

AVANT
homes



**WELCOME TO MODERN LIVING AT
COPPER GARDENS**

YOUR BEST LIFE STARTS HERE. READY?



Looking for an exceptional new home in County Durham? Then look no further. Copper Gardens offers a range of 3, 4 & 5 bedroom homes in Ingleby Barwick designed with style, comfort, and contemporary living in mind.

Each home features classic French doors, exclusive kitchen designs with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Flexible modern spaces tailored to your needs.

With a range of attractions, leisure activities, and nature reserve walks, Stock On Tees offers a idyllic place to live for the whole family. This popular place to live boasts excellent schools, superb travel links, and plenty of places to treat yourself.

Discover more with Avant Homes and explore our range of new homes that help people flourish.

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.



LIVING IN INGLEBY BARWICK

Ingleby Barwick is a place growing in popularity amongst people looking to live in a quieter village setting whilst also being able to commute to the big city when they need to. Choose the commercial flair and urban atmosphere of the nearby Middlesbrough and Stockton-On-Tees for work or fun, and embrace the fresh countryside air at the weekends.

In the surrounding area, you'll find numerous high-ranking infant, primary and secondary schools, including Whinstone Primary School, All Saints Church of England Academy, and Thérèse of Lisieux R C Primary School. From schools ranked Outstanding in Ofsted inspections to several nearby further education university sites, your new home is part of an area featuring a great educational hub for all ages.



Stockton On Tees High Street

Nearby in Middlesbrough are several landmark attractions, such as the Captain Cook Museum. The Museum is a great family attraction and it has beautiful grounds to explore and holds temporary exhibits to enjoy throughout the year. The small entrance fee also helps towards the upkeep of the museum and historical items.

Another popular day out is the Seal Sands Nature Reserve, not only are there lovely walks through the reserve, the wildlife is abundant. There are seals roaming on the water's edge, deer, and a large variety of birds from owls to herons! It's a great free day out for those living locally.

The surrounding areas offer a variety of large shopping centres to smaller independents on the high street. A short 10-minute drive from the upcoming new development is the Stockton-on-Tees shopping centre which offers a variety of big-name stores. The centre has a range of restaurants including quick pit stops for a coffee and cake through to sit-down restaurants to meet up with friends or family in the evenings.

Your new home enjoys quick and easy access to both the A19 and the A174 making for effortless travel and commuting to the east coast, Middlesborough, and further afield. Stock train station is just a 15 minute drive away and connects you to Newcastle and York in around 60 minutes. Nearby Teesside International Airport offers travellers a whole range of connections to both national and international destinations.



Ropner Park



Preston Park Museum



Yarm Bridge

DEVELOPMENT PLAN



Future Phase



- THE CADEBY**
3 bedroom home
- THE LEYBURN**
3 bedroom home
- THE OAKWOOD**
3 bedroom home
- THE WENTBRIDGE**
4 bedroom home
- THE DARWOOD**
4+ bedroom home
- THE HORBURY**
4 bedroom home
- THE BILBROUGH**
5 bedroom home
- THE COOKRIDGE**
5 bedroom home
- THE COVERHAM**
5 bedroom home
- THE THORNTON**
5 bedroom home

- Garage Access
- Bin Storage Area
- Bin Collection Point
- + Denotes lifestyle room on first floor

Plan not to scale.
For plot & public open space planting see detailed landscaping plan.

SHOWHOME

CUSTOMER APPOINTMENT CENTRE



THE CADEBY

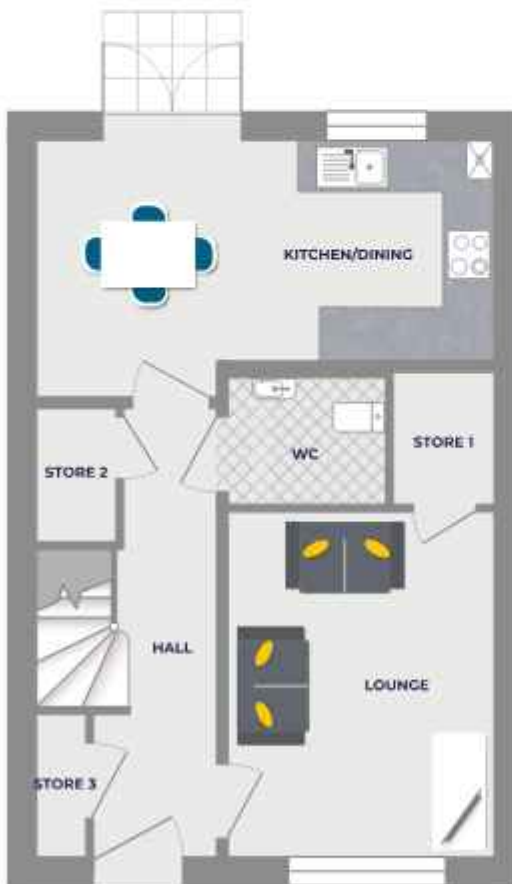
3 bedroom home

Ground Floor

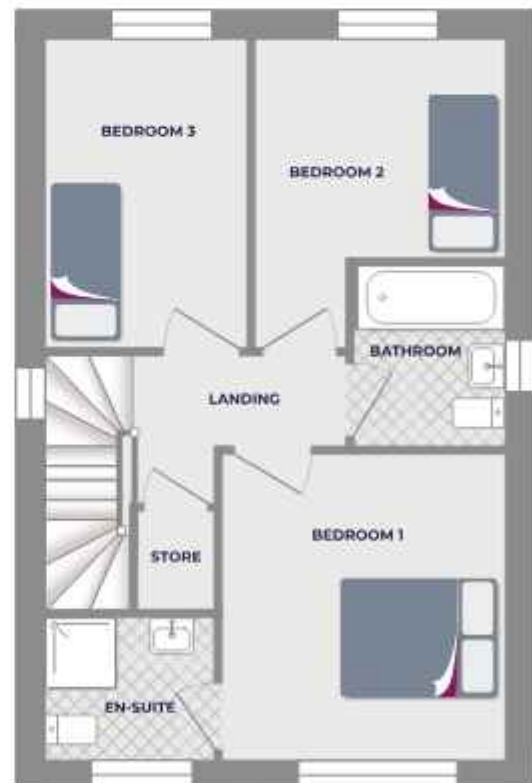
Kitchen/Dining	3.96m x 2.76m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.99m x 3.21m	13'1" x 10'8"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

THE LEYBURN

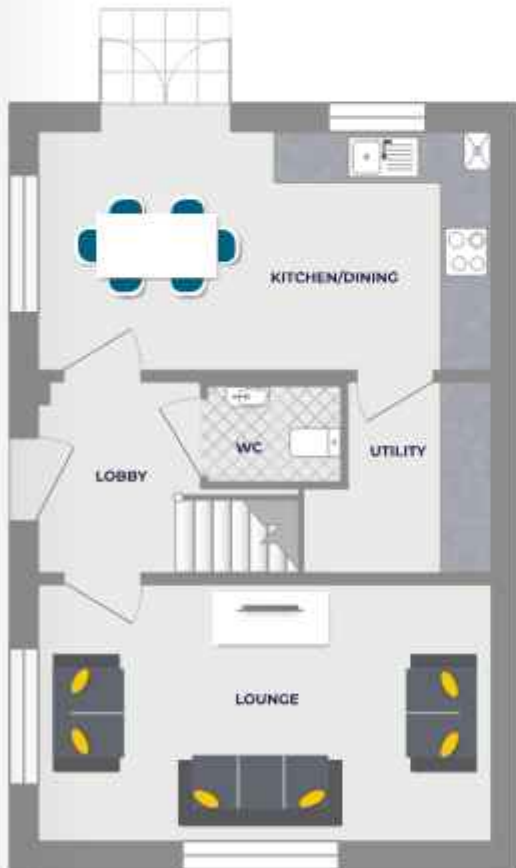
3 bedroom home

Ground Floor

Kitchen/Dining	5.31m x 2.79m	17' 5" x 9' 2"
Utility	1.65m x 2.21m	5' 6" x 7' 3"
Lounge	5.31m x 3.00m	17' 5" x 9' 10"
Lobby	1.89m x 2.21m	6' 2" x 7' 3"
WC	1.55m x 1.10m	5' 1" x 3' 7"

First Floor

Bedroom 1	5.30m x 3.06m	17' 5" x 10' 1"
En-Suite	2.09m x 1.42m	6' 10" x 4' 8"
Bedroom 2	3.69m x 2.06m	12' 1" x 6' 9"
Bedroom 3	2.83m x 2.98m	9' 4" x 9' 6"
Bathroom	1.70m x 2.07m	5' 7" x 6' 10"



GROUND FLOOR



FIRST FLOOR

THE OAKWOOD

3 bedroom home

Ground Floor

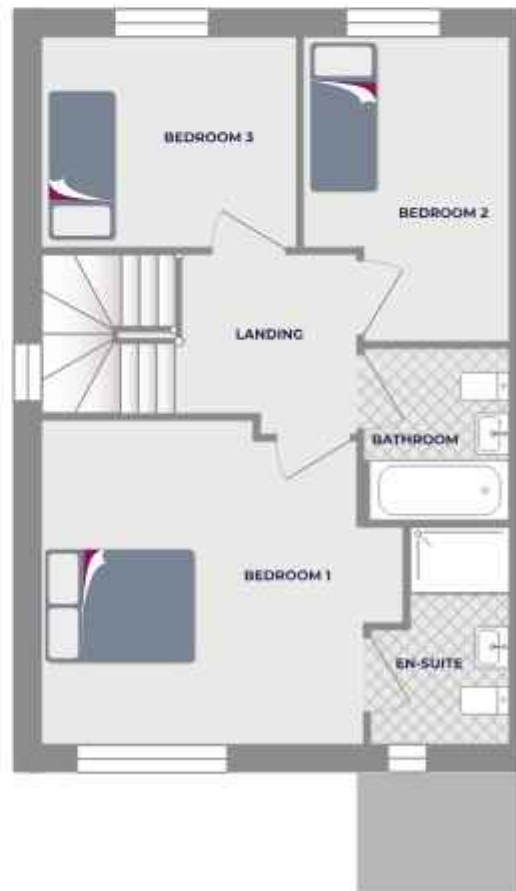
Lobby	1.04m x 1.34m	14' 0" x 4' 5"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 2" x 14' 0"
Hall	2.49m x 1.51m	7' 10" x 5' 0"
WC	1.55m x 1.51m	5' 1" x 5' 0"
Garage Store	2.40m x 4.71m	7' 10" x 15' 5"

First Floor

Bedroom 1	3.91m x 3.92m	12' 10" x 12' 10"
En-Suite	1.60m x 2.63m	5' 7" x 8' 7"
Bedroom 2	2.50m x 3.69m	8' 2" x 12' 1"
Bedroom 3	3.10m x 3.33m	10' 2" x 10' 11"
Bathroom	1.77m x 2.07m	5' 9" x 6' 10"



GROUND FLOOR



FIRST FLOOR

THE WENTBRIDGE

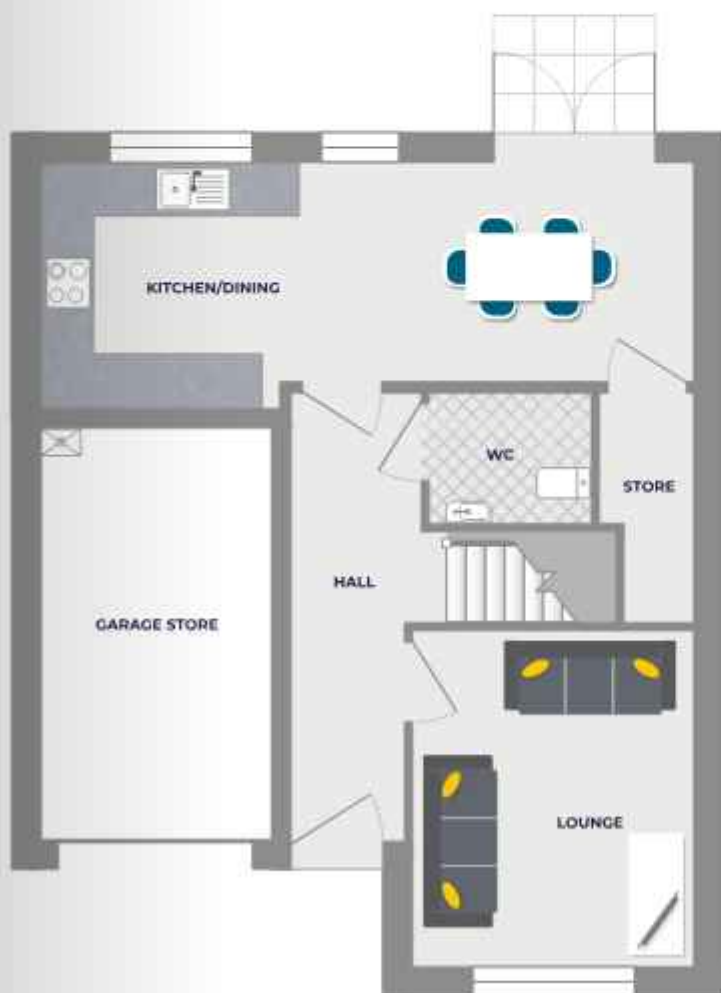
4 bedroom home

Ground Floor

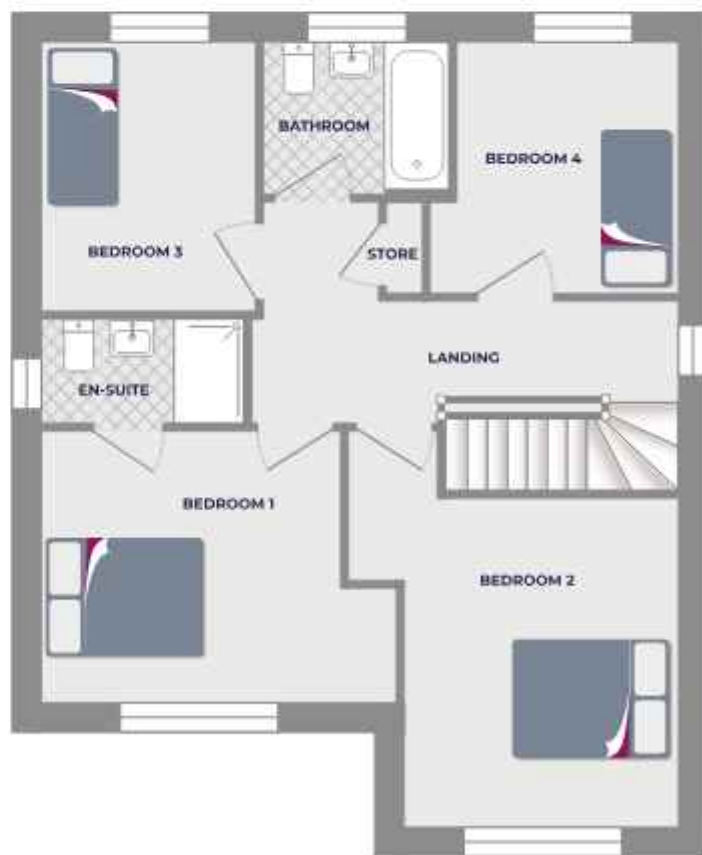
Kitchen/Dining	7.33m x 2.45m	24' 0" x 8' 0"
Lounge	3.15m x 3.77m	10' 4" x 12' 4"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.80m x 1.45m	5' 11" x 4' 9"
Store	1.01m x 1.40m	3' 6" x 4' 9"
Garage Store	2.61m x 4.60m	8' 7" x 15' 2"

First Floor

Bedroom 1	3.43m x 3.19m	11' 3" x 10' 5"
En-Suite	2.30m x 1.90m	7' 7" x 6' 11"
Bedroom 2	3.16m x 3.77m	10' 4" x 12' 4"
Bedroom 3	2.45m x 3.09m	8' 1" x 10' 2"
Bedroom 4	2.50m x 2.89m	8' 3" x 9' 6"
Bathroom	2.12m x 1.73m	7' 0" x 5' 9"
Store	0.47m x 1.05m	1' 6" x 3' 5"



GROUND FLOOR



FIRST FLOOR

THE DARWOOD

4+ bedroom home

Ground Floor

Kitchen/Dining/Family	8.96m x 3.39m	29' 11" x 11' 1"
Utility	1.86m x 1.77m	6' 2" x 5' 10"
Living	3.44m x 5.09m	11' 4" x 16' 7"
Hall	1.94m x 5.11m	6' 4" x 16' 10"
WC	1.52m x 1.77m	5' 0" x 5' 10"
Garage/Store	7.77m x 5.09m	25' 6" x 16' 8"

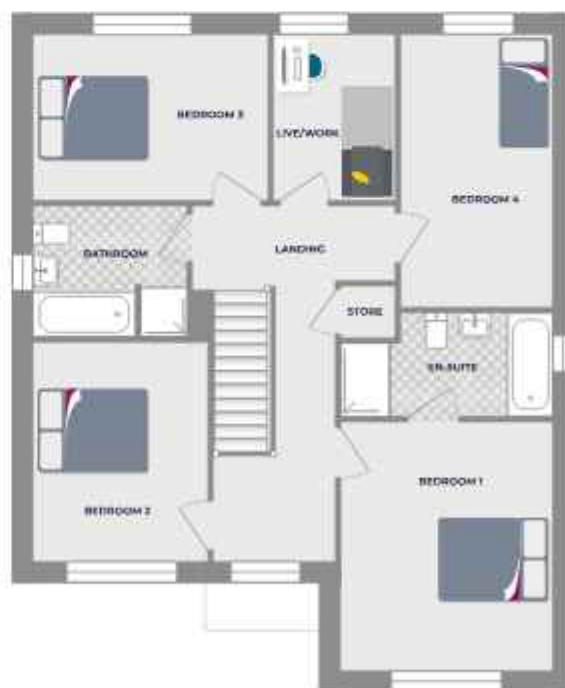
First Floor

Bedroom 1	3.50m x 4.13m	11' 6" x 13' 6"
En-Suite	3.50m x 1.70m	11' 6" x 5' 7"
Bedroom 2	2.88m x 3.63m	9' 6" x 11' 11"
Bedroom 3	3.67m x 2.72m	12' 1" x 8' 11"
Bedroom 4	2.50m x 4.47m	8' 3" x 14' 8"
Live/Work	2.01m x 2.72m	6' 7" x 8' 11"
Bathroom	2.79m x 2.15m	9' 2" x 7' 1"
Store	0.91m x 0.55m	3' 0" x 2' 0"

* Maximum dimension



GROUND FLOOR



FIRST FLOOR

THE HORBURY

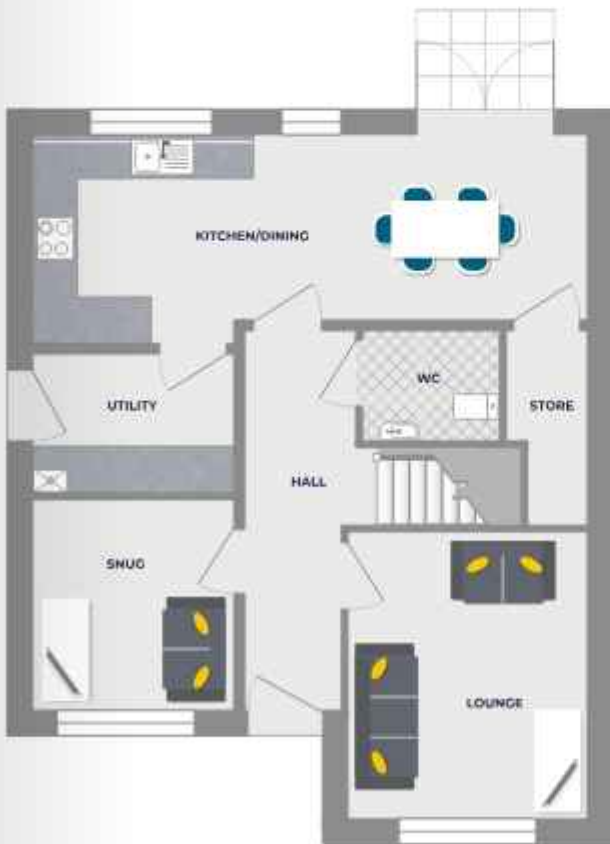
4 bedroom home

Ground Floor

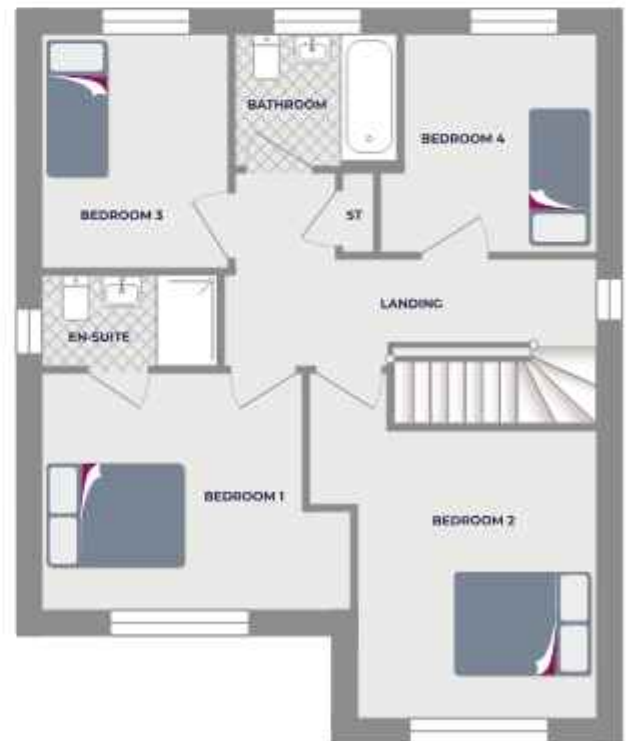
Kitchen/Dining	7.33m x 2.45m	24' 0" x 8' 0"
Utility	2.60m x 1.83m	8' 6" x 6' 0"
Lounge	3.15m x 3.77m	10' 4" x 12' 4"
Snug	2.86m x 2.77m	9' 5" x 9' 1"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.80m x 1.45m	5' 11" x 4' 9"
Store	1.07m x 1.45m	3' 6" x 4' 9"

First Floor

Bedroom 1	3.43m	x 3.12m	11' 2"	x 10' 3"
En-Suite	2.30m	x 1.20m	7' 7"	x 3' 11"
Bedroom 2	3.16m	x 3.77m	10' 4"	x 12' 4"
Bedroom 3	2.45m	x 3.00m	8' 1"	x 10' 2"
Bedroom 4	2.56m	x 2.89m	8' 5"	x 9' 6"
Bathroom	2.12m	x 1.78m	7' 0"	x 5' 9"
Store	0.41m	x 1.05m	1' 4"	x 3' 5"



GROUND FLOOR



FIRST FLOOR

THE BILBROUGH

5 bedroom home

Ground Floor

Kitchen/Dining	8.44m x 3.85m	27' 8" x 12' 8"
Lounge	3.35m x 5.00m	11' 0" x 16' 5"
Hall	2.11m x 5.00m	6' 11" x 16' 5"
WC	0.98m x 1.62m	3' 2" x 5' 4"
Garage Store	2.03m x 4.95m	6' 8" x 16' 3"

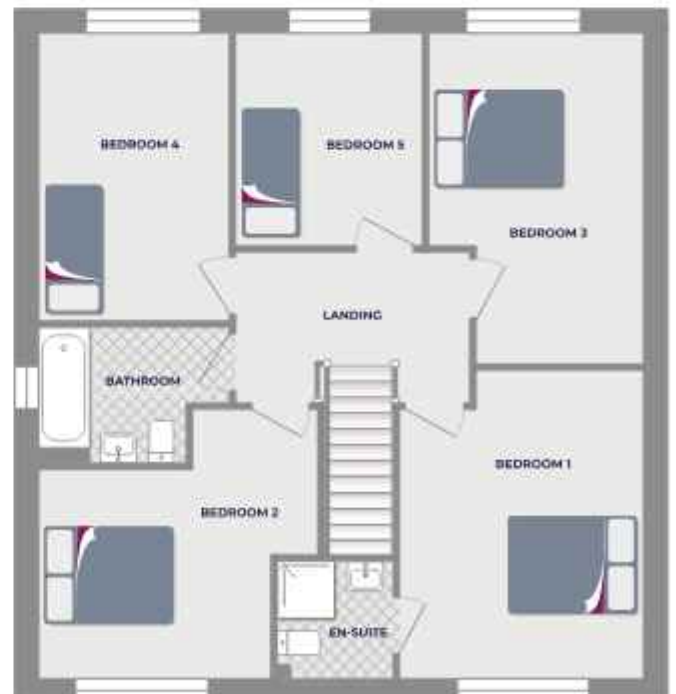
First Floor

Bedroom 1	3.41m x 4.32m	11' 2" x 14' 2"
En-Suite	1.61m x 1.67m	5' 3" x 5' 6"
Bedroom 2	3.04m** x 3.05m**	10' 0" x 10' 0"
Bedroom 3	2.00m* x 4.89m*	6' 7" x 15' 11"
Bedroom 4	2.07m x 4.00m	6' 9" x 13' 1"
Bedroom 5	2.51m x 2.95m	8' 2" x 9' 8"
Bathroom	2.00m x 1.71m	6' 6" x 5' 7"

* Minimum dimension
** Maximum dimension



GROUND FLOOR



FIRST FLOOR

THE COOKRIDGE

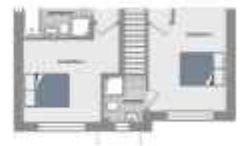
5 bedroom home

Ground Floor

Kitchen/Dining/Family	8.22m x 2.95m	27' 0" x 9' 8"
Lounge	3.04m x 4.77m	9' 11" x 15' 8"
Hall	2.11m x 5.22m	6' 11" x 17' 2"
WC	0.98m x 1.67m	3' 0" x 5' 6"
Garage/Store	2.64m x 5.17m	8' 8" x 17' 0"



GROUND FLOOR



First Floor

Bedroom	3.04m x 3.04m	9' 11" x 9' 11"
Bedroom	3.04m x 3.04m	9' 11" x 9' 11"
Bedroom	3.04m x 3.04m	9' 11" x 9' 11"
Bathroom	2.11m x 2.11m	6' 11" x 6' 11"
Hall	2.11m x 5.22m	6' 11" x 17' 2"

FIRST FLOOR

THE COVERHAM

5 bedroom home

Ground Floor

Kitchen/Dining/Family	11.85m x 3.35m	39' 11" x 11' 1"
Utility	1.65m x 1.85m	5' 5" x 6' 1"
Lounge	3.65m x 4.65m	12' 0" x 15' 3"
Hall	2.03m x 5.85m	6' 8" x 19' 0"
WC	1.7m x 1.65m	5' 7" x 5' 5"
Store	0.75m x 2.03m	2' 5" x 6' 8"
Garage Store	5.24m x 4.75m	17' 3" x 15' 7"

First Floor

Bedroom 1	3.95m x 5.43m	13' 0" x 17' 8"
En-Suite 1	1.93m x 3.01m	6' 4" x 9' 11"
Bedroom 2	4.05m x 3.13m	13' 4" x 10' 3"
En-Suite 2	2.78m x 3.01m	9' 2" x 9' 9"
Bedroom 3	4.05m x 3.01m	13' 4" x 9' 10"
Bedroom 4	3.92m x 3.01m	12' 10" x 9' 10"
Bedroom 5	3.09m x 3.01m	10' 2" x 9' 10"
Bathroom	2.92m x 1.75m	9' 7" x 5' 7"
Store	1.33m x 0.83m	4' 4" x 2' 8"



— Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE THORNTON

5 bedroom home

Ground Floor

Kitchen/Dining/Family	8.23m x 2.95m	27' 0" x 9' 8"
Utility	2.69m x 2.06m	8' 10" x 6' 9"
Lounge	5.04m x 4.77m	16' 7" x 15' 8"
Snug	2.89m x 3.07m	9' 6" x 10' 1"
Hall	2.11m x 5.22m	6' 11" x 17' 2"
WC	0.96m x 1.67m	3' 2" x 5' 6"



GROUND FLOOR



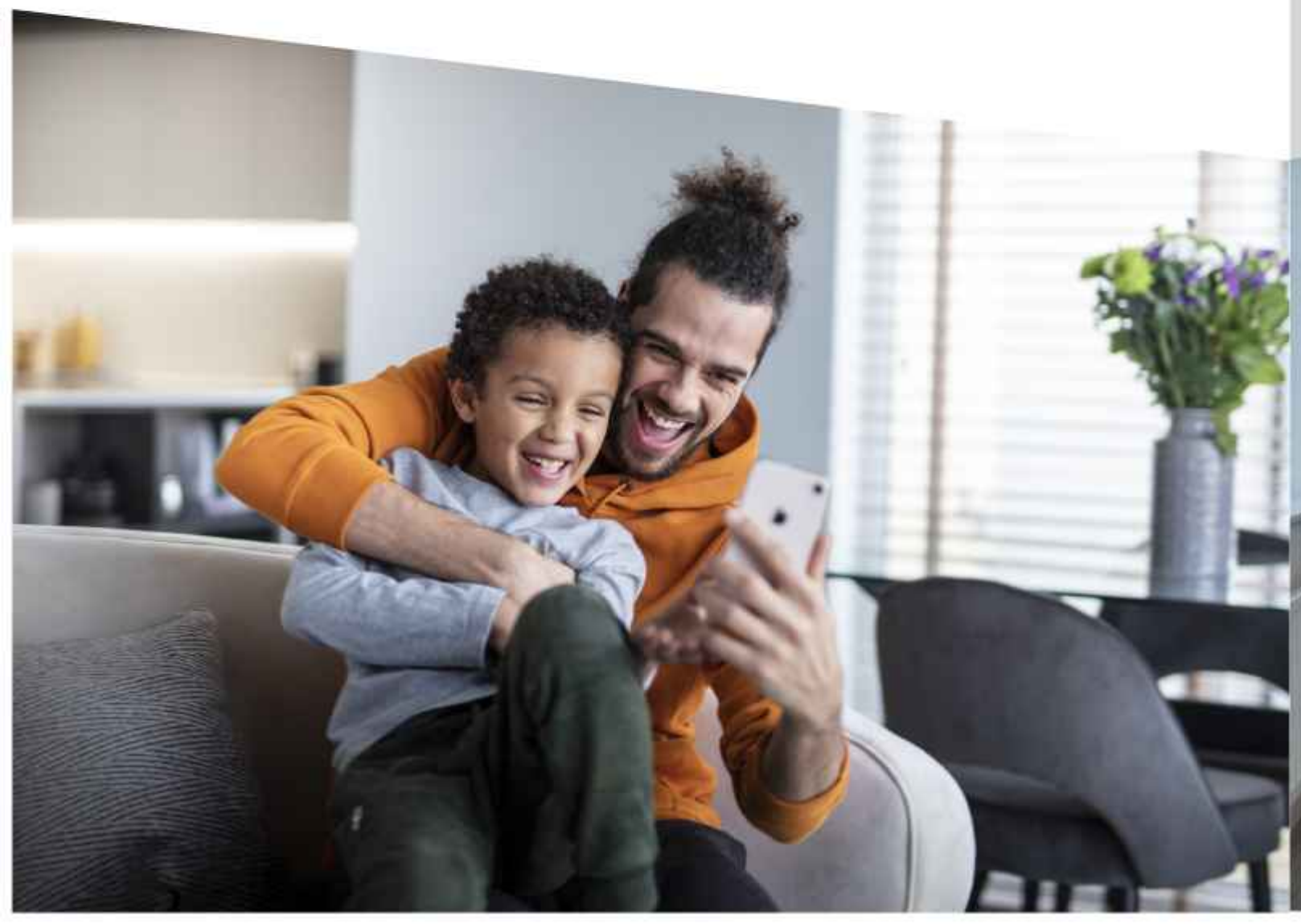
First Floor

Bedroom 1	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 2	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 3	3.20m x 3.20m	10' 6" x 10' 6"
Bedroom 4	3.20m x 3.20m	10' 6" x 10' 6"
Bathroom	2.11m x 2.11m	6' 11" x 6' 11"

FIRST FLOOR

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your sales advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & 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

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door/Bi-fold door** to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking, Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.
^Dependent on location of garage. Speak to your Sales Advisor for more details.



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 glass door with chrome trim
- Range of full height tiling options to 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

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system In a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

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

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, Induction hob, extractor hood, microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



INDEPENDENT FINANCIAL ADVISORS



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.

JACKSON LAW FIRM


Phone: 01642 356500 | Email: info@jacksons-law.com
Website: www.jacksons-law.com

PLS

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

GM WILSON

Phone: 01924 291111 | Email: info@gmwilson.co.uk
Website: www.gmwilson.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent - Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

ELECTRICAL PROVISION

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

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	n/a	n/a
Baldon	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	n/a	-	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	n/a	-	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	n/a	n/a
Eastburn	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
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
Saftalre	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

	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	4	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	n/a	-	-	n/a	2	n/a	4	n/a
	4	4	-	-	-	2	n/a	n/a	2
	4	n/a	-	-	-	2	2	n/a	n/a
	4	n/a	-	-	n/a	2	n/a	4	2
	n/a	n/a	-	n/a	n/a	2	n/a	4	n/a
	n/a	n/a	-	n/a	n/a	2	2	4	n/a
	n/a	n/a	-	-	n/a	2	n/a	4	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	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	4	n/a
	n/a	n/a	-	-	-	2	2	4	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	4	n/a
	4	4	-	-	-	2	2	n/a	2
	4	n/a	-	-	n/a	2	n/a	n/a	2

-
n/a
WC
FF
SF

no electrical sockets in this room
this room is not part of this housetype
Downstairs Toilet
First Floor
Second Floor

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

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