



THE ORCHARDS

SOOTHILL

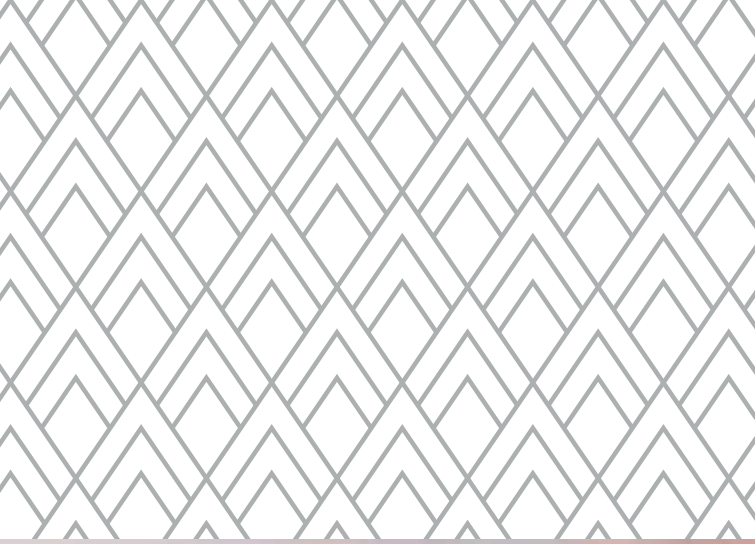
FIND YOUR
PERFECT
PLACE TO
CALL HOME

keepmoat.com





SOOTHILL LANE, BATLEY, WF17 6EU

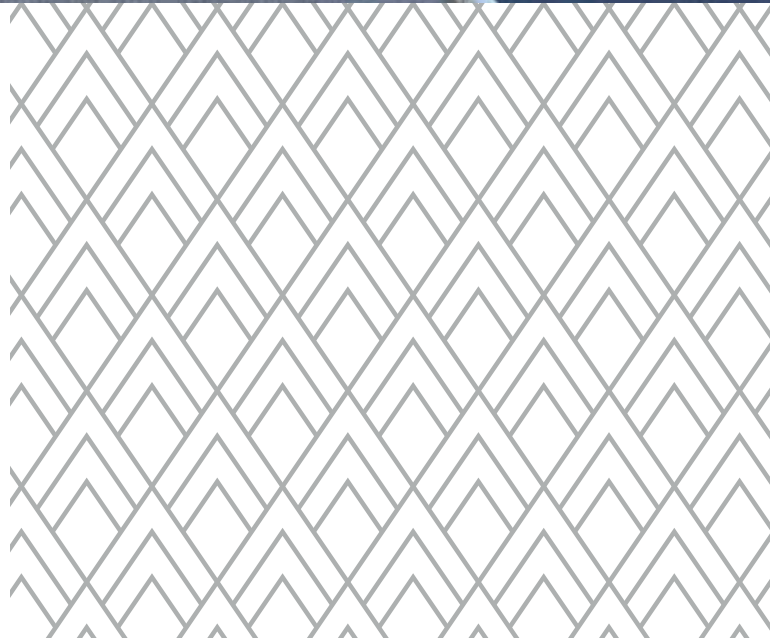


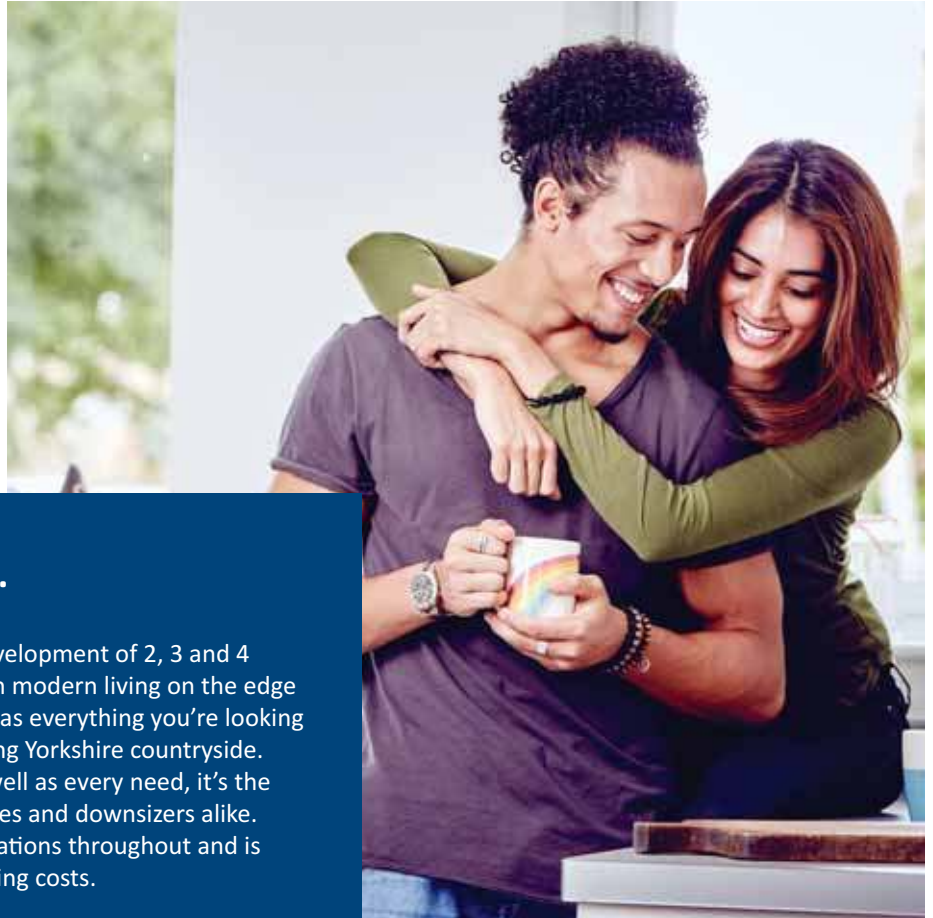
THE ORCHARDS

► WELCOME TO THE ORCHARDS



- **WELCOME**
- LOCATION
- TRAVEL LINKS
- SITE PLAN
- MAKE IT YOUR OWN
- SPECIFICATION
- YOUR BUYING GUIDE
- 30,000 HOMES & COUNTING





PICK YOUR DREAM HOME.

Welcome to The Orchards, a stunning development of 2, 3 and 4 bedroom homes. Offering the very best in modern living on the edge of the popular market town of Batley, it has everything you're looking for, including a superb location overlooking Yorkshire countryside. With something to suit every budget as well as every need, it's the perfect choice for first time buyers, families and downsizers alike. Especially as each home has high specifications throughout and is energy efficient for a lifetime of low running costs.

As well as the impressive range of homes on offer, another reason to make The Orchards your home has to be its fantastic location. As well as having supermarkets, shops and facilities on your doorstep, there's also a great choice of local schools for children of all ages. Then, there's the added benefit that both Leeds and Wakefield are within easy reach with easy access to the M62 and M1. With all this and more, it's easy to see why The Orchards is the ideal spot to put down roots and enjoy life to the full.

Plus, with great schemes like Easymove, moving could be more straightforward than you think.



Easymove



► LIFE IN BATLEY



Oakwell Hall, Batley ▲



Ponderosa Zoo, Heckmondwike ▲

The Orchards is set on the edge of the established Yorkshire community of Batley. As a place where you can't help but instantly feel at home, you'll find all those essential everyday facilities that mean so much. These include a wealth of supermarkets, local shops, cafés, bars, restaurants and gyms. And for a non-stop day's shopping, just head into Leeds where you can browse the boutiques in the Victoria Quarter or find many big brand names at the White Rose Shopping Centre, just 10-minutes away.

Equally as important is the choice of great schools in the area. Perfect for growing families, there's Lydgate and Hanging Heaton CE Junior & Infant schools, plus Mill Lane Primary all nearby. For older children there's Manor Croft Academy, Westborough High School and Upper Batley High School all rated 'Good' by Ofsted.

Then, there's the idyllic Yorkshire countryside to explore. Whether you like walking, running, cycling or just sitting down and having a picnic, you'll be spoilt for places to go. Perfect places to try first are Wilton Park, Oakwell Hall and Dewsbury Country Park which is being transformed into the largest new woodland in West Yorkshire. If you love your sport, there's Batley Sports & Tennis Centre close at hand. Or, if golf's more your game, there are two golf courses minutes away by car, as are two local cricket clubs.

For days out there's something for everyone and all a short drive away. Take in art and culture, and head for the Hepworth Gallery in Wakefield, or the Yorkshire Sculpture Park to see outdoor installations by famous artists such as Damien Hirst, if you wish to venture a little further afield, then Leeds City Museum or the Royal Armouries are within easy reach. Alternatively, there's Ponderosa Zoo with over 140 animals and play areas for your own little monkeys.



Dewsbury Country Park ▲

WELCOME

► LOCATION

TRAVEL LINKS

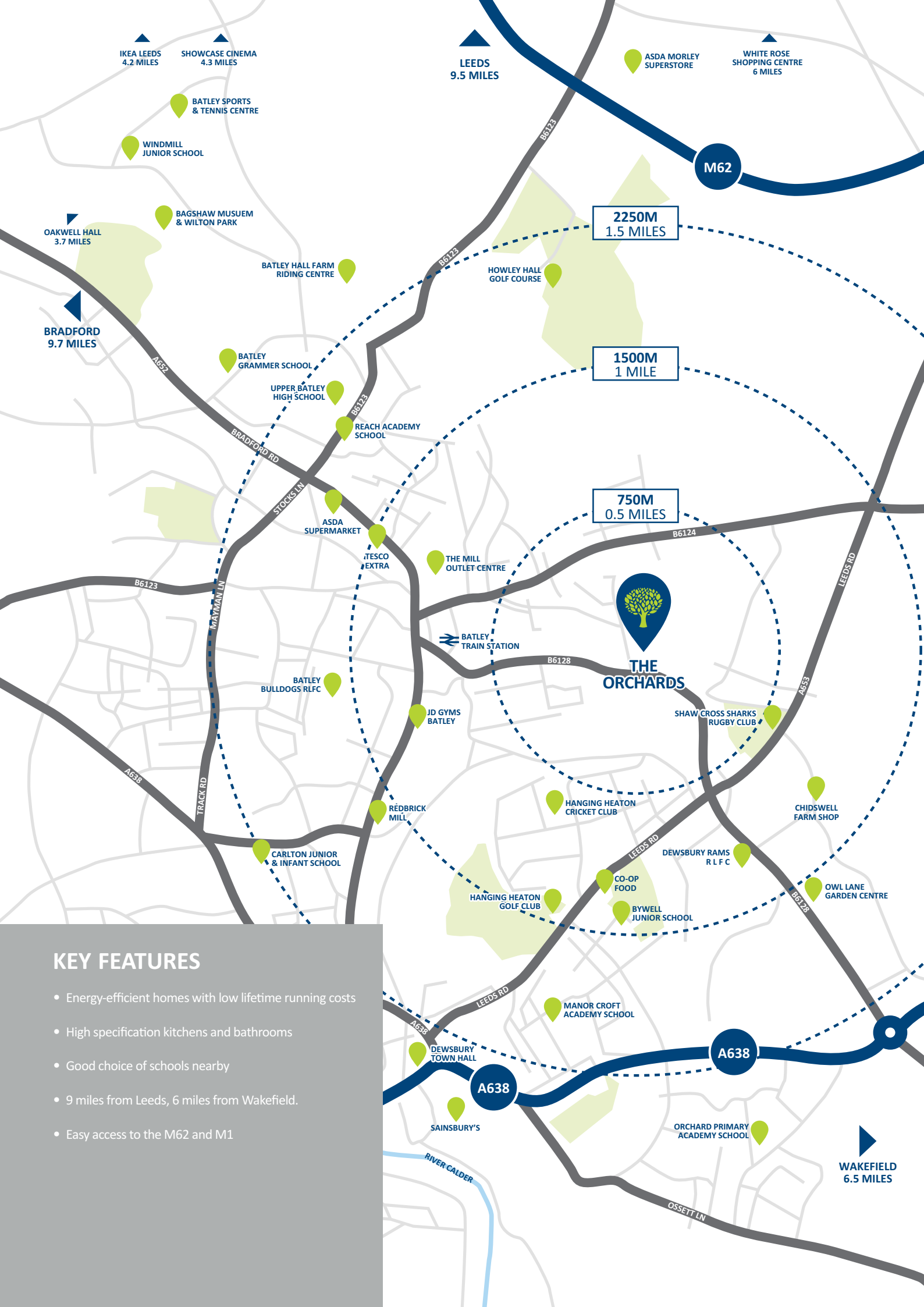
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



KEY FEATURES

- Energy-efficient homes with low lifetime running costs
- High specification kitchens and bathrooms
- Good choice of schools nearby
- 9 miles from Leeds, 6 miles from Wakefield.
- Easy access to the M62 and M1

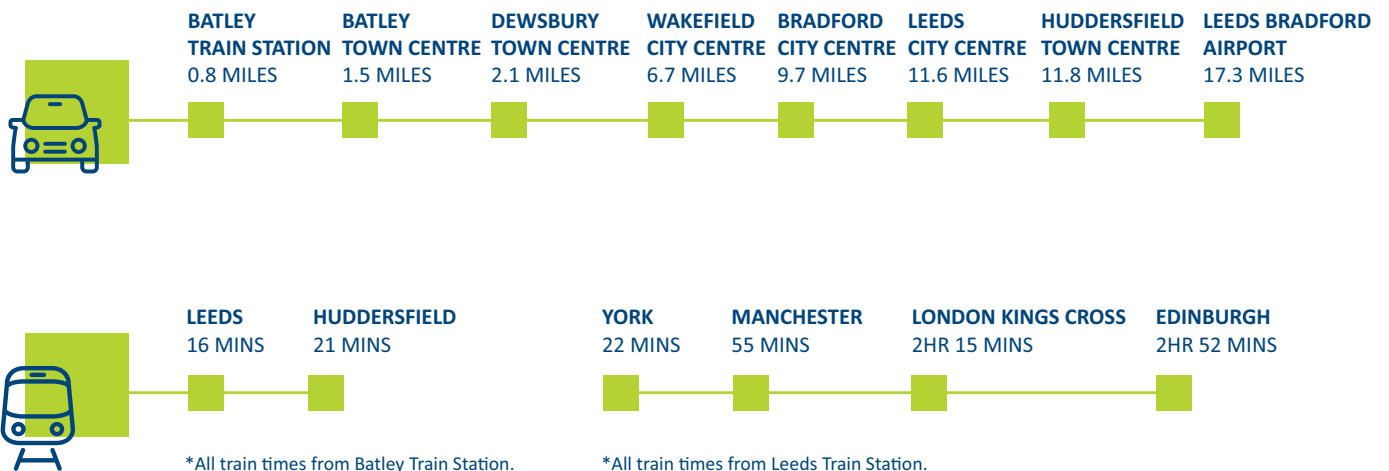
► TRAVEL LINKS

TRAVEL MADE EASY

Whether it's for work or pleasure, getting out and about is a breeze. The Orchards give you easy access to Leeds, Wakefield, Huddersfield and Bradford, thanks to it being close to junction 28 of the M62 and junction 41 of the M1.

Though why drive when you can go by train? Less than a mile away is Batley Station. With regular Northern and Transpennine Express services you can be in Leeds, York or Manchester before you know it.

For more distant climes, Leeds Bradford Airport is only 17-miles away. And from there, the world's your oyster. Though no matter where you jet off to, it won't be long before you'll be wanting to get back to the home and comfort of The Orchards

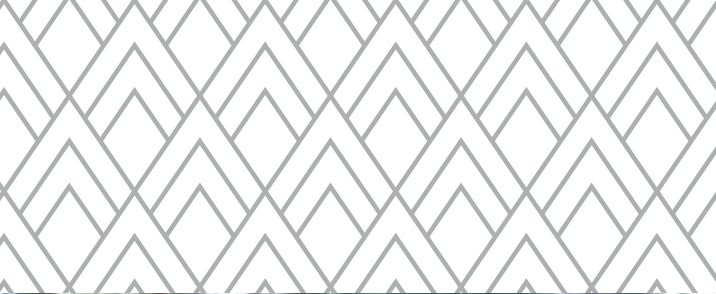


*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME
LOCATION

► TRAVEL LINKS

SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



► SITE PLAN

- THE ADLINGTON
2 bedroom home
- THE WELFORD
2 bedroom home
- THE EMBLETON
3 bedroom home
- THE HENBURY
3 bedroom home
- THE FOXHILL
3 bedroom home
- THE DRAYTON
3 bedroom home
- THE STRATFORD
3 bedroom home
- THE RUSTON
3 bedroom home
- THE LAMBETH
4 bedroom home
- THE PRESTON
4 bedroom home
- THE MILFORD
4 bedroom home
- THE OAKWOOD
4 bedroom home
- THE NEWTON
4 bedroom home
- THE DARTMOUTH
4 bedroom home
- AFFORDABLE HOMES

SOLAR PANELS

BS Bin Store
BCP Bin Collection Point
PROW Public Right of Way
SS Sub Station

SALES CENTRE
Temporary Sales Centre
Plot 12 garage

SHOWHOMES
Plots 12 - 14

WELCOME
LOCATION
TRAVEL LINKS

► SITE PLAN

MAKE IT YOUR OWN
SPECIFICATION

YOUR BUYING GUIDE

30,000 HOMES & COUNTING



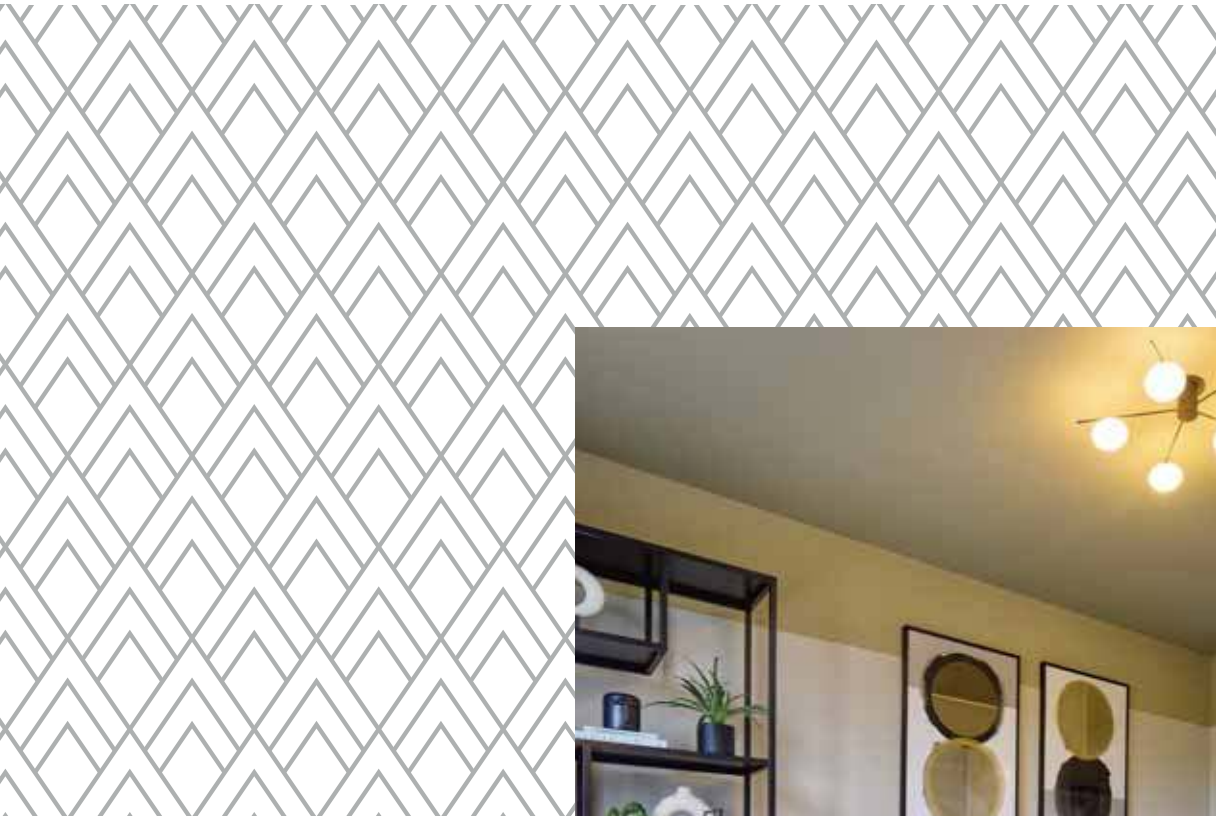
Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



► MAKE IT YOUR OWN



WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
► **MAKE IT YOUR OWN**
SPECIFICATION
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

*When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty**

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.

Availability of upgrades and standard choices are subject to build stage at point of reservation.



► SPECIFICATION



FINISHING TOUCHES

Our standard specification includes high quality, modern fixtures and fittings with a great choice of kitchen worktops and units.

Once you've reserved your home, we'll invite you back for your options meeting. This is the exciting bit. It's here you can discuss all the ways you can personalise your home.

Be inspired and make your home yours.

WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN

► **SPECIFICATION**
YOUR BUYING GUIDE
30,000 HOMES & COUNTING



GENERAL

- ✓ White sockets and switches
- ✓ White internal 4 panel timber doors
- ✓ White UPVC French Doors (Design permitting)
- ✓ White UPVC front and back doors
- ✓ Polished chrome plated interior door handles
- ✓ UPVC Double glazed windows
- ✓ Doorbell
- ✓ Polished stainless steel letter plate
- ✓ Slate effect house number plate
- ✓ Rounded skirting and architraves
- ✓ Stelrad Elite radiators throughout
- ✓ Logic Combi ESP1 30 boiler
- ✓ Front garden turfed and landscaped
- ✓ Rear garden rotated soil as standard
- ✓ Outside tap at rear
- ✓ 2 zone programmable gas central heating system with thermostatic radiator valves (high efficiency)
- ✓ PV Panels (plot specific, See Sales Executive for details)**

KITCHEN / UTILITY

- ✓ Design upgrade
- ✓ Choice of kitchen units**
- ✓ Choice of worktops with upstand **
- ✓ Fan assisted oven
- ✓ Cooker hood with extractor fan
- ✓ Extractor fan in utility
- ✓ Glass splashback
- ✓ Window cills tiled with plain white tiles
- ✓ Stainless steel single bowl and half sink

BATHROOM / EN SUITE

- ✓ Fitted superior sanitaryware
- ✓ Aluminum tile trim
- ✓ Extractor fan in bathroom
- ✓ Extractor fan in ensuite and WC where applicable
- ✓ Inward folding shower screen
- ✓ Mixer tap in basin
- ✓ Moisture resistant light fitting
- ✓ Choice of wall tiles

DECORATING

- ✓ All walls & ceilings Dulux Supermatt Almond White
- ✓ All woodwork Dulux Brilliant White Gloss

ELECTRICAL

- ✓ Openreach modem (ONT) fibre unit
- ✓ Data Point in lounge
- ✓ Pendant lighting in bathroom and ensembles
- ✓ TV points in Lounge and Master Bedroom
- ✓ Outside light next to entrance door
- ✓ EV charging points (plot specific, See Sales Executive for details)**

SAFETY & SECURITY

- ✓ Mains fed smoke detectors to hall and landing
- ✓ Mains fed smoke detector to loft and living room (plot specific, See Sales Executive for details)**
- ✓ CO2 detector fitted in same room as boiler
- ✓ Security latches to ground floor windows except fire egress
- ✓ Heat detector
- ✓ Carbon Monoxide detector

Make it your own with our range of optional extras



► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



STEP 01

Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION

► YOUR BUYING GUIDE

30,000 HOMES & COUNTING



STEP 02

Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home**.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sales Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money – even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home – this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



STEP 03

Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

**build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



STEP 04

Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new home meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.

STEP 05

Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!

STEP 06

Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.





30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

We never forget that it's your home.

WELCOME
LOCATION
TRAVEL LINKS
SITE PLAN
MAKE IT YOUR OWN
SPECIFICATION
YOUR BUYING GUIDE

► **30,000 HOMES & COUNTING**

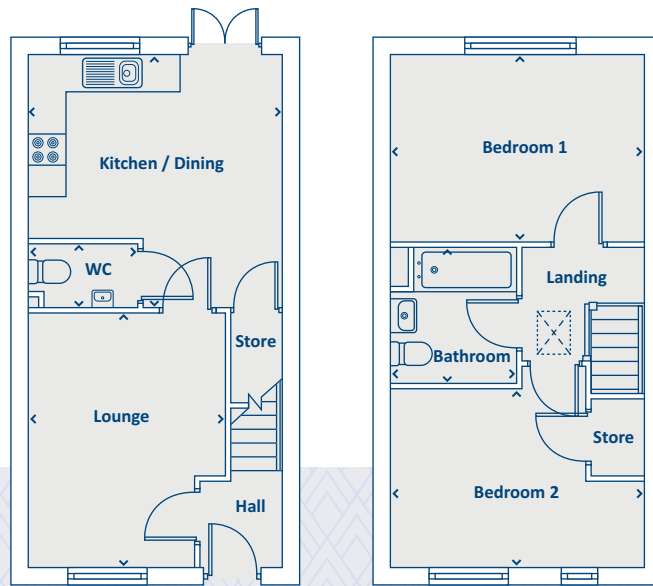
*Start the next
exciting chapter
in your life at
The Orchards*

ENHANCED
SPECIFICATION



Artists impression, features may vary

THE ADLINGTON 2 bedroom home



GROUND FLOOR

Kitchen / Dining	4164 x 4152	13'8" x 13'7"
Lounge	4198 x 3214	13'9" x 10'7"
WC	1010 x 1783	3'4" x 5'10"

FIRST FLOOR

Bedroom 1	3109 x 4162	10'2" x 13'8"
Bedroom 2	2932 x 4162	9'7" x 13'8"
Bathroom	2152 x 2078	7'1" x 6'10"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

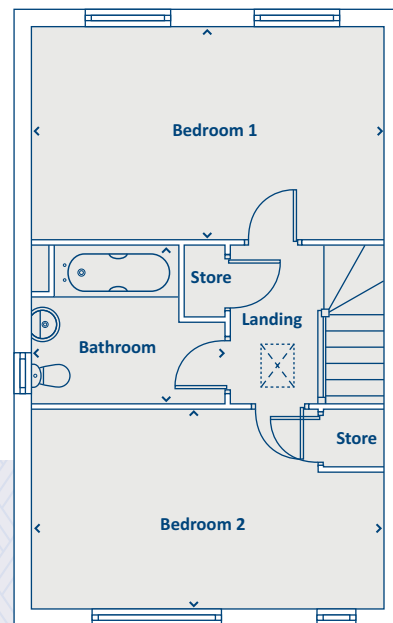
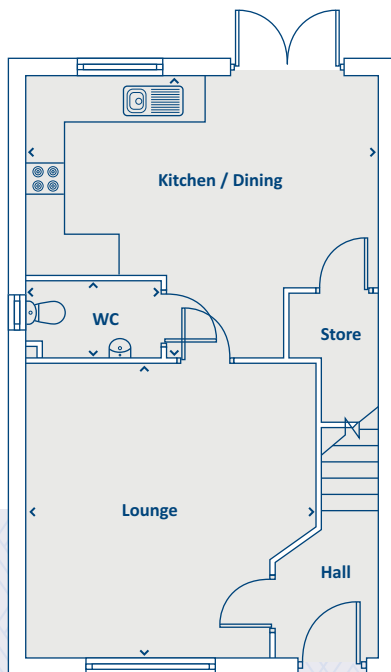
Keepmoat

ENHANCED
SPECIFICATION



Artists impression, features may vary

THE WELFORD 2 bedroom home



GROUND FLOOR

Kitchen / Dining	3911 x 4940	12'10" x 16'2"
Lounge	3961 x 3957	13'0" x 13'0"
WC	1050 x 1815	3'5" x 5'11"

FIRST FLOOR

Bedroom 1	2910 x 4950	9'7" x 16'3"
Bedroom 2	2683 x 4950	8'10" x 16'3"
Bathroom	2151 x 2643	7'1" x 8'8"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



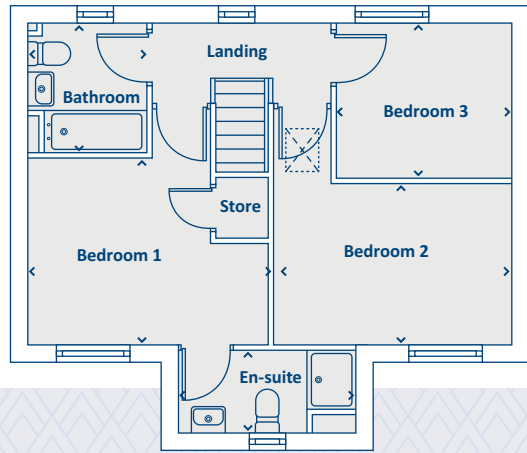
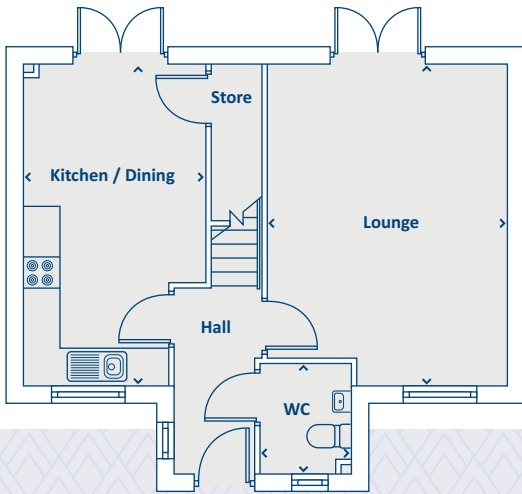
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

Artists impression, features may vary

THE EMBLETON 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2990 x 5265	9'10" x 17'3"
Lounge	3932 x 5265	12'11" x 17'3"
WC	1484 x 1800	4'10" x 5'11"

FIRST FLOOR

Bedroom 1	3956 x 3055	13'0" x 10'0"
En-suite	2927 x 1370	9'7" x 4'6"
Bedroom 2	3949 x 2620	12'11" x 8'7"
Bedroom 3	2904 x 2585	9'6" x 8'6"
Bathroom	1945 x 2150	6'5" x 7'1"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



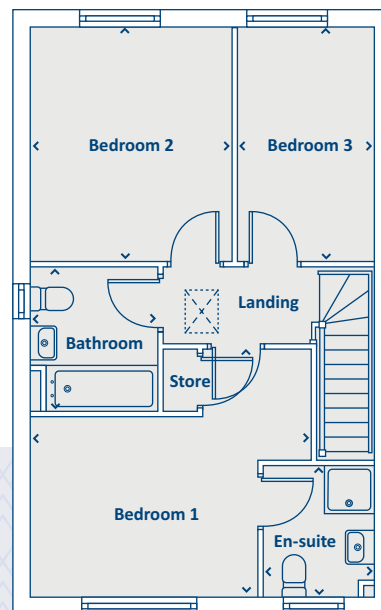
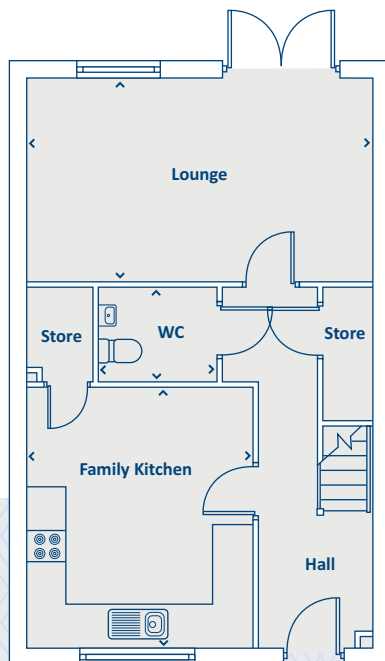
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

Artists impression, features may vary

THE HENBURY 3 bedroom home



GROUND FLOOR

Family Kitchen	3465 x 3995	11'4" x 13'1"
Lounge	5343 x 3074	17'6" x 10'1"
WC	1800 x 1450	5'11" x 4'9"

FIRST FLOOR

Bedroom 1	3462 x 3774	11'4" x 12'5"
En-suite	1770 x 1978	5'10" x 6'6"
Bedroom 2	3180 x 3628	10'5" x 11'11"
Bedroom 3	2071 x 3628	6'10" x 11'11"
Bathroom	1937 x 2151	6'4" x 7'1"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

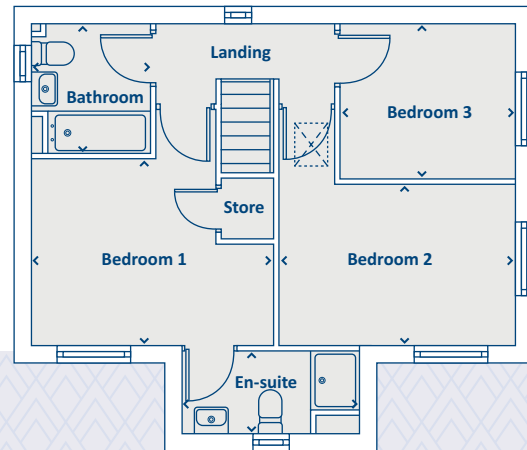
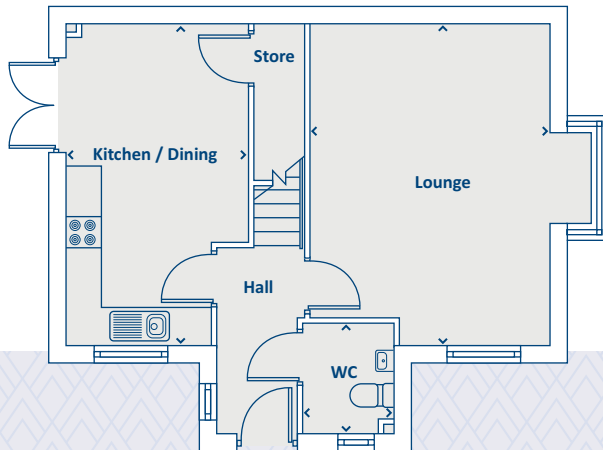
 **Keepmoat**

ENHANCED
SPECIFICATION



Artists impression, features may vary

THE FOXHILL 3 bedroom home



GROUND FLOOR

Kitchen / Dining	2992 x 5265	9'10" x 17'3"
Lounge	3932 x 5265	12'11" x 17'3"
WC	1482 x 1800	4'10" x 5'11"

FIRST FLOOR

Bedroom 1	3968 x 3065	13'0" x 10'1"
En-suite	2957 x 1370	9'8" x 4'6"
Bedroom 2	3949 x 2630	12'11" x 8'8"
Bedroom 3	2904 x 2597	9'6" x 8'6"
Bathroom	1957 x 2162	6'5" x 7'1"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



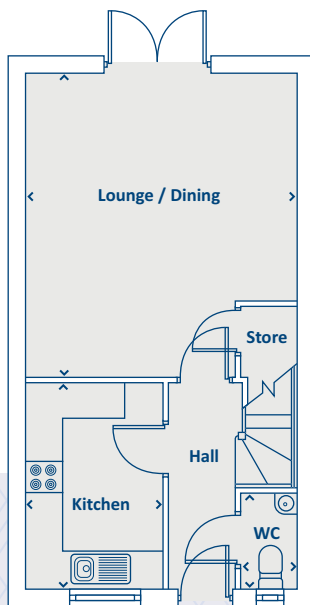
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

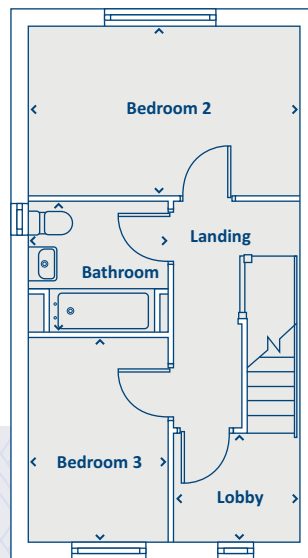
Artists impression, features may vary

THE DRAYTON 3 bedroom home



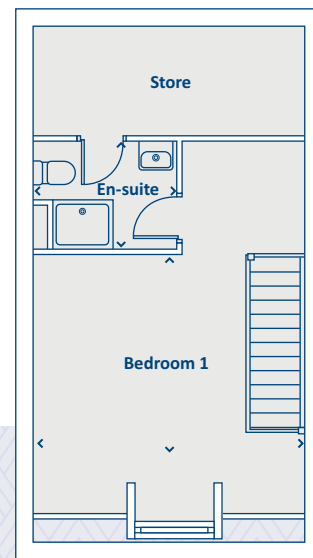
GROUND FLOOR

Kitchen	2271 x 3397	7'5" x 11'2"
Lounge / Dining	4387 x 4888	14'5" x 16'0"
WC	907 x 1575	3'0" x 5'2"



FIRST FLOOR

Bedroom 2	4387 x 2733	14'5" x 9'0"
Bedroom 3	2253 x 3333	7'5" x 10'11"
Bathroom	2253 x 2162	7'5" x 7'1"
Lobby	2041 x 1762	6'8" x 5'9"



SECOND FLOOR

Bedroom 1	4387 x 3268	14'5" x 10'9"
En-suite	2351 x 1754	7'9" x 5'9"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

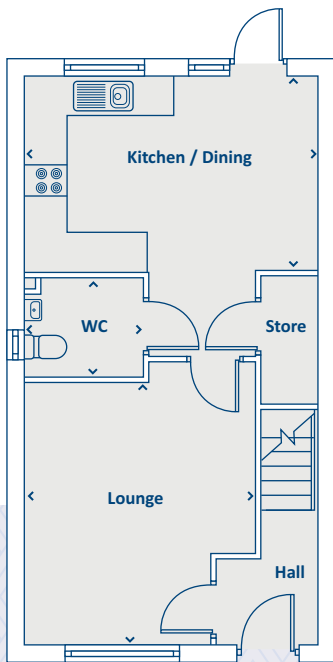
 **Keepmoat**

ENHANCED
SPECIFICATION



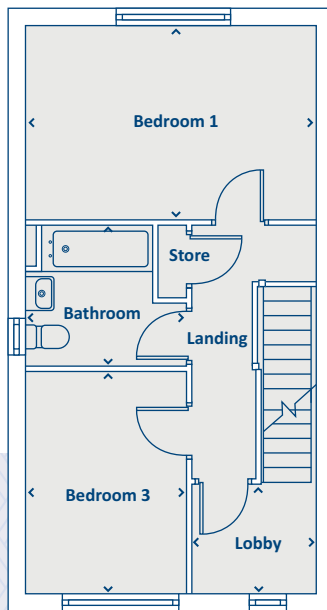
* Artists impression, features may vary

THE STRATFORD 3 bedroom home



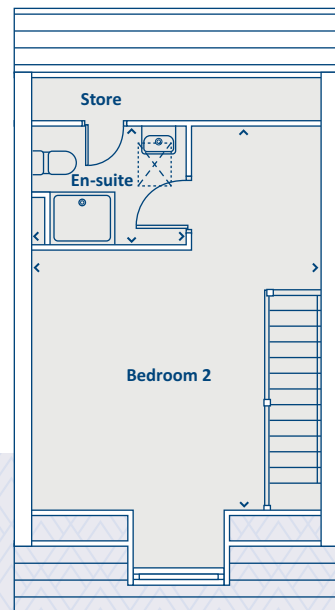
GROUND FLOOR

Kitchen / Dining	4500 x 3007	14'9" x 9'10"
Lounge	3562 x 4009	11'8" x 13'2"
WC	1810 x 1500	5'11" x 4'11"



FIRST FLOOR

Bedroom 1	4510 x 3003	14'10" x 9'10"
Bedroom 3	2448 x 3363	8'0" x 11'0"
Bathroom	2448 x 2150	8'0" x 7'1"
Lobby	1970 x 1665	6'6" x 5'6"



SECOND FLOOR

Bedroom 2	4510 x 5951	14'10" x 19'6"
En-suite	2333 x 1802	7'8" x 5'11"

➤ Longest measurement taken

*

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



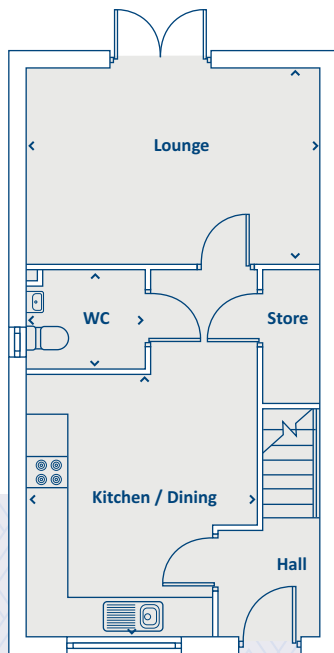
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

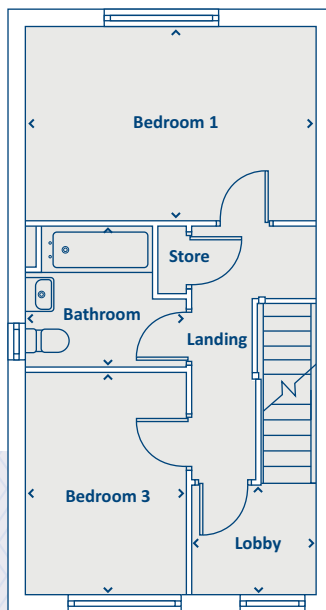
Artists impression, features may vary

THE RUSTON 3 bedroom home



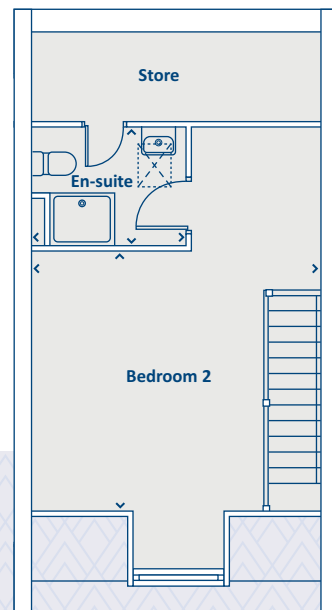
GROUND FLOOR

Kitchen / Dining	3552 x 4054	11'8" x 13'4"
Lounge	4510 x 2962	14'10" x 9'9"
WC	1810 x 1500	5'11" x 4'11"



FIRST FLOOR

Bathroom	2448 x 2150	8'0" x 7'1"
Bedroom 1	4510 x 3003	14'10" x 9'10"
Bedroom 3	2448 x 3363	8'0" x 11'0"
Lobby	1970 x 1665	6'6" x 5'6"



SECOND FLOOR

Bedroom 2	4510 x 5951	14'10" x 19'6"
En-suite	2333 x 1802	7'8" x 5'11"

➤ Longest measurement taken

*

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



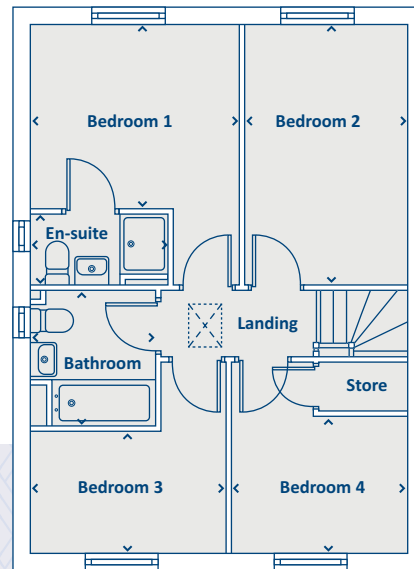
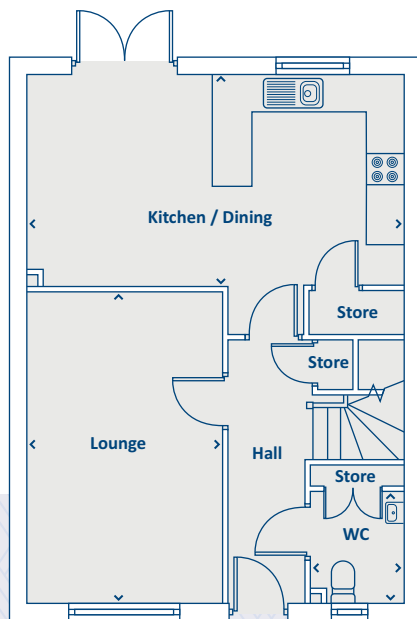
PV PANELS

 **Keepmoat**

ENHANCED
SPECIFICATION

Artists impression, features may vary

THE LAMBETH 4 bedroom home



GROUND FLOOR

Kitchen / Dining	3447 X 6094	11'4" X 20'0"
Lounge	5049 X 3133	16'7" X 10'3"
WC	1810 X 1469	5'11" X 4'10"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3029 X 3355	9'11" X 11'0"
En-suite	1181 X 2189	3'10" X 7'2"
Bedroom 2	4284 X 2683	14'1" X 8'10"
Bedroom 3	1997 X 3175	6'7" X 10'5"
Bedroom 4	2250 X 2864	7'5" X 9'5"
Bathroom	2138 X 2010	7'0" X 6'7"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

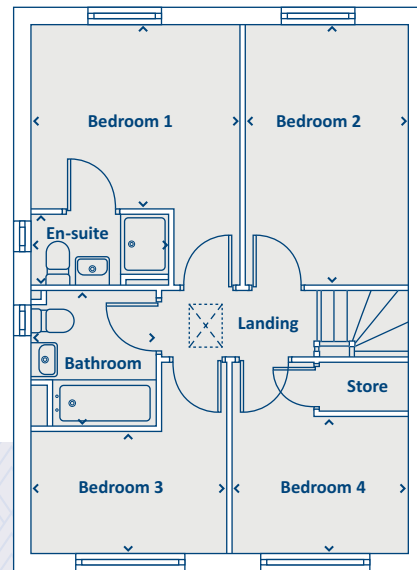
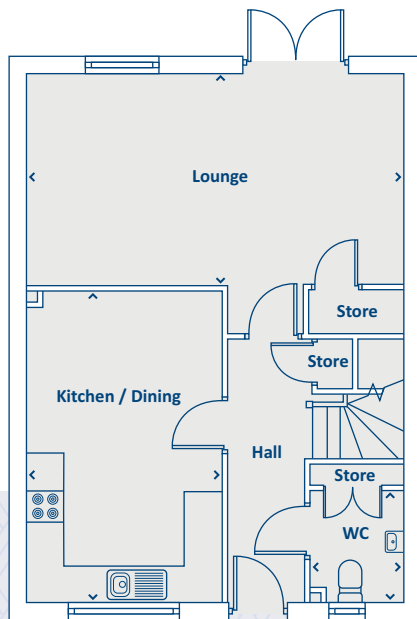
 **Keepmoat**

ENHANCED
SPECIFICATION



Artists impression, features may vary

THE PRESTON 4 bedroom home



GROUND FLOOR

Kitchen / Dining	5049 X 3123	16'7" X 10'3"
Lounge	3447 X 6132	11'4" X 20'1"
WC	1830 X 1469	6'0" X 4'10"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3006 X 3345	9'10" X 11'0"
En-suite	1185 X 2197	3'11" X 7'2"
Bedroom 2	4284 X 2694	14'1" X 8'10"
Bedroom 3	1984 X 3160	6'6" X 10'4"
Bedroom 4	2215 X 2879	7'3" X 9'5"
Bathroom	2150 X 2000	7'1" X 6'7"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



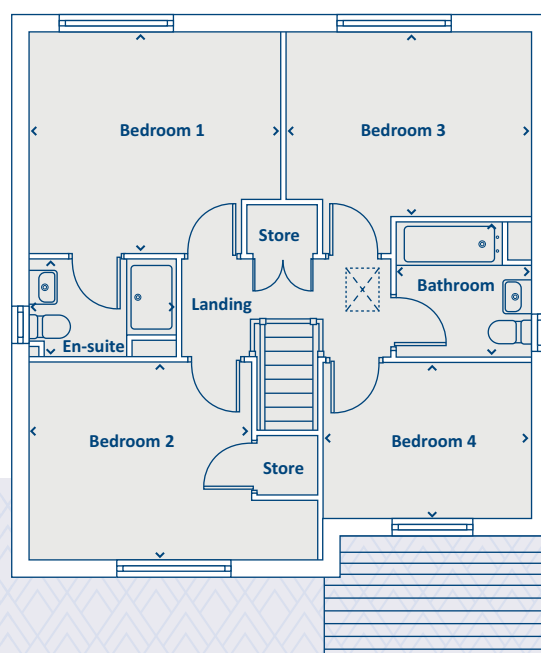
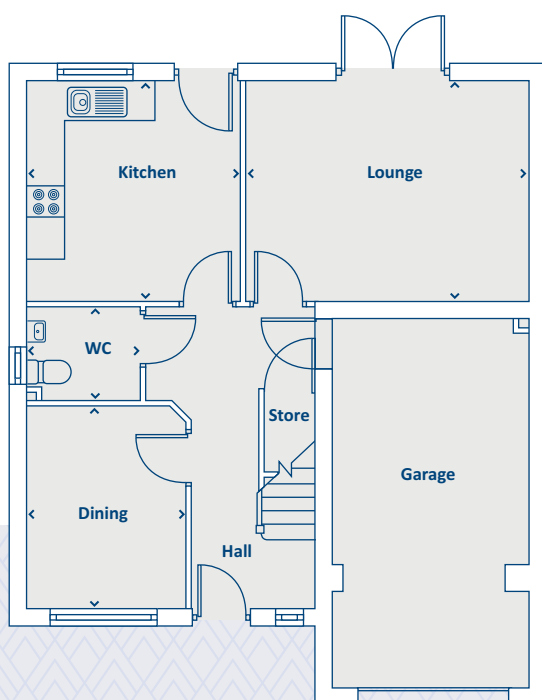
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

Artists impression, features may vary

THE MILFORD 4 bedroom home



GROUND FLOOR

Dining	3213 x 2510	10'6" x 8'3"
Kitchen	3522 x 3378	11'7" x 11'1"
Lounge	3522 x 4484	11'7" x 14'9"
WC	1450 x 1783	4'9" x 5'10"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3525 x 3987	11'7" x 13'1"
En-suite	1519 x 2302	5'0" x 7'7"
Bedroom 2	3507 x 3178	11'6" x 10'5"
Bedroom 3	2883 x 3885	9'5" x 12'9"
Bedroom 4	2485 x 3319	8'2" x 10'11"
Bathroom	2112 x 2150	6'11" x 7'1"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

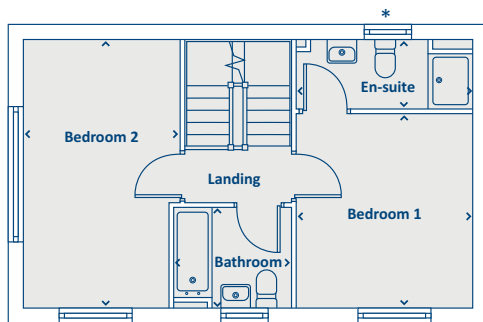
 **Keepmoat**

ENHANCED
SPECIFICATION

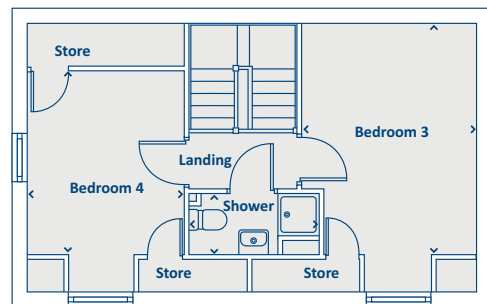


Artists impression, features may vary

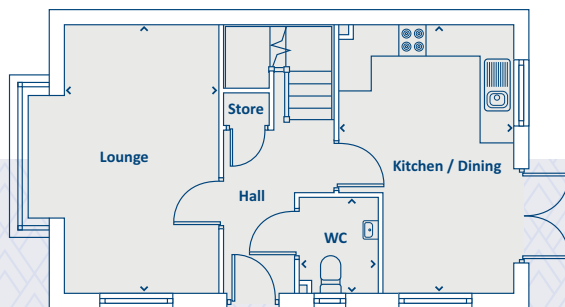
THE OAKWOOD 4 bedroom home



FIRST FLOOR

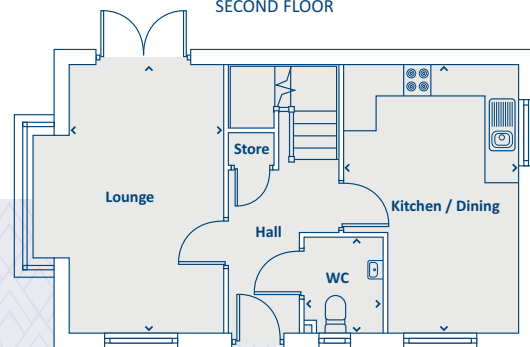


SECOND FLOOR



GROUND FLOOR

OR



** GROUND FLOOR

GROUND FLOOR

Kitchen / Dining	3259 x 5030	10'8" x 16'6"
Lounge	2919 x 5048	9'7" x 16'7"
WC	1450 x 1810	4'9" x 5'11"

FIRST FLOOR

Bedroom 1	3282 x 3673	10'9" x 12'1"
En-suite	3282 x 1283	10'9" x 4'2"
Bedroom 2	2919 x 5048	9'7" x 16'7"
Bathroom	2200 x 1882	7'3" x 6'2"

SECOND FLOOR

Bedroom 3	3282 x 4371	10'9" x 14'4"
Bedroom 4	2919 x 3458	9'7" x 11'4"
Shower	2432 x 1149	8'0" x 3'9"

➤ Longest measurement taken

* Window is plot specific, dependent on the configuration of the plot, please speak to the Sales Executive for confirmation.

** The ground floor plan is plot specific, please speak to your Sales Executive to determine the plot layout.

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



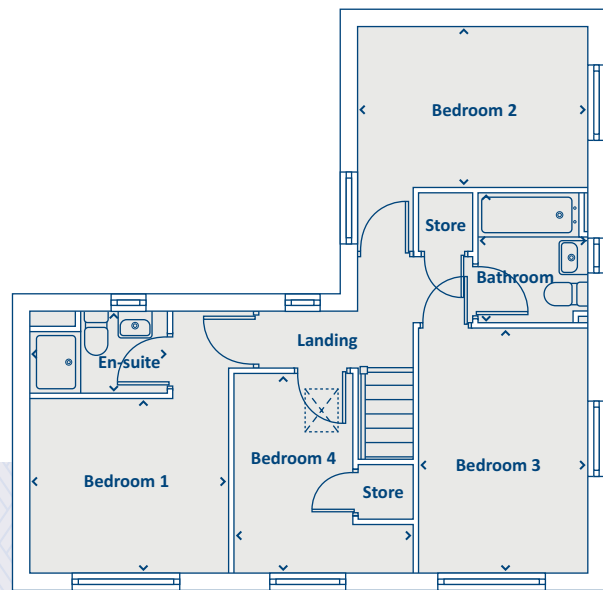
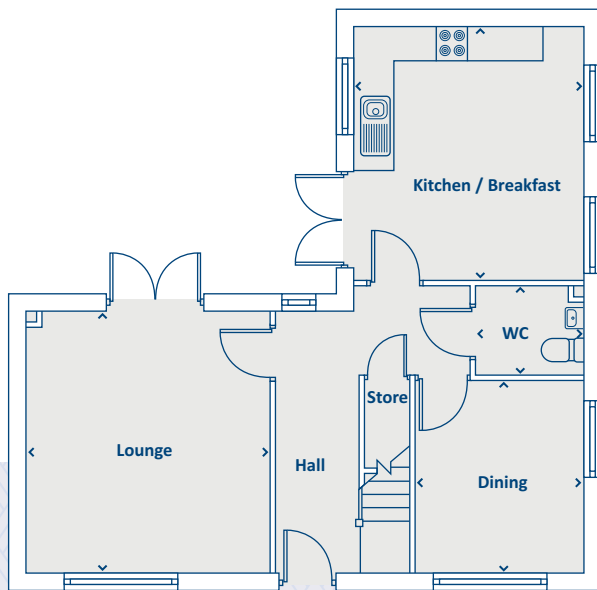
PV PANELS

Keepmoat

ENHANCED
SPECIFICATION

Artists impression, features may vary

THE NEWTON 4 bedroom home



GROUND FLOOR

Dining	2803 x 3238	9'2" x 10'7"
Kitchen / Breakfast	3800 x 4272	12'6" x 14'0"
Lounge	4042 x 4363	13'3" x 14'4"
WC	1783 x 1462	5'10" x 4'10"

➤ Longest measurement taken

FIRST FLOOR

Bedroom 1	3252 x 2943	10'8" x 9'8"
En-suite	2218 x 1327	7'3" x 4'4"
Bedroom 2	3800 x 2743	12'6" x 9'0"
Bedroom 3	2820 x 4093	9'3" x 13'5"
Bedroom 4	1997 x 3337	6'7" x 10'11"
Bathroom	1800 x 2153	5'11" x 7'1"

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



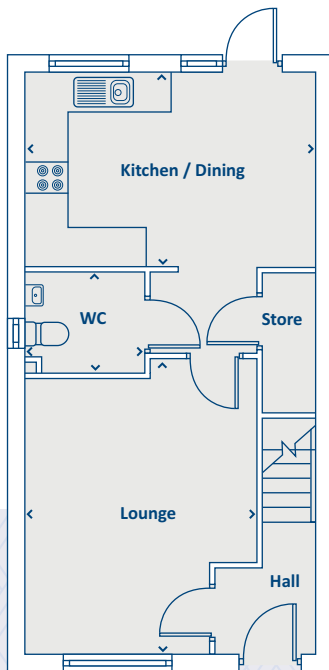
PV PANELS

 **Keepmoat**

ENHANCED
SPECIFICATION

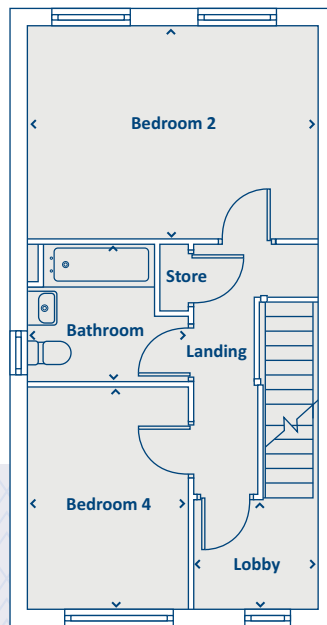
Artists impression, features may vary

THE DARTMOUTH 4 bedroom home



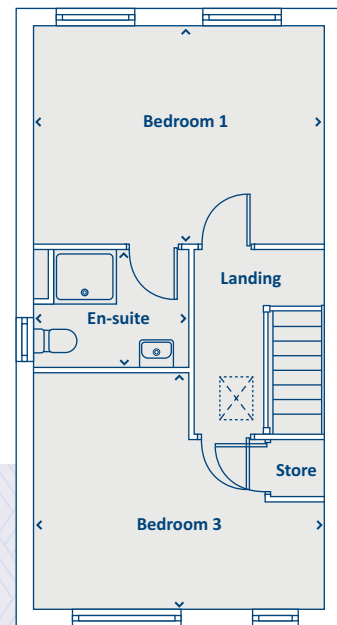
GROUND FLOOR

Kitchen / Dining	3009 x 4490	9'10" x 14'9"
Lounge	4582 x 3580	15'0" x 11'9"
WC	1499 x 1810	4'11" x 5'11"



FIRST FLOOR

Bedroom 2	3242 x 4528	10'8" x 14'10"
Bedroom 4	3419 x 2475	11'3" x 8'1"
Bathroom	2150 x 2475	7'1" x 8'1"
Lobby	1682 x 1961	5'6" x 6'5"



SECOND FLOOR

Bedroom 1	3394 x 4528	11'2" x 14'10"
En-suite	1802 x 2379	5'11" x 7'10"
Bedroom 3	3620 x 4528	11'11" x 14'10"

➤ Longest measurement taken

PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



keepmoat.com



EV CHARGERS



PV PANELS

Keepmoat



THE
ORCHARDS
SOOTHILL

All enquiries:

01924 911 615

or email: The.Orchards@keepmoat.com



keepmoat.com

Keepmoat is the trading name of Keepmoat Homes Limited.

This brochure has been produced as a guide to assist intending purchasers in the selection of their new home. Its content does not form part of any contract.