

GREAT OAKS

Engine Common | South Gloucestershire

A pioneering development of zero carbon 3 and 4 bedroom homes adjacent to the South Gloucestershire open countryside.



WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

SPECIFICATION

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What makes our homes at Great Oaks 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.

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.



* 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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- 

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.

Stylish, innovative and sustainable rural living

The charming South Gloucestershire village of Engine Common is home to Great Oaks, an exclusive development of 84 zero carbon, and 4 bedroom houses and 4 bedroom chalet bungalows by Newland Homes.

The best of both worlds

This handpicked location offers you the perfect blend of modernity in a semi-rural setting. You'll be surrounded by countryside including the Cotswolds, an Area of Outstanding Natural Beauty, and the meandering – and crystal-clear – River Frome, all of which is complemented by the amenities of the bustling town of Yate, and the mediaeval market town of Chipping Sodbury. Engine Common also acts as the perfect gateway to Bristol and Bath.

Design excellence

This eye-catching development boasts great design and modern-day innovation. You'll particularly love the attention to detail, whether it's the external finishes – constructed in stone and render – or the abundance of considered touches in the interior, including a maximal use of light and space, and high-quality fittings throughout. You'll have the choice and flexibility to ensure your home is comfortable, practical, and suits your specific lifestyle.

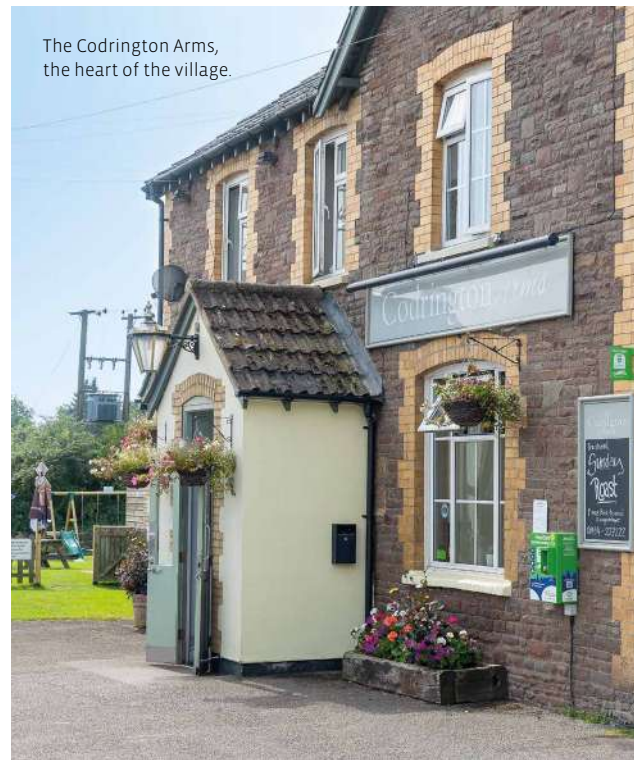
The pinnacle of energy efficiency

Our homes are stylish and contemporary, but they're also constructed using the latest construction techniques and renewable energy technologies. We're passionate about mitigating climate change and creating a sustainable legacy, and so each home boasts features and touches designed to deliver zero carbon energy use, a low environmental impact overall, and significant energy savings.

A space for your family to flourish

Engine Common and its surrounding areas boast an abundance of open spaces and play areas. The village itself is centred around the local pub, the Codrington Arms, which hosts a weekly mobile post office, plus nearby primary school. Nearby Yate provides an outdoor sports complex and a hub of amenities designed for family life, including a shopping centre, a bi-monthly market and restaurants surrounding a newly-built cinema. Keep an eye out for events designed to bring the community together throughout the year, too.

The Codrington Arms,
the heart of the village.



Sheep grazing in nearby meadowland.



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GREAT AKS

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M5
Junction 16
8.8 miles



Bath
by road
15.2 miles



Bristol airport
19.4 miles



Bristol
railway station
11.5 miles



M4
Junction 18
7.6 miles



Bristol
by road
11.2 miles



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Excellent travel connections and 'Outstanding' education

Well connected

Engine Common is well connected, making commuting easy. Nearby Yate provides access to local and national rail networks including Bristol Parkway, London, the south west and Wales. Bristol airport is less than 20 miles away for those needing international travel. Engine Common also enjoys superb road links, with both the M4 and M5 motorways providing access north, south, east and west.

Excellent Learning Opportunities

All of this can be enjoyed with the added advantage of a location that offers excellent schools. On the doorstep is North Road Community Primary School, which has been rated 'Good' by Ofsted. Nearby Sodbury Vale Day Nursery, St Mary's Pre-School and Watermore Primary School have all been deemed 'Outstanding'. There is also a choice of secondary education, at Brimsham Green, or Yate Academy, a unique and highly successful learning community.

Clifton Suspension Bridge in nearby Bristol.



Beautiful local countryside.



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PLOTS 1, 3, 33, 34, 44, 60, 61, 66 & 77

The Prestbury

4 BED DETACHED



PLOTS 75 & 84

The Hartpur

4 BED DETACHED



PLOTS 8, 9 & 10

The Stancombe

4 BED DETACHED



PLOTS 11, 20, 21, 35, 36, 41, 42, 43 & 59

The Hampton

4 BED DETACHED



PLOTS 23, 24, 25, 64 & 65

The Hatherop

4 BED DETACHED



PLOTS 37, 38, 39, 40, 62, 63, 82 & 83

The Charlbury

4 BED SEMI-DETACHED



PLOTS 2, 4, 5, 12, 12a, 22 & 76

The Hinton

3 BED DETACHED



PLOTS 73, 74, 78, 79, 80 & 81

The Tetbury

3 BED SEMI-DETACHED



PLOTS 6, 7, 26, 27, 51 & 52

The Cricklade

3 BED SEMI-DETACHED



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HOMES | THE PRESTBURY | DEVELOPMENT PLAN



PLOTS 1, 3, 33, 34, 44, 60, 61, 66 & 77

The Prestbury

4 bedroom detached

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

 Plans and dimensions



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PLOTS 1, 3, 33, 34, 44, 60, 61, 66 & 77

The Prestbury

4 bedroom detached

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

 [Plans and dimensions](#)



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Some of our considerations include...



Integrated eco bins.

PLOTS 1, 34, 44 & 77

Floor plan key...

- A/C Airing 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



Ground floor



First floor

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

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.20m (max)
20'10" (max) x 26'10" (max)

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

Bedroom 2
3.25m (max) x 4.53m (max)
10'8" (max) x 14'10" (max)

Bedroom 3
3.55m (max) x 4.27m (max)
11'8" (max) x 14'1" (max)

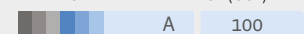
Bedroom 4
2.70m (max) x 3.37m (max)
8'10" (max) x 11'1" (max)

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ENVIRONMENTAL IMPACT (CO₂)



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Some of our considerations include...



Hedgehog highways.

PLOTS 3, 33, 60, 61 & 66

Floor plan key...

- A/C Airing 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



Ground floor



First floor

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

Kitchen/Dining/Sun Lounge
6.35m (max) x 8.20m (max)
20'10" (max) x 26'10" (max)

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

Bedroom 2
3.25m (max) x 4.53m (max)
10'8" (max) x 14'10" (max)

Bedroom 3
3.55m (max) x 4.27m (max)
11'8" (max) x 14'1" (max)

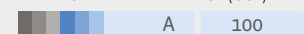
Bedroom 4
2.70m (max) x 3.37m (max)
8'10" (max) x 11'1" (max)

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ENVIRONMENTAL IMPACT (CO₂)



The Prestbury

4 bedroom detached



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HOMES | THE HARTPURY | DEVELOPMENT PLAN



PLOTS 75 & 84

The Hartpury

4 bedroom detached

A striking double fronted 4 bedroom detached home with its contemporary open plan kitchen, leading on to a sociable sun lounge. Upstairs boasts a principal bedroom with ensuite shower room and built in wardrobes.

 Plans and dimensions



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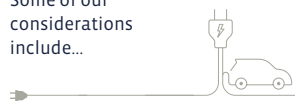


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Some of our considerations include...



Electric vehicle charging point



Solar PV to assist electricity production.



Rain water butts and composters where possible

The Hartpury

4 bedroom detached



Engine Common | South Gloucestershire

PLOTS 75 & 84

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

Ground floor



First floor



Lounge
3.89m x 5.35m
12'9" x 17'6"

Kitchen/Sun Lounge
9.36m (max) x 3.55m (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 3.13m
12'10" x 10'3"

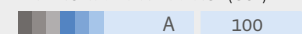
Bedroom 4
2.88m x 2.12m
9'5" x 6'11"

Predicted Energy Assessment from

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ENVIRONMENTAL IMPACT (CO₂)



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HOMES | THE STANCOMBE | DEVELOPMENT PLAN



PLOTS 8, 9 & 10

The Stancombe

4 bedroom detached

A truly flexible 4 bedroom detached chalet style bungalow benefitting from contemporary open plan kitchen and sun lounge, connected to the lounge through innovative pocket double doors.

 Plans and dimensions



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Some of our considerations include...



Integrated eco bins.

PLOTS 8, 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 dual oven and combination microwave
- TD Tumble dryer space
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor



First floor

The Stancombe

4 bedroom detached



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Lounge
3.36m x 4.32m
11'8" x 14'2"

Kitchen/Sun Lounge
3.85m (max) x 8.08m (max)
12'7" (max) x 26'6" (max)

Bedroom 1
4.64m (max) x 4.71m (max)
15'2" (max) x 15'5" (max)

Bedroom 2
3.41m x 2.74m
11'2" x 8'11"

Bedroom 3
2.89m (max) x 3.54m (max)
9'6" (max) x 11'7" (max)

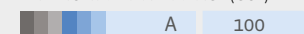
Bedroom 4/Study
2.81m (max) x 3.63m (max)
9'3" (max) x 11'11" (max)

Predicted Energy Assessment from

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



HOMES | THE HAMPTON | DEVELOPMENT PLAN



PLOTS 11, 20, 21, 35, 36, 41, 42, 43 & 59

The Hampton

4 bedroom detached

A delightful 4 bedroom, 3 storey detached home with contemporary open plan kitchen/ dining/sun lounge opening onto the garden. The principal bedroom suite enjoys a spectacular galleried landing, ensuite and walk-in wardrobe.

 Plans and dimensions



Engine Common | South Gloucestershire

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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.

PLOTS 11, 20, 21, 35, 36, 41, 42, 43 & 59

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
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor



First floor



Second floor

Lounge
3.34m (max) x 4.74m (max)
10'11" (max) x 15'6" (max)

Kitchen/Dining/Sun Lounge
5.40m (max) x 7.40m (max)
17'8" (max) x 24'3" (max)

Bedroom 1
5.40m (max) x 4.73m (max)
17'8" (max) x 15'6" (max)

Bedroom 2
3.33m x 3.16m
10'11" x 10'4"

Bedroom 3
3.42m x 2.69m
11'2" x 8'9"

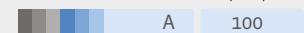
Bedroom 4
1.97m x 3.16m
6'5" x 10'4"

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ENVIRONMENTAL IMPACT (CO₂)



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HOMES | THE HATHEROP | DEVELOPMENT PLAN



PLOTS 23, 24, 25, 64 & 65

The Hatherop

4 bedroom detached

A beautiful 4 bedroom detached home with spacious open plan kitchen boasting feature island and an abundance of space for dining. The principal bedroom benefits from walk-in wardrobe and shower room ensuite.

 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 Hatherop

4 bedroom detached

PLOTS 23, 24, 25, 64 & 65

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
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level

Ground floor



First floor



Lounge
3.37m (max) x 5.37m (max)
11'1" (max) x 17'7" (max)

Kitchen/Dining
5.40m (max) x 4.55m (max)
17'8" (max) x 14'11" (max)

Bedroom 1
3.07m (max) x 4.83m (max)
10'1" (max) x 15'10" (max)

Bedroom 2
3.19m (max) x 4.47m (max)
10'5" (max) x 14'8" (max)

Bedroom 3
3.20m x 3.18m
10'6" x 10'5"

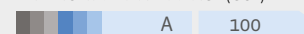
Bedroom 4
2.10m (max) x 3.18m (max)
6'10" (max) x 10'5" (max)

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HOMES | THE CHARLBURY | DEVELOPMENT PLAN



PLOTS 37, 38, 39, 40, 62, 63, 82 & 83

The Charlbury

4 bedroom semi-detached

An impressive, 4 bedroom, 3 storey semi-detached home with brilliantly designed kitchen dining room with fabulous bay window, in addition to a superb sun lounge and exceptional galleried principal suite.

 Plans and dimensions



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Hedgehog highways.



Solar PV to assist electricity production.

PLOTS 37, 38, 39, 40, 62, 63, 82 & 83

Floor plan key...

- A/C Airing 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
- WM Washing machine space
- Denotes reduced ceiling level



Ground floor



First floor



Second floor

Lounge/Sun Lounge
4.90m (max) x 6.30m (max)
16'1" (max) x 20'8" (max)

Kitchen/Dining
3.97m (max) x 5.77m (max)
13'1" (max) x 18'11" (max)

Bedroom 1
4.90m (max) x 4.83m (max)
16'1" (max) x 15'10" (max)

Bedroom 2
4.04m (max) x 3.51m (max)
13'3" (max) x 11'6" (max)

Bedroom 3
2.83m x 2.91m
9'3" x 9'6"

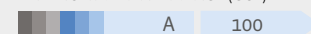
Bedroom 4
1.98m x 2.91m
6'6" x 9'6"

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HOMES | THE HINTON | DEVELOPMENT PLAN



PLOTS 2, 4, 5, 12, 12a, 22 & 76

The Hinton

3 bedroom detached

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

 Plans and dimensions



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Solar PV to assist electricity production.



Air source heat pumps.



Cycle storage for every home.

The Hinton

3 bedroom detached

PLOTS 2, 4, 5, 12,
12a, 22 & 76

Floor plan key...

- A/C Airing cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- Integrated eco bin
- 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



Ground floor



First floor

Lounge
3.29m (max) x 4.69m (max)
10'9" (max) x 15'4" (max)

Kitchen/Dining
5.40m (max) x 4.68m (max)
17'8" (max) x 15'4" (max)

Bedroom 1
4.46m (max) x 3.83m (max)
14'7" (max) x 12'6" (max)

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

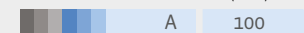
Bedroom 3
2.10m (max) x 3.18m (max)
6'10" (max) x 10'5" (max)

Predicted Energy Assessment from

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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HOMES | THE TETBURY | DEVELOPMENT PLAN



PLOTS 73, 74, 78, 79, 80 & 81

The Tetbury

3 bedroom semi-detached

A light and spacious 3 bedroom, 3 storey semi-detached home with an extensive kitchen, lounge and dining area. The principal bedroom is the perfect hideaway with beautiful galleried landing, walk-in wardrobe and ensuite shower room.



Plans and dimensions



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Some of our considerations include...

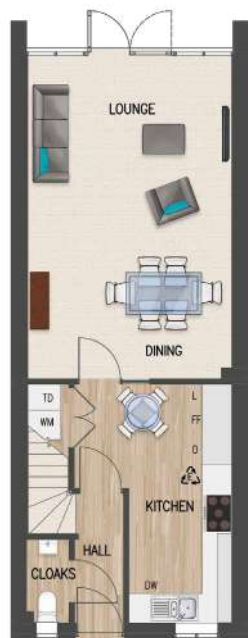


Air source heat pumps.

PLOTS 73, 74, 78, 79, 80 & 81

Floor plan key...

- A/C Airing 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
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Denotes reduced ceiling level



Ground floor



First floor



Second floor

Lounge/Dining
4.14m x 6.59m
13'7" x 21'7"

Kitchen
3.20m (max) x 4.86m (max)
10'6" (max) x 15'11" (max)

Bedroom 1
4.14m (max) x 4.78m (max)
13'7" (max) x 15'8" (max)

Bedroom 2
4.14m (max) x 2.79m (max)
13'7" (max) x 9'2" (max)

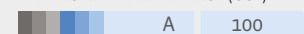
Bedroom 3
3.22m (max) x 3.61m (max)
10'6" (max) x 11'10" (max)

Predicted Energy Assessment from

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The Tetbury

3 bedroom semi-detached



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HOMES | THE CRICKLADE | DEVELOPMENT PLAN



PLOTS 6, 7, 26, 27, 51 & 52

The Cricklade

3 bedroom semi-detached

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

 Plans and dimensions



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

PLOTS 6, 7, 26,
27, 51 & 52

Floor plan key...

- A/C Airing 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
4.90m (max) x 3.45m (max)
16'1" (max) x 11'3" (max)

Kitchen/Dining
3.97m (max) x 5.77m (max)
13'1" (max) x 18'11" (max)

Bedroom 1
3.68m (max) x 3.97m (max)
12'1" (max) x 13'1" (max)

Bedroom 2
2.83m (max) x 3.13m (max)
9'3" (max) x 10'3" (max)

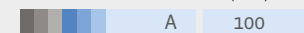
Bedroom 3
1.98m x 2.91m
6'6" x 9'6"

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 PLOTS 1, 3, 33, 34, 44, 60, 61, 66 & 77
The Prestbury
 4 BED DETACHED

 PLOTS 75 & 84
The Hartpury
 4 BED DETACHED

 PLOTS 8, 9 & 10
The Stancombe
 4 BED DETACHED

 PLOTS 11, 20, 21, 35, 36, 41, 42, 43 & 59
The Hampton
 4 BED DETACHED

 PLOTS 23, 24, 25, 64 & 65
The Hatherop
 4 BED DETACHED

 PLOTS 37, 38, 39, 40, 62, 63, 82 & 83
The Charlbury
 4 BED SEMI-DETACHED

 PLOTS 2, 4, 5, 12, 12a, 22 & 76
The Hinton
 3 BED DETACHED

 PLOTS 73, 74, 78, 79, 80 & 81
The Tetbury
 3 BEDROOM SEMI-DETACHED

 PLOTS 6, 7, 26, 27, 51 & 52
The Cricklade
 3 BEDROOM SEMI-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.



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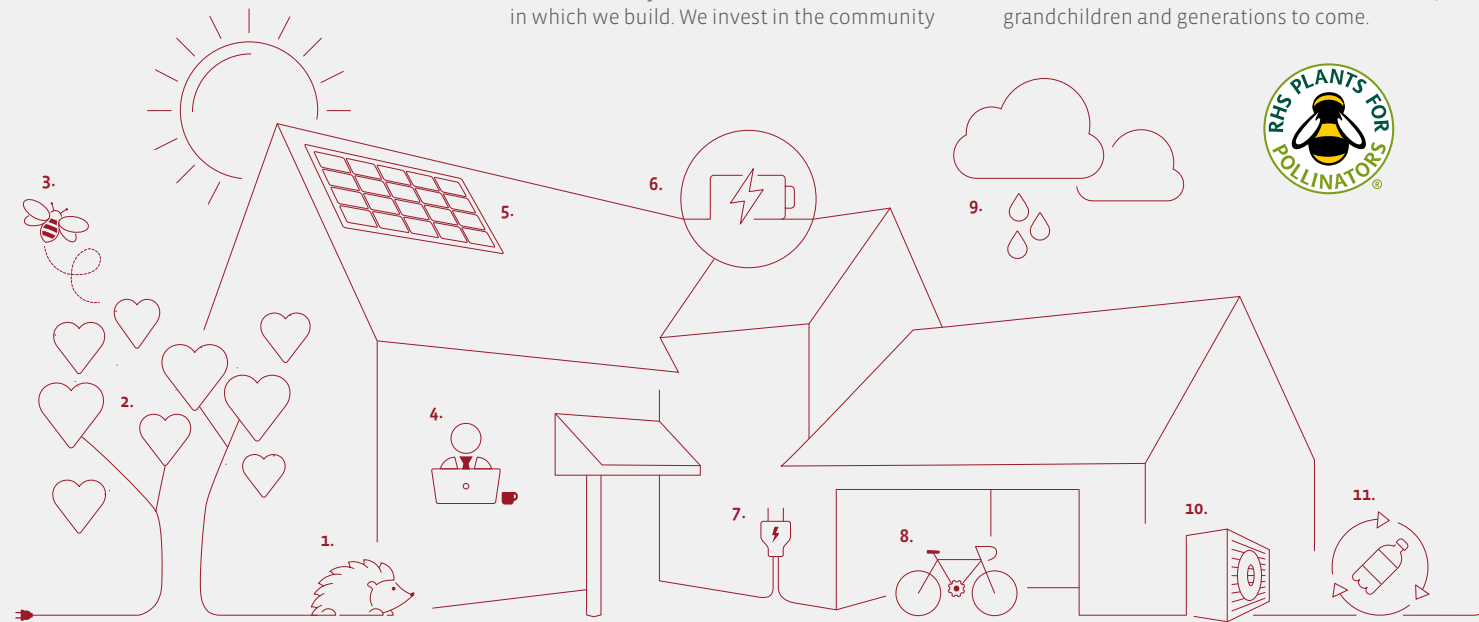
Climate Considerate

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

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.



1. Hedgehog highways planned throughout each development.

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

5. Solar PV to 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 live up to our company's core values: 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.

Each development starts with a comprehensive assessment. Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna – even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife.

We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits. We also consider the landscape context and visual impact, so homes are positioned to enjoy natural features, views and sunlight. Only once we have the full story of a site, can we properly start to design each individual home.

Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. Over the last two years, we've been finessing 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

solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs at zero cost to the homeowner.

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 homes have:

- Traditional masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating
- Installation of air source heat pumps on zero carbon homes is a means to avoid fossil fuel use, and we continue to explore the use of other low carbon products
- Low energy LED downlighters and motion detector lighting. All designed to minimise electricity use and be lighter on your pocket
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure

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. Any suitable demolition material from clearing a site is crushed, re-used and recycled on site, and construction waste is sorted to maximise re-use.

Embracing the future

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work. Remote working is on the increase, reducing the need to travel to a place of work, although we provide cycle storage to every home. Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property.

We include smart meters in many of our homes. These help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively. The next logical step is Smart Home Automation.

*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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Our specification

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

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



Helping you save energy and money

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



Choice of fixtures and fittings

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



Be part of the community

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



Move in and live

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

Kitchens

- Choice of fully fitted kitchen units with soft close cupboards and drawers*
- Choice of laminate worktops (Silestone upgrade available)*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Eye level Neff multifunction oven with secondary oven with combination microwave
- Neff Hide and slide single multifunction oven available as an option
- Neff 80cm 5 zone ceramic hob
- Neff integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space
- Choice of 40mm laminate worktops to the utility (Silestone upgrade available)*

Bathrooms and Ensuites

- Roca white sanitaryware
- Vado tapware
- Vado drench head and hand showers to bathroom with bathscreen (where applicable)
- Vado drench head and hand showers to ensembles
- Choice of ceramic Porcelanosa wall tiles*
- Choice of ceramic flooring to bathroom and ensembles*
- Curved chrome towel radiator in bathrooms and ensembles
- Illuminated bathroom mirror with shaver socket, light and demist function

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.



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



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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 en-suites
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs
- Power and light to garage (check with Sales Consultant for homes applicable)

Internal Finish

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

- Smooth ceilings in Crown Covermatt White
- Principal bedroom with fitted wardrobes or walk-in wardrobe (check with Sales Consultant for availability)
- 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 render, reconstructed and natural stone
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking and chrome handles
- Chrome 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)

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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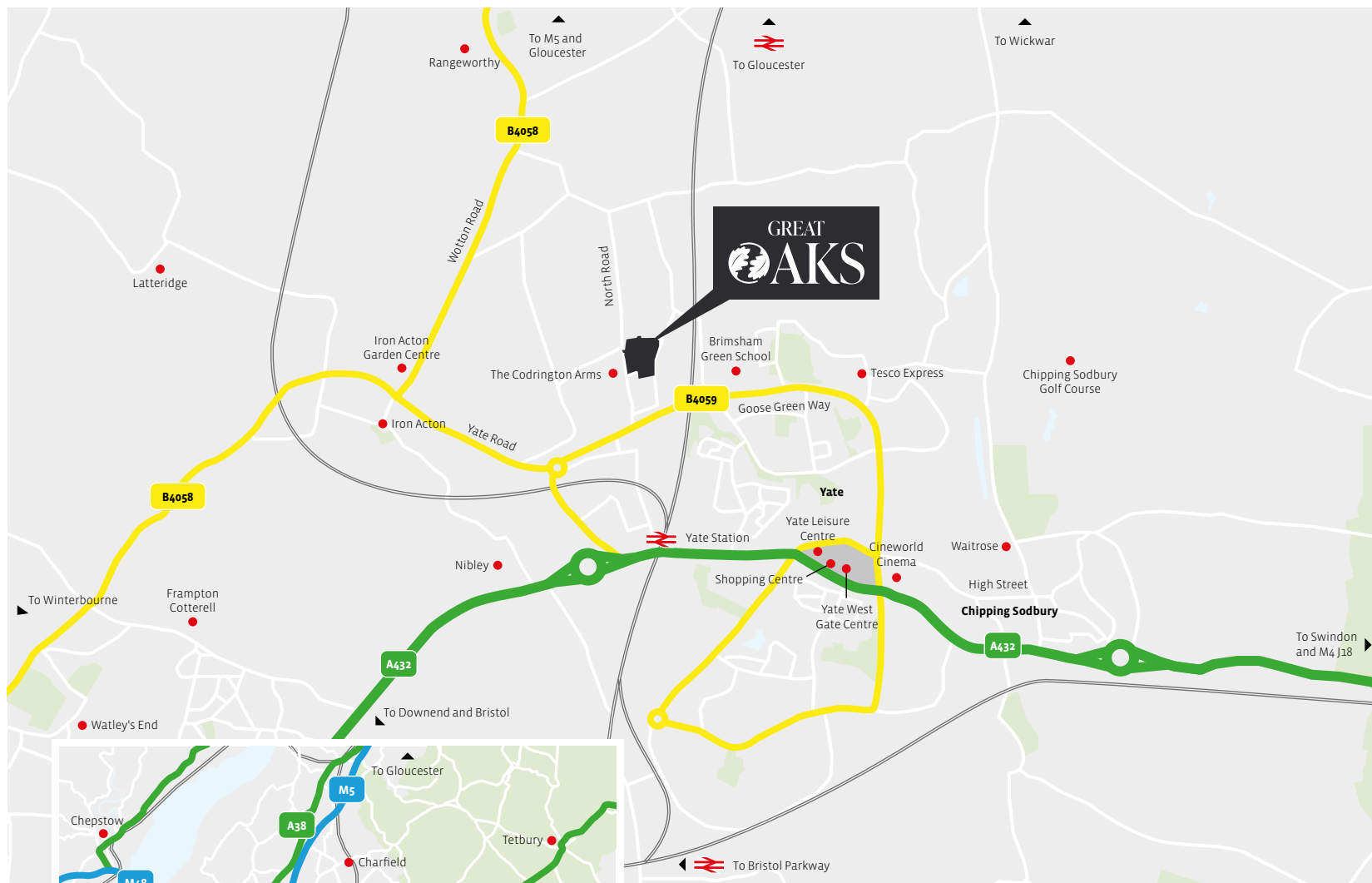
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For further information
email: greatoaks@newlandhomes.co.uk

Or call 01454 537993 to discuss your requirements
and find out about latest prices and availability.

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Yate, Bristol,
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All purchasers must check with our Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in this brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers' alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with our Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual external finishes and window positions do vary. Please ask our Sales Consultant for full details. v02/24.