


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*

THE GREEN DEVELOPMENT PLAN

2 Bedroom Homes

Tulipwood (TL)

3 Bedroom Homes

Alder (AL)

Lavender (LV)

Whitebeam (WB)

4 Bedroom Homes

Holly (HL)

Ilex (IX)

Marlberry (MA)

Walnut (WL)

Apartments

Blocks B-D

* Affordable Homes



GOLD SPECIFICATION

WALNUT | MARLBERRY | HOLLY | ILEX

KITCHENS

- Luxury Fitted Kitchen 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**
- Stainless Steel AEG Electric Double Oven, AEG 5 Ring Gas Hob with Glass Splashback and 90cm Extractor Hood
- Integrated Zanussi Fridge Freezer
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen

BATHROOMS

- ROCA Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostic Shower (where applicable)
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Oak Doors Veneered "Mexicano" with Satin Nickel Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- Television Aerial Point and CAT 5 Data Point to Lounge+
- Chrome Sockets to Kitchen and adjoining Room
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Telephone Point to Lounge and Study
- USB Socket to Lounge, Kitchen and Study
- Hard Wired Smoke Detectors with Battery Backup
- Fitted security alarm with PIRS to all downstairs rooms and landings complete with "Pet Proof Feature"

EXTERNAL FEATURES

- Anthracite Grey PVC Windows, Rear/Side Doors (white Internally)
- Bifold Doors (where applicable)
- Anthracite Grey PVCu Fascias and Soffits
- Black Rainwater Goods
- Anthracite Grey Composite Front Door
- Anthracite Grey Glazed Garage Doors to all Integral and Detached Garages
- External Lights to Front and Rear
- Power and Lighting to all Garages (where applicable)
- 32 AMP / 7.3kW Car Charging Point
- External Tap to Rear
- Gardens Landscaped to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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



**Upgraded Kitchen 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 that you need in your property to get the benefits.
+allowing your smart TV or Console direct connectivity to Ultrafast Broadband.



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SILVER SPECIFICATION

TULIPWOOD | LAVENDER | ALDER | WHITEBEAM

KITCHENS

- Luxury Fitted Kitchen 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**
- Stainless Steel AEG Electric Single Oven, AEG 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility (where applicable)
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Downtown Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Fitted with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Staircase, including Newel Posts and Spindles, to be Finished in White Gloss
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5 Panel Internal Oak Doors Veneered "Mexicano" with Satin Nickel Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (excluding Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Anthracite Grey PVCu Windows, Rear/Side/ French Doors (white internally)
- Bifold Doors (where applicable)
- Anthracite Grey PVCu Fascias and Soffits
- Black Rainwater Goods
- Anthracite Grey Composite Front Door
- External Lights to Front and Rear
- 32 AMP / 7.3kW Car Charging Point
- Power and Lighting to all Integral and Detached Garages within the curtilage of the plot
- External Tap to Rear
- Gardens Landscaped to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

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



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APARTMENTS SPECIFICATION

THE IVY | THE LOTUS | THE BLOSSOM

KITCHENS

- Luxury Fitted Kitchen** from our Standard Range with Soft Close Mechanisms in a Choice of Finishes
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Electric Single Oven, AEG Induction hob with Glass splashback and extractor hood
- 1 1/2 Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen
- Wooden cutlery tray

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished in White Gloss
- Contemporary oak panel doors
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (steel with white inserts to Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- PVCu double glazed windows
- Black Rainwater Goods
- 5 panel composite front door
- 32 AMP / 7.3kW Car Charging Facilities

WARRANTIES

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- 2 Year Wain Homes Warranty

** Upgraded Kitchen Choices available *Subject to build stage + allowing your smart TV or Console direct connectivity to Ultrafast Broadband.



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APARTMENTS SPECIFICATION

THE SNOWDROP | THE BLUEBELL

KITCHENS

- Luxury Fitted Kitchen** from our Standard Range with Soft Close Mechanisms in a Choice of Finishes
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Electric Single Oven, AEG Induction hob with glass splashback and extractor hood
- Integrated Electrolux Fridge Freezer
- Integrated Electrolux Dishwasher
- AEG Wine Fridge
- Stainless Steel One and a Half Bowl Sink to Kitchen
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen
- Wooden cutlery tray

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom+
- USB Socket to All Bedrooms

HEATING

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Contemporary oak panel doors
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (steel with white inserts to Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- PVCu double glazed windows
- Black Rainwater Goods
- 5 panel composite front door
- External waterproof double socket to outside terrace area
- 2 exterior lights either side of rear bi-fold doors
- 32 AMP / 7.3kW Car Charging Facilities

WARRANTIES

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- 2 Year Wain Homes Warranty

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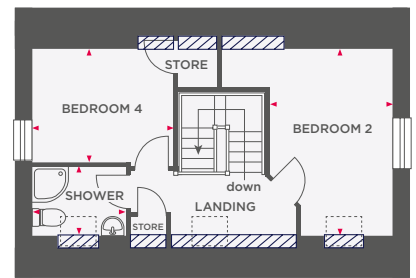
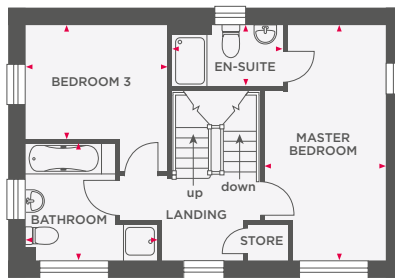
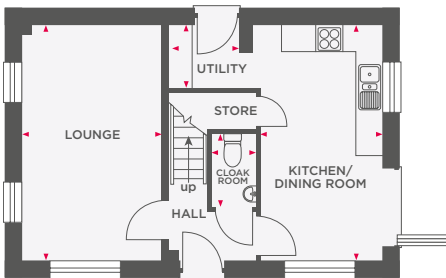
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THE HOLLY

4 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3151 x 5298	10'4" x 17'4"
Kitchen/Dining Room	2747 x 5298	9'0" x 17'4"
Utility	1635 x 1145	5'4" x 3'9"
Cloakroom	1010 x 1650	3'4" x 5'5"

Master Bedroom	2747 x 5298	9'0" x 17'4"
En-Suite	2487 x 1366	8'2" x 4'6"
Bedroom 3	3189 x 2589	10'5" x 8'5"
Bathroom	2965 x 2633	9'9" x 8'8"

Bedroom 2	2747 x 4200	9'0" x 13'9"
Bedroom 4	3213 x 2560	10'6" x 8'4"
Shower Room	2130 x 1831	7'0" x 6'0"



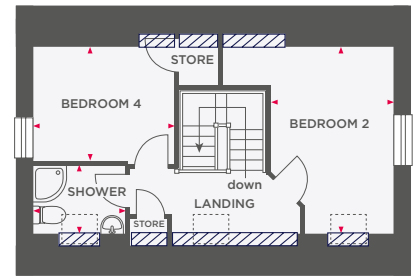
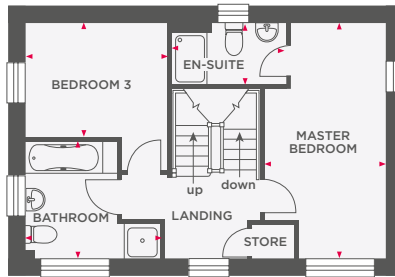
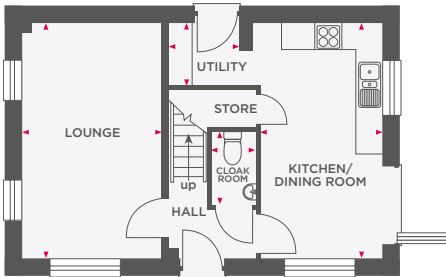
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THE ILEX

4 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3151 x 5298	10'4" x 17'4"
Kitchen/Dining Room	2747 x 5298	9'0" x 17'4"
Utility	1635 x 1145	5'4" x 3'9"
Cloakroom	1010 x 1650	3'4" x 5'5"

Master Bedroom	2747 x 5298	9'0" x 17'4"
En-Suite	2487 x 1366	8'2" x 4'6"
Bedroom 3	3189 x 2589	10'5" x 8'5"
Bathroom	2965 x 2633	9'9" x 8'8"

Bedroom 2	2747 x 4200	9'0" x 13'9"
Bedroom 4	3213 x 2560	10'6" x 8'4"
Shower Room	2130 x 1831	7'0" x 6'0"



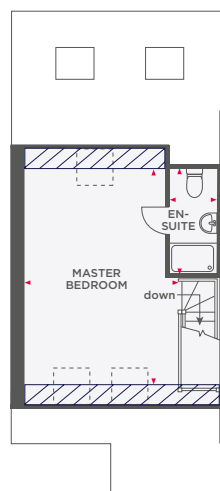
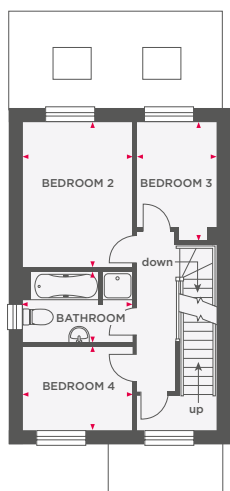
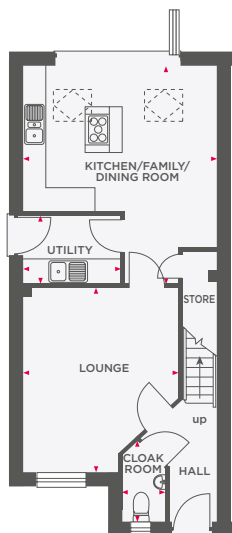
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THE MARLBERRY

4 BEDROOM HOME WITH PARKING



Limited Use Area

Reduced head height below 1.5m

Lounge	3885 x 4581	12'8" x 15'0"
Kitchen/Dining Room	4837 x 5457	15'10" x 17'10"
Utility	1835 x 1720	6'0" x 5'9"
Cloakroom	2035 x 1074	6'8" x 3'6"

Bedroom 2	2760 x 3615	9'0" x 11'10"
Bedroom 3	1989 x 2951	6'6" x 9'8"
Bedroom 4	2760 x 2101	9'0" x 6'10"
Bathroom	2760 x 1768	9'0" x 5'10"

Master Bedroom	3927 x 5403	12'10" x 17'8"
En-Suite	1200 x 2631	3'11" x 8'8"



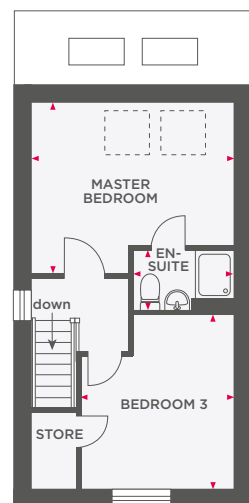
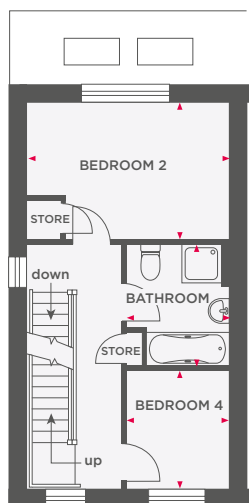
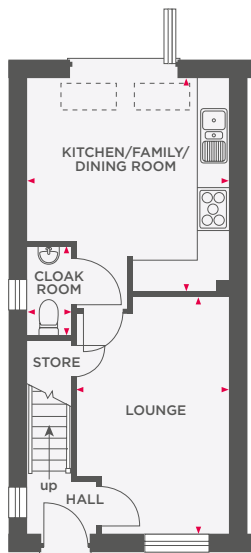
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Wain
HOMES



THE WALNUT

4 BEDROOM HOME WITH PARKING



Lounge	3155 x 4863	10'4" x 15'11"
Kitchen/Dining Room	4162 x 4397	13'7" x 14'5"
Cloakroom	1820 x 918	6'0" x 3'0"

Bedroom 2	4162 x 2802	13'7" x 9'2"
Bedroom 4	2164 x 2405	7'1" x 7'10"
Bathroom	2165 x 1807	7'1" x 5'11"

Master Bedroom	4162 x 3491	13'7" x 11'5"
En-Suite	2073 x 1230	6'10" x 4'0"
Bedroom 3	3155 x 3550	10'4" x 11'7"



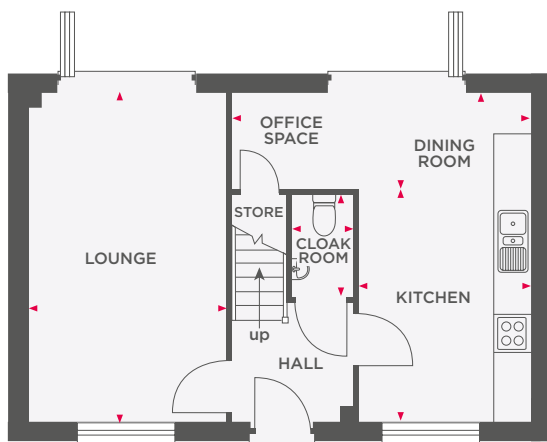
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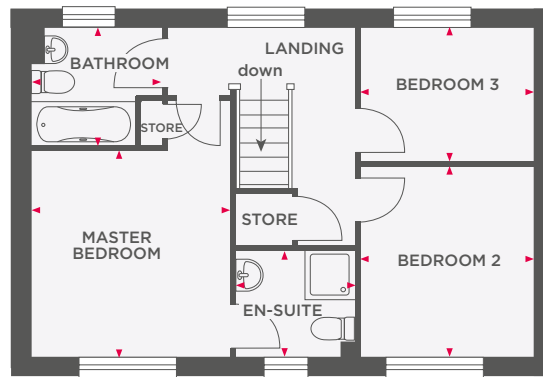


THE ALDER

3 BEDROOM DETACHED HOME



Lounge	3213 x 5298	10'6" x 17'4"
Kitchen	2750 x 3759	9'0" x 12'4"
Dining/Office Space	4810 x 1539	15'9" x 5'0"
Cloakroom	1010 x 1650	3'4" x 5'5"



Master Bedroom	3213 x 3327	10'6" x 10'11"
En-Suite	1926 x 1730	6'4" x 5'8"
Bedroom 2	2772 x 3071	9'1" x 10'1"
Bedroom 3	2772 x 2139	9'1" x 7'0"
Bathroom	2187 x 1882	7'2" x 6'2"



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THE LAVENDER

3 BEDROOM HOME WITH PARKING



Lounge	3449 x 4472	11'3" x 14'8"
Kitchen/Dining Room	4499 x 3550	14'9" x 11'7"
Cloakroom	1775 x 963	5'10" x 3'2"

Master Bedroom	2449 x 3954	8'0" x 12'11"
En-Suite	2934 x 800	9'7" x 2'7"
Bedroom 2	2449 x 3180	8'0" x 10'5"
Bedroom 3	1963 x 2332	6'5" x 7'7"
Bathroom	1900 x 1962	6'3" x 6'5"



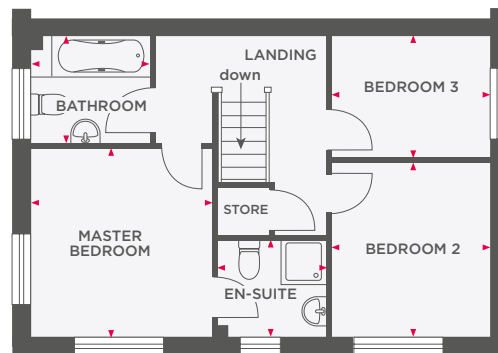
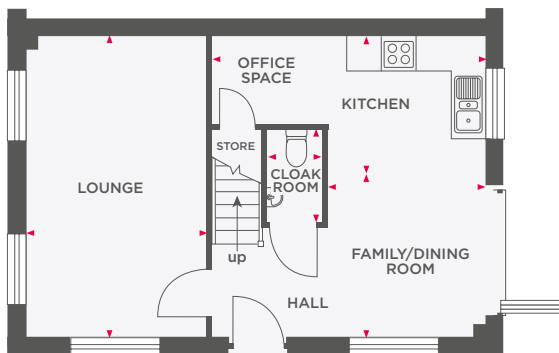
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THE WHITEBEAM

3 BEDROOM SEMI DETACHED HOME



Lounge	3212 x 5297	10'6" x 17'4"
Kitchen	4810 x 2428	15'8" x 7'10"
Dining/Family Room	2750 x 2870	9'0" x 9'4"
Cloakroom	1020 x 1650	3'4" x 5'5"

Master Bedroom	3213 x 3327	10'5" x 10'10"
En-Suite	1926 x 1730	6'4" x 5'8"
Bedroom 2	2772 x 3071	9'1" x 10'1"
Bedroom 3	2772 x 2139	9'1" x 7'0"
Bathroom	2130 x 1882	7'0" x 6'2"



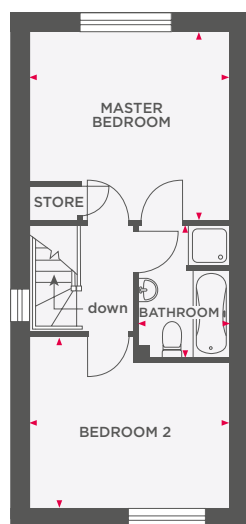
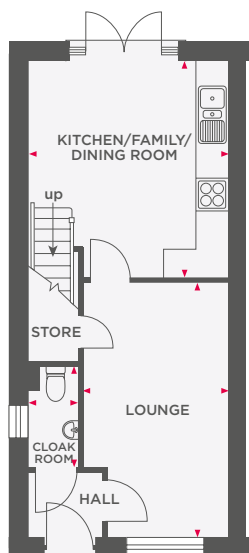
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THE TULIPWOOD

2 BEDROOM HOME WITH PARKING



Lounge	2830 x 4959	9'10" x 16'3"
Kitchen/Dining Room	3880 x 4188	12'8" x 13'8"
Cloakroom	1965 x 987	6'5" x 3'3"

Master Bedroom	3880 x 3672	12'8" x 12'0"
Bedroom 2	3880 x 3290	12'8" x 10'9"
Bathroom	1785 x 2587	5'10" x 8'6"



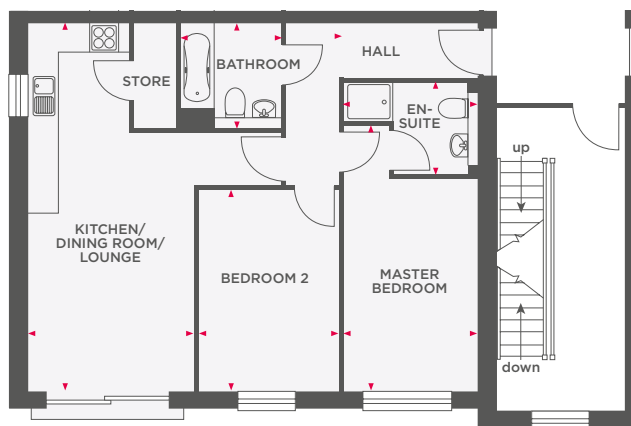
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THE IVY

2 BEDROOM APARTMENT



BLOCK B: FIRST FLOOR - 29 & 32, SECOND FLOOR - 33 & 36
 BLOCK C: FIRST FLOOR - 41 & 44, SECOND FLOOR - 45 & 48

Kitchen/Dining Room/Lounge	7468 x 3407	24'6" x 11'2"
Master Bedroom	5392 x 2724	17'8" x 8'11"
En-Suite	2717 x 1870	8'11" x 6'2"
Bedroom 2	4105 x 2849	13'6" x 9'4"
Bathroom	2080 x 2135	6'10" x 7'0"



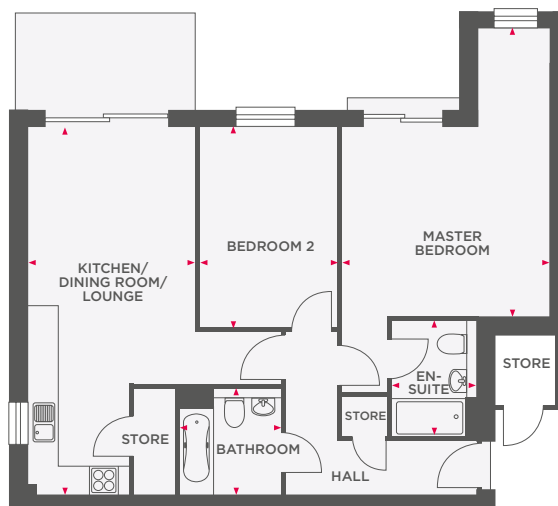
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THE LOTUS

2 BEDROOM APARTMENT



BLOCK B: FIRST FLOOR - 30 & 31, SECOND FLOOR - 34 & 35
 BLOCK C: FIRST FLOOR - 42 & 43, SECOND FLOOR - 46 & 47

Kitchen/Dining Room/Lounge	7468 x 3407	24'6" x 11'2"
Master Bedroom	4240 x 5856	13'11" x 19'2"
En-Suite	2717 x 1870	8'11" x 6'2"
Bedroom 2	4106 x 2849	13'6" x 9'4"
Bathroom	2080 x 2135	6'10" x 7'0"



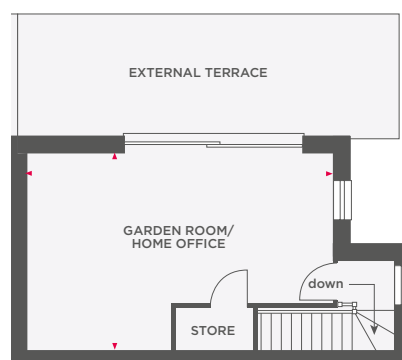
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THE SNOWDROP

2 BEDROOM DUPLEX APARTMENT



BLOCK B: THIRD FLOOR - 38 & 39

BLOCK C: THIRD FLOOR - 50 & 51

Kitchen/Dining Room/Lounge	7468 x 3308	24'6" x 10'10"
Master Bedroom	5856 x 3979	19'2" x 13'1"
En-Suite	1515 x 2347	5'0" x 7'8"
Bedroom 2	3480 x 3213	11'5" x 10'6"
Bathroom	2080 x 1911	6'10" x 6'3"
Garden Room/Office	6787 x 4394	22'3" x 14'5"



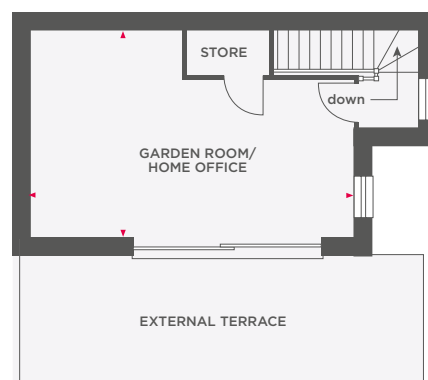
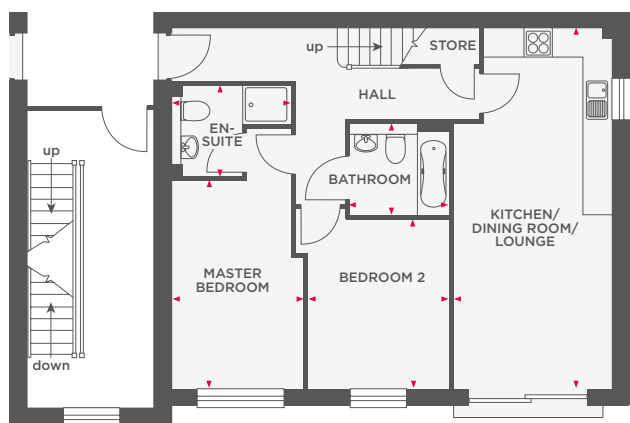
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THE BLUEBELL

2 BEDROOM DUPLEX APARTMENT



BLOCK B: THIRD FLOOR - 37 & 40
BLOCK C: THIRD FLOOR - 49 & 52

Kitchen/Dining Room/Lounge	7468 x 3308	24'6" x 10'10"
Master Bedroom	4318 x 2750	14'2" x 9'0"
En-Suite	1515 x 2347	5'0" x 7'8"
Bedroom 2	2923 x 3479	9'7" x 11'5"
Bathroom	2080 x 1911	6'10" x 6'3"
Garden Room/Office	6787 x 4394	22'3" x 14'5"



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