



# Lister Gardens

Box Road, Cam, Dursley GL11 5DJ



# Index

Site plan

Specification

Bude 3 Bedroom House

Fistral 4 Bedroom House

Jenner 4 Bedroom House

Montgomery 5 Bedroom House

Padstow 3 Bedroom House

Priestley 4 Bedroom House

Shackleton 3 Bedroom House

Watergate 4 Bedroom House

Wren 4 Bedroom House

Why a brand new Wainhome is  
the best option for you!

# Lister Gardens

## Cam



### 3 Bedroom Homes

- Bude (B)
- Padstow (P)
- Shackleton (S)

### 4 Bedroom Homes

- Jenner (J)
- Fistril (F)
- Priestley (PR)
- Watergate (W)
- Wren (WR)

### 5 Bedroom Homes

- Montgomery (M)
- Affordable Homes

Wainhomes Policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. 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. 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. (September 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE

# Lister Gardens Specification Details

FISTRAL, WATERGATE, PRIESTLEY AND MONTGOMERY



## Kitchens

- ◆ Luxury Fitted Kitchen with Choice of Finishes
- ◆ Choice of Worktops to Kitchen with Matching Upstands
- ◆ Stainless Steel AEG Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- ◆ Integrated Fridge Freezer
- ◆ Integrated Dishwasher
- ◆ Inset Stainless Steel Sink
- ◆ LED Pelmet Lighting to Wall Units
- ◆ Downlights to Kitchen areas only (not open plan rooms)

## Bathrooms

- ◆ Roca Victoria Plus/Debba Sanitaryware in White
- ◆ Hansgrohe Brassware
- ◆ Thermostatic Showers, Bath/Shower Mixers to En-suites and Bathrooms
- ◆ Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wainhomes Tileflair Range
- ◆ Full Height Tiling to all Shower Enclosures
- ◆ Shaver Socket to all Bathrooms and En-suites
- ◆ Chrome Heated Towel Rails to Bathroom and En-suite
- ◆ Downlights to all Wet Rooms

## Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom
- ◆ Deta Point with CAT 6 Wiring to Master Bedroom

## Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Radiators
- ◆ Honeywell "Smart" Thermostats

## Other Internal Features

- ◆ All Ceilings Painted White
- ◆ All Walls Painted Cream
- ◆ Satin Nickel Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ Deta Points with CAT 6 Wiring to Lounge and Family Room (where applicable)
- ◆ USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- ◆ Vertical 5 Panel Internal Doors Painted White
- ◆ Oak Handrail and Newel Caps
- ◆ Fitted Security Alarm
- ◆ Smoke Detectors

## External Features

- ◆ White PVCu Windows and French Doors
- ◆ White PVCu Fascia and Soffits
- ◆ GRP Composite Front and Rear Doors
- ◆ Black Rainwater Goods
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Integral and Detached Garages (Except where Garage is under a FOG Unit)
- ◆ External Tap
- ◆ Turfed to Front Garden
- ◆ Rotavated Rear Garden
- ◆ 1.8m Close Board and Panel Divisional Fencing to Rear Garden

## Warranties

- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

Wainhomes Policy is continuous product and specification development. Images shown are for illustrative purposes only. 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. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. 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. (September 2020)



Our Symbol of Quality and Value



# Lister Gardens Specification Details

BUDE, SHACKLETON, WREN, JENNER AND PADSTOW



## Kitchens

- ◆ Luxury Fitted Kitchen with Choice of Finishes
- ◆ Choice of Worktops to Kitchen with Matching Upstands
- ◆ Stainless Steel AEG Single Electric Oven, 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- ◆ Inset Stainless Steel Sink
- ◆ Integrated Fridge Freezer (4 Bedroom Properties Only)
- ◆ LED Pelmet Lighting to Wall Units

## Bathrooms

- ◆ Roca Victoria Plus/Debba Sanitaryware in White
- ◆ Hansgrohe Brassware
- ◆ Thermostatic Showers, Bath/Shower Mixers to En-suites and Bathrooms
- ◆ Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wainhomes Tileflair Range
- ◆ Full Height Tiling to all Shower Enclosures
- ◆ Shaver Socket to all Bathrooms and En-suites
- ◆ Chrome Heated Towel Rails to Bathroom and En-suite

## Bedrooms

- ◆ Television Aerial Point to Master Bedroom
- ◆ Telephone Point to Master Bedroom
- ◆ Deta Point with CAT 6 Wiring to Master Bedroom

## Heating System

- ◆ Gas Central Heating with High Efficiency Boiler and Radiators
- ◆ Honeywell "Smart" Thermostats

## Other Internal Features

- ◆ All Ceilings Painted White
- ◆ All Walls Painted Cream
- ◆ Satin Nickel Internal Door Furniture
- ◆ Television Aerial Point to Lounge
- ◆ Telephone Point to Lounge
- ◆ Deta Points with CAT 6 Wiring to Lounge, Family Room and Study (where applicable)
- ◆ USB Sockets to Lounge, Kitchen and all Bedrooms
- ◆ Vertical 5 Panel Internal Doors Painted White
- ◆ Oak Handrail and Newel Caps
- ◆ Smoke Detectors

## External Features

- ◆ White PVCu Windows and French Doors
- ◆ White PVCu Fascia and Soffits
- ◆ GRP Composite Front and Rear Doors
- ◆ Black Rainwater Goods
- ◆ External Lights to Front and Rear
- ◆ Power and Lighting to all Integral and Detached Garages (except where Garage is under a FOG Unit)
- ◆ External Tap
- ◆ Turfed to Front Garden
- ◆ Rotavated Rear Garden
- ◆ 1.8m Close Board and Panel Divisional Fencing to Rear Garden

## Warranties

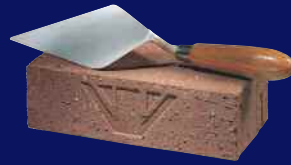
- ◆ 10 Year NHBC Buildmark Warranty
- ◆ 2 Year Wainhomes Warranty

Wainhomes Policy is continuous product and specification development. Images shown are for illustrative purposes only. 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. Specification choices are subject to build stage. Please consult with our Sales Executive to obtain the current specification or the specification of any particular plot. You should take appropriate steps to verify any information upon which you wish to rely. 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. (September 2020)



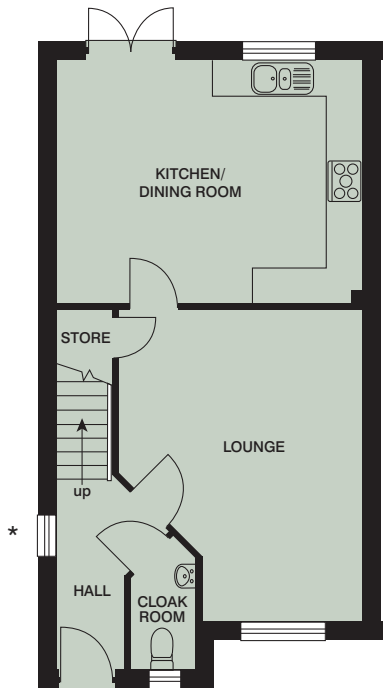
# The Bude

3 bedroom home

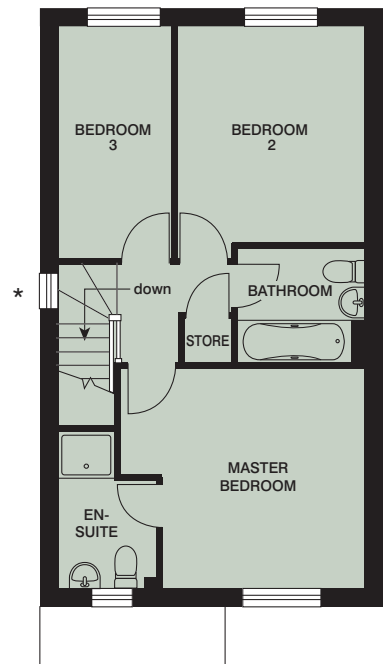


Our Symbol of Quality and Value

## GROUND FLOOR



## FIRST FLOOR



\* Omitted from Plots 4, 73 and 90. Please ask Sales Executive for further details

<b>Lounge</b>	3977 x 5143 max	(13'5" x 16'9" max)
<b>Kitchen/ Dining Room</b>	5010 x 3990	(16'4" x 13'1")
<b>Cloakroom</b>	2048 max x 1060	(6'7" max x 3'5")

<b>Master Bedroom</b>	3977 max x 3624 max	(13'0" max x 11'9" max)
<b>En-suite</b>	2346 x 1615	(7'7" x 5'3")
<b>Bedroom 2</b>	3067 x 3528	(10'1" x 11'6")
<b>Bedroom 3</b>	3768 x 1842	(12'4" x 6'0")
<b>Bathroom</b>	1869 x 1870	(6'1" x 6'1")

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (August 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE





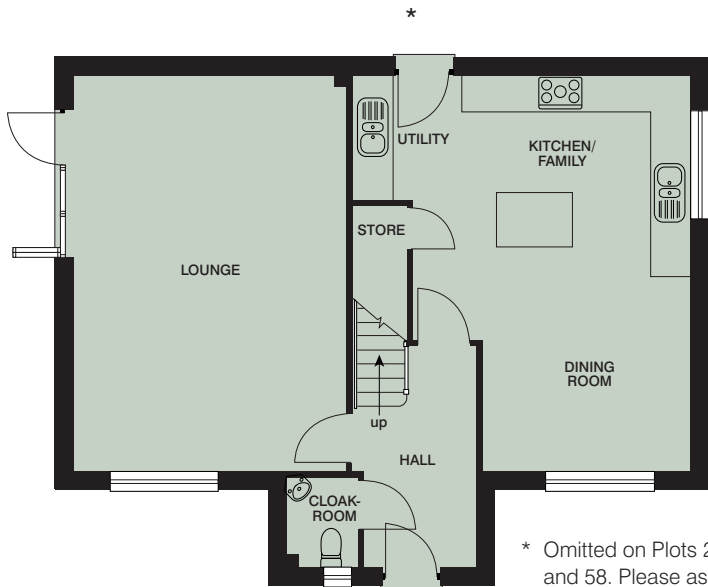
# The Fistril

4 bedroom detached home



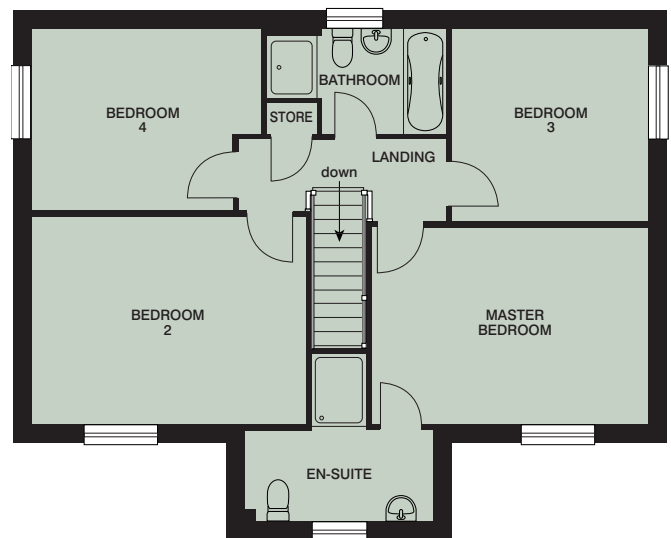
Our Symbol of Quality and Value

## GROUND FLOOR



\* Omitted on Plots 23 and 58. Please ask Sales Executive for further details

## FIRST FLOOR



<b>Lounge</b>	4420 x 6430	(14'5" x 21'1")
<b>Kitchen/ Dining Room</b>	5480 x 6430 max	(178" x 21'1" max)
<b>Cloakroom</b>	1141 x 1425	(3'7" x 4'7")

<b>Master Bedroom</b>	4507 x 3212	(14'8" x 10'5" )
<b>En-suite</b>	3040 x 1487	(9'10" x 4'9")
<b>Bedroom 2</b>	4483 x 3384	(14'7" x 11'1")
<b>Bedroom 3</b>	3197 x 3126	(10'5" x 10'3")
<b>Bedroom 4</b>	3733 x 2956 max	(12'2" x 9'7" max)
<b>Bathroom</b>	2939 x 1700 max	(9'6" x 5'6" max)

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (October 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE





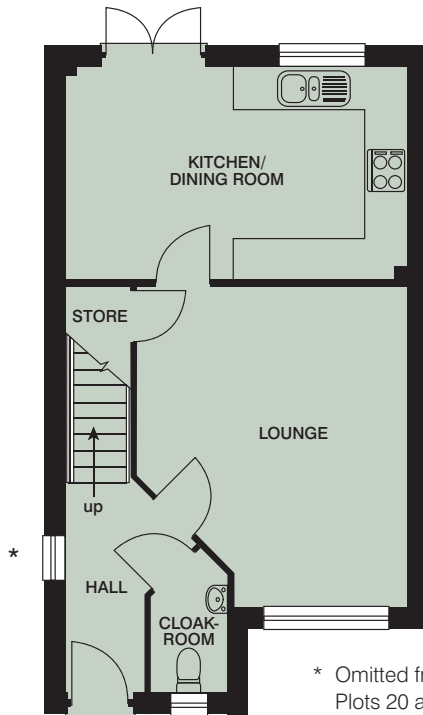
# The Jenner

4 bedroom home

  
**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE

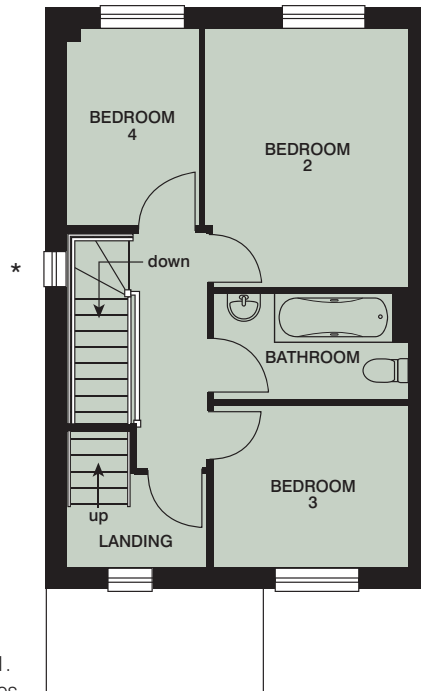


#### GROUND FLOOR

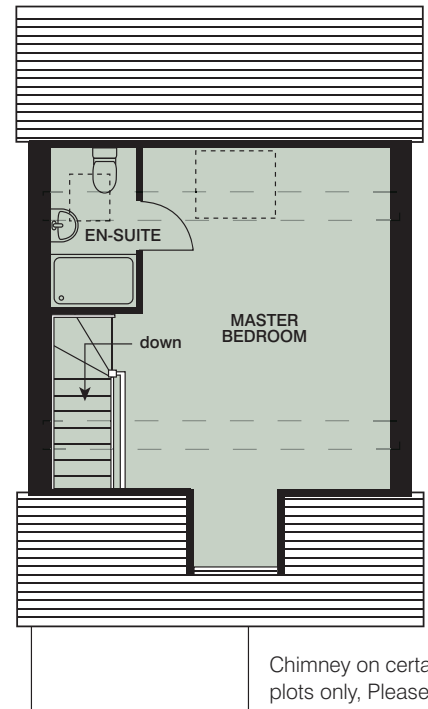


\* Omitted from Plots 20 and 21. Please ask Sales Executive for further details

#### FIRST FLOOR



#### SECOND FLOOR



Chimney on certain plots only, Please ask Sales Executive for further details

<b>Lounge</b>	3837 x 4535 max	(12'6" x 14'9")
<b>Kitchen/ Dining Room</b>	4810 max x 2995 max	(15'8" max x 9'8" max)
<b>Cloakroom</b>	1058 x 2021 max	(3'5" x 6'6" max)

<b>Bedroom 2</b>	2865 x 3648	(9'4" x 11'10")
<b>Bedroom 3</b>	2744 x 2286	(9'0" x 7'5")
<b>Bedroom 4</b>	1852 x 2777	(6'1" x 9'11")
<b>Bathroom</b>	2744 x 1503	(9'0" x 4'9")
<b>Master Bedroom</b>	4820 x 5929 max	(15'8" x 19'5" max)
<b>En-suite</b>	1210 x 2246	(3'10" x 7'4")

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

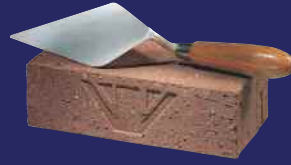
Wainhomes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current 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. (August 2020)





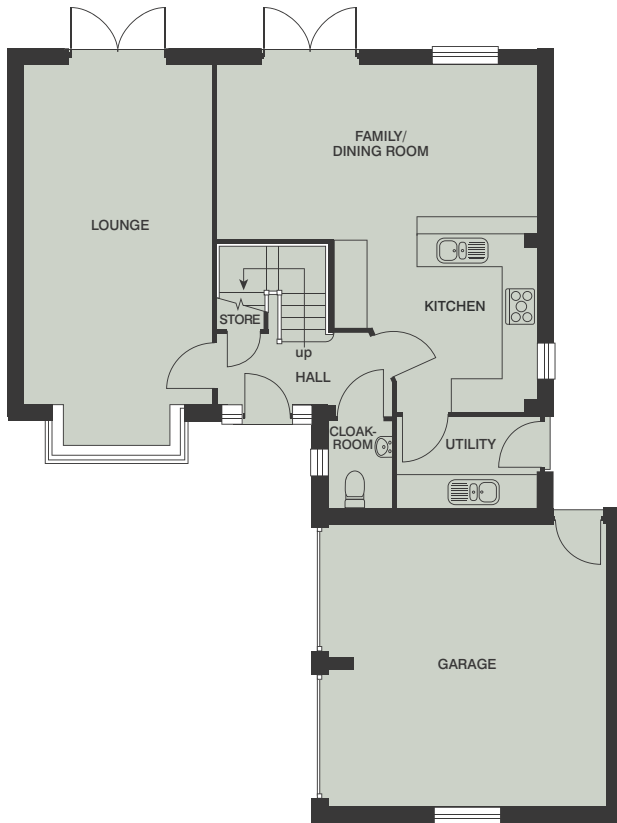
# The Montgomery

5 bedroom detached house with integral double garage



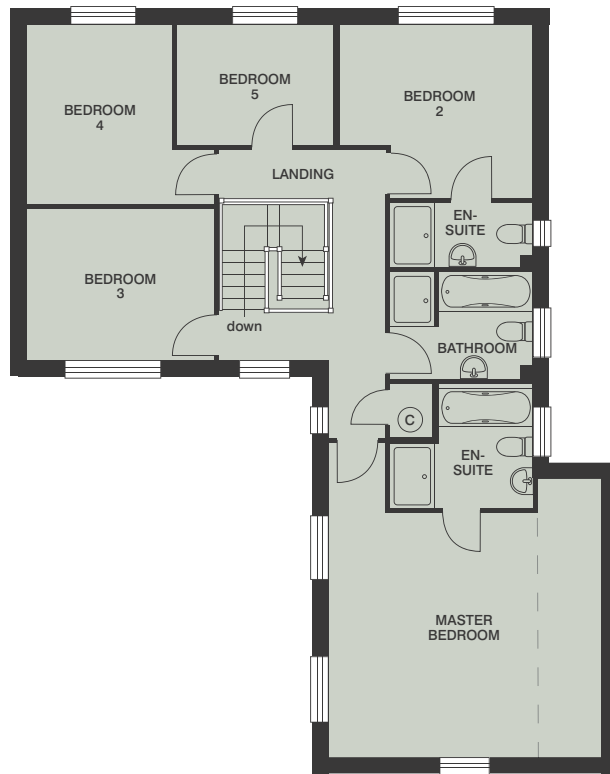
Our Symbol of Quality and Value

## GROUND FLOOR



<b>Lounge</b>	3384 x 6915 max	(11'1" x 22'7" max)
<b>Family/ Dining Room</b>	5786 x 3125	(18'10" x 10'3")
<b>Kitchen</b>	3677 x 3143 max	(12'1" x 10'3" max)
<b>Utility</b>	2524 x 1644	(8'3" x 5'4")
<b>Cloakroom</b>	1123 x 1554	(3'7" x 5'1")
<b>Garage</b>	5064 x 5150	(16'6" x 16'9")

## FIRST FLOOR



<b>Master Bedroom</b>	5014 x 5775 max	(16'5" x 18'9" max)
<b>En-suite</b>	2306 x 2623 max	(7'6" x 8'6" max)
<b>Bedroom 2</b>	3558 x 3160 max	(11'7" x 10'4" max)
<b>En-suite</b>	2594 x 1200	(8'5" x 3'9")
<b>Bedroom 3</b>	3442 x 2765	(11'3" x 9'1")
<b>Bedroom 4</b>	3442 x 3292 max	(11'3" x 10'8" max)
<b>Bedroom 5</b>	2881 x 2194	(9'5" x 7'2")
<b>Bathroom</b>	2594 x 1967	(8'5" x 6'5")

Wainhomes 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. (August 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE

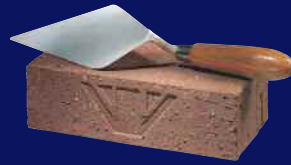




# The Padstow

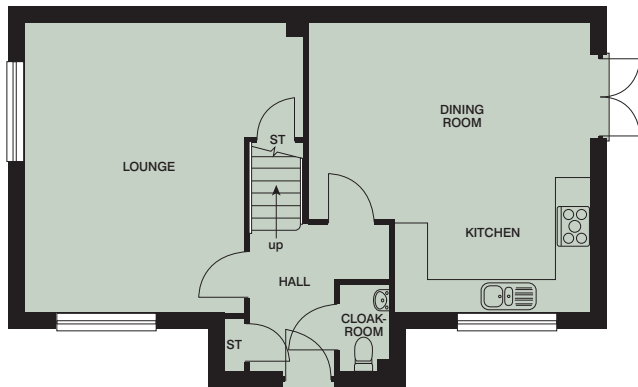
3 bedroom detached home





Our Symbol of Quality and Value

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge</b>	5200 x 5005 max	(17'1" x 16'4" max)
<b>Kitchen/ Dining Room</b>	5045 x 5200 max	(16'6" x 17'1" max)
<b>Cloakroom</b>	882 x 1540	(2'9" x 5'1")

<b>Master Bedroom</b>	3990 x 5200 max	(13'1" x 17'1" max)
<b>En-suite</b>	2610 x 1611	(8'6" x 5'3")
<b>Bedroom 2</b>	3549 x 2512	11'6" x 8'2")
<b>Bedroom 3</b>	3549 x 2595	(11'6" x 8'5")
<b>Bathroom</b>	2920 x 2565 max	(9'6" x 8'4" max)

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (August 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE





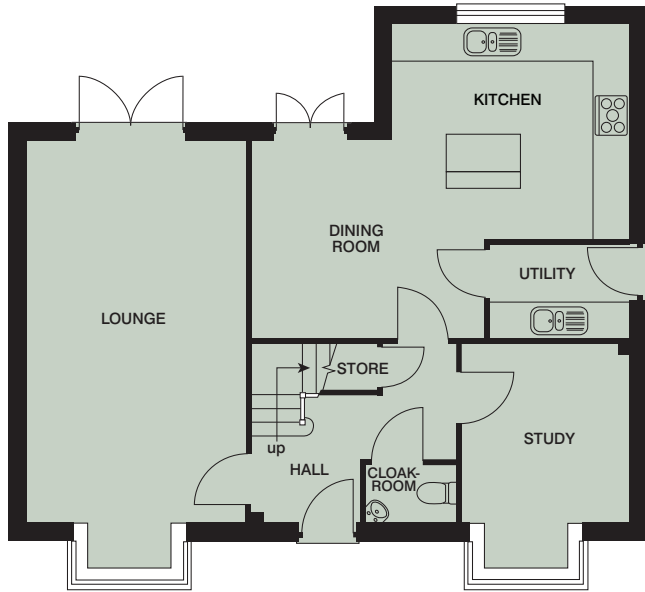
# The Priestley

4 bedroom detached home

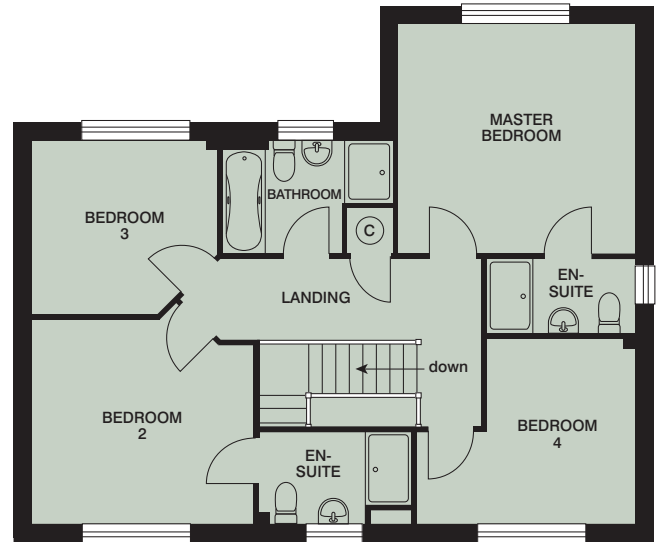


Our Symbol of Quality and Value

## GROUND FLOOR



## FIRST FLOOR



<b>Kitchen/ Dining Room</b>	6156 x 5100 max	(20'2" x 16'7" max)
<b>Lounge</b>	3555 x 7017 max	(11'7" x 23'0" max)
<b>Utility</b>	2273 x 1476	(7'5" x 4'8")
<b>Cloakroom</b>	1489 x 935	(4'9" x 3'1")
<b>Study</b>	2733 x 3667 max	(9'0" x 12'0" max)

<b>Master Bedroom</b>	3856 x 3735	(12'7" x 12'3" )
<b>En-suite</b>	2416 x 1200	(7'9" x 3'9")
<b>Bedroom 2</b>	3613 x 3325 max	(11'9" x 10'9" max)
<b>En-suite</b>	2514 x 1472	(8'2" x 4'8")
<b>Bedroom 3</b>	3028 x 2833 max	(9'9" x 9'3" max)
<b>Bedroom 4</b>	3542 x 3029 max	(11'6" x 9'9" max)
<b>Bathroom</b>	2797 x 1836 max	(9'2" x 6'0" max)

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (August 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE



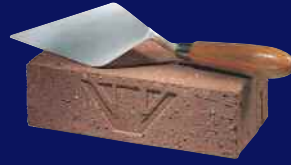


# The Shackleton

3 bedroom home with integral garage

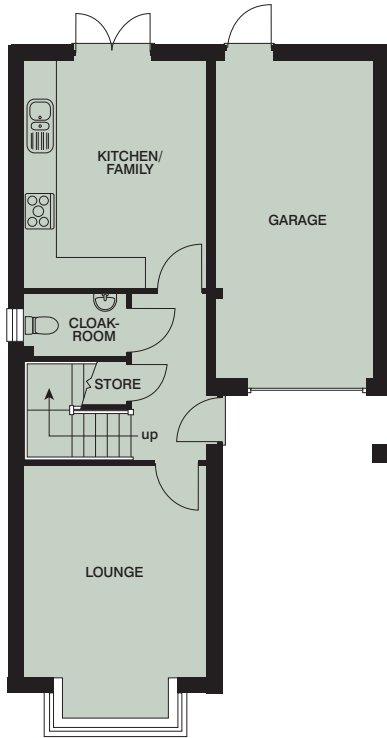




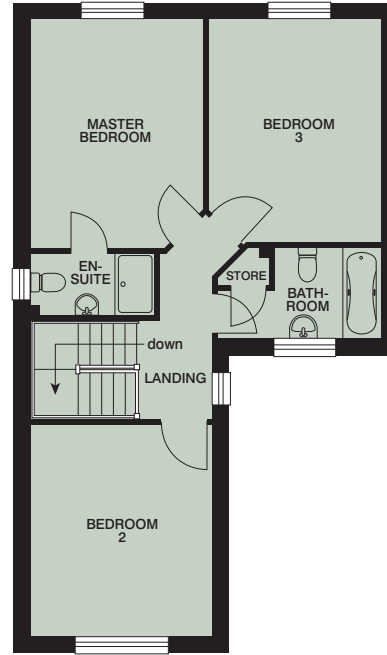


Our Symbol of Quality and Value

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge</b>	3392 x 4723 max	(11'1" x 15'5" max)
<b>Kitchen/ Dining Room</b>	3404 x 4272	(11'2" x 14'0")
<b>Cloakroom</b>	1897 x 1179	(6'2" x 3'9")
<b>Garage</b>	3000 x 6000	(9'8" x 19'7")

<b>Master Bedroom</b>	3244 x 4277 max	(10'6" x 14'0" max)
<b>En-suite</b>	2325 x 1200	(7'6" x 3'9")
<b>Bedroom 2</b>	3404 x 3943	(11'2" x 12'9")
<b>Bedroom 3</b>	3218 x 4167 max	(10'6" x 13'7" max)
<b>Bathroom</b>	3059 x 1700 max	(10'0" x 5'6" max)

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (August 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE



# The Watergate

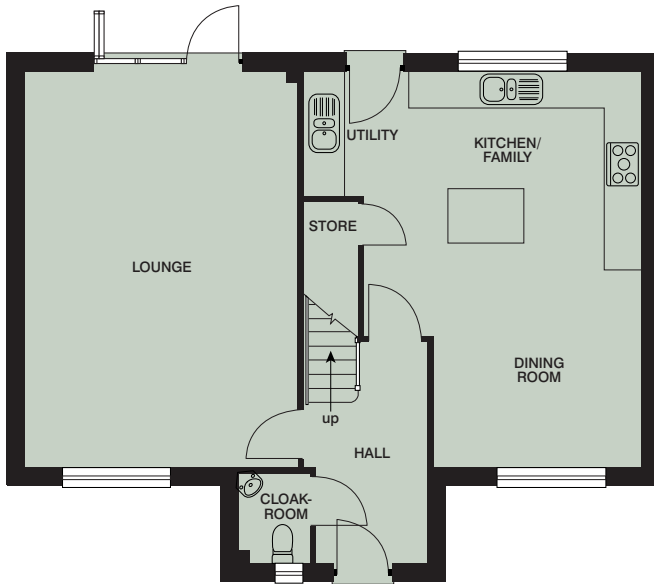
4 bedroom detached home



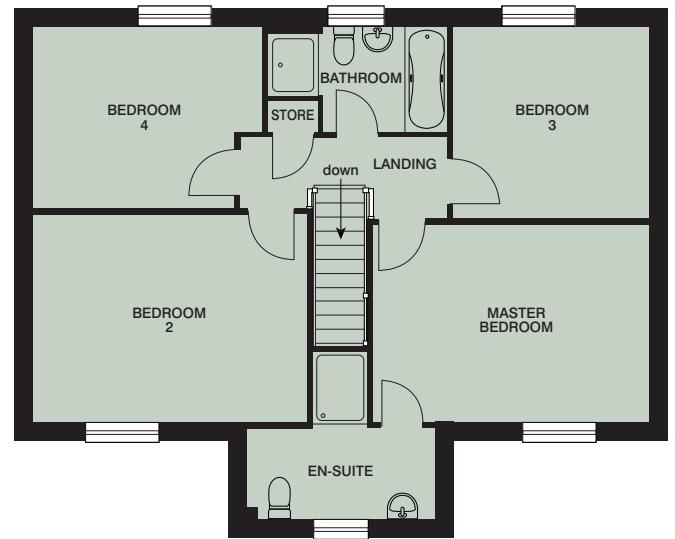


Our Symbol of Quality and Value

## GROUND FLOOR



## FIRST FLOOR



<b>Lounge</b>	4420 x 6430	(14'5" x 21'1")
<b>Kitchen/ Dining Room</b>	5480 x 6430 max	(178" x 21'1" max)
<b>Cloakroom</b>	1141 x 1425	(3'7" x 4'7")

<b>Master Bedroom</b>	4507 x 3212	(14'8" x 10'5" )
<b>En-suite</b>	3040 x 1487	(9'10" x 4'9")
<b>Bedroom 2</b>	4483 x 3384	(14'7" x 11'1")
<b>Bedroom 3</b>	3197 x 3126	(10'5" x 10'3")
<b>Bedroom 4</b>	3733 x 2956 max	(12'2" x 9'7" max)
<b>Bathroom</b>	2939 x 1700 max	(9'6" x 5'6" max)

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (October 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE





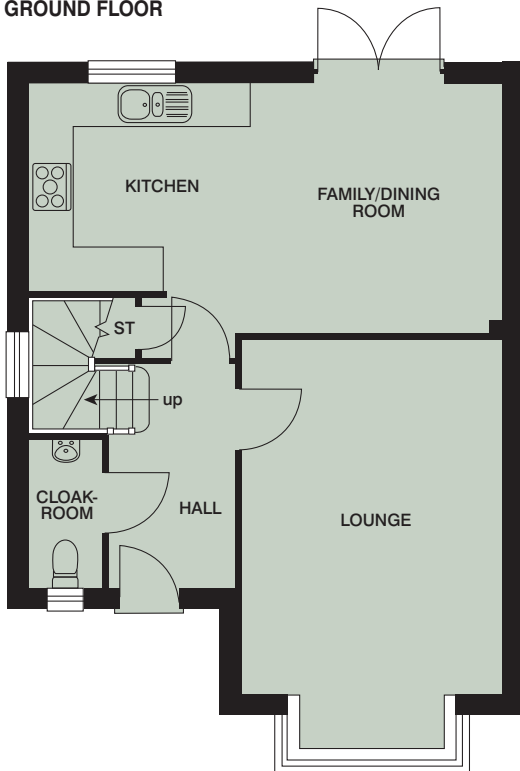
# The Wren

4 bedroom detached home

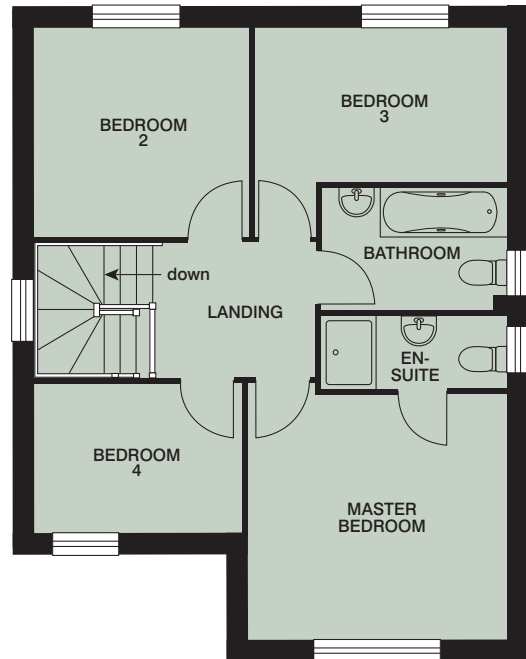


Our Symbol of Quality and Value

#### GROUND FLOOR



#### FIRST FLOOR



<b>Lounge</b>	5613 x 3556	(18'5" x 11'8")
<b>Kitchen/ Dining Room</b>	6502 x 3404 max	(21'4" x 11'2" max)
<b>Cloakroom</b>	972 x 2037	(3'2" x 6'7")

<b>Master Bedroom</b>	3505 x 3556	(11'6" x 11'8")
<b>En-suite</b>	2533 x 1000	(8'3" x 3'3")
<b>Bedroom 2</b>	2948 x 2775	(9'7" x 9'1")
<b>Bedroom 3</b>	3451 x 2824 max	(11'3" x 9'3" max)
<b>Bedroom 4</b>	2845 x 2035	(9'3" x 6'7")
<b>Bathroom</b>	2533 x 1687	(8'3" x 5'5")

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. Dimensions shown exclude bay and dormer windows. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

Wainhomes 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. (November 2020)



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE



# Why a brand new Wainhome is the best option for you!

The standard of newly constructed homes in the UK has never been higher than it is today, with annual surveys showing that it continues to improve year after year. With a requirement for new homes at unprecedented levels, Wainhomes is investing heavily in the design and quality of its new homes. Our homebuyers appreciate that commitment, and here are the main reasons for choosing to purchase a new Wainhome.

## **'Brand new' means an entirely new start**

Everything in a new Wainhome is fresh, bright and pristine, untouched by previous owners and just waiting to become your home. Maybe it will be the place where you raise your family, dream your dreams and experience the unfolding of daily life, or just your own private space away from the rigours of work and the rest of the world. New homes provide a blank canvas on which you can stamp your own style and personality right from the start.

## **A new Wainhome is a greener home, reducing your energy costs**

Under strict building regulations, new homes are built to the latest environmental standards so they are not only better for the environment than the vast majority of second-hand homes, they are also cheaper to run and maintain. A new Wainhome is on average six times more energy efficient and generates over 60 per cent less CO2 emissions than an older home, which is the equivalent of driving 10,000 miles less a year for the average household. New home buyers are therefore helping protect the environment as well for themselves and their loved ones. This improved energy efficiency can reduce utility bills on average by more than £500 per year - enough to pay for other of life's essentials, or even some luxuries!

## **Less stress, less hassle!**

When you buy a new Wainhome you are able to move in as soon as it's complete. There is no need to wait for existing owners to move out. With a reduced housebuying 'chain', there is less stress and uncertainty than that associated with buying a second-hand property.

## **Spoilt for choice**

Wainhomes offers purchasers a wide range of new homes, from spacious apartments to luxury five bedroom family homes. There is something for everyone, with countless designs and styles to choose from. Subject to the stage of construction, Wainhomes also offers a substantial range of extras for customers enabling them to personalise their new home by choosing fixtures and fittings or a higher specification from the range available at an additional cost. This can include flooring, wardrobes, lighting and upgraded kitchen appliances.

## **Designed and built to suit today's lifestyle**

Wainhomes properties are designed and built to make use of every inch of space. Research shows 17 per cent of living space in older style properties often goes unused, which equates to £34,000 of a £200,000 house going to waste. A new Wainhome, on the other hand, provides flexible living space whatever your circumstances, whether you are single, a couple, a growing family or retired.

## **Safe and sound**

Our new homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so new Wainhome owners can enjoy living in a safer and more secure environment than most older homes provide.

## **Peace of mind**

Buying a new Wainhome will eliminate many of the worries you might face when buying a second-hand property. There will be no renovations or repairs to do, giving you more time to spend with family and friends. In addition, all our new homes come with an insurance-backed 10-year warranty from the National House Building Council, giving new homeowners the genuine peace of mind not available when buying a second-hand property.

## **Higher specification**

All Wainhomes new properties are built to a much higher specification than many older properties. The amount of "as standard" features included in new homes has also greatly increased. All new developments have fitted kitchens with cooker and hob, and many also offer fridge/freezer, washing machine and dishwasher. All have downstairs cloakrooms and most properties now have fitted en-suites or shower rooms. Designed to comply with the latest building regulations set by the Government, new homes also include the latest heating systems, excellent wall and loft insulation and double glazed windows and doors.

## **Join a new community**

Moving to a brand new Wainhome is also an opportunity to make new friends and be part of an emerging community. Buying in an established street, where properties may change hands infrequently can make it harder to break into the social network. Wainhomes' developments are designed and built with people in mind and having a brand new home in common with other homeowners, you will become well acquainted with both your neighbours and the local community more easily as you settle in and start to discover new surroundings together.



**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE