

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. 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 visible on a floured surface. The background shows a kitchen with white cabinets and a stainless steel oven.

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*

FARRIERS CHASE DEVELOPMENT PLAN



3 Bedroom Homes

The Orchard (ORC)

4 Bedroom Homes

- The Ashdene (ASH)
- The Alderwood (ALD)
- The Upland (UPL)
- The Highstone (HIG)
- The Hillgrove (HIL)

5 Bedroom Homes

- The Peakridge (PEA)
- The Standish (STA)

Affordable Homes

- The Parkland (PAR)
- The Beckfold (BEC)

Location of affordable homes is indicative

BCP Bin Collection Point

Air Source Heat Pumps

S/S Sub Station



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FARRIERS CHASE SPECIFICATION

THE ORCHARD | THE ASHDENE | THE ALDERWOOD | THE UPLAND | 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
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms
- AEG Stainless Steel Double Oven
- 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 (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 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
- Roman Haven 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

- 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 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, 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/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 LABC 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.



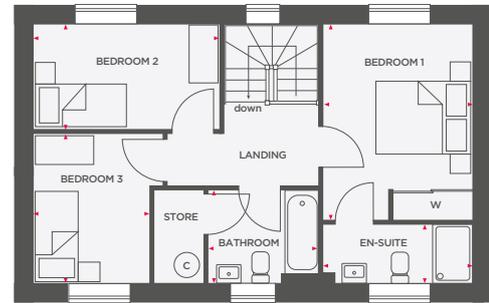
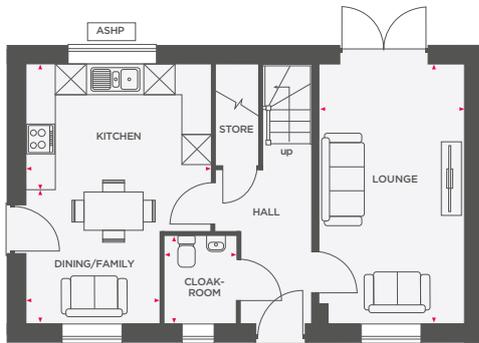
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THE ORCHARD

3 BEDROOM DETACHED HOME



Lounge	2948 x 5310	9'8" x 17'5"
Dining/Family	2714 x 2740	8'11" x 9'0"
Kitchen	3789 x 2500	12'5" x 8'2"
Cloakroom	1470 x 1800	4'10" x 5'11"

Bedroom 1	2992 x 3992 (max)	9'10" x 13'1" (max)
En-Suite	2992 x 1212	9'10" x 4'0"
Bedroom 2	2150 x 3790	7'1" x 12'5"
Bedroom 3	3072 x 2343	10'1" x 7'8"
Bathroom	2261 x 1900 (max)	7'5" x 6'3" (max)

Total Area	95.4 m²	1027 ft²
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ASHP Air Source Heat Pump Integrated appliance W Wardrobe Hot water cylinder



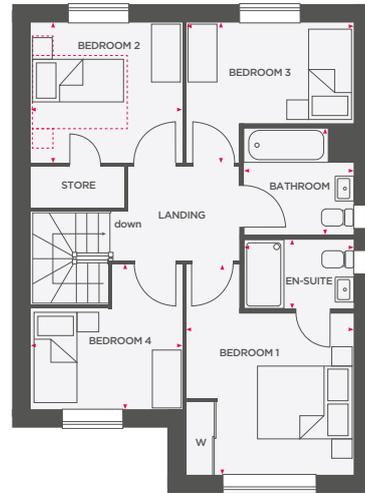
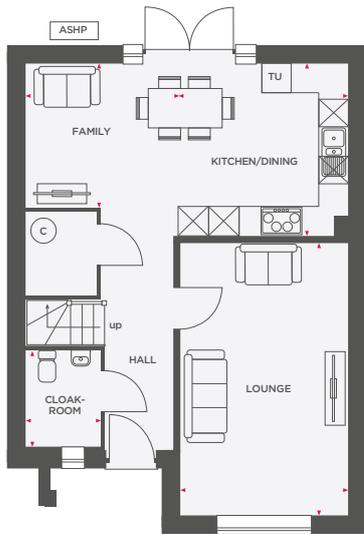
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THE ALDERWOOD

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3410 x 5572	11'2" x 18'3"
Kitchen/Dining	3456 x 3526	11'4" x 11'7"
Family	3105 x 2951	10'2" x 9'8"
Cloakroom	1526 x 2019	5'0" x 6'7"

Bedroom 1	3398 (max) x 4297 (max)	11'2" (max) x 14'1" (max)
En-Suite	2240 x 1426	7'4" x 4'8"
Bedroom 2	3062 x 2873	10'1" x 9'5"
Bedroom 3	3398 x 2873 (max)	11'2" x 9'5" (max)
Bedroom 4	3062 x 2947 (max)	10'1" x 9'8" (max)
Bathroom	2222 (max) x 2167 (max)	7'3" (max) x 7'1" (max)

Total Area	113.3 m ²	1219 ft ²
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ASHP Air Source Heat Pump ☒ Integrated appliance TU Tall Unit W Wardrobe © Hot water cylinder ⬡ Room size suitable for a double bed



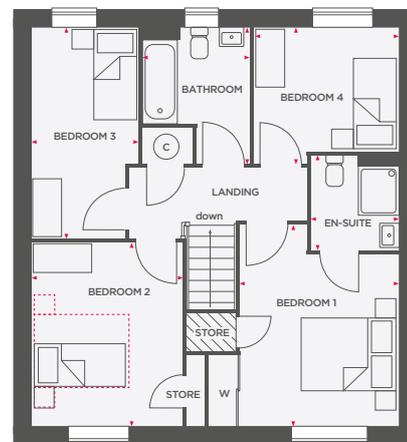
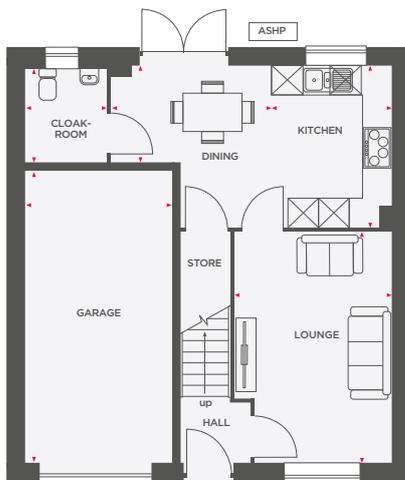
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THE ASHDENE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3212 x 4720	10'6" x 15'6"
Kitchen	2450 x 3315	8'0" x 10'11"
Dining	3247 x 1971	10'8" x 6'6"
Cloakroom	1645 x 1902	5'5" x 6'3"
Garage	3000 x 6000	9'10" x 19'8"

Bedroom 1	3212 x 4113	10'6" x 13'6"
En-Suite	1779 x 1955 (max)	5'10" x 6'5" (max)
Bedroom 2	3065 x 3737	10'1" x 12'3"
Bedroom 3	2158 (max) x 4298 (max)	7'1" (max) x 14'1" (max)
Bedroom 4	2937 x 2784 (max)	9'8" x 9'2" (max)
Bathroom	2142 (max) x 2766 (max)	7'0" (max) x 9'1" (max)

Total Area	121.78 m ²	1310 ft ²
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ASHP Air Source Heat Pump Integrated appliance W Wardrobe Hot water cylinder Limited use area Room size suitable for a double bed



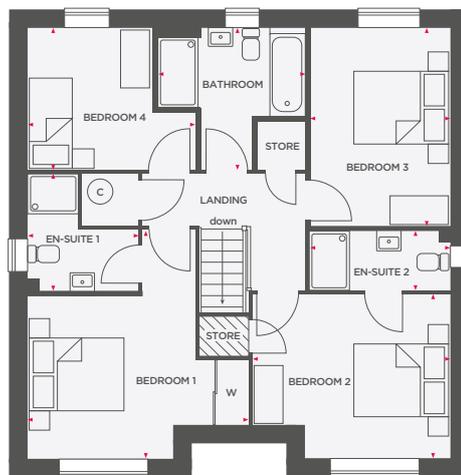
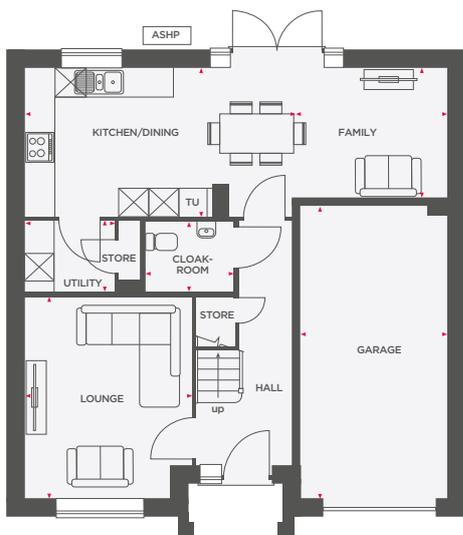
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THE HIGHSTONE

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

ASHP Air Source Heat Pump Integrated appliance TU Tall Unit W Wardrobe Hot water cylinder Limited use area



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**Wain
HOMES**



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	13088 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 W Wardrobe © Hot water cylinder - - - - - 1500mm height line - - - Flat ceiling line



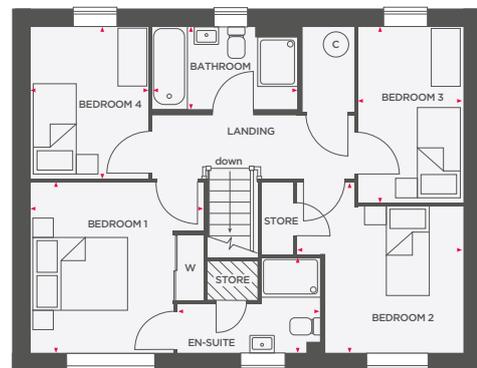
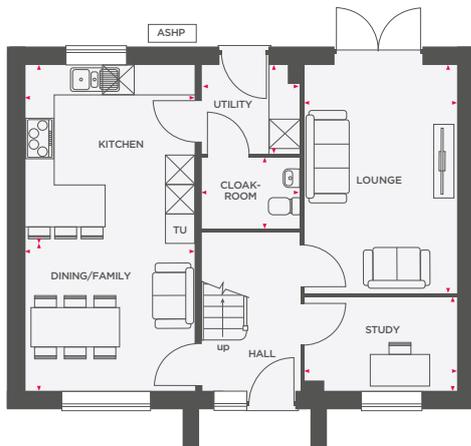
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THE UPLAND

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	3156 x 4722	10'4" x 15'6"
Kitchen	3500 x 3360	11'6" x 11'0"
Dining/Family	3500 x 3413	11'6" x 11'2"
Study	3156 x 1963	10'4" x 6'5"
Utility	2017 (max) x 1792 (max)	6'7" (max) x 5'11" (max)
Cloakroom	1999 x 1475	6'7" x 4'10"

Bedroom 1	3562 (max) x 3533 (max)	11'8" (max) x 11'7" (max)
En-Suite	2946 (max) x 1977 (max)	9'8" (max) x 6'6" (max)
Bedroom 2	3418 (max) x 3533 (max)	11'3" (max) x 11'7" (max)
Bedroom 3	2416 x 3152	7'11" x 10'4"
Bedroom 4	2160 x 3651	7'1" x 12'0"
Bathroom	2986 (max) x 1739 (max)	9'10" (max) x 5'8" (max)

Total Area	121.62 m ²	1309 ft ²
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ASHP Air Source Heat Pump Integrated appliance TU Tall Unit W Wardrobe Hot water cylinder Limited use area



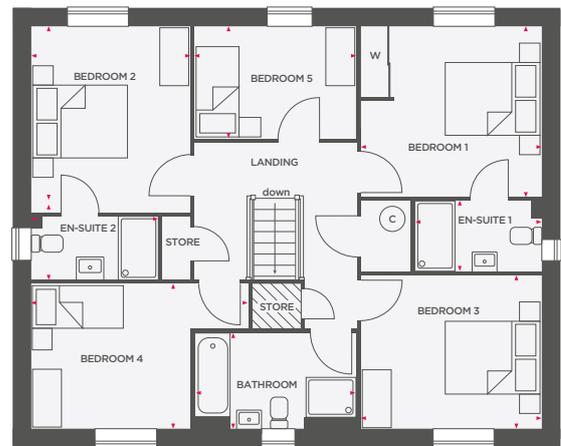
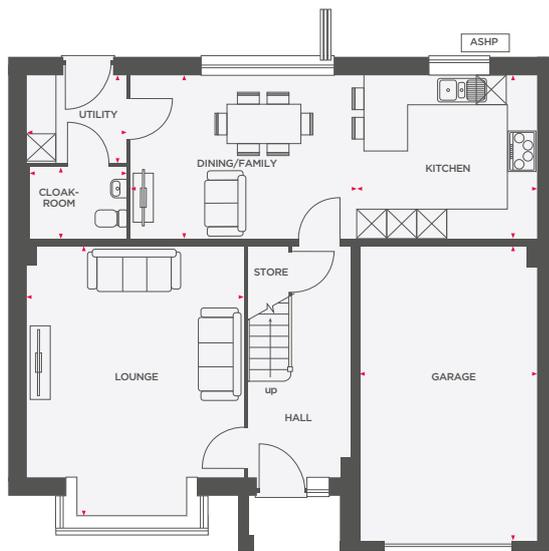
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THE PEAKRIDGE

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"
Dining/Family	4579 x 3345	15'0" x 11'0"
Utility	2036 x 1790	6'8" x 5'10"
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 x 2960	14'5" x 9'9"
Bedroom 5	3263 x 2299	10'8" x 7'6"
Bathroom	3254 x 1950	10'8" x 6'5"

Total Area	178.37 m²	1919 ft²
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ASHP Air Source Heat Pump Integrated appliance W Wardrobe Hot water cylinder Limited use area



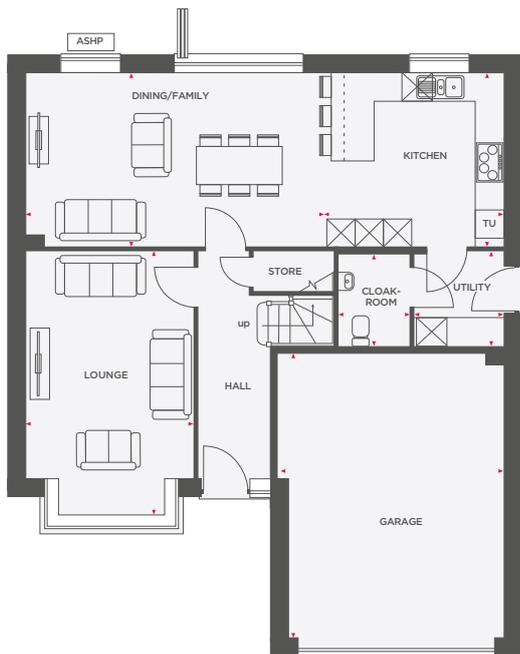
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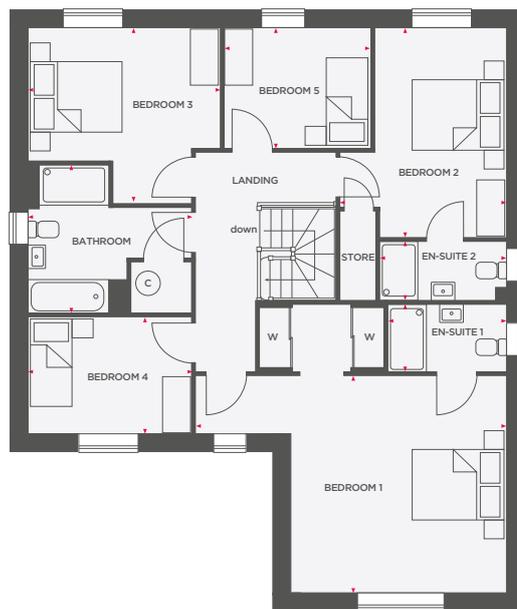


THE STANDISH

5 BEDROOM 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**

ASHP Air Source Heat Pump Integrated appliance TU Tall Unit
W Wardrobe Hot water cylinder



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