

Cherringtons

LECKHAMPTON, CHELTENHAM



WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

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Welcome to Cherringtons

The perfect blend of town and country

Cherringtons by Newland Homes is a strikingly beautiful development of just 13 zero carbon new homes in the idyllic setting of Leckhampton in Cheltenham, with a choice of 3 bedroom detached bungalows and 5 bedroom detached family homes.

Enjoy a walk up Leckhampton Hill and take in the magnificent views from Cheltenham Racecourse to the north and the Malvern Hills to the west. Alternatively sample the delights of the most complete Regency town with quality schools, breathtaking architecture and parks, plus an exceptional arts, festival and restaurant scene to rival anywhere in the country.



ENLARGE



What makes our homes at Cherringtons zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By omitting 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.

*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 homes' Energy Performance Certificate.

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Cherringtons
SUSTAINABLE HOMES



Solar PV to assist
with electricity
production



Air source heat
pumps in zero
carbon homes



Optional battery
for electricity
storage



Work from home
spaces and fibre
broadband
designed into
every home



Electric vehicle
charging points



Rain water butts
and composters
included where
possible



Eco bins
integrated into
each kitchen
to encourage
recycling



Cycle storage
for every
home



Hedgehog
highways



RHS approved,
bee friendly
planting across
all our
developments

Regal splendour with a village feel

Enjoy a rich history alongside local charm and facilities

A charming blend of old and new, Cheltenham is frequently chosen by The Sunday Times as one of the 'Best Places to Live in the South West'. Intimate and friendly, it nestles within the Cotswolds and is packed with history.

Wander along the grand, tree-lined Promenade or stroll through stately Pittville Park to appreciate why Cheltenham was once a place of regal splendour, when the town's reputation as a health spa was confirmed by George III in the 18th Century. Gustav Holst, composer of The Planets, was born there in 1874 and his birthplace is now the Holst Victorian House museum and provides an intriguing look into 19th century Victorian life.

Cherringtons was once home to a local florist and nursery in an area populated by market gardens and orchards. Today, the popular Bath Road shopping area nearby is known for its boutiques, antique shops, artisan bakeries and cafes plus lively pubs and restaurants. This gives the charm of a local village but with the convenience of being part of Cheltenham, and the wider amenities this has to offer.

Quality of education has long been a big feature of Cheltenham with many highly-rated grammar, private and state schools now recently supplemented by the new £35M High School Leckhampton which is literally a stone's throw from Cherringtons.

Cheltenham is also a foodie's dream offering something for every taste including Indian delicacies at Prithvi, Japanese fine dining at YOKU and Kibou, popular favourites such as The Ivy and Brasserie Blanc plus modern British dining with an iconic vista at The Nook - Cheltenham's first rooftop restaurant.



1. The Five Mills at Bath Road



2. Some the iconic Caryatids supporting the facades of chic boutiques in Cheltenham

Travel Connections

Bath Road Local Shopping
- 1.3 miles, 25 mins on foot, 5 mins by car
Cheltenham Town Centre
- 2 miles, 40 mins on foot, 8 mins by car
Cheltenham Spa Station
- 2.2 miles, 38 mins on foot, 8 mins by car
M5 Motorway (J11) - 4 miles, 9 mins by car
Gloucester - 8.3 miles, 19 mins by car
Bristol - 41.1 miles, 49 mins by car
Oxford - 42.3 miles, 1 hr 22 mins by car
Birmingham Airport - 52.6 miles, 1 hr 5 mins by car

* All times and distances from Google Maps
Car travel times fastest route with no traffic

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Outdoor living at its best

Embrace the joys of nature in
the heart of the Cotswolds

Make the most of this fabulous location to enjoy everything that the Cotswold countryside has to offer. Enjoy the brisk climb up Leckhampton Hill, passing the iconic rock formation known as Devil's Chimney on the way, to reach a summit with outstanding views for miles around.

There are many tracks and paths on the surrounding Charlton Kings common that can be explored by the whole family, and it's also here where you can join the 100-mile Cotswold Way should you want to stroll a little further. This is certainly the ideal spot for a walk or a jog at any time of the year, to embrace the fresh air and take in countryside views. For more strenuous activity the established tracks, trails and jumps offer good opportunities for mountain biking and horse riding while you might also sometimes see rock climbers, hang gliders and even snowboarders enjoying the outdoor life – depending on the weather.

Cattle are often found grazing all over the common, but the hill is also home to an wealth of wildlife. A huge variety of wildflowers and grasslands serve as habitats for a wide range of species including many reptiles and butterflies as well as the buzzards and kestrels regularly spotted overhead.



1. Leckhampton Hill rises above Cherington. 2. Running up the hill.
3. An example of the local wildlife.
4. Country walks with the family.

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The Elm
5 bedroom detached home

The Honeysuckle
3 bedroom detached bungalow

The Oak
5 bedroom detached home

The Snowdrop
3 bedroom detached bungalow

The Rowan
5 bedroom detached home

The Foxglove
5 bedroom detached home

The Hollyhock
5 bedroom detached home

The Birch
5 bedroom detached home

For further information please contact our sales team

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Homes at Cherringtons

Cherringtons is a strikingly beautiful development of just 13 zero carbon homes, with open market homes consisting of 5 bedroom detached family homes and 3 bedroom detached bungalows in their own exclusive close.



The Elm

5 bedroom detached
Home 1



The Oak

5 bedroom detached
Home 2



The Rowan

5 bedroom detached
Home 3



The Hollyhock

5 bedroom detached
Home 4



The Honeysuckle

3 bedroom detached
bungalow
Home 5



The Snowdrop

3 bedroom detached
bungalow
Home 6



The Foxglove

5 bedroom detached
Home 7



The Birch

5 bedroom detached
Home 8

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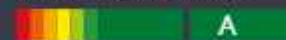
The Elm

5 bedroom detached – Home 1

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DIMENSIONS**

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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The Elm

A 5 bedroom detached home with magnificent entrance space creating a true sense of arrival. Boasts generous and freeflowing open space in the kitchen, family and dining area making a sociable space for busy family life.



FLOOR PLAN KEY

- A/C: Airing cupboard
- BO: Boot room optional fit out
- C: Cupboard
- CYL: Cylinder cupboard
- DW: Integrated dishwasher
- EB: Eco Bin
- FRG: Fridge
- FFZ: Freezer
- L: Larder unit
- D: Dual eye level oven and combination microwave
- TD: Tumble dryer space
- W: Wardrobe
- WC: Wine chiller
- WM: Washing machine space
- WO: Optional wardrobe see Sales Consultant
- : Denotes reduced ceiling level

GROUND FLOOR

Lounge
4.45m(max) X 6.37m(max)
14'7"(max) X 20'11"(max)

Kitchen/Dining/
Family
9.07m(max) X 6.79m(max)
29'9"(max) X 22'3"(max)

Cinema
3.92m(max) X 4.15m(max)
12'10"(max) X 13'7"(max)

Study
2.98m X 2.90m
9'9" X 9'6"

FIRST FLOOR

Bedroom 1
6.20m(max) X 4.61m(max)
20'4"(max) X 15'1"(max)

Bedroom 2
6.20m X 3.41m
20'4" X 11'2"

Bedroom 3
4.18m X 3.03m
13'8" X 9'11"

Bedroom 4
4.75m(max) X 3.03m(max)
15'7"(max) X 9'11"(max)

Bedroom 5
3.76m(max) X 2.38m(max)
12'4"(max) X 7'9"(max)

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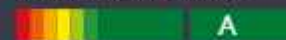
The Oak

5 bedroom detached – Home 2

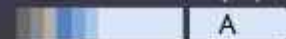
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ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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The Oak

A unique 5 bedroom detached architect designed home commanding an imposing position over-looking adjacent open space.



FLOOR PLAN KEY

- A/C Airing cupboard
- BO Room optional fit out
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FRG Fridge
- FFZ Freezer
- L Larder unit
- Q Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine-chiller
- WM Washing machine space
- WO Optional wardrobe (see Sales Consultant)
- Denotes reduced ceiling level

GROUND FLOOR

Lounge
4.10m(max) X 7.42m(max)
13'5" (max) X 24'4" (max)

Kitchen/Dining/
Family
10.05m(max) X 7.20m(max)
32'11" (max) X 23'7" (max)

Cinema
3.07m(max) X 4.33m(max)
10'1" (max) X 14'2" (max)

Study
2.95m(max) X 4.88m(max)
9'8" (max) X 16'1" (max)

FIRST FLOOR

Bedroom 1
6.21m(max) X 7.20m(max)
20'4" (max) X 23'7" (max)

Bedroom 2
4.77m X 3.67m
15'8" X 12'1"

Bedroom 3
4.78m(max) X 3.65m(max)
15'8" (max) X 11'0" (max)

Bedroom 4
3.84m(max) X 4.91m(max)
12'7" (max) X 16'1" (max)

Bedroom 5
2.72m X 3.67m
8'11" X 12'1"

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The Rowan

5 bedroom detached – Home 3

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The Rowan

A 5-bedroom detached home that truly brings the 'wow' factor. Whether it's the lounge, or principal bedroom suite over-looking the adjacent open space, or the well considered layout that packs great design into every room, this home is genuinely splendid.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- DRB Door
- FRG Fridge
- FFZ Fridge
- L Landing
- D Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine cooler
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level

GROUND FLOOR

Lounge
6.35m(max) X 4.77m(max)
20'10" (max) X 15'7" (max)

Kitchen/Dining/
Family
6.07m(max) X 8.94m(max)
19'11" (max) X 29'4" (max)

Cinema
4.05m X 2.85m
13'3" X 9'4"

Study
3.40m X 2.76m
11'2" X 9'1"

FIRST FLOOR

Bedroom 1
7.08m X 3.55m
23'2" X 11'8"

Bedroom 2
6.15m(max) X 5.86m(max)
20'2" (max) X 19'2" (max)

Bedroom 3
4.75m(max) X 3.92m(max)
15'7" (max) X 12'10" (max)

Bedroom 4
4.75m(max) X 5.28m(max)
15'7" (max) X 17'3" (max)

Bedroom 5
3.09m X 3.44m
10'1" X 11'3"

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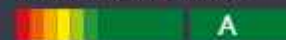
The Hollyhock

5 bedroom detached – Home 4

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The Hollyhock

A 5 bedroom detached home inviting you in via its hugely impressive courtyard frontage. The feature staircase and galleried landing is flooded with light from the rooflight above. Take a step down into the spectacular kitchen/family/dining area with high level ceiling, maximising space, ambience and lux.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

A/C	Alarm cupboard	TD	Tumble dryer space
C	Clapboard	W	Wardrobe
CYL	Cylinder cupboard	WC	Wine chiller
DW	Integrated dishwasher	WM	Washing machine space
ES	Eco-Sit	WO	Optional wardrobe (see Sales Consultant)
FRG	Range	---	Drylines (indicated ceiling level)
FFZ	Freezer		
L	Larder unit		
D	Dead eye (left) arms and combination microwave		

GROUND FLOOR

Lounge
6.35m(max) X 4.77m(max)
20'10" (max) X 15'7" (max)

Kitchen/Dining/
Family
6.07m(max) X 8.94m(max)
19'11" (max) X 29'4" (max)

Cinema
4.05m X 2.85m
13'3" X 9'4"

Study
3.40m X 2.76m
11'2" X 9'1"

FIRST FLOOR

Bedroom 1
7.08m X 3.55m
23'2" X 11'8"

Bedroom 2
6.15m(max) X 5.86m(max)
20'2" (max) X 19'2" (max)

Bedroom 3
4.75m(max) X 3.92m(max)
15'7" (max) X 12'10" (max)

Bedroom 4
4.75m(max) X 5.28m(max)
15'7" (max) X 17'3" (max)

Bedroom 5
3.09m X 3.44m
10'1" X 11'3"

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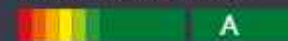
The Honeysuckle

3 bedroom detached bungalow – Home 5

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The Honeysuckle

A beautiful 3 bedroom detached bungalow with magnificent kitchen/dining space leading on to a wide aspect sun lounge making for the beating heart of this home. Access the lounge through impressive double doors and enjoy the floor to ceiling windows letting the natural light lead in. Boasting a double garage and driveway with generous parking for 4 vehicles.

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bin
- FRC Fridge
- FFZ Freezer
- L Larder unit
- D Double level oven and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine chiller
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



GROUND FLOOR

GROUND FLOOR

Lounge
3.68m(max) X 6.04m(max)
12'1" (max) X 19'9" (max)

Kitchen/Dining/
Sun Lounge
5.04m(max) X 7.33m(max)
16'5" (max) X 24'1" (max)

Bedroom 1*
3.98m(max) X 4.29m(max)
13'1" (max) X 14'1" (max)

Bedroom 2
3.00m(max) X 4.19m(max)
9'10" (max) X 13'9" (max)

Bedroom 3
2.45m(max) X 3.03m(max)
8'1" (max) X 9'11" (max)

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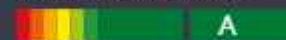
The Snowdrop

3 bedroom detached bungalow – Home 6

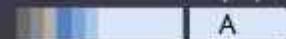


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The Snowdrop

A beautiful 3 bedroom detached bungalow boasting spacious lounge accessed via impressive double doors from the hallway. The magnificent kitchen/dining space leading on to a wide aspect sun lounge makes for the beating heart of this home over-looking the garden. Bedroom 1 enjoys its own ensuite shower room and built in wardrobes. The spacious double garage doubles as parking or storage, in addition to a generous driveway with parking for 4 vehicles.

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Bio
- FRO Fridge
- FFZ Freezer
- L Larder unit
- D Double level oven and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Wine chiller
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe



GROUND FLOOR

GROUND FLOOR

Lounge
3.68m(max) X 6.04m(max)
12'1" (max) X 19'9" (max)

**Kitchen/Dining/
Sun Lounge**
5.04m(max) X 7.33m(max)
16'5" (max) X 24'1" (max)

Bedroom 1*
3.98m(max) X 4.29m(max)
13'1" (max) X 14'1" (max)

Bedroom 2
3.00m(max) X 4.19m(max)
9'10" (max) X 13'9" (max)

Bedroom 3
2.45m(max) X 3.03m(max)
8'1" (max) X 9'11" (max)

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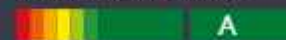
The Foxglove

5 bedroom detached – Home 7

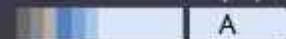
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The Foxglove

If ever there was a home to impress, it's this 5 bedroom detached home. The light filled hallway sets the scene with the key living spaces all accessed via double doors. In addition, the cinema room and study both offer additional lifestyle flexibility in how the spaces can be used.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C - Air conditioning
- C - Cupboard
- CL - Cylinder cupboard
- DW - Integrated dishwasher
- DF - Door frame
- FRG - Fridge
- FFZ - Fridge
- L - Linen closet
- Q - Dual eye level ovens and combination microwave
- TD - Tumble dryer space
- W - Wardrobe
- WC - Wine cooler
- WM - Washing machine space
- WO - Optional wardrobe - see Sales Consultant
- Denotes reduced ceiling level

GROUND FLOOR

Lounge
6.35m(max) X 4.77m(max)
20'10"max X 15'7"max

Kitchen/Dining/
Family
6.07m(max) X 8.94m(max)
19'11"max X 29'4"max

Cinema
4.05m X 2.85m
13'3" X 9'4"

Study
3.40m X 2.76m
11'2" X 9'1"

FIRST FLOOR

Bedroom 1
7.08m X 3.55m
23'2" X 11'8"

Bedroom 2
6.15m(max) X 5.86m(max)
20'2"max X 19'2"max

Bedroom 3
4.75m(max) X 3.92m(max)
15'7"max X 12'10"max

Bedroom 4
4.75m(max) X 5.28m(max)
15'7"max X 17'3"max

Bedroom 5
3.09m X 3.44m
10'1" X 11'3"

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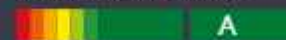
The Birch

5 bedroom detached – Home 8

 **PLANS AND
DIMENSIONS**

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



Further information available on
specification page under 'Zero carbon
homes' title, or from our Sales Consultant

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The Birch

A unique and beautifully balanced 5 bedroom detached home with impressive full height panoramic glazed entrance hallway and landing. Designed to flow beautifully, this home offers flexible, spacious living spaces well connected with the outdoors via beautiful sliders. The principal bedroom suite boasts 4 piece ensuite, plus fitted wardrobes. All the bedrooms are generously sized, with two more boasting ensuites.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco Rin Eco Rin
- FRG Fridge
- FFZ Freezer
- L Larder unit
- O Dual eye level oven and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WC Waste chiller
- WM Washing machine space
- WO Optional wardrobe, see Sales Consultancy
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

GROUND FLOOR

Lounge
5.26m(max) X 4.83m(max)
17'3"(max) X 15'10"(max)

Kitchen/Dining/
Family
6.33m(max) X 7.85m(max)
20'9"(max) X 25'9"(max)

Cinema
5.26m(max) X 2.87m(max)
17'3"(max) X 9'5"(max)

Study
2.69m X 3.64m
8'10" X 11'11"

FIRST FLOOR

Bedroom 1*
4.21m(max) X 5.63m(max)
13'9"(max) X 18'5"(max)

Bedroom 2
4.17m X 4.75m
13'8" X 15'7"

Bedroom 3
4.86m X 3.01m
15'11" X 9'10"

Bedroom 4
3.22m X 3.54m
10'6" X 11'7"

Bedroom 5
2.62m X 3.55m
8'7" X 11'8"

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Climate Considerate

'Climate Considerate' encapsulates our approach to building our homes sustainably. You'll find a variety of the measures below mixed across our range of developments.

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.



Our measures below vary from one development to another and may not all be included, but collectively show our actions against climate change.

1. Hedgehog highways planned throughout each development.

2. Mini woodlands/anniversary woodlands are included on some developments where possible.

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

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

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

6. Zero carbon homes have an optional battery for electricity storage.

7. Electric vehicle charging points.

8. Cycle storage for every home.

9. Rain water butts and composters included where possible.

10. Air source heat pumps or non fossil fuel heating in zero carbon homes.

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

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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.

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.

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.

To date we've created over 200 zero carbon homes and will continue to do so at scale.



* Prime energy is the regulated energy used to provide lighting, heating & 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 our 2 year Customer Care warranty. There's also a 10 year LABC warranty for complete peace of mind.

Kitchens

- Choice of fully fitted kitchens with soft close cabinetry from 'Bespoke Kitchens by Peter Clinch'
- Choice of Porcelain worktops to kitchen and utility*
- Stainless steel double bowl undermount sink
- Boiling, filtered and chilled water tap
- Neff hide and slide single multi-function oven
- Neff single multi-function oven with microwave
- Induction hob with integrated ventilation
- Neff integrated dishwasher
- Integrated wine cooler
- Integrated fridge and freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

Bathrooms and Ensuites

- Villeroy & Boch sanitaryware
- Blanco tapware
- Hansgrohe overhead rain shower with handset to bathroom and ensembles with bathscreen (where applicable)
- Double ended, back to wall bath
- 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 to family bathroom
- Optional vanity units*

CONTINUED

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.

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Electrical

- Telephone points on each floor with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points 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 with battery back up
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensembles
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs

Internal Finish

- Oak doors with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in white
- Smooth ceilings in matt white
- Principal bedroom with fitted wardrobe (check with Sales Consultant)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for rooms applicable)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including brick, stone and cladding
- Anthracite grey rainwater goods
- Composite aluminium/UPVC double glazed energy efficient windows, French and sliding doors
- Front door with 3-point locking
- 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 regulatory 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 where possible



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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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.



A selection of Newland Homes' recently completed developments.



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

Or call 01242 350380 to discuss your requirements and
find out about latest prices and availability.

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All purchasers must check with the 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 the 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 your 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 Sales Consultant for full details. V1-05/25