10'7"
Bedroom 3	3008 x 3676	9'10" x 12'0"
Bedroom 4	3106 x 2350	10'2" x 7'8"
Bathroom	2046 x 2581	6'9" x 8'6"
En-suite 1	2132 x 1769	7'0" x 5'10"
En-suite 2	2036 x 2346	6'8" x 7'8"



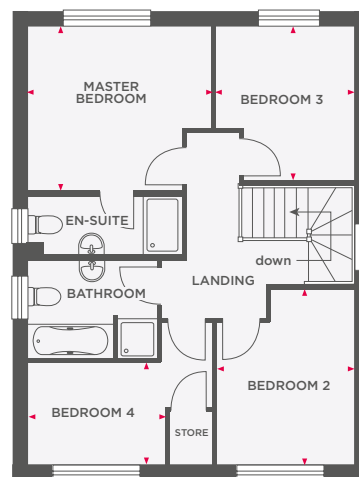
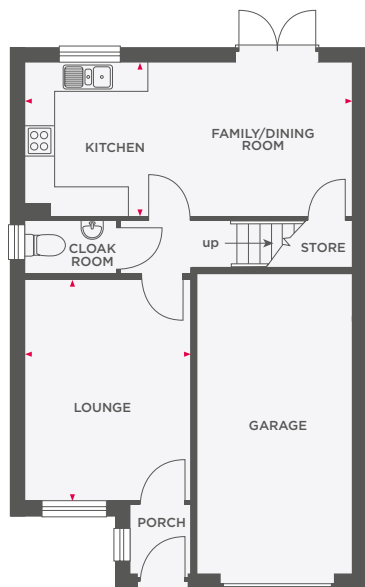
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THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3306 x 4469	10'10" x 14'8"
Kitchen/Dining Room	6548 x 3091	21'6" x 10'2"
WC	1819 x 1020	6'0" x 3'4"

Master Bedroom	3739 x 3290	12'3" x 10'10"
Bedroom 2	2769 x 3551	9'1" x 11'8"
Bedroom 3	2721 x 3067	8'11" x 10'1"
Bedroom 4	2553 x 2069	8'5" x 6'9"
Bathroom	2591 x 1951	8'6" x 6'5"
En-suite	3119 x 1200	10'3" x 3'11"



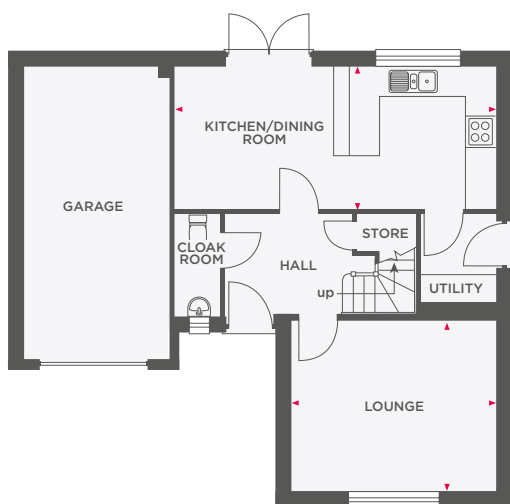
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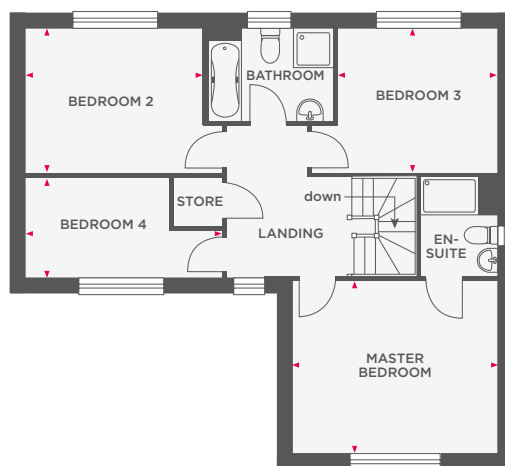


THE FOXGLOVE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4298 x 3563	14'1" x 11'8"
Kitchen/Dining Room	6746 x 2954	22'1" x 9'10"
Utility	1592 x 1846	5'3" x 6'1"
WC	906 x 2044	3'0" x 6'8"



Master Bedroom	4298 x 3625	14'1" x 11'10"
Bedroom 2	3744 x 3016	12'3" x 9'10"
Bedroom 3	3348 x 3004	10'11" x 9'10"
Bedroom 4	4144 x 2094	13'7" x 6'10"
Bathroom	2620 x 1928	8'7" x 6'4"
En-suite	1596 x 2094	5'3" x 6'10"



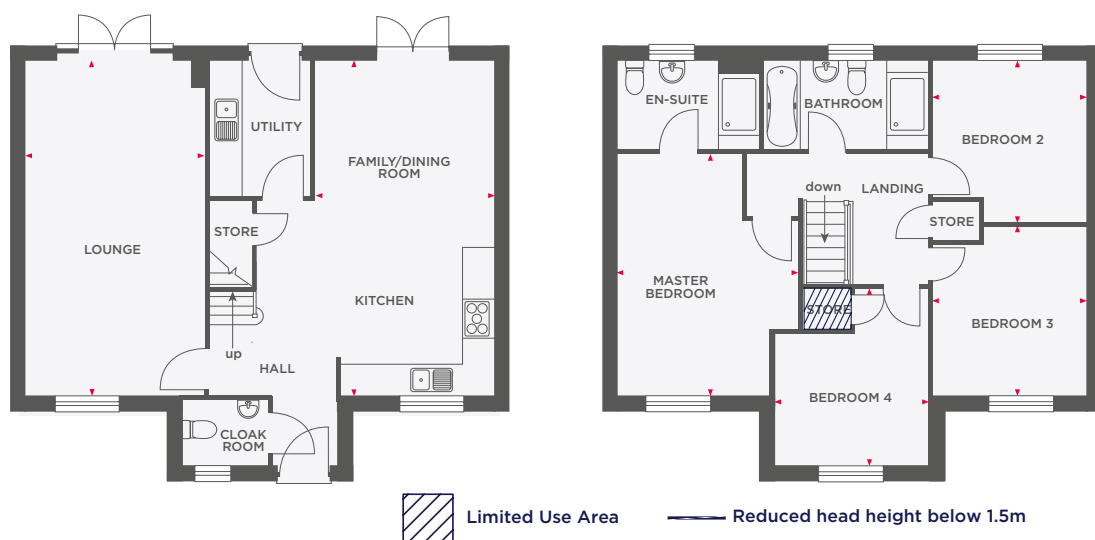
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Wain
HOMES



THE HAZEL

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/ Family Room	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
WC	1627 x 1150	5'4" x 3'9"

Master Bedroom	3468 x 4597	11'5" x 15'1"
Bedroom 2	2925 x 3328	9'7" x 10'11"
Bedroom 3	2950 x 3020	9'8" x 9'11"
Bedroom 4	2948 x 2475	9'8" x 8'1"
Bathroom	3203 x 1700	10'6" x 5'7"
En-suite	2694 x 1700	8'10" x 5'7"



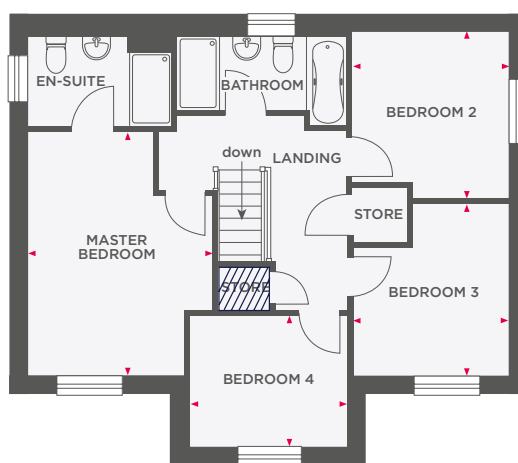
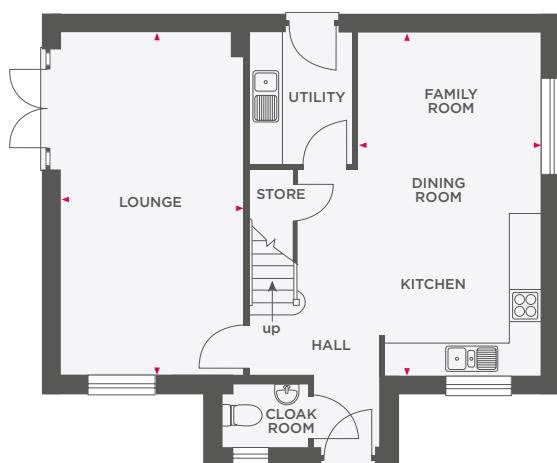
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THE HORNBEAM

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Limited Use Area



Reduced head height below 1.5m

Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining Room	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
WC	1627 x 1203	5'4" x 3'11"

Master Bedroom	3468 x 4597	11'5" x 15'1"
Bedroom 2	2925 x 3328	9'7" x 10'11"
Bedroom 3	2950 x 3020	9'8" x 9'11"
Bedroom 4	2948 x 2487	9'8" x 8'2"
Bathroom	3203 x 1700	10'6" x 5'7"
En-suite	2679 x 1700	8'8" x 5'7"



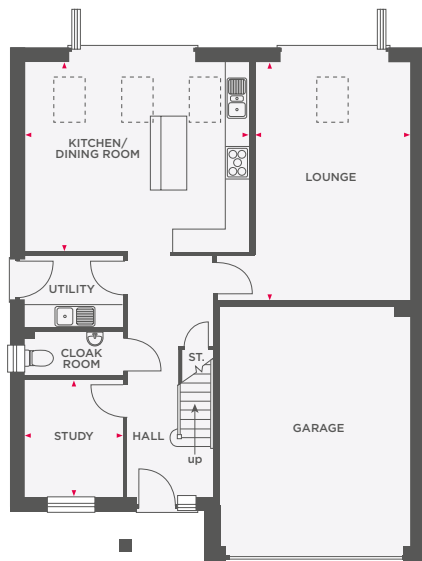
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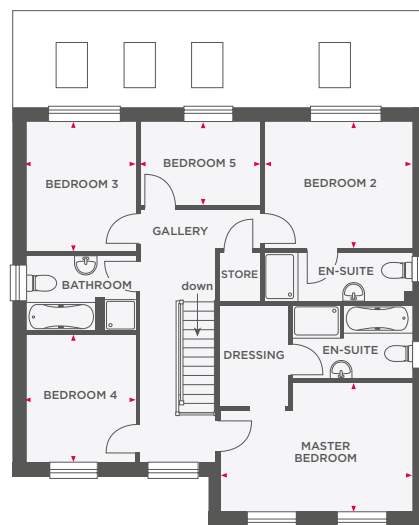


THE LARCH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3856 x 5894	12'7" x 19'4"
Kitchen/Dining Room	5579 x 4716	18'3" x 15'5"
Study	2457 x 2913	8'0" x 9'7"
Utility	2457 x 1775	8'0" x 5'10"
WC	2457 x 1081	8'0" x 3'7"



Master Bedroom	4748 x 3207	15'6" x 10'6"
Master Dressing	1741 x 2526	5'9" x 8'3"
Bedroom 2	3669 x 3109	12'0" x 10'2"
Bedroom 3	2713 x 3225	8'10" x 10'6"
Bedroom 4	2719 x 3184	8'11" x 10'5"
Bedroom 5	3004 x 2069	9'10" x 6'9"
Bathroom	2713 x 1951	8'11" x 6'5"
En-suite 1	2981 x 1851	9'9" x 6'1"
En-suite 2	3698 x 1193	12'2" x 3'11"



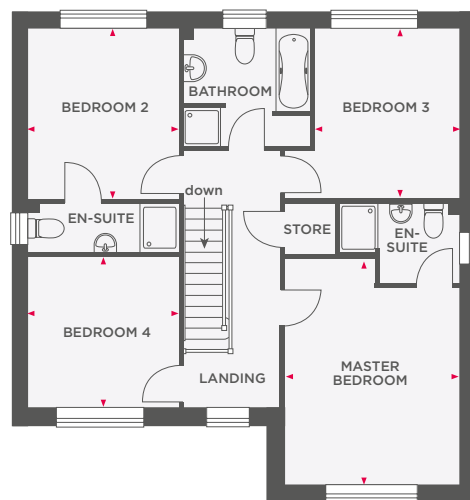
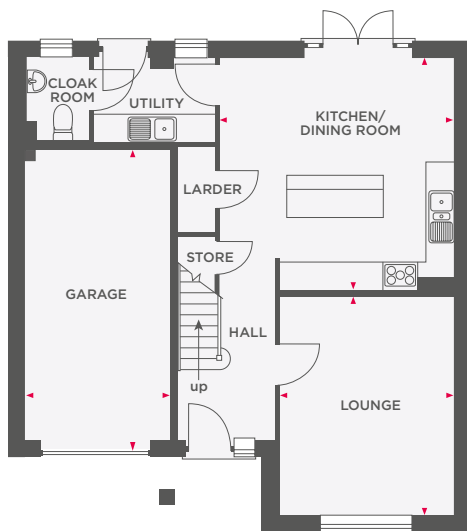
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THE WILLOW

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining Room	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'4" x 5'9"
WC	1319 x 1692	4'4" x 5'7"

Master Bedroom	3622 x 4554	11'10" x 14'11"
Bedroom 2	3094 x 3523	10'1" x 11'6"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"
En-suite 1	2485 x 1771	8'2" x 5'10"
En-suite 2	3094 x 1000	10'2" x 3'3"



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (October 2025)

