



St GEORGE'S MEAD

KENDALL LANE • SEMINGTON



A climate considerate development of zero carbon 3 and 4 bedroom homes
and 3 bedroom bungalows in the delightful village of Semington



CLIMATE
CONSIDERATE



WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

WELCOME | NEXT

Welcome to St George's Mead

Zero carbon homes in the countryside

St George's Mead brings the latest collection of award winning new homes to the delightful Wiltshire village of Semington.

Following the successful completion of the first homes here in 2023, we're now offering a further 18 zero carbon homes.

The 3-bedroom detached bungalows, 3-bedroom semi-detached and detached houses plus 4-bedroom detached houses all enjoy a high quality specification in addition to the many 'Climate Considerate' features included throughout the development. Many homes even benefit from an innovative home office garden room for additional, flexible space.



ENLARGE



What makes our homes at St George's Mead zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By omitting gas boilers in favour of air source heat pumps, increasing the quality and specification of our solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs.

*Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the homes' Energy Performance Certificate.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH

 **Newland**
HOMES

Follow us...



@newlandhomes



Solar PV to assist
with electricity
production



Air source heat
pumps in zero
carbon homes



Optional battery
for electricity
storage



Work from home
spaces and fibre
broadband
designed into
every home



Electric vehicle
charging points



Rain water butts
and composters
included where
possible



Eco bins
integrated into
each kitchen
to encourage
recycling



Cycle storage
for every
home



Hedgehog
highways



RHS approved,
bee friendly
planting across
all our
developments

Zero carbon living in the countryside with excellent travel connections

St George's Mead in Semington offers a mix of 3 and 4 bedroom zero carbon homes in a delightful setting in Wiltshire just south of Melksham.

Semington is a small village in Wiltshire, located to the west of the A350. The market towns of Trowbridge, Westbury, Bradford-on-Avon and Devizes are within easy reach, as are the cities of Bath and Bristol. Semington is roughly equidistant between the M4 and the A303.

The Village of Semington

There has been a settlement here since at least the 12th Century and parts of the local St George's Church date back to that time. The church and village hall, with skittle alley, host a range of social and cultural events while more extensive amenities, including shops and sports facilities can be found in nearby Trowbridge and Melksham.

The village benefits from a local Primary School, St George's CofE, but there are at least another dozen alternatives within a few miles. The nearest Secondary is Melksham Oak Community School although there are other good options a few miles in the other direction in Trowbridge.



Boating on the Kennet & Avon canal



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

Historic Wiltshire

Semington is positioned between the World Heritage Sites of the City of Bath (north west) and Stonehenge (south-east) so there is certainly no shortage of history in the region. The quintessential Wiltshire village of Lacock, owned by the National Trust, looks much like it did 200 years ago while iconic carved white horses, dating back 250 years, still dominate the Wiltshire landscape with eight remaining on view today – including the oldest, and perhaps most famous, at Westbury.

Almost half of the county is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy the magnificent countryside, from cycling, walking and horse-riding to golf, fishing and trips on the canal. The Kennet and Avon canal actually runs just beyond the edge of the village and affords walks along the towpath (also part of the National Cycle Network) or trips on the water with the impressive Caen Locks just 6 miles east towards Devizes should you wish to tackle some locks – all 29 of them!



1. Pulteney bridge in Bath 2. Caen Locks near Devizes (picture: greatwestway.co.uk) 3. The White Horse, Westbury
4. The Bakery at Lacock (picture: greatwestway.co.uk) 5. St George's church in Semington



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH

 Newland
HOMES

Follow us...



@newlandhomes

Transport Links

Thanks to excellent transport links, Bristol, Bath and Swindon are commutable and Melksham Station (just 8 mins by car) provides a rail service via Chippenham to Bath Spa (from 33 mins) and Bristol Temple Meads (from 47 mins) while services to London Paddington go via Swindon, (less than 90 mins).

Travel connections

Semington Village centre
0.4 miles – 7 mins on foot

Melksham Station
4 miles – 8 mins by car

Trowbridge
4.2 miles – 11 mins by car

Bradford-on-Avon
6.8 miles – 16 mins by car

Westbury
7.7 miles – 16 mins by car

Devizes
8.2 miles – 17 mins by car

Bath
14 miles – 34 mins by car

M4 Motorway (J17)
14.2 miles – 24 mins by car

Stonehenge
20.3 miles – 34 mins by car

Bristol
28 miles – 1hr by car

* all times and distances from Googlemaps.
Car travel times fastest route with no traffic.



1. Semington Village 2. Stonehenge
3. Family walks in the country



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH

 **Newland**
HOMES

Follow us...



@newlandhomes



EXISTING FIELDS/
(POTENTIAL FUTURE DEVELOPMENT)

Important Notice

The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Consultant or Agents.

The Hartpury
4 bedroom detached

The Addington
3 bedroom detached bungalow

The Cricklade
3 bedroom semi-detached

The Prestbury
4 bedroom detached

The Hinton
3 bedroom detached

Wiltshire Council*

* Please see Sales Consultant for more information.



St GEORGE'S MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland HOMES

Follow us...



@newlandhomes



The Hartpury

4 bedroom detached
Plots: 11 & 12



The Addington

3 bedroom detached bungalow
Plots: 6 & 9



The Cricklade

3 bedroom semi-detached
Plots: 1, 2, 3 & 4



The Prestbury

4 bedroom detached
Plots: 5, 10 & 12a



The Hinton

3 bedroom detached
Plots: 7 & 8

St George's Mead offers a range of accommodation options from practical 3-bedroom bungalows, semi-detached and detached homes through to impressive 4-bedroom family homes all in a delightful countryside setting.

The first homes at St George's Mead were a recipient of the WhatHouse? Awards 2023 in the category '**Best Sustainable Development**', winning **bronze**. The judges highlighted our exemplary 'climate considerate' methodology when delivering on its robust sustainability agenda, including zero carbon homes.

[Click to find out more and read our entry...](#)



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



The Hartpury

Plots: 11 & 12



PLANS AND
DIMENSIONS

A striking double fronted 4 bedroom detached home with large single garage and home office garden room. Enjoying a beautifully flowing ground floor layout with contemporary open plan kitchen leading on to a sociable sun lounge.



St. GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

The Hartpury

4 bedroom detached

Home Office Garden Room

A fantastic feature for The Hartpury at St George's Mead is this flexible extra space attached to the garage which opens out onto the garden.



GROUND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



FIRST FLOOR

Lounge

3.89m (max) X 5.57m (max)
12'9" (max) X 18'3" (max)

Kitchen/Sun Lounge

9.34m (max) X 3.54m (max)
30'7" (max) X 11'7" (max)

Dining

3.27m X 3.24m
10'8" X 10'7"

Bedroom 1*

4.83m (max) X 3.91m (max)
15'10" (max) X 12'10" (max)

Bedroom 2

3.29m (max) X 3.42m (max)
10'9" (max) X 11'2" (max)

Bedroom 3

3.94m X 3.13m
12'11" X 10'3"

Bedroom 4

2.88m X 2.12m
9'5" X 6'11"

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



The Prestbury

Plots: 5, 10 & 12a



PLANS AND
DIMENSIONS
PLOTS 5 & 12a



PLANS AND
DIMENSIONS
PLOT 10

An attractive, light and airy 4 bedroom detached dual aspect home, with the kitchen at its heart. Including feature island, sun lounge and an abundance of space for dining it lends itself beautifully for entertaining. Upstairs, the principal bedroom boasts an ensuite shower room and generous fitted wardrobes.



**St. GEORGE'S
MEAD**

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



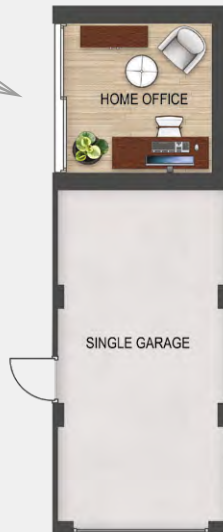
@newlandhomes

The Prestbury

4 bedroom detached (Plots 5 & 12a)

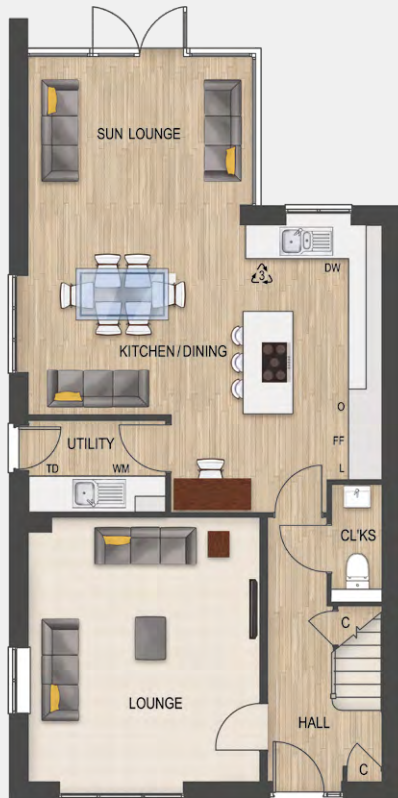
Home Office Garden Room

A fantastic feature for The Prestbury at St George's Mead is this flexible extra space attached to the garage which opens out onto the garden.



FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



GROUND FLOOR



FIRST FLOOR

Lounge

4.15m (max) X 4.96m (max)
13'7" (max) X 16'3" (max)

Kitchen/Dining/Sun Lounge

6.57m (max) X 8.20m (max)
21'6" (max) X 26'10" (max)

Bedroom 1*

3.71m (max) X 4.53m (max)
12'2" (max) X 14'10" (max)

Bedroom 2

3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3

3.55m (max) X 4.27m (max)
11'8" (max) X 14'1" (max)

Bedroom 4

2.70m (max) X 3.37m (max)
8'10" (max) X 11'1" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

The Prestbury

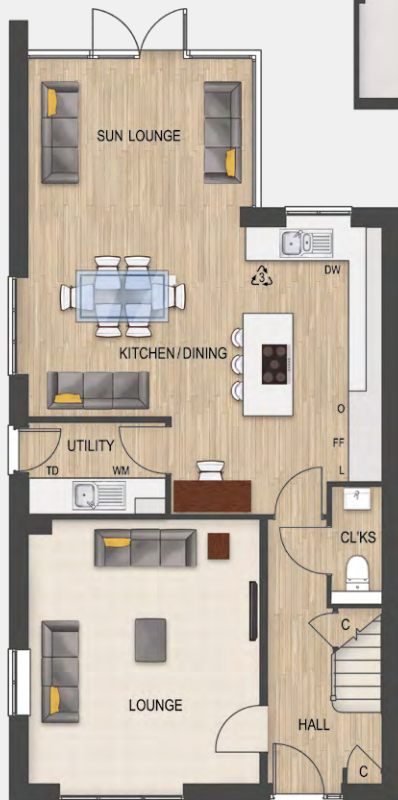
4 bedroom detached (Plot 10)

**Home Office
Garden Room**
A fantastic feature for The Prestbury at St George's Mead is this flexible extra space attached to the double garage which opens out onto the garden.



FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



GROUND FLOOR



FIRST FLOOR

Lounge

4.15m (max) X 4.96m (max)
13'7" (max) X 16'3" (max)

Kitchen/Dining/Sun Lounge

6.57m (max) X 8.20m (max)
21'6" (max) X 26'10" (max)

Bedroom 1*

3.71m (max) X 4.53m (max)
12'2" (max) X 14'10" (max)

Bedroom 2

3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3

3.55m (max) X 4.27m (max)
11'8" (max) X 14'1" (max)

Bedroom 4

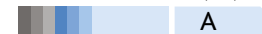
2.70m (max) X 3.37m (max)
8'10" (max) X 11'1" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



The Addington

Plots: 6 & 9



PLANS AND
DIMENSIONS

A beautiful 3 bedroom detached bungalow with magnificent kitchen/dining space leading on to a wide aspect sun lounge making for the beating heart of this home. Access the lounge through impressive double doors and enjoy the floor to ceiling windows letting the natural light lead in. An impressive home office garden room is also located to the rear of the garage.



St. GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

Some of our considerations include...



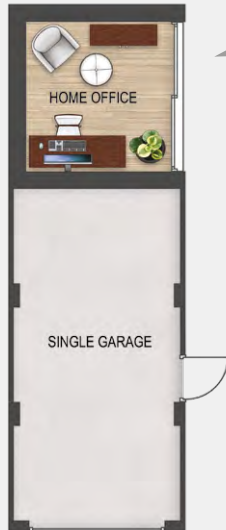
Cycle storage for every home



Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



Home Office Garden Room

A fantastic feature for The Addington at St George's Mead is this flexible extra space attached to the garage which opens out onto the garden.

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



GROUND FLOOR

The Addington

3 bedroom detached bungalow

Lounge

3.90m (max) X 6.04m (max)
12'9" (max) X 19'9" (max)

Kitchen/Dining/Sun Lounge

5.04m (max) X 7.33m (max)
16'6" (max) X 24'1" (max)

Bedroom 1*

3.98m (max) X 4.49m (max)
13'1" (max) X 14'8" (max)

Bedroom 2

3.00m (max) X 4.41m (max)
9'10" (max) X 14'5" (max)

Bedroom 3

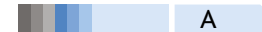
2.45m (max) X 3.25m (max)
8'1" (max) X 10'8" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



The Hinton

Plots: 7 & 8



PLANS AND
DIMENSIONS

A beautifully balanced 3 bedroom detached home, which benefits from open plan kitchen/dining area, perfect for flexible living. The principal bedroom suite boasts fitted wardrobes and ensuite shower room.



St. GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

Some of our considerations include...



Rain water butts and composters included where possible



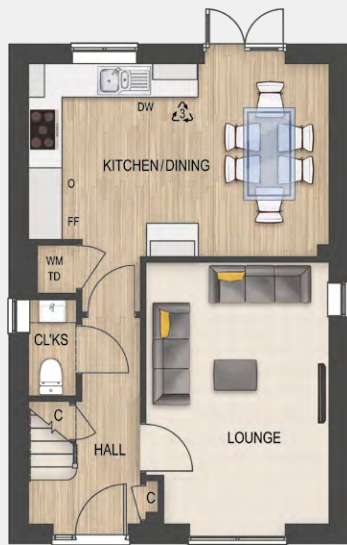
Electric vehicle charging points



RHS approved, bee friendly planting across all our developments

The Hinton

3 bedroom detached



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

Lounge

3.29m (max) X 4.91m (max)
10'9" (max) X 16'1" (max)

Kitchen/Dining

5.40m (max) X 4.67m (max)
17'8" (max) X 15'4" (max)

Bedroom 1*

4.46m (max) X 3.83m (max)
14'7" (max) X 12'6" (max)

Bedroom 2

3.20m X 3.18m
10'6" X 10'5"

Bedroom 3

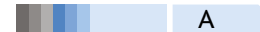
2.10m (max) X 3.18m (max)
6'10" (max) X 10'5" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



The Cricklade

Plots: 1, 2, 3 & 4



PLANS AND
DIMENSIONS

A 3 bedroom semi-detached home built with contemporary living in mind. The free flowing ground floor maximises light and space with French doors opening onto the garden.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



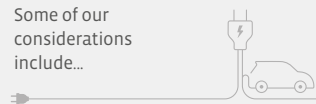
Newland
HOMES

Follow us...



@newlandhomes

Some of our considerations include...



Electric vehicle charging points



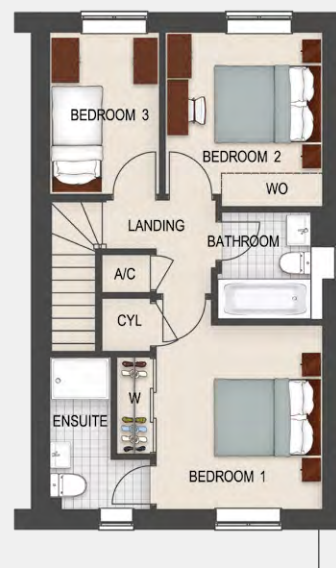
Solar PV to assist with electricity production



Cycle storage for every home



GROUND FLOOR



FIRST FLOOR

The Cricklade

3 bedroom semi-detached

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

Lounge

4.90m (max) X 3.45m (max)
16'1" (max) X 11'4" (max)

Kitchen/Dining

3.97m (max) X 6.13m (max)
13'1" (max) X 20'1" (max)

Bedroom 1*

3.70m (max) X 3.77m (max)
12'1" (max) X 12'4" (max)

Bedroom 2

2.83m (max) X 3.13m (max)
9'3" (max) X 10'3" (max)

Bedroom 3

1.98m X 2.91m
6'6" X 9'6"

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

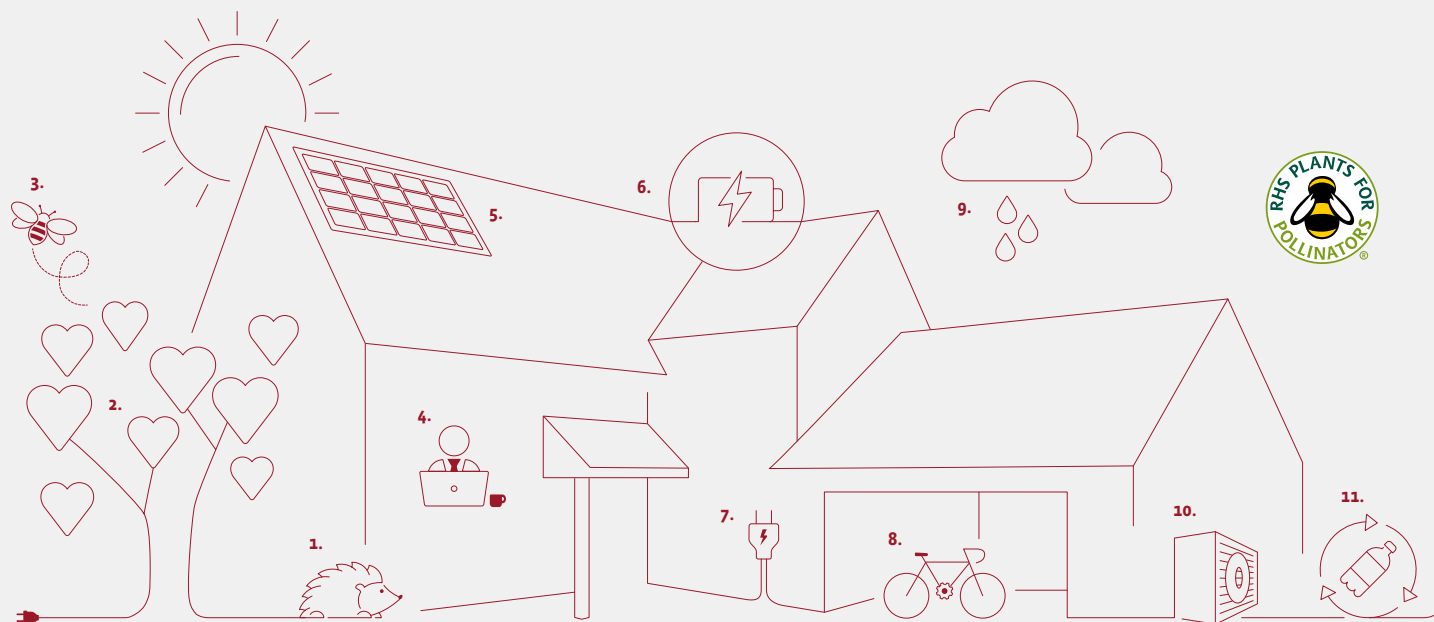


Climate Considerate

'Climate Considerate' encapsulates our approach to building our homes sustainably. You'll find a variety of the measures below mixed across our range of developments.

It's a lot more than just one or two initiatives that make our homes sustainable, it's a whole raft of measures that make them kinder and reduce their impact on the environment.

As our homes will be here for generations to come, our climate considerate approach to building homes fit for the future will continue to evolve and flourish as new technologies allow and enable.



Our measures below vary from one development to another and may not all be included, but collectively show our actions against climate change.

1. Hedgehog highways planned throughout each development.

2. Mini woodlands/anniversary woodlands are included on some developments where possible.

3. RHS approved, bee friendly planting schemes across all our sites.

4. Work from home spaces and fibre broadband provision included.

5. Solar PV to detached and all zero carbon homes to assist electricity production.

6. Zero carbon homes have an optional battery for electricity storage.

7. Electric vehicle charging points.

8. Cycle storage for every home.

9. Rain water butts and composters included where possible.

10. Air source heat pumps or non fossil fuel heating in zero carbon homes.

11. Eco bins integrated into each kitchen to encourage recycling.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes



Climate Considerate

At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.

Our approach

We are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable. This is our promise as a climate considerate developer.

Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of solar panels, and

upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs.

This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low for generations to come.

Our zero carbon homes exceed the latest construction requirements by some way, and all homes are built to achieve and often exceed these requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources.

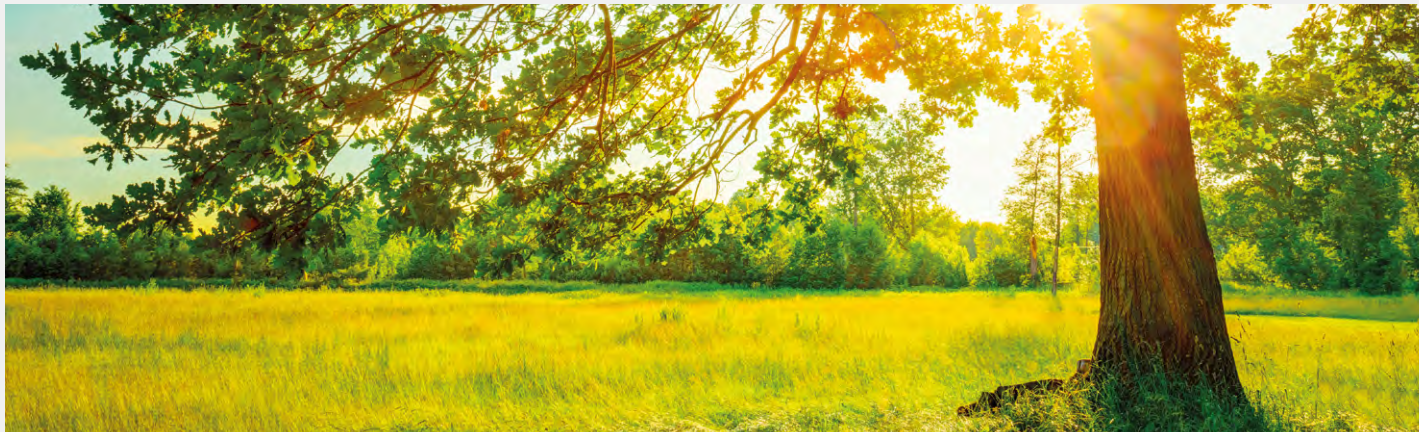
Our communities

Sustainable development is often defined as development that meets the needs of the present

without compromising the ability of future generations to meet their own needs. We take a long term view with all our sites and our aim is always to enhance the communities in which we build.

We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come.

As technology and its take-up improves, we will be delivering even more zero carbon homes as our standard product offering. We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



* Prime energy is the regulated energy used to provide lighting, heating & hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the home's Energy Performance Certificate.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH

 Newland
HOMES

Follow us...



@newlandhomes

Our specification

We think about more than just the fixtures and fittings at Newland Homes.

We also apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...



Helping you save energy and money

In addition to being zero carbon, our homes are designed with energy efficiency and cost-saving in mind. Homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.



Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction - please ask our Sales Consultant for more information.



Be part of the community

We aim to enhance the communities in which we build. Each Newland Homes development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.



Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in, we'll demonstrate your new home to you, then it's all ready to go with our 2 year Customer Care warranty. There's also a 10 year LABC warranty for complete peace of mind.

Kitchens

- Choice of fully fitted kitchens with soft close cabinetry from 'Bespoke Kitchens by Peter Clinch'*
- Choice of laminate worktops to kitchen and utility (Porcelain upgrade available)*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Neff single multi-function oven with secondary oven with combination microwave
- Neff hide and slide single multi-function oven available as an option
- Neff 4 zone ceramic hob
- Neff 5 zone induction hob available as an upgrade
- Neff integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

Bathrooms and Ensuites

- Villeroy & Boch sanitaryware
- Hansgrohe tapware
- Hansgrohe jet rain shower with handset to bathroom and ensembles with bathscreen (where applicable)
- Choice of ceramic Porcelanosa wall tiles*
- Choice of ceramic flooring to bathroom and ensembles*
- Curved chrome towel radiator in bathrooms and ensembles
- Illuminated bathroom mirror with shaver socket, light and demist function to family bathroom
- Optional vanity units*

CONTINUED

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

Electrical

- Telephone points on each floor with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of double socket in kitchen, lounge and principal bedroom
- Mains operated smoke alarms
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and en-suites
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs

Internal Finish

- One panel doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in matt white
- Smooth ceilings in matt white
- Principal bedroom includes built-in wardrobe with sliding doors
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for rooms applicable)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including brick and reconstructed stone
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking
- Chrome heritage brass door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable)
- Power and light to garage (check with Sales Consultant for homes applicable)

Zero Carbon and Energy Saving Homes

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- Underfloor heating to the ground floor with radiators to first floor with individual thermostatic valves - excludes home office garden rooms see Sales Consultant
- Air source heat pumps
- Solar PV panels

- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with gardening and food waste (where possible)
- Water butt for rainwater harvesting (where possible)



Local Authority Building Control (LABC) carries out an independent survey of each home during construction and issues a 10-year warranty certificate when the home is completed.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



**St GEORGE'S
MEAD**

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



**Newland
HOMES**

Follow us...



@newlandhomes

Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities.

We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy. Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important. Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.



A selection of Newland Homes' recently completed developments.



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH

 **Newland**
HOMES

Follow us...



@newlandhomes

FIND US...

St George's Mead,
Kendall Lane,
Semington, Wiltshire
BA14 6GY

Tel: 01380 819000

SATNAV BA14 6GY

 **what3words**
cubed.composer.rocket



**St GEORGE'S
MEAD**

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



**Newland
HOMES**

Follow us...



@newlandhomes




St GEORGE'S
MEAD

Get in touch...

St George's Mead,
Kendall Lane,
Semington, Wiltshire
BA14 6GY

Tel: 01380 819000
E: stgeorgesmead@newlandhomes.co.uk

SATNAV BA14 6GY

 what3words
cubed.composer.rocket



St GEORGE'S
MEAD

SEMINGTON

WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

CONSIDERATE
CONSCIENTIOUS CRAFTED

FIND US

GET IN TOUCH



Newland
HOMES

Follow us...



@newlandhomes

Newland Homes Ltd, Brighthouse Court, Barnett Way, Barnwood, Gloucester, GL4 3RT | T: 01452 623000 | E: sales@newlandhomes.co.uk | www.newlandhomes.co.uk

All purchasers must check with the Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in the brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with your Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual, external finishes and window positions do vary, please ask Sales Consultant for full details. 04/25