

Welcome to

# Manor Grove

Lydney | Gloucestershire



**CHARLES CHURCH**



CHARLES CHURCH

## Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



### Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



#### Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



#### Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.\*



#### Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



#### Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Manor Grove

Lydney | Gloucestershire



## Key features:

- > Choice of four and five-bedroom homes
- > Surrounded by Areas of Outstanding Natural Beauty
- > Easy access to Lydney
- > Close to good rail networks
- > Great choice of local amenities

# Stunning new homes in Lydney.

Manor Grove brings a range of beautifully designed, energy-efficient four and five-bedroom homes to Lydney, a historic town on the edge of the Wye Valley.

Surrounded by the Forest of Dean and situated on the banks of the River Severn, Lydney is a well-appointed town with great amenities and commuter links, making it an ideal choice for your new home.

Living in Lydney you'll have everything you need for day-to-day life on your doorstep. The town centre is home to a number of pubs, cafes and independent shops, as well as a bank, community centre, pharmacy, dentist and GP. There are Tesco and Lidl supermarkets, plus a local hospital – all within walking distance of Manor Grove.

There are so many opportunities to get out and about in the scenic area surrounding Manor Grove. The Forest of Dean and Wye Valley are on your doorstep for scenic walks, picnics and cycle rides with the family. Some must-see points of interest nearby include the beautiful Lydney Park Estate with woodland gardens, Roman ruins and museums; St Briavels Castle is also well worth a visit.

You'll also find plenty of greenery in Lydney itself, with the lovely Bathurst Park, Lydney Boating Lake, and many sports facilities. These include football, tennis, cricket and rugby clubs, Freedom Leisure Centre, a nine-hole golf course, and outdoor swimming pool open throughout summer.

A good education for all. \_\_\_\_\_



Families with children will benefit from the choice of schools in Lydney. These include Severnbanks County Primary School, Lydney Church of England Community School, and Primrose Hill Nursey and C of E Primary School, while older children can attend The Dean Academy, rated 'Good' by Ofsted.

With the selection of stunning energy-efficient homes available, ideal edge-of-town location and connections to cities and countryside, this new community could be your perfect place to call home.



## Always in reach.

- > Lydney train station is less than a 5-minute drive from Manor Grove, with train services heading southwest to Chepstow and Newport, and northeast to Gloucester.

If you're travelling by road, the A48 is the main road link between Chepstow and Gloucester, which in turn link to the M4 and M5, providing access to South Wales, Bristol and north towards the Midlands.



## Approximate travel distance by car to:

- > Chepstow: 9.4 miles
- > Gloucester: 21 miles
- > Newport: 28.2 miles
- > Stroud: 29.6 miles
- > Bristol Airport: 37.7 miles
- > Cardiff Airport: 53.8 miles

# Manor Grove

## Site plan

### KEY

- The Chopwell (4)
- The Carradale (4)
- The Hasting (4)
- The Bamburgh (4)
- The Hollicombe (4)
- The Heysham (4)
- The Kingsands (5)
- The Broadhaven (5)
- Affordable Housing

(3) indicates number of bedrooms





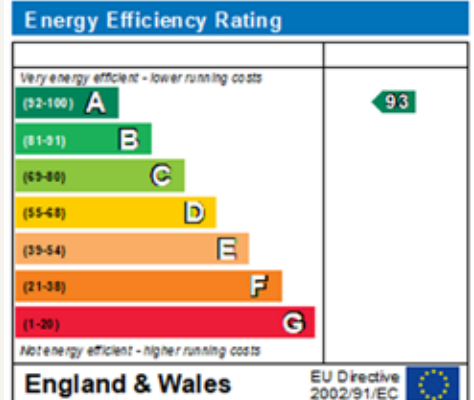
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.

# The Chopwell



## THE CHOPWELL

4 bedroom home



The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage, are welcome family-friendly features.



Ground floor

Living room  
3.15 x 3.94  
10'4" X 12'11"

Kitchen/Dining/Snug  
5.75 x 7.32 (max)  
18'10" X 24' 0"



First floor

Principle Bedroom  
3.54 (max) x 4.08  
11'7" X 13'5"  
Bedroom 2  
3.20 x 4.25  
10'6" X 13'11"

Bedroom 3  
2.79 (max) x 2.99  
9'2" X 9'10"  
Bedroom 4  
2.7 (max) x 3.16  
9'1" X 10'4"

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.



# The Carradale



**THE CARRADALE**  
4 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	<b>93</b>
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs	<b>G</b>
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span>	

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/dining room leaves separate space for a utility room with a useful back door, while the main access to the garden is enhanced by the bi-fold doors. This is a new home with function and appeal in equal measure.



Ground floor

Living room 3.23 x 5.05 10'7" X 16'7"	Kitchen/Dining/Snug 6.34 x 3.02 20'10" X 9' 11"
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First floor

Principle Bedroom 3.47 x 5.20 11'5" X 17'1"	Bedroom 3 3.21 x 2.65 10'6" X 8'3"
Bedroom 2 3.21 x 4.87 10'6" X 16'0"	Bedroom 4 2.90 x 2.93 9'6" X 9'7"

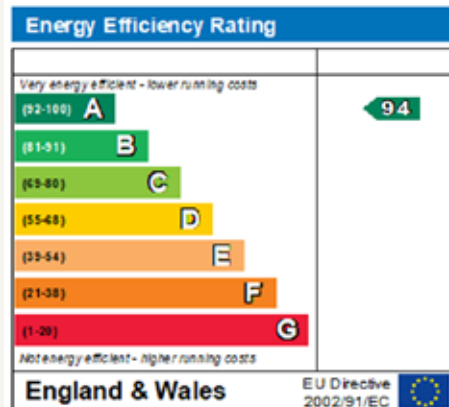
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# The Hastings



## THE HASTINGS

4 bedroom home



If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.



Ground floor

Living room	Kitchen/Family room
3.22 x 4.87	8.11 x 3.21 (max)
10'7" X 16'0"	26'7" X 10' 6"
Dining room	
2.55 x 3.49	
8'4" X 11'5"	



First floor

Principle Bedroom	Bedroom 3	Study
3.18 x 4.44 (max)	3.05 x 2.65	2.08 x 2.56
10'5" X 14'7"	10'0" X 8'4"	6'10" X 8'5"
Bedroom 2	Bedroom 4	
2.61 x 4.44	2.80 x 2.82	
8'7" X 14'7"	9'2" X 9'3"	

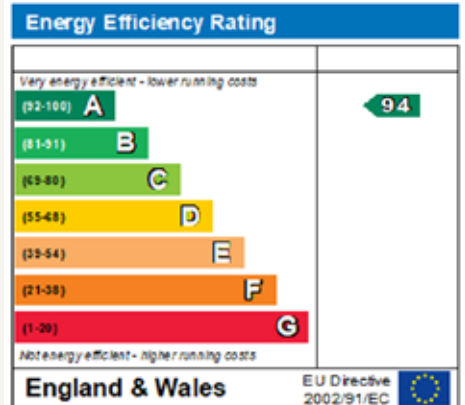
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# The Bamburgh



## THE BAMBURGH

4 bedroom home



For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open-plan kitchen dining room and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.



Ground floor

Living room	Kitchen/Dining/Snug
3.84 x 5.30	7.81 x 6.20
12'7" X 17'5"	25'7" X 20' 4"



First floor

Principle Bedroom	Bedroom 3
3.84 x 3.31	2.69 x 3.17
12'7" X 10'10"	8'10" X 10'5"
Bedroom 2	Bedroom 4
3.90 x 3.57	2.69 x 2.94
12'10" X 11'9"	8'10" X 9'8"

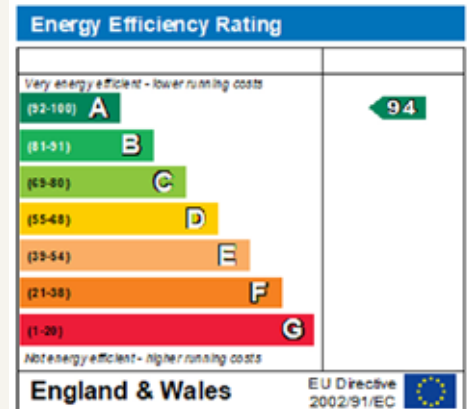
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# The Hollicombe



## THE HOLLICOMBE

4 bedroom home



This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage has internal access and the utility room has outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



Ground floor

Living room	Kitchen/Dining room
3.50 x 4.29	8.90 x 3.42
11'6" X 14'1"	29'2" X 11' 3"



First floor

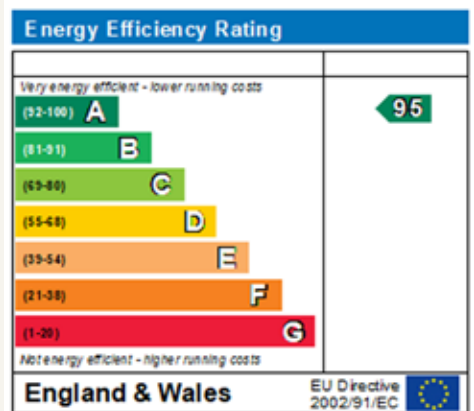
Principle Bedroom	Bedroom 3
3.50 x 4.43	3.16 x 3.70
11'6" X 14'6"	10'4" X 12'2"
Bedroom 2	Bedroom 4
3.16 x 3.82	2.99 x 3.68
10'4" X 12'7"	9'10" X 12'1"

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# The Heysham



**THE HEYSHAM**  
4 bedroom home



The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. A family room sits between the kitchen/dining room and the living room - each with wonderful bi-fold doors to the garden.



Ground floor

Living room	Kitchen/Dining room
3.90 x 5.39	3.90 x 7.32
12'10" X 17'8"	12'10" X 24' 0"
Family room	Study
3.27 x 3.33	3.90 x 1.78
10'9" X 10'11"	12'10" X 5' 10"



First floor

Principle Bedroom	Bedroom 3	Gym
3.95 x 3.07	3.27 x 3.95	2.34 x 2.15
13'0" X 10'11"	10'9" X 13'0"	7'8" X 7'1"
Bedroom 2	Bedroom 4	
3.95 x 3.07	3.96 x 2.15	
13'0" X 10'11"	13'0" X 7'1"	

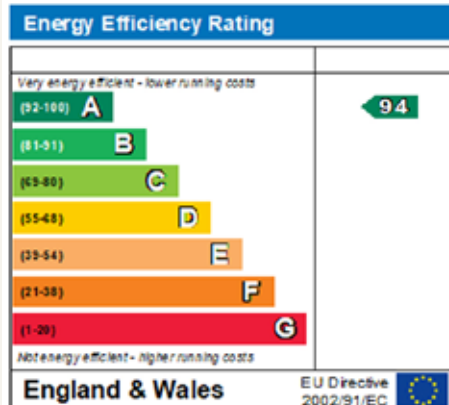
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# The Kingsand



## THE KINGSAND

5 bedroom home



This is a classic double-fronted, three-storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while the principal bedroom one also enjoys a dressing room.



Ground floor

Living room  
3.42 x 4.05  
11'3" X 13'3"

Kitchen/Dining/Family room  
6.20 x 7.44  
20'4" X 24' 5"



First floor

Principle Bedroom  
3.47 x 3.70  
11'5" X 12'2"

Bedroom 2  
2.67 x 3.54  
8'9" X 11'7"

Bedroom 3  
3.26 x 3.81  
10'8" X 12'6"



Second floor

Bedroom 4  
3.67 x 3.98  
12'0" X 13'1"

Bedroom 5  
3.47 x 3.98  
11'5" X 11"

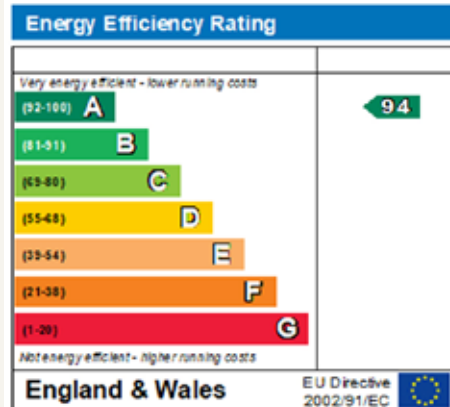
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# The Broadhaven



## THE BROADHAVEN

5 bedroom home



This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to the principle bedroom.



### Ground floor

Living room  
3.39 x 5.16  
11'1" X 16'11"

Kitchen/Dining/Family room  
10.58 x 4.16 (max)  
34'11" X 13' 8"



### First floor

Principal Bedroom  
5.01 x 3.12  
16'5" X 10'3"

Bedroom 2  
4.67 x 2.96  
15'4" X 9'9"

Bedroom 3  
3.01 x 4.10  
9'11" X 13'5"

Bedroom 4  
3.39 x 3.34  
11'1" X 10'11"

Bedroom 5  
2.71 x 2.96  
8'11" X 9'9"

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# Specifications



- ⊗ UPVC double glazed windows
- ⊗ Smooth finish ceilings
- ⊗ White sockets and light switches throughout
- ⊗ Downlighters to kitchen
- ⊗ White 5-panel doors
- ⊗ Gas central heating
- ⊗ Media plate to living room
- ⊗ Pre-wired for digital TV
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Stainless steel splashback
- ⊗ Stainless steel electric double oven
- ⊗ Contemporary style sanitaryware
- ⊗ Towel radiators to bathrooms and principle en suite
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Thermostatic radiator valves to all radiators (except hallway)
- ⊗ Lockable windows (except egress windows)
- ⊗ Security chain to front door
- ⊗ Power and light to garage (within boundary of plot)
- ⊗ 1.8-metre high fence
- ⊗ 10 year new homes warranty
- ⊗ 1 electric shower per plot
- ⊗ Intergrated dishwasher, washing machine and fridge freezer
- ⊗ Block paving to driveway
- ⊗ External wall light to front door
- ⊗ MIRA showers to bathroom and en suites
- ⊗ PV panels
- ⊗ Fitted wardrobe to principle bedroom
- ⊗ Smoke detectors to all floors - landing, hallway and primary living spaces





# #CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



## Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchhomes) and you could be the lucky winner that is chosen each month to receive a **£100** The White Company voucher. We've included a few past winners on this page so you can check out the competition.

Good Luck

Visit our Instagram page for terms and conditions.

# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the Select Options range collection include carpet and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



# Top 10 reasons to buy a new home.



## 1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



## It pays to buy new.

- **No chains**  
Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.
- **No space goes to waste**  
Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.
- **Living it up in style**  
When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.
- **Less work, more freedom**  
Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.
- **Flexible ways to buy**  
We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.
- **Better safe than sorry**  
All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.
- **Lower energy bills**  
New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.
- **First-rate, not second-best**  
From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them. Win-win.
- **Long-term peace of mind**  
All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.
- **The choice is all yours**  
A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).



# FibreNest™



Your home, better connected  
for a brighter future



## Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.



## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenewest.com

### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:

# Eco Range Homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.



# 31% reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

**Our panelised off site-manufactured timber** technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730\* over the lifetime of a 25 year mortgage.





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