



Welcome to Sheltone Village

AVANT
homes

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Make your next step a reality

Looking for an amazing new home in Leicestershire? Then look no further. Shelton Village offers a range of 2, 3, & 4 bedroom homes in Earl Shilton – all designed with style, comfort, and practicality in mind.

Each home features classic French doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Earl Shilton has plenty of shops, bars and restaurants, and is just 9 miles southwest of the vibrant city of Leicester, so there's plenty to keep you occupied. The town also has excellent transport links via the M1, meaning it's also ideal for commuting!

Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

So, if you're looking for your dream home, look no further.

Your buying journey

Here's a step by step guide through the exciting buying process.

Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.

Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200* a year on their energy bills.

No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate un-lived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%* of new homes have an EPC rating of A-B, while only 4%* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%*.

*HBF Watt a Save Report, February 2023.

** Dependant on build stage, please ask your Sales Advisor for more details.

***Terms and conditions apply.

Living in Earl Shilton

There are several excellent primary schools within Earl Shilton, including St. Peter's Catholic Voluntary Academy and St. Simon and St. Jude Church of England Primary School, as well as the Heath Lane Academy secondary school, making it a perfect town for those with children.

The town is also home to Earl Shilton Castle, which is located at Queen Elizabeth II Hall Field. There are a range of other great parks in Earl Shilton and plenty of countryside around it, as well as Bosworth Battlefield Heritage Centre close by. Whether you're wanting to learn more about the area's history or just take a relaxing walk with amazing scenery, Earl Shilton will give you plenty of options.



Earl Shilton offers a range of convenience stores, including a Co-op Food and a Morrisons Daily, pubs, like the Red Lion and the Lord Nelson Inn, and restaurants, like Vasaavi and Fourwards, as well as a number of takeaways and independent shops.

There are also larger supermarkets a short drive away in Hinckley. And if you're looking for more retail facilities, the Fosse Shopping Park and the Highcross Shopping Centre are both within 9 miles.

You'll also find further retail options all around Leicester, along with a wide variety of attractions and activities, including cinemas, theatres, museums and much more. For sports fans, Leicester is home to both the Welford Road and King Power stadiums.

On top of everything in Earl Shilton itself and all of the attractions of Leicester on your doorstep, you'll also be in close proximity to both the M1 and M6, meaning you'll never be too far away from even more things to do!



Development plan



THE ELMBRIDGE
1 bedroom home



THE LORTON
3 bedroom home



THE TROWBRIDGE
4 bedroom home



THE ASKERN
2 bedroom home



THE MALTBY
3 bedroom home



THE ULBRIDGE
4 bedroom home



THE BECKBRIDGE
2 bedroom home



THE MELTON
3 bedroom home



THE RAMSBURY
4 bedroom home



THE BECKFORD
2 bedroom home



THE OAKWOOD
3 bedroom home



THE WENTBRIDGE
4 bedroom home



THE CADEBY
3 bedroom home



THE QUEENSBRIDGE
3 bedroom home



THE WESTBRIDGE
4 bedroom home



THE DALTON
3 bedroom home



THE RIPON
3 bedroom home



THE SUDBURY
4 bedroom home



THE FENBRIDGE
3 bedroom home



THE SEABRIDGE
3 bedroom home



THE AMERSHAM
5 bedroom home



THE FERNLEE
3 bedroom home



THE BIBURY
4 bedroom home



S106 AFFORDABLE HOUSING



THE HORBURY
4 bedroom home



THE DARLEY
4 bedroom home



Pumping Station

Bin Collection Point

Plan not to scale.

THE KINNERTON
3 bedroom home



THE FINSBURY
4 bedroom home



THE LEYBURN
3 bedroom home



THE KINTBURY
4 bedroom home



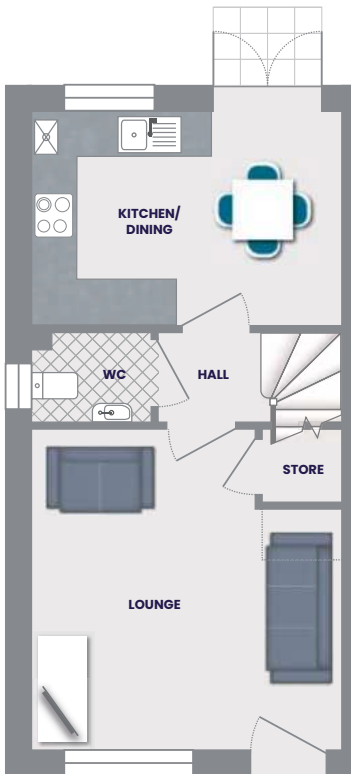
The Askern



2 Bedroom

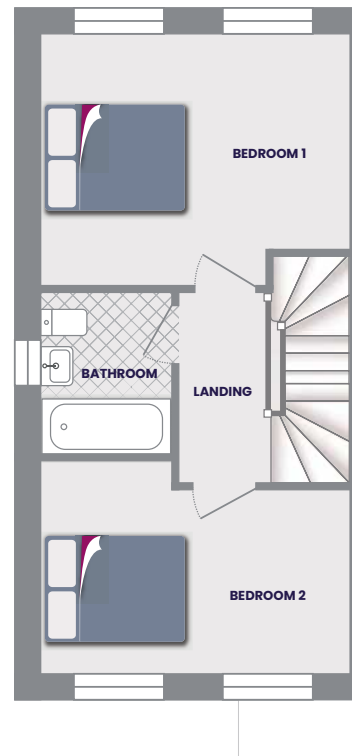


1 Bathroom



Ground Floor

Kitchen/Dining	3.99m x 2.76m	13' 1" x 9' 0"
Lounge	3.99m x 4.13m	13' 1" x 13' 6"
WC	1.56m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 0.94m	3' 3" x 3' 1"



First Floor

Bedroom 1	3.99m x 3.22m	13' 1" x 10' 6"
Bedroom 2	3.99m x 2.74m	13' 1" x 8' 11"
Bathroom	1.70m x 2.07m	5' 6" x 6' 9"

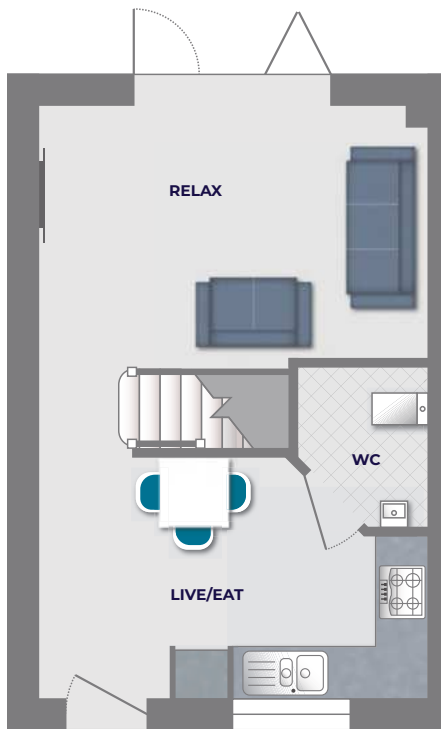
The Beckbridge



2 Bedroom

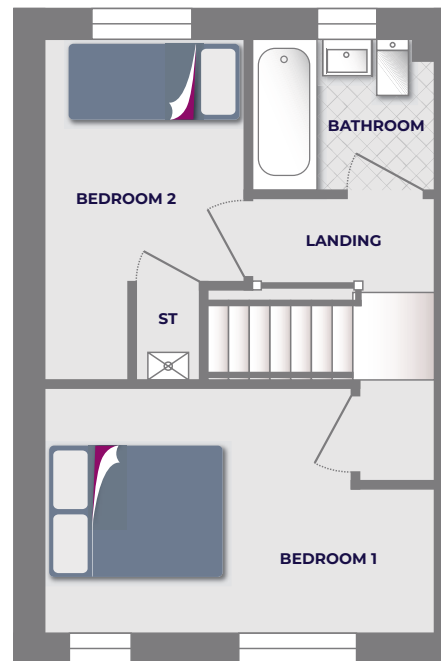


1 Bathroom



Ground Floor

Live/Eat	4.47m* x 2.79m*	14'8"* x 9'2"*
Relax	4.47m x 2.89m**	14'8" x 9'6"***
WC	1.50m* x 1.86m*	4'11"* x 6'1"*



First Floor

Bedroom 1	4.47m* x 2.79m*	14'8"* x 9'2"*
Bedroom 2	2.30m* x 2.80m**	7'7"* x 9'2"***
Bathroom	2.07m x 1.69m	6'10" x 5'7"

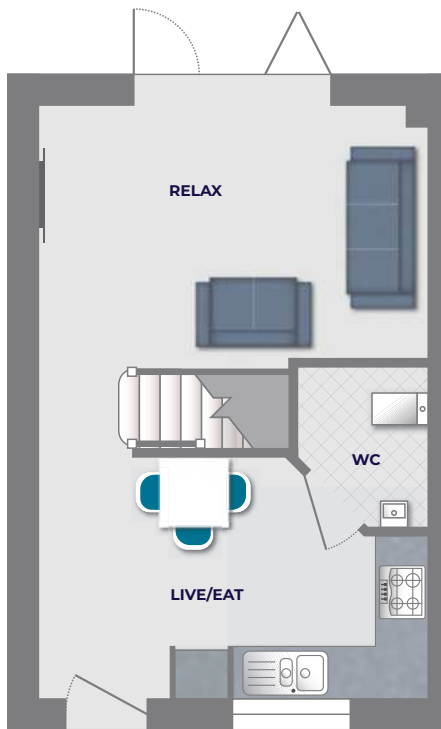
The Beckford



2 Bedroom



1 Bathroom



Ground Floor

Live/Eat	4.47m* x 2.79m*	14'8"* x 9'2"*
Relax	4.47m x 2.89m**	14'8" x 9'6"***
WC	1.50m* x 1.86m*	4'11"* x 6'1"*



First Floor

Bedroom 1	4.47m* x 2.79m*	14'8"* x 9'2"*
Bedroom 2	2.30m* x 2.80m**	7'7"* x 9'2"***
Bathroom	2.07m x 1.69m	6'10" x 5'7"

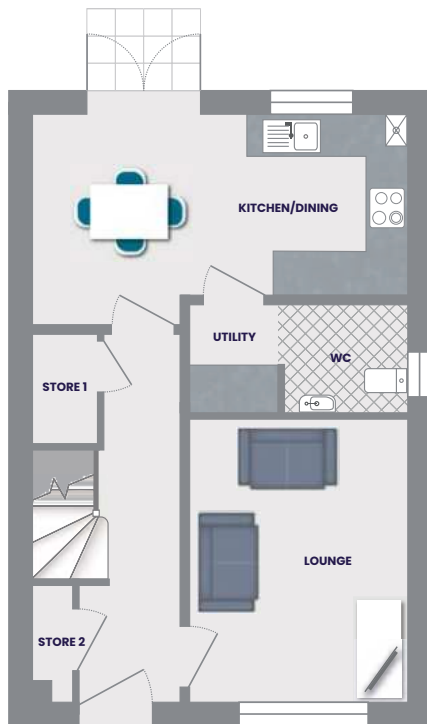
The Cadeby



3 Bedroom

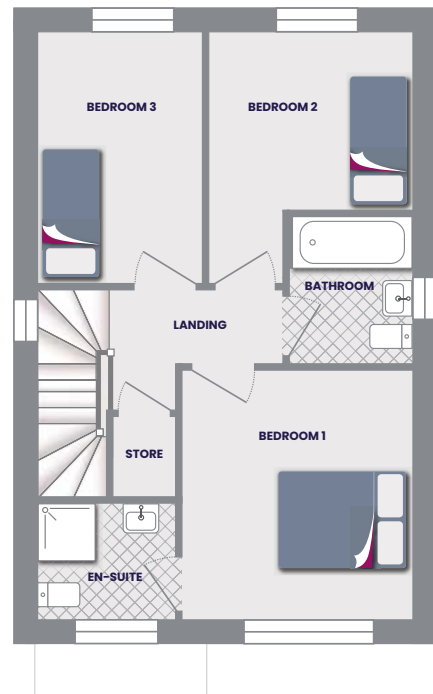


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.55m**	17' 5" x 8' 4"***
Lounge	3.07m x 4m	10' 0" x 13' 1"
Hall	1.05m** x 5.18m	3' 5"*** x 16' 11"
WC	1.73m x 1.5m	5' 8" x 4' 11"
Utility	1.25m x 1.5m	4' 1" x 4' 11"
Store 1	0.94m x 1.52m	3' 1" x 4' 11"
Store 2	0.58m x 1.67m	1' 10" x 5' 5"



First Floor

Bedroom 1	3.27m x 3.48m	10' 8" x 11' 5"
En-Suite 1	1.94m x 1.66m	6' 4" x 5' 5"
Bedroom 2	2.88m x 2.49m**	9' 5" x 8' 2"***
Bedroom 3	2.33m x 3.54m	7' 7" x 11' 7"
Bathroom	1.71m x 2.14m	5' 7" x 7' 0"
Store	0.85m x 1.02m	2' 9" x 3' 4"

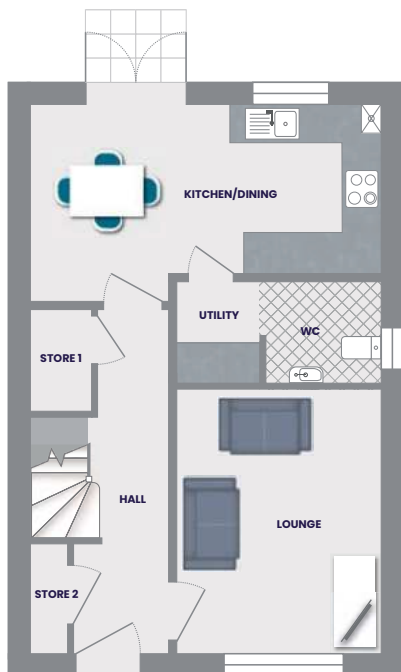
The Dalton



4 Bedroom

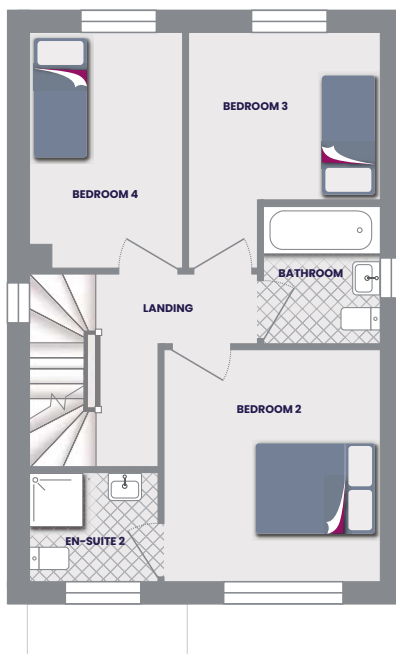


3 Bathroom



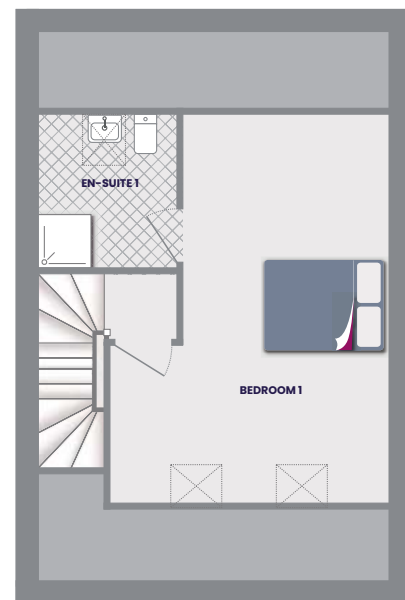
Ground Floor

Kitchen/Dining	5.31m x 2.55m**	17' 5" x 8' 4"***
Lounge	3.07m x 4m	10' 0" x 13' 1"
Hall	1.05m** x 5.18m	3' 5"*** x 16' 11"
WC	1.73m x 1.5m	5' 8" x 4' 11"
Utility	1.25m x 1.5m	4' 1" x 4' 11"
Store 1	0.94m x 1.52m	3' 1" x 4' 11"
Store 2	0.58m x 1.67m	1' 10" x 5' 5"



First Floor

Bedroom 1	3.27m x 3.48m	10' 8" x 11' 5"
En-Suite 1	1.94m x 1.66m	6' 4" x 5' 5"
Bedroom 2	2.88m x 2.49m**	9' 5" x 8' 2"***
Bedroom 3	2.33m x 3.54m	7' 7" x 11' 7"
Bathroom	1.71m x 2.14m	5' 7" x 7' 0"



Second Floor

Bedroom 1	3.09m** x 5.89m*	10' 1"*** x 19' 3"*
En-Suite 1	2.12m x 2.33m	6' 11" x 7' 7"

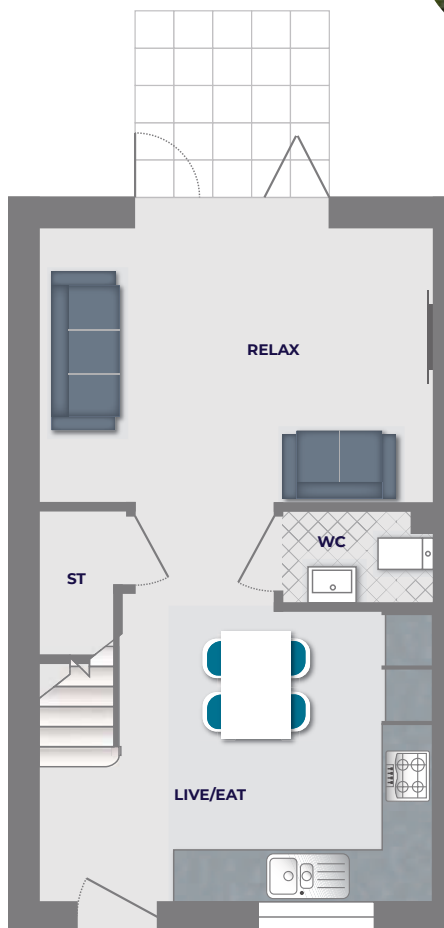
The Fenbridge



3 Bedroom

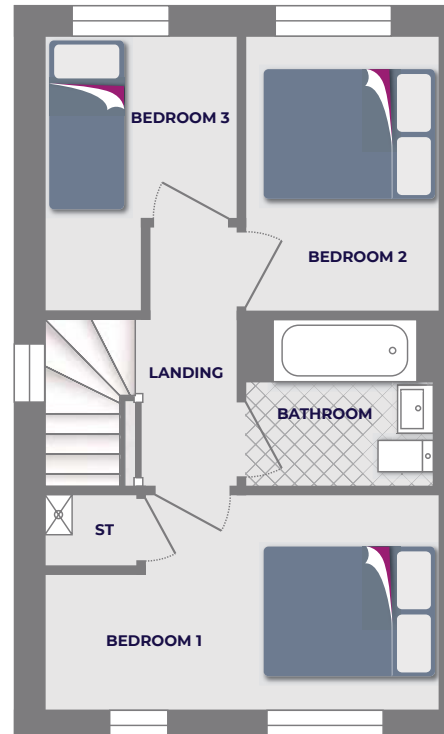


1 Bathroom



Ground Floor

Live/Eat	4.59m*	4.63m*	15'1"*	x	15'2"*
Relax	4.59m*	3.20m	15'1"	x	10'6"
WC	1.76m	1.07m	5'9"	x	3'6"



First Floor

Bathroom	2.20m	x	1.92m		7'3"	x	6'4"
Bedroom 1	4.58m*	x	2.51m*		15'0"*	x	8'3"*
Bedroom 2	2.26m	x	3.21m		7'5"	x	10'6"
Bedroom 3	2.23m*	x	3.21m*		7'4"*	x	10'6"*

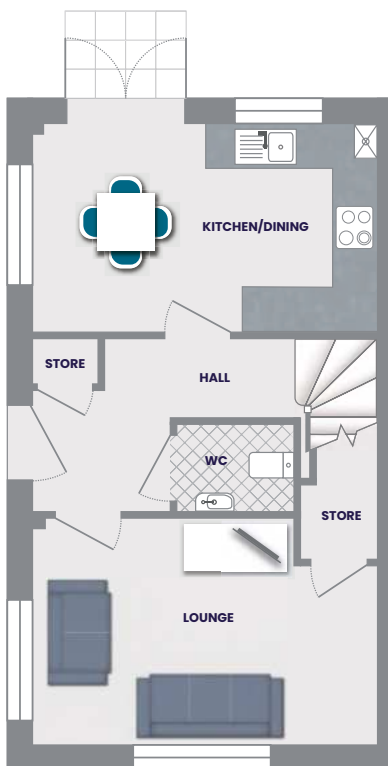
The Fernlee



3 Bedroom

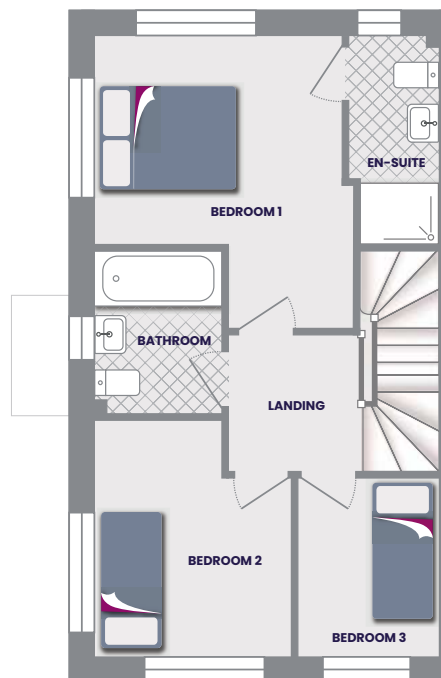


2 Bathroom



Ground Floor

Hall	3.60m* x 1.04m**	11' 9" x 3' 4" **
Kitchen/Dining	4.57m x 2.76m	14' 11" x 9' 0"
Lounge	4.57m* x 3.01m*	14' 11" x 9' 10"*
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.00m	3' 3" x 3' 3"



First Floor

Bedroom 1	3.28m** x 2.77m**	10' 9" x 9' 1" **
En-Suite	1.20m x 2.76m*	3' 11" x 9' 0"*
Bedroom 2	2.60m* x 3.13m*	8' 6" x 10' 3"*
Bedroom 3	1.86m x 2.37m	6' 1" x 7' 9"
Bathroom	1.70m x 2.15m	5' 6" x 7' 0"

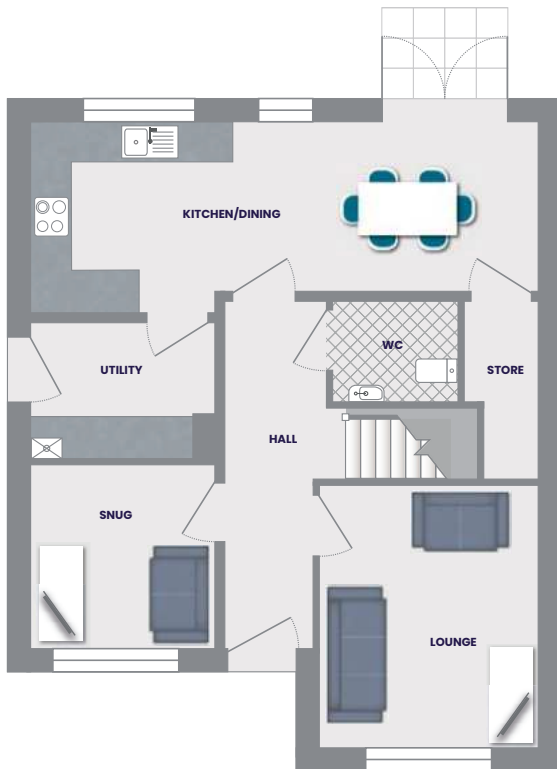
The Horbury



4 Bedroom

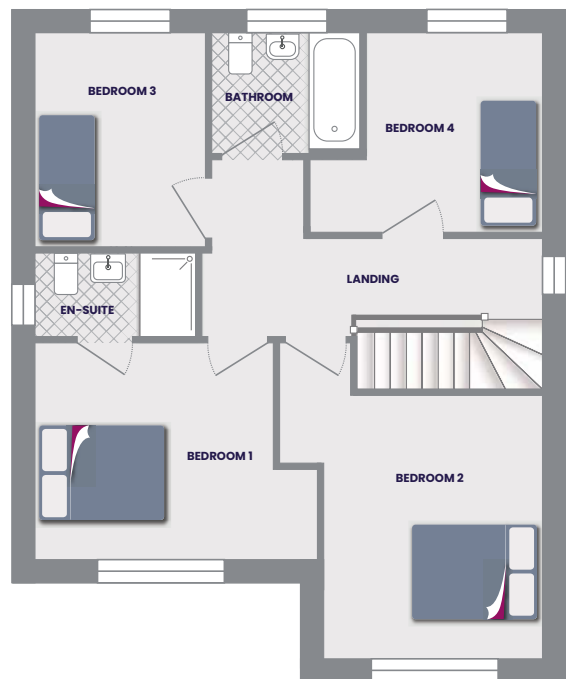


2 Bathroom



Ground Floor

Kitchen/Dining	7.32m x 2.45m**	24' 0" x 8' 0"***
Utility	2.66m x 1.97m	8' 8" x 6' 5"
Lounge	3.15m x 3.73m	10' 4" x 12' 2"
Snug	2.66m x 2.62m	8' 8" x 8' 7"
Hall	1.26m x 4.99m	4' 1" x 16' 4"
WC	1.8m x 1.45m	5' 10" x 4' 9"
Store	1.07m x 2.55m	3' 6" x 8' 4"



First Floor

Bedroom 1	3.41m** x 3.1m	11' 2"*** x 10' 2"
En-Suite 1	2.3m x 1.21m	7' 6" x 3' 11"
Bedroom 2	3.15m** x 3.73m	10' 4"*** x 12' 2"
Bedroom 3	2.43m x 3.09m	7' 11" x 10' 1"
Bedroom 4	2.53m** x 3.08m	8' 3"*** x 10' 1"
Bathroom	2.17m x 1.7m	7' 1" x 5' 6"

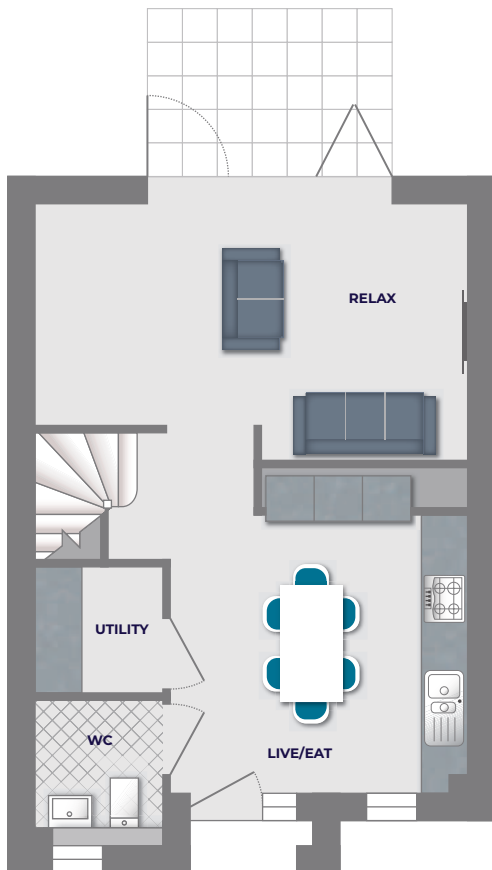
The Kinnerton



3 Bedroom

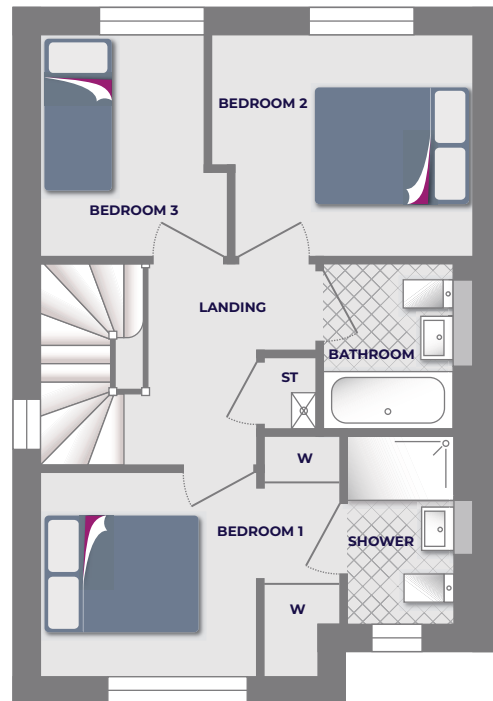


1 Bathroom



Ground Floor

Live/Eat	3.84m x 3.60m*	12'7" x 11'10"
Relax	5.59m x 3.32m*	18'4" x 10'11"
Utility	1.65m x 1.63m	5'5" x 5'4"
WC	1.64m x 1.65m	5'5" x 5'5"



First Floor

Bedroom 1	3.87m* x 2.63m	12'8"* x 8'8"
Shower	1.39m x 2.41m	4'7" x 7'11"
Bedroom 2	3.37m* x 2.86m*	11'1"* x 9'5"*
Bedroom 3	2.40m* x 2.86m	7'11"* x 9'5"
Bathroom	1.69m x 2.15m	5'7" x 7'0"

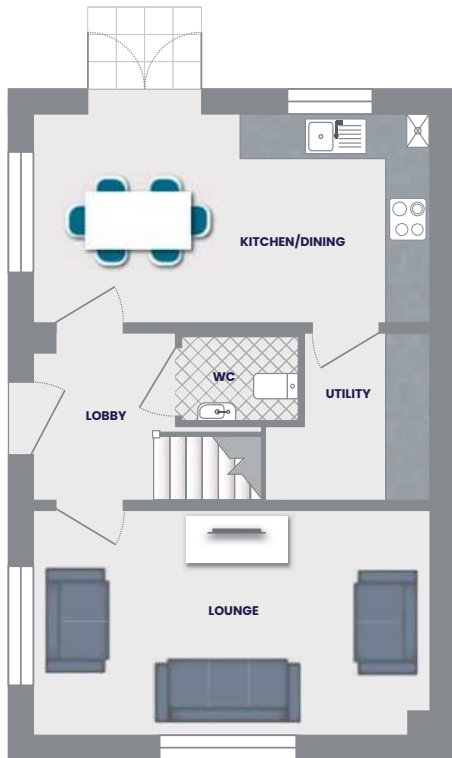
The Leyburn



3 Bedroom

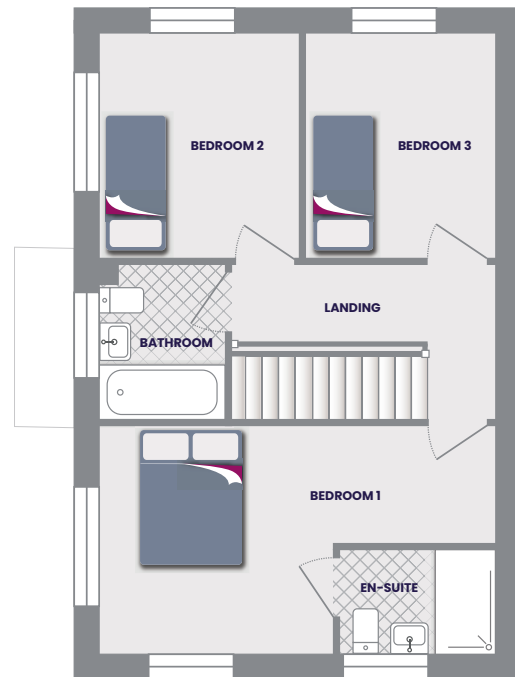


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.79m	17' 5" x 9' 1"
Utility	1.69m x 2.21m	5' 6" x 7' 3"
Lounge	5.31m x 3m	17' 5" x 9' 10"
Lobby	1.89m x 2.21m	6' 2" x 7' 3"
WC	1.55m x 1.15m	5' 1" x 3' 9"



First Floor

Bedroom 1	5.3m* x 3.06m	17' 4"* x 10' 0"
En-Suite 1	2.09m x 1.4m	6' 10" x 4' 7"
Bedroom 2	2.72m x 2.98m	8' 11" x 9' 9"
Bedroom 3	2.5m x 2.98m	8' 2" x 9' 9"
Bathroom	1.7m x 2.07m	5' 6" x 6' 9"

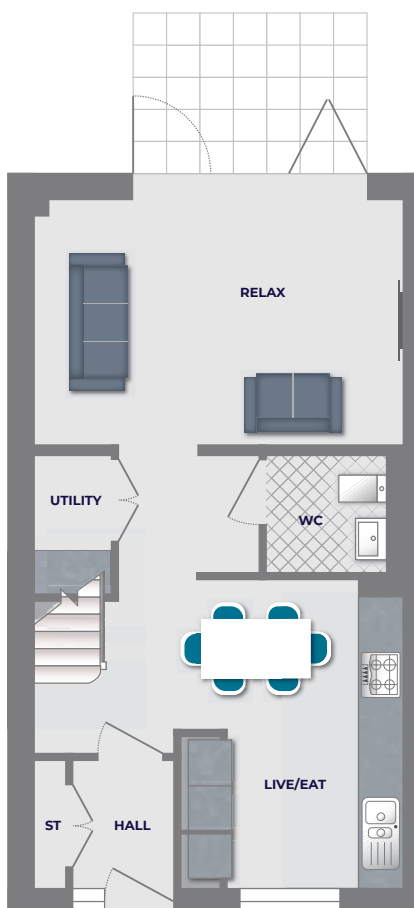
The Lorton



3 Bedroom

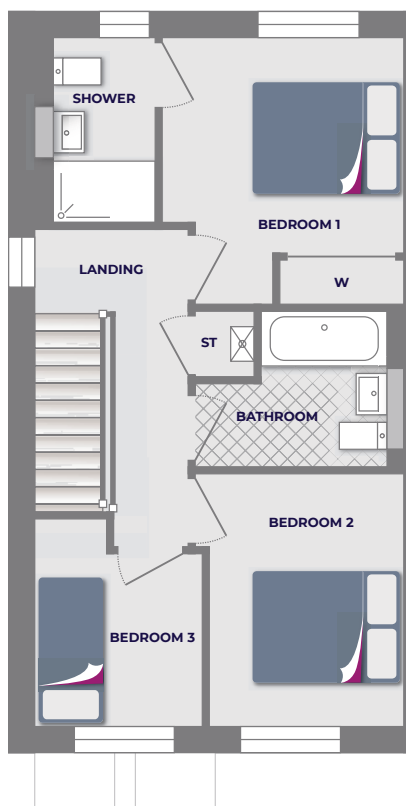


1 Bathroom



Ground Floor

Live/Eat	3.85m*x	4.17m*	12'8"*	x	13'8"*
Relax	4.98m	x	3.29m		16'4" x 10'9"
Utility	1.03m	x	1.91m		3'5" x 6'3"
WC	1.64m	x	1.59m		5'5" x 5'3"



First Floor

Bedroom 1	3.27m*x	3.59m	10'9"*	x	11'9"
Shower	1.39m	x	2.46m		4'7" x 8'1"
Bedroom 2	2.81m*x	3.39m	9'3"*	x	11'1"
Bedroom 3	2.25m*x	2.79m*	7'4"*	x	9'2"*
Bathroom	2.58m*x	2.09m*	8'5"*	x	6'10"*

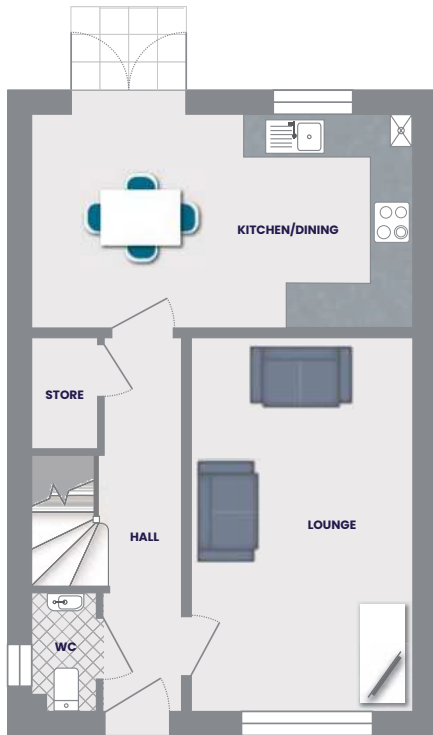
The Maltby



3 Bedroom

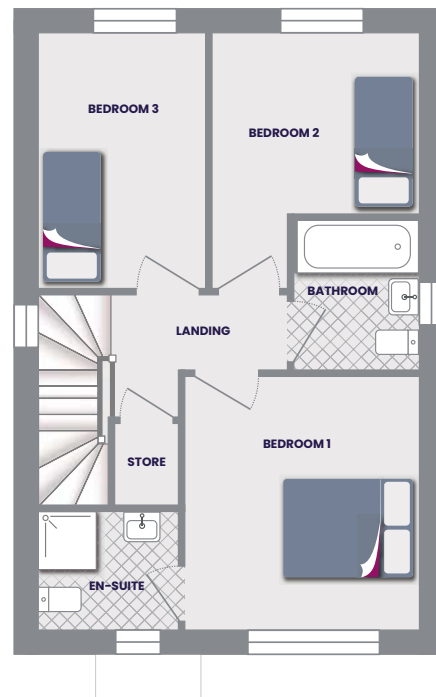


2 Bathroom



Ground Floor

Kitchen/Dining	5.31m x 2.97m	17' 5" x 9' 8"
Lounge	3.07m x 5.18m	10' 0" x 16' 11"
Hall	1.07m x 5.18m	3' 6" x 16' 11"
WC	0.92m x 1.65m	3' 0" x 5' 4"
Store	0.93m x 1.52m	3' 0" x 4' 11"



First Floor

Bedroom 1	3.25m x 3.52m	10' 7" x 11' 6"
En-Suite 1	1.96m x 1.66m	6' 5" x 5' 5"
Bedroom 2	2.88m x 3.55m*	9' 5" x 11' 7"*
Bedroom 3	2.33m x 3.55m	7' 7" x 11' 7"
Bathroom	1.7m x 2.08m	5' 6" x 6' 9"
Store	0.86m x 1.23m	2' 9" x 4' 0"

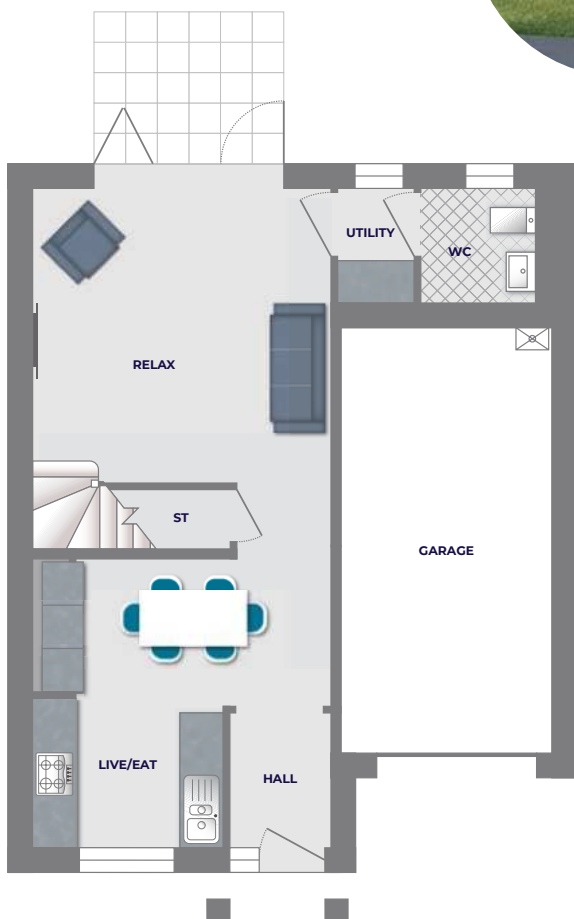
The Melton



3 Bedroom

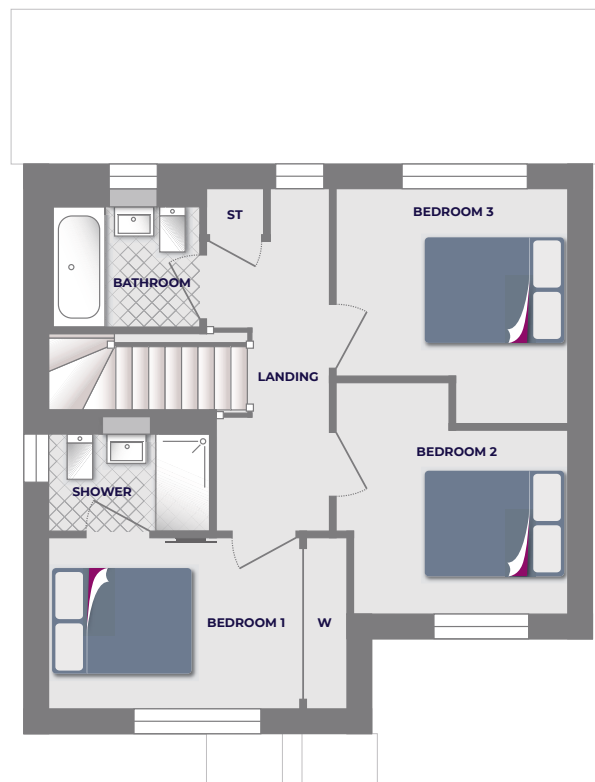


1 Bathroom



Ground Floor

Live/Eat	4.24m* x 4.12m*	13'11"* x 13'6"*
Relax	4.24m x 4.23m	13'11" x 13'10"
Utility	1.11m x 1.65m	3'8" x 5'5"
WC	1.64m x 1.64m	5'4" x 5'5"



First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower	2.30m x 1.39m	7'7" x 4'7"
Bedroom 2	3.29m* x 3.30m*	10'10"* x 10'10"*
Bedroom 3	3.29m x 3.31m*	10'10" x 10'10"*
Bathroom	2.10m x 1.69m	6'11" x 5'7"

The Oakwood



3 Bedroom

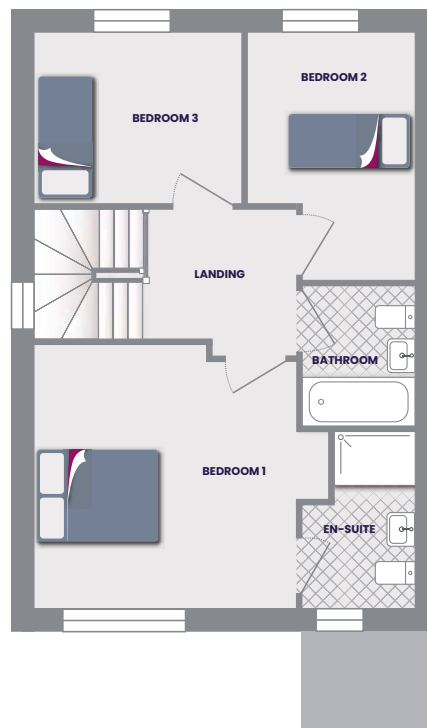


2 Bathroom



Ground Floor

Lobby	1.34m x 1.25m	4' 4" x 4' 1"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 1" x 14' 0"
Hall	2.22m x 1.51m	7' 3" x 4' 11"
WC	1.71m x 1.51m	5' 7" x 4' 11"
Garage	2.4m x 4.67m	7' 10" x 15' 3"



First Floor

Bedroom 1	3.91m x 3.92m*	12' 9" x 12' 10"*
En-Suite 1	1.69m x 2.53m	5' 6" x 8' 3"
Bedroom 2	2.49m* x 3.69m	8' 2"* x 12' 1"
Bedroom 3	3.1m x 2.55m	10' 2" x 8' 4"
Bathroom	1.71m x 2.17m	5' 7" x 7' 1"

* Maximum dimension

** Minimum dimension

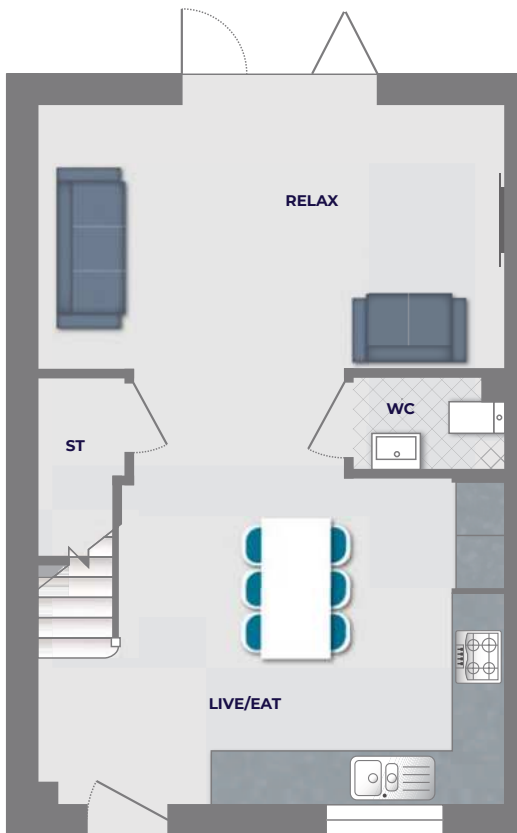
The Queensbridge



3 Bedroom



1 Bathroom



Ground Floor

Live/Eat	5.37m* x 5.01m*	17'8" x 16'5"*
Relax	5.37m x 3.05m	17'8" x 10'0"
WC	1.76m x 1.07m	5'9" x 3'6"



First Floor

Bedroom 1	3.07m* x 4.32m*	10'1" x 14'2"*
Shower	1.22m x 2.27m	4'0" x 7'5"
Bedroom 2	3.07m* x 3.57m*	10'1" x 11'9"*
Bedroom 3	2.21m* x 3.33m*	7'3" x 10'11"*
Bathroom	2.21m x 1.69m	7'3" x 5'7"

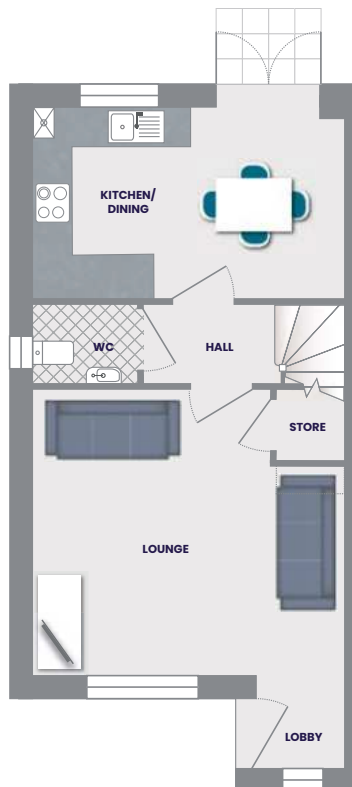
The Ripon



3 Bedroom

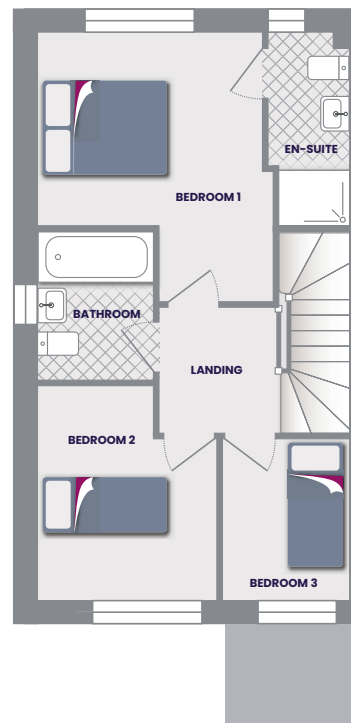


2 Bathroom



Ground Floor

Lobby	1.28m x 1.36m	4' 2" x 4' 5"
Kitchen/Dining	4.57m x 2.76m	14' 11" x 9' 0"
Lounge	4.57m* x 4.09m	14' 11"* x 13' 5"
Hall	1.9m x 1.15m	6' 2" x 3' 9"
WC	1.55m x 1.15m	5' 1" x 3' 9"
Store	1.01m x 1.02m	3' 3" x 3' 4"



First Floor

Bedroom 1	3.30m** x 2.77m**	10' 9"*** x 9' 1"***
En-Suite 1	1.17m x 2.76m*	3' 10" x 9' 0"
Bedroom 2	2.61m x 3.13m*	8' 6" x 10' 3"
Bedroom 3	1.86m x 2.36m	6' 1" x 7' 8"
Bathroom	1.7m x 2.15m	5' 6" x 7' 0"

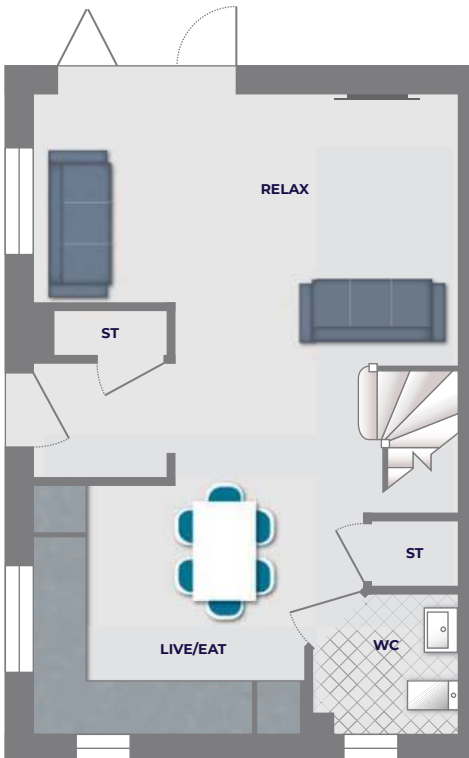
The Seabridge



3 Bedroom

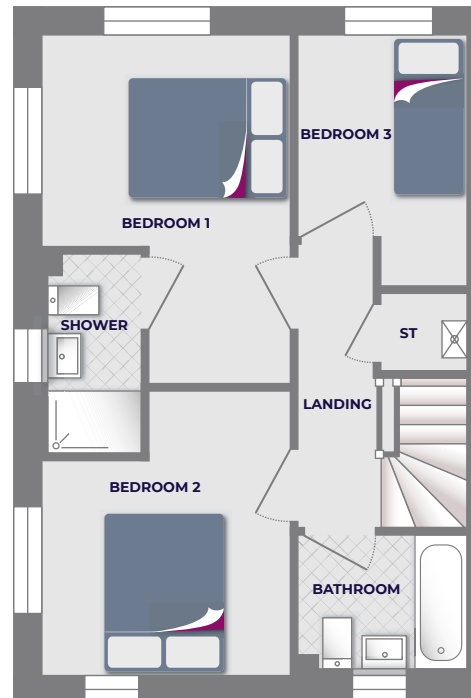


1 Bathroom



Ground Floor

Live/Eat	3.42m x 3.13m	11'3" x 10'3"
Relax	5.37m x 2.61m**	17'8" x 8'7"**
WC	1.84m x 1.75m	6'0" x 5'9"



First Floor

Bedroom 1	3.14m x 2.67m**	10'3" x 8'9"**
Shower	1.19m x 2.50m	3'11" x 8'3"
Bedroom 2	3.14m* x 2.69m	10'3"* x 8'10"
Bedroom 3	2.14m* x 2.55m**	7'0"* x 8'4"**
Bathroom	2.14m x 1.69m	7'0" x 5'6"

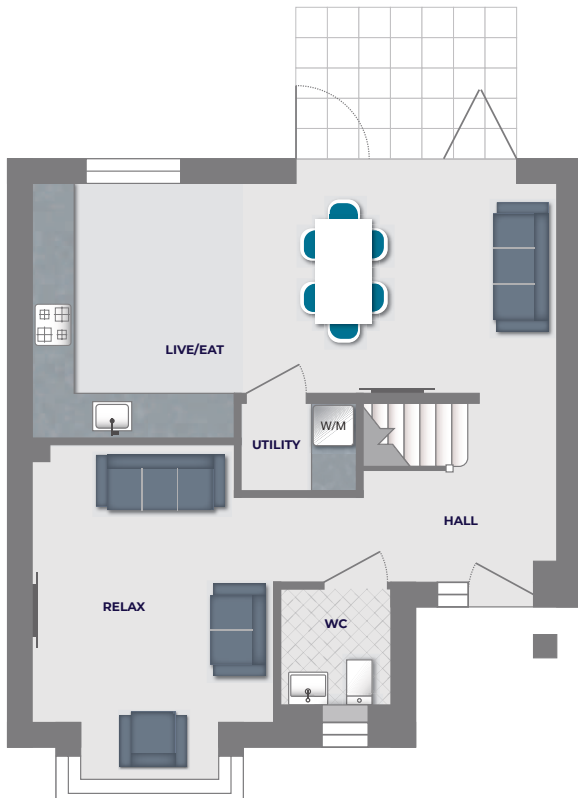
The Bibury



4 Bedroom

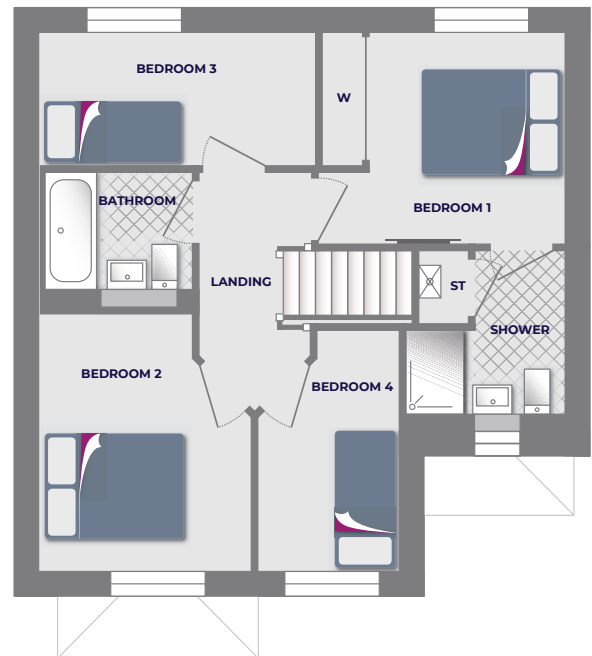


1 Bathroom



Ground Floor

Live/Eat	7.50m x 3.01m	24'7" x 9'11"
Relax	3.44m* x 4.76m*	11'4"* x 15'7"*
Utility	1.65m x 1.25m	5'5" x 4'1"
WC	1.59m x 1.70m	5'3" x 5'7"



First Floor

Bedroom 1	3.56m* x 3.04m*	11'8"* x 10'0"*
Shower	2.26m* x 2.33m*	7'5"* x 7'8"*
Bedroom 2	3.00m* x 3.69m*	9'10"* x 12'1"*
Bedroom 3	3.92m x 1.91m	12'10" x 6'3"
Bedroom 4	2.04m* x 3.45m*	6'8"* x 11'4"*
Bathroom	2.10m x 1.69m	6'11" x 5'7"

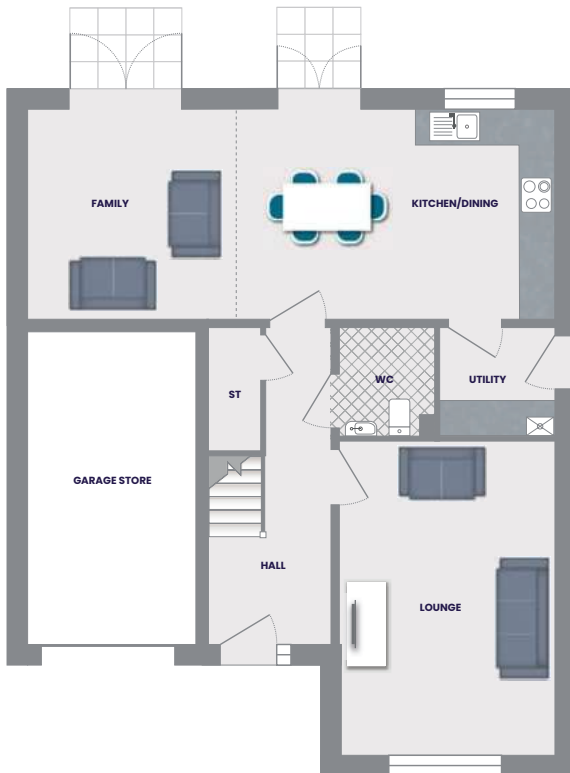
The Darley



5 Bedroom

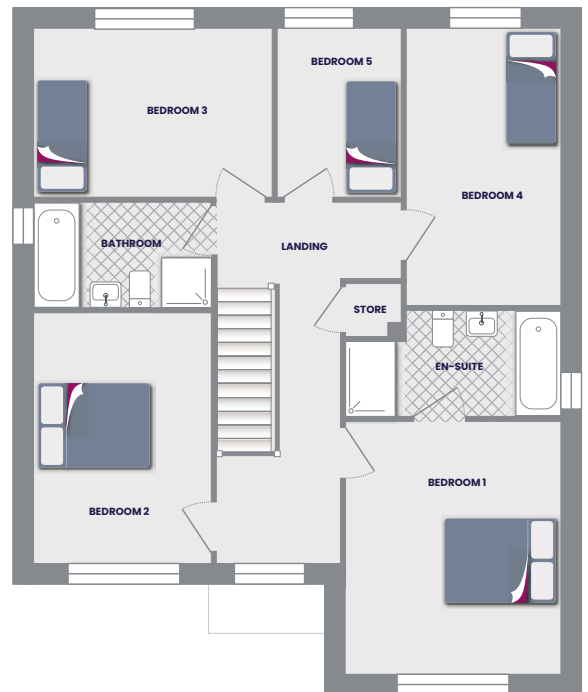


2 Bathroom



Ground Floor

Kitchen/Dining/Family	8.56m x 3.39m	28' 1" x 11' 1"
Utility	1.88m x 1.97m	6' 2" x 6' 5"
Lounge	3.49m x 4.87m	11' 5" x 15' 11"
Hall	1.94m* x 5.13m	6' 4"* x 16' 9"
WC	1.52m x 1.97m	4' 11" x 6' 5"
Garage Store	2.77m x 5.08m	9' 1" x 16' 8"



First Floor

Bedroom 1	3.5m x 4.07m	11' 5" x 13' 4"
En-Suite 1	3.50m* x 1.7m	11' 5"* x 5' 6"
Bedroom 2	2.88m x 3.8m	9' 5" x 12' 5"
Bedroom 3	3.87m x 2.81m	12' 8" x 9' 2"
Bedroom 4	2.5m x 4.47m	8' 2" x 14' 7"
Bedroom 5	1.97m x 2.81m	6' 5" x 9' 2"
Bathroom	2.88m x 1.84m	9' 5" x 6' 0"
Store	0.9m x 0.86m	2' 11" x 2' 9"

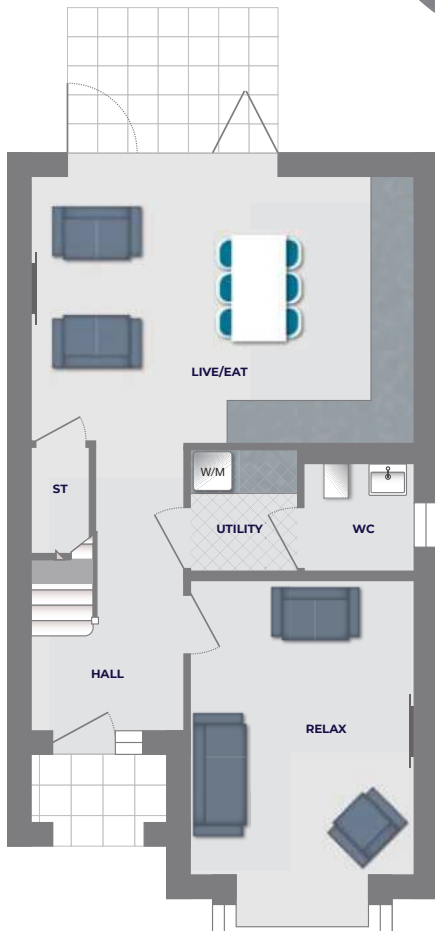
The Finsbury



4 Bedroom

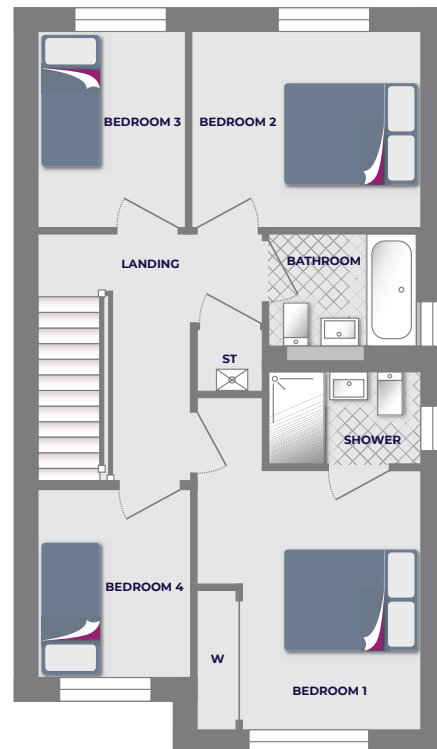


1 Bathroom



Ground Floor

Live/Eat	5.70m* x 3.95m*	18'8" x 12'11"*
Relax	3.34m x 4.38m**	10'11" x 14'4"***
Utility	1.64m x 1.91m	5'5" x 6'3"
WC	1.59m x 1.66m	5'3" x 5'5"



First Floor

Bathroom	2.19m x 1.69m	7'2" x 5'7"
Bedroom 1	3.34m* x 4.94m*	10'11" x 16'3"*
Shower	2.24m x 1.39m	7'4" x 4'7"
Bedroom 2	3.42m x 2.92m	11'3" x 9'7"
Bedroom 3	2.18m x 2.92m	7'2" x 9'7"
Bedroom 4	2.27m x 2.80m	7'5" x 9'2"

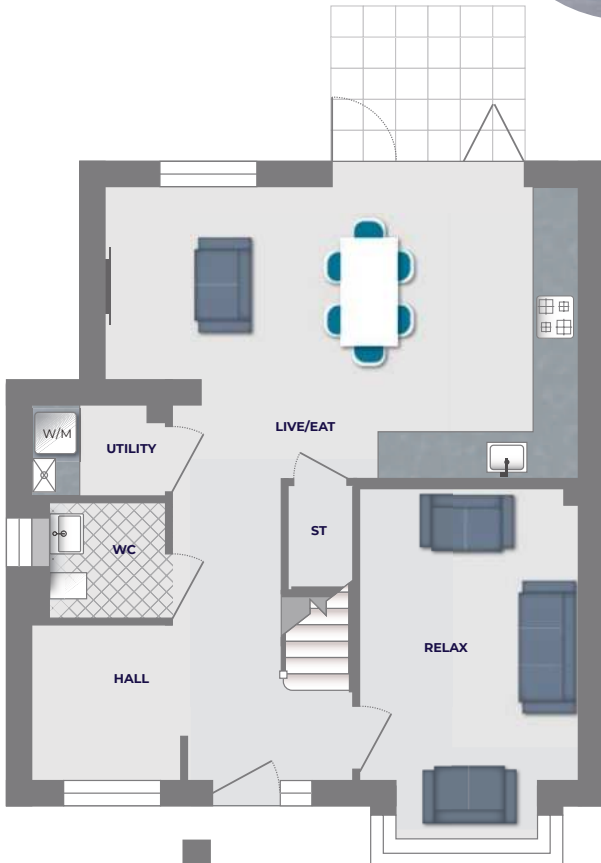
The Kintbury



4 Bedroom

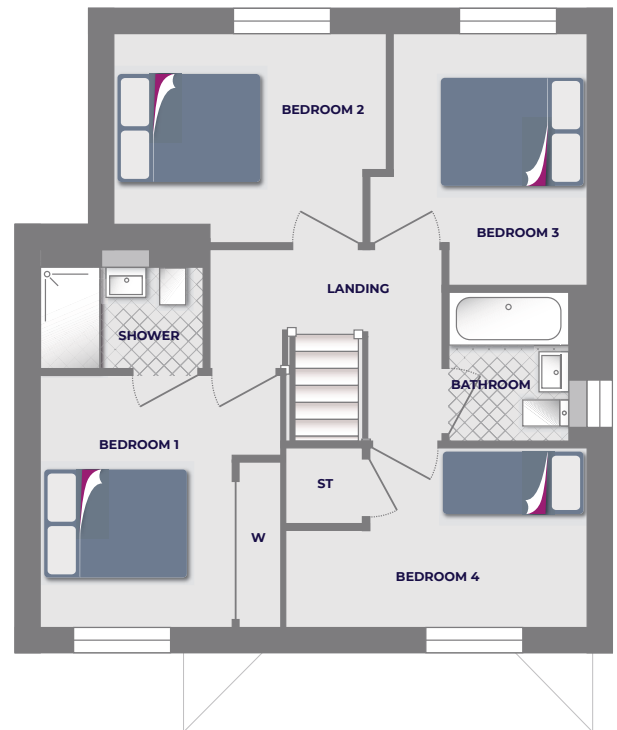


1 Bathroom



Ground Floor

Hall	4.44m* x 4.24m*	14'7"* x 13'11"*
Live/Eat	6.59m* x 4.03m*	21'7"* x 13'3"*
Relax	4.88m* x 3.02m	16'0"† x 9'11"
Utility	1.85m x 1.25m	6'1" x 4'1"
WC	1.62m x 1.60m	5'4" x 5'3"



First Floor

Bedroom 1	3.37m x 5.25m*	11'1" x 17'3"*
Shower	1.39m x 2.26m	4'7" x 7'5"
Bedroom 2	3.81m* x 2.94m*	12'6"* x 9'8"*
Bedroom 3	3.03m* x 3.49m*	9'11"* x 11'5"*
Bedroom 4	4.14m* x 2.50m*	13'7"* x 8'2"*
Bathroom	1.69m x 2.11m	5'7" x 6'11"

* Maximum dimension
** Minimum dimension

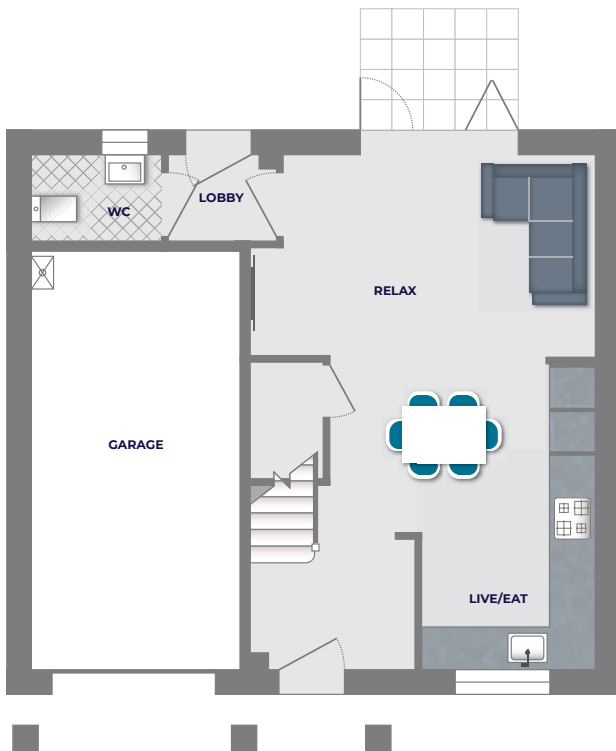
The Trowbridge



4 Bedroom

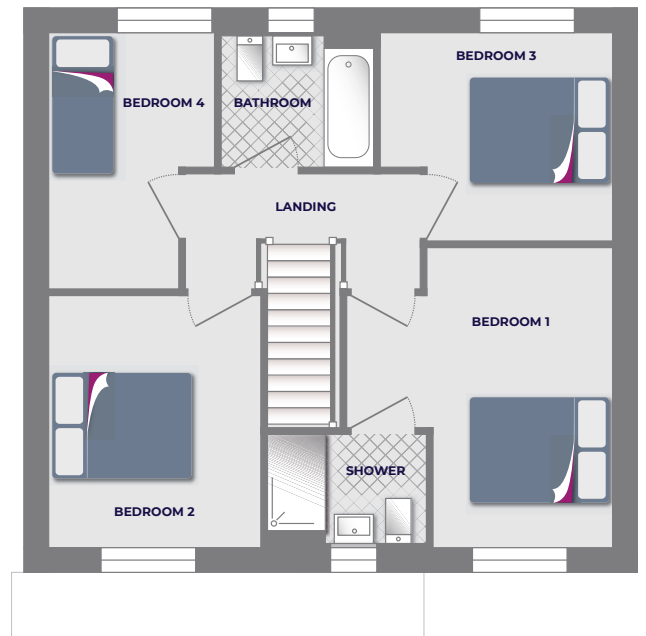


1 Bathroom



Ground Floor

Live/Eat	3.80m* x 4.49m*	12'5"* x 14'9"*
Relax	4.92m* x 2.89m*	16'2"* x 9'6"*
WC	1.86m x 1.19m	6'1" x 3'11"
Garage	3.00m x 6.00m	9'10" x 19'8"



First Floor

Bedroom 1	3.77m* x 4.29m	12'4"* x 14'1"
Shower	2.23m x 1.58m	7'4" x 5'2"
Bedroom 2	3.05m x 3.63m	10'0" x 11'11"
Bedroom 3	3.32m x 3.01m	10'11" x 9'10"
Bedroom 4	2.38m* x 3.67m	7'10"* x 12'0"
Bathroom	2.17m x 1.88m	7'1" x 6'2"

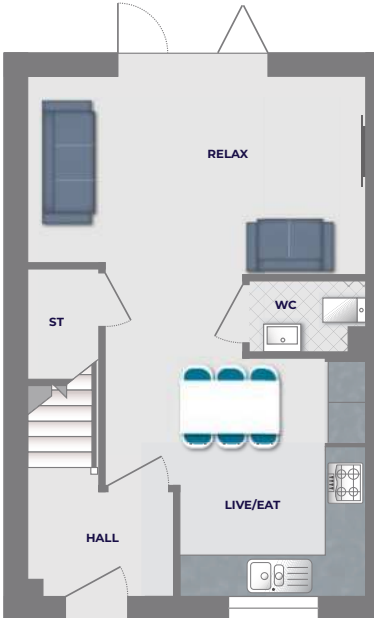
The Ulbridge



4 Bedroom



2 Bathroom



Ground Floor

Live/Eat	2.80m** x 4.85m*	9'2"** x 15'11"*
Relax	5.09m x 2.83m	16'8" x 9'4"
WC	1.73m x 1.07m	5'8" x 3'6"



First Floor

Bedroom 2	2.84m* x 4.01m*	9'4" x 13'2"*
Bedroom 3	2.84m x 3.73m	9'4" x 12'3"
Bedroom 4	2.46m* x 2.82m*	8'1" x 9'3"*
Bathroom	2.16m x 1.70m	7'1" x 5'7"



Second Floor

Bedroom 1	3.92m* x 3.72m**	12'11"* x 12'2"**
Shower	2.67m x 1.45m	8'9" x 4'9"

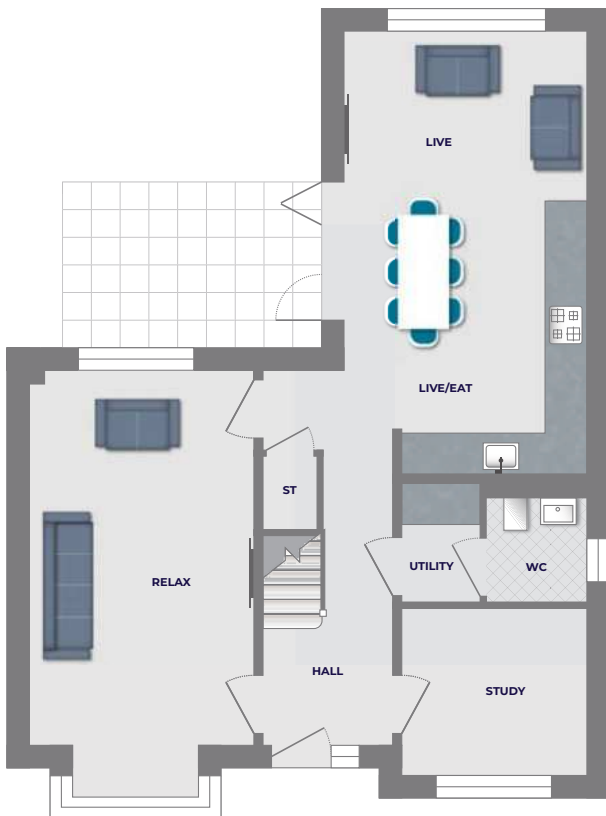
The Ramsbury



4 Bedroom



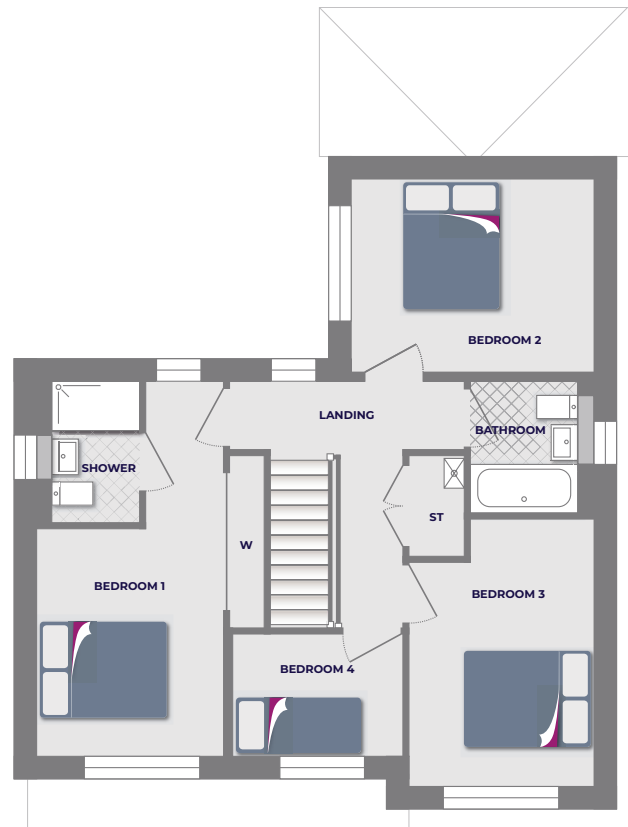
2 Bathroom



Ground Floor

Live	3.79m x 2.34m	12'5" x 7'8"
Live/Eat	3.79m x 4.01m	12'5" x 13'2"
Relax	3.54m x 6.71m†	11'7" x 22'0"†
Study	2.89m x 2.61m	9'6" x 8'7"
Utility	1.22m x 1.88m	4'0" x 6'2"
WC	1.57m x 1.65m	5'2" x 5'5"

† Including bay



First Floor

Bedroom 1	3.59m* x 5.92m*	11'9"* x 19'5"*
Shower	1.39m x 2.26m	4'7" x 7'5"
Bedroom 2	3.79m x 3.02m	12'5" x 9'11"
Bedroom 3	2.89m* x 4.17m*	9'6"* x 13'8"*
Bedroom 4	2.70m x 1.92m	8'10" x 6'3"
Bathroom	1.69m x 2.11m	5'7" x 6'11"

* Maximum dimension
** Minimum dimension

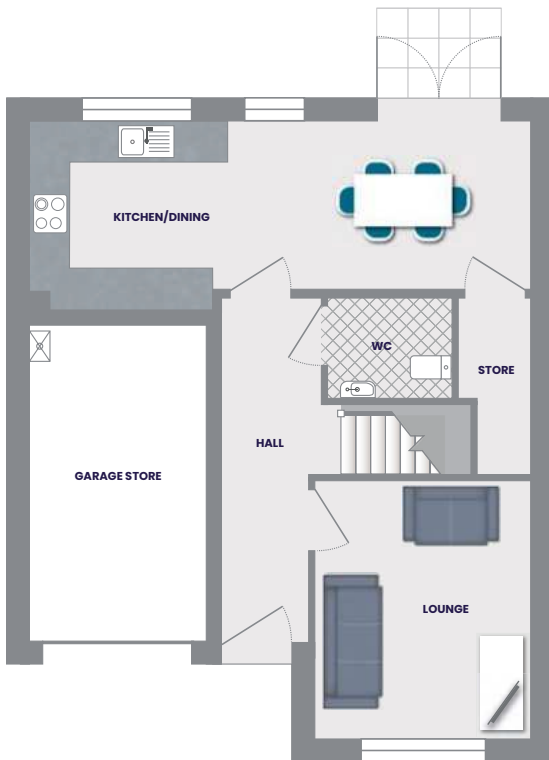
The Wentbridge



4 Bedroom

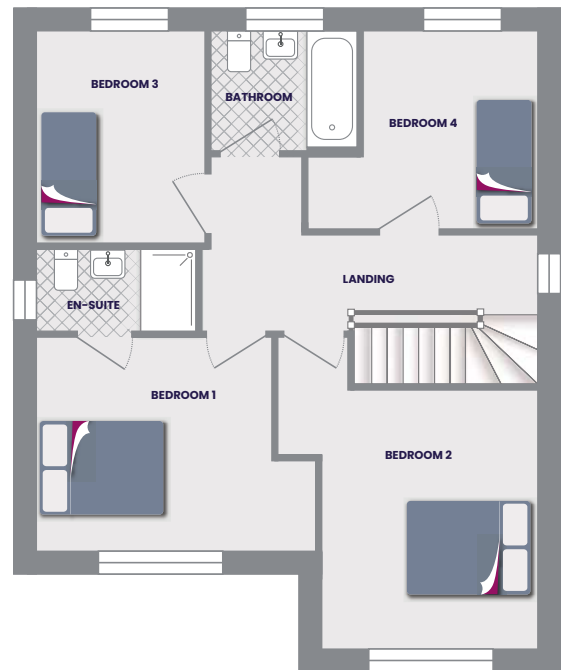


2 Bathroom



Ground Floor

Kitchen/Dining	7.32m x 2.45m**	24' 0" x 8' 0"***
Lounge	3.15m x 3.73m	10' 4" x 12' 2"
Hall	1.26m x 4.99m	4' 1" x 16' 4"
WC	1.8m x 1.45m	5' 10" x 4' 9"
Store	1.07m x 2.55m	3' 6" x 8' 4"
Garage Store	2.61m x 4.63m	8' 6" x 15' 2"



First Floor

Bedroom 1	3.41m** x 3.1m	11' 2" x 10' 2"
En-Suite 1	2.3m x 1.21m	7' 6" x 3' 11"
Bedroom 2	3.15m x 3.73m	10' 4" x 12' 2"
Bedroom 3	2.43m x 3.09m	7' 11" x 10' 1"
Bedroom 4	2.53m x 3.08m	8' 3" x 10' 1"
Bathroom	2.17m x 1.7m	7' 1" x 5' 6"

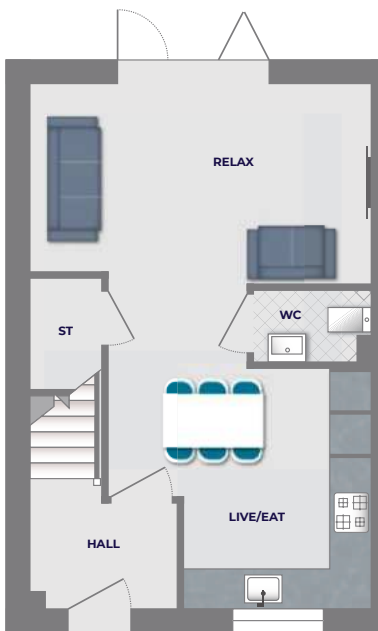
The Westbridge



4 Bedroom



1 Bathroom



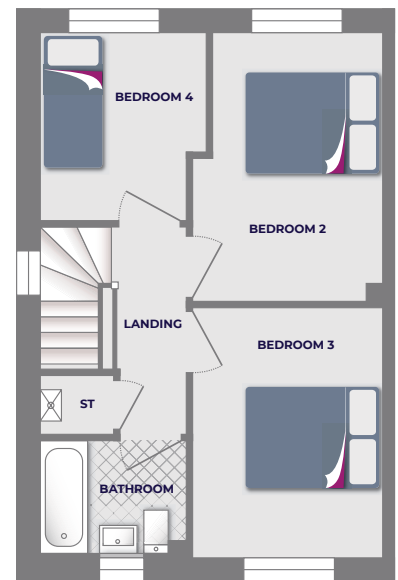
Ground Floor

Live/Eat	3.92m* x 3.57m*	12'11"* x 11'8"
Relax	5.09m x 2.81m	16'8" x 9'3"
WC	1.73m x 1.07m	5'8" x 3'6"



First Floor

Relax 2	5.09m x 2.81m	16'8" x 9'3"
Bedroom 1	5.09m* x 3.24m*	16'8"* x 10'7"*
Shower	2.85m x 1.50m	9'4" x 4'11"



Second Floor

Bedroom 2	2.84m x 3.73m	9'4" x 12'3"
Bedroom 3	2.84m* x 4.01m*	9'4"* x 13'2"*
Bedroom 4	2.46m* x 2.84m*	8'1"* x 9'4"*
Bathroom	2.16m x 1.69m	7'1" x 5'7"

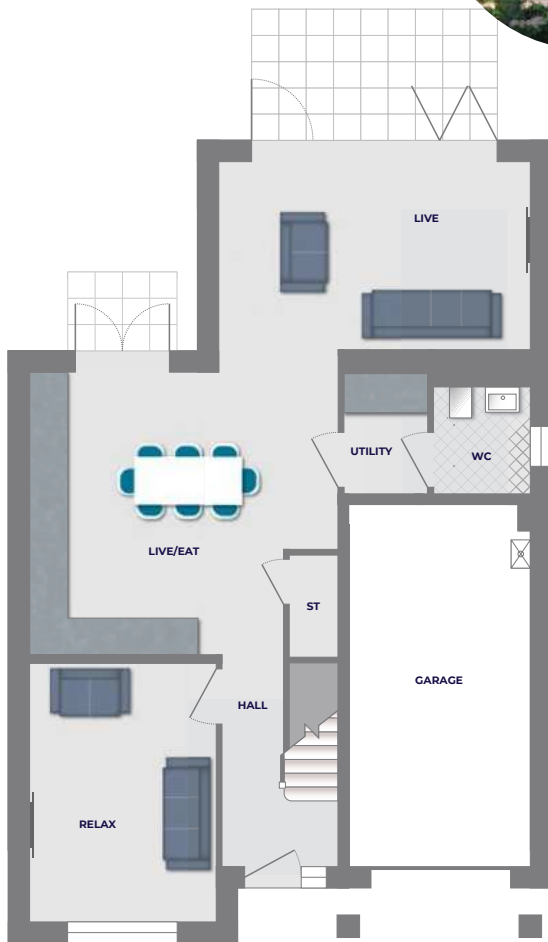
The Sudbury



4 Bedroom

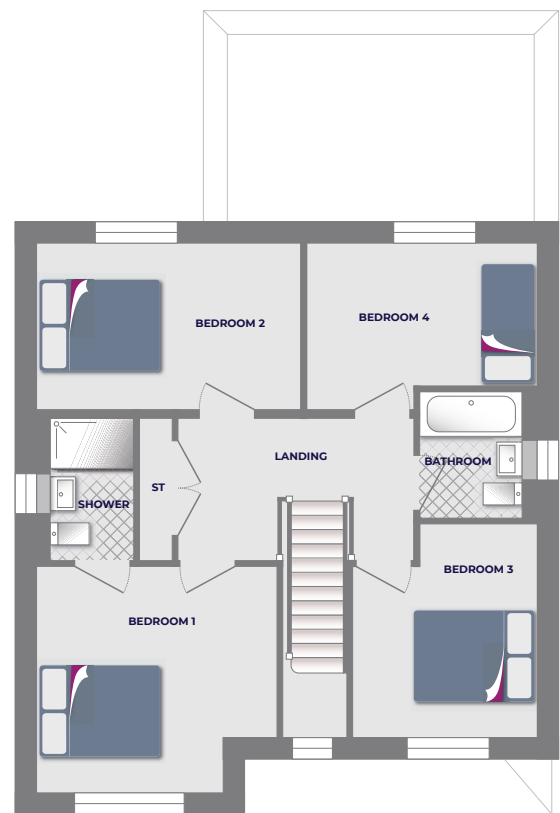


2 Bathroom



Ground Floor

Live	5.14m x 3.11m	16'10" x 10'2"
Live/Eat	4.68m x 5.15m	15'4" x 16'11"
Relax	3.11m x 4.27m	10'2" x 14'0"
Utility	1.36m x 2.03m	4'5" x 6'8"
WC	1.59m x 1.82m	5'3" x 6'0"



First Floor

Bedroom 1	4.02m* x 3.72m*	13'2"* x 12'3"*
Shower	1.40m x 2.36m	4'7" x 7'9"
Bedroom 2	4.41m x 2.76m	14'6" x 9'1"
Bedroom 3	3.05m* x 3.53m*	10'0"* x 11'7"*
Bedroom 4	3.78m* x 2.76m*	12'5"* x 9'1"*
Bathroom	1.69m x 2.10m	5'6" x 6'11"

The Amersham



5 Bedroom

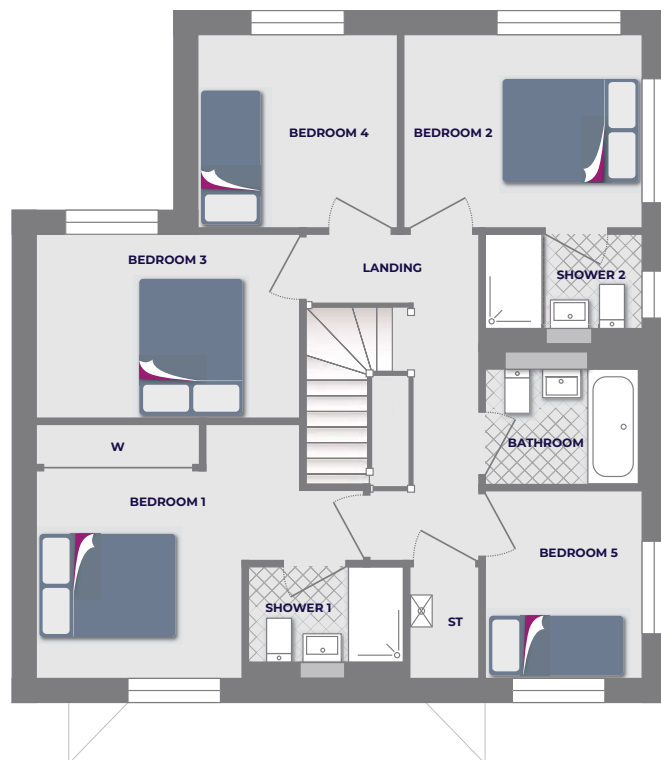


3 Bathroom



Ground Floor

Live	3.78m x 2.59m	12'5" x 8'6"
Live/Eat	5.89m x 3.90m	19'4" x 12'10"
Relax	3.78m x 4.59m*	12'5" x 15'1"*
Utility	1.88m x 1.38m	6'2" x 4'6"
WC	1.64m x 1.59m	5'5" x 5'3"



First Floor

Bedroom 1	4.77m* x 3.70m*	15'8"* x 12'2"*
Shower 1	2.26m x 1.38m	7'5" x 4'6"
Bedroom 2	3.49m x 2.79m	11'5" x 9'2"
Shower 2	2.26m x 1.39m	7'5" x 4'7"
Bedroom 3	3.84m x 2.69m	12'7" x 8'10"
Bedroom 4	2.91m x 2.79m	9'6" x 9'2"
Bedroom 5	2.30m x 2.73m	7'7" x 8'11"
Bathroom	2.24m x 1.69m	7'4" x 5'7"

* Maximum dimension
** Minimum dimension

Specifications

Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight* and multi-point locking system
- Driveway*
- Garage* including power and lights
- Allocated parking*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

Main bedroom features

- Ensuite shower room^

*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.

~ Panel location and amount subject to plot location and orientation

^ Dependent on housetype



Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

Ask your Sales Advisor about our Options and Upgrades!

Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2	Bedroom 3
Appleton	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Askern	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Baildon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Bilbrough	2	4	10 + 5 appliances	n/a	-	n/a	6	4	4
Cadeby	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Cookridge	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Coverham	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6		4
Dalton	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Darley	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Denby	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Eastburn	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Howarth	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Levisham	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Mowbray	2	4	8 + 4 appliances	n/a	-	n/a	6	n/a	n/a
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Ripon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Saltaire	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Thirsk	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Thornton	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4	4
Walburn	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Wentbridge	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4

- no electrical sockets in this room
n/a this room is not part of this housetype
wc Downstairs Toilet
FF First Floor
SF Second Floor

Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Live/work	Garage
4	4	-	-	-	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	n/a	n/a	2
4	n/a	-	-	-	2	2	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	-	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	2	n/a	2
4	n/a	-	-	n/a	2	n/a	n/a	2



Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

ISON HARRISON

Phone: 0113 284 5091 | Email: propertynewbuild@ih.co.uk
Website: www.isonharrison.co.uk

PLS

Phone: 0330 024 4536 | Email: newbusinessteam@pls-solicitors.co.uk
Website: www.pls-solicitors.co.uk



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