

Wain
HOMES

A man with a beard, wearing a pink long-sleeved sweater and a yellow and brown patterned apron, is shown from the chest up, kneading dough on a wooden surface. Flour is falling through the air around him, creating a soft, ethereal atmosphere. In the foreground, there is a wooden rolling pin, 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*

HORIZON DEVELOPMENT PLAN



2 Bedroom Homes

 The Cherry (CHY)

3 Bedroom Homes

 The Hawthorn (HAW)

 The Hickory (HIC)

 The Hornbeam (HOR)

 The Whitebeam (WTB)

4 Bedroom Homes

 The Birch (BIR)

 The Larch (LAR)

 The Madeira (MAD)

Affordable Homes

 Affordable Homes

(Location of affordable / rented homes is indicative)

HORIZON SPECIFICATION

THE CHERRY | THE HAWTHORN | THE HICKORY | THE HORNBEAM | THE WHITEBEAM
THE BIRCH | THE LARCH | THE MADEIRA

KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- 1 ½ Bowl Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Wooden Cutlery Tray
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 (where applicable) in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-way Mixer Shower with Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from our Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

BEDROOMS

- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

OTHER INTERNAL FEATURES

- LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites, Cloakrooms and Hallway in a Choice of Finishes**
- Carpets from our Standard Range to all other areas in a Choice of Finishes**
- All Walls and Ceilings to have Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Effect Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 Cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB Sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- PV Solar Panels
- PVCu Grey Double Glazed Windows, French/Bifold and Rear Doors (where applicable)***
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

HEATING

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

WARRANTIES

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

*Upgraded Kitchen Choices Available. **Subject to build stage. ***Size depending on house type. †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. ^Excluding mirrors ^Unless stipulated otherwise on the working drawings.



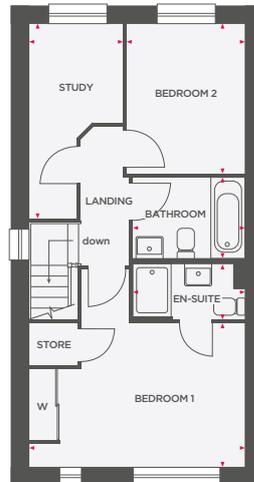
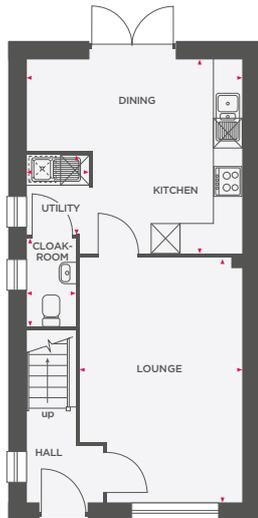
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THE CHERRY

2 BEDROOM SEMI-DETACHED HOME



Lounge	3399° x 5173°	11'2"° x 16'11"°
Kitchen/Dining	4506° x 4100°	14'9"° x 13'5"°
Utility	1295° x 1656°	4'2"° x 5'4"°
Cloakroom	1020° x 1575°	3'4"° x 5'2"°

Bedroom 1	4505° x 3033°	14'9"° x 9'11"°
En-Suite	2327° x 1162°	7'8"° x 3'10"°
Bedroom 2	2450° x 3163°	8'0"° x 10'4"°
Study	2327° x 1700°	7'8"° x 5'7"°
Bathroom	2327° x 1700°	7'8"° x 5'7"°

Total Area	85.1 m ²	916 ft ²
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Integrated appliance
 Space for appliance
 W Wardrobe
 • Indicates maximum dimension



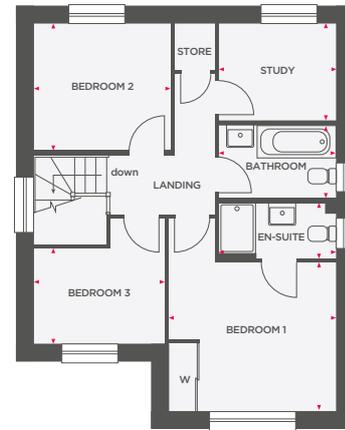
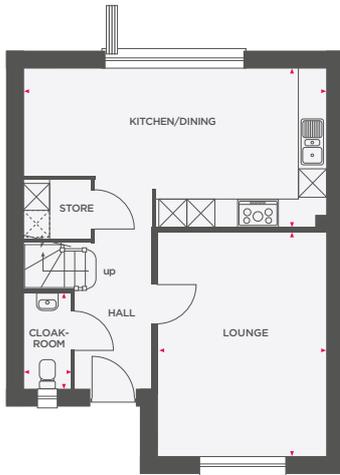
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THE HAWTHORN

3 BEDROOM DETACHED HOME WITH STUDY



Lounge	3623° x 4879°	11'10"° x 16'0"°
Kitchen/Dining	6548° x 3431°	21'5"° x 11'3"°
Cloakroom	1028° x 2102°	3'4"° x 6'11"°

Bedroom 1	3623 x 3256	11'10" x 10'8"
En-Suite	2539° x 1203°	8'4"° x 3'11"°
Bedroom 2	2959° x 2786°	9'8"° x 9'1"°
Bedroom 3	2838 x 2103	9'3" x 6'10"
Study	2539° x 2099°	8'3"° x 6'10"°
Bathroom	2539° x 1575°	8'4"° x 5'2"°

Total Area	103.1 m ²	1109 ft ²
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☒ Integrated appliance ☒ Space for appliance W Wardrobe • Indicates maximum dimension



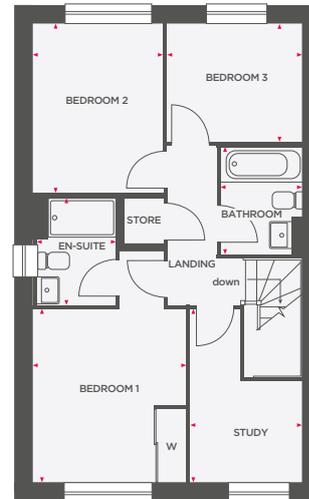
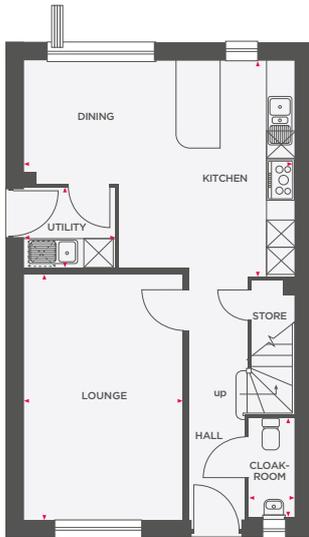
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THE HICKORY

3 BEDROOM SEMI-DETACHED HOME



Lounge	3248° x 5050°	10'7"° x 16'6"°
Kitchen/Dining	5535° x 4453°	18'2"° x 14'6"°
Utility	1880° x 1661°	6'1"° x 5'4"°
Cloakroom	912° x 2062°	3'0"° x 6'9"°

Bedroom 1	3137° x 3570°	10'3"° x 11'7"°
En-Suite	1685° x 2198°	5'6"° x 7'2"°
Bedroom 2	2659° x 3505°	8'7"° x 11'5"°
Bedroom 3	2789° x 2443°	9'2"° x 8'0"°
Study	2311° x 3570°	7'6"° x 11'7"°
Bathroom	1699° x 2204°	5'7"° x 7'3"°

Total Area	106 m²	1144 ft²
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Integrated appliance
 Space for appliance
 W Wardrobe
 • Indicates maximum dimension



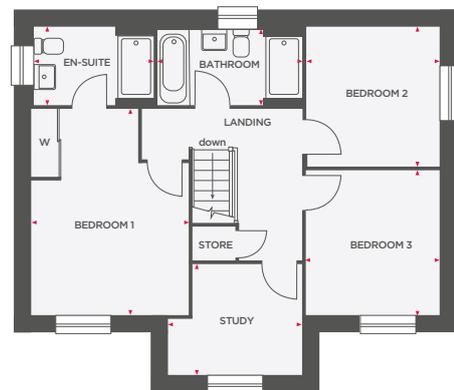
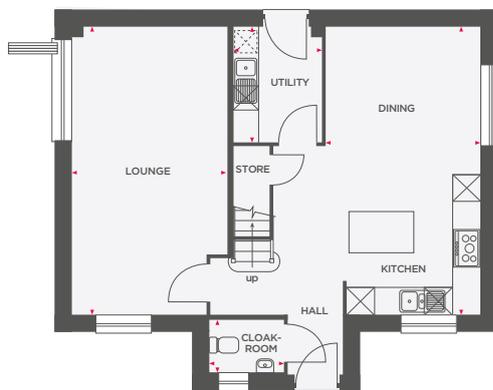
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THE HORNBEAM

3 BEDROOM DETACHED HOME WITH STUDY



Lounge	3407° x 6436°	11'2"° x 21'1"°
Kitchen/Dining	3411° x 6436°	11'2"° x 21'1"°
Utility	1967° x 2595°	6'5"° x 8'6"°
Cloakroom	1615° x 1149°	5'4"° x 3'9"°

Bedroom 1	3468° x 4597°	11'4"° x 15'0"°
En-suite	2644° x 1750°	8'8"° x 5'9"°
Bedroom 2	2925° x 3128°	9'7"° x 10'3"°
Bedroom 3	2949° x 3219°	9'8"° x 10'6"°
Study	2947° x 3326°	9'8"° x 10'10"°
Bathroom	3202° x 1699°	10'6"° x 5'7"°

Total Area	125 m²	1345 ft²
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 Integrated appliance
 Space for appliance
 W Wardrobe
 • Indicates maximum dimension



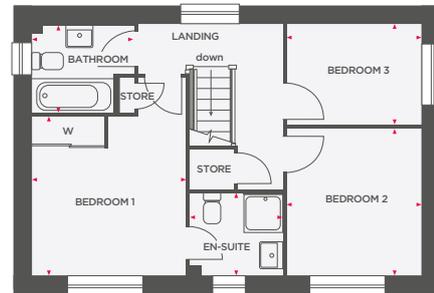
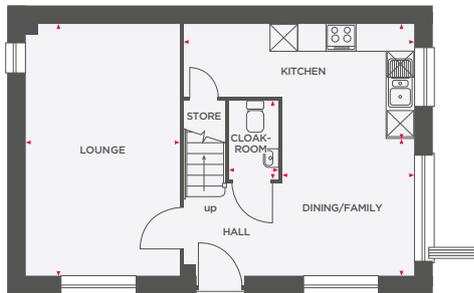
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THE WHITEBEAM

3 BEDROOM DETACHED HOME



Lounge	3218° x 5310°	10'6"° x 17'5"°
Kitchen	4815° x 2428°	15'9"° x 7'11"°
Dining/Family	2755° x 2882°	9'0"° x 9'5"°
Cloakroom	1020° x 1650°	3'4"° x 5'5"°

Bedroom 1	3219 x 3333	10'6" x 10'11"
En-Suite	1925° x 1731°	6'4"° x 5'8"°
Bedroom 2	2778° x 3077°	9'1"° x 10'1"°
Bedroom 3	2778° x 2145°	9'1"° x 7'0"°
Bathroom	2139° x 1838°	7'0"° x 6'0"°

Total Area	86.8 m ²	934 ft ²
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☒ Integrated appliance W Wardrobe • Indicates maximum dimension



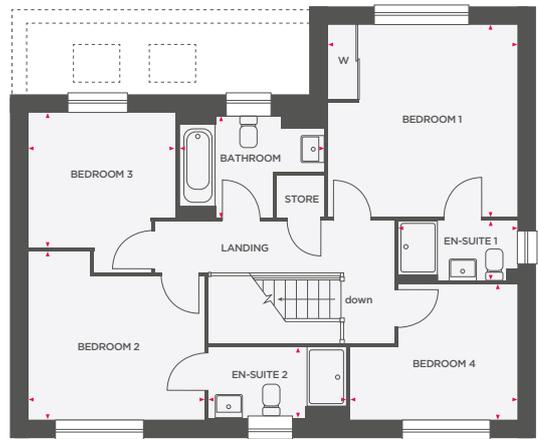
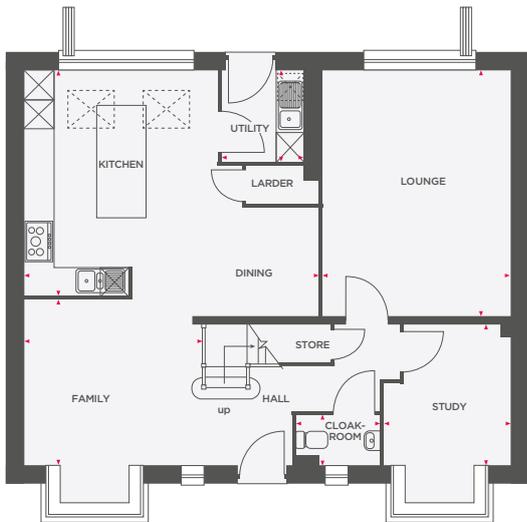
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THE BIRCH

4 BEDROOM DETACHED HOME



Lounge	3842° x 5069°	12'7"° x 16'7"°
Kitchen/Dining	5993 x 4629	19'7"° x 15'2"°
Family	3632 x 3494	11'10"° x 11'5"°
Utility	1690° x 1870°	5'5"° x 6'1"°
Study	2587 x 2904	8'5"° x 9'6"°
Cloakroom	1701° x 1050°	5'7"° x 5'3"°

Bedroom 1	3847° x 3947°	12'7"° x 12'11"°
En-Suite 1	2416° x 1200°	8'0"° x 3'11"°
Bedroom 2	3572° x 3469°	11'8"° x 11'4"°
En-Suite 2	2775° x 1437°	9'10"° x 4'7"°
Bedroom 3	2987 x 3284	9'9"° x 10'9"°
Bedroom 4	3400° x 2799°	11'1"° x 9'2"°
Bathroom	2911° x 2096°	9'7"° x 6'10"°

Total Area	153.9 m ²	1656 ft ²
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☒ Integrated appliance ☒ Space for appliance W Wardrobe • Indicates maximum dimension



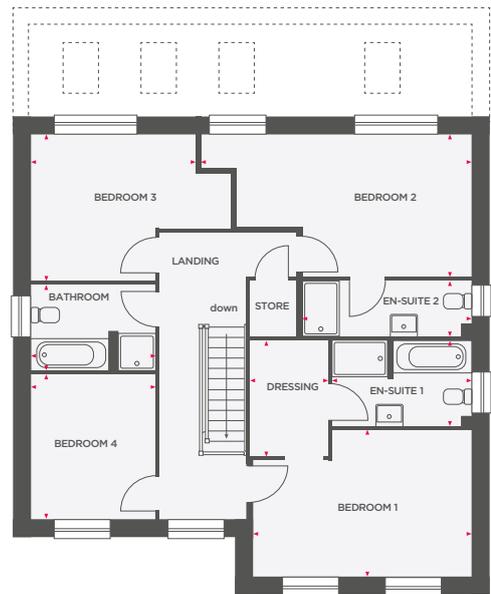
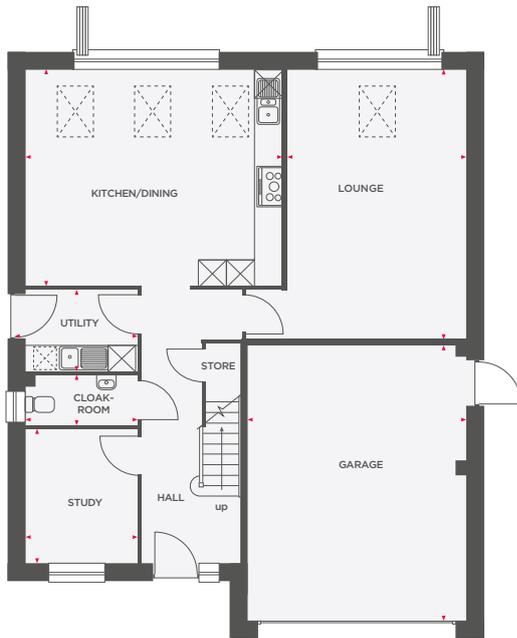
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THE LARCH

4 BEDROOM DETACHED HOME



Lounge	3856 x 5891	12'7" x 19'3"
Kitchen/Dining	5579* x 4741*	18'3" x 15'6"
Utility	2455* x 1775*	8'0" x 5'8"
Study	2457* x 2948*	8'0" x 9'8"
Cloakroom	2456* x 1094*	8'1" x 3'7"
Garage	4797* x 6044*	15'7" x 19'8"

Bedroom 1	4748* x 3207*	15'6" x 10'6"
En-Suite 1	2416* x 1200*	8'0" x 3'11"
Bedroom 2	5837* x 3152*	15'6" x 10'6"
En-Suite 2	3669* x 1200*	12'0" x 3'11"
Bedroom 3	3600 x 3225	11'8" x 10'6"
Bedroom 4	2719* x 3184*	8'11" x 10'5"
Bathroom	2712* x 1851*	8'11" x 6'1"

Total Area	198.8 m ²	2140 ft ²
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 Integrated appliance
 Space for appliance
 • Indicates maximum dimension



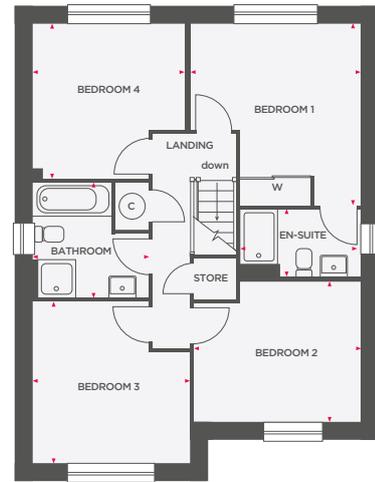
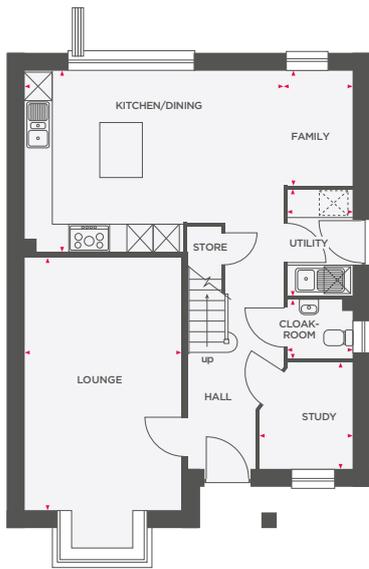
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THE MADEIRA

4 BEDROOM DETACHED HOME



Lounge	3398 x 5510	11'1" x 18'0"
Kitchen/Dining	5604* x 3925*	18'4" x 12'10"
Family	1506* x 2492*	4'11" x 8'2"
Utility	1418* x 2310*	4'6" x 7'5"
Study	2013* x 2325*	6'7" x 7'7"
Cloakroom	1413* x 1295*	4'8" x 4'3"

Bedroom 1	3693* x 3948*	12'1" x 12'11"
En-Suite	2610* x 1465*	8'7" x 4'7"
Bedroom 2	3625* x 3071*	11'10" x 10'0"
Bedroom 3	3398* x 3530*	11'1" x 11'6"
Bedroom 4	3306* x 3376*	10'10" x 11'0"
Bathroom	2499* x 2479*	8'2" x 8'2"

Total Area	131.8 m ²	1418 ft ²
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⊠ Integrated appliance
 ⊞ Space for appliance
 W Wardrobe
 Ⓒ Hot water cylinder
 • Indicates maximum dimension



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