Wain HOMES


A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.
YOUR KIND OF perfect

BADBURY GREEN DEVELOPMENT PLAN



2 Bedroom Homes

- The Bell (BEL)
- The Bude (BUD)
- The Marlow (MAR)

3 Bedroom Homes

- The Hatherleigh (HAT)
- The Haversham (HAV)
- The Wren (WRN)

4 Bedroom Homes

- The Birch (BIR)

5 Bedroom Homes

- The Cinnamon (CIN)
- The Maple (MAP)
- The Snowberry (SNW)

Affordable Homes

* Shared Ownership Homes
● Affordable Rent Homes

(Location of affordable / rented homes is indicative)

NEW HOMES QUALITY CODE

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BADBURY GREEN SPECIFICATION

THE BELL | THE BUDE | THE MARLOW | THE HATHERLEIGH | THE HAVERSHAM | THE WREN
THE BIRCH | THE CINNAMON | THE MAPLE | THE SNOWBERRY

KITCHENS

- Luxury Fitted Kitchen* with a Choice of Finishes**
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Single/Double Electric Oven, AEG Induction hob and Glass Splashback***
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- ½ Bowl Inset Stainless Steel Sink and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Rooms (where applicable)
- White Downlights to Kitchen
- Wooden Cutlery Tray
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-Way Mixer Shower with Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-Way Mixer Shower with Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from our Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

BEDROOMS

- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

OTHER INTERNAL FEATURES

- LVT Flooring to Kitchen, Dining, Utility, Bathrooms, En-Suites and Cloakrooms in a Choice of Finishes**
- Carpets from our Standard Range to all other areas in a Choice of Finishes**
- All Walls and Ceilings to have Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Effect Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 Cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Rooms
- Hard Wired Smoke Detectors with Battery Backup
- White USB Sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- PVCu White Double Glazed Windows, French Doors/Bifold and Rear Doors (where applicable)***
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

HEATING

- Ideal Air Source Heat Pumps
- Ideal Smart Heating Thermostat

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Upgraded Kitchen Choices Available. **Subject to build stage. ***Size depending on house type. †Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. +Excluding mirrors ^Unless stipulated otherwise on the working drawings.

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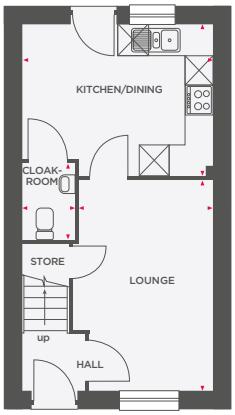
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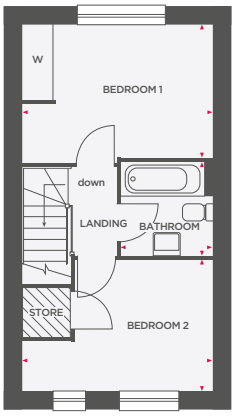
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THE BELL

2 BEDROOM SEMI-DETACHED HOME





Lounge	2737 x 4300	8'9" x 14'1"
Kitchen/Dining	3875 x 3063	12'7" x 10'0"
Cloakroom	1050 x 1550	3'4" x 5'0"

Bedroom 1	3875 x 2687	12'7" x 8'8"
Bedroom 2	3875 x 1687	12'7" x 5'5"
Bathroom	1888 x 1900	6'1" x 6'2"
Total Area	**58.3 m²**	**628 ft²**

☒ Integrated appliance **W** Wardrobe ▨ Limited Use Area

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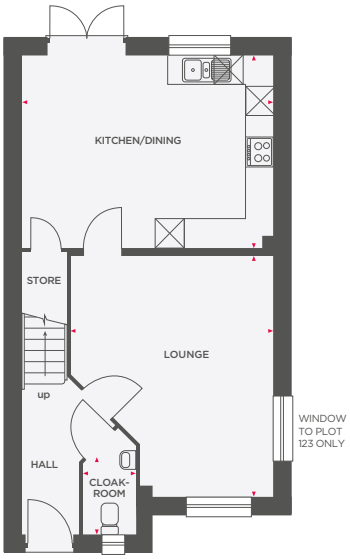
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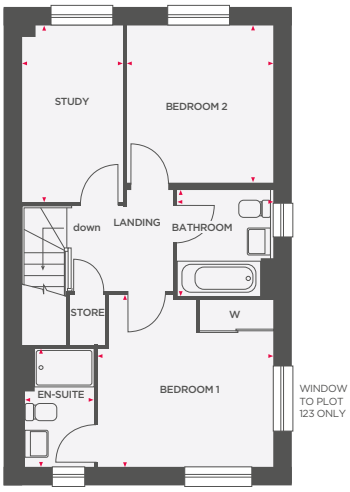
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THE BUDE

2 BEDROOM DETACHED/SEMI-DETACHED HOME WITH STUDY





Lounge	4147 x 4957	13'6" x 16'2"
Kitchen/Dining	5117 x 3933	16'7" x 12'9"
Cloakroom	1072 x 2184	3'5" x 7'1"

Bedroom 1	3579 x 3419	11'7" x 11'2"
En-Suite	1399 x 2418	4'5" x 7'9"
Bedroom 2	2982 x 3219	9'7" x 10'5"
Study	2047 x 3591	6'7" x 11'7"
Bathroom	1887 x 2165	6'1" x 7'1"
Total Area	**94.3 m²**	**1015 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

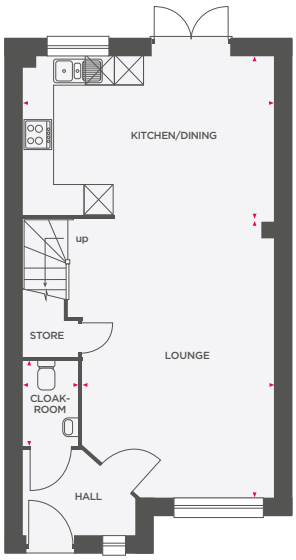
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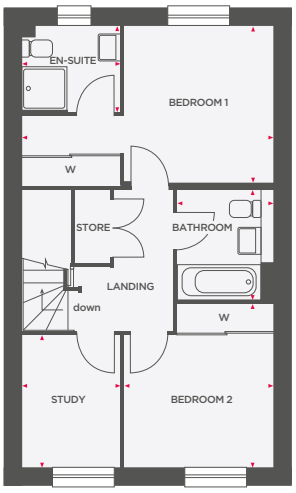
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THE MARLOW

2 BEDROOM SEMI-DETACHED HOME WITH STUDY





Lounge	3909 x 5672	12'8" x 18'6"
Kitchen/Dining	5117 x 3250	16'7" x 10'6"
Cloakroom	1120 x 1719	3'6" x 5'6"

Bedroom 1	5117 x 3219	16'7" x 10'5"
En-Suite	1999 x 1763	6'5" x 5'7"
Bedroom 2	3029 x 3341	9'9" x 10'9"
Study	2000 x 2691	6'5" x 8'8"
Bathroom	1950 x 2242	6'3" x 7'3"
Total Area	**94.4 m²**	**1017 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

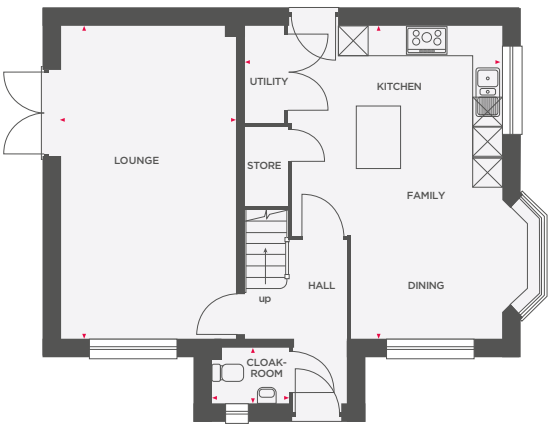
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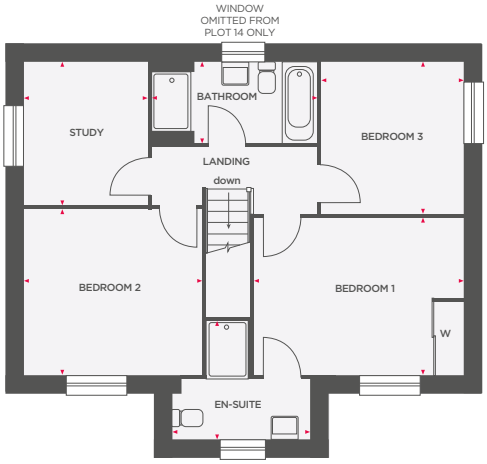
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THE HATHERLEIGH

3 BEDROOM DETACHED HOME WITH STUDY





Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/Dining	5256 x 6423	17'2" x 21'0"
Cloakroom	1150 x 1613	3'7" x 5'2"

Bedroom 1	4285 x 3204	14'0" x 10'6"
En-Suite	2405 x 2823	7'8" x 9'2"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2904 x 3127	9'6" x 10'3"
Study	2958 x 2561	9'8" x 8'3"
Bathroom	3337 x 1650	10'9" x 5'4"
Total Area	**124.8 m²**	**1344 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

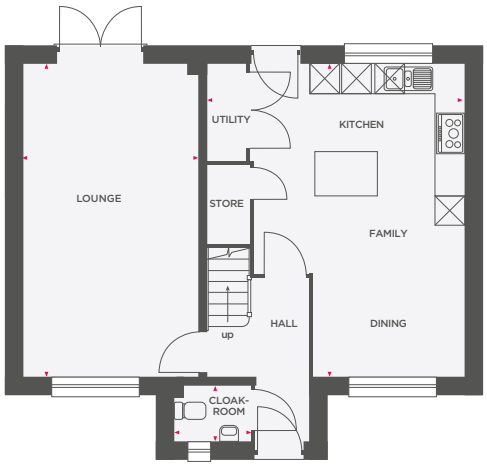
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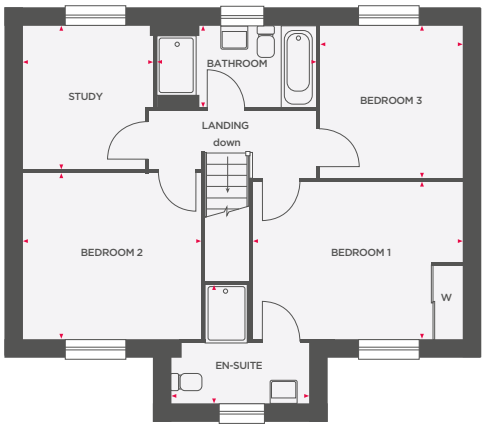
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THE HAVERSHAM

3 BEDROOM DETACHED HOME WITH STUDY





Lounge	3605 x 6423	11'9" x 21'0"
Kitchen/Utility/Dining	4364 x 6423	14'3" x 21'0"
Cloakroom	1150 x 1613	3'7" x 5'2"

Bedroom 1	4183 x 3204	13'8" x 10'6"
En-Suite	2823 x 2404	9'2" x 7'8"
Bedroom 2	3663 x 3377	12'0" x 11'0"
Bedroom 3	2898 x 3127	9'6" x 10'3"
Study	2995 x 2695	9'8" x 8'9"
Bathroom	1650 x 3211	5'4" x 10'5"
Total Area	**123.9 m²**	**1333 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

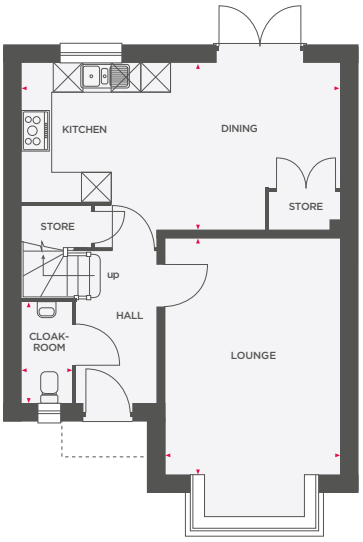
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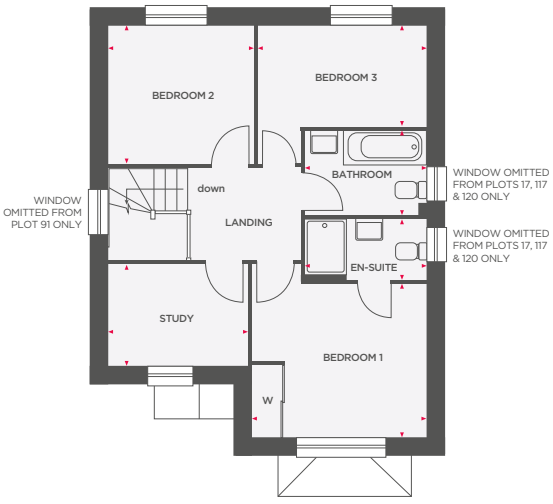
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THE WREN

3 BEDROOM DETACHED HOME WITH STUDY





Lounge	3610 x 4875	11'10" x 15'11"
Kitchen/Dining	6535 x 3453	21'5" x 11'4"
Cloakroom	1020 x 2095	3'3" x 6'8"

Bedroom 1	3602 x 3164	11'9" x 10'5"
En-Suite	2531 x 1201	8'3" x 5'5"
Bedroom 2	2953 x 2840	9'7" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Study	2841 x 2094	9'3" x 6'10"
Bathroom	1689 x 2531	5'5" x 8'3"
Total Area	**104 m²**	**1118 ft²**

☒ Integrated appliance **W** Wardrobe

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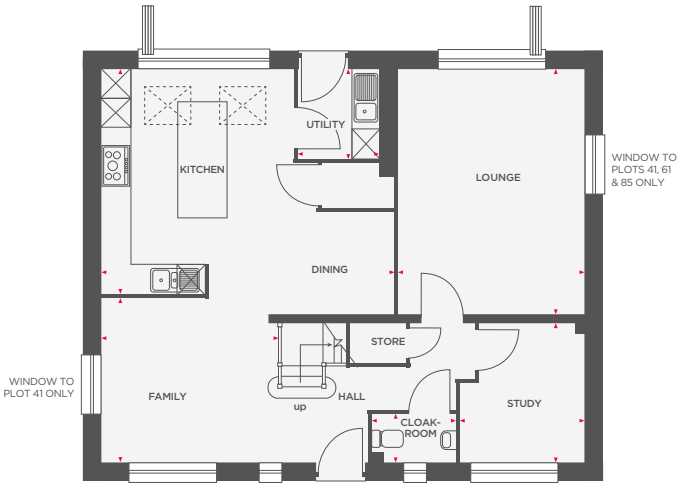
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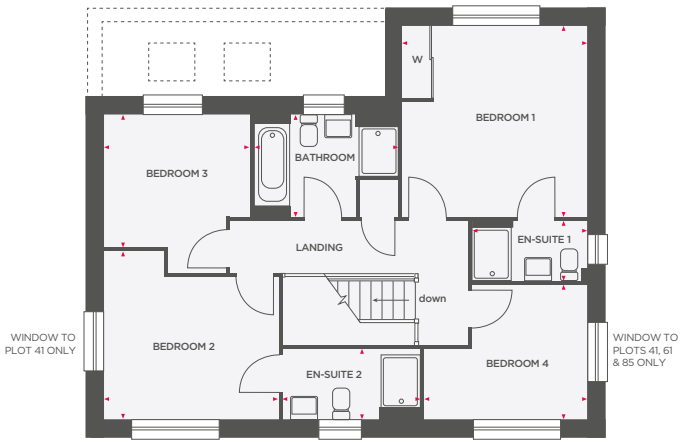
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THE BIRCH

4 BEDROOM DETACHED HOME





Lounge	3835 x 5063	12'7" x 16'7"
Kitchen/Dining	5987 x 4622	19'7" x 15'1"
Utility	1690 x 1862	5'6"x 6'1"
Study	2581 x 2898	8'5" x 9'6"
Family	3625 x 3394	11'10" x 11'5"
Cloakroom	1032 x 1702	3'3" x 5'5"

Bedroom 1	3835 x 3940	12'7" x 12'11"
En-Suite 1	2410 x 1209	7'9" x 3'9"
Bedroom 2	3566 x 3463	11'8" x 11'4"
En-Suite 2	2776 x 1433	9'1" x 4'7"
Bedroom 3	2760 x 2981	9'0" x 9'9"
Bedroom 4	3369 x 2792	11'05" x 9'3"
Bathroom	2919 x 2090	9'5" x 6'8"
Total Area	**151 m²**	**1625 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

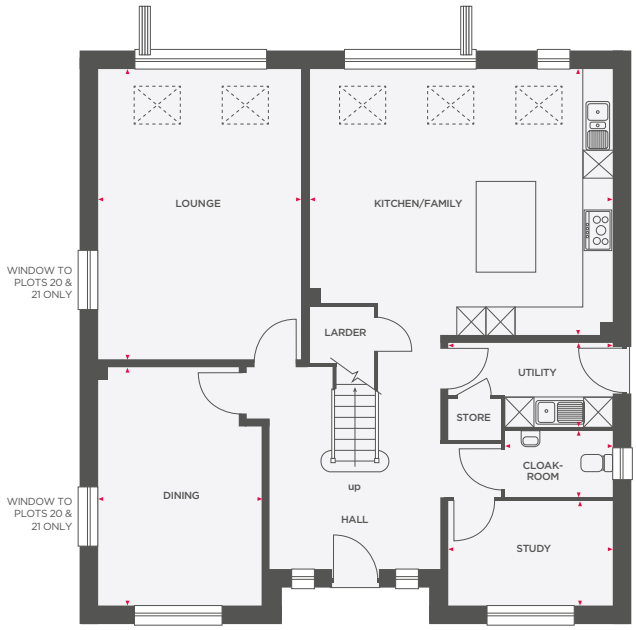
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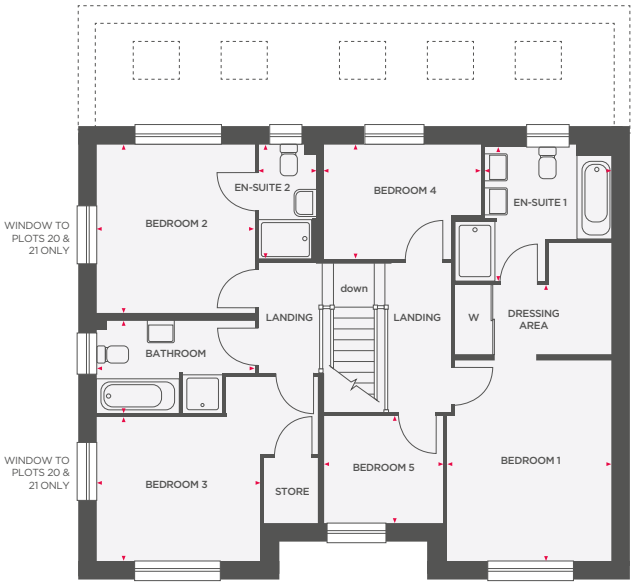
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THE CINNAMON

5 BEDROOM DETACHED HOME





Lounge	4193 x 5975	13'7" x 19'7"
Dining	3385 x 4909	11'1" x 16'1"
Kitchen/Family	6203 x 5468	20'3" x 17'11"
Utility	3385 x 1729	11'1" x 5'6"
Study	3385 x 2187	11'1" x 7'2"
Cloakroom	1325 x 2227	4'3" x 7'3"

Bedroom 1	3385 x 4166	11'1" x 13'8"
En-Suite 1	2631 x 2767	8'6" x 9'0"
Bedroom 2	3253 x 3475	10'8" x 11'4"
En-Suite 2	2325 x 1200	7'6" x 3'9"
Bedroom 3	3385 x 2984	11'1" x 9'9"
Bedroom 4	3213 x 2325	10'6" x 7'7"
Bedroom 5	2448 x 2247	8'0" x 7'4"
Bathroom	1901 x 3253	6'2" x 10'6"

Total Area	**202.2 m²**	**2179 ft²**

☒ Integrated appliance **W** Wardrobe

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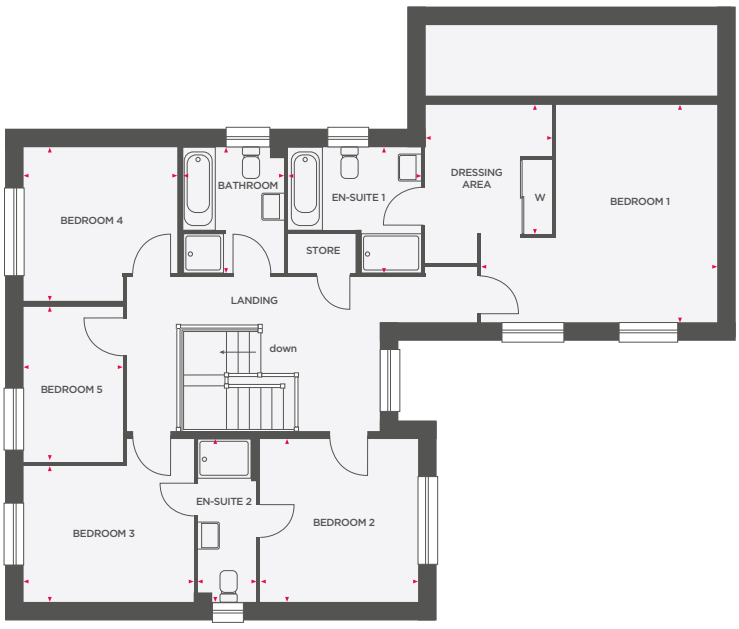
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THE MAPLE

5 BEDROOM DETACHED HOME





Lounge	5550 x 3385	18'2" x 11'1"
Kitchen/Dining	6088 x 3611	19'11" x 11'10"
Utility	1862 x 2460	6'1" x 8'0"
Family	3100 x 3287	10'2" x 10'9"
Study	2410 x 2364	7'10" x 7'7"
Cloakroom	1862 x 1063	6'10" x 3'4"

Bedroom 1	4835 x 4448	15'10" x 14'7"
En-Suite 1	2588 x 2699	8'4" x 8'8"
Bedroom 2	3255 x 3385	10'8" x 11'1"
En-Suite 2	1200 x 3385	3'9" x 11'1"
Bedroom 3	3480 x 2808	11'5" x 9'2"
Bedroom 4	3160 x 3164	10'4" x 10'4"
Bedroom 5	2031 x 3176	6'7" x 10'5"
Bathroom	2000 x 2588	6'5" x 8'4"

Total Area	**213 m²**	**2302 ft²**

☒ Integrated appliance **W** Wardrobe

NEW HOMES QUALITY CODE

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Wain HOMES

BADBURY GREEN DMV DEVELOPMENT PLAN



Discounted Market Value Homes

1 Bedroom Apartments

The Chinley (CHN)

2 Bedroom Homes

The Folly (FLY)

3 Bedroom Homes

The Ridgeway (RDG)

The Vale (VAL)

Homes for Private Sale

S/S Sub Station

P/S Pump Station

LEAP Local Area of Equipped Play

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Wain HOMES

BADBURY GREEN DMV SPECIFICATION

THE CHINLEY | THE FOLLY | THE RIDGEWAY | THE VALE

KITCHENS

- Luxury Fitted Kitchens with Soft Close Mechanisms
- Laminated Worktops to Kitchen with Matching Upstands
- 1½ Bowl Stainless Steel Sink and Tap to Kitchen
- Electrolux Stainless Steel Single Oven
- Electrolux 4-Ring Induction Hob with Silver Glass Splashback and Extractor Hood

BATHROOMS

- Roca Polo/Zoom Sanitaryware in White with Full Pedestals and Soft Close Seats in Bathroom
- Roca Gap Bath
- Delta DLT Range
- DLT 102 Pillar Taps
- Bathrooms and En-Suites to be Half-Tiled to walls with Sanitaryware
- Shower Curtain and Full-Height Tiles around the Bath
- Splashblack Tiling to Cloakrooms

HEATING SYSTEM

- Air Source Heat Pump with Hot Water Cylinder and Single Room Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Soft Cream
- All Woodwork to be Finished in White Gloss
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Gloss
- Vertical 4-Panel Internal Doors to be Finished in White
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- System 3 Ventilation System

EXTERNAL FEATURES

- White PVCu Windows
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Door
- Anthracite Grey External Doors
- External PIR Light to Front
- EV Car Charging Point
- Gardens Turfed to Front
- 1.8m Close Boarded Divisional Fencing to Rear Garden^

WARRANTIES

- 10-Year NHBC Buildmark Warranty
- 2-Year Wain Homes Warranty

*Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds faster than ever before – the next generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. Please note these services may be not fully active at completion stage until the relevant works have been completed by the service provider. ^Unless stipulated otherwise on the working drawings.

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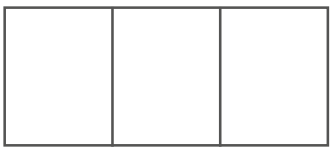
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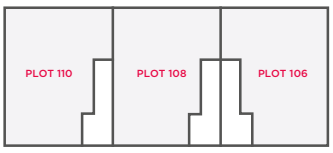


THE CHINLEY DMV PLOT

1 BEDROOM APARTMENT







TYPE A		
Lounge/Kitchen/Dining	6300 x 3752	20'7" x 12'4"
Bedroom	4531 x 3022	14'11" x 9'11"
Bathroom	1700 x 2228	5'7" x 7'4"
Total Area	46 m²	496 ft²

TYPE B		
Lounge/Kitchen/Dining	6300 x 2967	20'8" x 9'8"
Bedroom	3602 x 3000	11'10" x 9'10"
Bathroom	1760 x 2107	5'10" x 6'11"
Total Area	46.14 m²	496.5 ft²

ASHP Air Source Heat Pump ⊠ Space for appliance (C) Hot water cylinder

NEW HOMES QUALITY CODE

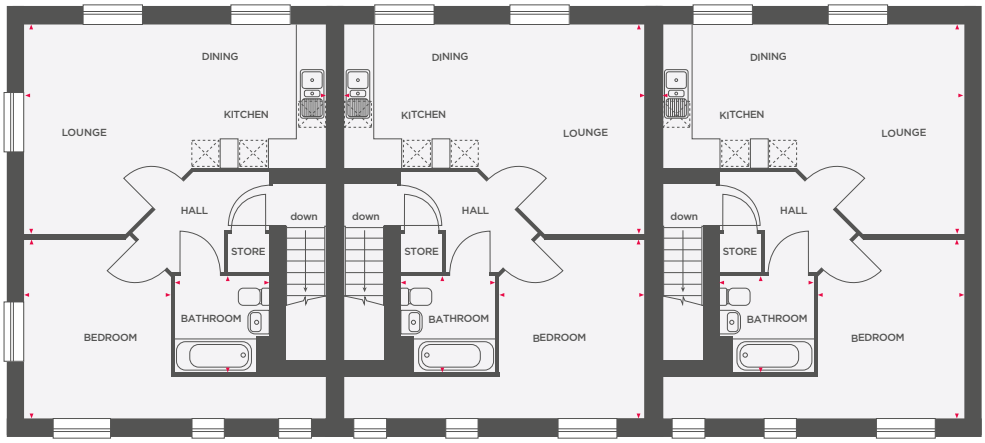
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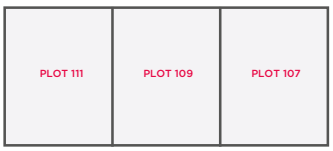


THE CHINLEY DMV PLOT

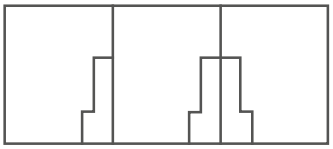
1 BEDROOM APARTMENT



TYPE C TYPE C TYPE C



FIRST FLOOR



GROUND FLOOR

TYPE C		
Lounge/Kitchen/Dining	6293 x 4424	20'7" x 14'6"
Bedroom	3042 x 3788	10'0" x 12'5"
Bathroom	1962 x 2007	6'5" x 6'7"
Total Area	58.19 m²	626.3 ft²

ASHP Air Source Heat Pump ⊠ Space for appliance Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

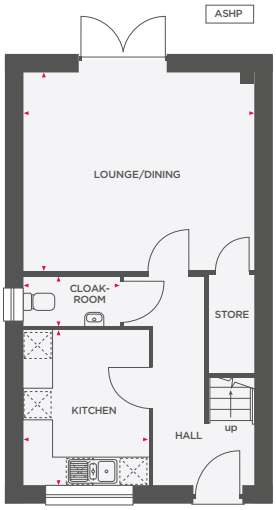
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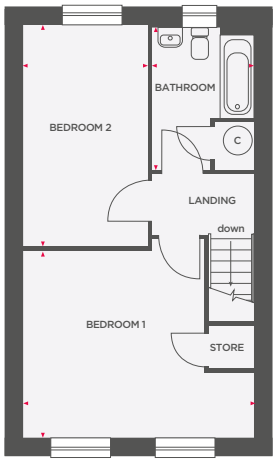
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THE FOLLY DMV PLOT

2 BEDROOM SEMI-DETACHED/TERRACE HOME





Lounge/Dining	4051 x 4724	13'4" x 15'6"
Kitchen	3176 x 2585	10'5" x 8'5"
Cloakroom	2000 x 1020	6'7" x 3'4"

Bedroom 1	4723 x 3825	15'6" x 12'6"
Bedroom 2	2551 x 4510	8'5" x 14'10"
Bathroom	2085 x 2913	6'10" x 9'7"

Total Area	**81 m²**	**870 ft²**

ASHP Air Source Heat Pump ⊠ Space for appliance (C) Hot water cylinder

NEW HOMES QUALITY CODE

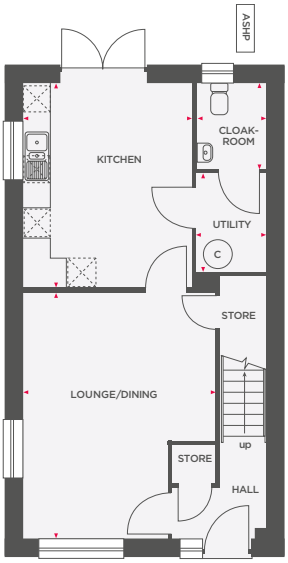
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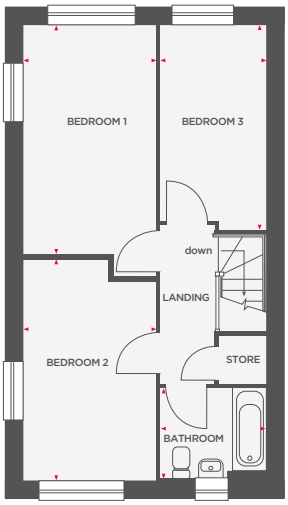
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THE RIDGEWAY DMV PLOT

3 BEDROOM SEMI-DETACHED/TERRACE HOME





Lounge/Dining	4008 x 5095	13'1" x 16'8"
Kitchen	3523 x 4252	11'7" x 14'0"
Cloakroom	1450 x 1798	4'10" x 5'11"

Bedroom 1	2800 x 4758	9'2" x 15'7"
Bedroom 2	2800 x 4580	9'2" x 15'0"
Bedroom 3	2174 x 4251	7'1" x 13'11"
Bathroom	2174 x 1866	7'1" x 6'1"
Total Area	**96.2 m²**	**1036 ft²**

ASHP Air Source Heat Pump ⊠ Space for appliance (C) Hot water cylinder

NEW HOMES QUALITY CODE

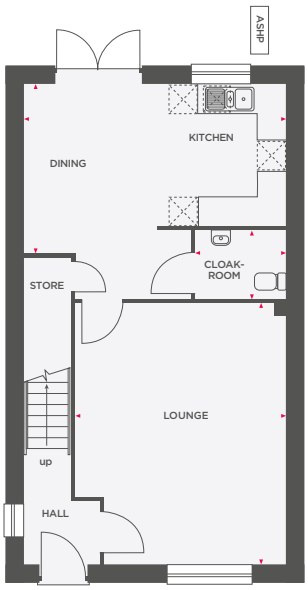
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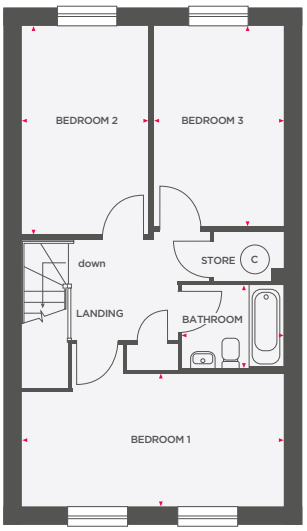
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THE VALE DMV PLOT

3 BEDROOM END TERRACE





Lounge	4345 x 5400	14'4" x 17'8"
Kitchen/Dining	5404 x 3477	17'8" x 11'5"
Cloakroom	1883 x 1422	6'2" x 4'8"

Bedroom 1	5405 x 2751	17'8" x 9'0"
Bedroom 2	2659 x 4300	8'8" x 14'1"
Bedroom 3	2659 x 4143	8'8" x 13'7"
Bathroom	2085 x 1745	6'10" x 5'8"
Total Area	**107.8 m²**	**1160 ft²**

ASHP Air Source Heat Pump ⊠ Space for appliance (C) Hot water cylinder

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