

The Leas Boston





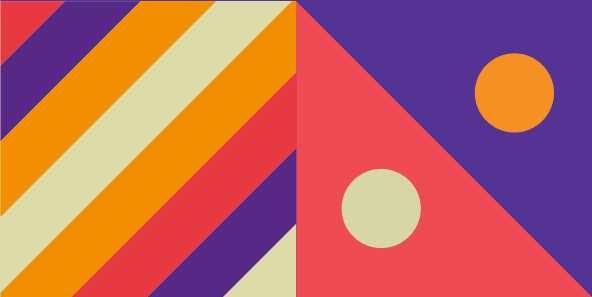
There's no place like home

Putting customers first

Building homes is what Longhurst Group does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

Home is a warm place








Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.

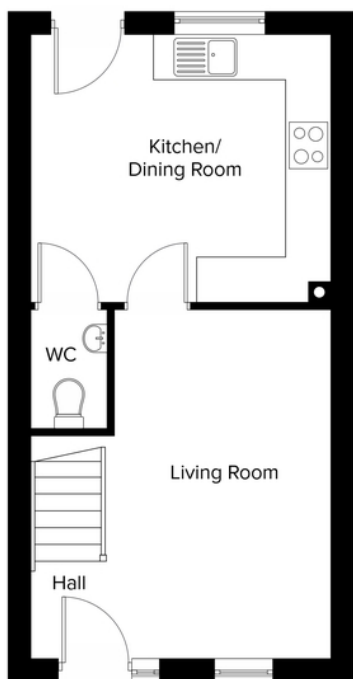
The Leas, Boston Development Plan



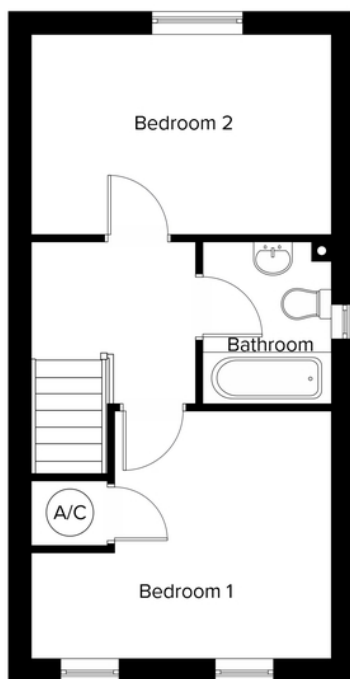
-  **The Barley**
2 bedroom home
-  **The Primrose**
3 bedroom home
-  **The Beech**
3 bedroom home
-  **The Clements**
3 bedroom home
-  **Social Rent**
-  **Sub Station**
-  **Pumping Station**



The Barley



Ground Floor



First Floor

Kitchen/Dining

4.15m x 3.69m
13'7" x 12'1"

Lounge

4.15m x 4.79m
13'6" x 15'7"

Bedroom 1

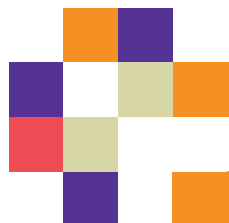
4.15m x 3.40m
13'6" x 11'1"

Bedroom 2

4.15m x 2.76m
13'6" x 9'0"

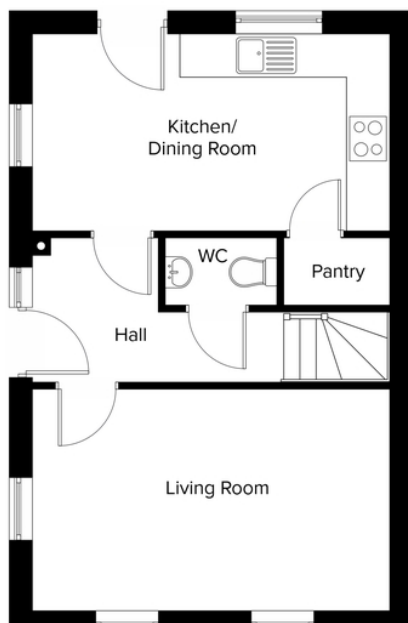
All dimensions are maximum sizes

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.

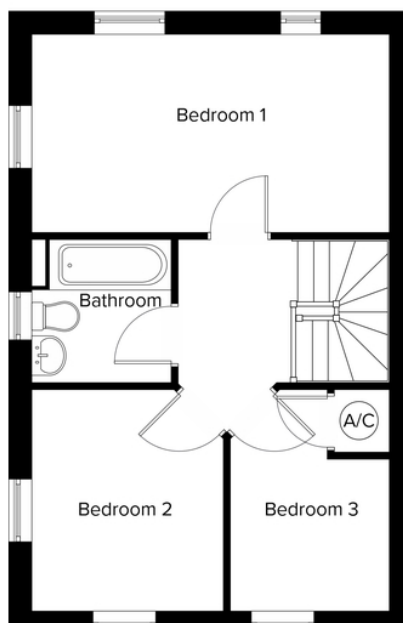




The Beech



Ground Floor



First Floor

Kitchen/Dining

5.16m x 2.86m
16'9" x 9'4"

Lounge

5.16m x 3.22m
16'9" x 10'6"

Bedroom 1

5.16m x 2.86m
16'9" x 9'4"

Bedroom 2

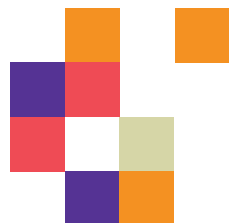
2.79m x 3.22m
9'1" x 10'6"

Bedroom 3

2.29m x 2.23m
7'5" x 7'3"

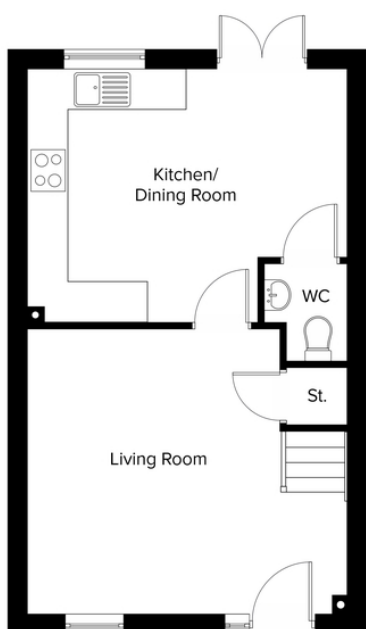
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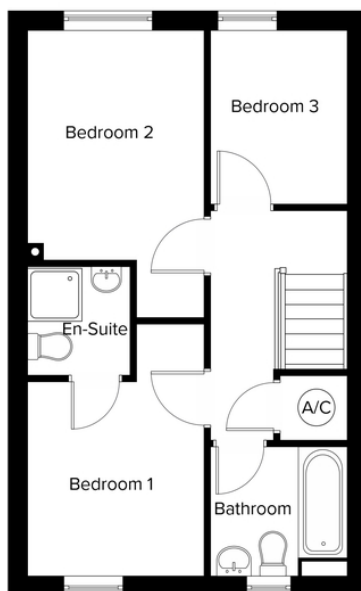




The Clements



Ground Floor



First Floor

Kitchen/Dining

4.94m x 3.89m
16'2" x 12'8"

Lounge

4.94m x 4.36m
16'2" x 14'3"

Bedroom 1

2.72m x 2.97m
8'9" x 9'8"

Bedroom 2

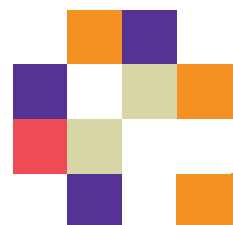
2.72m x 4.40m
8'9" x 14'5"

Bedroom 3

2.13m x 2.65m
6'9" x 8'8"

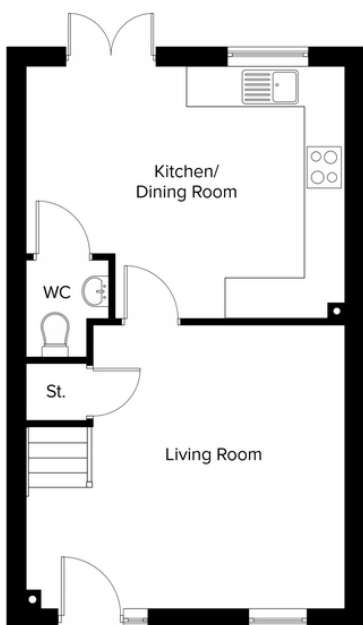
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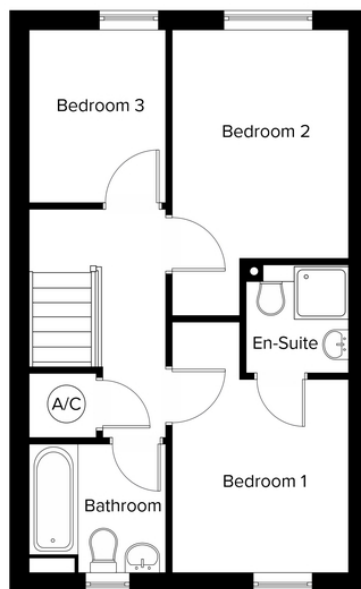




The Primrose



Ground Floor



First Floor

Kitchen/Dining

4.94m x 3.89m
16'2" x 12'8"

Lounge

4.94m x 4.36m
16'2" x 14'3"

Bedroom 1

2.72m x 2.97m
8'9" x 9'7"

Bedroom 2

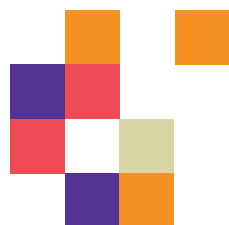
2.72m x 4.41m
8'9" x 14'5"

Bedroom 3

2.13m x 2.66m
6'10" x 8'8"

All dimensions are maximum sizes

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Ground Source Heat Pumps

What is a Ground Source Heat Pump and how does it work?

As part of our efforts to reduce the carbon footprint of the homes we build, we're installing Ground Source Heat Pumps at several of our new developments.

A Ground Source Heat Pump is an alternative method of providing heating and hot water into your home.

It takes heat from the ground outside your home to heat your radiators and underfloor heating and it can also heat water stored in a hot water cylinder for your hot taps and showers.

Thermal transfer fluid (TTF) flows around a loop of pipe which is buried in your garden or outdoor space. Heat from the ground is absorbed into the fluid, which then passes through a heat exchanger into the heat pump. This raises the temperature of the fluid and then transfers that heat to water.

Your home is heated via water-filled radiators, much the same way as a gas boiler system and the temperature and timings of these can be controlled using thermostats and heating controls as you would normally do.

Whilst the radiators won't get as hot with a Ground Source Heat Pump and they'll be slightly bigger, they'll provide the same level of heating as a traditional boiler system. This will also be done in a more efficient way due to the wall, floor and roof insulation.

The heat exchanger unit will also provide you with hot water which is stored in a cylinder. The heat pump can provide hot water temperatures of up to 60 degrees.

How efficient are Ground Source Heat Pumps?

Ground Source Heat Pumps emit no air pollution, meaning environmental improvements to the community. They help to reduce carbon emissions due to using free renewable heat as opposed to fossil fuels.

They can help tackle fuel poverty and improve the health and wellbeing of the homeowner.

Building regulations and Energy Performance Certificates (EPCs) demand lower carbon emissions than ever before. By delivering efficiencies to - and occasionally beyond - 400 percent, a heat pump is one answer to energy efficiency both now and in the future.

Heating and hot water for UK homes make up 25 percent of total energy use and 15 percent of our greenhouse gas emissions. The UK Heat Strategy recognises that heat pumps have a critical part to play in meeting future residential heat demand, while the Committee on Climate Change sees the installation of heat pumps as an infrastructure priority.

What benefits are there for me?

Ground Source Heat Pumps are a more affordable heating source all year round. They can help reduce household heating bills by typically 30 to 50 percent when replacing night storage heaters.

Ground source heat pumps rely on just one-third of paid electrical energy input to deliver 100 percent of a property's heating and hot water needs. Customers can even choose their own energy provider to get the best price.

For further information on how a heat pump works, including details on typical savings, system design and control, see the Energy Saving Trust's in-depth guide to heat pumps.

Does a Ground Source Heat Pump work in cold weather?

Yes. Cold weather shouldn't affect the performance of a Ground Source Heat Pump. No matter what the temperature is outside, below ground remains a stable temperature all year round. This means your system will provide you with efficient heating and hot water whatever the weather.

Are heat Ground Source Heat Pumps noisy?

Ground Source Heat Pumps, particularly smaller ones, aren't noisy. They can often be confused with Air Source Heat Pumps which, due to their fans, can be louder.

How do I maintain a Ground Source Heat Pump?

As the heating system is non-combustible, there's no need to have the system serviced every year and it only requires minimal maintenance.

To prepare for the heating season, you can make some simple checks to the system, which include:

- ▶ Checking the heat collectors to make sure they're absorbing the optimum amount of energy.
- ▶ Looking over the distribution system's room stats and programmers to make sure they're operating and functioning correctly.
- ▶ Making sure any battery-charged components have charge.
- ▶ Ensuring the pressure of the system is above two bar.
- ▶ Testing the gas charge pressure on the heating system's expansion vessel.

For any repairs required to your system, call us on **0800 111 4013**.

Our commitment to you

Before you move

- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact 0345 601 9095 or newhomessales@longhurst-group.org.uk





For sales enquiries

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Further information relating to Longhurst Group can be accessed via our website: longhurst-group.org.uk

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