

wain
HOMES



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

- Buttercup House
- Tamarind

2 Bedroom Homes

- The Mellyon (MEL)
- The Oysterwood (OYW)

3 Bedroom Homes

- The Acacia (ACA)
- The Acer (ACE)
- The Alder (ALD)
- The Laurel (LAU)
- The Whiteberry (WBY)

4 Bedroom Homes

- The Foxglove (FXG)
- The Hawthorn (HAW)
- The Hazel (HAZ)
- The Holly (HOL)
- The Juniper (JUN)

Affordable Homes

- Shared Ownership
- * Affordable Rented Homes

(Location of affordable / rented homes is indicative)

| | |
|-------------------------------------|-------------------------------|
| ■ | Substation |
| ■ | Pump Station |
| ■ | Local Equipment Area for Play |
| ■ | Bike/Bin Store |

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 Gas 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

Cloaks

- Wall Tiling to Splashback only in Cloaks

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

- Gas Central Heating to all Properties

INTERNAL FEATURES

- Staircase White, Oak Handrail
- 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 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
- PV Panels on specific plots only

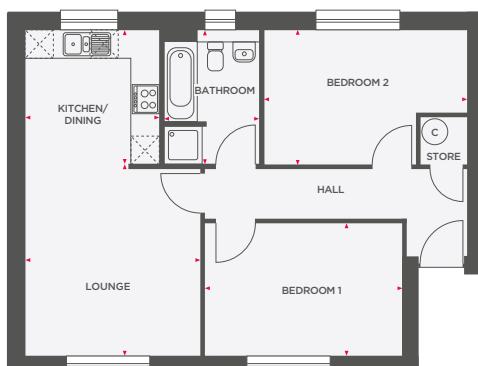
WARRANTIES

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

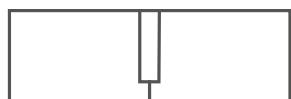


BUTTERCUP HOUSE

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" |



FIRST FLOOR



GROUND FLOOR

Space for appliance Hot water cylinder



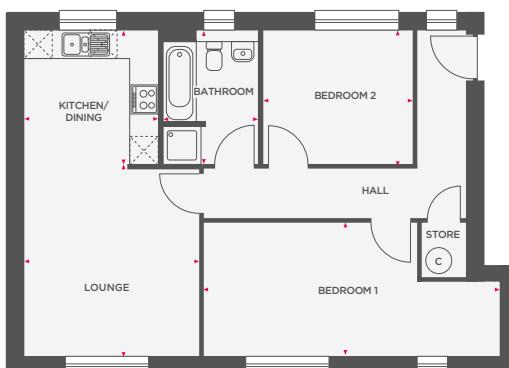
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be 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. (February 2026)

Wain
HOMES

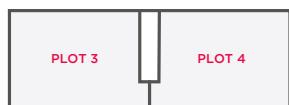


BUTTERCUP HOUSE

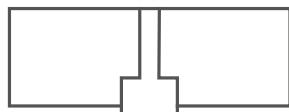
THE GORSE - 2 BEDROOM APARTMENT



| | | |
|----------------|-------------|---------------|
| 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" |



FIRST FLOOR



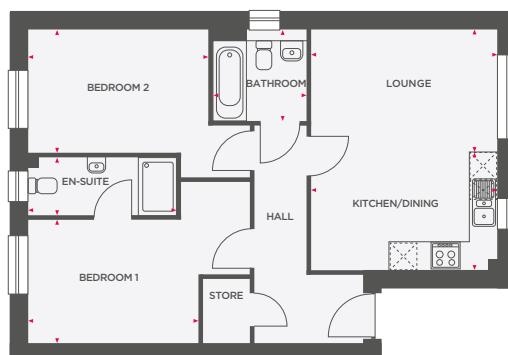
GROUND FLOOR

Space for appliance Hot water cylinder

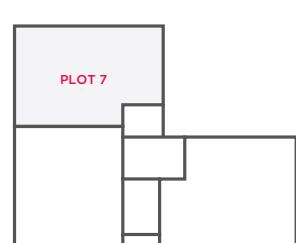
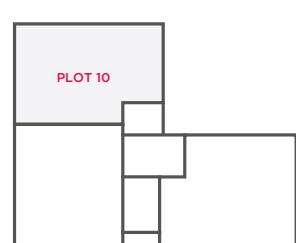
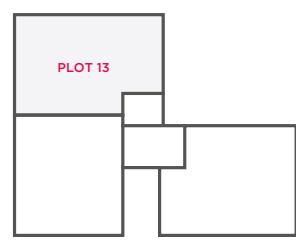


TAMARIND HOUSE

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" |

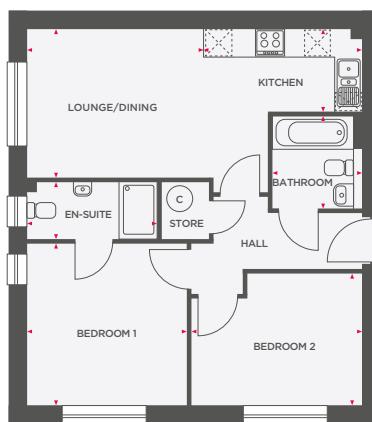


Space for appliance Hot water cylinder

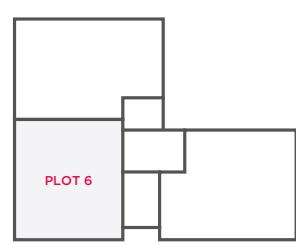
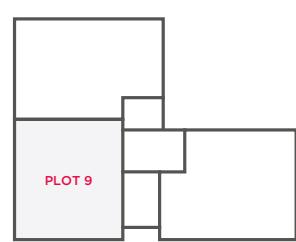
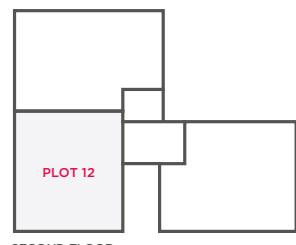


TAMARIND HOUSE

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" |

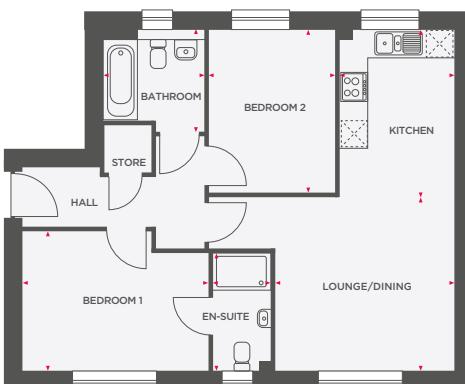


Space for appliance Hot water cylinder

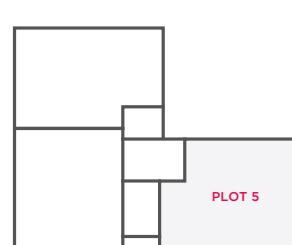
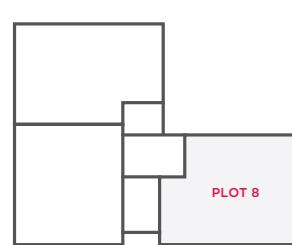
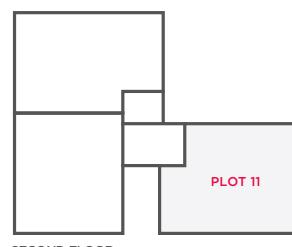


TAMARIND HOUSE

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" |

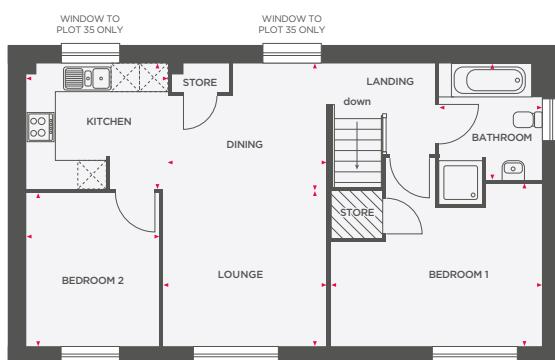
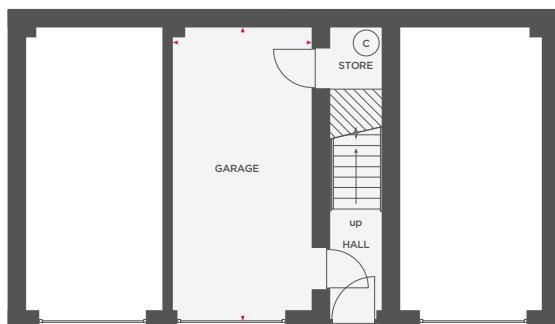


Space for appliance Hot water cylinder



THE MELLYON

2 BEDROOM HOME



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

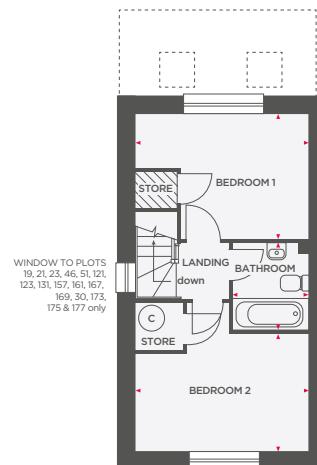
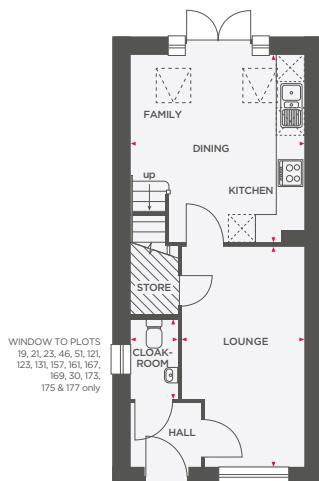
| | | |
|-----------|-------------|----------------|
| Lounge | 3460 x 3330 | 11'4" x 10'11" |
| Kitchen | 2655 x 2915 | 8'9" x 9'7" |
| Dining | 3460 x 2655 | 11'4" x 8'9" |
| Bedroom 1 | 4460 x 3445 | 14'8" x 11'4" |
| Bedroom 2 | 3245 x 2830 | 10'8" x 9'3" |
| Bathroom | 2455 x 2165 | 8'1" x 7'1" |

Space for appliance © Hot water cylinder ▨ Limited use area



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" |

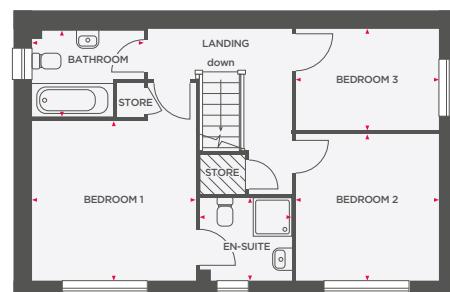
| | | |
|-----------|-------------|--------------|
| Bedroom 1 | 2825 x 3885 | 9'3" x 12'9" |
| Bedroom 2 | 2625 x 3885 | 8'7" x 12'9" |
| Bathroom | 1720 x 1925 | 5'8" x 6'4" |

Space for appliance © Hot water cylinder Limited use area



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" |

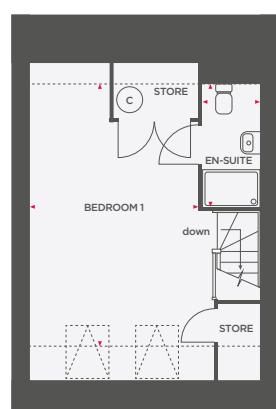
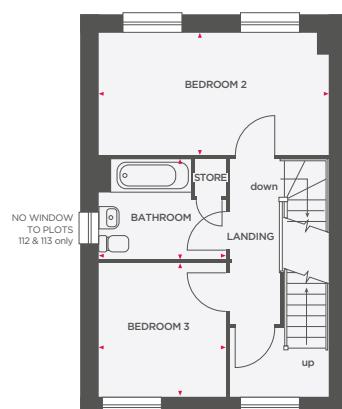
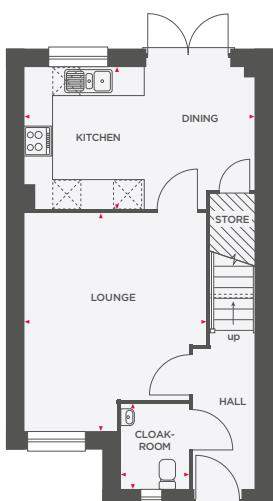
| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3445 x 3355 | 11'4" x 11'0" |
| En-Suite | 1925 x 1730 | 6'4" x 5'8" |
| Bedroom 2 | 3075 x 3005 | 10'1" x 9'10" |
| Bedroom 3 | 3030 x 2140 | 9'11" x 7'0" |
| Bathroom | 2360 x 1810 | 7'9" x 5'11" |

Space for appliance Hot water cylinder Limited use area



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" |

□ Space for appliance © Hot water cylinder ----- 1500mm height line ▨ Limited use area



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" |

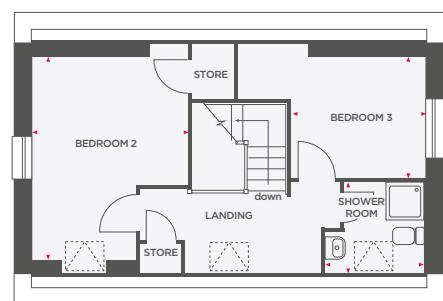
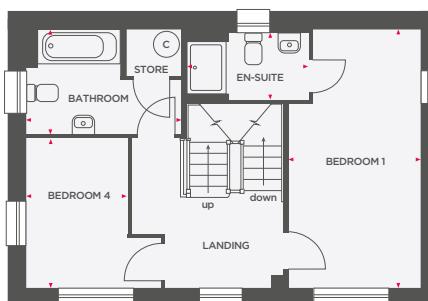
| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 3220 x 3330 | 10'7" x 10'11" |
| En-Suite | 1925 x 1730 | 6'4" x 5'8" |
| Bedroom 2 | 2780 x 3075 | 9'1" x 10'1" |
| Bedroom 3 | 2780 x 2145 | 9'1" x 7'0" |
| Bathroom | 2180 x 1890 | 7'2" x 6'2" |

◻ Space for appliance © Hot water cylinder ⚒ Limited use area



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" |

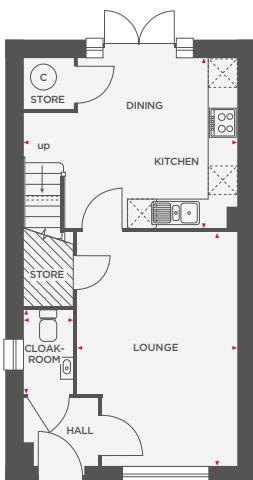
Space for appliance Hot water cylinder Limited use area



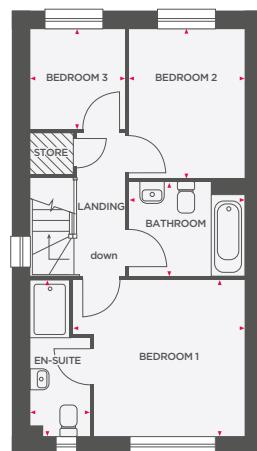
THE LAUREL

3 BEDROOM SEMI-DETACHED/TERRACED HOME

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



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" |

Space for appliance Hot water cylinder Limited use area



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" |

□ Space for appliance © Hot water cylinder



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" |

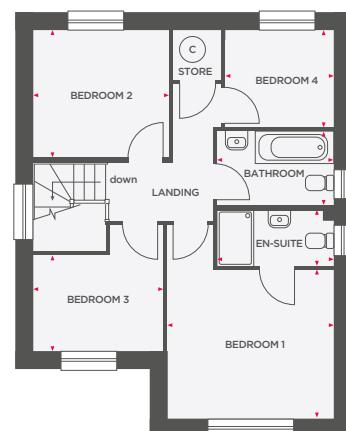
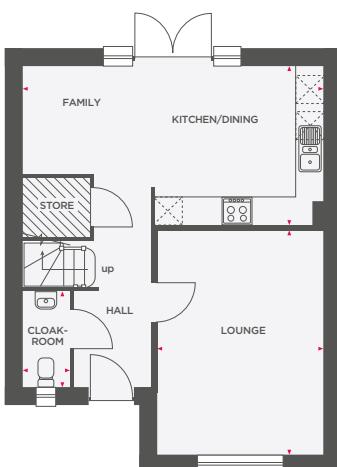
| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 4295 x 3605 | 14'1" x 11'10" |
| En-Suite | 2085 x 1550 | 6'10" x 5'1" |
| Bedroom 2 | 3745 x 3015 | 12'3" x 9'10" |
| Bedroom 3 | 3345 x 2995 | 10'11" x 9'10" |
| Bedroom 4 | 4145 x 2095 | 13'7" x 6'10" |
| Bathroom | 1925 x 2620 | 6'4"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

☒ Integrated appliance ☒ Space for appliance ☒ Hot water cylinder ☐ Limited use area



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" |

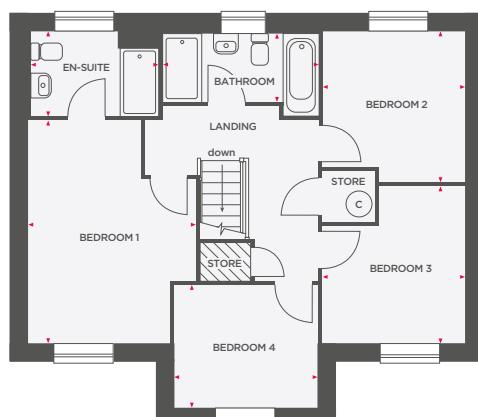
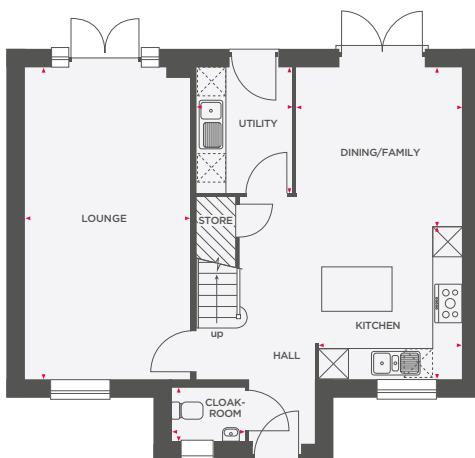
| | | |
|-----------|-------------|----------------|
| Bedroom 1 | 3625 x 3255 | 11'11" x 10'8" |
| En-Suite | 2540 x 1205 | 8'4" x 3'11" |
| Bedroom 2 | 2960 x 2785 | 9'8" x 9'2" |
| Bedroom 3 | 2840 x 2105 | 9'4" x 6'11" |
| Bedroom 4 | 2365 x 2100 | 7'9" x 6'11" |
| Bathroom | 2540 x 1615 | 8'4" x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

□ Space for appliance © Hot water cylinder ▨ Limited use area



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" |

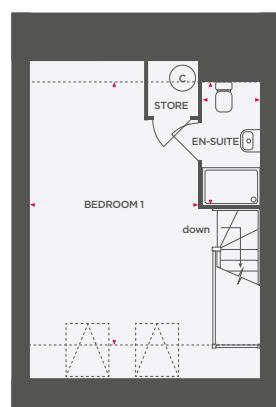
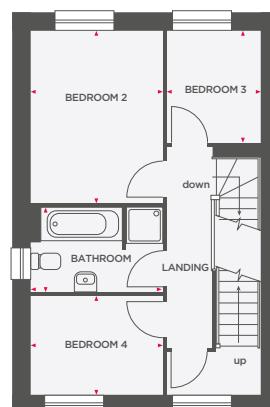
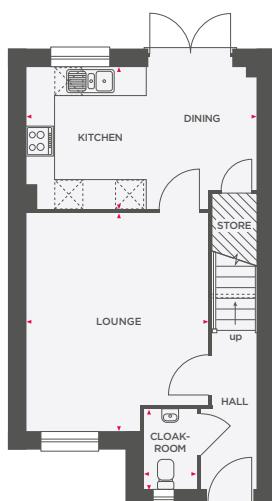
| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3465 x 4595 | 11'5" x 15'1" |
| En-Suite | 2645 x 1750 | 8'8" x 5'9" |
| Bedroom 2 | 2925 x 3130 | 9'7" x 10'3" |
| Bedroom 3 | 2950 x 3220 | 9'8" x 10'7" |
| Bedroom 4 | 2945 x 2540 | 9'8" x 8'4" |
| Bathroom | 3200 x 1715 | 10'6" x 5'8"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

☒ Integrated appliance ☒ Space for appliance ☺ Hot water cylinder ☐ Limited use area



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" |

□ Space for appliance © Hot water cylinder ----- 1500mm height line □ Limited use area