

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. He is in a kitchen setting with white cabinets and a stainless steel oven visible in the background. Flour is falling all around him, creating a soft, ethereal atmosphere. In the foreground, a wooden rolling pin, several red tomatoes, and some green herbs are on a floured surface.

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 PADDOCKS PHASE 3 DEVELOPMENT PLAN SECTION 1



3 Bedroom Homes

- The Coppice (COP)
- The Meadowvale (MEA)
- The Greendale (GRE)

4 Bedroom Homes

- The Highstone (HIG)
- The Hillgrove (HIL)
- The Elmhurst (ELM)

5 Bedroom Homes

- The Peakridge (PEA)

- Air Source Heat Pumps

- Overhead power lines

Affordable Homes *

(Location of affordable homes is indicative)



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THE PADDOCKS PHASE 3 DEVELOPMENT PLAN SECTION 2



2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	S/S Sub Station
The Glenside (GLE)	The Coppice (COP)	The Birchview (BIR)	Air Source Heat Pumps
The Lakeshore (LAK)	The Meadowvale (MEA)	The Elmhurst (ELM)	Overhead power lines
	The Greendale (GRE)	5 Bedroom Homes	Affordable Homes *
		The Peakridge (PEA)	Pre-Sold Homes ▲
		The Standish (STA)	(Location of affordable and pre-sold homes is indicative)

THE PADDOCKS PHASE 3 DEVELOPMENT PLAN

SECTION 1

SECTION 2



- | | | | | | |
|------------------------|----------------------|------------------------|---------------------|---|-----------------------|
| 2 Bedroom Homes | | 4 Bedroom Homes | | S/S | Sub Station |
| | The Glenside (GLE) | | The Birchview (BIR) | | Air Source Heat Pumps |
| | The Lakeshore (LAK) | | The Highstone (HIG) | | Overhead power lines |
| 3 Bedroom Homes | | | The Hillgrove (HIL) | Affordable Homes | * |
| | The Coppice (COP) | | The Elmhurst (ELM) | Pre-Sold Homes | ▲ |
| | The Meadowvale (MEA) | 5 Bedroom Homes | | (Location of affordable and pre-sold homes is indicative) | |
| | The Greendale (GRE) | | The Peakridge (PEA) | | |
| | | | The Standish (STA) | | |



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THE PADDOCKS PHASE 3 SPECIFICATION

THE GLENSIDE | THE LAKESHORE | THE COPPICE | THE MEADOWVALE
THE GREENDALE | THE BIRCHVIEW | THE ELMHURST | THE HIGHSTONE | THE HILLGROVE
THE PEAKRIDGE | THE STANDISH

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 and 5 Bed Homes Only)
- AEG 4 Ring Induction Hob with Glass Splashback in a Choice of Colours and Extractor Hood
- AEG Stainless Steel Integrated Microwave (5 Bed Homes Only)
- Electrolux Integrated Fridge Freezer (2, 3 and 4 Bed Homes Only)
- Electrolux Full Height Integrated Fridge (5 Bed Homes Only)
- Electrolux Full Height Integrated Freezer (5 Bed Homes Only)
- 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 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 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, Bedroom 1 and Study
- 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 and French Doors
- White Aluminium Bi-Fold Doors (5 Bed Homes Only)
- 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 PADDOCKS PHASE 3 SPECIFICATION

AFFORDABLE HOMES

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands in a Choice of Finishes*
- Single Bowl Stainless Steel Sink & Tap to Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux 4 Ring Induction Hob with Glass Splashback in a Choice of Colours and Extractor Hood

BATHROOMS

- Roca Havana Sanitaryware in White with Full Pedestals and Soft Close Seats
- Roca Gap Bath
- Methven Deva Brassware
- Aqualisa Mian Mixer Shower with Round Bar Valve and Handset to Bathrooms, En-Suites or over Bath if no En-Suite
- Roman Haven Shower Cubicles to En-Suites
- Bathrooms and En-Suites to be Half Tiled throughout with a Choice from our Tileflair Standard Range*
- Fixed Rail, Shower Curtain and Full-Height Tiles around the Bath with a Choice from our Tileflair Standard Range* if no En-Suite.
- 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*
- Splashback Tiling behind the Sink in Bathrooms, En-Suites and Cloakrooms with a Choice from our Tileflair Standard Range*.

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

- 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, Handrails, Newel Caps and Spindles to be Finished in White Satinwood
- Vertical 5-Panel Internal Doors to be Finished in White Satinwood with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- 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
- External PIR Light to Front
- EV Car Charging Point
- Gardens Turfed to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

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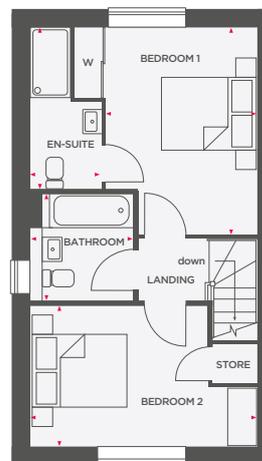
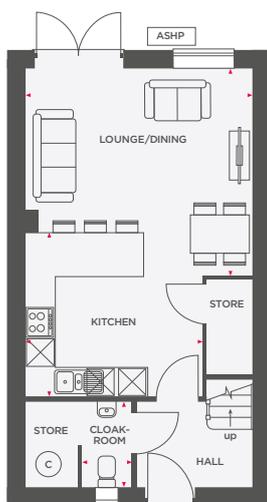
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THE GLENSIDE

2 BEDROOM SEMI DETACHED/TERRACE HOME



Lounge/Dining	4618 x 4233 (max)	15'2" x 13'11" (max)
Kitchen	3606 x 3370	11'10" x 11'1"
Cloakroom	1002 x 1752	3'3" x 5'9"

Bedroom 1	3084 x 4228 (max)	10'1" x 13'10" (max)
En-Suite	1445 (max) x 3288 (max)	4'9" (max) x 10'9" (max)
Bedroom 2	4618 (max) x 2885	15'2" (max) x 9'6"
Bathroom	2088 (max) x 2187	6'10" (max) x 7'2"

Total Area	79.72 m ²	858 ft ²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe



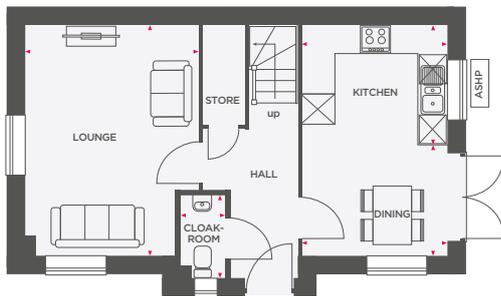
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THE LAKESHORE

2 BEDROOM SEMI-DETACHED/END TERRACE HOME



Lounge	4730 (max) x 3512 (max)	15'6" (max) x 11'6" (max)
Kitchen	2450 x 2888	8'0" x 9'6"
Dining	2280 x 2888	7'6" x 9'6"
Cloakroom	1681 x 900	5'6" x 2'11"

Bedroom 1	3429 x 3512	11'3" x 11'6"
En-Suite	1213 x 2752	4'0" x 9'0"
Bedroom 2	4730 (max) x 2950	15'6" (max) x 9'8"
Bathroom	2265 x 2194 (max)	7'5" x 7'2" (max)

Total Area	83.8 m ²	902 ft ²
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ASHP Air Source Heat Pump ☒ Integrated appliance © Hot water cylinder W Wardrobe



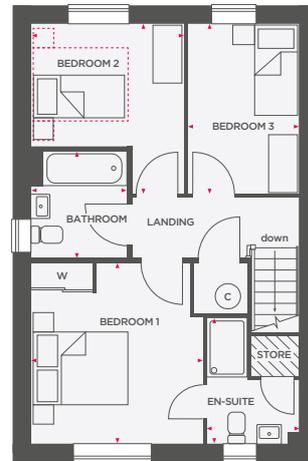
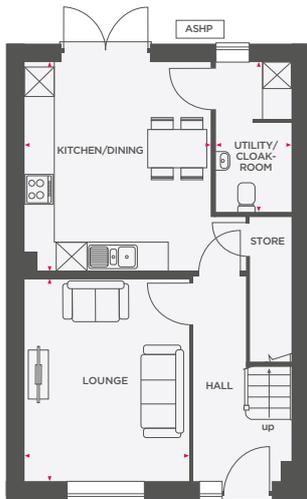
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THE COPPICE

3 BEDROOM DETACHED/SEMI-DETACHED/TERRACE HOME



Lounge	3328 x 4132	10'11" x 13'7"
Kitchen/Dining	3775 x 4291	12'5" x 14'1"
Utility/Cloakroom	1542 x 3070 (max)	5'1" x 10'1" (max)

Bedroom 1	3458 (max) x 3672 (max)	11'4" (max) x 12'1" (max)
En-Suite	1877 x 2552 (max)	6'2" x 8'4" (max)
Bedroom 2	3074 x 3450 (max)	10'1" x 11'4" (max)
Bedroom 3	2249 x 3450	7'5" x 11'5"
Bathroom	1930 (max) x 2164	6'4" (max) x 7'1"

Total Area	93.62 m ²	1007 ft ²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe Limited use area Room size suitable for a double bed



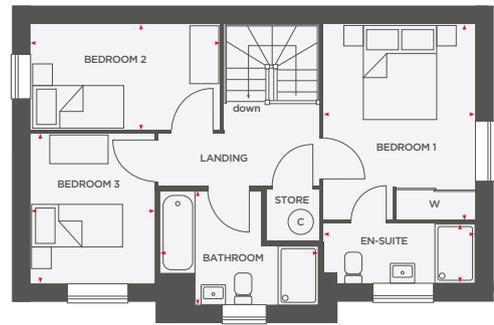
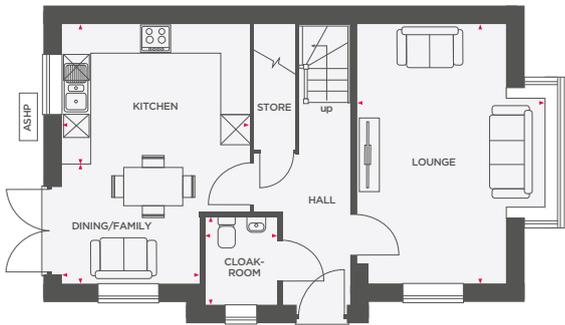
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THE MEADOWVALE

3 BEDROOM DETACHED/SEMI-DETACHED/END-TERRACE HOME



Lounge	3798 (max) x 5310	12'5" (max) x 17'5"
Kitchen	3840 x 2890	12'7" x 9'6"
Dining/Family	2815 x 2420	9'3" x 7'11"
Cloakroom	1473 x 1800	4'10" x 5'11"

Bedroom 1	3072 x 3992 (max)	10'1" x 13'1" (max)
En-Suite	3072 x 1212	10'1" x 4'0"
Bedroom 2	3840 x 2170	12'7" x 7'1"
Bedroom 3	2511 x 3052	8'3" x 10'0"
Bathroom	3229 (max) x 2332 (max)	10'7" (max) x 7'8" (max)

Total Area	100.7 m²	1083 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe



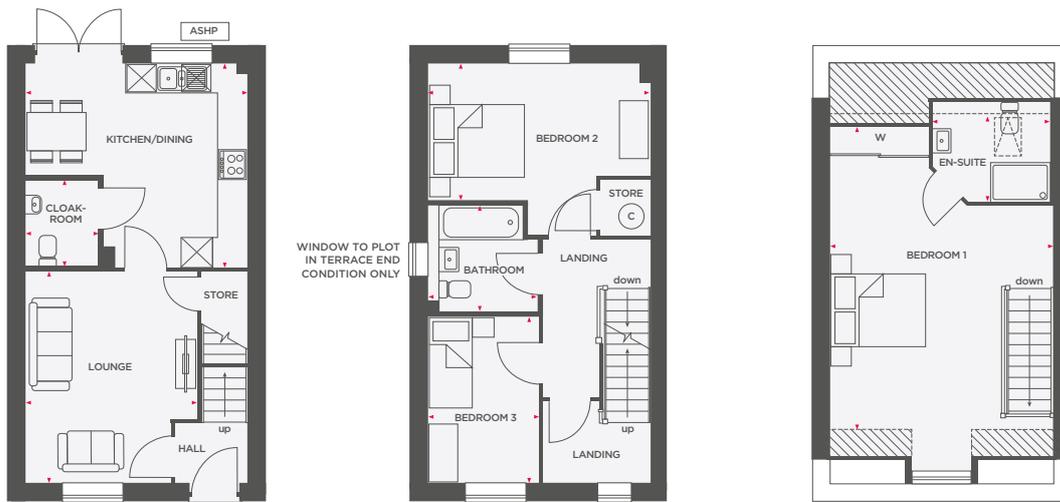
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THE GREENDALE

3 BEDROOM SEMI DETACHED/TERRACE HOME



Lounge	3478 (max) x 4324 (max)	11'5" (max) x 14'2" (max)
Kitchen/Dining	4506 (max) x 4161 (max)	14'9" (max) x 13'8" (max)
Cloakroom	1470 x 1800	4'10" x 5'11"

Bedroom 2	4506 x 2798	14'9" x 9'2"
Bedroom 3	2235 x 3399	7'4" x 11'2"
Bathroom	2217 (max) x 2164 (max)	7'3" (max) x 7'1" (max)

Bedroom 1	4506 (max) x 6350 (max)	14'9" (max) x 20'10" (max)
En-Suite	2372 x 1828	7'9" x 6'0"

Total Area	109.1 m²	1174 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe Limited use area



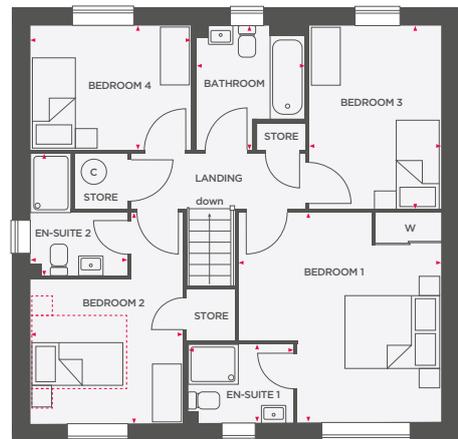
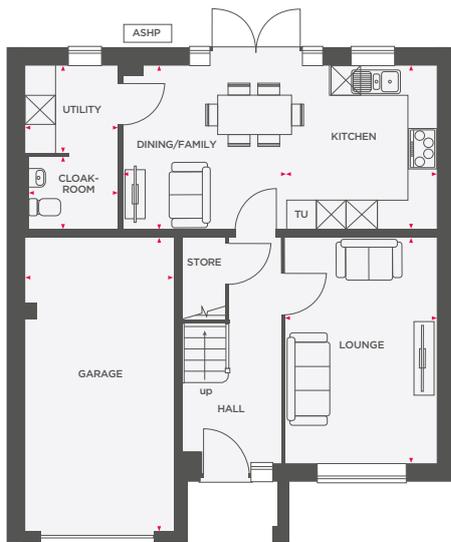
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THE BIRCHVIEW

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3074 x 4625	10'11" x 15'2"
Kitchen	3050 x 3348	10'0" x 11'0"
Dining/Family	3310 x 3348	10'10" x 11'0"
Utility	1882 x 1760	6'2" x 5'9"
Cloakroom	1814 x 1482	5'11" x 4'10"
Garage	3034 x 5998	9'11" x 19'8"

Bedroom 1	4074 (max) x 4288	13'4" (max) x 14'1"
En-Suite 1	2129 x 1599	7'0" x 5'3"
Bedroom 2	3098 x 2918	10'2" x 9'7"
En-Suite 2	1965 (max) x 2484 (max)	6'5" (max) x 8'2" (max)
Bedroom 3	2676 x 3747	8'9" x 12'4"
Bedroom 4	3275 x 2546	10'9" x 8'4"
Bathroom	2187 (max) x 2528 (max)	7'2" (max) x 8'4" (max)

Total Area	140.95 m ²	1517 ft ²
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ASHP Air Source Heat Pump Integrated appliance TU Tall Unit Hot water cylinder W Wardrobe Room size suitable for a double bed



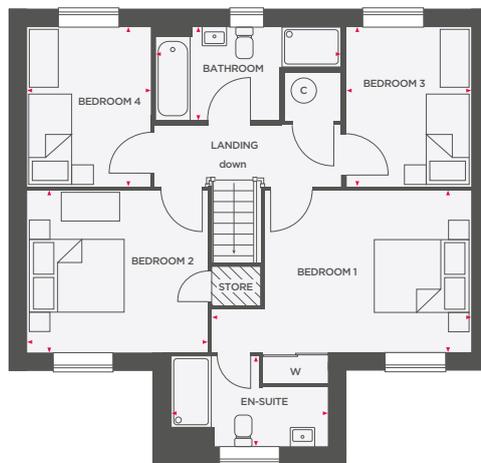
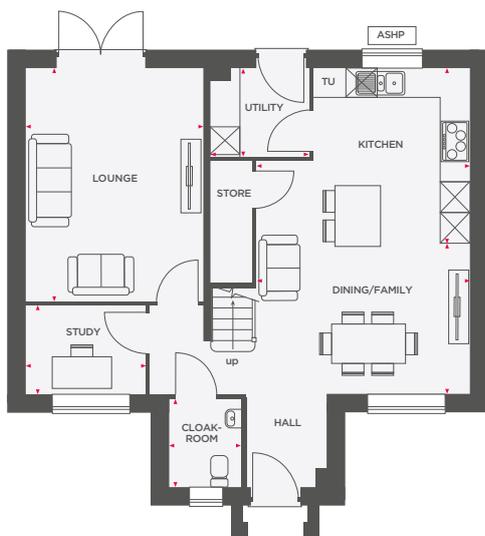
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THE ELMHURST

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3607 x 4772	11'10" x 15'8"
Kitchen	4354 (max) x 3589	14'3" (max) x 11'9"
Dining/Family	4354 (max) x 3071	14'3" (max) x 10'1"
Utility	1992 x 1800 (max)	6'6" x 5'11" (max)
Study	2485 x 1800	7'9" x 8'2"
Cloakroom	1459 x 1807	4'9" x 5'11"

Bedroom 1	5265 (max) x 3319	17'3" (max) x 10'11"
En-Suite	3173 (max) x 1807 (max)	10'5" (max) x 5'11" (max)
Bedroom 2	3670 x 3319	12'0" x 10'11"
Bedroom 3	2531 x 3253	8'4" x 10'8"
Bedroom 4	2505 x 3253	8'3" x 10'8"
Bathroom	3774 (max) x 1901	12'5" (max) x 6'3"

Total Area	133.09 m²	1432 ft²
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ASHP Air Source Heat Pump Integrated appliance TU Tall Unit Hot water cylinder W Wardrobe Limited use area



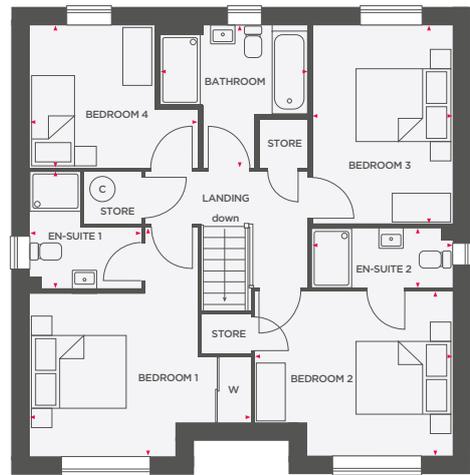
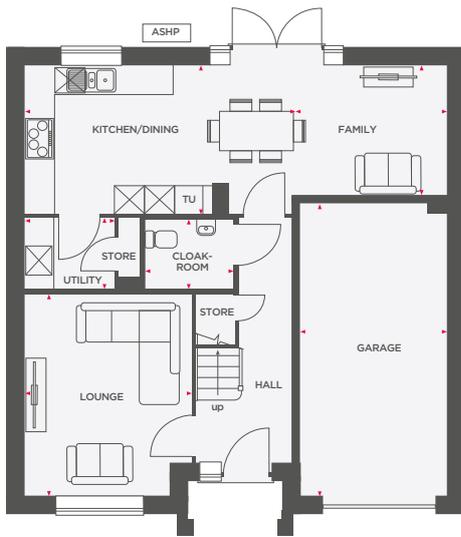
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Wain
HOMES



THE HIGHSTONE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3393 (max) x 4126	11'2" (max) x 13'6"
Kitchen/Dining	3011 x 5420	9'11" x 17'9"
Family	2645 x 3153	8'8" x 10'4"
Utility	1854 (max) x 1468 (max)	6'1" (max) x 4'10" (max)
Cloakroom	1800 x 1450	5'11" x 4'9"
Garage	3000 x 6000	9'10" x 19'8"

Bedroom 1	4456 (max) x 4655 (max)	14'7" (max) x 15'3" (max)
En-Suite 1	2242 (max) x 2365 (max)	7'4" (max) x 7'9" (max)
Bedroom 2	4030 (max) x 3343	13'3" (max) x 11'0"
En-Suite 2	1212 x 2858	4'0" x 9'5"
Bedroom 3	2858 x 4050	9'5" x 13'3"
Bedroom 4	2908 x 3403 (max)	9'6" x 11'2" (max)
Bathroom	2908 (max) x 2977 (max)	9'6" (max) x 9'9" (max)

Total Area	147.61 m²	1597 ft²
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ASHP Air Source Heat Pump Integrated appliance Hot water cylinder Wardrobe



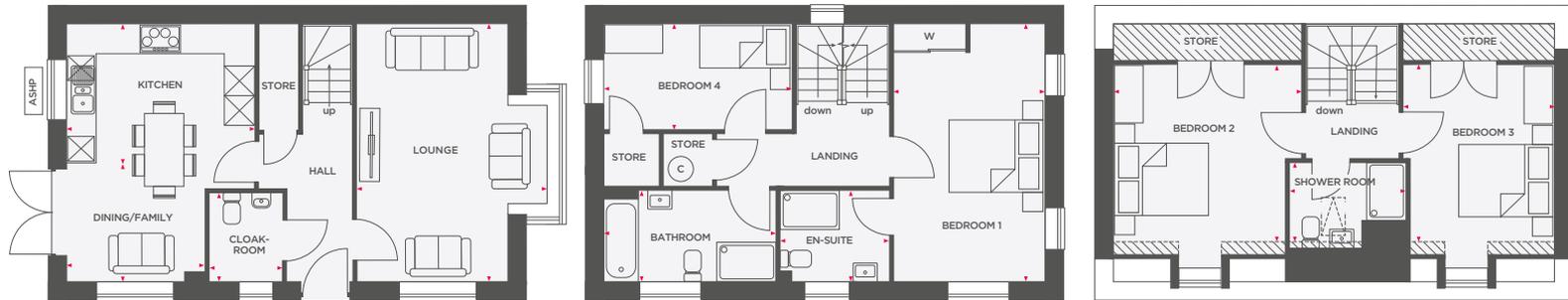
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THE HILLGROVE

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3813 (max) x 5310	12'6" (max) x 17'5"
Kitchen	3850 (max) x 2870	12'8" (max) x 9'5"
Dining/Family	2831 x 2440	9'3" x 8'0"
Cloakroom	1464 x 1807	4'10" x 5'11"

Bedroom 1	3088 x 5310	10'2" x 17'5"
En-Suite	2240 x 1889	7'4" x 6'2"
Bedroom 4	3832 x 2175	12'7" x 7'2"
Bathroom	3502 x 1871	11'6" x 6'2"

Bedroom 2	3850 (max) x 3649	12'8" (max) x 12'0"
Bedroom 3	3088 (max) x 3649	10'2" (max) x 12'0"
Shower Room	2372 x 1631 (max)	7'9" x 5'4" (max)

Total Area	132.32 m²	1435 ft²
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ASHP Air Source Heat Pump ☒ Integrated appliance © Hot water cylinder W Wardrobe ▨ Limited use area



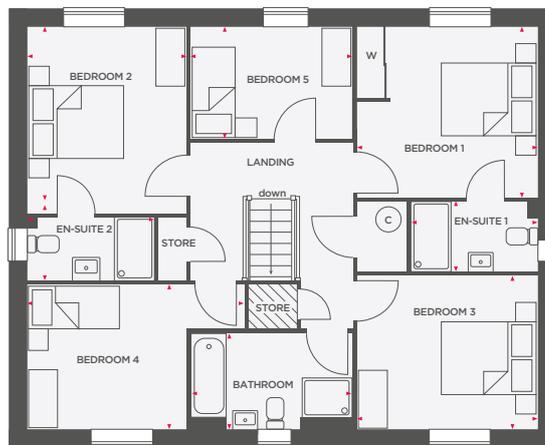
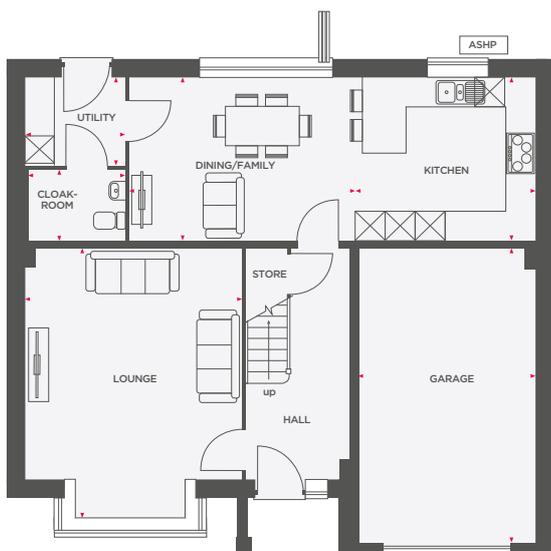
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THE PEAKRIDGE

5 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4405 x 5528	14'5" x 18'2"
Kitchen	3670 x 3345	12'0" x 11'0"
Utility	2036 x 1790	6'8" x 5'10"
Dining/Family	4579 x 3345	15'0" x 11'0"
Cloakroom	2018 x 1450	6'7" x 4'9"
Garage	3620 x 6000	11'11" x 19'8"

Bedroom 1	3672 x 3477	12'1" x 11'5"
En-Suite 1	2584 x 1430	8'6" x 4'8"
Bedroom 2	3226 x 3552	10'7" x 11'8"
En-Suite 2	2580 x 1530	8'6" x 5'0"
Bedroom 3	3672 x 3134	12'1" x 10'3"
Bedroom 4	4405 (max) x 2960	14'5" (max) x 9'9"
Bedroom 5	3263 x 2299	10'8" x 7'6"
Bathroom	3254 x 1950	10'8" x 6'5"

Total Area	155.9 m²	1678 ft²
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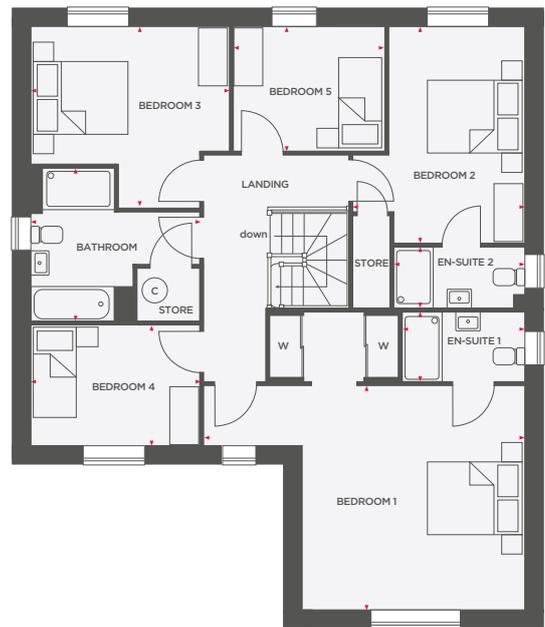
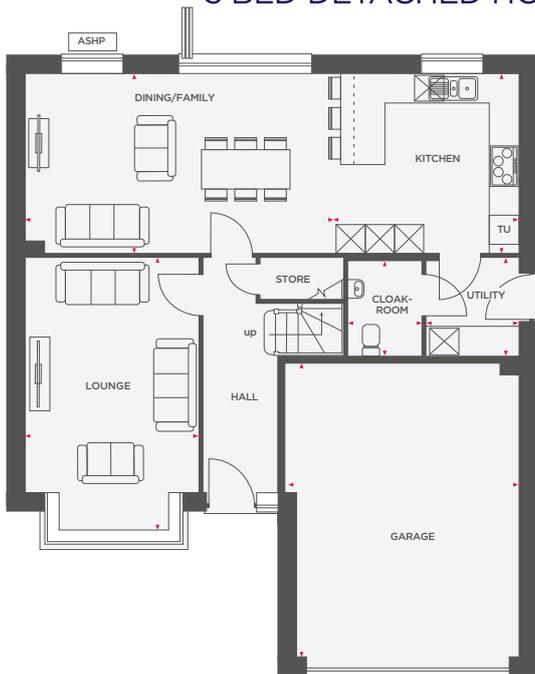
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THE STANDISH

5 BED DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3528 x 5571	11'7" x 18'3"
Kitchen	3776 x 3640	12'5" x 11'11"
Dining/Family	6259 x 3640	20'6" x 11'11"
Utility	1894 x 1957	6'3" x 6'5"
Cloakroom	1464 x 1889	4'10" x 6'2"
Garage	4762 (max) x 6024	15'7" (max) x 19'9"

Bedroom 1	4585 x 6514 (max)	15'0" x 21'4" (max)
En-Suite 1	1426 x 2479	4'8" x 8'2"
Bedroom 2	3482 (max) x 4429	11'5" (max) x 14'6"
En-Suite 2	1212 x 2659	4'0" x 8'9"
Bedroom 3	3707 (max) x 4029	12'2" (max) x 13'3"
Bedroom 4	2450 x 3434	8'0" x 11'3"
Bedroom 5	2548 x 3044	8'4" x 10'0"
Bathroom	3087 (max) x 3434 (max)	10'2" (max) x 11'3" (max)

Total Area	205.68 m²	2214 ft²
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