



Moreton Fields

DEVELOPMENT LAYOUT



Off Lincoln, Buckingham,
Buckinghamshire MK18 1GY
Telephone: 01280 360 086
bellway.co.uk

Bellway

Bellway



YOUR NEW HOME MEANS A LOT TO YOU.
OUR FIVE-STAR RATING SHOWS HOW
MUCH IT MEANS TO US.









Based on results from the annual National New Homes Survey, the HBF rewards those builders who reach or exceed elevated levels of customer satisfaction and service excellence with the ultimate accolade of five stars. The findings come directly from you the buyer, and the survey is impartial, independent, and validated by a UK university.

Five stars means 90% or more customers say they would recommend us to a friend. So it means a great deal to us, and, with a five star rating being above the industry average, it also means that you can buy a Bellway home with confidence.










2 Bedroom Homes

-  The Salter
Plots 32, 33, 34 & 35
-  3 Bedroom Homes
-  The Gretton
Plots 49, 50, 86, 87 & 88
-  The Harper
Plots 2, 3, 4, 9, 11, 12, 38, 112 & 113
-  The Coppersmith
Plots 13, 14, 36, 39, 40, 52, 61, 83, 107, 108, 109, 114 & 115
-  The Blemmere
Plots 1, 10, 15, 37, 46, 47, 51, 60, 81, 101 & 111
-  The Foscore
Plots 41, 48, 53, 105 & 106
-  The Shalstone
Plots 82, 83 & 84


4 Bedroom Homes

-  The Rothwell
Plots 7, 8, 19, 59, 71, 72 & 104
-  The Braybrooke
Plots 45 & 110
-  The Arkwright
Plots 6, 17, 18, 42, 57, 58, 62, 73, 79, 80, 102 & 103
-  The Hethe
Plots 5, 55, 56 & 76
-  The Weaver
Plots 16, 44, 54 & 85

5 Bedroom Homes

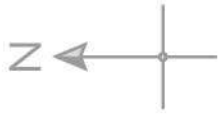
-  The Dadford
Plots 43, 74, 75, 77 & 78

1-4 Bedroom Homes

-  Affordable Homes

2-3 Bedroom Homes

-  Shared Ownership Homes



Key to plan	
s/s	Sub station
v	Visitor parking
u	Unallocated parking
bop	Bin collection point

Material finishes
R - Render Version

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

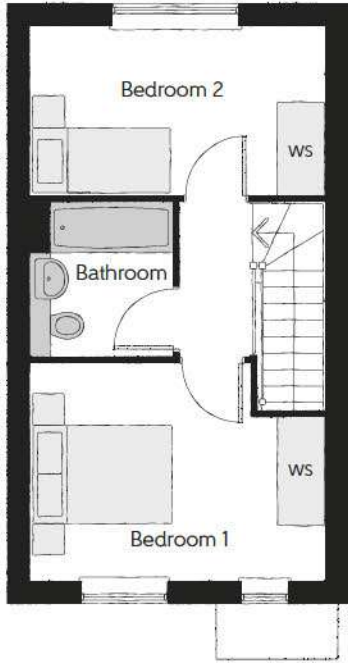


The Salter

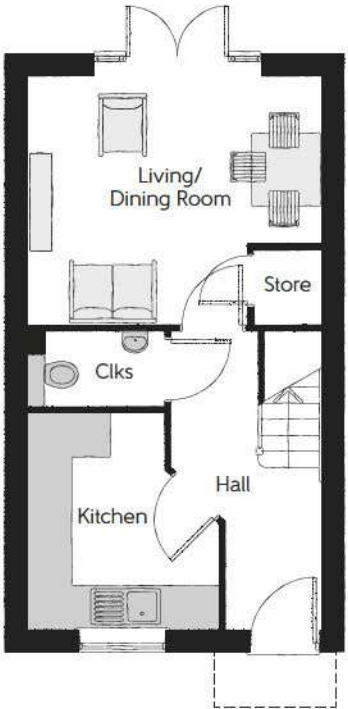
TWO BEDROOM HOME



Bellway



First Floor		
Bedroom 1	4.11m x 3.00m (max)	13'6" x 9'10" (max)
Bedroom 2	4.11m x 2.33m	13'6" x 7'8"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor		
Kitchen	2.66m x 2.99m (max) (max)	8'9" x 9'10" (max) (max)
Living/Dining Room	4.11m x 3.45m (max)	13'6" x 11'4" (max)
Cloakroom	1.90m x 1.04m	6'3" x 3'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ----- Reduced Head Height

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The Gretton

THREE BEDROOM HOME



Bellway



First Floor

Bedroom 1	3.60m x 3.00m (max) (min)	11'10" x 9'10" (max) (min)
Bedroom 1 En Suite	1.39m x 2.43m (max)	4'7" x 8'0" (max)
Bedroom 2	2.67m x 2.47m (max)	8'9" x 8'1" (max) (max)
Study/Bedroom 3	2.01m x 2.03m (max) (max)	6'7" x 6'8" (max) (max)



Ground Floor

Living Room	3.18m x 4.11m (min) (min)	10'5" x 13'6" (min) (min)
Kitchen/Dining	4.79m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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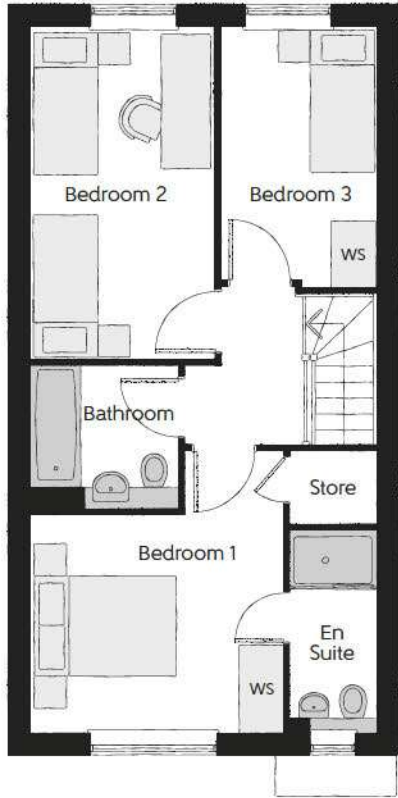


The Harper

THREE BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.50m x 3.92m (max)	11'6" x 12'10" (max)
Bedroom 1 En Suite	1.20m x 2.82m	3'11" x 9'3"
Bedroom 2	2.55m x 4.62m	8'4" x 15'2"
Bedroom 3	2.15m x 3.61m	7'1" x 11'10"
Bathroom	2.06m x 1.99m	6'9" x 6'6"



Ground Floor		
Kitchen/Dining	4.79m x 3.55m	15'9" x 11'8"
Living Room	3.36m x 4.55m (max)	11'0" x 14'11" (max)
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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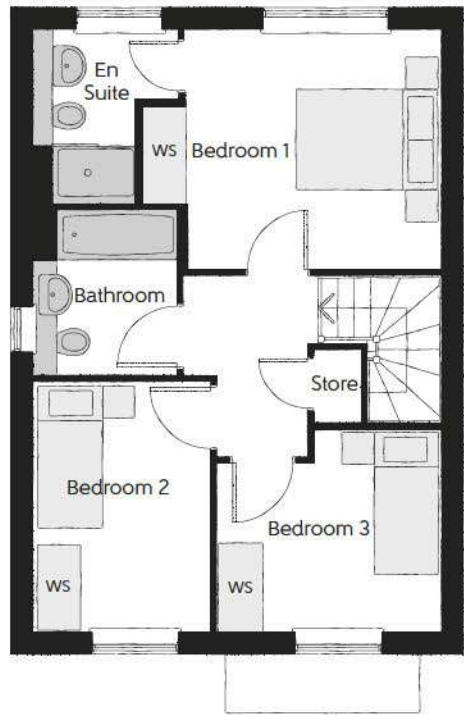


The Coppersmith

THREE BEDROOM HOME

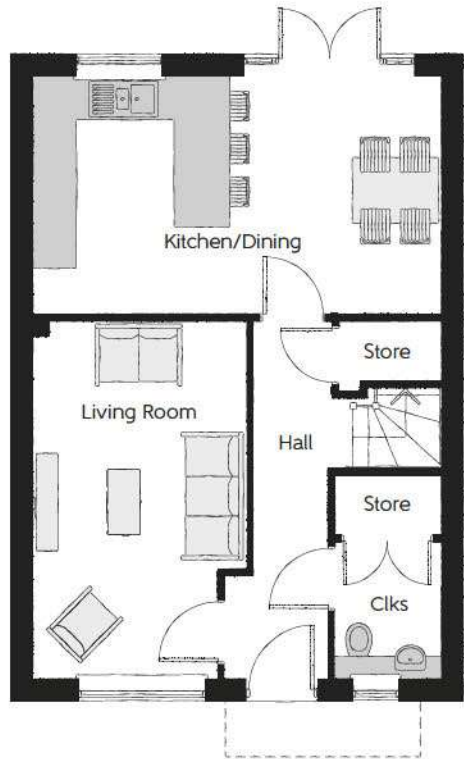


Bellway



First Floor

Bedroom 1	4.15m x 3.30m (max)	13'7" x 10'10" (max)
Bedroom 1 En Suite	2.03m x 2.39m (max)	6'8" x 7'10" (max)
Bedroom 2	2.43m x 3.46m	8'0" x 11'4"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	1.98m x 2.31m	6'6" x 7'7"



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Blemmere

THREE BEDROOM HOME



Bellway

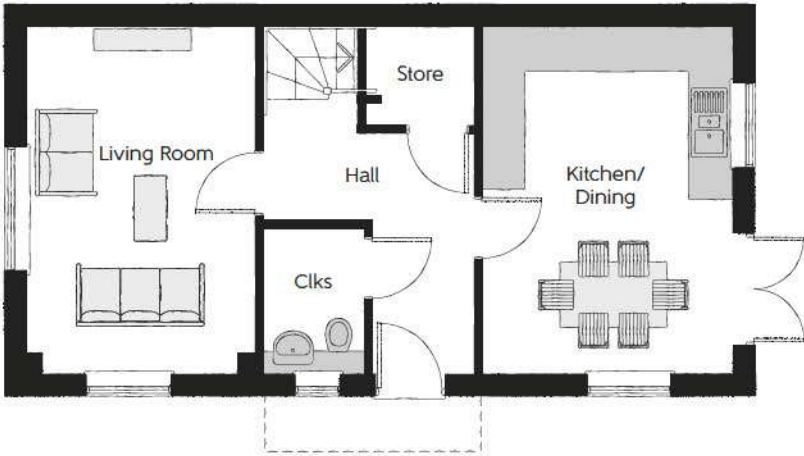
The Blemmere

Three bedroom home



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	2.22m x 2.01m	7'3" x 6'7"



Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Foscote

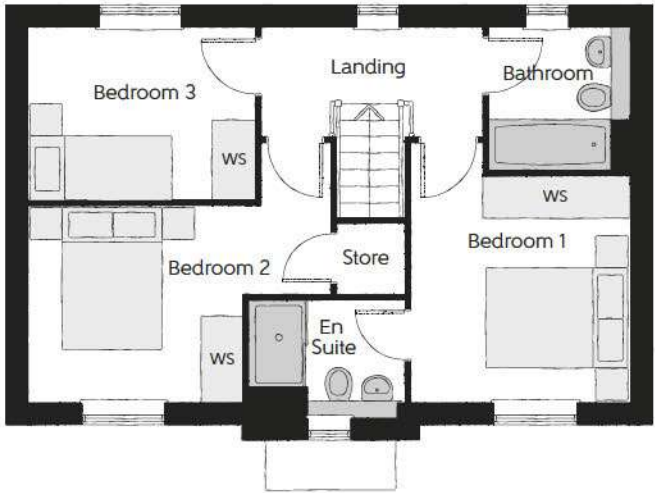
THREE BEDROOM HOME



Bellway

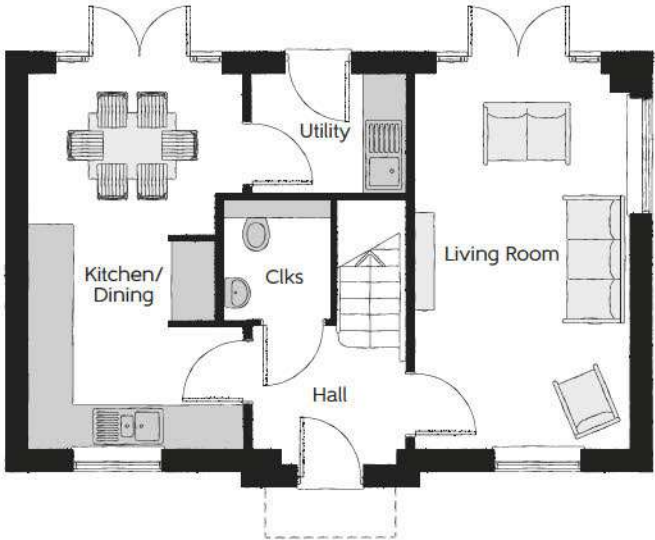
The Foscote

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.62m	9'11" x 11'11"
Bedroom 1 En Suite	2.14m x 1.90m	7'0" x 6'3"
Bedroom 2	4.18m x 3.20m (max)	13'8" x 10'6" (max)
Bedroom 3	3.10m x 2.56m	10'2" x 8'5"
Bathroom	1.91m x 2.14m	6'3" x 7'0"



Ground Floor

Kitchen/Dining	2.96m x 5.86m (max)	9'8" x 19'3" (max)
Living Room	2.96m x 5.86m	9'8" x 19'3"
Utility	2.13m x 1.93m	7'0" x 6'4"
Cloakroom	1.45m x 1.46m	4'9" x 4'9"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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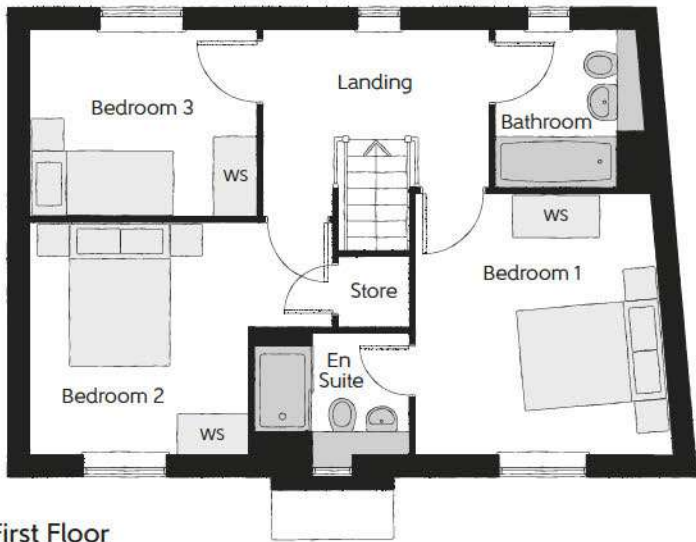


The Shalstone

THREE BEDROOM HOME

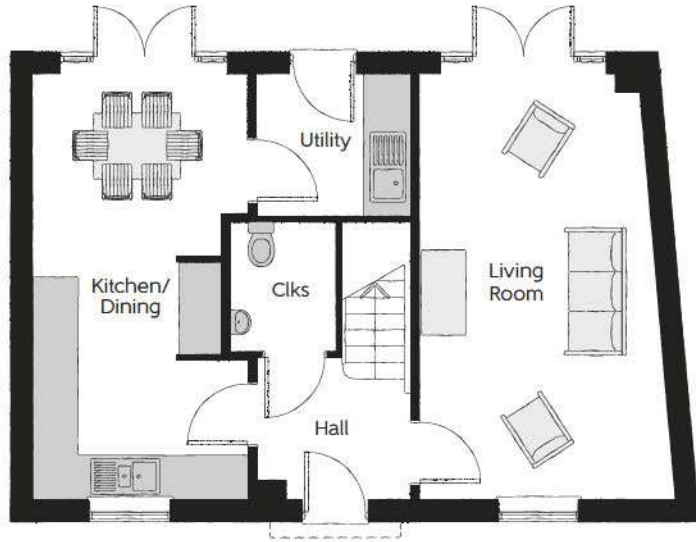


Bellway



First Floor

Bedroom 1	3.54m x 3.62m	11'7" x 11'11"
Bedroom 1 En Suite	2.14m x 1.90m	7'0" x 6'3"
Bedroom 2	4.18m x 3.21m (max)	13'8" x 10'6" (max)
Bedroom 3	3.10m x 2.56m	10'2" x 8'5"
Bathroom	1.91m x 2.15m	6'3" x 7'1"



Ground Floor

Kitchen/Dining	2.96m x 5.86m (max)	9'8" x 19'3" (max)
Living Room	3.49m x 5.86m (max)	11'5" x 19'3" (max)
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.45m x 1.81m	4'9" x 5'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Rothwell

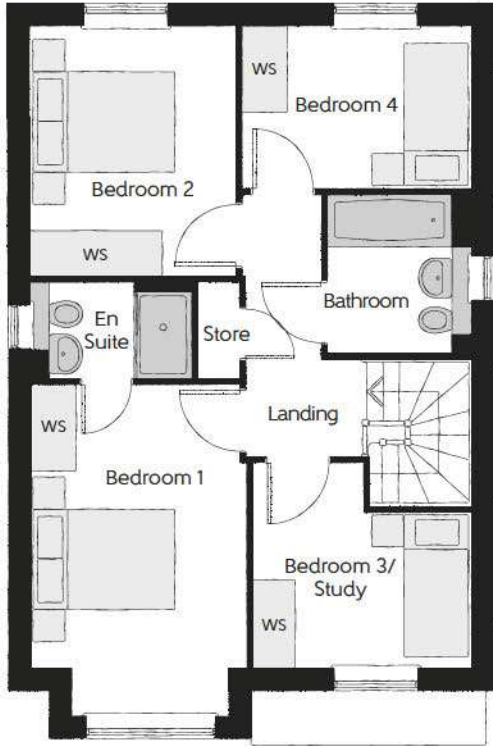
FOUR BEDROOM HOME



Bellway

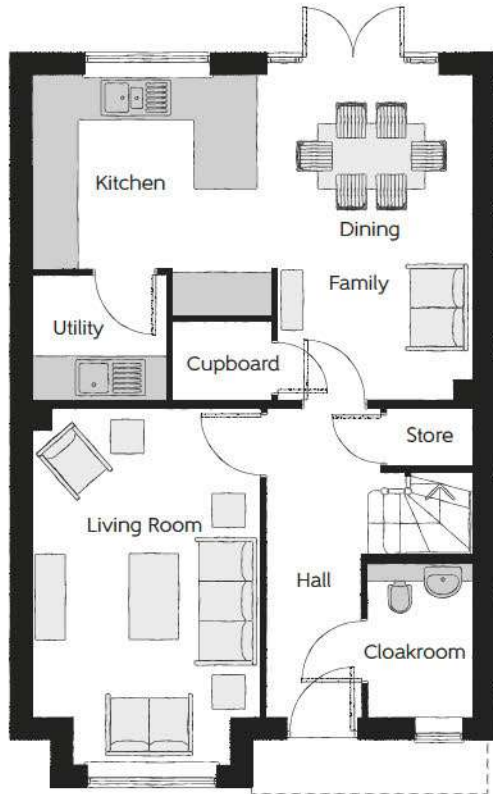
The Rothwell

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (max)	9'9" x 15'1" (max)
Bedroom 1 En Suite	1.35m x 2.19m	4'5" x 7'2"
Bedroom 2	2.83m x 3.45m	9'3" x 11'4"
Bedroom 3	2.83m x 3.04m (max)	9'3" x 10'0" (max)
Bedroom 4	2.25m x 3.17m	7'5" x 10'5"
Bathroom	1.98m x 2.18m	6'6" x 7'2"



Ground Floor

Kitchen/Dining	6.09m x 4.48m (max) (max)	20'0" x 14'8" (max) (max)
Living Room	3.15m x 4.94m (max) (max)	10'4" x 16'2" (max) (max)
Cloakroom	1.45m x 2.15m	4'9" x 7'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Braybrooke

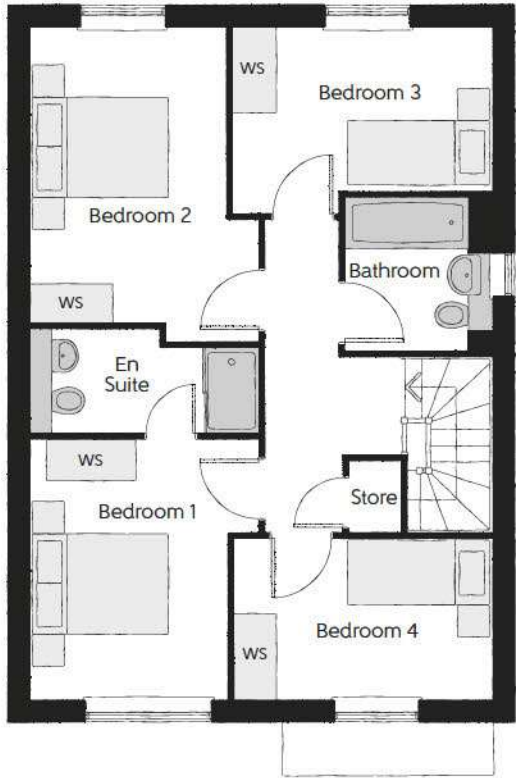
FOUR BEDROOM HOME



Bellway

The Braybrooke

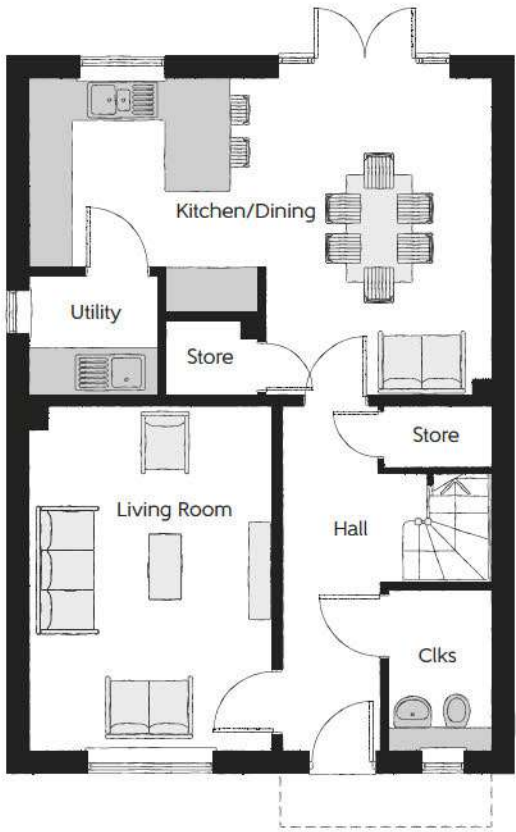
Four bedroom home



Window to plot 110 only.

First Floor

Bedroom 1	3.17m x 3.60m (max)	10'5" x 11'10" (max)
Bedroom 1 En Suite	3.17m x 1.46m (max)	10'5" x 4'10" (max)
Bedroom 2	3.17m x 4.35m (max)	10'5" x 14'3" (max)
Bedroom 3	3.59m x 2.24m (max)	11'9" x 7'4" (max)
Bedroom 4	3.57m x 2.21m (max)	11'9" x 7'3" (max)
Bathroom	2.01m x 2.13m	6'7" x 7'0"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m (max)	11'1" x 15'8" (max)
Utility	1.76m x 1.65m	5'10" x 5'6"
Cloakroom	1.45m x 2.21m	4'9" x 7'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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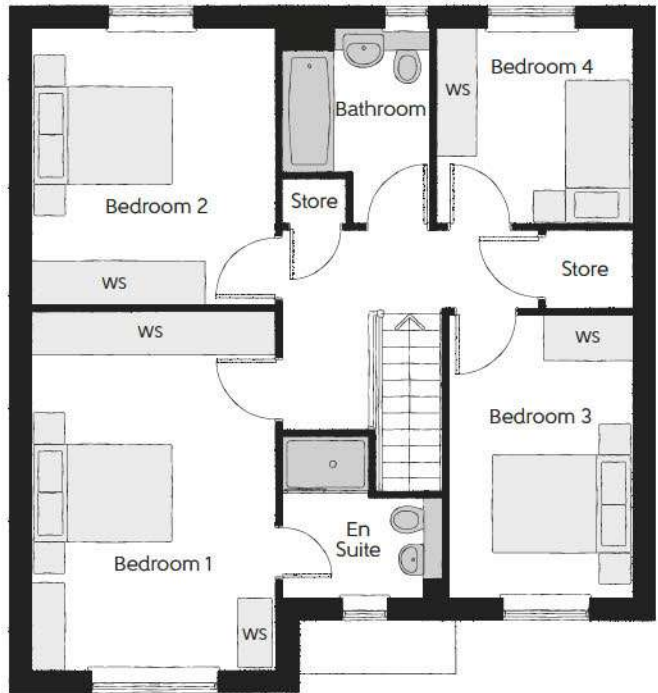


The Arkwright

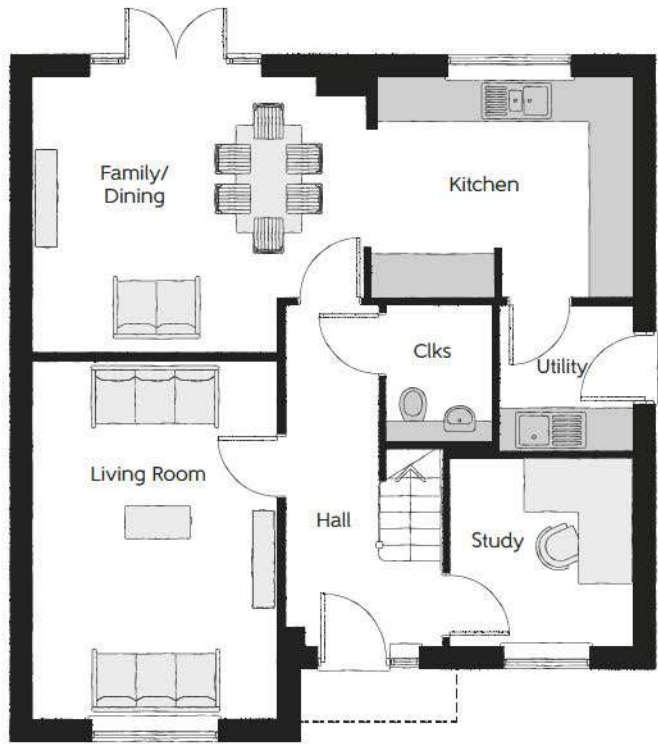
FOUR BEDROOM HOME



Bellway



First Floor		
Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor		
Kitchen	3.55m x 3.00m (max) (max)	11'8" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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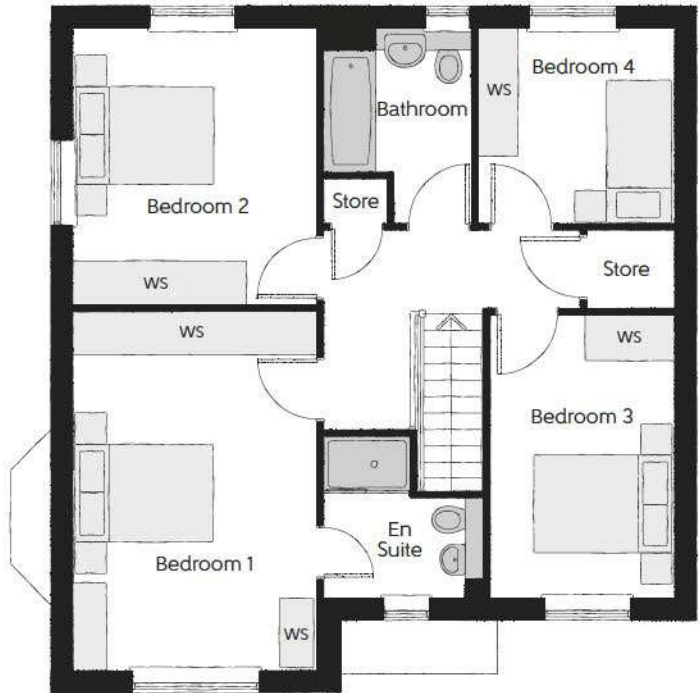


The Arkwright with Bay

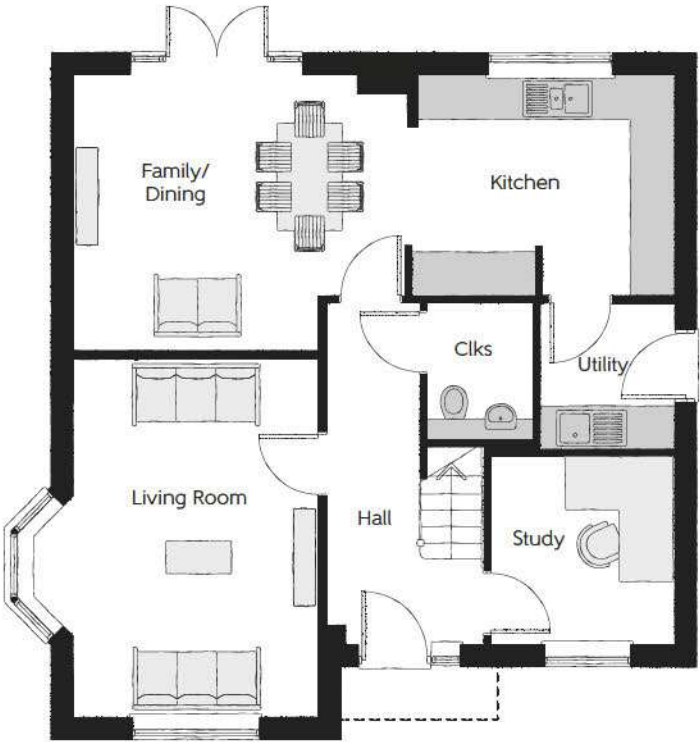
Four bedroom home

The Arkwright with Bay

FOUR BEDROOM HOME



First Floor		
Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor		
Kitchen	3.71m x 3.00m (max) (max)	12'2" x 9'10" (max) (max)
Family/Dining	4.62m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m (exc bay)	11'1" x 16'3" (exc bay)
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Hethe

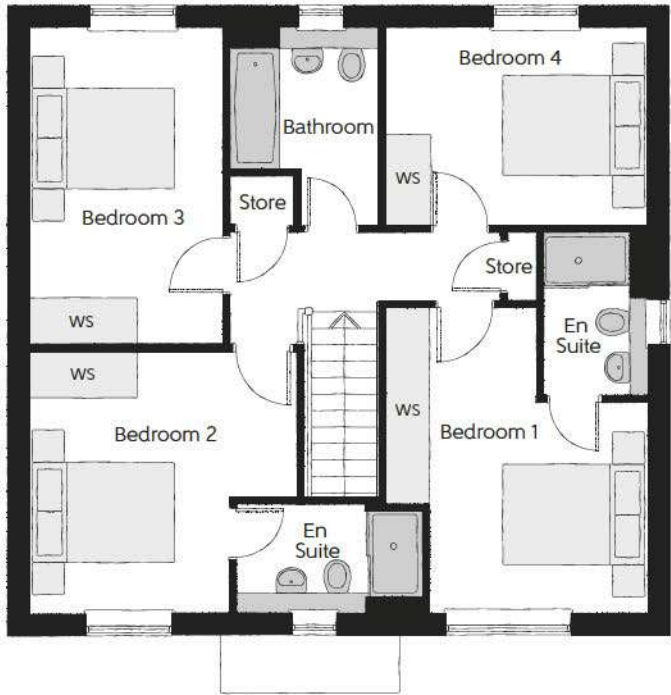
FOUR BEDROOM HOME



Bellway

The Hethe

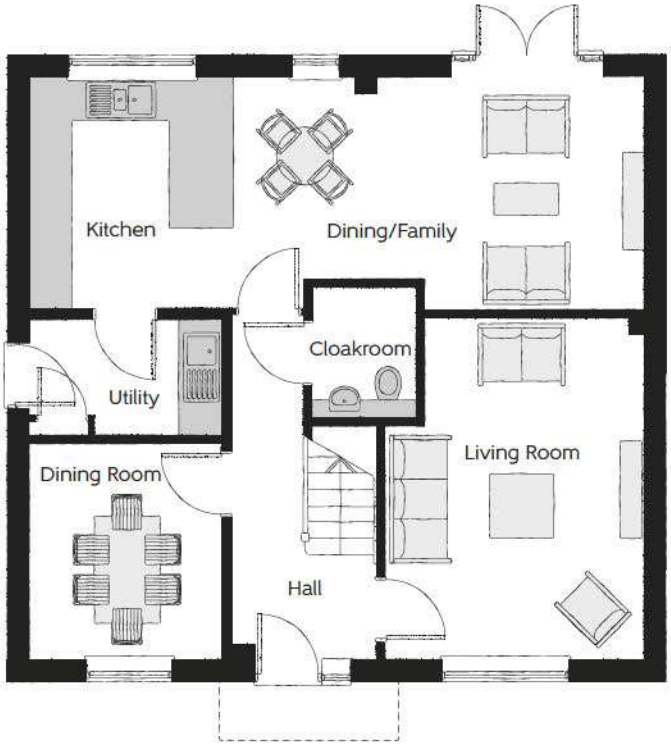
Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.02m (max) (max)	12'0" x 13'2" (max) (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Ground Floor

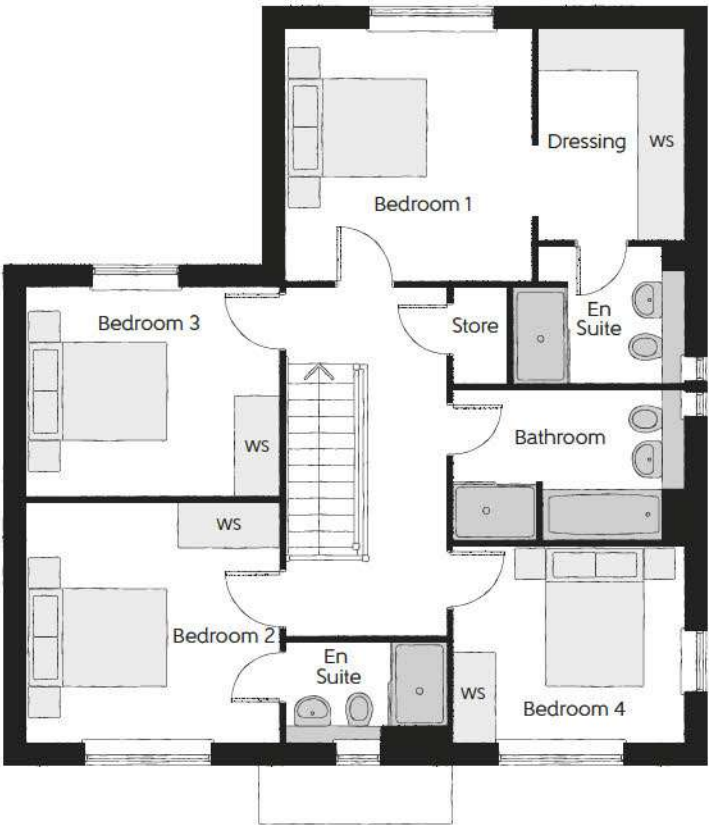
Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	3.59m x 1.63m	11'9" x 5'4"
Cloakroom	1.86m x 1.44m	6'1" x 4'9"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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First Floor		
Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.67m	10'6" x 8'9"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	1.45m x 1.82m	4'9" x 6'0"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Weaver

FOUR BEDROOM HOME





The Dadford

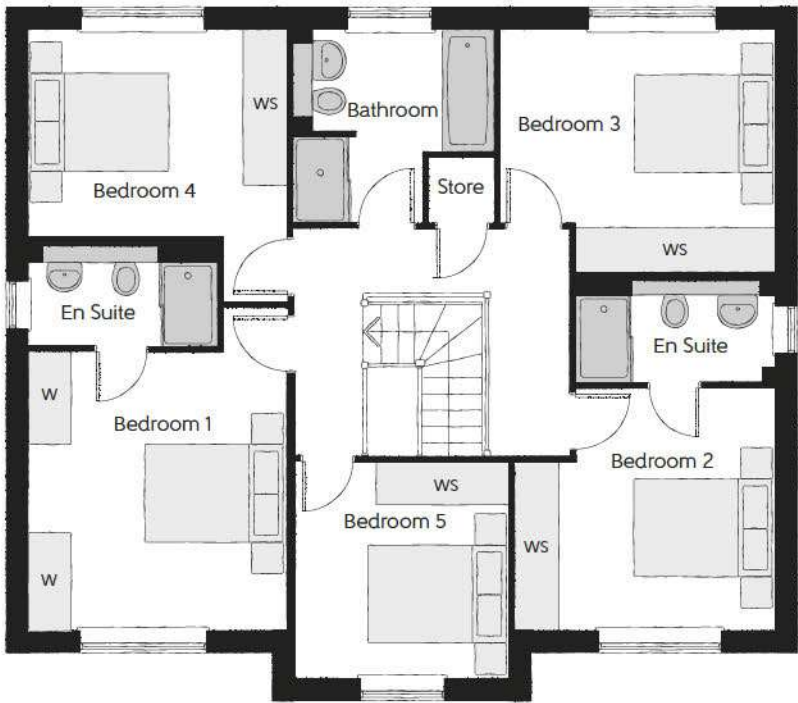
FIVE BEDROOM HOME



Bellway

The Dadford

Five bedroom home

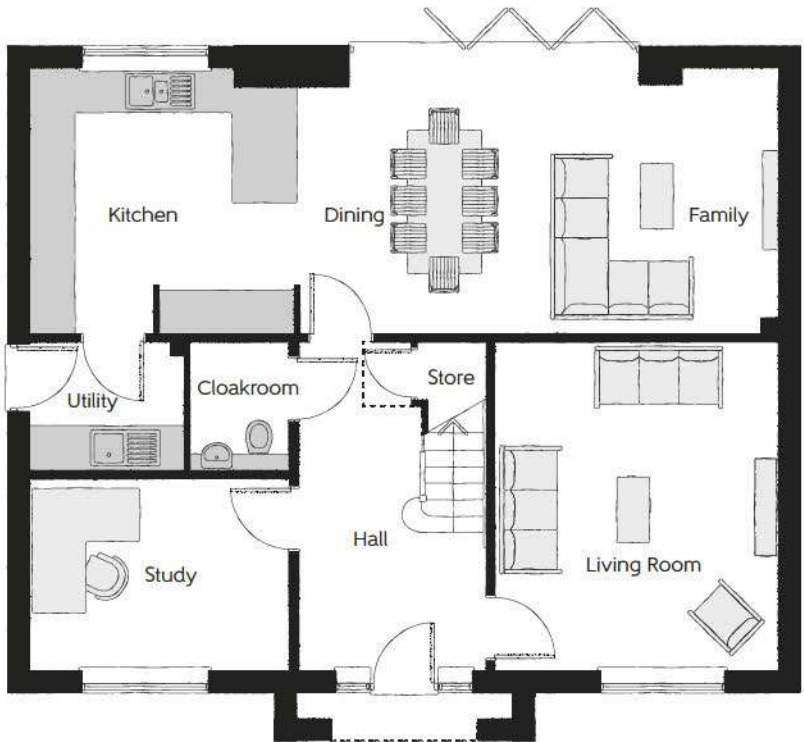


First Floor

Bedroom 1	3.62m x 4.46m	11'11" x 14'8"
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m	11'11" x 11'0"
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m	12'6" x 11'2"
Bedroom 4	3.62m x 3.78m	11'11" x 12'5"
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

Kitchen	3.65m x 3.61m	12'0" x 11'10"
Family/Dining	6.65m x 3.65m	21'10" x 12'0"
Living Room	3.85m x 4.54m	12'8" x 14'11"
Study	3.56m x 2.65m	11'8" x 8'8"
Utility	2.10m x 1.82m	6'11" x 6'0"
Cloakroom	1.45m x 1.82m	4'9" x 6'0"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe ----- Reduced Head Height

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Moreton Fields Specification



Bellway

A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

FLOORING

- Choose from carpets, vinyl or laminate

TILING

- Full and half height tiling
- Comprehensive upgrade options

PLUMBING

- Heated towel rail

SECURITY

- Intruder alarms
- Security lights

ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

MISCELLANEOUS

- Turf
- Wardrobes



bellway.co.uk

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	•	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•	•
	Window Gills	White Gloss MDF	•	•	•	•
	Stairs	Timber Stair - White Gloss MDF Strings	•	•	•	•
	Balusters	White Gloss Stop Chamfered Balusters	•	•	•	•
	Newel Posts	White Gloss Stop Chamfered Newels	•	•	•	•
		Oak Stop Chamfered Newels	•	•	•	•
	Newel Caps	White Gloss Flat Top Newel Caps	•	•	•	•
		Oak Flat Top Newel Caps	•	•	•	•
	Handrail	White Gloss Heavy Duty Handrail	•	•	•	•
		Oak Heavy Duty Handrail	•	•	•	•
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	•	•	•	•
		White Gloss 120x14 MDF Grooved & Chamfered	•	•	•	•
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•	•
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
	Ironmongery	Chrome SR100 Door Furniture	•	•	•	•
		Chrome SR700 Door Furniture	•	•	•	•
	Wardrobes	Hinged Fitted Wardrobes to Bed 1	•	•	•	•
		Hinged Fitted Wardrobes to Beds 1 & 2	•	•	•	•
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Frontals	Bellway Band B options ----	•	•	•	•
		Bellway Band C options ----	•	•	•	•
		Bellway Band D options ----	•	•	•	•
	Units	Frontal Matching Table Ends	•	•	•	•
		Unit Framing	•	•	•	•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•	•
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•	•
		Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•	•
		Leisure Atlanta Bowl & Half SS Sink & Aquaplay Tap (inc Sink Liner)	•	•	•	•
		Leisure Nimbus Bowl & Half SS Sink & Aquaplay Tap (inc Sink Liner)	•	•	•	•
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•	•
		Leisure Atlanta Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•	•
		Leisure Nimbus Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•	•	•	•
	Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•	•	•
		Electrolux Single Oven KOFGH40TX	•	•	•	•
		A E G Single Oven BPKS56260M	•	•	•	•
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	•	•	•	•
		Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback	•	•	•	•
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback	•	•	•	•
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	•	•	•	•
		A E G Cooker Hood Extractor DKB4950M (recirculating)	•	•	•	•
WET ROOMS	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	•	•	•	•
		A E G Combination Microwave KMK525860M	•	•	•	•
	Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	•
		Electrolux 70/30 Fridge Freezer LNS5LE18S	•	•	•	•
		Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)	•	•	•	•
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	•	•	•	•
		Electrolux Dishwasher KEAF7200L	•	•	•	•
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	•
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^	•	•	•	•
	Cloaks - Basin	Roca Wash Hand Basin ^	•	•	•	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	•	•	•	•
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Box Edge Brushed Trim	•	•	•	•
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^	•	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ---	•	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal ---	•	•	•	•
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•	•

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #	•	•	•	•
		Mira MINIMAL Single Thermostatic Shower &	•	•	•	•
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim *** †††	•	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim *** †††	•	•	•	•
	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^	•	•	•	•
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•	•
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•	•
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	•	•	•	•
		Mira MINIMAL Dual Thermostatic Shower	•	•	•	•
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Box Edged Brushed Trim †††	•	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Box Edged Brushed Trim †††	•	•	•	•
	Hot Water	Air Source Heat Pump & Cylinder	•	•	•	•
	Heating	Under Floor Heating Ground Floor / Stelrad Compast LST Radiators First & Second	•	•	•	•
	Controls	Dual Zoned 3 way Heating Programmer	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1	•	•	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•
			•	•	•	•
ELECTRICS	Safety - Heat	Heat Detector DET ^^^	•	•	•	•
	Home Working	Dedicated Power, USB & Data points	•	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•	•
	Safety - Carbon	Mains Wired Carbon Monoxide Detector - Deta	•	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit	1st Fix Wiring Only	•	•	•	•
		High Output Tri-Light	•	•	•	•
EXTERNALS & MISC	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•	•	•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
	Communications - TV	TV Point to Living Room & Bedroom 1	•	•	•	•
	Communications - Data	Cat 6 Network Point to Living Room & Study	•	•	•	•
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	•	•	•	•
	Ecological	Hedgehog Highway fencing adaption	•	•	•	•
	Garages Electric	Light & Power Point to incurtilage Garages ###	•	•	•	•
	Build Method	Masonry ###	•	•	•	•
	Maintenance	1st Fix Plumbing Only	•	•	•	•
		External Tap	•	•	•	•
	Number Plaque	Artisan Number Plaque	•	•	•	•
	Footpath & Patio	Grey PCC Flags 600x600x32's	•	•	•	•
	Garages	Steel Panel Up & Over Canopy Garage Door ###	•	•	•	•
	Drives	Block Paviours ##	•	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting ~	•	•	•	•
	Landscaping - Rear	Rotovated Topsoil ~	•	•	•	•
	Renewables	Photovoltaic Array ###	•	•	•	•
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	•	•	•	•

* electrical infrastructure upgrade maybe required
 ** fire rated as necessary
 *** full height around bath where shower provided as standard
 † mounting position is plot specific, refer to site layout
 †† where layout allows
 ††† full height to shower enclosure
 ‡ at build stage
 ‡‡ consult with sales executive for specific development details
 ‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
 ^ housetype dependent - liaise with sales executive
 ^^ inc soft close mechanism seat
 ^^^ kitchen only
 # over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling
 ## plot dependent
 ### plot specific, refer site layout
 ~ refer site landscape layout
 --- semi recessed basin if AD M4(ii) applicable
 ~~~ soft close mechanism to doors & drawers  
 & where provision of shower tray allows