


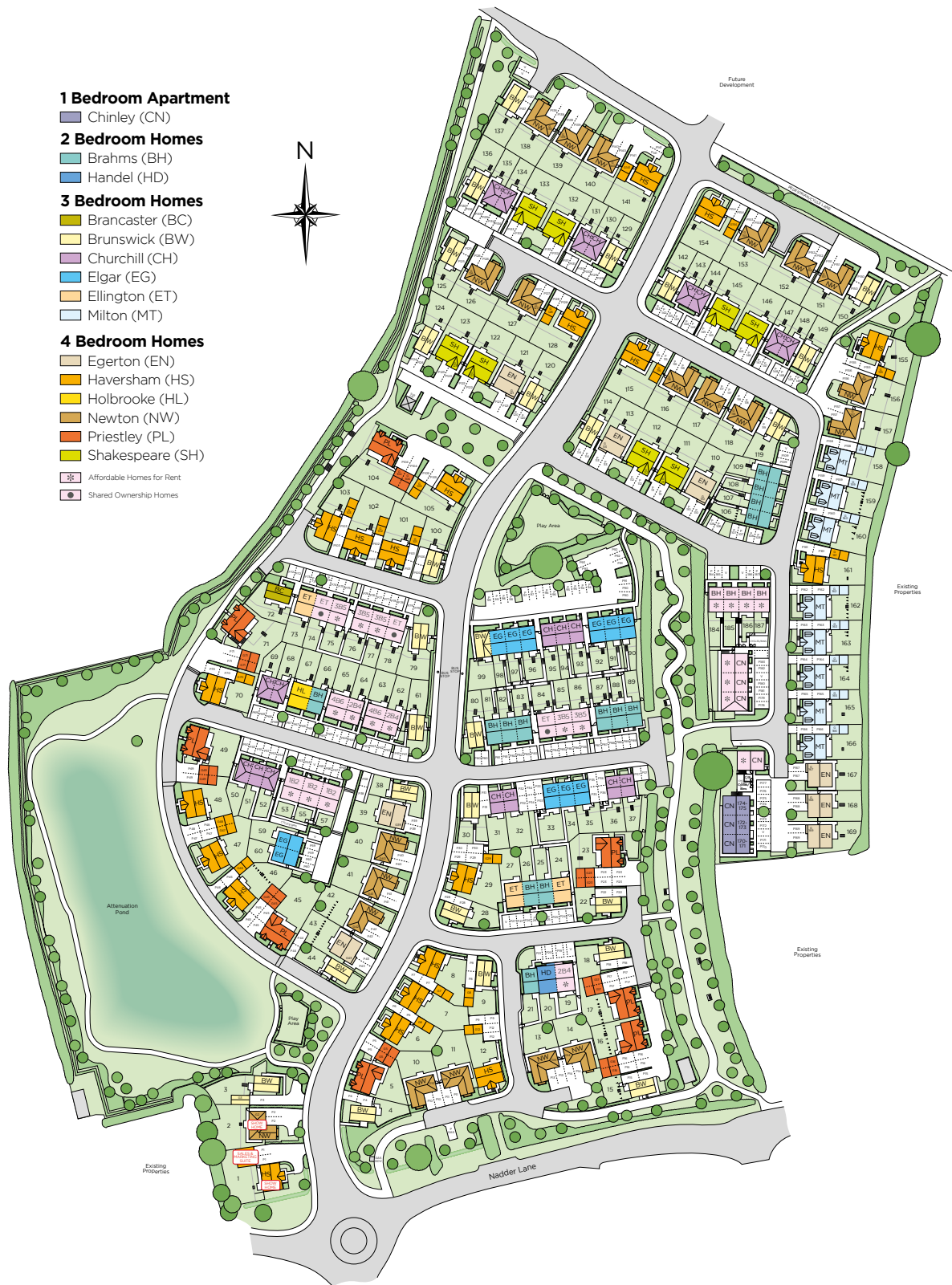
Wain
HOMES



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*

MOLBROOK DEVELOPMENT PLAN



MOLBROOK SPECIFICATION

KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Close 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 White Towel Rails to Bathroom and En-suite
- Downlight to En-suite

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
- 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 & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Internal Doors
- 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 Timber Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings (as per plot specific working drawing)
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- Outside Tap
- Power and Light to Garage (on selected plots only)
- Solar Panels
- EV Car Charging Points (on selected plots only)

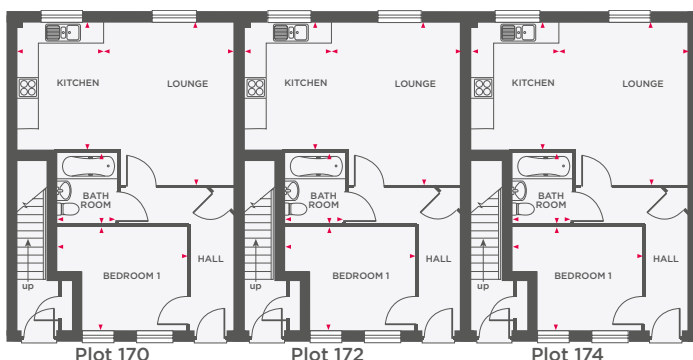
WARRANTIES

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



THE CHINLEY

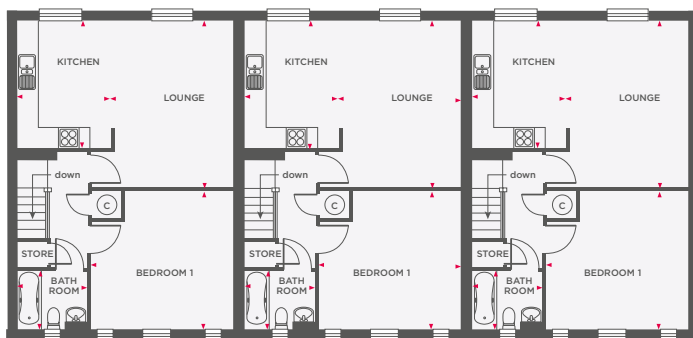
1 BEDROOM APARTMENTS WITH PARKING



Plot 170

Plot 172

Plot 174



Plot 171

Plot 173

Plot 175

GROUND FLOOR APARTMENTS

Plots 170 & 174

Lounge	4750 x 3640	15'7" x 11'11"
Kitchen	3720 x 2500	12'2" x 8'2"
Bedroom 1	2995 x 3810	9'10" x 12'6"
Bathroom	2110 x 1715	6'11" x 5'8"

Plot 172

Lounge	4750 x 3650	15'7" x 12'10"
Kitchen	3720 x 2500	12'2" x 8'2"
Bedroom 1	2995 x 3810	9'10" x 12'6"
Bathroom	2110 x 1715	6'11" x 5'8"

FIRST FLOOR APARTMENTS

Plots 171 & 175

Lounge	3555 x 4890	11'8" x 16'1"
Kitchen	2740 x 3720	9'0" x 12'2"
Bedroom 1	4135 x 4020	13'7" x 13'2"
Bathroom	1715 x 2060	5'8" x 6'9"

Plot 173

Lounge	3563 x 4890	11'8" x 16'1"
Kitchen	2740 x 3720	9'0" x 12'2"
Bedroom 1	4140 x 4020	13'7" x 13'2"
Bathroom	1715 x 2060	5'8" x 6'9"



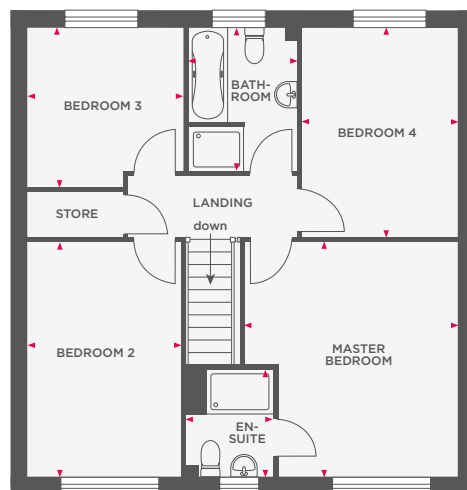
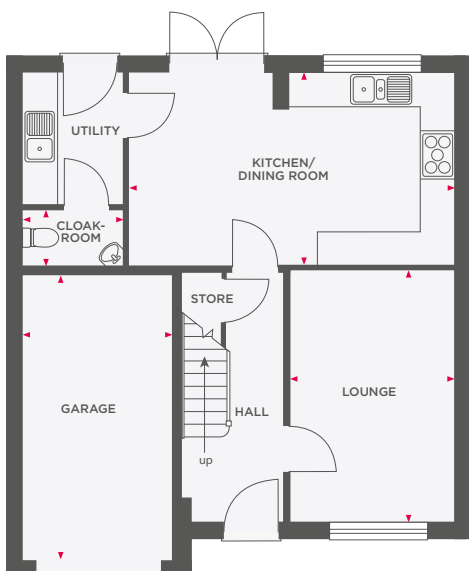
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THE EGERTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3005 x 4490	9'10" x 14'9"
Kitchen/Dining Room	5895 x 3475	19'4" x 11'5"
Garage	2680 x 5135	8'10" x 16'10"
Cloakroom	1000 x 1785	3'3" x 5'10"

Master Bedroom	3850 x 4235	12'8" x 13'11"
En-Suite	1925 x 1575	6'4" x 5'2"
Bedroom 2	2755 x 4235	9'0" x 13'11"
Bedroom 3	2805 x 2900	9'2" x 9'6"
Bedroom 4	2810 x 3785	9'3" x 12'5"
Bathroom	1960 x 2590	6'5" x 8'6"



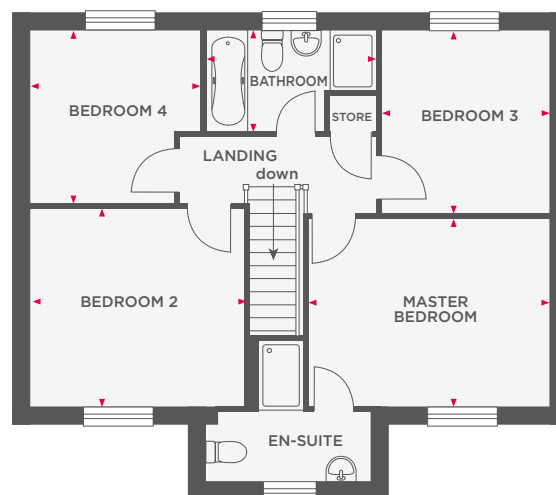
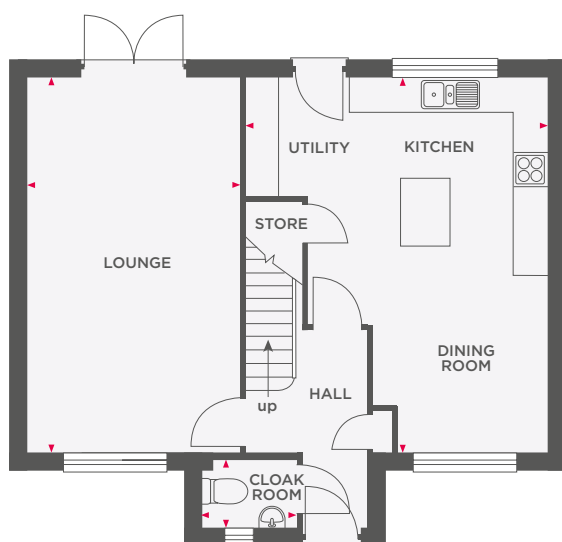
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THE HAVERSHAM

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	3605 x 6425	11'10" x 21'1"
Kitchen/Utility/ Dining Room	5255 x 6425	17'3" x 21'1"
Cloakroom	1200 x 1704	3'11" x 5'7"

Master Bedroom	4185 x 3205	13'9" x 10'6"
En-Suite	1700 x 2904 (max)	5'7" x 9'6" (max)
Bedroom 2	3665 x 3375	12'0" x 11'1"
Bedroom 3	2900 x 3125	9'6" x 10'3"
Bedroom 4	2960 x 2955	9'8" x 9'8"
Bathroom	1258 x 2822	4'2" x 9'3"



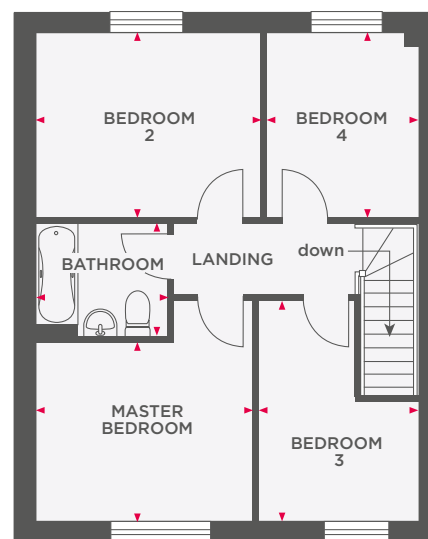
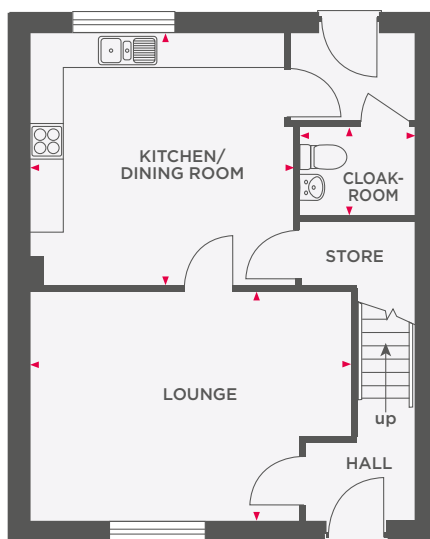
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THE HOLBROOKE

4 BEDROOM HOME WITH PARKING



Lounge	5430 x 3835	17'10" x 12'7"
Kitchen/ Dining Room	4480 x 4240	14'8" x 13'11"
Cloakroom	1289 x 1907	4'3" x 6'3"

Master Bedroom	2995 x 3720	9'10" x 12'2"
Bedroom 2	3830 x 3105	12'7" x 10'2"
Bedroom 3	2660 x 3730	8'9" x 12'3"
Bedroom 4	2555 x 3105	8'5" x 10'2"
Bathroom	2260 x 1920	7'5" x 6'4"



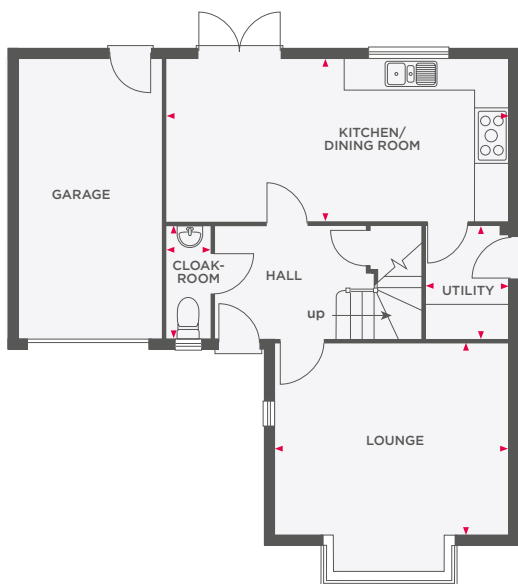
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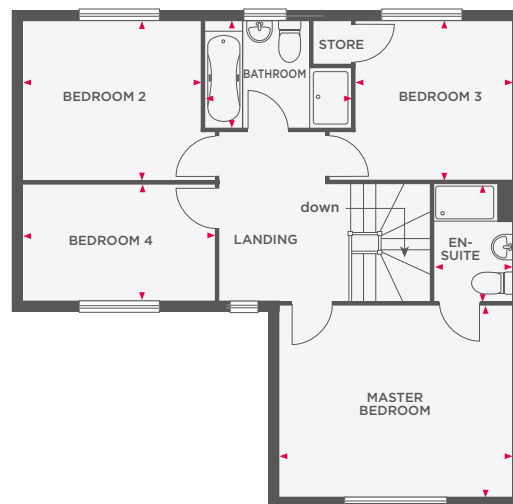


THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3560	14'1" x 11'8"
Kitchen/Dining Room	6605 x 2945	21'8" x 9'8"
Utility	1585 x 2090	5'2" x 6'10"
Cloakroom	900 x 2088	2'11" x 6'10"



Master Bedroom	4285 x 3620	14'1" x 11'10"
En-Suite	1585 x 2090	5'2" x 6'10"
Bedroom 2	3215 x 2955	10'7" x 9'8"
Bedroom 3	3005 x 2990	9'10" x 9'10"
Bedroom 4	3710 x 1920	9'7" x 6'3"
Bathroom	2925 x 2140	12'2" x 7'0"



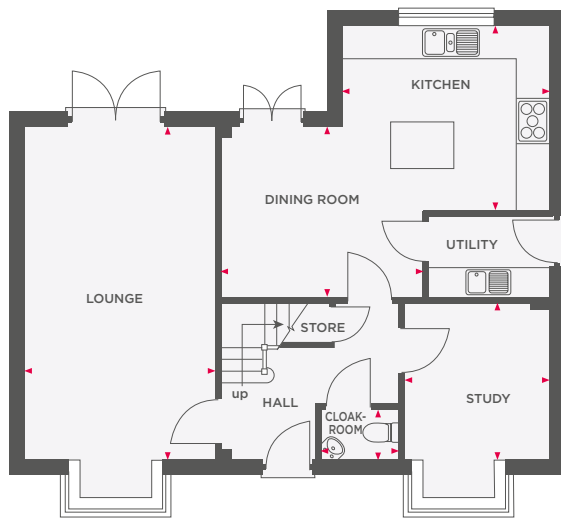
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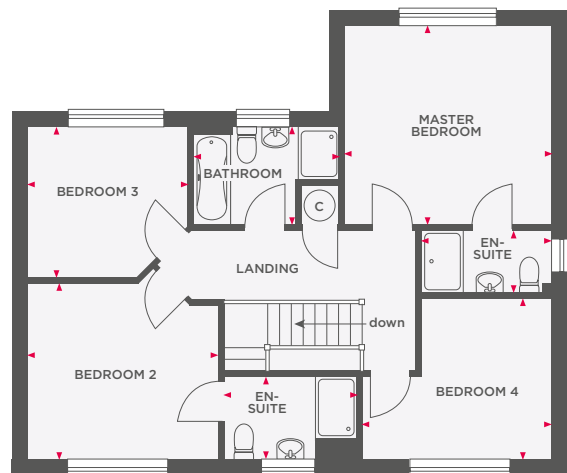


THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE



Lounge	3500 x 6310	11'6" x 20'8"
Kitchen	3835 x 3320	12'7" x 10'11"
Dining Room	3900 x 3265	12'9" x 10'8"
Utility	2270 x 1675	7'5" x 5'6"
Study	2630 x 2900	8'7" x 9'6"
Cloakroom	960 x 1604	3'2" x 5'3"



Master Bedroom	3835 x 3700	12'7" x 12'2"
En-Suite	2415 x 1200	7'11" x 3'11"
Bedroom 2	3320 (max) x 3555 (max)	10'11" (max) x 11'8" (max)
En-Suite 2	2605 x 1530	8'7" x 5'0"
Bedroom 3	3080 (max) x 2895 (max)	10'1" (max) x 9'6" (max)
Bedroom 4	3545 (max) x 3025 (max)	11'8" (max) x 9'11" (max)
Bathroom	2810 (max) x 1900 (max)	9'3" (max) x 6'3" (max)



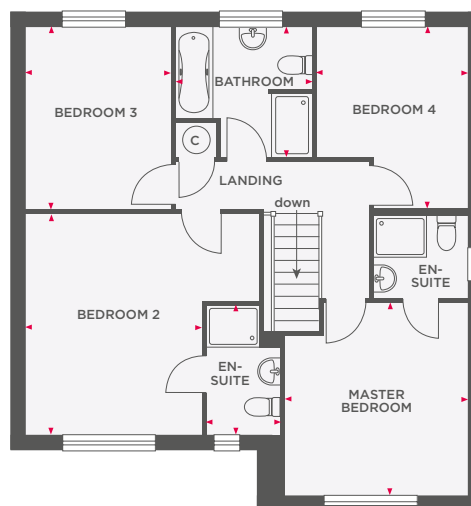
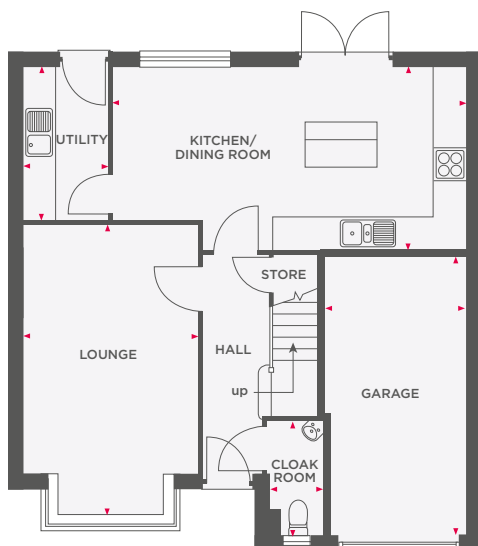
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THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3320 x 5460	10'11" x 17'11"
Kitchen/Dining Room	6745 x 3510	22'2" x 11'6"
Utility	2950 x 1725	9'8" x 5'8"
Cloakroom	1095 (max) x 2092	3'7" (max) x 6'10"
Garage	5200 x 2765	17'1" x 9'1"

Master Bedroom	3375 x 4135	11'1" x 13'7"
En-Suite	2395 x 1615	7'10" x 5'4"
Bedroom 2	3390 x 3575	11'1" x 11'9"
En-Suite 2	1825 x 1550	6'0" x 5'1"
Bedroom 3	2820 x 3545	9'3" x 11'8"
Bedroom 4	3000 x 3570	9'10" x 11'9"
Bathroom	2510 x 2555	8'3" x 8'5"



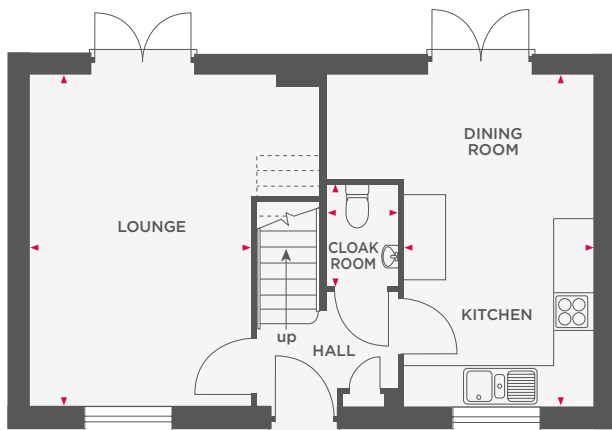
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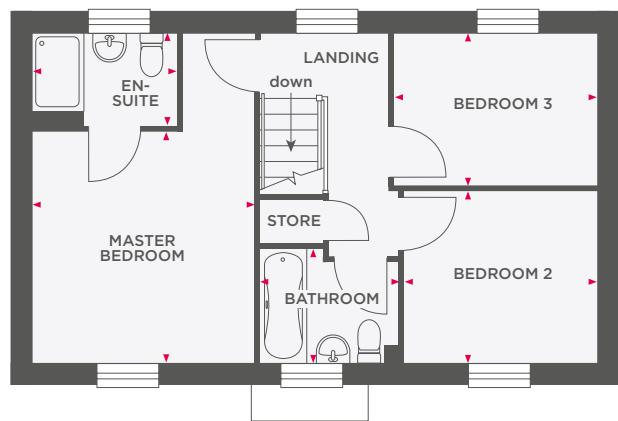


THE BRANCASTER

3 BEDROOM HOME WITH PARKING



Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2835 x 4960	9'4" x 16'3"
Cloakroom	1058 x 1515	4'11" x 5'0"



Master Bedroom	3315 x 3485	10'10" x 11'5"
En-Suite	2165 x 1385	7'1" x 4'7"
Bedroom 2	2875 x 2585	9'5" x 8'6"
Bedroom 3	3030 x 2285	9'11" x 7'6"
Bathroom	2080 x 1715	6'10" x 5'7"



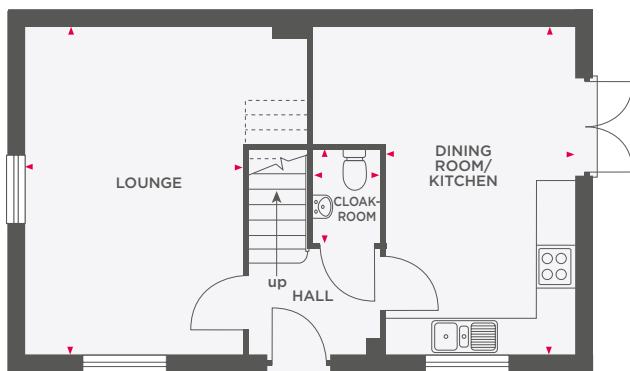
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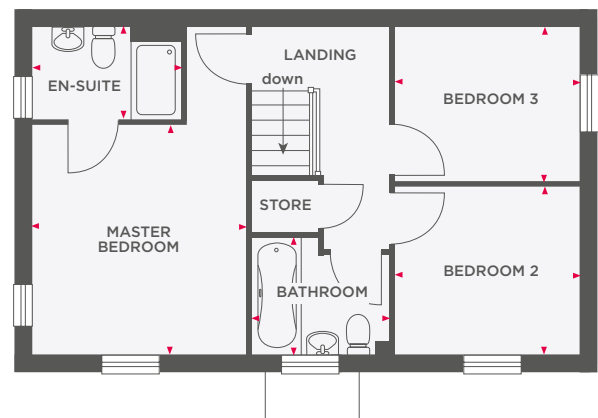


THE BRUNSWICK

3 BEDROOM HOME WITH PARKING



Lounge	3315 x 4960 (max)	10'10" x 16'3" (max)
Kitchen/Dining Room	2840 x 4960 (max)	9'4" x 16'3" (max)
Cloakroom	1058 x 1515	4'11" x 5'0"



Master Bedroom	3315 x 3420	10'10" x 11'2"
En-Suite	2380 x 1455	7'10" x 4'9"
Bedroom 2	2875 x 2585	9'5" x 8'6"
Bedroom 3	3030 x 2285	9'11" x 7'5"
Bathroom	2080 x 1715 (max)	6'10" x 5'8" (max)



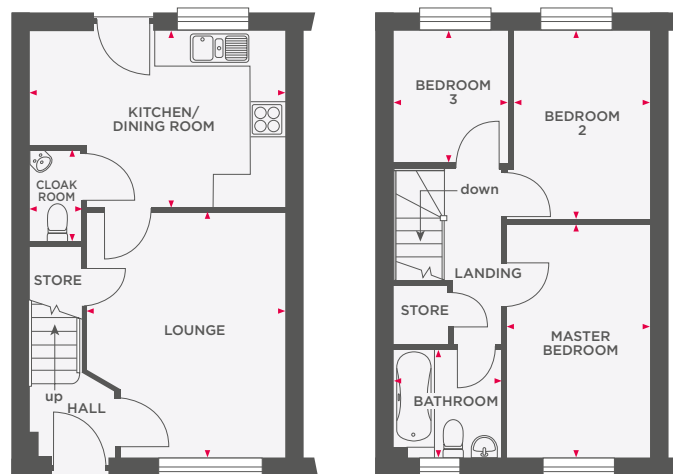
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THE CHURCHILL

3 BEDROOM HOME WITH PARKING



Lounge	3480 x 4285	11'5" x 14'1"
Kitchen/ Dining Room	4450 x 3060	14'7" x 10'0"
Cloakroom	941 x 1597	3'1" x 5'3"

Master Bedroom	2455 x 4060	8'1" x 13'4"
Bedroom 2	2375 x 3285	7'9" x 10'9"
Bedroom 3	1980 x 2300	6'6" x 7'7"
Bathroom	1900 x 1885	6'3" x 6'2"



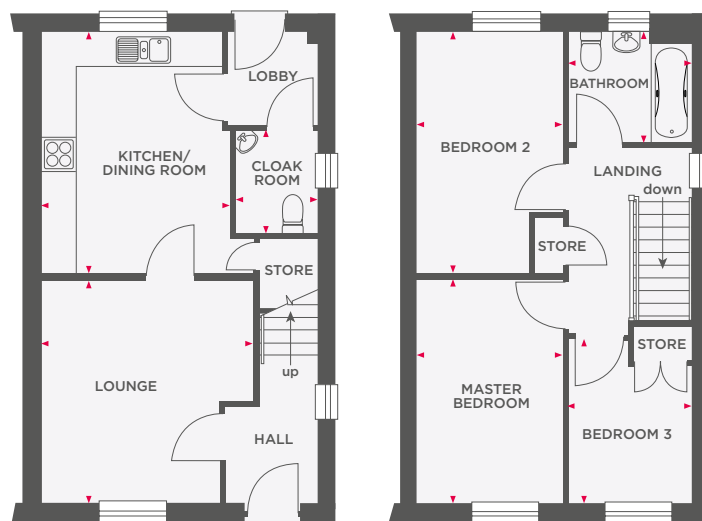
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THE ELGAR

3 BEDROOM HOME WITH PARKING



Lounge	3855 x 3900	12'8" x 12'10"
Kitchen/Dining Room	3300 x 4250	10'10" x 13'11"
Cloakroom	1633 x 1827	5'4" x 6'0"

Master Bedroom	2635 x 3965	8'8" x 13'0"
Bedroom 2	2635 x 4250	8'8" x 13'11"
Bedroom 3	2140 x 2910	7'0" x 9'7"
Bathroom	2140 x 1950	7'0" x 6'5"



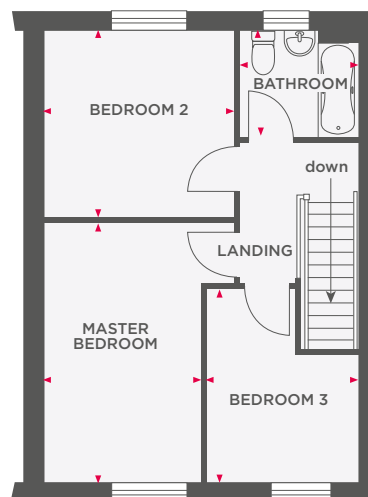
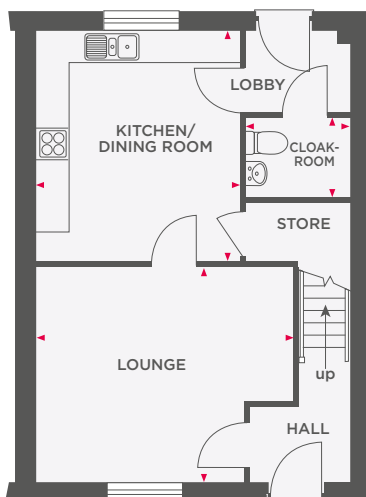
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THE ELLINGTON

3 BEDROOM HOME WITH PARKING



Lounge	4645 x 3885	15'3" x 12'9"
Kitchen/Dining Room	3690 x 4190	12'1" x 13'9"
Cloakroom	1448 x 1896	4'9" x 6'3"

Master Bedroom	2870 x 4710	9'5" x 15'5"
Bedroom 2	3440 x 3425	11'3" x 11'3"
Bedroom 3	2720 x 3525	8'11" x 11'7"
Bathroom	2155 x 1950	7'1" x 6'5"



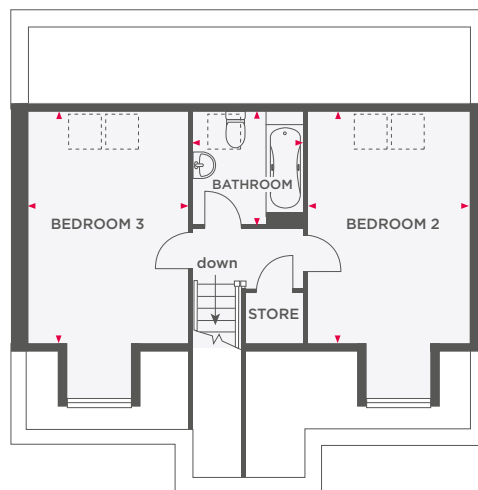
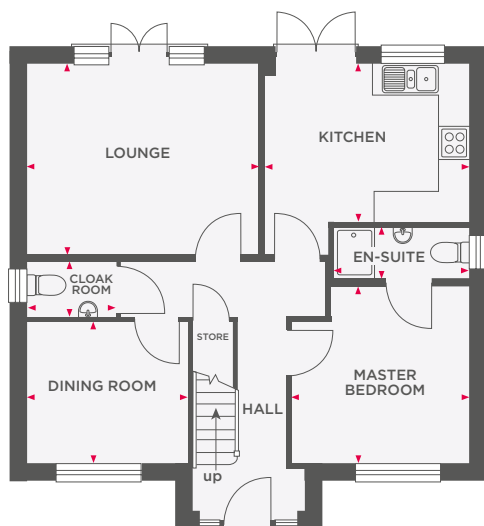
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be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





THE MILTON

3 BEDROOM HOME WITH GARAGE



Lounge	4410 x 3650	14'6" x 12'0"
Kitchen	3920 x 3025	12'10" x 9'11"
Dining Room	3060 x 2720	10'0" x 8'11"
Master Bedroom	3410 x 3395	11'2" x 11'1"
En-Suite	2597 x 1000	8'6" x 3'3"
Cloakroom	997 x 2607	3'3" x 8'7"

Bedroom 2	3085 x 4330	10'1" x 14'2"
Bedroom 3	3060 x 4330	10'0" x 14'2"
Bathroom	2125 x 2144	7'0" x 7'0"



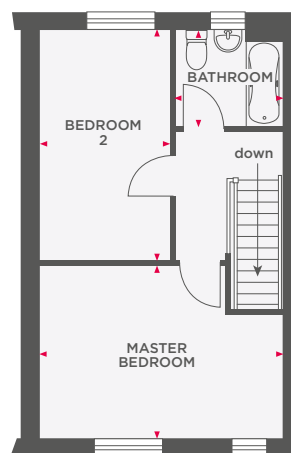
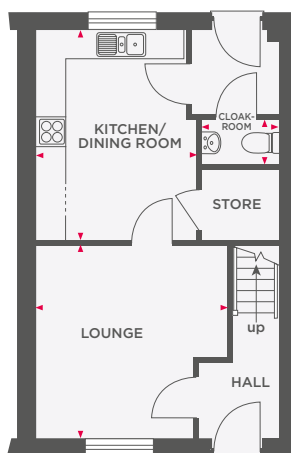
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THE BRAHMS

2 BEDROOM HOME WITH PARKING



Lounge	3890 x 3870	12'9" x 12'8"
Kitchen/Dining Room	3230 x 4245	10'7" x 13'11"
Cloakroom	988 x 1570	3'3" x 5'1"

Master Bedroom	4895 x 3500	16'1" x 11'6"
Bedroom 2	2655 x 4635	8'9" x 15'2"
Bathroom	2150 x 1950	7'1" x 6'5"



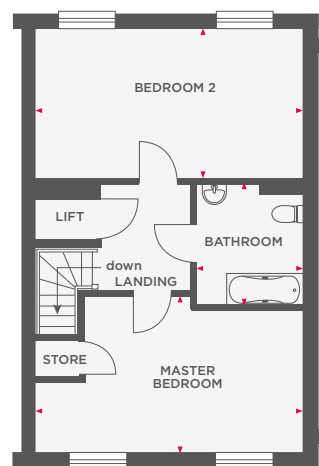
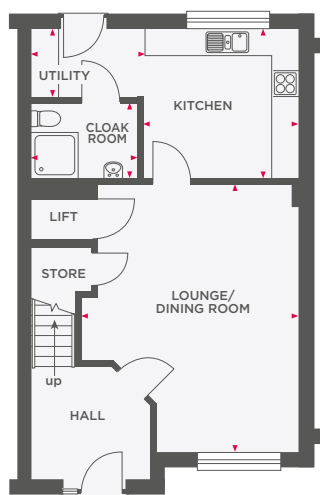
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THE HANDEL

2 BEDROOM HOME WITH PARKING



Lounge/Dining Room	4815 x 5915	15'10" x 19'5"
Kitchen	3470 x 3280	11'5" x 10'9"
Utility	1505 x 2280	4'11" x 7'6"
Cloakroom	1625 x 2280	5'4" x 7'6"

Master Bedroom	3470 x 5900	11'5" x 19'4"
Bedroom 2	3275 x 5900	10'9" x 19'4"
Bathroom	2670 x 2375	8'9" x 7'10"



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