


*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)

Ilex (IX)

Lavender (LV)

Whitebeam (WB)

## 4 Bedroom Homes

Holly (HL)

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 (excluding Liex)
- 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
- 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 Thermastatic 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
- 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



\*\* 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.



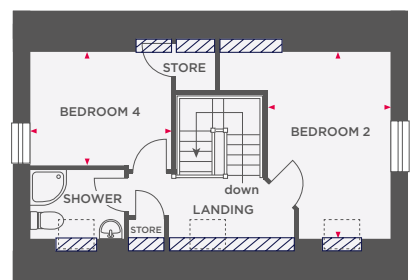
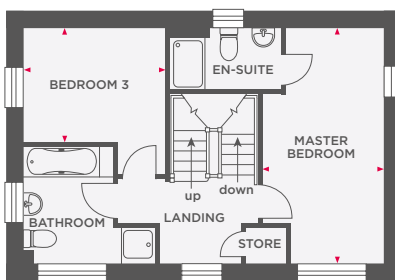
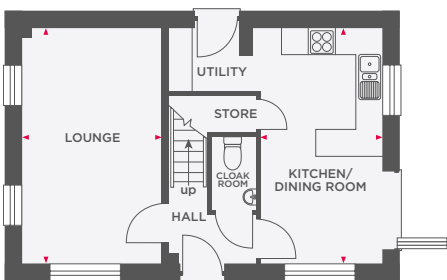
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# THE HOLLY

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"

Master Bedroom	2747 x 5298	9'0" x 17'4"
Bedroom 3	3189 x 2589	10'5" x 8'5"

Bedroom 2	2747 x 4200	9'0" x 13'9"
Bedroom 4	3213 x 2560	10'6" x 8'4"



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# THE MARLBERRY

4 BEDROOM HOME WITH PARKING



Lounge	3885 x 4581	12'8" x 15'0"
Kitchen/Dining Room	4837 x 5457	15'10" x 17'10"

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"

Master Bedroom	3927 x 5403	12'10" x 17'8"
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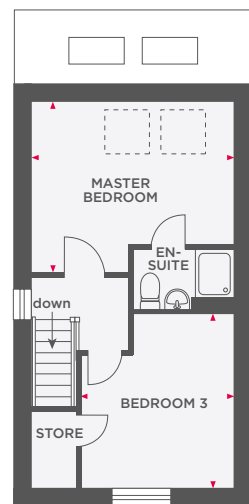
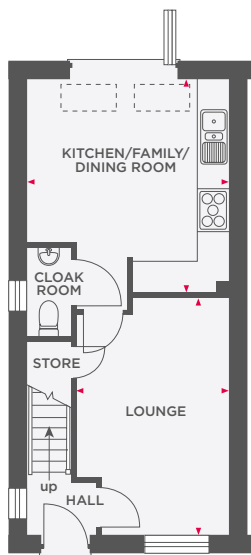
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# THE WALNUT

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"

Bedroom 2	4162 x 2802	13'7" x 9'2"
Bedroom 4	2164 x 2405	7'1" x 7'10"

Master Bedroom	4162 x 3491	13'7" x 11'5"
Bedroom 3	3155 x 3550	10'4" x 11'7"



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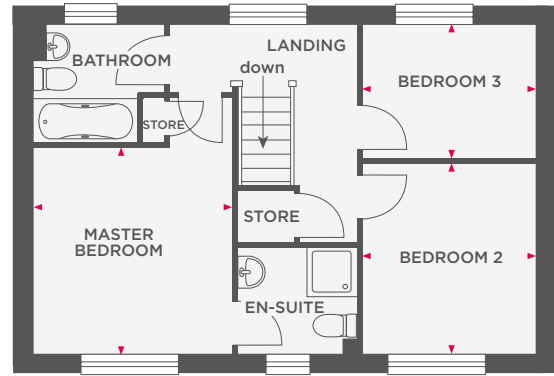
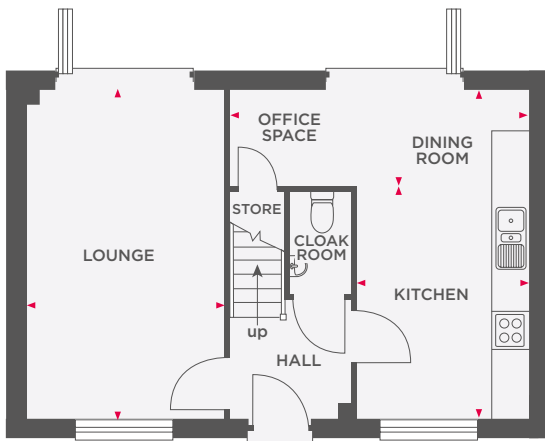






# THE ALDER

## 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"

Master Bedroom	3213 x 3327	10'6" x 10'11"
Bedroom 2	2772 x 3071	9'1" x 10'11"
Bedroom 3	2772 x 2139	9'1" x 7'0"



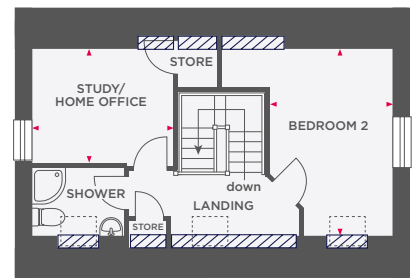
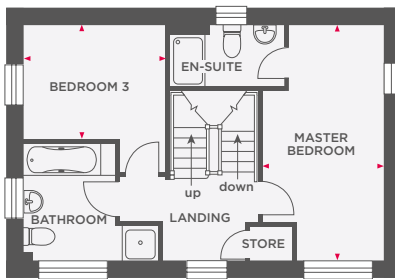
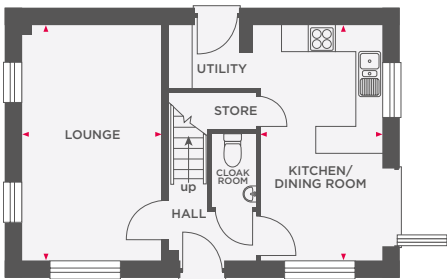
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# THE ILEX

## 3 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"

Master Bedroom	2747 x 5298	9'0" x 17'4"
Bedroom 3	3189 x 2589	10'5" x 8'5"

Bedroom 2	2747 x 4200	9'0" x 13'9"
Study/Home Office	3213 x 2560	10'6" x 8'4"



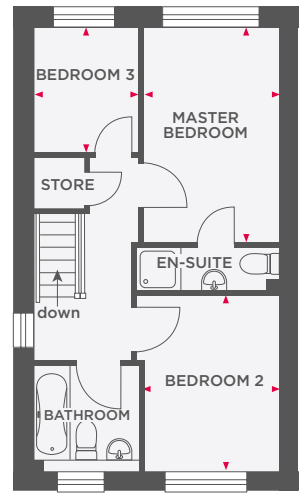
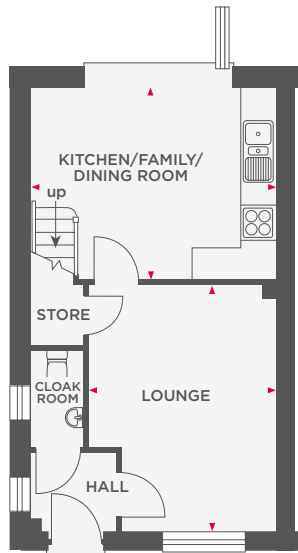
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# THE LAVENDER

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"

Master Bedroom	2449 x 3954	8'0" x 12'11"
Bedroom 2	2449 x 3180	8'0" x 10'5"
Bedroom 3	1963 x 2332	6'5" x 7'7"



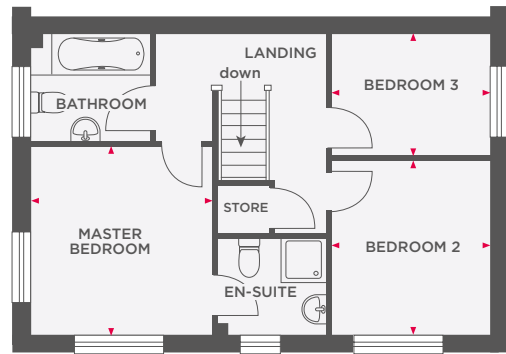
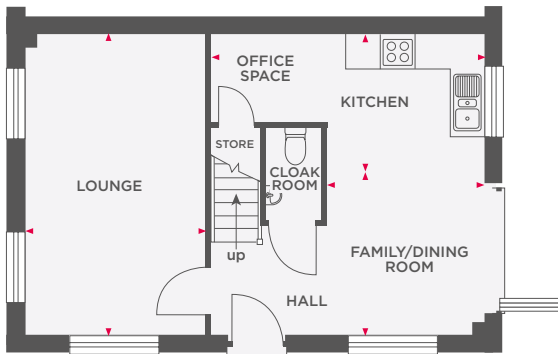
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# THE WHITEBEAM

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"

Master Bedroom	3213 x 3327	10'5" x 10'10"
Bedroom 2	2772 x 3071	9'1" x 10'1"
Bedroom 3	2772 x 2139	9'1" x 7'0"



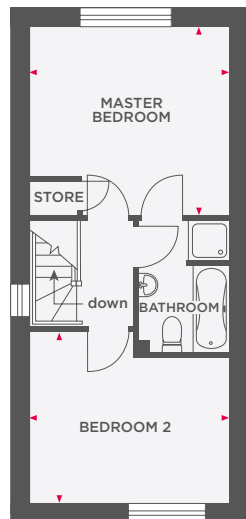
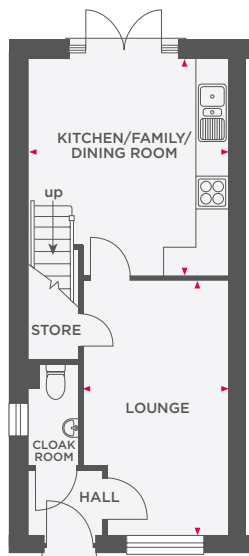
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# THE TULIPWOOD

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"

Master Bedroom	3880 x 3672	12'8" x 12'0"
Bedroom 2	3880 x 3290	12'8" x 10'9"



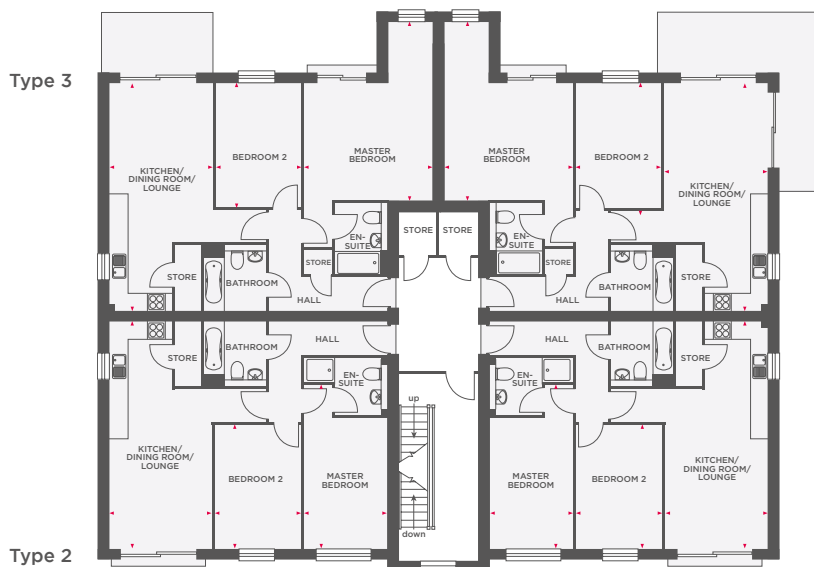
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# APARTMENT BLOCKS B & C

## 2 BEDROOM APARTMENTS



### FIRST FLOOR / SECOND FLOOR

#### Type 2

Kitchen/Dining Room/Lounge	7468 x 3407	24'6" x 11'2"
Master Bedroom	5392 x 2724	17'8" x 8'11"
Bedroom 2	4105 x 2849	13'6" x 9'4"

### FIRST FLOOR / SECOND FLOOR

#### Type 3

Kitchen/Dining Room/Lounge	7468 x 3407	24'6" x 11'2"
Master Bedroom	4240 x 5856	13'11" x 19'2"
Bedroom 2	4106 x 2849	13'6" x 9'4"



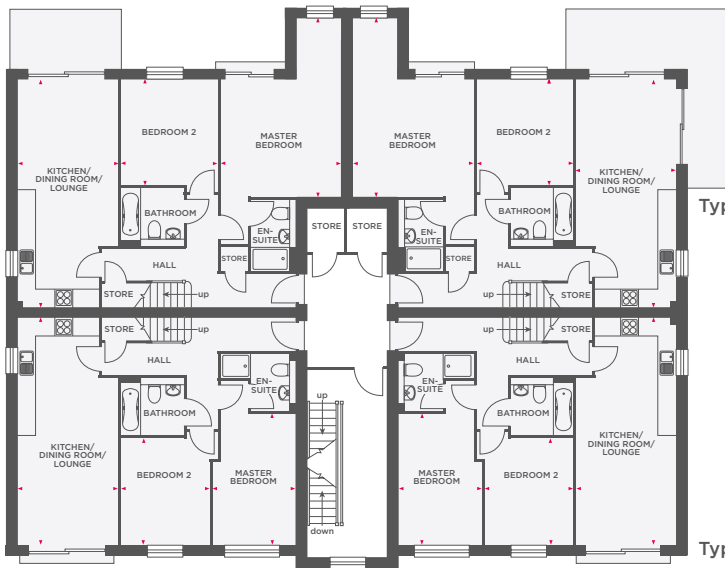
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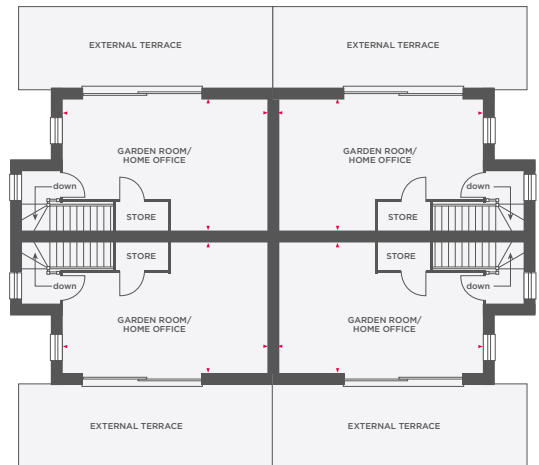
# APARTMENT BLOCKS B & C

## 2 BEDROOM DUPLEX APARTMENTS



Type 4

Type 5



### THIRD FLOOR / FOURTH FLOOR

#### Type 4

Kitchen/Dining Room/Lounge	7468 x 3308	24'6" x 10'10"
Master Bedroom	5856 x 3979	19'2" x 13'1"
Bedroom 2	3480 x 3213	11'5" x 10'6"
Garden Room/Office	6787 x 4394	22'3" x 14'5"

### THIRD FLOOR / FOURTH FLOOR

#### Type 5

Kitchen/Dining Room/Lounge	7468 x 3308	24'6" x 10'10"
Master Bedroom	4318 x 2750	14'2" x 9'0"
Bedroom 2	2923 x 3479	9'7" x 11'5"
Garden Room/Office	6787 x 4394	22'3" x 14'5"



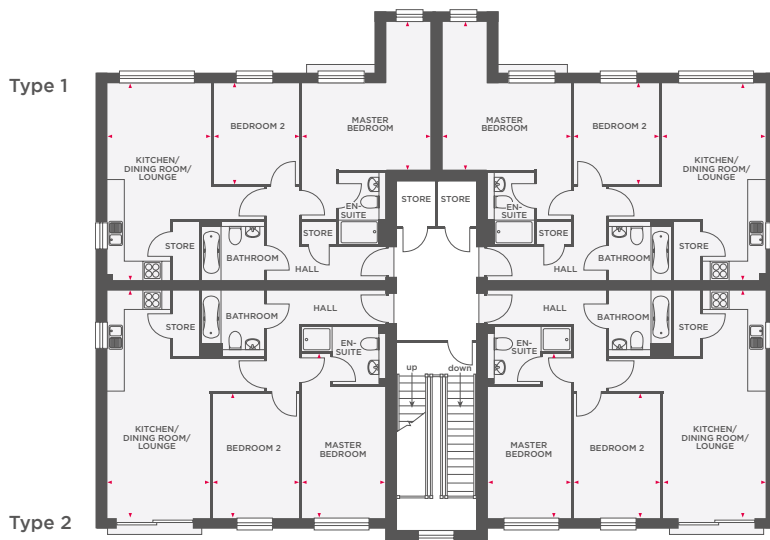
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# APARTMENT BLOCK D

## 2 BEDROOM APARTMENTS



### FIRST FLOOR / SECOND FLOOR / THIRD FLOOR

#### Type 1

Kitchen/Dining Room/Lounge	6455 x 3408	21'2" x 11'2"
Master Bedroom	4845 x 4241	15'11" x 13'11"
Bedroom 2	3317 x 2849	10'11" x 9'4"

### FIRST FLOOR / SECOND FLOOR / THIRD FLOOR

#### Type 2

Kitchen/Dining Room/Lounge	7468 x 3408	24'6" x 11'2"
Master Bedroom	5392 x 2724	17'8" x 8'11"
Bedroom 2	4105 x 2849	13'6" x 9'4"



Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (November 2023)

