

**AVANT**  
homes



**WELCOME TO MODERN LIVING AT  
SHIPLEY LAKESIDE**

# YOUR BEST LIFE STARTS HERE. READY?



If you are looking to wake up to gorgeous lakeside views and enjoy afternoon strolls through beautiful, idyllic gardens, why not consider becoming a part of the growing Shipley Lakeside community?

Avant are excited to share news about our new homes development at Shipley Lakeside. With a range of 3, 4 and 5 bedroom design-led properties available to buy, there's never been a better time to move home.

Each new home will feature French doors, exclusive kitchen designs with integrated appliances, designer tiling, generous gardens, off-street parking and so much more.

# 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 DERBYSHIRE

Located in Shipley, Heanor, Shipley Lakeside is a beautiful community built around a 30-acre lake.

The reimaged former site of the “American Adventure” theme park, Shipley Lakeside is a growing community that’s cherished by its residents thanks to its array of relaxing communal spots – perfect for those who want to escape the stress.



Shipley Market Place

These include its Eden-inspired Garden centre or the several quaint and friendly local restaurants and pubs, with a great selection of places to eat; whether you are looking for a place fit for all the family or a more romantic dining experience for that special date.

Shipleigh Lakeside also features a state-of-the-art Health and Care centre as well as a business park, making it a self-contained development where everything you need is at your doorstep.

Investing in one of our new home builds at Shipleigh Lakeside is not only an investment in a spacious and cleverly designed property but, surrounded by nature and only a stone throw away from excellent healthcare facilities, an investment in your overall quality of life.



Victoria Park



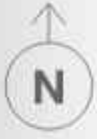
Giltbrook Retail Park



Mapperley View

# DEVELOPMENT PLAN





**THE HIVESTONE**

3 bedroom home

**THE HORNSTONE**

3 bedroom home

**THE IRKSTONE**

3 bedroom home

**THE IVYSTONE**

3 bedroom home

**THE LAKEBROOK**

4 bedroom home

**THE MEADOWBROOK**

4 bedroom home

**THE NUTBROOK**

4 bedroom home

**THE NARSBROOK**

4 bedroom home

**THE PALMBROOK**

4 bedroom home



**THE RAINBROOK**

4 bedroom home



**THE SKYBROOK**

4 bedroom home



**THE TAMBROOK**

4 bedroom home



**THE TREWBROOK**

4 bedroom home



**THE VARNWICK**

5 bedroom home



**THE WAYWICK**

5 bedroom home



➤ Garage Access



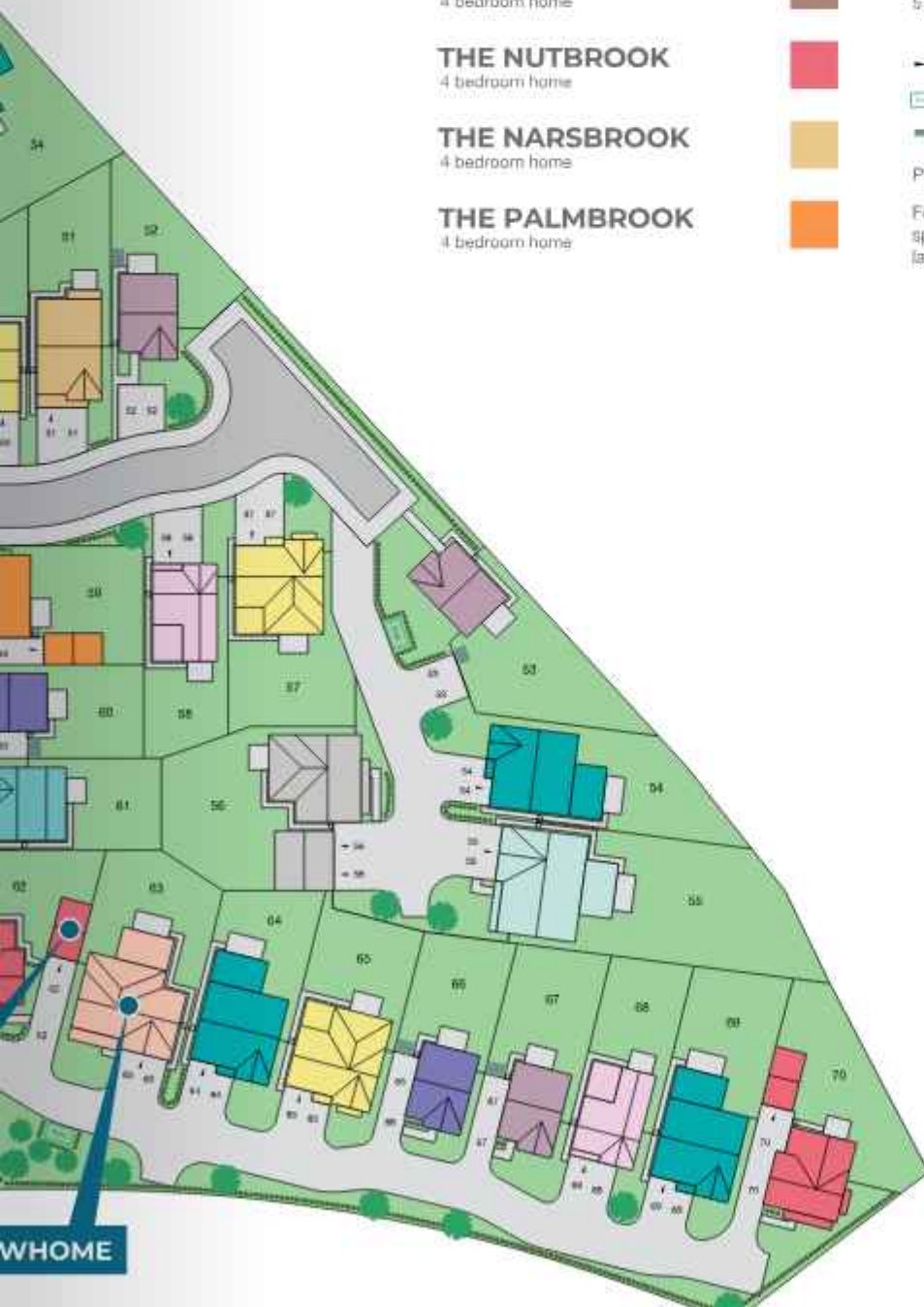
☐ Bin Storage Area



■ Bike Storage

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



**WHOME**

# THE HIVESTONE

## 3 bedroom home

### Ground Floor

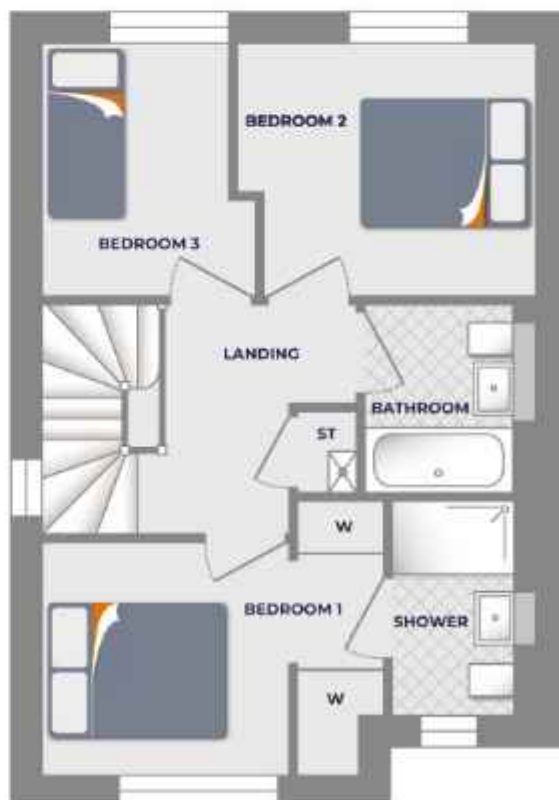
Live/Eat	3.84m x 4.20m	12'7" x 13'9"
Relax	5.59m x 3.32m	18'4" x 10'11"
Laundry	1.65m x 1.63m	5'5" x 5'4"
WC	1.64m x 1.65m	5'5" x 5'5"

### First Floor

Bedroom 1	3.97m x 2.63m	12'9" x 8'8"
Shower	1.39m x 2.41m	4'7" x 7'11"
Bedroom 2	3.37m x 2.86m	11'1" x 9'5"
Bedroom 3	2.40m x 2.86m	7'11" x 9'5"
Bathroom	1.89m x 2.15m	6'7" x 7'0"



GROUND FLOOR



FIRST FLOOR



# THE HORNSTONE

## 3 bedroom home

### Ground Floor

Live/Eat	2.80m x 3.67m	9'3" x 12'0"
Live/Eat	3.11m x 2.03m	10'2" x 6'8"
Relax	3.11m x 3.67m	10'2" x 12'0"
Laundry	1.46m x 0.639m	4'9" x 2'0"
WC	1.572m x 1.8m	5'2" x 5'11"
Garage	3.123m x 5.873m	10'3" x 19'7"

### First Floor

Bedroom 1	3.11m <sup>m</sup> x 3.4m <sup>m</sup>	10'2" <sup>m</sup> x 11'2" <sup>m</sup>
Shower 1	1.56m <sup>m</sup> x 2.224m <sup>m</sup>	5'1" <sup>m</sup> x 7'4" <sup>m</sup>
Bedroom 2	3.172m x 3m	10'5" x 9'10"
Bedroom 3	3.112m x 2m	10'3" x 6'7"
Bathroom	1.7m x 2.06m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

# THE IRKSTONE

## 3 bedroom home

### Ground Floor

Live/Eat	5.59m <sup>2</sup> x 3.43m	18'4" x 11'2"
Relax	3.23m x 3.59m	10'7" x 11'6"
Utility	2.30m <sup>2</sup> x 1.21m	7'6" x 4'0"
WC	1.69m x 1.52m	5'6" x 5'0"

### First Floor

Bedroom 1	3.23m <sup>2</sup> x 4.32m	10'7" x 14'2"
Shower	2.27m x 1.40m	7'5" x 4'7"
Bedroom 2	2.75m x 3.48m	9'0" x 11'5"
Bedroom 3	2.75m x 3.48m	9'0" x 11'5"
Bathroom	1.70m x 2.08m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

# THE IVYSTONE

## 3 bedroom home

### Ground Floor

Live/Eat	4.24m <sup>2</sup> x 4.12m	13'11" x 13'6"
Relax	4.24m x 4.23m	13'11" x 13'10"
Utility	1.11m x 1.66m	3'8" x 5'5"
WC	1.64m x 1.64m	5'4" x 5'5"

### First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower	2.30m x 1.39m	7'7" x 4'7"
Bedroom 2	3.20m x 3.30m	10'10" x 10'10"
Bedroom 3	3.29m x 3.31m	10'10" x 10'10"
Bathroom	2.10m x 1.69m	6'11" x 5'7"



GROUND FLOOR



FIRST FLOOR

# THE LAKEBROOK

## 4 bedroom home

### Ground Floor

Live/Eat	3.80m x 4.35m	12'6" x 14'3"
Relax	4.92m x 2.94m	16'2" x 9'8"
Laundry	1.07m x 1.58m	3'6" x 5'2"
WC	1.70m x 1.30m	5'7" x 4'3"
Garage	3.00m x 6.00m	9'10" x 19'8"

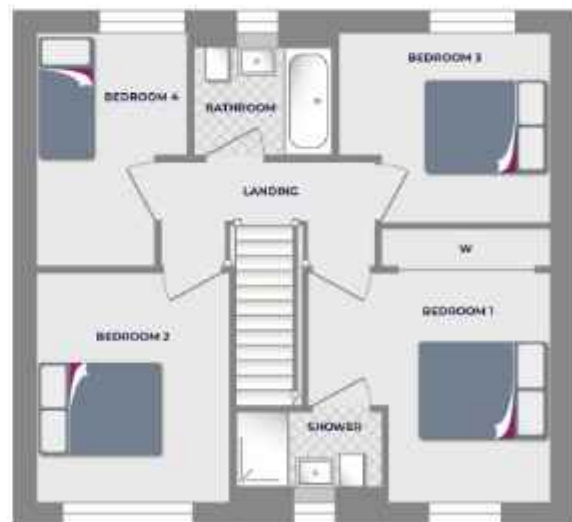
### First Floor

Bedroom 1	3.79m x 4.29m	12'5" x 14'1"
Shower	2.30m x 1.20m	7'7" x 3'11"
Bedroom 2	3.05m x 3.83m	10'0" x 11'11"
Bedroom 3	3.32m x 3.67m	10'11" x 12'1"
Bedroom 4	2.38m x 3.71m	7'10" x 12'2"
Bathroom	2.18m x 1.89m	7'2" x 6'2"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE MEADOWBROOK

4 bedroom home

## Ground Floor

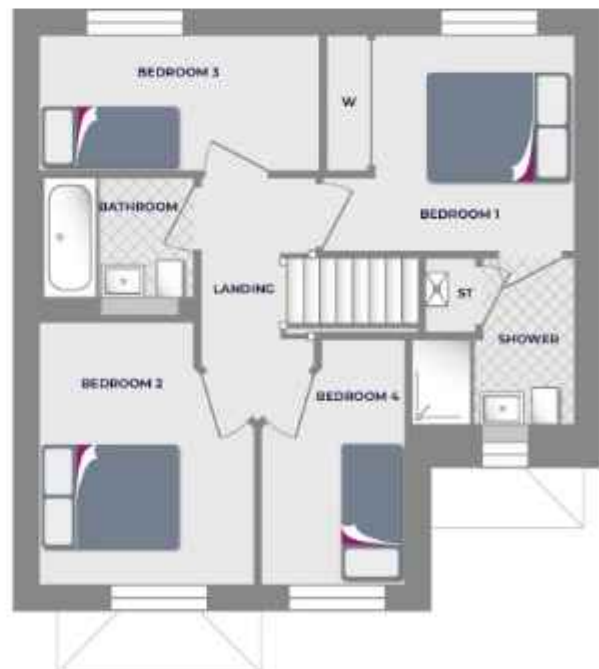
Live/Eat	7.50m x 3.67m	24'7" x 12'0"
Relax	3.44m x 3.12m	11'4" x 10'2"
Utility	1.73m x 1.30m	5'8" x 4'3"
WC	1.60m x 1.71m	5'3" x 5'7"

## First Floor

Bedroom 1	3.48m x 3.03m	11'5" x 9'11"
Shower 1	2.27m x 2.24m	7'5" x 7'4"
Bedroom 2	3.01m x 3.69m	9'10" x 12'1"
Bedroom 3	3.93m x 1.91m	12'11" x 6'3"
Bedroom 4	2.04m x 3.45m	6'8" x 11'4"
Bathroom	2.10m x 1.70m	6'11" x 5'7"



GROUND FLOOR



FIRST FLOOR

# THE NUTBROOK

4 bedroom home

## Ground Floor

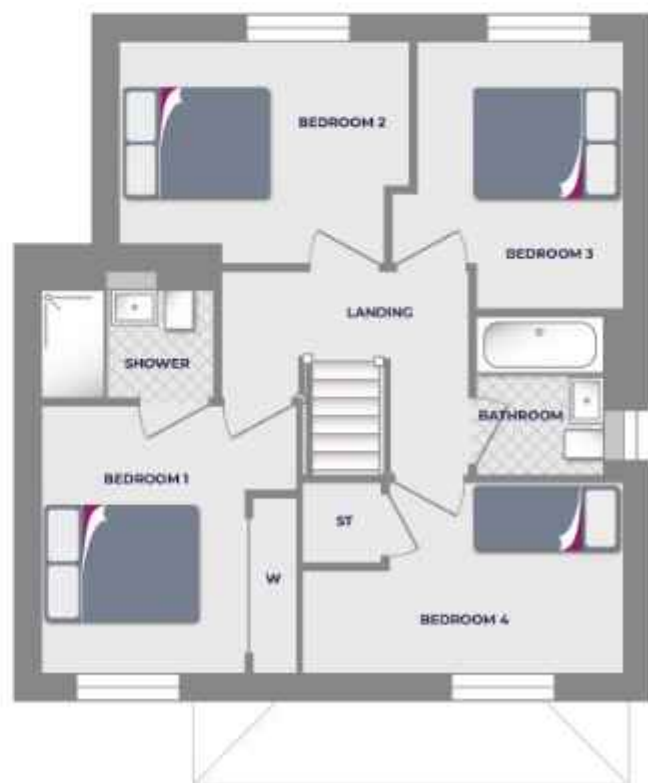
Live/Eat	6.60m <sup>2</sup> x 4.04m	21'8" x 13'3"
Relax	3.07m x 5.13m	10'1" x 16'10"
Utility	1.85m x 1.26m	6'1" x 4'2"
WC	1.63m x 1.61m	5'4" x 5'3"

## First Floor

Bedroom 1	3.53m <sup>2</sup> x 3.62m	10'11" x 11'7"
Shower 1	2.26m x 1.41m	7'5" x 4'7"
Bedroom 2	3.61m <sup>2</sup> x 2.95m	12'0" x 9'8"
Bedroom 3	2.70m <sup>2</sup> x 3.49m	8'10" x 11'5"
Bedroom 4	4.20m <sup>2</sup> x 2.55m	13'9" x 8'3"
Bathroom	1.70m x 2.12m	5'7" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE NARSBROOK

4 bedroom home

## Ground Floor

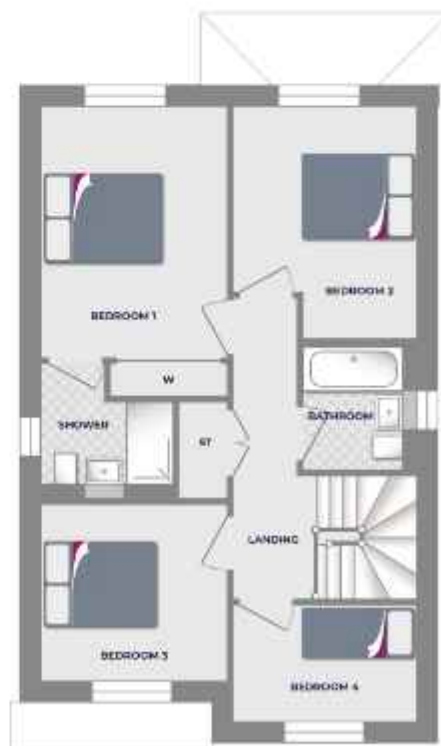
Live/Eat	4.34m <sup>2</sup> x 6.07m <sup>2</sup>	14'3" x 20'11"
Relax	3.43m <sup>2</sup> x 3.61m <sup>2</sup>	11'3" x 11'10"
Laundry	1.42m <sup>2</sup> x 0.84m	4'8" x 2'8"
WC	1.55m <sup>2</sup> x 1.75m	5'2" x 5'9"

## First Floor

Bedroom 1	3.17m <sup>2</sup> x 4.91m <sup>2</sup>	10'5" x 16'11"
Shower	2.25m <sup>2</sup> x 2.05m	7'5" x 6'8"
Bedroom 2	3.11m <sup>2</sup> x 3.95m <sup>2</sup>	10'2" x 12'11"
Bedroom 3	3.17m <sup>2</sup> x 2.96m	10'5" x 9'9"
Bedroom 4	3.11m <sup>2</sup> x 2.00m	10'2" x 6'7"
Bathroom	1.69m <sup>2</sup> x 2.10m	5'7" x 6'11"



GROUND FLOOR



FIRST FLOOR

# THE PALMBROOK

## 4 bedroom home

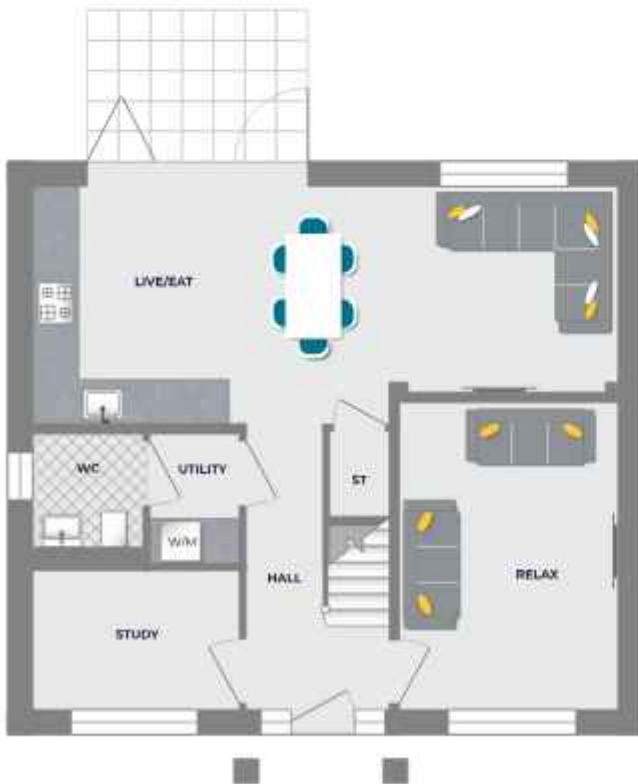
### Ground Floor

Live/Eat	6.40m x 3.39m*	21'7" x 11'1"
Kitchen	2.15m x 4.27m	7'1" x 14'0"
Study	2.92m x 1.99m	9'6" x 6'6"
Utility	1.27m x 1.67m	4'2" x 5'5"
WC	1.00m x 1.63m	3'3" x 5'4"

### First Floor

Bedroom 1	3.21m x 2.74m**	10'6" x 9'0"
Shower 1	1.4m x 2.25m	4'7" x 7'5"
Bedroom 2	2.57m x 3.76m**	8'5" x 12'4"
Bedroom 3	2.57m x 3.64m**	8'5" x 11'11"
Bedroom 4	3.21m x 2.31m	10'6" x 7'7"
Bathroom	2.14m x 1.70m	7'0" x 5'7"

\* Maximum dimension



GROUND FLOOR



FIRST FLOOR



# THE RAINBROOK

4 bedroom home

## Ground Floor

Live/Eat	3.79m <sup>2</sup> x 4.94m	12'5" x 16'10"
Relax	3.55m <sup>2</sup> x 6.71m	11'7" x 22'0"
Utility	1.24m <sup>2</sup> x 1.87m	4'1" x 6'2"
WC	1.57m <sup>2</sup> x 1.85m	5'2" x 6'1"

## First Floor

Bedroom 1	3.59m <sup>2</sup> x 5.90m	11'9" x 19'5"
Shower 1	1.40m <sup>2</sup> x 2.48m	4'7" x 8'2"
Bedroom 2	3.79m <sup>2</sup> x 3.00m	12'5" x 9'11"
Bedroom 3	2.90m <sup>2</sup> x 4.17m	9'6" x 13'8"
Bedroom 4	2.89m <sup>2</sup> x 1.90m	9'10" x 6'3"
Bathroom	1.70m <sup>2</sup> x 2.13m	5'7" x 7'0"



GROUND FLOOR



FIRST FLOOR

# THE SKYBROOK

## 4 bedroom home

### Ground Floor

Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.56m x 5.44m	11'8" x 17'10"
Utility	1.36m x 2.85m	4'6" x 9'4"
WC	1.00m x 2.00m	5'0" x 7'7"
Garage	3.01m x 6.08m	9'11" x 19'11"

### First Floor

Bedroom 1	5.61m <sup>*</sup> x 3.85m <sup>*</sup>	18'1" x 12'8"
Shower 1	2.26m x 1.35m	7'5" x 4'7"
Bedroom 2 <sup>†</sup>	3.05m x 3.83m	10'0" x 12'7"
Bedroom 3	2.71m x 3.92m	8'11" x 12'11"
Bedroom 4	3.00m x 2.70m	9'10" x 9'2"
Bathroom	1.70m x 2.11m	5'7" x 6'11"

<sup>\*</sup> Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE TAMBROOK

## 4 bedroom home

### Ground Floor

Live/Eat	5.17m x 4.88m	17'0" x 16'4"
Live	5.19m x 3.11m	16'10" x 10'2"
Relax	3.11m x 4.27m	10'3" x 14'0"
Utility	1.36m x 2.11m	4'6" x 6'11"
WC	1.69m x 1.88m	5'3" x 6'1"
Garage	3m x 6m	9'10" x 19'8"

### First Floor

Bedroom 1	4.02m x 3.72m	13'2" x 12'3"
Shower 1	1.40m x 2.36m	4'7" x 7'9"
Bedroom 2	4.41m x 2.77m	14'6" x 9'1"
Bedroom 3	3.04m x 3.42m	10'0" x 11'3"
Bedroom 4	3.78m x 2.77m	12'5" x 9'1"
Bathroom	1.70m x 2.11m	5'7" x 6'11"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE TREWBROOK

4 bedroom home

## Ground Floor

Live/Eat	5.13m x 3.94m*	16'10" x 12'11"
Live	5.13m x 3.11m	16'10" x 10'3"
Relax	3.05m x 4.78m*	10'0" x 15'8"
Utility	1.23m x 1.83m	4'0" x 6'0"
Store	0.82m x 1.57m	2'9" x 5'2"
WC	1.85m x 1.82m	6'1" x 6'0"
Garage	5.60m* x 6.87m	18'4" x 22'7"

## First Floor

Bedroom 1	3.92m x 4.83m*	12'11" x 15'10"
Shower 1	1.40m x 3.02m	4'7" x 9'11"
Bedroom 2	5.13m* x 2.73m**	16'10" x 8'11"
Shower 2	1.59m x 2.35m	5'3" x 7'9"
Bedroom 3	4.02m x 2.74m	13'2" x 9'0"
Bedroom 4	4.02m x 2.74m	13'2" x 9'0"
Bathroom	2.52m x 1.70m	8'3" x 5'7"



GROUND FLOOR



FIRST FLOOR

# THE VARNWICK

## 5 bedroom home

### Ground Floor

Live/Eat	6.43m x 3.85m	21'3" x 12'8"
Live	3.78m x 2.58m	12'5" x 8'6"
Relax	3.78m x 4.59m	12'5" x 15'1"
Utility	1.85m x 1.42m	6'1" x 4'6"
WC	1.90m x 1.65m	6'3" x 5'5"

### First Floor

Bedroom 1	3.78m <sup>*</sup> x 3.70m <sup>*</sup>	12'5" x 12'2"
Shower 1	2.27m x 1.59m	7'6" x 5'2"
Bedroom 2	3.49m x 2.80m	11'5" x 9'2"
Shower 2	2.28m x 1.59m	7'6" x 5'2"
Bedroom 3	3.78m x 2.69m	12'5" x 8'10"
Bedroom 4	2.91m x 2.80m	9'7" x 9'2"
Bathroom	2.28m x 1.70m	7'6" x 5'7"
Bedroom 5	2.28m x 1.70m	7'6" x 5'7"

\* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

# THE WAYWICK

## 5 bedroom home

### Ground Floor

Live/Eat	7.12m x 3.76m	23'4" x 12'4"
Live	5.14m x 3.12m	16'10" x 10'3"
Relax	3.10m x 4.97m	10'2" x 16'3"
Utility	1.93m x 1.95m	6'4" x 6'5"
WC	1.66m x 1.71m	5'5" x 5'7"
Garage	5.58m x 6.72m	18'4" x 22'1"

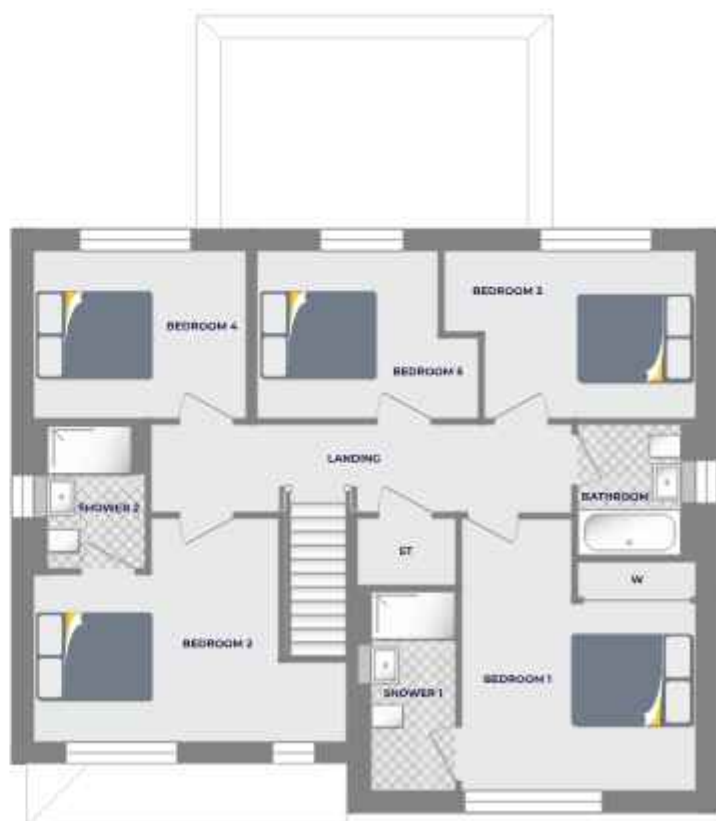
### First Floor

Bedroom 1	3.87m x 4.45m	12'9" x 14'7"
Shower 1	1.40m x 3.27m	4'7" x 10'9"
Bedroom 2	4.03m** x 3.66m*	13'3" x 12'0"
Shower 2	1.58m x 2.36m	5'2" x 7'9"
Bedroom 3	4.15m x 2.75m	13'8" x 9'0"
Bedroom 4	3.51m x 2.79m	11'6" x 9'2"
Bedroom 5	3.00m** x 2.79m	9'10" x 9'2"
Bathroom	1.71m x 2.15m	5'7" x 7'0"

\* Maximum dimension  
\*\* Minimum dimension



GROUND FLOOR



FIRST FLOOR

# 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.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

# 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.



# MORTGAGE ADVISOR PANEL



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

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

## JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: [enquiries@jlfs.co.uk](mailto:enquiries@jlfs.co.uk)  
Website: [www.jlfs.co.uk](http://www.jlfs.co.uk)

## SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: [advice@safegfs.co.uk](mailto:advice@safegfs.co.uk)  
Website: [www.safeguardfinancialservices.co.uk](http://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.

## FIDLER AND PEPPER

Phone: 01623 451111 | Email: [newbuild@fidler.co.uk](mailto:newbuild@fidler.co.uk)  
Website: [www.fidler.co.uk](http://www.fidler.co.uk)

## ISON HARRISON

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# 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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