

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*

BUTTERCUP VIEW DEVELOPMENT PLAN



- 2 Bedroom Homes**
- The Comber (COM)
- The Oss (OSS)
- 3 Bedroom Homes**
- The Baddily (BAD)
- The Blake (BLA)
- The Chapel (CHA)
- 4 Bedroom Homes**
- The Alderford (ALD)
- The Norbury (NOR)
- The Quoisley (QUO)

- BCP Bin Collection Point
- Air Source Heat Pump
- Maintenance Access Gate



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BUTTERCUP VIEW SPECIFICATION

THE COMBER | THE OSS | THE BADDILY | THE BLAKE | THE CHAPEL
THE ALDERFORD | THE NORBURY | THE QUOISLEY

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*
- 1 ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- AEG Stainless Steel Single Oven (2 and 3 Bed Homes Only)
- AEG Stainless Steel Double Oven (4 Bed Homes Only)
- AEG 4 Ring Induction Hob with Glass Splashback in a Choice of Colours and Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- White Downlights to Kitchen
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes*
- Roca Gap Sanitaryware to Cloakroom in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-Way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Roman Haven Shower Cubicles
- Aqualisa Mian 3-Way Mixer Shower with Wall Drencher, Adjustable Hose and Fixed Screen to Baths with no Separate Shower Cubicle
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice from our Tileflair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice from our Tileflair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice from our Tileflair 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

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

- Amtico First LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes*
- Carpets from our Standard Range to all other areas in a Choice of Finishes*
- All Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Satin Nickel Effect Door Furniture
- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- CAT 6 Data Point to Lounge, Bedroom 1 and Study (where applicable)
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors and Heat Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Door and Garage Doors
- External PIR Lights to Front and Rear
- EV Car Charging Point
- Power and Lighting to all Garages
- External Tap
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 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. †Excluding mirrors ‡Unless stipulated otherwise on the working drawings.



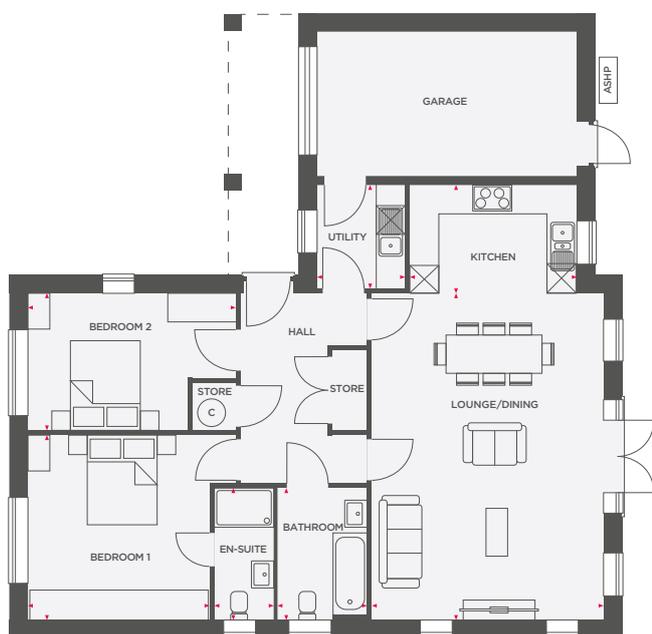
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THE COMBER

2 BEDROOM DETACHED HOME



Lounge/Dining	4752 x 6755	15'7" x 22'2"
Kitchen	3404 x 2238	11'2" x 7'4"
Utility	1800 x 2150	5'11" x 7'1"
En-Suite	1188 x 2723	3'11" x 8'11"
Bedroom 1	3756 x 3835	12'4" x 12'7"
Bedroom 2	4287 x 2850	14'1" x 9'4"
Bathroom	1839 x 2735	6'0" x 9'0"
Total Area	110 m²	1184 ft²

⊠ Integrated appliance
 ASHP Air Source Heat Pump
 Ⓒ Hot water cylinder



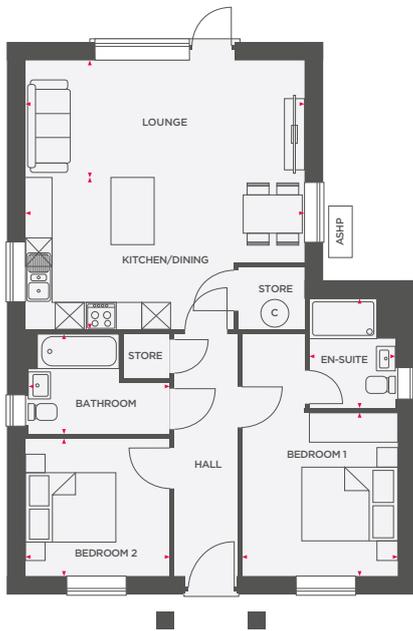
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THE OSS

2 BEDROOM DETACHED HOME



Lounge	5760 x 2430	18'11" x 8'0"
Kitchen/Dining	5760 x 3150	18'11" x 10'4"
Bedroom 1	3197 x 3407	10'6" x 11'2"
En-Suite	1767 x 2260	5'10" x 7'5"
Bedroom 2	2960 x 2835	9'9" x 9'4"
Bathroom	2922 x 2072	9'7" x 6'10"
Total Area	73.5 m²	791 ft²

ASHP Air Source Heat Pump  Integrated appliance  Hot water cylinder



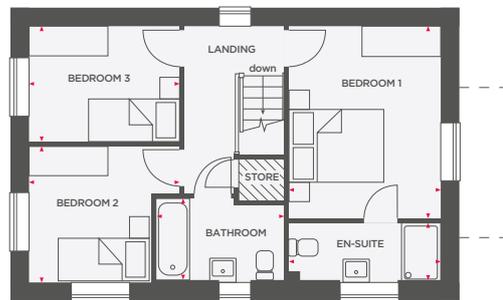
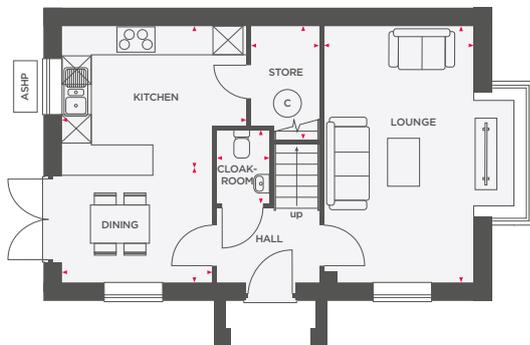
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THE BADDILY

3 BEDROOM DETACHED HOME



Lounge	3051 x 5310	10'0" x 17'5"
Kitchen	3799 x 2923	12'6" x 9'7"
Dining	3088 x 2387	10'2" x 7'10"
Cylinder Store	1373 x 2358	4'6" x 7'9"
Cloakroom	1086 x 1536	3'7" x 5'0"

Bedroom 1	3113 x 3979	10'3" x 13'11"
En-Suite	3113 x 1193	10'3" x 3'11"
Bedroom 2	3105 x 2830	10'2" x 9'3"
Bedroom 3	3105 x 2393	10'2" x 7'10"
Bathroom	2641 x 1700	8'8" x 5'7"

Total Area	91.8 m²	988 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Limited use area



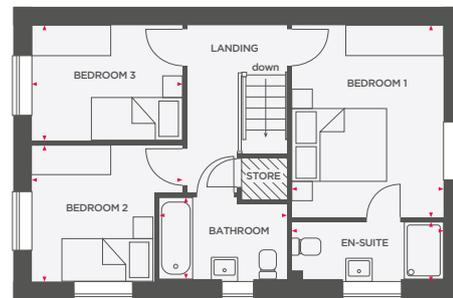
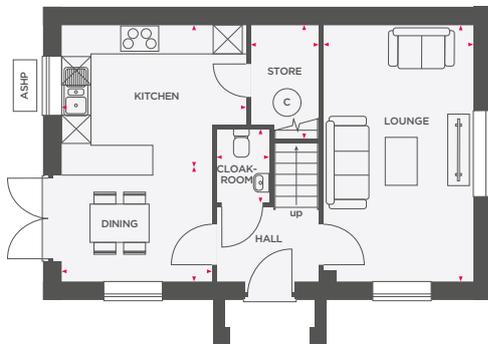
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THE BLAKE

3 BEDROOM SEMI-DETACHED HOME



Lounge	3051 x 5310	10'0" x 17'5"
Kitchen	3799 x 2923	12'6" x 9'7"
Dining	3088 x 2387	10'2" x 7'10"
Cylinder Store	1373 x 2358	4'6" x 7'9"
Cloakroom	1086 x 1536	3'7" x 5'0"

Bedroom 1	3113 x 3979	10'3" x 13'11"
En-Suite	3113 x 1193	10'3" x 3'11"
Bedroom 2	3105 x 2830	10'2" x 9'3"
Bedroom 3	3105 x 2393	10'2" x 7'10"
Bathroom	2641 x 1700	8'8" x 5'7"

Total Area	90.1 m²	969 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Limited use area



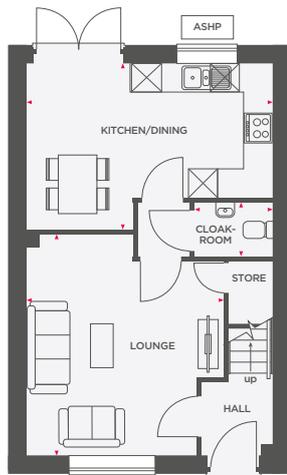
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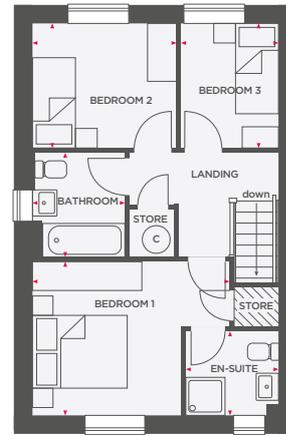


THE CHAPEL

3 BEDROOM SEMI-DETACHED HOME



Lounge	4069 x 4587	13'4" x 15'1"
Kitchen/Dining	5067 x 3448	16'7" x 11'4"
Cloakroom	1619 x 1136	5'4" x 3'9"



Bedroom 1	4000 x 3187	13'4" x 10'5"
En-Suite	1877 x 1751	6'2" x 5'9"
Bedroom 2	2964 x 2589	9'9" x 8'6"
Bedroom 3	2016 x 2589	6'7" x 8'6"
Bathroom	1857 x 2172	6'1" x 7'2"
Total Area	81.91 m²	890 ft²

ASHP Air Source Heat Pump ☒ Integrated appliance © Hot water cylinder ▨ Limited use area



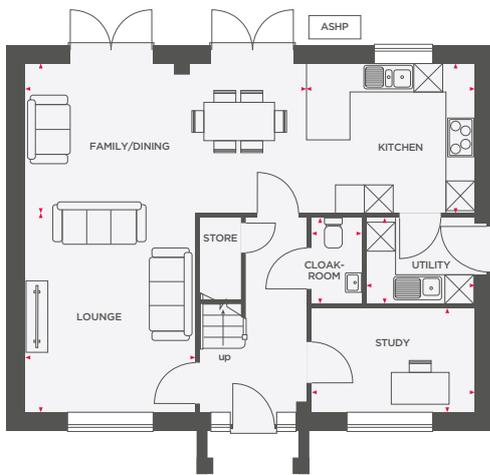
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THE ALDERFORD

4 BEDROOM DETACHED HOME



Lounge	4135 x 3470	13'7" x 11'5"
Kitchen	3248 x 3088	10'8" x 10'2"
Family/Dining	6000 x 3088	19'8" x 10'2"
Utility	2234 x 1729	7'4" x 5'8"
Study	3372 x 2169	11'1" x 7'1"
Cloakroom	1050 x 1729	3'5" x 5'8"

Bedroom 1	3532 x 4039	11'7" x 13'3"
En-Suite	2536 x 1615	8'4" x 5'4"
Bedroom 2	2986 x 3866	9'10" x 12'8"
Bedroom 3	3411 x 3269	11'2" x 10'9"
Bedroom 4	3266 x 3096	10'9" x 10'2"
Bathroom	2365 x 1907	7'9" x 6'3"

Total Area	134.8 m ²	1451 ft ²
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ASHP Air Source Heat Pump  Integrated appliance  Hot water cylinder



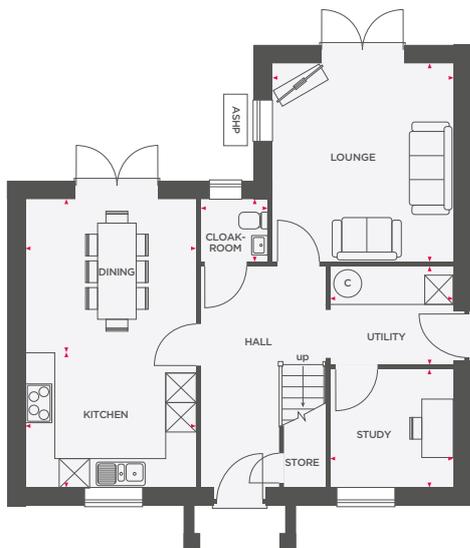
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THE NORBURY

4 BEDROOM DETACHED HOME



Lounge	3735 x 4090	12'3" x 13'5"
Kitchen	3470 x 3052	11'5" x 10'0"
Dining	3470 x 2934	11'5" x 9'7"
Utility	2504 x 2011	4'5" x 6'7"
Study	2504 x 2460	8'3" x 8'1"
Cloakroom	1350 x 1277	4'5" x 4'2"

Bedroom 1	3735 x 3620	12'3" x 11'11"
En-Suite	2524 x 2297	8'3" x 7'6"
Bedroom 2	3694 x 2761	12'1" x 9'1"
Bedroom 3	2600 x 3136	8'6" x 10'3"
Bedroom 4	2566 x 2700	8'5" x 8'10"
Bathroom	2267 x 1943	7'5" x 6'4"

Total Area	127.3 m²	1370 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder



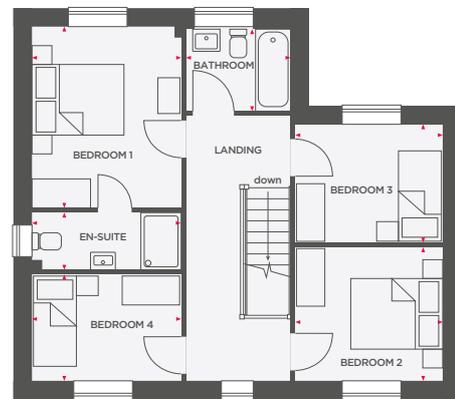
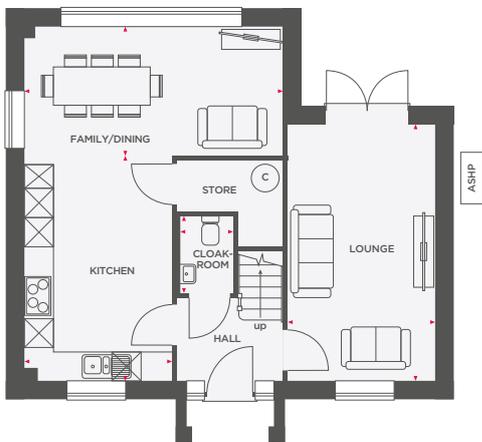
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THE QUOISLEY

4 BEDROOM DETACHED HOME



Lounge	3000 x 5310	9'10" x 17'5"
Kitchen	3015 x 4666	9'11" x 15'4"
Family/Dining	5310 x 2670	17'5" x 8'9"
Cloakroom	1103 x 1620	3'7" x 5'4"

Bedroom 1	3072 x 3769	10'1" x 12'4"
En-Suite	3060 x 1203	10'0" x 3'11"
Bedroom 2	3057 x 2760	10'0" x 9'1"
Bedroom 3	3057 x 2457	10'0" x 8'1"
Bedroom 4	3072 x 2180	10'1" x 7'2"
Bathroom	2146 x 1700	7'0" x 5'7"

Total Area	112.7 m²	1213 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder



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