


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*

MEAD FIELDS DEVELOPMENT PLAN



2 Bedroom Homes

- The Hemlock (HEM)
- The Oakmere (OAK)

3 Bedroom Homes

- The Aspen (ASP)
- The Holly (HOL)
- The Laurus (LAU)
- The Lilac (LIL)
- The Tallow (TAL)
- The Tamarind (TAM)

4 Bedroom Homes

- The Foxtail (FOX)
- The Hazel (HAZ)
- The Hornbeam (HOR)
- The Willow (WIL)

Affordable Homes

- * Shared Ownership Homes
 - Affordable Rented Homes
- (Location of affordable / rented homes is indicative)



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MEAD FIELDS SPECIFICATION

HEMLOCK | OAKMERE | ASPEN | HOLLY | LAURUS | LILAC | TALLOW | TAMARIND
FOXTAIL | HAZEL | HORNBEAM | WILLOW

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
- ½ Bowl Inset 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 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 and Cloakrooms 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 White Double-Glazed Windows, French Doors/ 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.

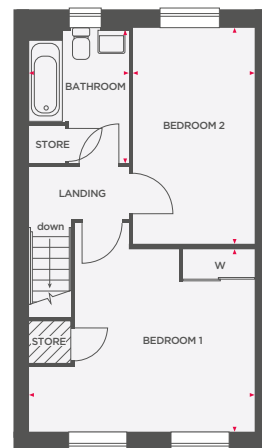
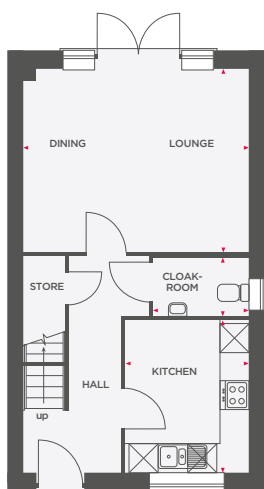
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HOMES



THE HEMLOCK

2 BEDROOM HOME



Lounge/Dining	4724 x 3842	15'5" x 16'6"
Kitchen	2586 x 3189	8'8" x 10'5"
Cloakroom	2000 x 1229	6'5" x 4'0"

Bedroom 1	4724* x 3825	15'5"* x 12'5"
Bedroom 2	2550 x 4510	8'4" x 14'9"
Bathroom	2086 x 2795*	6'8" x 9'1"*

 Depicts integrated appliance
 W Wardrobe
 Limited Use Area
 • Indicates maximum dimension



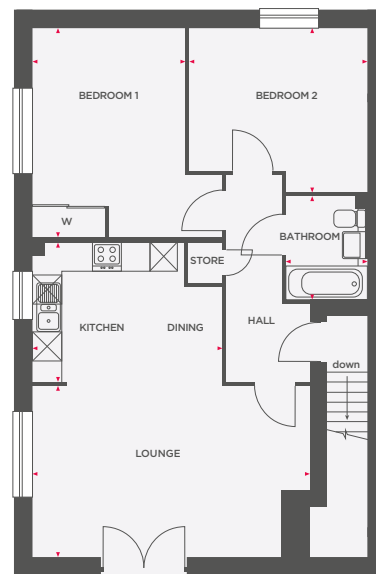
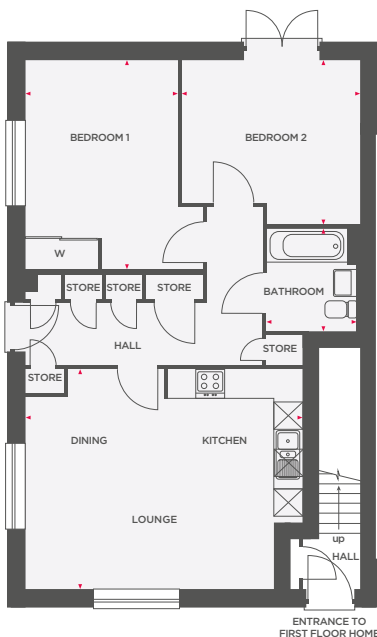
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THE OAKMERE

2 BEDROOM HOME



GROUND FLOOR

Lounge/Kitchen/Dining	5785 x 4580	19'0" x 15'0"
Bedroom 1	3177 x 4360*	10'4" x 14'3"*
Bedroom 2	3719* x 3419	12'2" x 11'2"
Bathroom	1899 x 2150	6'2" x 7'0"

FIRST FLOOR

Kitchen/Dining	3959 x 2900	13'0" x 9'5"
Lounge	5785 x 3588	19'0" x 11'7"
Bedroom 1	3177 x 4360*	10'4" x 14'3"*
Bedroom 2	3719* x 3419	12'2" x 11'2"
Bathroom	1700 x 2150	5'5" x 7'0"

☒ Depicts integrated appliance W Wardrobe • Indicates maximum dimension



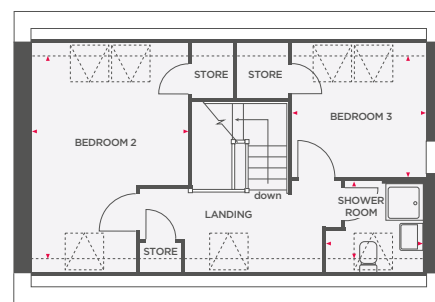
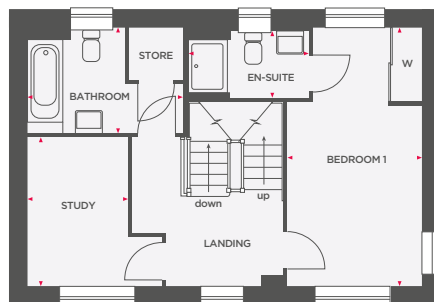
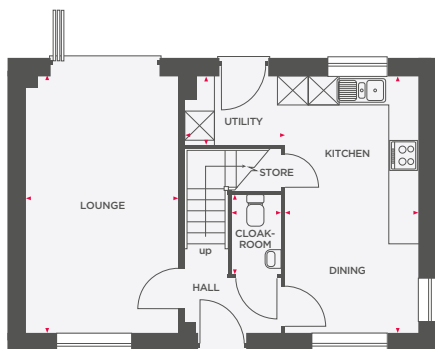
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THE ASPEN

3 BEDROOM HOME



Lounge	3157 x 5310	10'4" x 17'5"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	2063 x 1423	6'7" x 4'6"
Cloakroom	1012 x 1650	3'3" x 5'4"

Bedroom 1	2753 x 5310*	9'0" x 17'5"*
En-Suite	2498 x 1373	8'1" x 4'5"
Study	2069 x 3063	6'9" x 10'0"
Bathroom	3195 x 2160	10'4" x 7'0"

Bedroom 2	3219* x 4200*	10'6" x 13'9"*
Bedroom 3	2753 x 2506	9'0" x 8'2"
Shower Room	2001 x 1886	6'5" x 6'1"

☒ Depicts integrated appliance W Wardrobe ----- 1500mm height line • Indicates maximum dimension



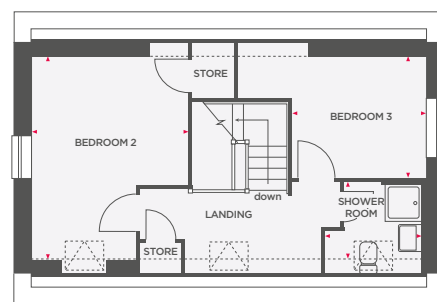
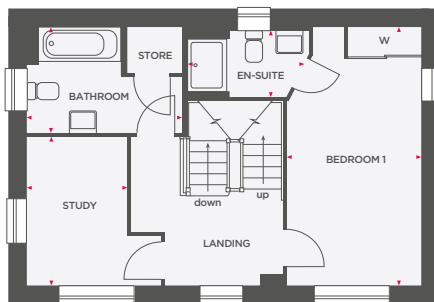
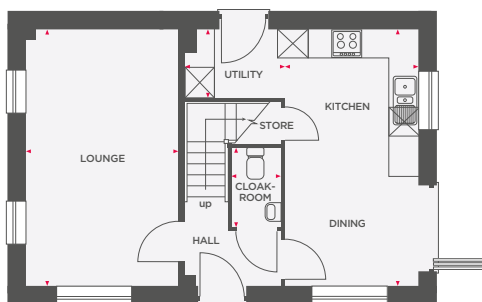
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THE HOLLY

3 BEDROOM HOME



Lounge	3157 x 5310	10'4" x 17'4"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	2063 x 1423	6'9" x 4'8"
Cloakroom	1012 x 1650	3'3" x 5'4"

Bedroom 1	2753 x 5310*	9'0" x 17'5"*
En-Suite	2498 x 1373	8'1" x 4'5"
Study	2069 x 3063	6'9" x 10'0"
Bathroom	3195 x 2160	10'4" x 7'0"

Bedroom 2	3219* x 4213*	10'6" x 13'9"*
Bedroom 3	2753 x 2512	9'0" x 8'2"
Shower Room	2001 x 1886	6'5" x 6'1"

☒ Depicts integrated appliance W Wardrobe ----- 1500mm height line • Indicates maximum dimension



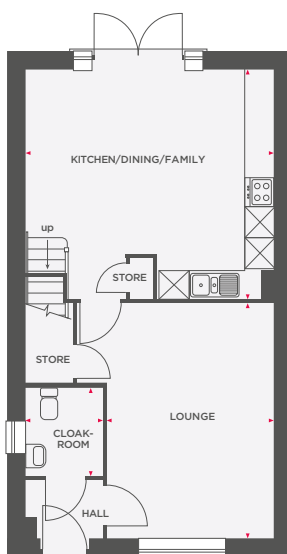
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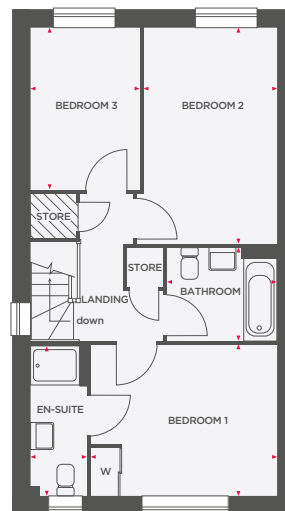


THE LAURUS

3 BEDROOM HOME



Lounge	3451 x 4860	11'3" x 16'2"
Kitchen/Dining/Family	5124 x 4750	14'9" x 11'8"
Cloakroom	1585 x 1822	5'2" x 5'9"



Bedroom 1	3833 x 3134	10'4" x 10'3"
En-Suite	1152 x 3110	3'7" x 10'2"
Bedroom 2	2750 x 4460	9'0" x 14'6"
Bedroom 3	2286 x 3340	7'5" x 10'9"
Bathroom	2263 x 1928	7'4" x 6'3"

⊠ Depicts integrated appliance W Wardrobe ▨ Limited Use Area



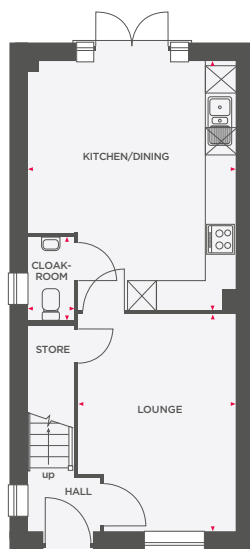
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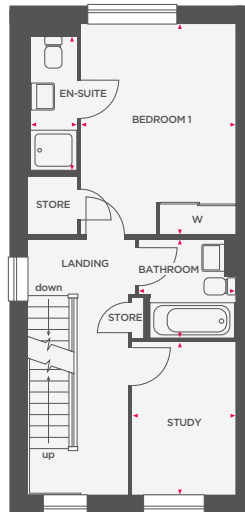


THE LILAC

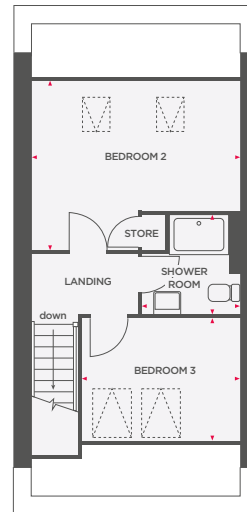
3 BEDROOM HOME



Lounge	3156 x 4369	10'4" x 14'4"
Kitchen/Dining	4168* x 5016	13'8"* x 16'5"
Cloakroom	925 x 1681	3'0" x 5'5"



Bedroom 1	3114 x 4260	10'2" x 14'0"
En-Suite	916 x 2709	3'0" x 8'8"
Study	2076 x 3075	6'9" x 10'1"
Bathroom	1931 x 1975	6'3" x 6'4"



Bedroom 2	4168 x 3427	13'8" x 11'2"
Bedroom 3	3178 x 2400	10'4" x 7'9"
Shower Room	1960 x 2002	6'4" x 6'5"

⊠ Depicts integrated appliance W Wardrobe • Indicates maximum dimension



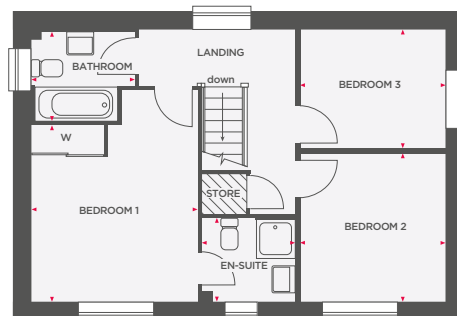
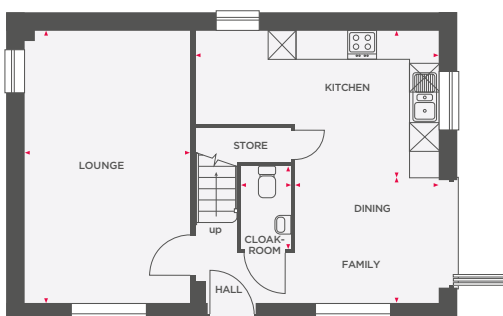
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THE TALLOW

3 BEDROOM HOME



Lounge	3431 x 5635	11'3" x 18'5"
Kitchen	5034 x 2428	16'5" x 7'11"
Dining/Family	2965 x 3207	9'7" x 10'5"
Cloakroom	1029 x 1712	3'3" x 5'6"

Bedroom 1	3437 x 3658	11'3" x 12'0"
En-Suite	1925 x 1731	6'3" x 5'6"
Bedroom 2	2997 x 3077	9'8" x 10'1"
Bedroom 3	2997 x 2470	9'8" x 8'1"
Bathroom	2138 x 1838	7'0" x 6'0"

☒ Depicts integrated appliance W Wardrobe ▨ Limited Use Area



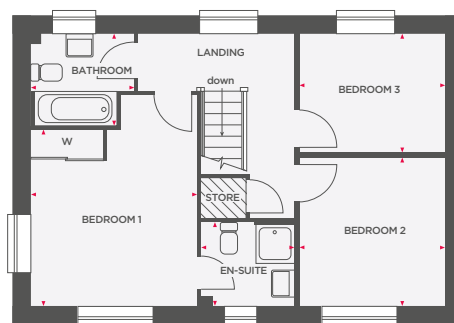
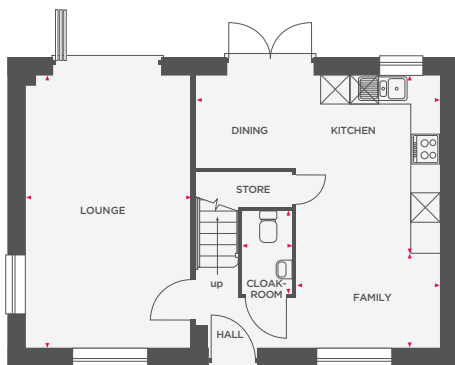
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THE TAMARIND

3 BEDROOM HOME



Lounge	3413 x 5635	11'3" x 18'5"
Kitchen/Dining	5034 x 3696	16'5" x 12'1"
Family	2974 x 1939	9'7" x 6'4"
Cloakroom	1029 x 1712	3'3" x 5'6"

Bedroom 1	3437 x 3658	11'3" x 12'0"
En-Suite	1925 x 1731	6'3" x 5'6"
Bedroom 2	2997 x 3077	9'8" x 10'1"
Bedroom 3	2997 x 2470	9'8" x 8'1"
Bathroom	2138 x 1838	7'0" x 6'0"

 Depicts integrated appliance
 W Wardrobe
 Limited Use Area



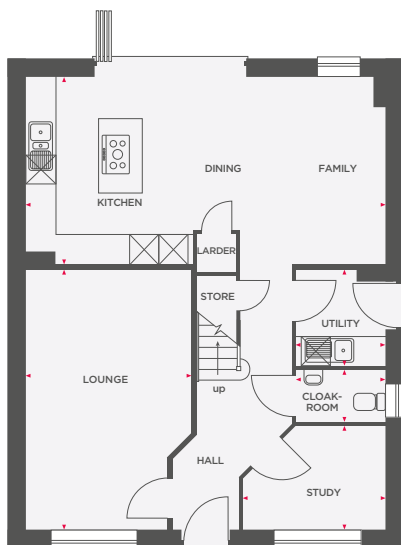
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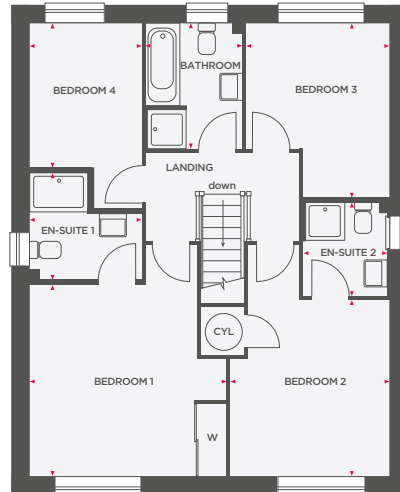


THE FOXTAIL

4 BEDROOM HOME



Lounge	3401 x 5350	11'1" x 17'6"
Kitchen/Dining/Family	7448 x 3860	24'5" x 12'7"
Study	2963 x 2137	9'8" x 7'0"
Utility	1863 x 1963	6'1" x 6'4"
Cloakroom	1863 x 1075	6'11" x 3'5"



Bedroom 1	4062* x 3938	13'3"* x 12'9"
En-Suite 1	2312 x 2218*	7'5" x 7'2"*
Bedroom 2	3297 x 3632*	10'9" x 11'9"*
En-Suite 2	1737 x 1939	5'6" x 6'3"
Bedroom 3	2962 x 3588	9'8" x 11'7"
Bedroom 4	2312 x 2979	7'8" x 9'7"
Bathroom	1996 x 2590	6'5" x 8'4"

 Depicts integrated appliance W Wardrobe CYL Cylinder • Indicates maximum dimension



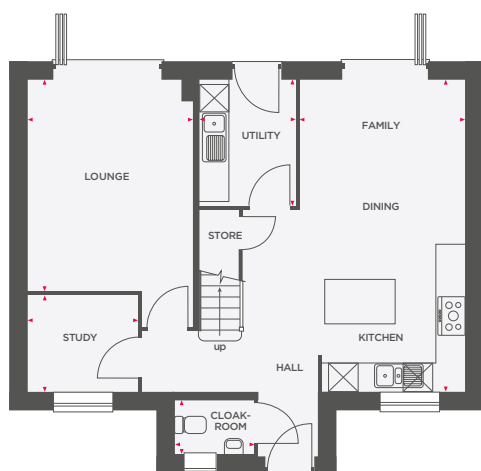
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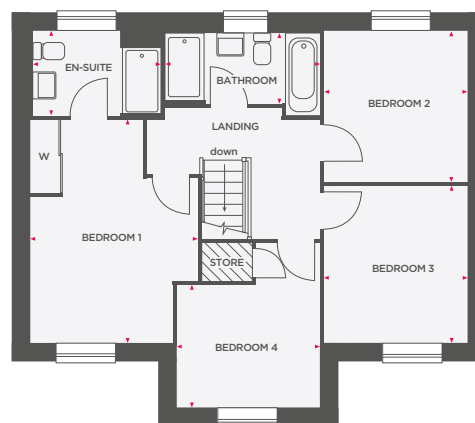


THE HAZEL

4 BEDROOM HOME



Lounge	3407 x 4369	11'2" x 14'3"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"
Study	2261 x 1979	7'4" x 6'5"
Utility	1968 x 2594	6'4" x 8'5"
Cloakroom	1627 x 1150	5'3" x 3'7"



Bedroom 1	3468* x 4597	11'4" x 15'0"
En-Suite	2643 x 1750	8'6" x 5'7"
Bedroom 2	3295 x 3129	10'8" x 10'2"
Bedroom 3	2949 x 3218	9'6" x 10'5"
Bedroom 4	2947 x 2542	9'6" x 8'3"
Bathroom	3203 x 1438	10'5" x 4'7"

Depicts integrated appliance
 W Wardrobe
 Limited Use Area
 • Indicates maximum dimension



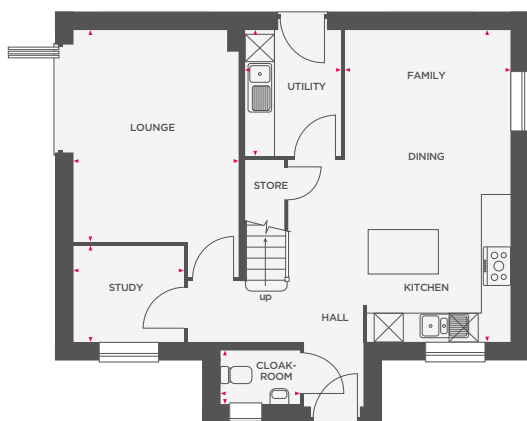
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be 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. (March 2025)





THE HORNBEAM

4 BEDROOM HOME



Lounge	3407 x 4369	11'2" x 14'3"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"
Study	2261 x 1979	7'4" x 6'5"
Utility	1968 x 2594	6'4" x 8'5"
Cloakroom	1627 x 1150	5'3" x 3'7"



Bedroom 1	3468* x 4597	11'4"* x 15'0"
En-Suite	2643 x 1750	8'6" x 5'7"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2949 x 3218	9'6" x 10'6"
Bedroom 4	2947 x 2542	9'8" x 8'4"
Bathroom	3203 x 1438	10'5" x 4'7"

 Depicts integrated appliance
 W Wardrobe
 Limited Use Area
 • Indicates maximum dimension



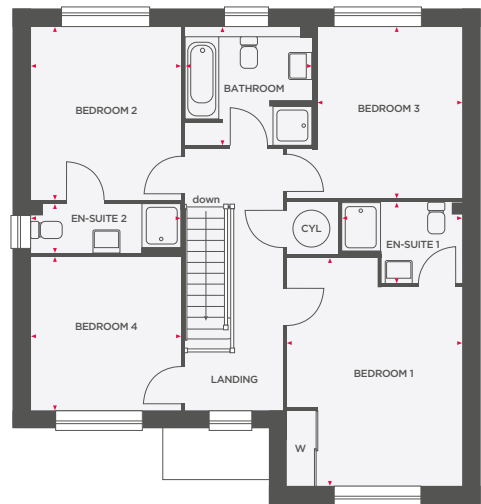
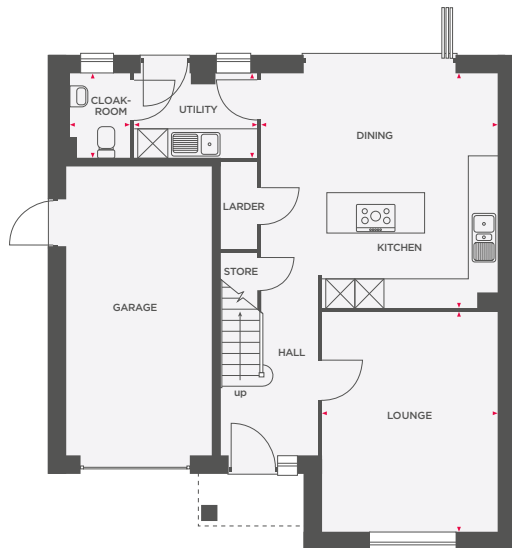
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THE WILLOW

4 BEDROOM HOME



Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'3" x 5'7"
Cloakroom	1269 x 1743	4'1" x 5'7"

Bedroom 1	3622 x 4685*	11'10" x 15'4"*
En-Suite 1	3094 x 1000	10'1" x 3'2"
Bedroom 2	3094 x 3573	10'1" x 11'8"
En-Suite 2	2484 x 1676	8'1" x 5'4"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2622 x 2441	8'6" x 8'0"

⊠ Depicts integrated appliance W Wardrobe CYL Cylinder • Indicates maximum dimension



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