

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*

CARDWELL PARK DEVELOPMENT PLAN



- | 4 Bedroom Homes | | 5 Bedroom Homes | | Affordable Homes | |
|-----------------|-----------------------|-----------------|--------------------|------------------|----------------------|
| | The Candleberry (CBY) | | The Ash (ASH) | | The Candlewood (CAN) |
| | The Cypress (CYP) | | The Cinnamon (CIN) | | The Laurel (LAU) |
| | The Elm (ELM) | | | | |
| | The Foxglove (FXG) | | | | |
| | The Hazel (HAZ) | | | | |
| | The Hornbeam (HOR) | | | | |
| | The Silverbeech (SIL) | | | | |
| | The Willow (WIL) | | | | |
- (Location of affordable / rented homes is indicative)



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CARDWELL PARK SPECIFICATION

THE ASH | THE CINNAMON

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
- AEG Stainless Steel Microwave
- AEG 4-Ring Induction Hob with Silver Glass Splashback and Extractor Hood
- Electrolux Full-Height Integrated Fridge
- Electrolux Full-Height Integrated 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
- 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 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 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
- CAT6 Data Point to Study (Cinnamon only)
- 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/French Doors
- White Aluminium Bi-Fold 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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CARDWELL PARK SPECIFICATION

THE CANDLEBERRY | THE CYPRESS | THE ELM | THE FOXGLOVE | THE HAZEL
THE HORNBEAM | THE SILVERBEECH | THE WILLOW

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
- 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 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 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/French Doors
- White Aluminium Bi-Fold Doors (Elm only)
- 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^

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

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CARDWELL PARK 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*
- 1½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux 4 Ring Ceramic Hob with Silver Glass Splashback and Stainless Steel Extractor Hood

BATHROOMS

- Roca Gap Sanitaryware in White with Semi-Pedestals and Soft Close Seats in Bathroom and En-Suites (where applicable)
- Roca Gap Bath
- Aqualisa Downtown 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 (where applicable)
- Bathrooms and En-Suites to be Half Tiled throughout with a Choice from our Tileflair Standard Range*
- Shower Screen 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*
- White Heated Towel Rail to Bathroom 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

- All Ceilings to be Painted White
- All Walls to be 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
- 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 and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- Photovoltaic Solar Panels
- 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
- External Tap
- EV Car Charging Point
- Gardens Turfed to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

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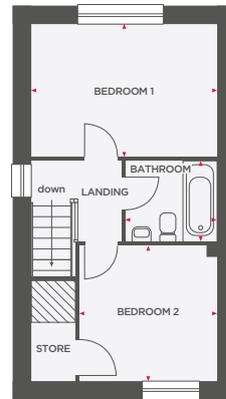
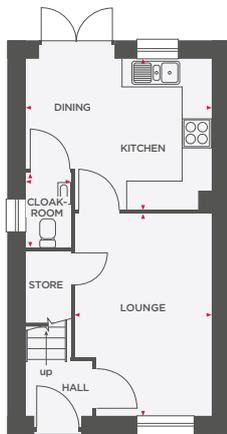
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THE CANDLEWOOD

2 BEDROOM SEMI-DETACHED 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"

Total Area	59 m ²	639 ft ²
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 Limited use area



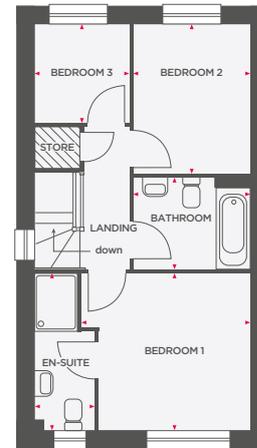
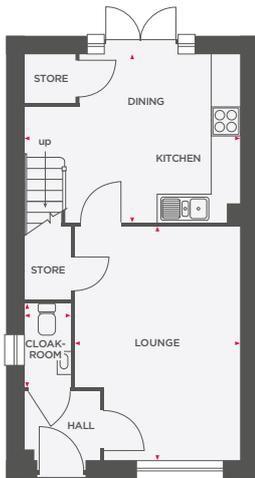
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THE LAUREL

3 BEDROOM SEMI-DETACHED HOME



Lounge	3449 x 4929 (max)	11'3" x 16'2" (max)
Kitchen/Dining	4506 (max) x 3557 (max)	19'9" (max) x 11'8" (max)
Cloakroom	1751 x 969	5'9" x 3'2"

Bedroom 1	3164 (max) x 3302	10'4" (max) x 10'10"
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"
En-Suite	1254 x 3302 (max)	4'1" x 10'10" (max)

Total Area	78m²	839 ft²
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 Limited use area



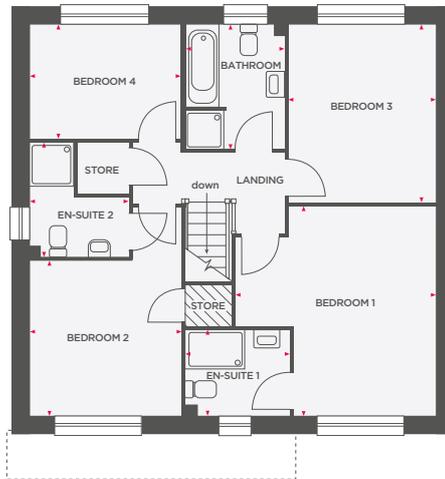
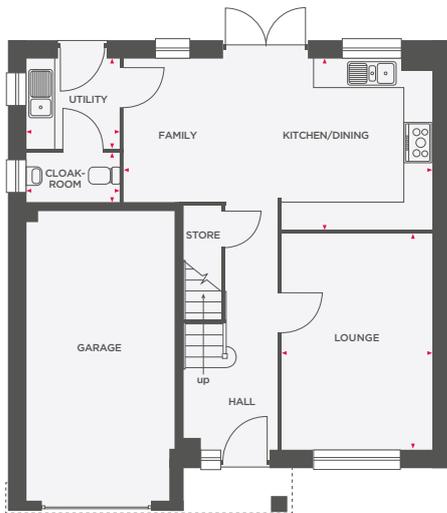
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THE CANDLEBERRY

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3095 x 4475	10'1" x 14'8"
Kitchen/Dining/Family	6358 x 3536 (max)	20'8" x 11'7" (max)
Utility	1902 x 1853 (max)	6'3" x 6'1" (max)
Cloakroom	1902 x 1038	6'3" x 3'5"

Bedroom 1	4103 x 4334 (max)	13'5" x 14'2" (max)
En-Suite 1	2132 x 1769	7'0" x 5'10"
Bedroom 2	3114 x 3227 (max)	10'2" x 10'7" (max)
En-Suite 2	2036 x 2346 (max)	6'8" x 7'8" (max)
Bedroom 3	3008 x 3676	9'10" x 12'0"
Bedroom 4	3106 x 2350	10'2" x 7'8"
Bathroom	2046 x 2581	6'9" x 8'6"

Total Area	121 m²	1507 ft²
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 Limited use area



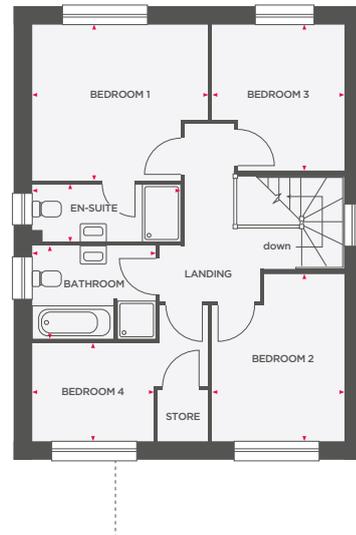
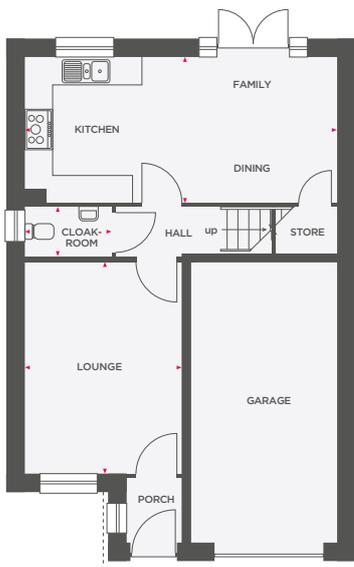
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THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3306 x 4469	10'10" x 14'8"
Kitchen/Dining/Family	6548 x 3091	21'6" x 10'2"
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 11'8" (max)
Bedroom 3	2769 x 3067 (max)	9'1" x 10'1" (max)
Bedroom 4	2553 x 2069	8'4" x 6'9"
Bathroom	2591 x 1951	8'6" x 6'5"

Total Area	123.4 m²	1328 ft²
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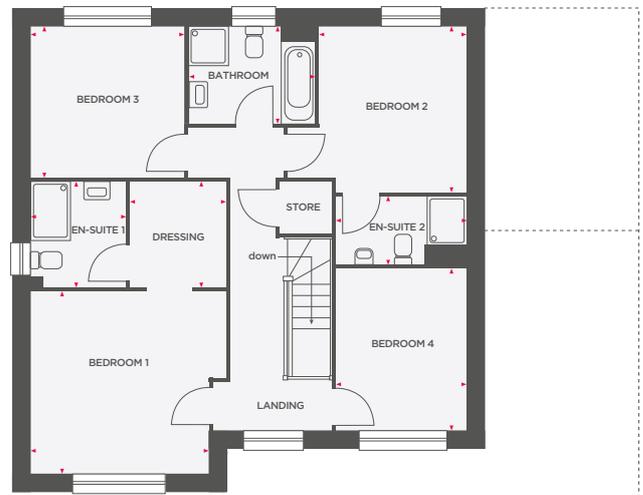
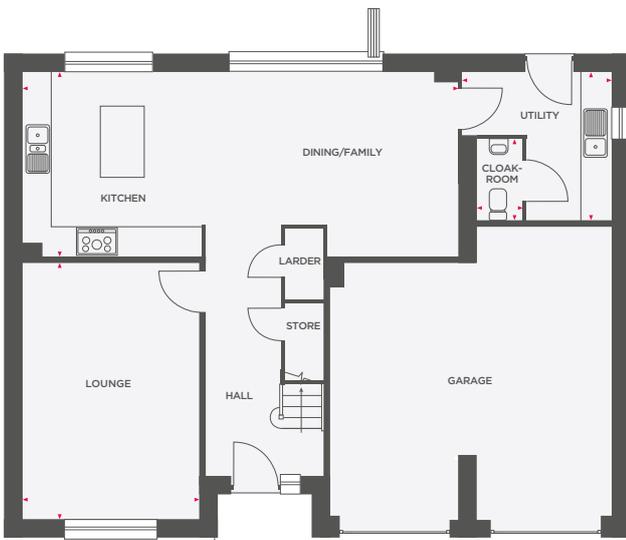
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THE ELM

4 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3623 x 5297	11'11" x 17'5"
Kitchen/Dining/Family	8910 x 3801	29'3" x 12'6"
Utility	3099 x 3106 (max)	10'1" x 10'0" (max)
Cloakroom	932 x 1662	3'1" x 5'5"

Bedroom 1	3622 x 3744	11'10" x 12'3"
En-Suite 1	1919 x 2197	6'4" x 7'2"
Dressing	1975 x 2197	6'5" x 7'2"
Bedroom 2	3013 x 3413	9'10" x 11'2"
En-Suite 2	2672 x 1422	8'9" x 4'8"
Bedroom 3	3113 x 3106	10'2" x 10'2"
Bedroom 4	2672 x 3338	8'9" x 10'11"
Bathroom	2546 x 1994	8'4" x 6'6"

Total Area	191 m²	2056 ft²
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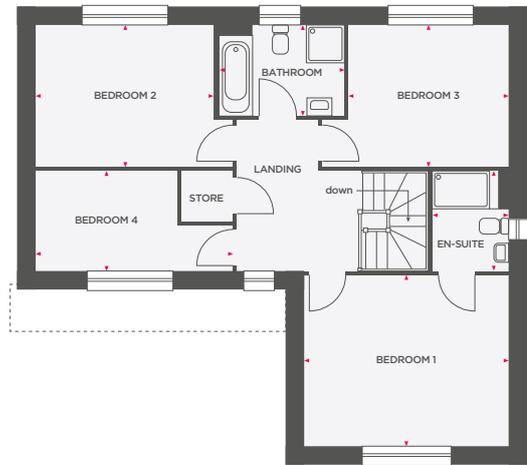
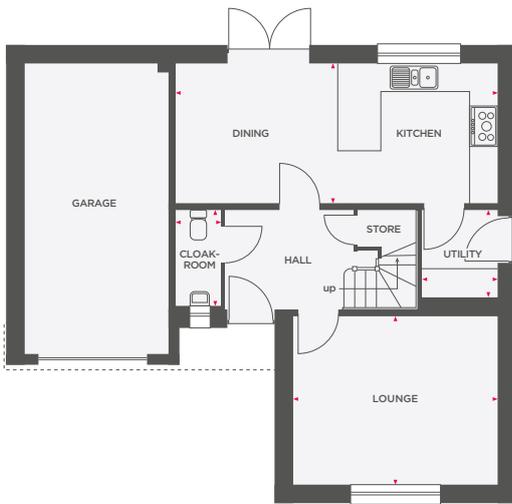
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THE FOXGLOVE

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	2620 x 1928	8'7" x 6'4"
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"

Total Area	138 m ²	1484 ft ²
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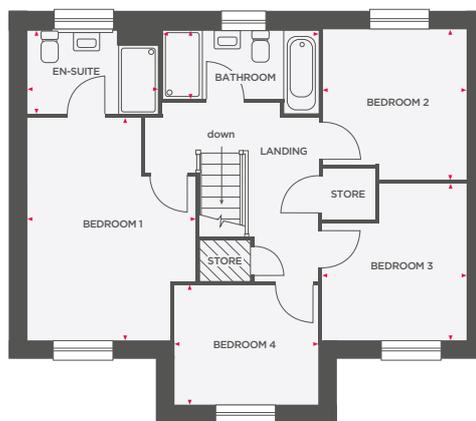
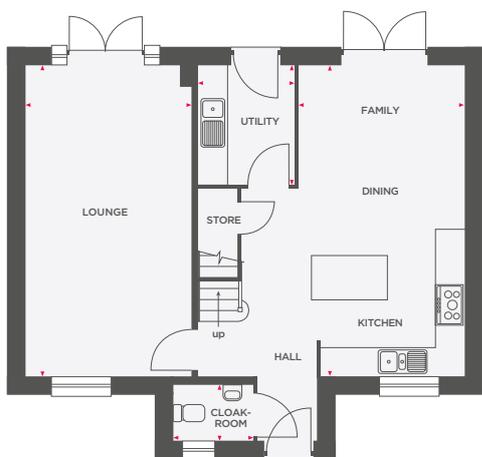
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THE HAZEL

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
Cloakroom	1627 x 1150	5'4" x 3'9"

Bedroom 1	3468 x 4597 (max)	11'5" x 15'1" (max)
En-Suite	2694 x 1700 (max)	8'10" x 5'7" (max)
Bedroom 2	2925 x 3129 (max)	9'7" x 10'3" (max)
Bedroom 3	2950 x 3219 (max)	9'8" x 10'7" (max)
Bedroom 4	2948 x 2475	9'8" x 8'1"
Bathroom	2694 x 1700	8'10" x 5'7"

Total Area	125 m ²	1345 ft ²
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 Limited use area



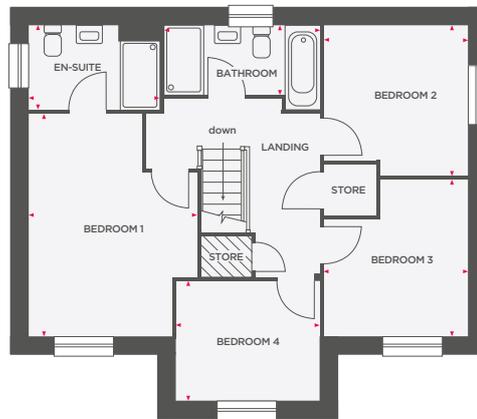
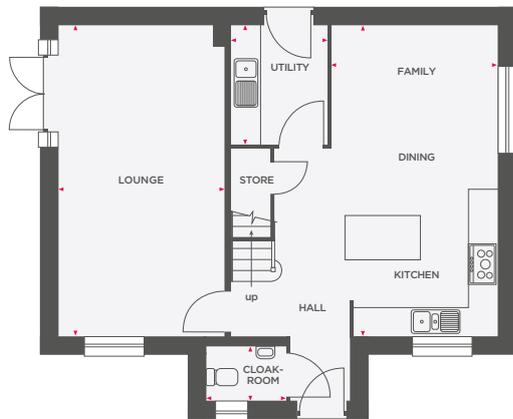
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THE HORNBEAM

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/Family	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
Cloakroom	1627 x 1203	5'4" x 3'11"

Bedroom 1	3468 x 4597 (max)	11'4" x 15'0" (max)
En-Suite	2694 x 1700	8'10" x 5'7"
Bedroom 2	2925 x 3129 (max)	9'7" x 10'3" (max)
Bedroom 3	2950 x 3219 (max)	9'8" x 10'6" (max)
Bedroom 4	2948 x 2487	9'8" x 8'2"
Bathroom	3203 x 1700	10'6" x 5'7"

Total Area	125 m ²	1345 ft ²
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 Limited use area



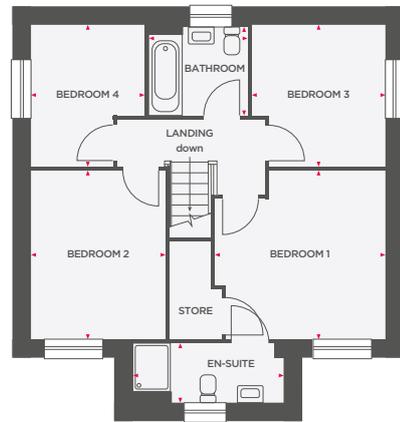
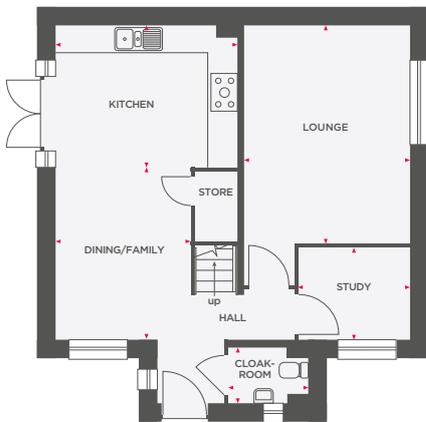
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THE SILVERBEECH

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 x 1262	10'5" x 4'2"
Bedroom 2	2835 x 3568	9'3" x 11'8"
Bedroom 3	2803 x 3004 (max)	9'2" x 9'10" (max)
Bedroom 4	2394 x 3004 (max)	7'10" x 9'10" (max)
Bathroom	2075 x 1872	6'10" x 6'2"

Total Area	108 m²	1162 ft²
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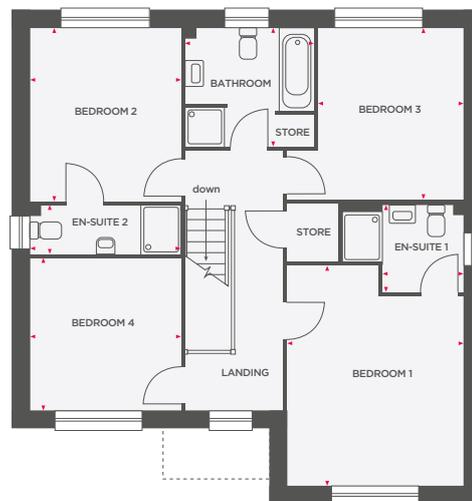
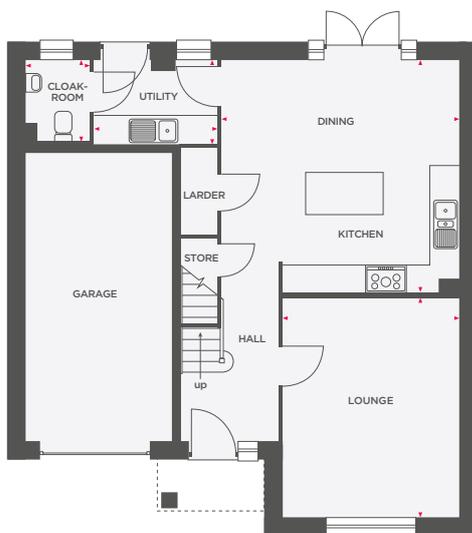
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THE WILLOW

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816 (max)	16'0" x 15'9" (max)
Utility	2536 x 1743	8'4" x 5'9"
Cloakroom	1319 x 1692	4'4" x 5'7"

Bedroom 1	3622 x 4554 (max)	11'10" x 14'11" (max)
En-Suite 1	2485 x 1771 (max)	8'2" x 5'10" (max)
Bedroom 2	3094 x 3523	10'11" x 11'6"
En-Suite 2	3094 x 1000	10'2" x 3'3"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'11" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"

Total Area	152 m ²	1636 ft ²
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THE ASH

5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	3736 x 5292	12'3" x 17'4"
Kitchen/Family	7866 x 3381 (max)	25'9" x 11'1" (max)
Dining	3736 x 2541	12'3" x 8'4"
Study	1945 x 2569	6'5" x 8'5"
Utility	2586 x 1850	8'6" x 6'1"
Cloakroom	3736 x 2541	12'3" x 8'4"

Bedroom 1	3798 x 3618	12'5" x 11'10"
En-Suite 1	2688 x 2097	9'10" x 6'11"
Bedroom 2	3773 x 2527	12'4" x 8'11"
En-Suite 2	2151 x 1626	7'1" x 5'4"
Bedroom 3	3128 x 3150	10'3" x 10'4"
Bedroom 4	3774 x 2044	12'5" x 6'8"
Bedroom 5	2819 x 2068	9'2" x 6'9"
Bathroom	3733 (max) x 2133	12'5" (max) x 7'0"

Total Area	162.1 m ²	1745 ft ²
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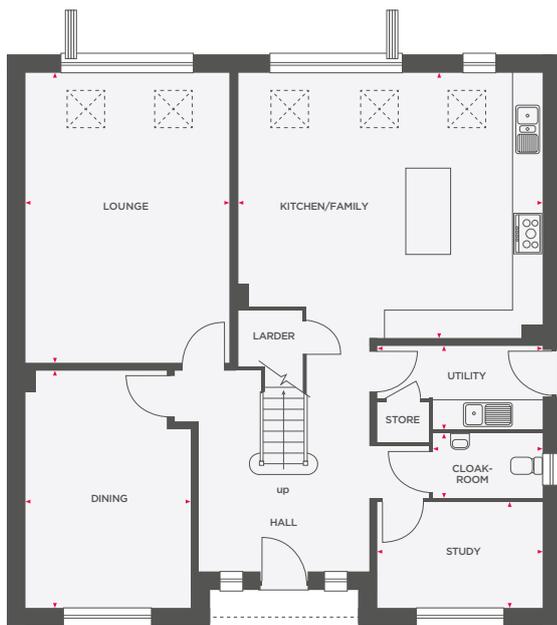
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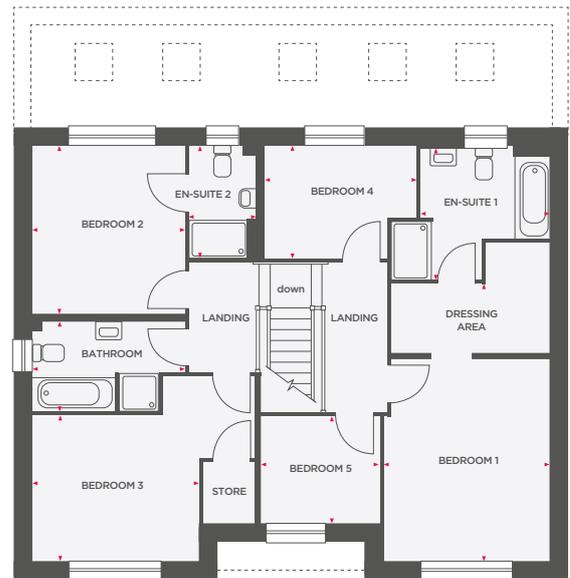


THE CINNAMON

5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	4179 x 5982	13'8" x 19'7"
Kitchen/Family	6229 x 5474 (max)	20'5" x 18'0" (max)
Dining	3398 x 4916 (max)	11'2" x 16'2" (max)
Study	3398 x 2194	11'1" x 7'2"
Utility	3398 x 1729	11'2" x 5'8"
Cloakroom	2233 x 1325	7'4" x 4'4"



Bedroom 1	3398 x 5712	11'2" x 18'9"
En-Suite 1	2637 x 2723 (max)	8'8" x 8'11" (max)
Bedroom 2	3131 x 3482	10'3" x 11'5"
En-Suite 2	1379 x 2332	4'6" x 7'8"
Bedroom 3	3398 x 2990	11'2" x 9'10"
Bedroom 4	3113 x 2332 (max)	10'3" x 7'8" (max)
Bedroom 5	2442 x 2196	8'0" x 7'2"
Bathroom	3131 x 1851 (max)	10'3" x 6'1" (max)

Total Area	205.8 m ²	2215 ft ²
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