


*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*

# THE LAWNS DEVELOPMENT PLAN



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# THE LAWNS SPECIFICATION

TURNER | ACACIA | ELDERBERRY | LAUREL | ALMOND | CYPRESS  
FOXGLOVE | JUNIPER | SILVERBEECH |

## 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 and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms
- AEG Stainless Steel Double Oven (4 Bed Homes Only)
- AEG Stainless Steel Single Oven (2 and 3 Bed Homes Only)
- AEG 4-Ring Induction Hob with Silver Glass Splashback 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 and En-Suite 2 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
- Aqualisa Mian 3-Way Mixer Shower with Wall 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 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

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart 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 Skim Finished and Painted White
- All Walls to be Skim Finished and 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 Chrome Effect Door Furniture
- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband\*\*
- White Sockets and Switches throughout
- CAT6 Data Point to Lounge and Bedroom 1
- Television Aerial Socket to Lounge and Bedroom 1
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

## EXTERNAL FEATURES

- Photovoltaic Solar Panels
- White PVCu Windows and Rear, Side and French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Pebble Composite Front Door
- External PIR Lights to Front and Rear
- 7.4kW Car Charging Point
- Power and Lighting to all Garages
- External Tap
- Pebble Garage Doors
- 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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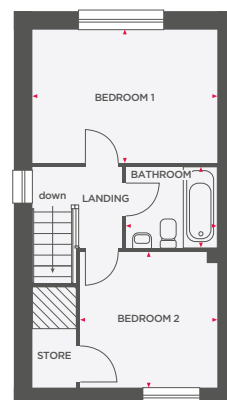
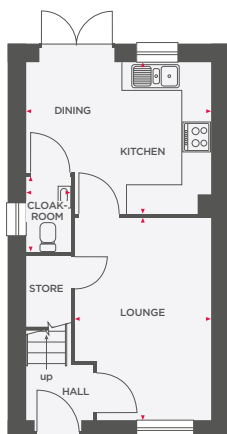
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# THE CANDLEWOOD

## 2 BEDROOM HOME



Lounge	2855 x 4269 (max)	9'4" x 14'0" (max)
Kitchen/Dining	3887 x 3204 (max)	12'9" x 10'6" (max)
Cloakroom	944 x 1575	3'1" x 5'2"

Bedroom 1	3887 x 2816	12'9" x 9'2"
Bedroom 2	2884 x 2857	9'5" x 9'4"
Bathroom	1913 x 1700	6'3" x 5'7"

 Limited use area



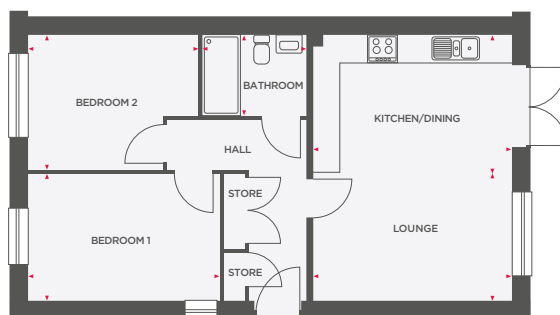
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# THE TURNER

## 2 BEDROOM SEMI-DETACHED HOME



Lounge	2720 x 4234	8'11" x 13'10"
Kitchen/Dining	2910 x 4234	9'6" x 13'10"
Bedroom 1	2693 x 4063	8'10" x 13'3"
Bedroom 2	2850 x 3613	9'4" x 11'10"
Bathroom	1698 x 2213	5'7" x 7'3"



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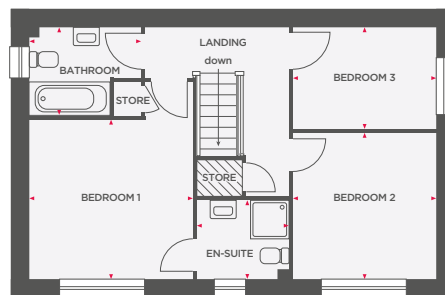
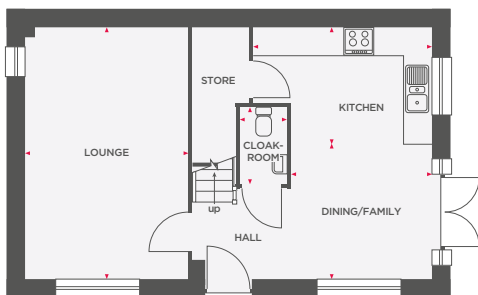






# THE ACACIA

## 3 BEDROOM SEMI-DETACHED HOME



Lounge	3444 x 5303	11'3" x 17'4"
Kitchen	3760 x 2472 (max)	12'4" x 8'1" (max)
Dining/Family	2960 x 2831	9'8" x 9'3"
Cloakroom	1000 x 1625	3'3" x 5'4"

Bedroom 1	3443 x 3353	11'3" x 11'0"
En-Suite	1925 x 1650	6'4" x 5'5"
Bedroom 2	3003 x 3077	9'10" x 10'1"
Bedroom 3	3028 x 2139	9'11" x 7'0"
Bathroom	2362 (max) x 1863	7'9" (max) x 6'1"

 Limited use area



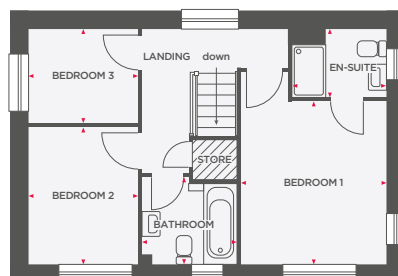
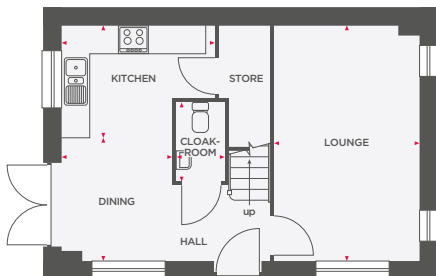
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# THE AXELWOOD

## 3 BEDROOM HOME



Lounge	3072 x 4972	10'0" x 16'3"
Kitchen	3237 x 2406 (max)	10'7" x 7'10" (max)
Dining	2339 x 2566	7'8" x 8'5"
Cloakroom	1020 x 1650	3'4" x 5'5"

Bedroom 1	3072 x 3438	10'0" x 11'3"
En-Suite	1990 x 1447 (max)	6'6" x 4'9" (max)
Bedroom 2	2322 x 2893	7'7" x 9'5"
Bedroom 3	2322 x 1990	7'7" x 6'6"
Bathroom	1990 x 1840	6'6" x 6'0"



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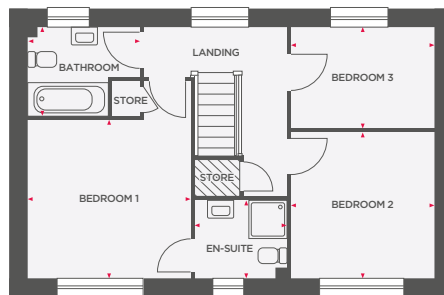
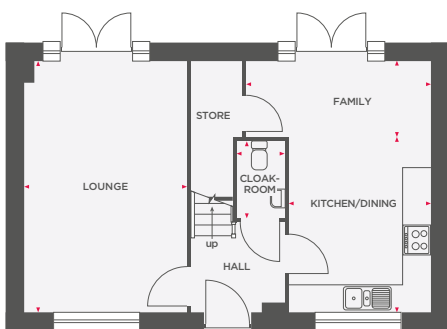






# THE ELDERBERRY

## 3 BEDROOM DETACHED HOME



Lounge	3420 x 5310	11'2" x 17'5"
Kitchen/Dining	2980 x 3709	9'9" x 12'2"
Family	3887 x 1600	12'9" x 5'3"
Cloakroom	1020 x 1625	3'4" x 5'4"

Bedroom 1	3443 x 3353	11'3" x 11'0"
En-Suite	1925 x 1650	6'4" x 5'5"
Bedroom 2	3028 x 3077	9'11" x 10'1"
Bedroom 3	3028 x 2145	9'11" x 7'0"
Bathroom	2362 x 1869 (max)	7'9" x 6'2" (max)

 Limited use area



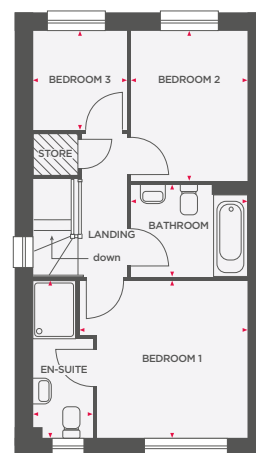
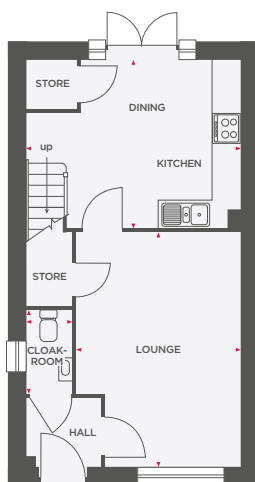
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# THE LAUREL

## 3 BEDROOM SEMI-DETACHED HOME



Lounge	3449 x 4929 (max)	11'3" x 16'2" (max)
Kitchen/Dining	4506 x 3557 (max)	14'9" x 11'8" (max)
Cloakroom	969 x 1751	3'2" x 5'9"

Bedroom 1	3164 x 3302 (max)	10'4" x 10'10" (max)
Bedroom 1	3302 (max) x 3164	10'10" (max) x 10'4"
En-Suite	1254 x 3302 (max)	4'1" x 10'10" (max)
Bedroom 2	2435 x 3168	7'11" x 10'4"
Bedroom 3	1983 x 2073	6'6" x 6'9"
Bathroom	2435 x 1928	8'0" x 6'4"

 Limited use area



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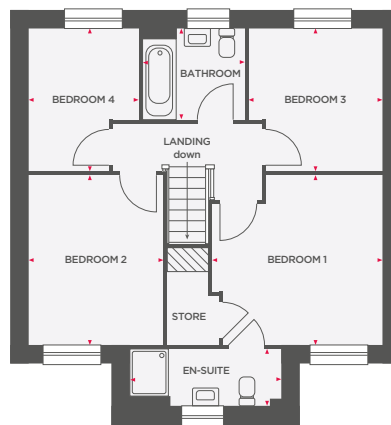
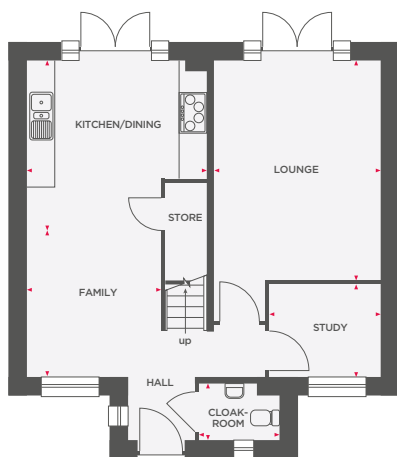
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# THE ALMOND

## 4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3511 x 4628	11'6" x 15'2"
Kitchen/Dining	3787 x 4265	12'5" x 13'11"
Family	2835 x 2395	9'3" x 7'10"
Study	2340 x 1944	7'8" x 6'4"
Cloakroom	1686 x 1203	5'6" x 3'11"

Bedroom 1	3573 x 3545	11'8" x 11'7"
En-Suite	3173 (max) x 1212	10'5" (max) x 4'0"
Bedroom 2	2835 x 3545	9'3" x 11'7"
Bedroom 3	2803 x 3004	9'2" x 9'10"
Bedroom 4	2319 x 3004	7'7" x 9'10"
Bathroom	2126 x 1922	7'0" x 6'4"

 Limited use area



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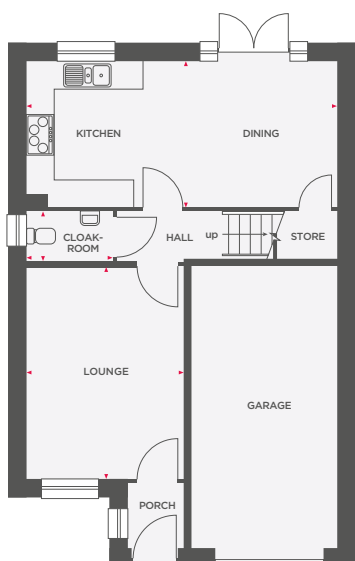




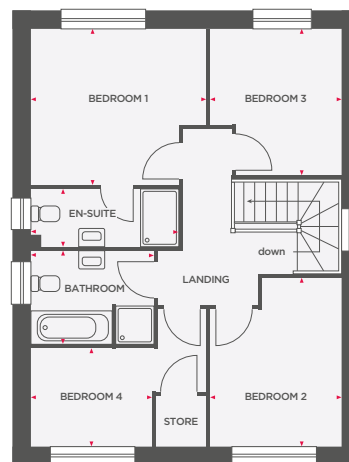


# THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3306 x 4469	10'10" x 14'7"
Kitchen/Dining	6548 x 3091	21'5" x 10'1"
Cloakroom	1819 x 1020	6'0" x 3'4"



Bedroom 1	3694 x 3290 (max)	12'1" x 10'9" (max)
En-Suite	3119 x 1200	10'3" x 3'11"
Bedroom 2	2769 x 3551 (max)	9'1" x 11'7" (max)
Bedroom 3	2766 x 3067	9'1" x 10'0"
Bedroom 4	2553 x 2069	8'4" x 6'9"
Bathroom	2591 x 1951	8'6" x 6'5"



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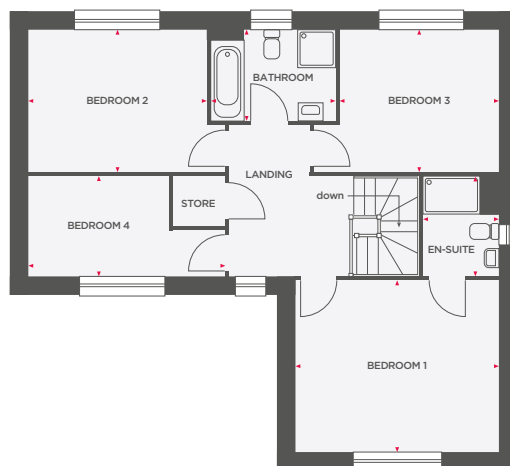


# THE FOXGLOVE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



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



Bedroom 1	4298 x 3625	14'1" x 11'10"
En-Suite	1596 (max) x 2094 (max)	5'3" (max) x 6'10" (max)
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 (max)	13'7" x 6'10" (max)
Bathroom	2620 x 1928	8'7" x 6'4"



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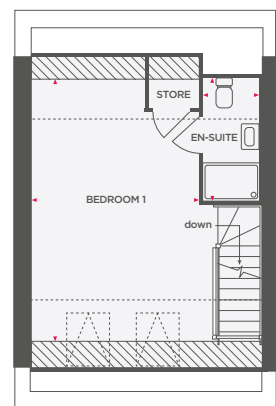
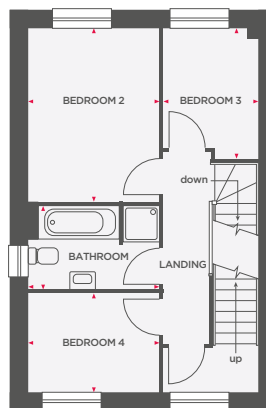
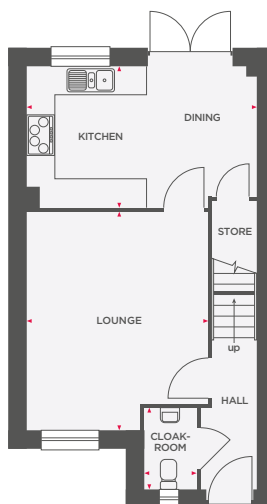






# THE JUNIPER

4 BEDROOM SEMI-DETACHED HOME WITH DETACHED GARAGE



<b>Lounge</b>	3835 x 4611 (max)	12'7" x 15'2" (max)
<b>Kitchen/Dining</b>	4843 x 2974	15'11" x 9'9"
<b>Cloakroom</b>	1104 x 1698	3'7" x 5'7"

<b>Bedroom 2</b>	2766 x 3646	9'1" x 12'0"
<b>Bedroom 3</b>	1989 x 2743	6'6" x 9'0"
<b>Bedroom 4</b>	2766 x 2081	9'1" x 6'10"
<b>Bathroom</b>	2766 x 1770	9'1" x 5'10"

<b>Bedroom 1</b>	3858 x 5566	12'8" x 18'3"
<b>En-Suite</b>	1200 x 2606	3'11" x 8'7"

 Limited use area ----- 1500mm height line



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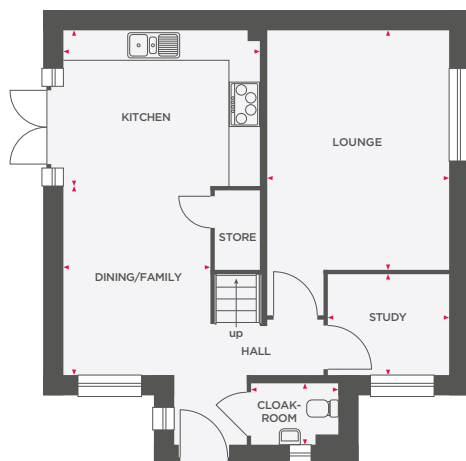




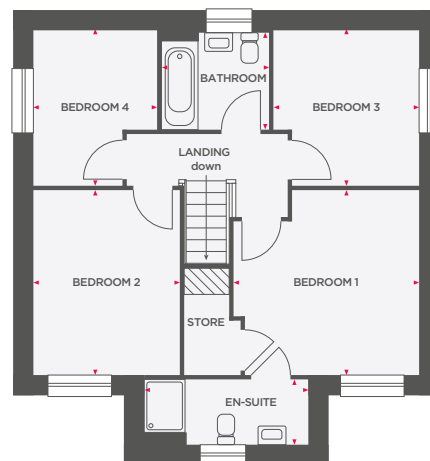


# THE SILVERBEECH

## 4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3511 x 4628	11'6" x 15'2"
Kitchen	3787 x 3005	12'5" x 9'10"
Dining/Family	2835 x 3656	9'3" x 11'11"
Study	2340 x 1944	7'8" x 6'4"
Cloakroom	1686 x 1200	5'6" x 3'11"



Bedroom 1	3573 x 3569 (max)	11'8" x 11'8" (max)
En-Suite	3167 (max) x 1262 (max)	10'5" (max) x 4'2" (max)
Bedroom 2	2833 x 3568	9'3" x 11'8"
Bedroom 3	2803 x 3004	9'2" x 9'10"
Bedroom 4	2394 x 3004	7'10" x 9'10"
Bathroom	1872 x 2075	6'2" x 6'10"

 Limited use area



**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. (June 2025)

**Wain**  
HOMES