

Loving life right where I want to be

...that's a Morris home



Enjoying the best of all worlds
...that's a Morris home



The Forge

It's the quality touches that make homes special at The Forge.

Located in the historic town of Oldbury, the development offers discerning buyers a choice of 1, 2, 3 and 4 bedroom properties, from stylish mews to large detached homes. With amenities ranging from good schools and stunning parks to easy access to the M5 and Birmingham, The Forge is an ideal choice for young families and commuters alike.

This vibrant community boasts a wealth of shops, restaurants and leisure facilities and famed local beauty spot, Titford Pool is within easy reach.

The Forge has been beautifully designed to meet our exceptionally high standards. This level of quality is reflected in the fine architecture, thoughtful room plans and high quality specification – the signatures of a new Morris home.

And the development itself has been sympathetically landscaped to highlight the area's natural features, so you can enjoy an idyllic environment with all the benefits of modern living.

Time to relax
Enjoy acres of beautiful parkland, so close to home





Oldbury

The tranquil Tifford Canal runs alongside this historic town



Being at the heart of everything I need

...that's a Morris home

The development brings 191 high quality new homes to picturesque Oldbury. The town dates back to the 13th century and is fast becoming a sought-after West Midlands suburb with easy access to the city lights of Birmingham and the charms of the local parkland. So not only can you delight in the attractions of Oldbury, you have so much more on your doorstep too, whether you prefer an active or peaceful way of life.

Oldbury prospered during the industrial revolution and the famous Oldbury Carriage and Wagon Co Ltd was a great wartime tank manufacturer. Reminders of its rich history are everywhere to be seen, yet it's a town with its eye firmly fixed on 21st century living with something for everyone.



A taste of city life

When you're so close to Birmingham you can take advantage of all this famous city has to offer, as and when you please. Shops, bars, restaurants, boutique stores and markets mix effortlessly with open spaces.

The Bull Ring, Pallasades and Pavilions shopping centres provide some of the country's best retail therapy and the NIA and NEC arenas host some of the finest events and exhibitions. And it's being able to dip in and out of all this entertainment, day or night, that makes Oldbury such a desirable place to live.

Away from the city you're never far from a lovely park or golf course for a more relaxing way to spend your time. With excellent travel links, the rest of the Midlands is there to be explored too, not to mention the UK as a whole. And when more exotic countries are on your mind, Birmingham International Airport is also just around 16 miles away.

In this unique and fascinating region, The Forge promises a varied lifestyle for all, only minutes from your front door.



Showcase your specification

Set your eyes on a new Morris home and you'll see the classic charm and fine architecture of a home you'll be proud to own. Step inside and you'll discover the spacious layouts and high specification of a home you can't wait to live in.

With a seamless blend of traditional style and modern design, this is the benchmark in contemporary living.

And it's all because every detail has been considered. Elegant kitchens with sleek,

flowing lines and quality appliances.

Luxurious bathroom suites with sympathetic lighting and designer finishes.

Such stand-out features from this top grade specification will set your new home apart.

Having such attention to detail inside and out

...that's a Morris home

Your signature style

Our innovative living spaces are designed around the ebb and flow of 21st century living. So whatever lifestyle you lead, you'll have the space to enjoy it to the full. And the Morris Signature Collection allows you to personalise your new home in a way that truly reflects who you are.

Select the finishing touches around your home, choose decorative features, style your kitchen – you can make sure every room is unique to you. From elegant fireplaces and ceramic flooring, right down to chrome electrical sockets, there's a choice or upgrade in every aspect that makes your home your own.



Morris. The quality at the heart of your home

From the location and surrounding landscape to the property design, architecture and specification; if there's one thing our long history of building superior homes has taught us, it's that each feature of where you live is as important as the next. A combination of factors need to work in harmony to create the perfect place for you to live.

And a true sense of home is only achieved when quality exudes from them all.

So that's exactly what you can expect in your Morris home. Quality throughout every single stage of its creation. We invest heavily in landscaping to

help our developments blend in with the style and history of the local area, and your home itself is designed to exceed your modern lifestyle demands. That's why we're one of the country's leading independent housebuilders.



Your green peace of mind

An eco-friendly home isn't just kind on the environment, it's gentle on your pocket as well. And that's two very important reasons why our commitment to greener homes is at the centre of the whole building process.

From the sustainable materials we use to construct your new Morris home, to the energy efficient 'A' rating appliances we place inside it, the smallest details can make the biggest difference when it comes to protecting the environment.

All our homes are built to strict environmental standards relating to energy efficiency and CO² emissions

and we also take our commitment to local eco-systems seriously, regularly investing to protect natural habitats and preserve natural surroundings.

The green features we place inside your home are vital in saving energy, retaining heat, and reducing the cost of your household bills.

Setting the standards for modern living

As a new home buyer, it's reassuring to know that it's not just Morris who believes in the quality of our homes. The industry experts agree too. That's why we're proud owners of numerous awards for the build, design, landscaping,

site management and environmental commitments of our homes. And everything we build is to National House-Building Council (NHBC) standards, giving your home an NHBC 10 year warranty, for long lasting peace of mind.

Knowing I'm making the right choice in every way

...that's a Morris home





Feeling like I'm the number one priority

...that's a Morris home

A five-star service for you

We're confident you'll love your new Morris home, so it's only right that you love the whole moving experience too. After all, buying a new home should be a fun and exciting time in your life. And that's why we place as much emphasis on the service we provide as the homes we build.

Most important to us is the feedback we receive from you, the homeowner. We want our customers to return to Morris time and time again, so your satisfaction is our motivation.

It is therefore with immense pride that Morris has achieved a five-star standard in the government backed Home Builders Federation (HBF) National New Home Customer Satisfaction Survey. This is the industry's leading benchmark in

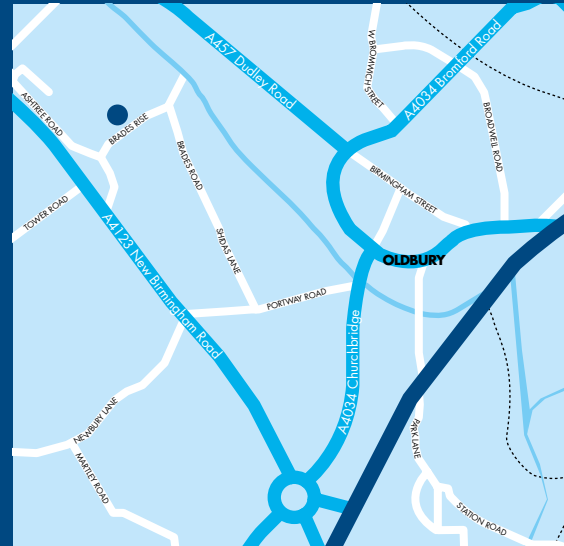
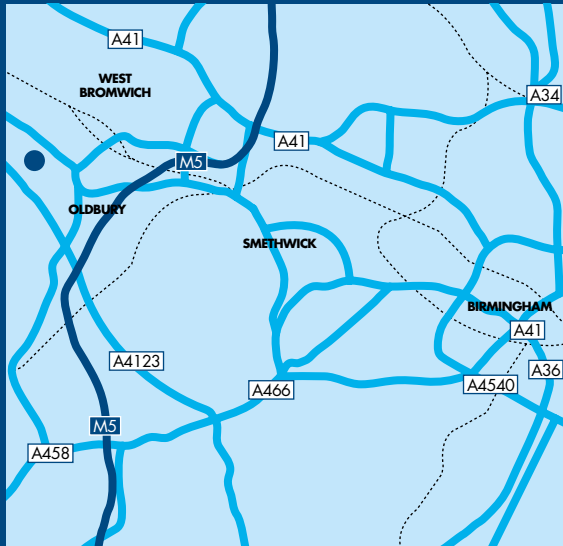
customer satisfaction, based on honest opinions from those who matter – the people who have bought with us and live in our homes.

Our impressive five-star rating can give you complete confidence in the quality of your property, and the reassurance that you will receive only the best customer service before, during and after buying a new Morris home.



THE FORGE

BRADES RISE | OLDBURY | B69 2HG



From the M5

From the M5, exit at Junction 2 and take the A4123 heading to Birmingham/Dudley. At Wolverhampton Rd W/A4034, take the 4th exit onto Wolverhampton Rd/A4123. Continue to follow A4123, turning right at Bury Hill Rd. Bury Hill Rd turns slightly left and becomes Ashtree Rd. Turn right at Brades Rise and you will find the development here.

From Birmingham

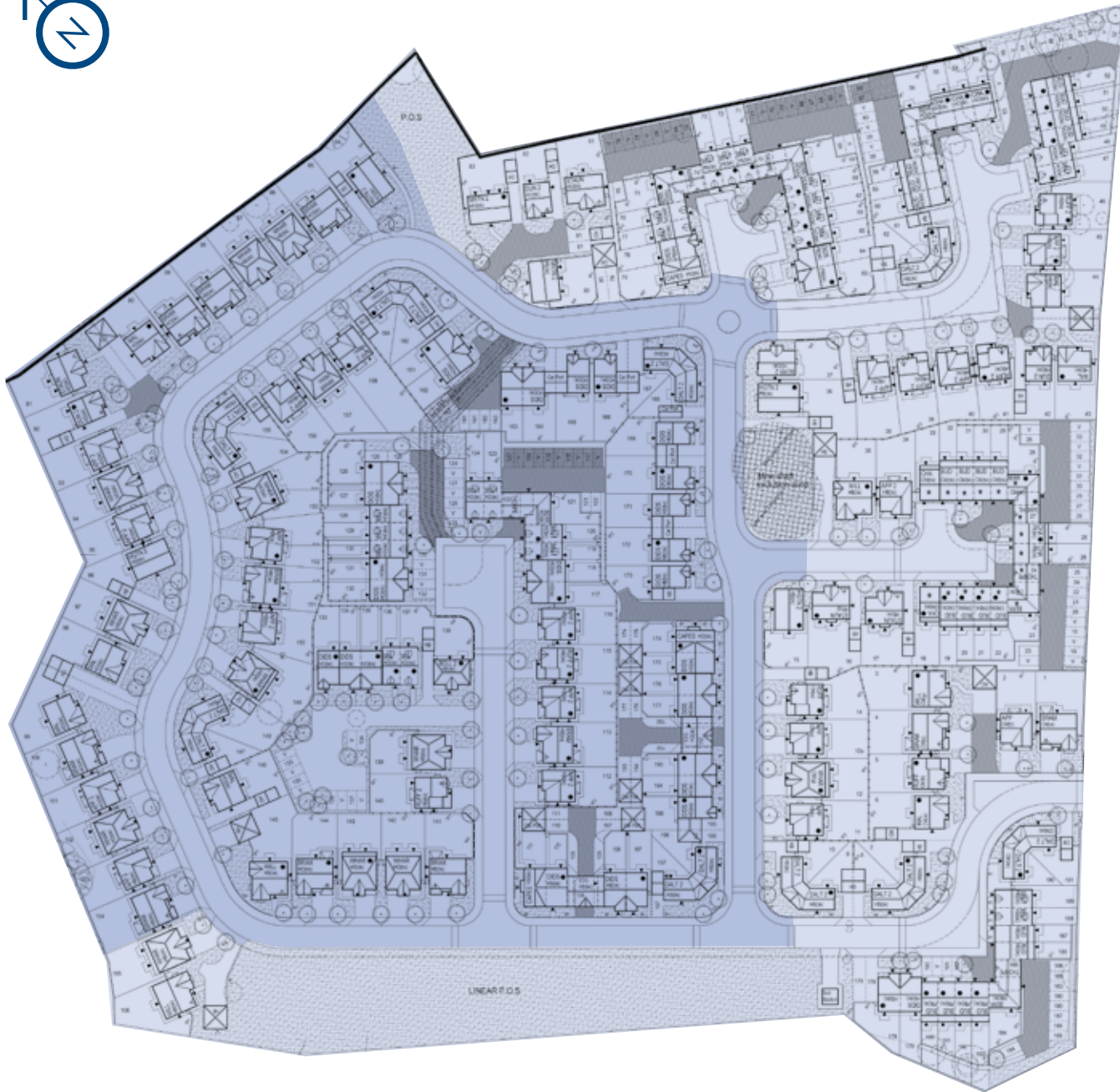
From Whittall St, Birmingham city centre, head northwest towards St Chad's Queensway. At St Chads Circus Queensway, take the 3rd exit onto Old Snow Hill/A41. Continue to follow the A41. Merge onto the M5 via the ramp to London/M40/Worcester. At Junction 2, exit toward A4123/B'ham (W)/Dudley. At the roundabout, take the 4th exit onto A4123 heading to Birmingham/Dudley. At Wolverhampton Rd W/A4034, take the 4th exit onto Wolverhampton Rd/A4123. Continue to follow A4123, turning right at Bury Hill Rd. Bury Hill Rd turns slightly left and becomes Ashtree Rd. Turn right at Brades Rise, and you will find the development here.

Sales enquiry line:

0845 601 5667 | morrishomes.co.uk

Morris Homes (West Midlands) Ltd. Enterprise House, Pendeford Business Park, Wolverhampton WV9 5HA























Masterplan

Details subject to planning approval, and correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval. Morris reserve the right to change the layout of the development and housetypes without prior notice.

THE FORGE/POSITION/07/14/22653



KEY:

- | | | | | |
|--|---|--|---|--|
|  The Appleton 2 |  The Bramhall |  The Didsbury Special |  The Malham |  The Thorpe |
|  The Belton |  The Capesthorpe |  The Dunham 2 |  The Rufford 2 |  The Wharfdale |
|  The Beresford |  The Dalton |  The Edgeware |  The Staunton |  The Willington Special |
|  The Bollington 2 |  The Didsbury |  The Houghton 2 | | |

The Forge

1, 2, 3 & 4 bedroom homes



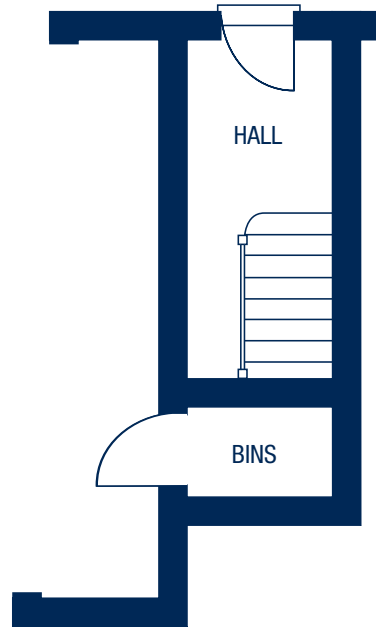
The Thorpe

One bedroom apartment

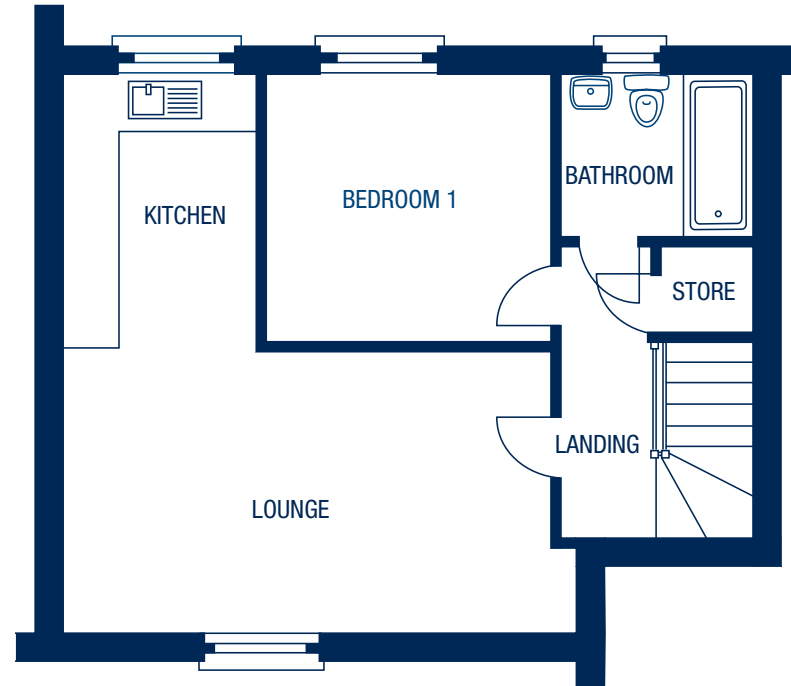


Step onto the property ladder in style and enjoy this superior one bedroom home. Showcasing a cool, contemporary look and feel, The Thorpe is perfectly designed to complement your modern lifestyle.





Ground Floor



First Floor

Lounge	5350* x 2925*mm	17'7"* x 9'7"*
Kitchen	2835 x 2000mm	9'4" x 6'7"*
Bedroom 1	2770 x 2980mm	9'1" x 9'8"
Bathroom	1965 x 1685mm	6'5" x 5'6"

*Denotes maximum room dimensions excluding any wardrobes

Room sizes are approximate and elevational treatments may vary. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

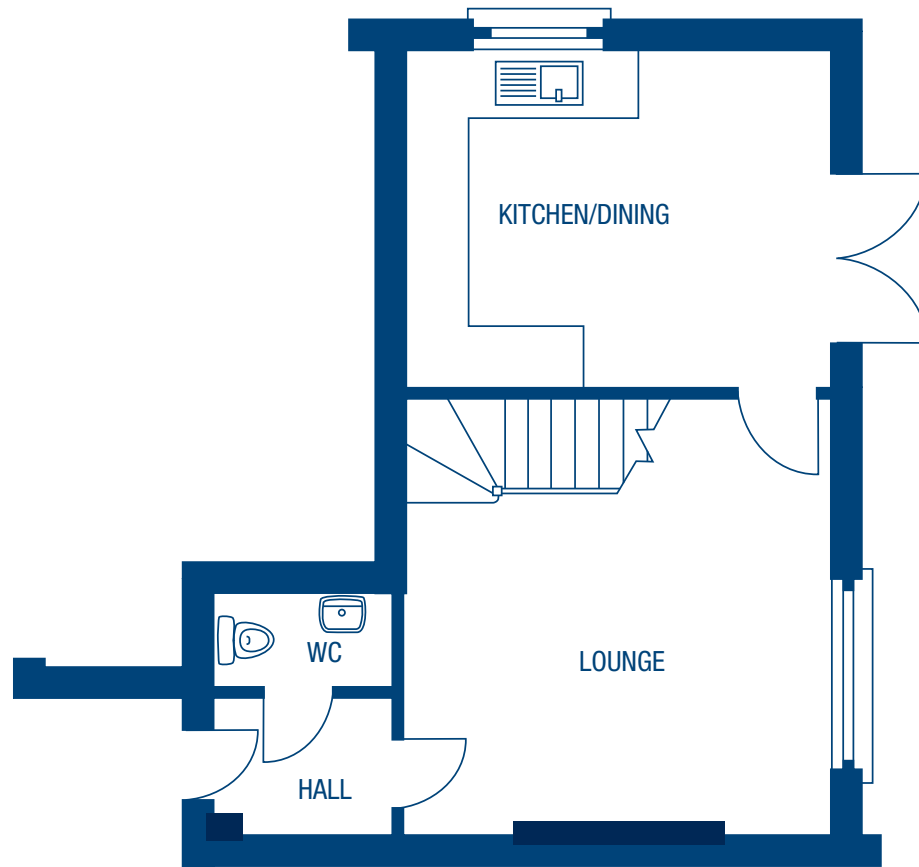
The Beresford

Two bedroom mews house



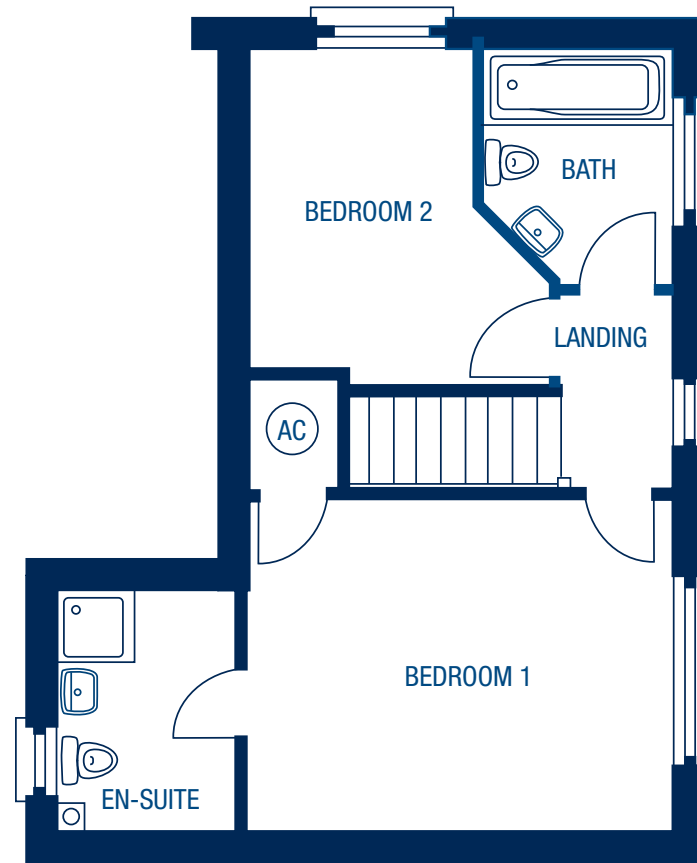
For the stylish living space you've been waiting for, look no further than The Beresford. With a modern interior and a superior specification, this fantastic home is the perfect fit for young couples and downsizers alike. Upstairs, the master bedroom is spacious and has an en-suite bathroom, whilst the second bedroom and the family bathroom are also generously proportioned.





Ground Floor

Lounge	4105* x 4000*mm	13'6"* x 13'1"*
Kitchen/Dining	4000 x 3120mm	13'1" x 10'3"
Cloaks/WC	1650 x 870mm	5'5" x 2'10"



First Floor

Bedroom 1	4010 x 3050mm	13'2" x 10'0"
En-Suite	2235 x 1660mm	7'4" x 5'5"
Bedroom 2	3175* x 2855mm	10'5"* x 9'5"
Bathroom	2210* x 1760mm*	7'3"* x 5'9"*

*Denotes maximum room dimensions excluding any wardrobes

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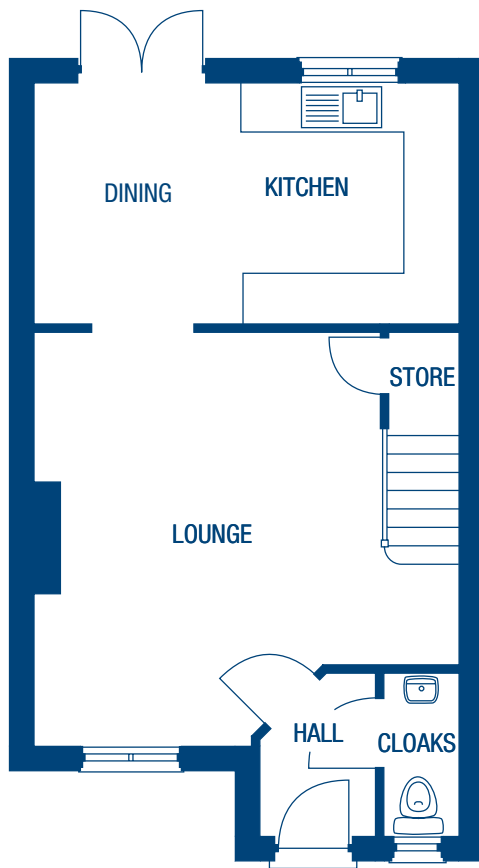
The Didsbury

Three bedroom mews home



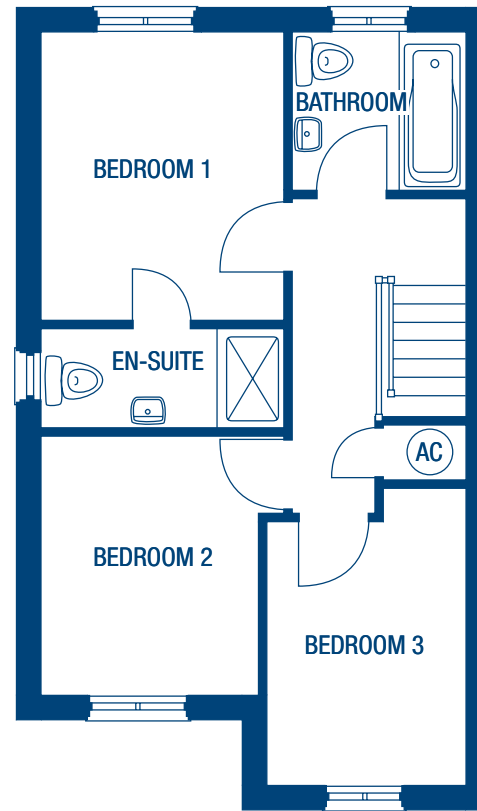
From the open plan kitchen/dining room, with French doors out to the garden, through to the en-suite master bedroom, the Didsbury has been thoughtfully designed with modern living in mind. Plus, as all Morris homes come with high quality specification as standard it's also a home you'll love for many years to come.





Ground Floor

Kitchen/Dining	4850 x 2800mm	(15'11" x 9'2")
Lounge	4850* x 4795*mm	(15'11"* x 15'9"*)
Cloakroom	1850 x 850mm	(6'1" x 2'9")



First Floor

Bedroom 1	3405 x 2795mm	(11'2" x 9'2")
En-Suite	2795 x 1195mm	(9'2" x 3'11")
Bedroom 2	2970* x 2795*mm	(9'9"* x 9'2"*)
Bedroom 3	3405* x 2280*mm	(11'2"* x 7'6"*)
Bathroom	1960 x 1850mm	(6'5" x 6'1")

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Didsbury elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

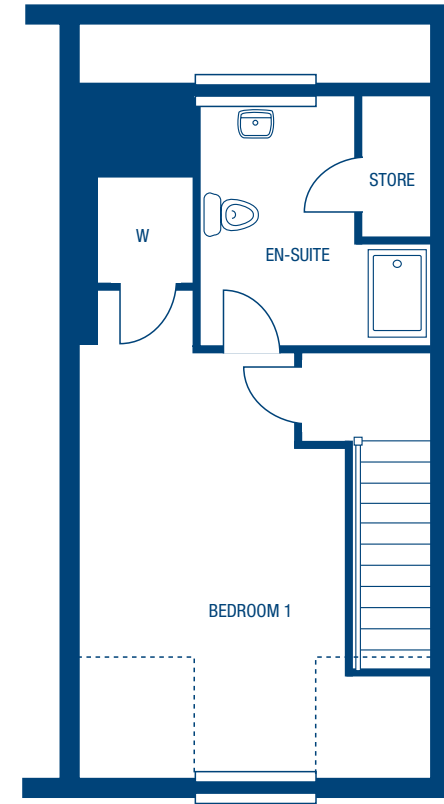
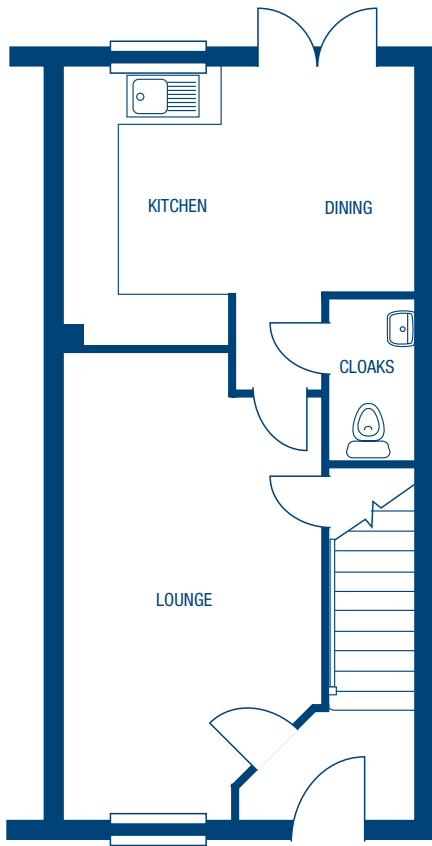
The Belton

Three bedroom townhouse



Discover the flexibility of three storey living with The Belton. Boasting an innovative layout and a high specification, not to mention a stand-out master bedroom spanning the whole of the top floor, this is ideal living for the modern family.





Ground Floor

Lounge	2915* x 5360*mm	9'7"* x 17'7"*
Kitchen/Dining	3950* x 3125*mm	13'0"* x 10'3"*
WC	920 x 1850mm	3'0" x 6'1"

First Floor

Bedroom 2	3950* x 3560*mm	13'0"* x 11'8"*
Bedroom 3	1945 x 2820mm	6'5" x 9'3"
Bathroom	1935* x 1945*mm	6'4"* x 6'5"*

Second Floor

Bedroom 1	3950* x 4935*mm	12'11"* x 16'2"*
En-suite	2600* x 2810*mm	8'6"* x 9'3"*

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Belton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

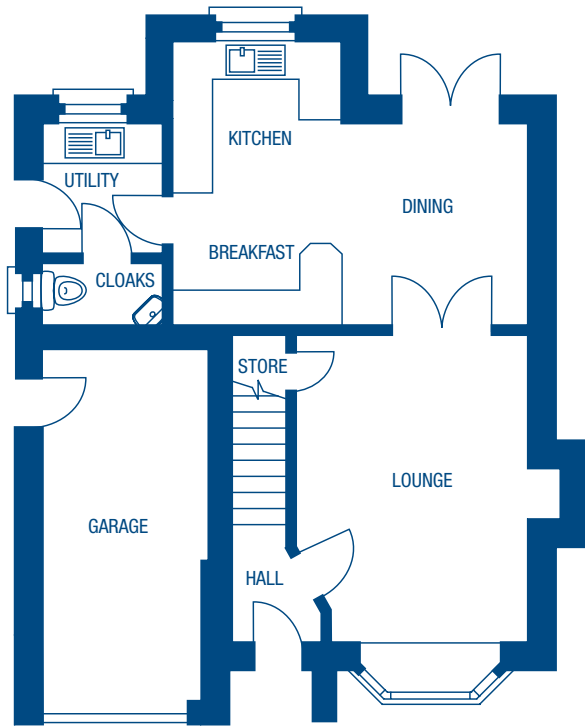
The Appleton 2

Four bedroom detached home with garage



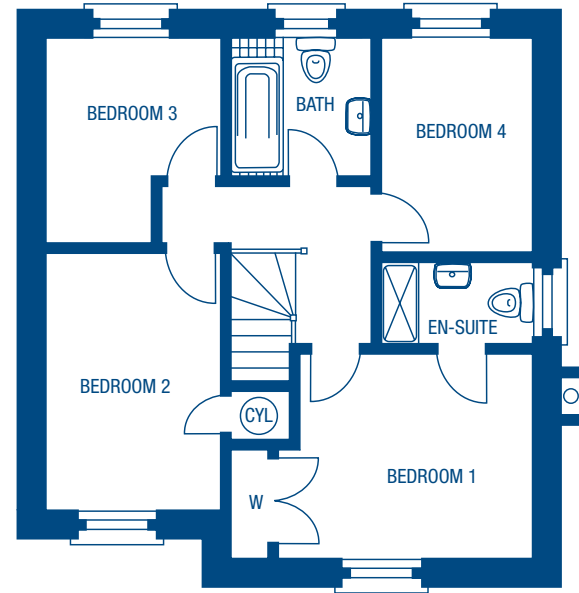
A substantial family home with luxurious master bedroom, featuring an arched cathedral window and en suite shower room. Downstairs there is a separate dining room and cloakroom/wc.





Ground Floor

Lounge	4500* x 3350*mm	14'9"* x 11'0"*
Kitchen/Dining	5200 x 4065mm	17'1" x 13'4"
Utility	1950 x 1800mm	6'5" x 5'11"
Cloakroom	1800 x 850mm	5'11" x 2'9"
Garage	5335* x 2555*mm	17'6"* x 8'5"*



First Floor

Bedroom 1	3720* x 3115*mm	12'2"* x 10'3"*
En-suite	2250 x 1175mm	7'5" x 3'10"
Bedroom 2	2650 x 3700mm	8'8" x 12'2"
Bedroom 3	2645* x 3010*mm	8'8"* x 9'11"*
Bedroom 4	2250 x 3085mm	7'5" x 10'1"
Bathroom	2030 x 2000mm	6'8" x 6'7"

*Denotes maximum room dimensions excluding any wardrobes

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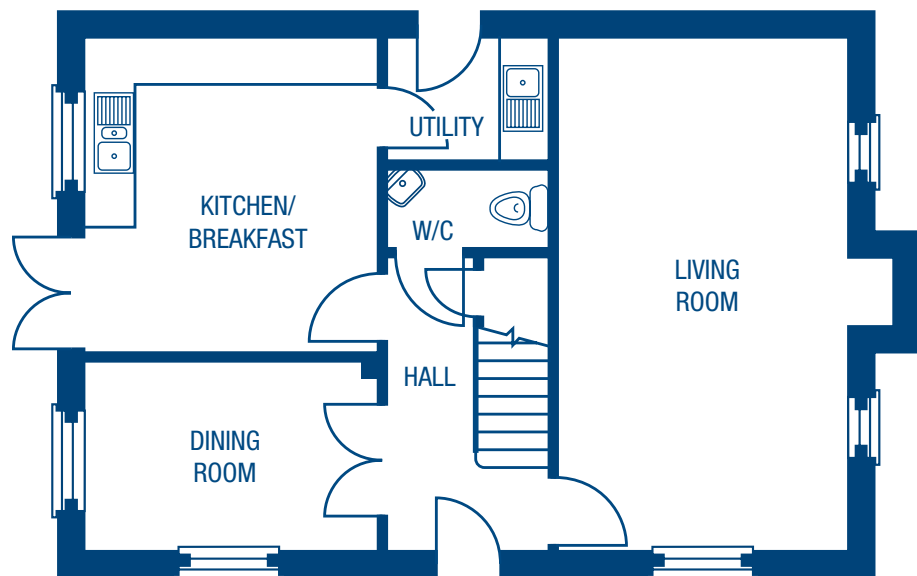
The Houghton

Four bedroom detached home with garage



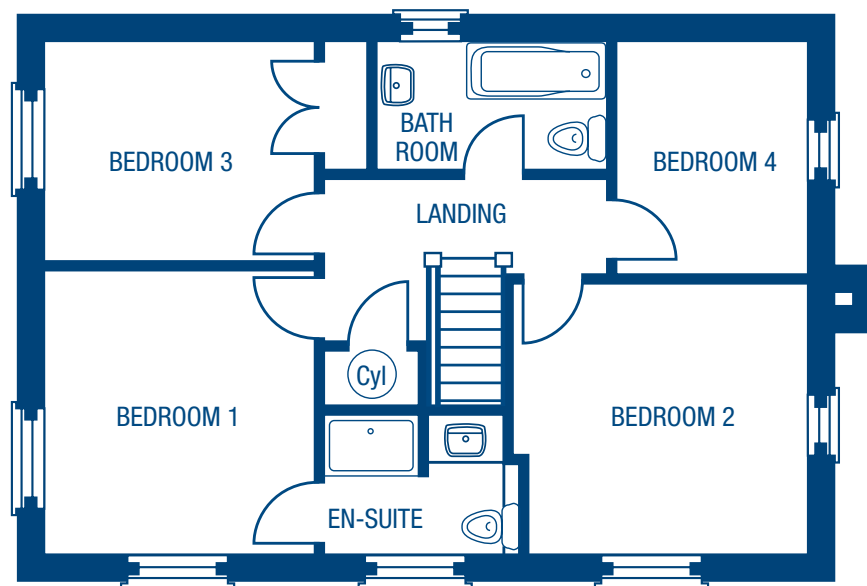
This beautiful home, with its spectacular facade, is just as impressive inside as out. The living room stretches the entire length of the house, there's a separate dining room and four generously sized bedrooms.





Ground Floor

Lounge	3620 x 6400mm	11'10" x 21'0"
Dining Room	3620 x 2370mm	11'10" x 7'9"
Kitchen/Breakfast	3935 x 3620mm	12'11" x 11'9"
Utility	1950 x 1560mm	6'5" x 5'1"
W/C	1950 x 1000mm	5'1" x 3'3"



First Floor

Bedroom 1	3370 x 3560mm	11'1" x 11'8"
En-suite	2450 x 1750mm	8'0" x 5'7"
Bedroom 2	3680* x 3400*mm	12'1"* x 11'2"*
Bedroom 3	3370* x 2700*mm	11'1"* x 8'10"*
Bedroom 4	2900 x 2400mm	9'6" x 7'10"
Bathroom	2850 x 1600mm	9'4" x 5'2"

*Denotes maximum room dimensions excluding any wardrobes

This is a computer generated image of The Houghton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.

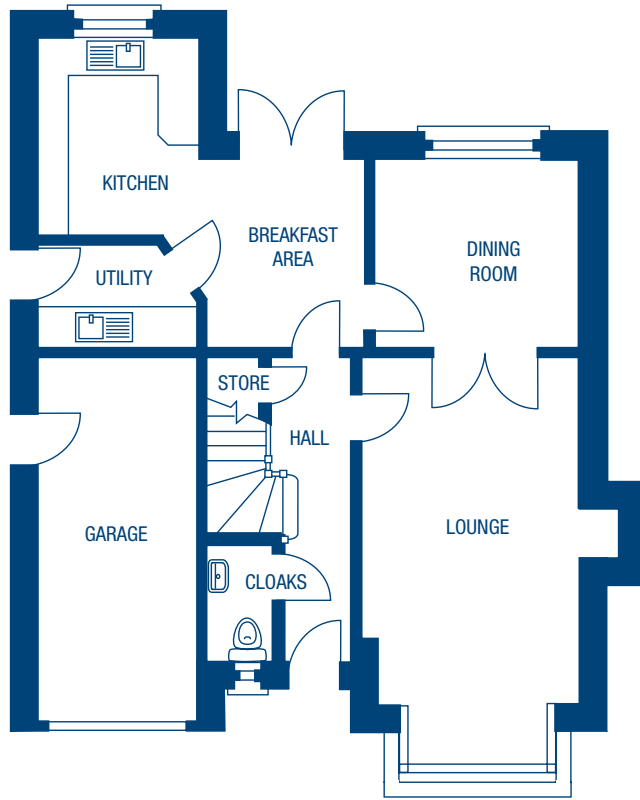
The Bramhall

Four bedroom detached home with garage



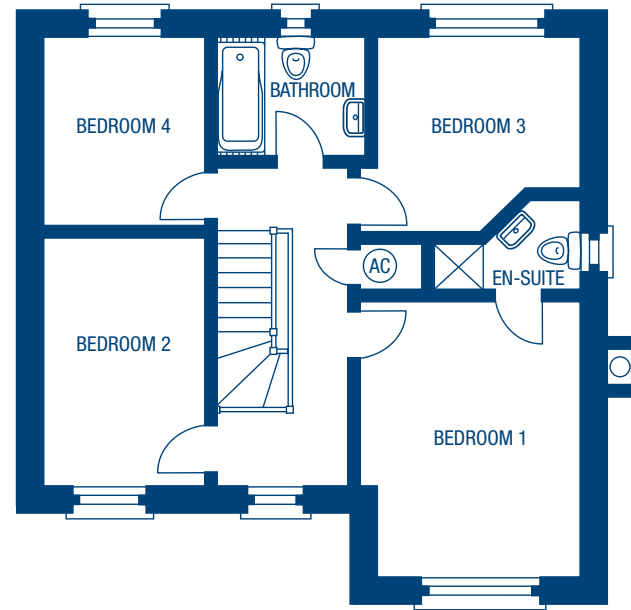
As attractive on the outside as it is stylish on the inside, The Bramhall brings together traditional charm, a high specification and an impressive amount of space to create a delightful family home, with the added benefit of an integral garage.





Ground Floor

Lounge	5985* x 3325*mm	19'8" x 10'11"*
Dining Room	3150 x 2850mm	10'4" x 9'4"
Kitchen	3000 x 2500mm	9'10" x 8'2"*
Breakfast	2850 x 2520*mm	9'4" x 8'3"*
Utility	2645* x 1500*mm	8'8" x 4'11"*
Cloakroom	1845 x 935mm	6'1" x 3'1"
Garage	5350 x 2645mm	17'7" x 8'8"



First Floor

Bedroom 1	4285 x 3370*mm	14'1" x 11'1"*
En-Suite	2555* x 1375*mm	8'5" x 4'6"*
Bedroom 2	3765 x 2670mm	12'4" x 8'9"
Bedroom 3	3435* x 3055*mm	11'3" x 10'0"*
Bedroom 4	2965 x 2670mm	9'9" x 8'9"
Bathroom	2350 x 1875mm	7'8" x 6'2"

*Denotes maximum room dimensions excluding any wardrobes

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10

Great reasons to love your new home!

What are you waiting for? With so many great reasons to buy new and so many ways to purchase, now is a great time to buy the home you've always wanted.

And, if you need more reasons, here are 10:

- 1 You're the first to own it.
- 2 You won't have to repair a previous owner's amateur DIY!*
- 3 No surprises! You won't be hit with costly repair bills if something goes wrong.
- 4 If you have a house to sell, we may be able to ensure a smooth move and pay your moving costs with our part exchange scheme.
- 5 We can help first time buyers get on to the ladder with our range of specifically designed schemes.
- 6 Today's new homes are built to the latest environmental standards, so they are 60% more energy efficient and kinder to the planet.
- 7 You could save up to £500 a year on bills thanks to new double-glazing and boiler systems.^
- 8 Up-to-the-minute features include fitted kitchens, modern appliances and stylish bathrooms and cloakrooms.
- 9 Peace of mind is provided by the 10 year warranty.
- 10 A wise investment.

**Carrying out improvement work on older homes to bring them up to higher energy efficiency standards could cost as much as £30,000. National Home Improvement Council.

^new-homes.co.uk



Would you like FREE Independent Financial Advice?

An Independent Financial Adviser can help you whatever your financial circumstances, to not only make the most of your money and investments but also to give good advice on loans and mortgages from all suppliers in the market place (not just the big well known banks).

Independent Financial Advisers often have years of experience in dealing with financial products and have the ability needed to offer sound and straightforward advice, removing the stress and hassle of searching for the right mortgage. Unlike high street lenders who tend to plug their own range of products, IFA's have access to the best mortgages and exclusive tailor made products to recommend the best deal for you.

Talk to us about your next move today

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Get more for your money by buying NEW



Something Old? Something New?

Why buying new could be right for you

When you buy a new home, life takes on an entirely different perspective. When everything is fresh, you'll take extra special pride in welcoming family and friends to your new surroundings. There are no nagging worries about getting the roof fixed or the windows and doors draught proofed or making sure the heating system will see you through another winter. In fact, you are moving towards a relatively trouble-free lifestyle, giving you more time to do the things you want to rather than DIY.

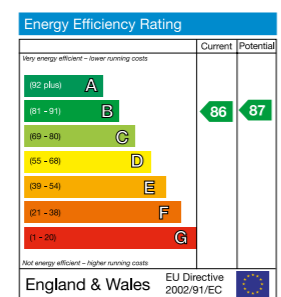
The latest energy efficient systems make new homes cheaper to run and you could save up to £500[^] a year on energy bills. It is also encouraging for buyers that interest rates are at an historic low, this makes buying easier for those looking to get a foot on the property ladder or second-time movers who want to upgrade.

[^]Source: Halifax, March 2014.

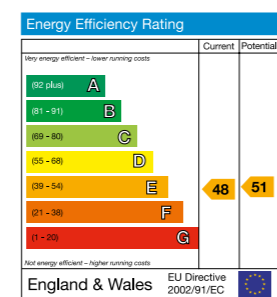
Recent figures have revealed that buying a property now costs 16% less than renting*. Buying new is a cost-effective option and Morris homes often come with fantastic moving schemes, for both first time buyers and those moving up the chain – making buying your dream home possible, and even more affordable.

See how the energy efficiency of a new home compares with an older home

A Morris home...



An older semi-detached home...



We've some great ways to help you move



Buying could save you as much as £120 a month on rent^{††}

Here are just a few schemes that Morris use to make buying easier for first-timers, by reducing the size of the deposit needed, and lowering monthly mortgage repayments.

Help to Buy[†]

This Government-backed scheme, is great news for buyers worried about saving for a deposit. The Help to Buy initiative means that you can choose from a range of quality homes at Morris developments and you will only need a 5% deposit.

The Government will provide a 20% loan to top up your deposit of 5%. This means you only have to take out a mortgage for 75% of the value of the property, and getting a mortgage could be easier and cheaper. The remaining 20% is interest free for the first 5 years and is to be repaid when you sell your home.

NewBuy[†]

NewBuy is a Government backed initiative, which is available on many of our developments.

The 95% NewBuy mortgage is available at reasonable interest rates from high street lenders, and makes buying easy and affordable and is open to everyone. So whether you're a first time buyer or a homeowner looking to upgrade to a bigger family home, NewBuy makes it easy and affordable to move.

Why not call today, buying your own Morris home could be easier than you think.

[†]Schemes subject to government allocation and are only available on specific plots on select developments. NewBuy is available on all new Morris homes in England up to a value of £500,000. Help to Buy available on all new Morris homes in England up to the value of £600,000. Not available on buy-to-let or second home properties. Terms and conditions apply. Full details are available at morrishomes.co.uk/offers/. Subject to status, terms and conditions. Limited availability. Please speak to a Sales Advisor for full details. Correct at time of going to print.

^{††}Source: Halifax, March 2014.

Part Exchange

We understand how stressful buying and selling your old home can be, so to make things easier we could part exchange your old home for 100% of its market value.

Here's how it works:

- You choose your brand new Morris home
- We'll visit your current house and arrange for a valuation from two independent estate agents
- We'll make you an offer for your house, based on these valuations, subject to survey
- If you are happy with our offer you can reserve your Morris home and secure it as yours.
- You may also be eligible for NewBuy in conjunction with Part Exchange, speak to your Sales Advisor for more information.

Smart Move

If your home doesn't meet our Part Exchange Criteria, don't worry, we can help you sell your current home through the Morris Smart Move Scheme.

With the Morris Smart Move Scheme, we manage the sale of your property and also pay your estate agent fees so you get the best possible price. Morris carefully selects the right estate agents to sell your home, giving you a better chance of making a faster sale. Working together with our Sales Advisors, we ensure you won't just find a buyer quickly, but also get the highest quality of service. Saving you time and money that you can put to far better use planning the move to your new Morris home.

It couldn't be easier! Simply check the Smart Move Scheme is available on the plot you are interested in and talk to your Sales Advisor.

Tailor Made to help you move

Morris is making home buying simpler by offering tailor-made packages to help moves happen. These packages are in place to remove the pressures you might associate with moving and will take into account your own particular set of circumstances. Offers will vary from development to development but we may be able to help with any of the following, to make your move as easy and straightforward as possible:

- Stamp duty paid
- Furniture package
- Legal fees paid
- Landscaping of your garden
- Carpets and curtains



Minimising our impact on the environment – maximising the quality of your home

That's why choosing a new home from Morris means making a positive choice for the environment.

We're committed to minimising our impact on the environment so the way we build homes reflects this. The traditional exteriors of our homes are constructed using the latest methods and materials to provide optimum energy efficiency and minimise CO2 emissions, ensuring your utility bills are kept as low as possible. We are also constantly innovating in the way that we build homes and have a zero carbon development in Peterborough, which will help to shape our thinking and make our homes even more energy efficient in the future.

These measures help you to live in a more energy efficient way and to significantly reduce the running costs of your new home.



Considering the planet before we start to build

...that's a Morris home

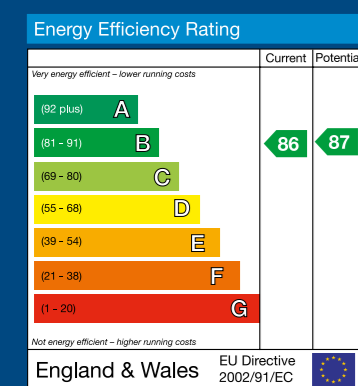
Buying new, being energy efficient

...that's a Morris home

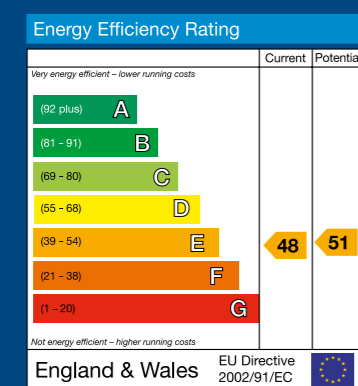


See how the energy efficiency of a new home compares with an older home

A Morris home...



An older semi-detached home...



We also take our commitment to local eco-systems seriously and regularly invest to protect natural habitats and preserve natural features. Our projects have involved the relocation of rare bat species into specially built bat caves and full fish restocks of lakes. Our overall commitment to the environment has been recognised by a major national awards programme, which has voted Morris 'Green Housebuilder of the Year'. When commenting on this award win, Tim Smit, founder of The Eden Project, said that Morris had shown a 'positive response to the green agenda' by introducing sustainable features across all of its properties and developments.

- 1 New homes are built to exacting performance levels making them 60% more energy efficient than a house built up to the end of the last century, generating savings of more than £500 a year on fuel bills against less energy efficient older properties.
- 2 According to the National Home Improvement Council, carrying out improvement work on older homes so that they meet modern standards of energy efficiency could cost as much as £30,000!
- 3 In the average second-hand home, water consumption can be as high as 150 litres per person per day. In a new home designed to even the modest Level 3 of the Code for Sustainable Homes, water consumption is reduced to 105 litres per person.

Research conducted by new-homes.co.uk, June 2011. These details are correct at time of going to press and are to 2010 Building Regulations but may be subject to change during construction. Please ensure that you check for specific development and plot details.

0845 601 5667
morrishomes.co.uk



22 benefits of buying a new Morris home



1 Optimum Energy Performance

The average rating of a Morris home on its energy performance certificate is B. Compare this to the average rating of a second hand home on Rightmove and you can see that a new Morris home will save you money.

2 Sustainable Timber

All the timber used in the construction of a Morris home is checked and certified by the Worldwide Forestry Supply Commission to ensure that it's from a sustainable and renewable forest.

3 Noise Insulation

Morris Homes have adopted the national 'Robust Detail' approach to noise insulation. This means that when the construction of a Morris home is built to precise details, they exceed the requirements of the Building Regulations by 5db. To prove it, every Morris development is subject to sample testing or random inspections by qualified inspectors.

4 Loft Insulation

We certainly won't let your heating and bills go through the roof. Every Morris home is insulated with a massive 350mm thick blanket.



5 Thermal Double Glazing

Every window is double glazed with Pilkington Thermal K Glass. This reflects heat back into the room while also letting in free heat from the sun, ensuring your home is comfortable and utility bills are reduced!

6 Fully Insulated Floors and External Walls

The external walls of every Morris home incorporate a 100mm wide cavity of either mineral wool insulation or a 50mm wide dense foam slab and the floors are insulated with 100mm thick dense foam slab. Both of these prevent heat escape and ensure a cosy home and big savings.



7 Thermal Insulated Separating Walls

Where a Morris home includes an integral garage the walls between the rooms and garage consist of a 150mm thick thermal insulating block and the floor above the garage has an insulation blanket between the joists.

8 Insulated Front Door

The front door is made up of expanded insulation between the inside and outside surfaces.

9 Enhanced Security

The front door of every Morris home is fitted with a high security, multi point locking system. Added to this, every Morris Homes is fitted with an intruder alarm and passive infra-red activated lamp, ensuring utmost security for you.

10 Closing Openings to retain heat

Every Morris home makes the most of light and air, so when an opening is formed in a Morris home the cavity is closed properly, with an insulated cavity closure or lintel.

11 Ventilation for improved air circulation

With such high insulation values, air circulation becomes vital. That's why the roof of a Morris home is fitted with breathable roofing felt and the windows and doors are fitted with trickle vents.

12 Minimised Air Leakage

Air leakage is a well known energy waster. Morris Homes minimise the air that escapes through gaps behind skirting boards, plaster board and electrical sockets, ensuring a draft free living environment. Each individual home's air leakage is then tested prior to you moving in.

13 Insulated Loft Hatch

We don't miss a single trick when it comes to saving your hard-earned cash. Even the loft hatch comes with insulation bound to it.

14 Outside Security Light

Yet more cost efficiency, as the light is only activated when it's needed and when the front door is approached.

15 Dedicated Energy Efficient Light Fittings

To reduce the cost of lighting, every Morris home is fitted with dedicated energy efficient light bulbs.

16 Efficient Heating System

So you enjoy optimum fuel efficiency and lower bills, every Morris home is fitted with a boiler with an A rating for energy efficiency. Plus, the whole heating system, from the length of a pipe run, to the size of a radiator is designed to save both energy and expense.



17 Individual Thermostatic Room Control

Individual thermostatic control valves are fitted to all the radiators in the dry rooms. That way, you're in charge of how much you're using...and spending.



18 Cylinder Cupboard

All the heating systems within a Morris home are pressurised so that hot water flows at mains pressure. This again saves you money by removing the need for electric showers.

19 A Rated Appliances

Only kitchen appliances that achieve an A rating on their energy performance certificate are used – which could make a big difference to your fuel economy.

20 Efficient Water Usage

The sanitaryware, taps and showers in all Morris homes have been selected to reduce water usage, they also encompass technology such as aerated flows so the effects are unseen until your reduced water bill arrives.



21 Insulated, Noise Reducing Internal Walls

Most of the internal walls on the ground floor of a Morris home consist of thick concrete block and internal walls upstairs consist of thick timber frames, with extra cross members for a more rigid construction and lined with British Gypsum Sound Bloc plasterboard to reduce noise. All of this aids insulation values and reduces noise for a peaceful family home.

22 Mains Operated Smoke Alarms

All Morris homes are fitted with mains operated smoke alarms with a battery back up in case the mains power should ever fail.