

WHITE POPLARS



Malmesbury,
Wiltshire

A charming development of 29 new zero carbon 3, 4 and 5 bedroom homes and 3 bedroom bungalows situated within the historic borough of Malmesbury.



WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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What makes our homes at White Poplars zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By jettisoning 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. In addition, all our zero carbon homes will be automatically enrolled on a zero carbon renewable energy tariff.



* 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 home's Energy Performance Certificate.

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Malmesbury, Wiltshire



Sustainability is in everything we do

There is evidence to show that our climate is changing due to combination of physical and human factors. At Newland Homes, we want to encourage home owners' aspirations to live both sustainably and stylishly.



-  Air source heat pumps in zero carbon homes.
-  Solar PV to assist with electricity production.
-  Optional battery for electricity storage.
-  Electric vehicle charging point.
-  Eco bins integrated into each kitchen to encourage recycling.
-  Work from home spaces and fibre broadband designed into every home.
-  Cycle storage for every home.
-  Rain water butts and composters included where possible.
-  Hedgehog highways.
-  RHS approved, bee friendly planting schemes across all our sites.



Welcome to White Poplars by Newland Homes, an exclusive collection of family homes available for the open market, in the historic setting of Malmesbury, Wiltshire.

The historic and picturesque Wiltshire town of Malmesbury is home to White Poplars, a stunning new development of 3, 4 and 5 bedroom zero carbon houses and bungalows by Newland Homes. Malmesbury is a carefully hand-picked location aptly named the 'queen of hillside towns', and it is situated on a cliff-flanked hill offering stunning views of the jewel in the crown, a 12th century Malmesbury Abbey, and surrounding countryside.

Bordering the Cotswolds and other areas of natural beauty, it enables you to enjoy the best of quintessential English rural living alongside the vibrancy of a buzzing market town situated close to the stylish town of Tetbury, and less than an hour from both Bath

and Bristol. This discreet development is situated on Burton Hill, a 10-minute walk from the centre of Malmesbury, and is very much in keeping with the local area itself. Named after the white poplar tree that grows here, the development boasts a considered design which is both contemporary and innovative while also proudly showcasing the best of local features and materials, such as the honey golden-coloured stone synonymous with Malmesbury's charming streets and the wider Cotswolds. The development itself boasts its own landscaped entrance whilst homes border open countryside. With the town itself encircled by the beautiful River Avon, you're never far from some of the country's most striking and iconic historic sites or Areas of Natural Beauty.

Sunrise over Wiltshire hillside town of Malmesbury.

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MALMESBURY

England's Oldest Borough



Malmesbury Abbey.



View of a local street in Malmesbury leading downhill out of the town.



Kemble railway station
8.7 miles



Royal Wootton Bassett
11.8 miles



Bath
26 miles



Cole Park
1 mile



Chippenham railway station
9.6 miles



Cotswold Water Park
10 miles



Tetbury
6.5 miles



Bristol
28.2 miles



Bristol airport
36.8 miles



Marlborough
32.4 miles

All approximate distances from Google Maps.

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Outdoor living in a thriving market town

Malmesbury revels in its wonderfully rich history, which includes tales of a flying monk and a hungry tiger that can both be explored at the town's Athelstan Museum. Antiquity aside, it has a strong and close-knit community too, with outdoor living very much at its heart, thanks largely to an abundance of open spaces. The exquisite Abbey House Gardens are a wonderfully quiet haven in the centre of town, and they're complemented by an abundance of natural walks, wildlife, cycle pathways and play areas.

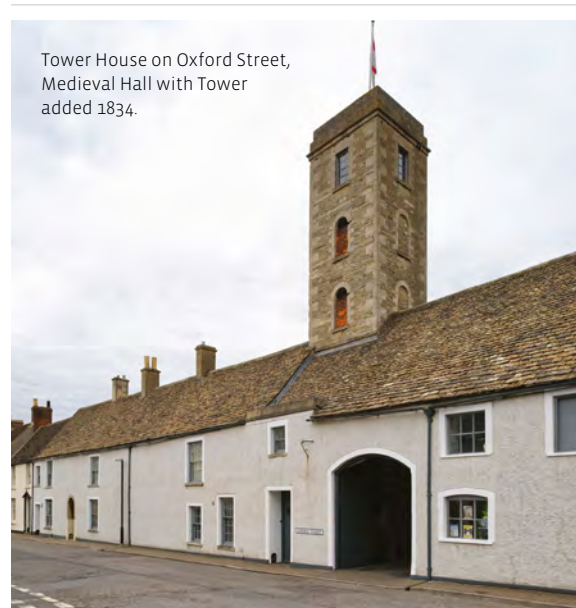
The town itself has a weekly market consisting of locally sourced farm produce and craft stalls, and it's a hub of quaint streets abuzz with independent and artisan retailers and fine-dining eateries. Those with an active nature can choose from a variety of leisure facilities and sports clubs, or simply relax in the nearby Whatley Manor Spa and Hotel.

An epicentre of culture and natural beauty

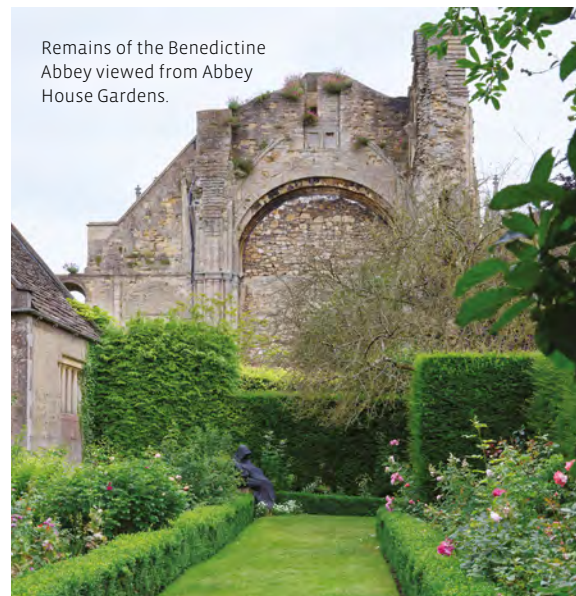
Malmesbury is home to well-known music, arts and gardens events and festivals. WOMAD is arguably the most well known of these, an international arts festival which is a kaleidoscope of colour and culture. The town is also the perfect base from which to explore some of the south west's finest rural areas. As well as the Cotswolds – itself a fascinating blend of limestone villages and rolling countryside – families can explore Conygre Mead Nature Reserve, Westonbirt Arboretum and the Cotswold Water Park. A few miles from Malmesbury is Kemble, another truly hidden gem, and where you can find – and follow – the source of the River Thames.

Well connected, and served by 'excellent' schools

Well linked by road, with the M4 and M5 motorways nearby, there is also a strong bus service connecting Malmesbury to Chippenham and Swindon. For rail users, Kemble offers direct services to Cheltenham, Swindon and London, which themselves offer connections to the west, Wales and the north. Those requiring international travel are one hour from Bristol airport. All of this can be enjoyed with the added advantage of Malmesbury Church of England Primary School and Malmesbury Secondary School, both rated 'Excellent' by Ofsted.



Tower House on Oxford Street, Medieval Hall with Tower added 1834.



Remains of the Benedictine Abbey viewed from Abbey House Gardens.

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PLOT 1



The Broadway

5 BED DETACHED

PLOT 14



The Prestleigh

5 BED DETACHED

PLOTS 2, 6, 8, 11 & 21



The Dodington

5 BED DETACHED

PLOTS 3, 7 & 17



The Painswick

5 BED DETACHED

PLOTS 12, 18, 19 & 20



The Prestbury

4 BED DETACHED

PLOTS 4, 5, 12a & 15



The Hartpury

4 BED DETACHED

PLOTS 9 & 10



The Buscott

3 BED DETACHED BUNGALOW

PLOTS 16 & 22



The Hinton

3 BED DETACHED

PLOT 29



The Honeybourne

3 BED DETACHED

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THE BROADWAY

5 bedroom detached

PLOT 1

A beautifully unique 5 bedroom home with its traditional external appearance betraying its contemporary layout inside, boasting a clever connecting sitting room, leading on to open plan kitchen and dining space and bi-fold doors to enjoy the garden, letting the outdoor in.

 [Plans and dimensions](#)

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THE BROADWAY

5 bedroom detached

Ground floor



PLOT 1

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level

First floor



<p>Sitting Room 4.00m x 4.14m 13'1" x 13'7"</p>	<p>Kitchen 7.05m (max) x 6.32m (max) 23'1" (max) x 20'9" (max)</p>	<p>Bedroom 2 4.27m (max) x 4.24m (max) 14'1" (max) x 13'11" (max)</p>	<p>Bedroom 4 2.61m x 2.92m 8'6" x 9'7"</p>	<p>Predicted Energy Assessment</p> <p>ENERGY EFFICIENCY RATING A 102</p> <p>ENVIRONMENTAL IMPACT (CO₂) A 101</p>
<p>Lounge 6.40m (max) x 3.75m (max) 21'0" (max) x 12'3" (max)</p>	<p>Bedroom 1 3.67m x 4.01m 12'1" x 13'2"</p>	<p>Bedroom 3 4.15m (max) x 3.75m (max) 13'7" (max) x 12'3" (max)</p>	<p>Bedroom 5 2.46m x 2.69m 8'1" x 8'10"</p>	

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THE PRESTLEIGH

5 bedroom detached

PLOT 14

This spectacular 5 bedroom detached home truly designed for flexible living, featuring an open plan kitchen/dining including island, complete with sun lounge providing a full height panoramic view of the garden. The spacious principal bedroom suite boasts an ensuite shower room and built in wardrobes, plus additional ensuite to bedroom 2.

 [Plans and dimensions](#)

THE PRESTLEIGH

5 bedroom detached



First floor



PLOT 14

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- TD Tumble dryer space
- O Integrated eye level dual oven and combination microwave
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level

Lounge

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

Kitchen/Dining/Sun Lounge

6.35m (max) x 8.18m (max)
20'10" (max) x 26'10" (max)

Bedroom 1

5.38m (max) x 6.25m (max)
17'8" (max) x 20'6" (max)

Bedroom 2

3.71m (max) x 4.31m (max)
12'2" (max) x 14'1" (max)

Bedroom 3

3.55m (max) x 4.26m (max)
11'8" (max) x 13'11" (max)

Bedroom 4

3.25m (max) x 4.31m (max)
10'8" (max) x 14'1" (max)

Bedroom 5

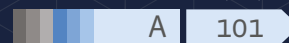
2.70m (max) x 4.26m (max)
8'10" (max) x 13'11" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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THE DODINGTON

5 bedroom detached

PLOTS 2, 6, 8, 11 & 21

An imposing double fronted 5 bedroom detached home with spacious kitchen/breakfast with magnificent feature island leading on to a fabulous sun room, whilst upstairs the principal bedroom boasts built in wardrobes and ensuite shower room, plus additional ensuite to bedroom 2.

 [Plans and dimensions](#)

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Some of our considerations include...



Electric vehicle charging point.



Solar PV to assist electricity production.



Rain water butts and composters where possible.

THE DODINGTON

5 bedroom detached

PLOTS 2, 6, 8, 11 & 21

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level

Ground floor



First floor



Lounge
3.50m (max) X 6.61m (max)
11'6" (max) X 21'8" (max)

Dining
3.43m (max) X 2.87m (max)
11'3" (max) X 9'5" (max)

Bedroom 2
3.62m (max) X 3.55m (max)
11'10" (max) X 11'8" (max)

Bedroom 4
2.65m (max) X 3.60m (max)
8'8" (max) X 11'10" (max)

Kitchen/Sun Lounge
9.22m (max) X 5.03m (max)
30'3" (max) X 16'6" (max)

Bedroom 1
4.57m (max) X 3.60m (max)
15'1" (max) X 11'10" (max)

Bedroom 3
2.83m (max) X 2.90m (max)
9'3" (max) X 9'6" (max)

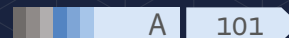
Bedroom 5
2.59m (max) X 2.35m (max)
8'6" (max) X 7'8" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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THE PAINSWICK

5 bedroom detached

PLOTS 3, 7 & 17

This magnificent 5 bedroom detached home details an open plan kitchen/dining area and family room, complete with feature island and sun lounge providing a full height panoramic view of the garden. Upstairs, both bedrooms 1 and 2 boast ensuite shower rooms.

 [Plans and dimensions](#)

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Some of our considerations include...



Hedgehog highways.



Solar PV to assist electricity production.

THE PAINSWICK

5 bedroom detached

PLOTS 3, 7 & 17

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level



First floor



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Lounge
4.15m x 4.74m
13'7" x 15'6"

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.18m (max)
20'10" (max) x 26'10" (max)

Bedroom 1
3.26m (max) x 6.25m (max)
10'8" (max) x 20'6" (max)

Bedroom 2
3.71m (max) x 4.29m (max)
12'2" (max) x 14'1" (max)

Bedroom 3
3.55m (max) x 4.26m (max)
11'8" (max) x 13'11" (max)

Bedroom 4
3.25m (max) x 4.31m (max)
10'8" (max) x 14'1" (max)

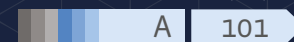
Bedroom 5
2.70m (max) x 4.26m (max)
8'10" (max) x 13'11" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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THE PRESTBURY

4 bedroom detached

PLOTS 12, 18, 19 & 20

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, sun lounge and an abundance of space for dining. Upstairs, the principal bedroom features ensuite and generous fitted wardrobes.

 Plans and dimensions




THE PRESTBURY

4 bedroom detached

PLOTS 12, 18, 19 & 20

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, sun lounge and an abundance of space for dining. Upstairs, the principal bedroom features ensuite and generous fitted wardrobes.

 [Plans and dimensions](#)

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Some of our considerations include...



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

THE PRESTBURY

4 bedroom detached

PLOTS 12 & 19

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



First floor



Lounge
4.16m x 4.92m
13'7" x 16'1"

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.18m (max)
20'10" (max) x 26'10" (max)

Bedroom 1
4.53m (max) x 3.71m (max)
14'10" (max) x 12'2" (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)

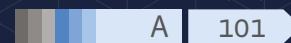
Bedroom 4
2.70m (max) x 3.37m (max)
8'10" (max) x 11'1" (max)

Predicted Energy Assessment

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

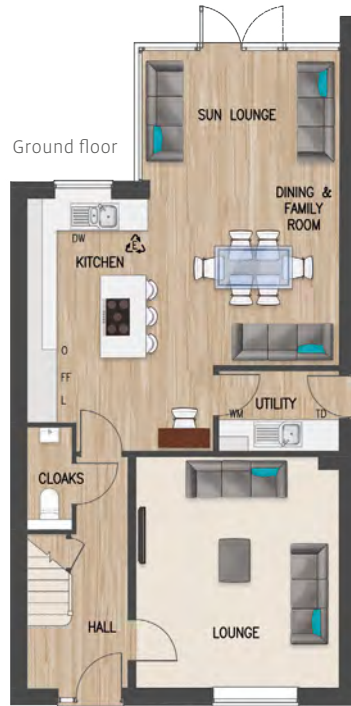
THE PRESTBURY

4 bedroom detached

PLOTS 18 & 20

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



First floor



Lounge
4.16m x 4.92m
13'7" x 16'1"

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.18m (max)
20'10" (max) x 26'10" (max)

Bedroom 1
4.53m (max) x 3.71m (max)
14'10" (max) x 12'2" (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)

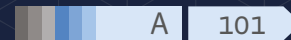
Bedroom 4
2.70m (max) x 3.37m (max)
8'10" (max) x 11'1" (max)

Predicted Energy Assessment

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THE HARTPURY

4 bedroom detached

PLOTS 4, 5, 12a & 15

A striking double fronted 4 bedroom detached home enjoys a beautifully flowing ground floor layout with its contemporary open plan kitchen, leading on to a sociable sun lounge with feature glazed doors into the well-proportioned lounge and dining room. Upstairs boasts a principal bedroom with ensuite shower room and built in wardrobes.

 [Plans and dimensions](#)

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Some of our considerations include...



Solar PV to assist electricity production.



Air source heat pumps.



Work from home space.

THE HARTPURY

4 bedroom detached

PLOTS 4, 5, 12a & 15

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level dual oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level
- * Wall treatment varies - see Sales Consultant



Ground floor



First floor

Lounge
3.89m x 5.54m (max)
12'9" x 18'2" (max)

Kitchen/Sun Lounge
9.35m (max) x 3.54m (max)
30'8" (max) x 11'7" (max)

Dining
3.27m x 3.02m
10'8" x 9'10"

Bedroom 1
3.29m (max) x 4.83m (max)
10'9" (max) x 15'10" (max)

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

Bedroom 3
3.92m x 3.14m
12'10" x 10'3"

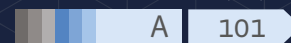
Bedroom 4
2.88m x 2.12m
9'5" x 6'11"

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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Further information regarding predicted and energy performance certificates on specification page under 'Zero carbon homes' title, or from our Sales Consultant.




THE BUSCOTT

3 bedroom detached bungalow

PLOTS 9 & 10

A thoughtfully designed 3 bedroom detached bungalow boasting spacious and light open plan kitchen/dining room plus separate lounge both with French doors leading on to the outside space. The principal bedroom enjoys ensuite and generous built in wardrobes.

 [Plans and dimensions](#)

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Some of our considerations include...



Solar PV to assist electricity production.



Air source heat pumps.



Cycle storage for every home.

THE BUSCOTT

3 bedroom detached bungalow

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PLOTS 9 & 10

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- ♻️ Integrated eco bin
- L Larder unit
- O Integrated eye level single oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor

Lounge
3.90m (max) X 5.35m (max)
12'9" (max) X 17'6" (max)

Kitchen/Dining
5.24m (max) X 4.12m (max)
17'2" (max) X 13'6" (max)

Bedroom 1
4.38m (max) X 3.70m (max)
14'4" (max) X 12'1" (max)

Bedroom 2
3.54m (max) X 3.25m (max)
11'7" (max) X 10'8" (max)

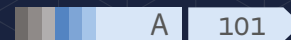
Bedroom 3
3.42m (max) X 2.11m (max)
11'2" (max) X 6'11" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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THE HINTON

3 bedroom detached

PLOTS 16 & 22

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

 Plans and dimensions

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Some of our considerations include...



Integrated eco bins.



Solar PV to assist electricity production.



Rain water butts and composters where possible.

THE HINTON

3 bedroom detached

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PLOTS 16 & 22

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- L Larder unit
- O Integrated eye level single oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor



First floor

Lounge
3.29m (max) x 5.48m (max)
10'9" (max) x 17'11" (max)

Kitchen/Dining
5.40m (max) x 4.78m (max)
17'8" (max) x 15'8" (max)

Bedroom 1
3.36m (max) x 3.83m (max)
11'1" (max) x 12'6" (max)

Bedroom 2
3.20m x 3.18m
10'6" x 10'5"

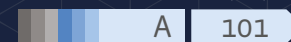
Bedroom 3
2.10m (max) x 3.19m (max)
6'10" (max) x 10'5" (max)

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THE HONEYBOURNE

3 Bedroom Detached

PLOT 29

A charming, double-fronted 3 bedroom detached home, packed with thoughtful design features including underfloor heating to the ground floor, providing comfortable living. Upstairs, 3 bedrooms and a well-appointed family bathroom are located off the landing. The spacious principal bedroom suite boasts an ensuite shower room and built in wardrobes.

 Plans and dimensions

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Some of our considerations include...



Solar PV to assist electricity production.



Air source heat pumps.



Work from home space.

THE HONEYBOURNE

3 bedroom detached

WHITE POPLARS

Malmesbury, Wiltshire

PLOT 29

Floor plan key...

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- ♻️ Integrated eco bin
- L Larder unit
- O Integrated eye level single oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor



First floor

Lounge
3.25m x 5.21m
10'8" x 17'1"

Kitchen/Dining
3.00m x 5.21m
9'10" x 17'1"

Bedroom 1
3.30m (max) x 4.00m (max)
10'10" (max) x 13'1" (max)

Bedroom 2
2.99m x 3.14m
9'10" x 10'3"

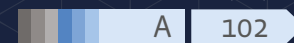
Bedroom 3
2.99m (max) x 1.97m (max)
9'10" (max) x 6'5" (max)

Predicted Energy Assessment

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PLOT 1



The Broadway
5 BED DETACHED

PLOT 14



The Prestleigh
5 BED DETACHED

PLOTS 2, 6, 8, 11 & 21



The Dodington
5 BED DETACHED

PLOTS 3, 7 & 17



The Painswick
5 BED DETACHED

PLOTS 12, 18, 19 & 20



The Prestbury
4 BED DETACHED

PLOTS 4, 5, 12a & 15



The Hartpury
4 BED DETACHED

PLOTS 9 & 10



The Buscott
3 BED DETACHED BUNGALOW

PLOTS 16 & 22



The Hinton
3 BED DETACHED

PLOT 29



The Honeybourne
3 BED DETACHED

For further information contact our sales team.

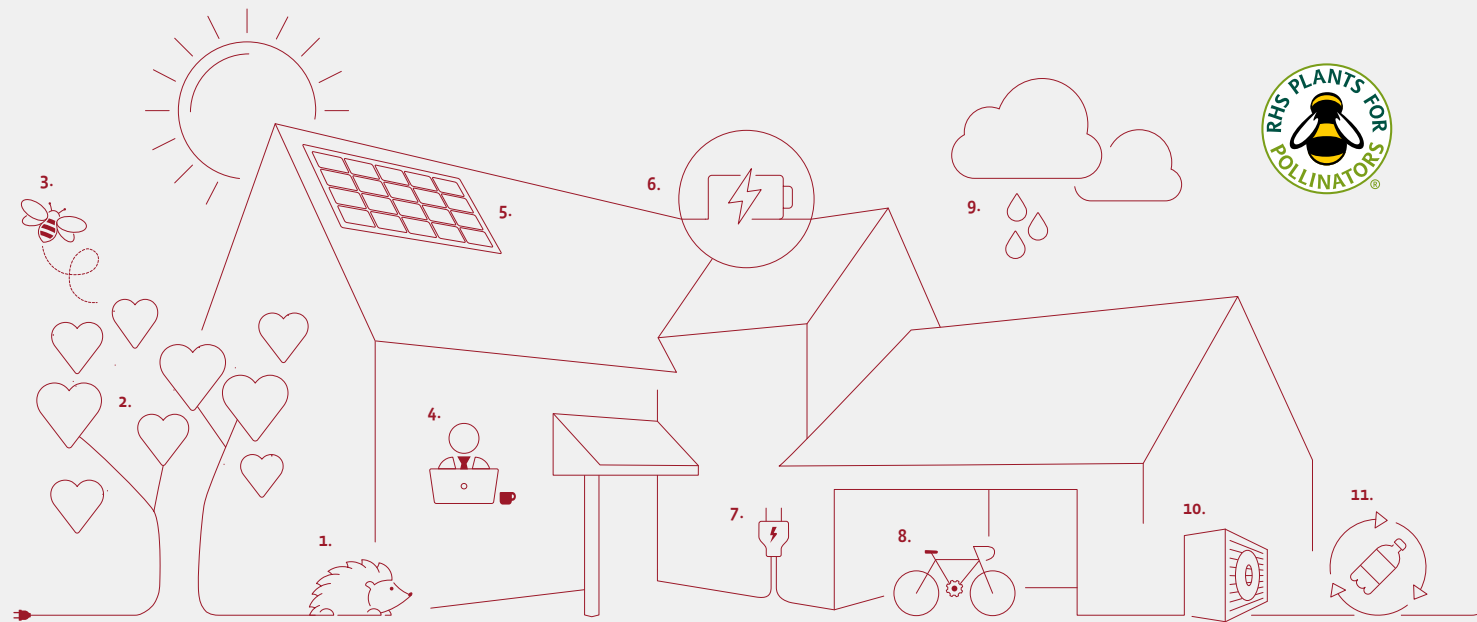
Important Notice The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order 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 Sales Consultant or Agents.

Climate Considerate

‘Climate Considerate’ encapsulates our approach to building our homes sustainably.

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.



1. Hedgehog highways planned throughout each development.

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

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

7. Electric vehicle charging point.

9. Rain water butts and composters included where possible.

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

2. Mini woodlands/ anniversary woodlands included where possible.

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

6. Zero carbon homes with optional battery for electricity storage.

8. Cycle storage for every home.

10. Air Source Heat Pumps or non fossil fuel heating in zero carbon homes.

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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.

In addition, all our zero carbon homes will be automatically enrolled on a zero carbon renewable energy tariff.

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.

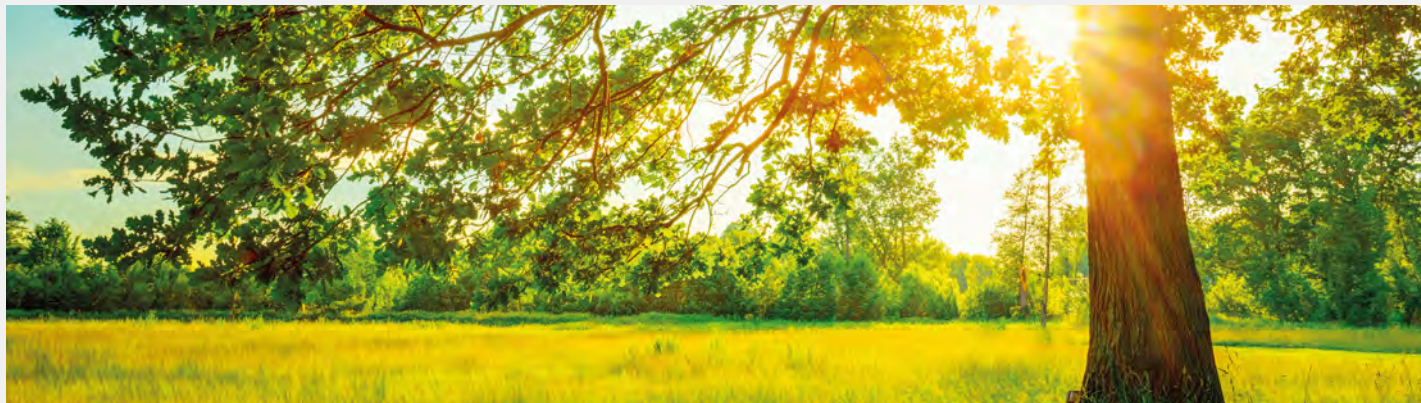
*Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the home's Energy Performance Certificate.

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.



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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

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many 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

Our aim is always to enhance the communities in which we build. Each Newland 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 a 10 year NHBC warranty for complete peace of mind.



Bathrooms and Ensuites

- Villeroy & Boch white sanitaryware
- Freestanding bath (check with Sales Consultant for homes applicable)
- Hansgrohe tapware
- Hansgrohe rain showers to bathroom with bathscreen (where applicable)
- Hansgrohe rain showers to ensembles
- Choice of ceramic Porcelanosa wall tiles*
- Chrome edging to tiling
- 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 main bathroom and ensuite

Kitchens

- Bespoke Kitchens by Peter Clinch including hand painted finish and soft close cabinetry
- Choice of 40mm laminate worktops (Silestone upgrade available)*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Eye level Neff multifunction oven with "hide and slide" door plus secondary oven with combination microwave
- Neff 80cm 5 zone induction hob
- Neff Integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

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. Further information is available by requesting a copy of our specification checklist.

NHBC

Raising Standards. Protecting Homeowners

NHBC – National House Building Council (NHBC) carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

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Our specification

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

Electrical

- Telephone points on each floor including lounge and principal bedroom with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points to principal rooms 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 a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensembles
- Wall lantern front door light and LED porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs

Internal Finish

- Vertical 5 panel Cottage doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in brilliant white

- Smooth ceilings in brilliant white
- Principal bedroom with fitted wardrobes / walk in wardrobe
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for availability)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including Bekstone Tumbled Stone, Reconstructed Stone and Render
- Black rainwater goods
- PVCu white energy efficient windows
- Front door with 3-point locking and chrome handles
- Wireless doorbell and 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
- 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
- Water butt for rainwater harvesting



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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.



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email: whitepoplars@newlandhomes.co.uk

Or call 01666 719059 to discuss your requirements
and find out about latest prices and availability.

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