



NEWLAND HOMES AT

Court de
WYCK

CLAVERHAM



A climate considerate development of zero carbon 2, 3 and 4 bedroom houses and bungalows
in the historic setting of Court de Wyck Manor at Claverham, Somerset



CLIMATE
CONSIDERATE



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DEVELOPMENT PLAN

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Welcome to Court de Wyck

Zero carbon homes in an historic village setting.

The North Field at Court de Wyck is Newland Homes' latest development of just 24 stylish zero carbon homes marrying a special heritage with contemporary living in the North Somerset village of Claverham.

Established in the 12th Century by the Bishops of Bath and Wells, Court de Wyck retains a majestic splendour as the backdrop to modern living and also already includes the important local community facilities of the village hall and May Day field.

Here you can select from a mix of 2, 3 and 4 bedroom houses and bungalows in a variety of house styles all enjoying a high quality specification in addition to many 'Climate Considerate' features.

[< CLICK HERE TO SEE CGI OF THE NEW DEVELOPMENT AT NORTH FIELD >](#)



View of the new community at Court de Wyck completed by Newland Homes in 2023



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What makes our homes at Court de Wyck zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of our solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs.

*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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Newland Homes at Court de Wyck

Placemaking a new community since 2021

The initial homes were completed in 2023 and included the renovated and repurposed former chapel plus the medieval tithing barn wall retained as a feature for all to enjoy. Now the zero carbon homes at the North Field continue to build on this legacy of creating a community fit for generations to come.



1. New homes situated alongside the renovated medieval wall 2. May Day Field at the entrance to Court de Wyck
3. Newland Homes creating a special new community at Court de Wyck



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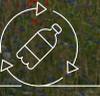
Solar PV to assist with electricity production
- 

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

Zero carbon homes in Claverham

Within a magnificent historic village setting

The North Field at Court de Wyck is set in the small North Somerset village of Claverham within a beautiful countryside setting and an impressive history.

Named after the clover fields that surround it, Claverham retains a rural heritage through farms, market gardens and local horticultural businesses but is now also home to many commuters. Village character comes from the fields, footpaths, stone walls and winding lanes, allowing easy access to the countryside, plus a variety of farm buildings and cottages. In the recent past the Court de Wyck estate housed the Lickley Engineering Centre and work carried out here in the 1980s included design and development of aerospace flight controls for various aircraft including the Harrier jump jet.

The village is blessed by St Barnabas Church and the Free Church in Claverham Road. However, these are both pre-dated by 12th century Court de Wyck. Once one of the most magnificent properties in the area, it was rebuilt in the early 1800s although the original 14th century chapel and tythe barn were left untouched. These historic buildings, sympathetically considered for the future, form part of the next era for the village alongside distinctive contemporary homes bringing new life to Claverham for many years to come.

Cider at Court de Wyck

In 1798 John Worrell, grew in the orchards of Court de Wyck the first Court de Wyck Pippin apple, renowned for flavour/colour and used in cider making. It is probable that cider making was part of the manor's activities when it encompassed part of the wider settlement.



1. St. Barnabas Church, Claverham 2. Claverham's May Day celebrations (picture: Weston Mercury and North Somerset Times) 3. Claverham village hall at Court de Wyck is at the centre of community life



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Convenient shopping

There's a local newsagent/local store and a takeaway food shop but most of the other closest local amenities are in nearby Yatton including a large Co-op supermarket and a number of other shops, takeaways, coffee shops and restaurants, mostly centred around Pages Court Shopping Centre.

Larger supermarkets, shopping centres and out of town stores can found a little further afield at either Clevedon or Weston-super-Mare unless you want to venture to Bristol or Bath.

Education on your doorstep

For families, Claverham is fortunate to benefit from an excellent local Primary school - Court-De-Wyck Church School, Ofsted rated 'Good' – located directly opposite the entrance to the development and there are more than half a dozen other Primaries within 3 or 4 miles including options at Yatton, Congresbury and towards Nailsea.

For Secondary education, nearest options rated 'Good' are Backwell, Seven Hill and Ravenswood Schools. A little further away is the Priory Community School, in Weston-super-Mare, rated 'Outstanding', but there is also obviously a wide range of further options in Bristol as well.

Sport and outdoor activities

There are no shortage of opportunities to enjoy the outdoors from a base at Claverham. The spectacular Mendip Hills are just a few miles south, including Blagdon and Chew Valley lakes offering all sorts of outdoor pursuits. Meanwhile, closer to home, Cadbury Hill Local Nature Reserve and hill fort affords great views and is a perfect spot for dog walking. For more organised and competitive sports you'll find a tennis club in Cleeve, cricket clubs in Cleeve and Claverham plus a bowling club in Yatton as well as several golf clubs within a 20-minute drive.



1. The view from Cadbury Hill looking towards Claverham



2. Pages Court shopping centre, Yatton



3. Cleeve Garden Centre



4. The local primary school on the doorstep



5. Claverham cricket club

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For more luxury you can visit ‘theclubandspa’ at Cadbury House Hotel less than 5 minutes down the road and make use of pool, sauna, steam room as well as a state-of-the-art ‘Technogym’. However, for a more invigorating outdoor swim, you can always brave the sea at Weston-super-Mare or else simply stroll along the sands waiting for the tide to come in. Alternatively visit Portishead marina or the splendid Clevedon Pier for further opportunities to enjoy the sea air.

Travelling from Claverham

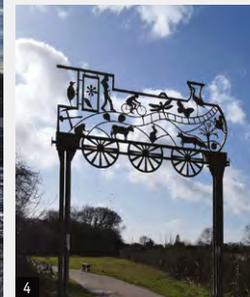
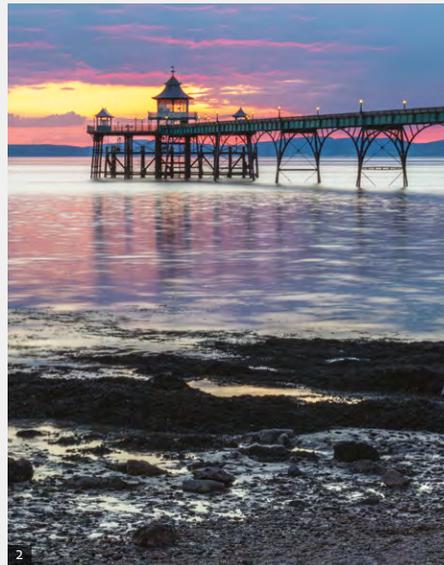
Conveniently located just off the A370, Court de Wyck is within easy reach of Weston Super Mare and Bristol with the M5 (via Junction 21 – St Georges) allowing direct access to the national motorway network.

Yatton has a mainline commuter rail service so you can be at Bristol Temple Meads in less than 20 minutes and then it’s just 95 minutes into London Paddington. In addition, Bristol International airport at Lulsgate is just 5 miles east should you want to travel further afield.

Travel connections

Pages Shopping Centre, Yatton 1.6 miles – 6 mins by car	M5 Motorway (Junction 21) 6.4 miles – 13 mins by car
Cadbury Hill Nature Reserve 1.6 miles – 5 mins by car	Clevedon Pier 6.8 miles – 20 mins by car
Yatton Railway Station 2.1 miles – 8 mins by car	Weston-super-Mare 11.1 miles – 24 mins by car
Bristol Airport 5.3 miles – 13 mins by car	Bristol 11.7 miles – 28 mins by car

* all times and distances from Googlemaps. Car travel times fastest route with no traffic.



1. The Club and Spa at Cadbury House Hotel 2. The pier at Clevedon
3. The perfect spot for country walks 4. The Strawberry Line cycle path near Yatton

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The Prestbury

4 bedroom home
Plots: 10, 12, 12a, 16 & 17



The Hinton

3 bedroom home
Plots: 18 & 19



The Addington

3 bedroom home
Plots: 22, 23 & 24



The Hilmarton

4 bedroom home
Plots: 8, 15 & 20



The Honeybourne

3 bedroom home
Plots: 9 & 14



The Ebrington

2 bedroom home
Plots: 11 & 21

There's a wide selection of zero carbon homes to choose from at Court de Wyck from spacious 2 and 3 bedroom bungalows to 3 and 4 bedroom family homes. All homes are detached with generous gardens, large single garages plus a minimum of two parking spaces.

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The Prestbury

Plots: 10, 12, 12a, 16 & 17



PLANS AND
DIMENSIONS

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, including feature island, sun lounge and an abundance of space for dining. A home built with sustainability front of mind, with solar PV for electricity production, underfloor heating to the ground floor, EV charging point plus many more climate considerate touches throughout.

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The Prestbury

4 bedroom home

Some of our considerations include...



Solar PV to assist with electricity production



Air source heat pumps in zero carbon homes



Work from home spaces and fibre broadband designed into every home



GROUND FLOOR



FIRST FLOOR

Window position for bedroom 1 - plot 12 only

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

4.15m (max) X 5.48m (max)
13'7" (max) X 17'11" (max)

Kitchen/Dining/Sun Lounge

6.35m (max) X 8.20m (max)
20'10" (max) X 26'10" (max)

Bedroom 1

3.71m (max) X 4.53m (max)
12'2" (max) X 14'10" (max)

Bedroom 2

3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3

3.55m (max) X 4.27m (max)
11'8" (max) X 14'1" (max)

Bedroom 4

2.70m (max) X 3.37m (max)
8'10" (max) X 11'1" (max)

Predicted Energy Assessment



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The Hilmarton

Plots: 8, 15 & 20



PLANS AND
DIMENSIONS

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

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The Hilmarton

4 bedroom home

Some of our considerations include...



Cycle storage for every home



Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

* Wing wall to plot 20 is glass.

Lounge

3.24m x 5.19m
10'7" x 17'1"

Kitchen/Sun Lounge (plot 8/15)

8.37m (max) x 3.41m (max)
27'5" (max) x 11'2" (max)

Kitchen/Sun Lounge (plot 20)

8.45m (max) x 3.41m (max)
27'8" (max) x 11'2" (max)

Bedroom 1

2.86m (max) x 5.02m (max)
9'4" (max) x 16'5" (max)

Bedroom 2

3.28m x 2.98m 10'9" x 9'9"

Bedroom 3

2.94m x 3.11m 9'7" x 10'2"

Bedroom 4

2.98m x 2.11m 7'5" x 6'11"

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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The Hinton

Plots: 18 & 19

 PLANS AND DIMENSIONS

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

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The Hinton

3 bedroom home

Some of our considerations include...



Rain water butts and composters included where possible



Electric vehicle charging points



RHS approved, bee friendly planting across all our developments



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

3.29m (max) X 5.43m (max)
10'9" (max) X 17'10" (max)

Kitchen/Dining

5.40m (max) X 3.46m (max)
17'8" (max) X 11'4" (max)

Bedroom 1

4.46m (max) X 3.83m (max)
14'7" (max) X 12'6" (max)

Bedroom 2

3.20m X 3.18m
10'6" X 10'5"

Bedroom 3

2.10m (max) X 3.18m (max)
6'10" (max) X 10'5" (max)

Predicted Energy Assessment



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The Honeybourne

Plots: 9 & 14



PLANS AND
DIMENSIONS
PLOT 9



PLANS AND
DIMENSIONS
PLOT 14

A charming double fronted 3 bedroom detached home, packed full of thoughtful design features including underfloor heating to the ground floor. Upstairs, the spacious principal bedroom boasts an ensuite shower room and built in wardrobes.

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The Honeybourne

3 bedroom home (Plot 9)

Some of our considerations include...



Electric vehicle charging points



Solar PV to assist with electricity production



Cycle storage for every home



GROUND FLOOR
PLOT 9



FIRST FLOOR
PLOT 9

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

3.06m (max) X 5.51m (max)
10'1" (max) X 18'1" (max)

Kitchen/Dining

3.04m (max) X 5.51m (max)
9'0" (max) X 18'1" (max)

Bedroom 1

3.09m (max) X 4.31m (max)
10'2" (max) X 14'1" (max)

Bedroom 2

3.21m X 3.21m
10'6" X 10'6"

Bedroom 3

3.21m (max) X 2.20m (max)
10'6" (max) X 7'2" (max)

Predicted Energy Assessment

ENERGY EFFICIENCY RATING



ENVIRONMENTAL IMPACT (CO₂)



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The Honeybourne

3 bedroom home (Plot 14)

Some of our considerations include...



Electric vehicle charging points



Solar PV to assist with electricity production



Cycle storage for every home



GROUND FLOOR
PLOT 14



FIRST FLOOR
PLOT 14

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

3.06m (max) X 5.51m (max)
10'1" (max) X 18'1" (max)

Kitchen/Dining

3.04m (max) X 5.51m (max)
9'0" (max) X 18'1" (max)

Bedroom 1

3.09m (max) X 4.31m (max)
10'2" (max) X 14'1" (max)

Bedroom 2

3.21m X 3.21m
10'6" X 10'6"

Bedroom 3

3.21m (max) X 2.20m (max)
10'6" (max) X 7'2" (max)

Predicted Energy Assessment

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The Addington

Plots: 22, 23 & 24



PLANS AND
DIMENSIONS

This beautiful 3 bedroom detached bungalow boasts magnificent kitchen/dining space leading on to wide aspect sun lounge. The lounge is accessed through impressive double doors off the hallway with a front aspect view.

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The Addington

3 bedroom home

Some of our considerations include...



Air source heat pumps in zero carbon homes



Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



GROUND FLOOR

FLOOR PLAN KEY

- | | | |
|------------------------------|--|---|
| A/C Airing cupboard | L Larder unit | WM Washing machine space |
| C Cupboard | O Dual eye level ovens and combination microwave | WO Optional wardrobe - see Sales Consultant |
| CYL Cylinder cupboard | TD Tumble dryer space | Eco Bin |
| DW Integrated dishwasher | W Wardrobe | |
| FF Integrated fridge freezer | | |

Lounge

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

Kitchen/Dining/Sun Lounge

5.04m (max) X 7.04m (max)
16'6" (max) X 23'1" (max)

Bedroom 1

3.98m (max) X 4.00m (max)
13'1" (max) X 13'1" (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)

Predicted Energy Assessment



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The Ebrington

Plots: 11 & 21

 PLANS AND DIMENSIONS

A delightful 2 bedroom detached bungalow fronting open space at the edge of the development, with a rear aspect lounge boasting French doors opening on to the garden, plus double doors joining on to the kitchen/dining, opening up living space as desired.

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The Ebrington

2 bedroom home

Some of our considerations include...



Rain water butts and composters included where possible



RHS approved, bee friendly planting across all our developments



Work from home spaces and fibre broadband designed into every home



FLOOR PLAN KEY

- A/C Airing cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin

Lounge

3.73m X 5.06m (max)
12'2" X 16'7" (max)

Kitchen/Dining

4.00m (max) X 3.85m (max)
13'1" (max) X 12'7" (max)

Bedroom 1

3.54m (max) X 3.84m (max)
11'7" (max) X 12'7" (max)

Bedroom 2

3.88m (max) X 3.03m (max)
12'8" (max) X 9'11" (max)

Predicted Energy Assessment

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ENVIRONMENTAL IMPACT (CO₂)



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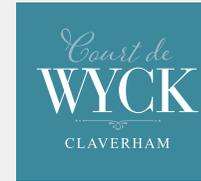
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OPEN FIELDS

OPEN FIELDS

EXISTING HOMES

Attenuation Pond

EXISTING HOMES

- The Prestbury**
4 bedroom home
 - The Hinton**
3 bedroom home
 - The Addington**
3 bedroom home
 - Alliance Homes***
 - The Hilmarton**
4 bedroom home
 - The Honeybourne**
3 bedroom home
 - The Ebrington**
2 bedroom home
- * Please see Sales Consultant for more information.

Important Notice
The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Consultant or Agents.

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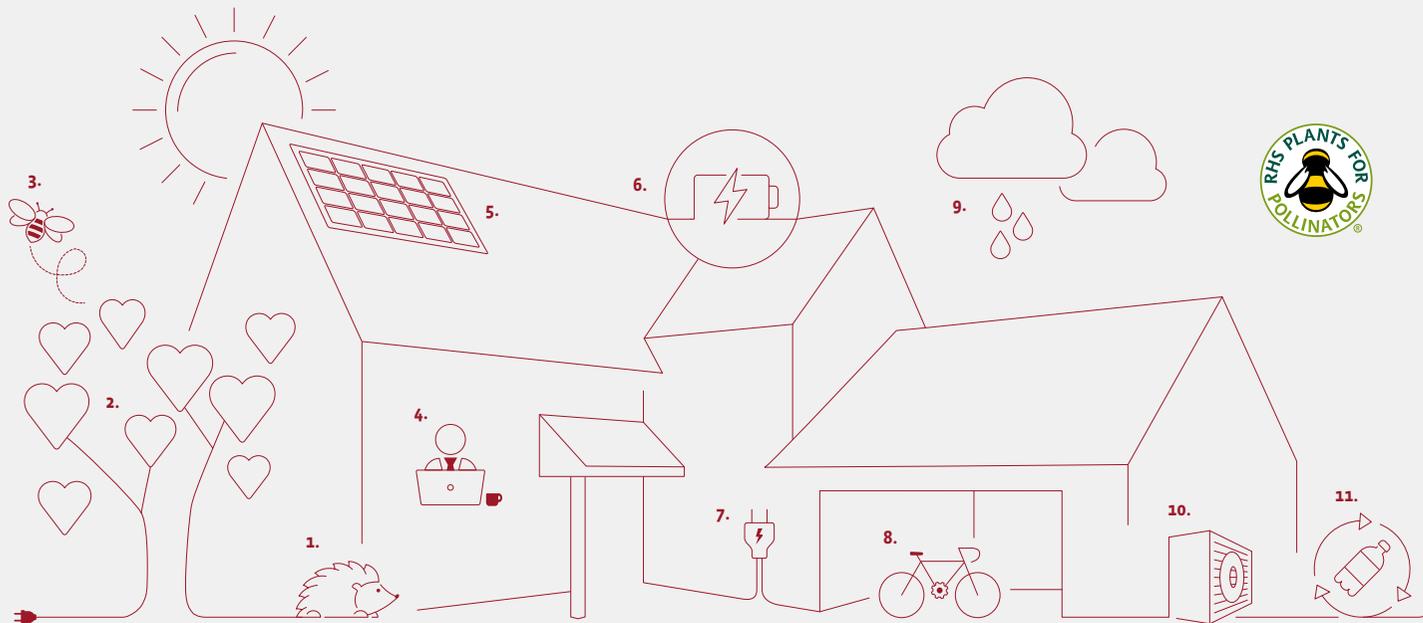


Climate Considerate

'Climate Considerate' encapsulates our approach to building our homes sustainably.

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.



1. Hedgehog highways planned throughout each development.

2. Mini woodlands/ anniversary woodlands included 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 zero carbon homes to assist electricity production.

6. Zero carbon homes with 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.



* 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 traditional kitchen units with soft close cupboards and drawers*
- Choice of laminate worktops (Silestone upgrade available)*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Eye level Neff multifunction oven with secondary oven with combination microwave
- Neff Hide and slide single multifunction oven available as an option
- Neff 80cm 4 zone ceramic hob
- Neff 80cm 5 zone induction hob available as an option
- Neff integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space
- Choice of laminate worktops to the utility (Silestone upgrade available)*

Bathrooms and Ensuites

- Villeroy & Boch sanitaryware
- Hansgrohe tapware
- Hansgrohe jet rain shower with handset to bathroom and ensuites with bathscreen (where applicable)
- Choice of ceramic Porcelanosa wall tiles*
- Choice of ceramic flooring to bathroom and ensuites*
- Curved chrome towel radiator in bathrooms and ensuites
- Illuminated bathroom mirror with shaver socket, light and demist function
- 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
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and en-suites
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option
- Optional battery for solar energy storage enabling further carbon reduction costs

Internal Finish

- Premdor one panel doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in Crown Covermatt white
- Smooth ceilings in Crown Covermatt White
- Principal bedroom with sliding, fitted or walk-in 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 render, brick and stone
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking and chrome handles
- Chrome heritage brass door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable)
- 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 regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- Underfloor heating to the ground floor with radiators to first floor with individual thermostatic valves
- Air source heat pumps
- Solar PV panels
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with gardening and food waste
- Water butt for rainwater harvesting



* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.



LABC Warranty 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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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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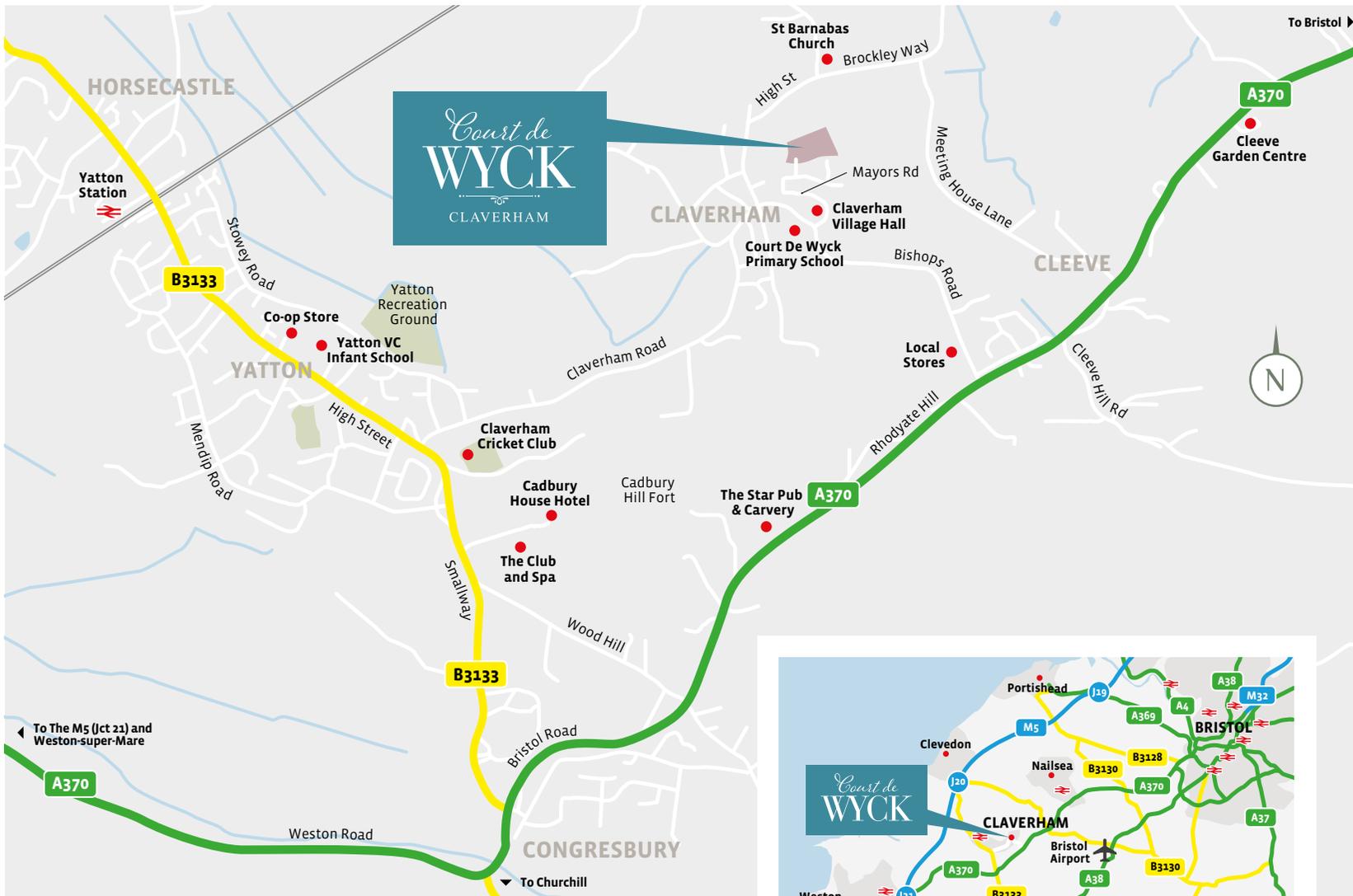
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For further information call 01934 331809 to discuss your requirements and find out about latest prices and availability.

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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. 02/25