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

BORDESLEY MANOR DEVELOPMENT PLAN



3 Bedroom Homes

- The Greendale (GRE)
- The Meadowvale (MEA)

4 Bedroom Homes

- The Hillgrove (HIL)
- The Mulberry (MUL)
- The Oakrise (OAK)
- The Woodmount (WOO)

5 Bedroom Homes

- The Capstone (CAP)
- The Standish (STA)
- The Willowcrest (WIL)

*Bordesley Hall, layout subject to planning approval

NEW HOMES QUALITY CODE

Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Wain Homes policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication, but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

Wain HOMES

BORDESLEY MANOR SPECIFICATION

THE GREENDALE | THE MEADOWVALE | THE HILLGROVE | THE MULBERRY | THE OAKRISE
THE WOODMOUNT | THE CAPSTONE | THE STANDISH | THE WILLOWCREST

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
- 1½ Bowl 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 (where applicable) 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 Tileflair 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 Tileflair 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, Cloakrooms and Hallway 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/Bifold and Real 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

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

NEW HOMES QUALITY CODE

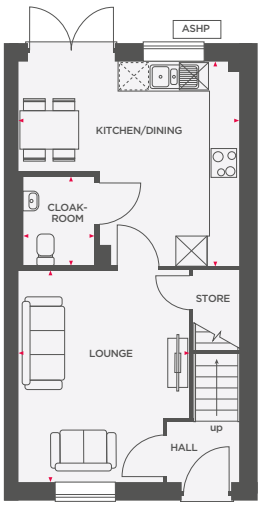
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Wain Homes Policy is continuous product and specification development. Images shown are for illustrative purposes only and may include optional upgrades at an additional cost. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Specification choices are subject to build stage. Please speak to a Sales Executive on the development you are interested in to obtain further details of the specification of any particular plot and the options available to you. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

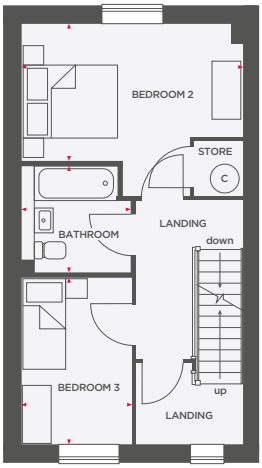
Wain HOMES

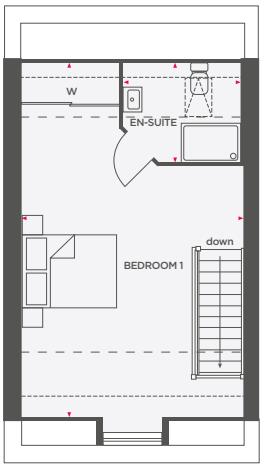


THE GREENDALE

3 BEDROOM HOME







Kitchen/Dining	4506 x 4161 (max) (max)	14'9" x 13'8" (max) (max)
Lounge	3478 x 4324 (max) (max)	11'5" x 14'2" (max) (max)
Cloakroom	1470 x 1800	4'10" x 5'11"

Bedroom 2	4506 x 2798	14'9" x 9'2"
Bedroom 3	2235 x 3399	7'4" x 11'2"
Bathroom	2217 x 2164 (max) (max)	7'3" x 7'1" (max) (max)

Bedroom 1	4506 x 6597	14'9" x 21'8"
En-Suite	2372 x 1828	7'9" x 6'0"
Total Area	**108.1 m²**	**1163 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance ⊠ Space for appliance **W** Wardrobe Ⓒ Hot water cylinder ----- 1500mm height line — — — Flat ceiling line

NEW HOMES QUALITY CODE

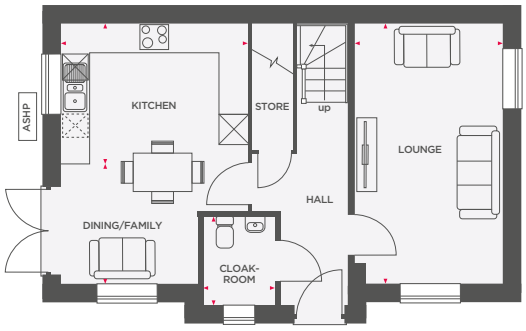
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

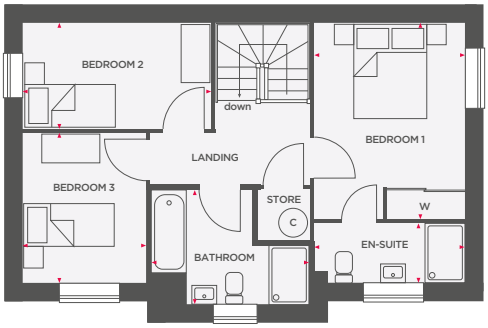
Wain HOMES



THE MEADOWVALE

3 BEDROOM HOME





Kitchen	3840 x 2890	12'7" x 9'6"
Dining/Family	2815 x 2420	9'3" x 7'11"
Lounge	3010 x 5310	9'11" x 17'5"
Cloakroom	1473 x 1800	4'10" x 5'11"

Bedroom 1	3072 x 3992	10'1" x 13'1"
En-Suite	3072 x 1212	10'1" x 4'0"
Bedroom 2	3840 x 2170	12'7" x 7'1"
Bedroom 3	2511 x 3052	8'3" x 10'0"
Bathroom	3229 x 2332	10'7" x 7'8"
Total Area	**98.9 m²**	**1064 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance ⊠ Space for appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

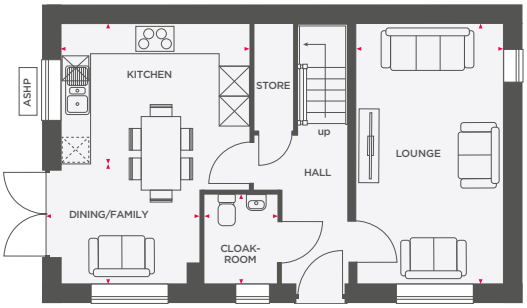
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

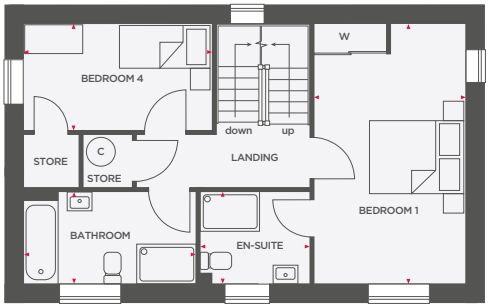
Wain HOMES

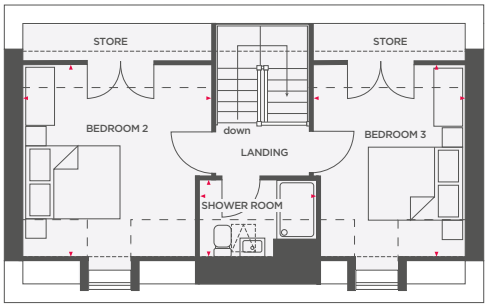


THE HILLGROVE

4 BEDROOM HOME







Kitchen	3850 x 2870	12'6" x 9'5"
Dining/Family	2831 x 2440	9'3" x 8'0"
Lounge	3026 x 5310	9'11" x 17'5"
Cloakroom	1464 x 1807	4'10" x 5'11"

Bedroom 1	3088 x 5310	10'2" x 17'5"
En-Suite	2240 x 1889	7'4" x 6'2"
Bedroom 4	3832 x 2175	12'7" x 7'2"
Bathroom	3502 x 1871	11'6" x 6'2"

Bedroom 2	3850 x 3649	12'8" x 12'0"
Bedroom 3	3088 x 3649	10'2" x 12'0"
Shower Room	2372 x 1563	7'9" x 5'2"
Total Area	**133.5 m²**	**1437 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance ☒ Space for appliance **W** Wardrobe Ⓒ Hot water cylinder ----- 1500mm height line — — — Flat ceiling line

NEW HOMES QUALITY CODE

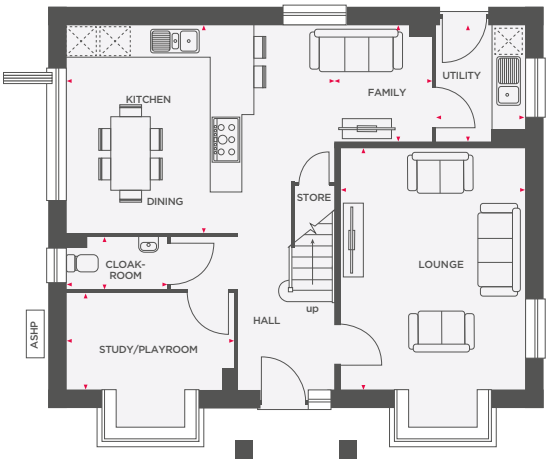
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

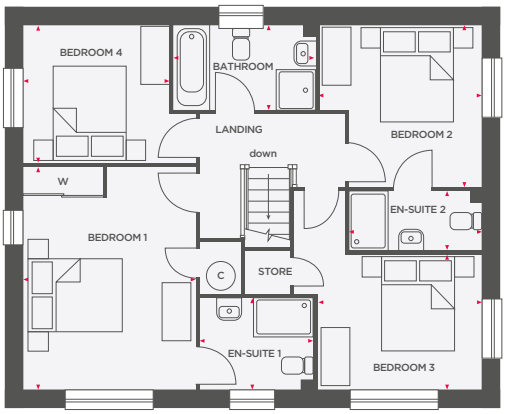
Wain HOMES



THE MULBERRY

4 BEDROOM HOME





Kitchen/Dining	3840 x 2890	12'7" x 9" 6"
Family	2815 x 2420	9'3" x 7'11"
Utility	2815 x 2420	9'3" x 7'11"
Lounge	3010 x 5310	9'11" x 17'5"
Study/Playroom	1473 x 1800	4'10" x 5'11"
Cloakroom	1473 x 1800	4'10" x 5'11"

Bedroom 1	3072 x 3992	10'1" x 13'1"
En-Suite 1	3072 x 1212	10'1" x 4'0"
Bedroom 2	3840 x 2170	12'7" x 7'1"
En-Suite 2	3072 x 1212	10'1" x 4'0"
Bedroom 3	2511 x 3052	8'3" x 10'0"
Bedroom 4	2511 x 3052	8'3" x 10'0"
Bathroom	2900 x 2332	9'5" x 7'6"
Total Area	**142.6 m²**	**1535 ft²**

ASHP Air Source Heat Pump Space for appliance **W** Wardrobe (C) Hot water cylinder

NEW HOMES QUALITY CODE

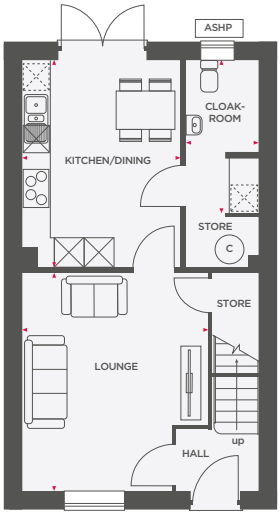
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

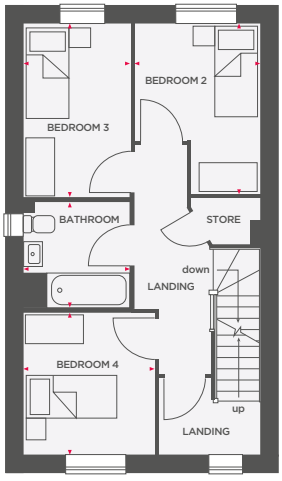
Wain HOMES

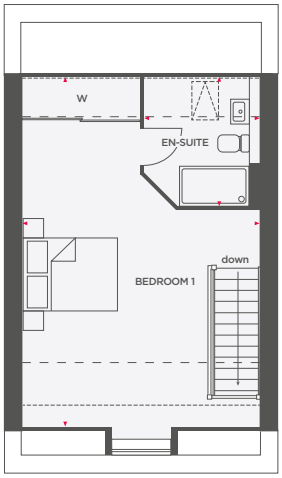


THE OAKRISE

4 BEDROOM HOME







Kitchen/Dining	3255 x 4217	10'8" x 13"10"
Lounge	3820 x 4475	12'6" x 14'8"
Cloakroom	1482 x 3109	4'10" x 10'2"

Bedroom 2	2592 x 3464	8'6" x 11'4"
Bedroom 3	2163 x 3540	7'1" x 11'7"
Bedroom 4	2650 x 2891	8'8" x 9'6"
Bathroom	2145 x 2155	7'0" x 7'1"

Bedroom 1	4843 x 6711	15'11" x 22'0"
En-Suite	2358 x 2624	7'9" x 8'7"
Total Area	**119 m²**	**1281 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance ▨ Space for appliance **W** Wardrobe Ⓒ Hot water cylinder ----- 1500mm height line — — — Flat ceiling line

NEW HOMES QUALITY CODE

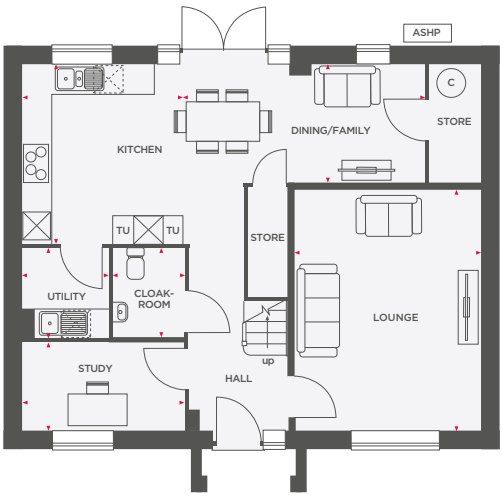
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

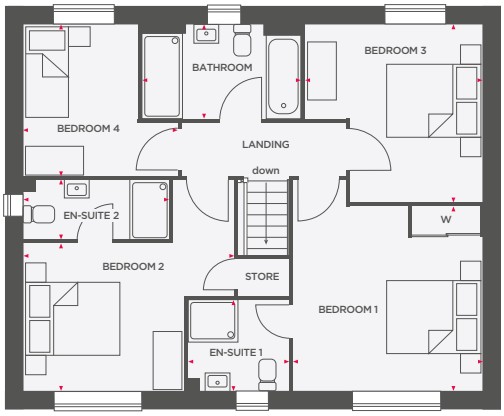
Wain HOMES



THE WOODMOUNT

4 BEDROOM HOME





Kitchen	3287 x 3642	10'9" x 11'11"
Dining/Family	4948 x 2406	16'3" x 7'11"
Lounge	3800 x 4892	12'6" x 16'1"
Utility	1748 x 1836	5'9" x 6'0"
Study	3322 x 1794	10'11" x 5'11"
Cloakroom	1450 x 1800	4'9" x 5'11"

Bedroom 1	3862 x 4278	12'8" x 14'0"
En-Suite 1	2023 x 1833	6'8" x 6'0"
Bedroom 2	3264 x 4278	10'8" x 14'0"
En-Suite 2	2977 x 1212	9'9" x 4'0"
Bedroom 3	3600 x 3628	11'10" x 11'11"
Bedroom 4	2321 x 3082	7'7" x 10'11"
Bathroom	3228 x 1907	10'7" x 6'3"
Total Area	**140.3 m²**	**1510 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance ☒ Space for appliance **W** Wardrobe (C) Hot water cylinder

NEW HOMES QUALITY CODE

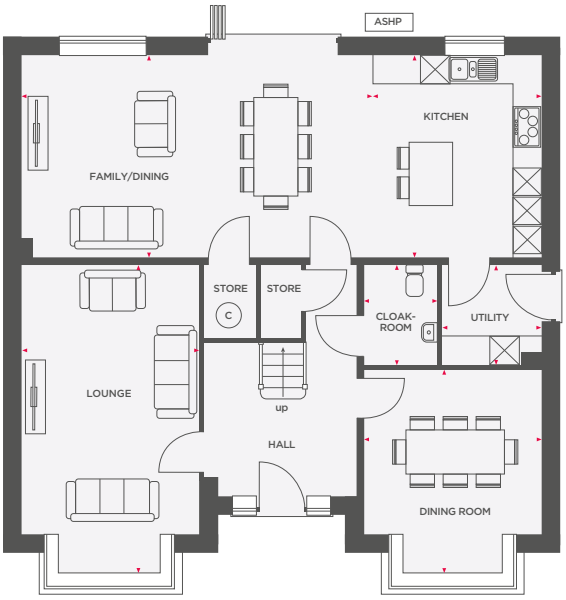
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

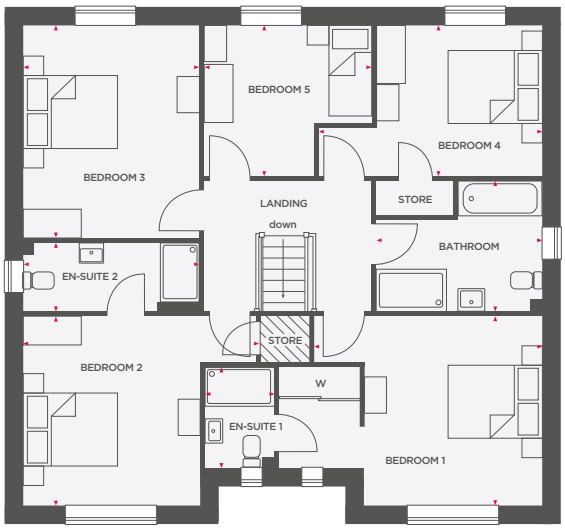
Wain HOMES



THE CAPSTONE

5 BEDROOM HOME





Kitchen	3485 x 4150	11'5" x 13"7"
Family/Dining	7113 x 4150	23'4" x 13'7"
Lounge	3623 (max) x 6308 (max)	11'11" (max) x 20'8" (max)
Dining Room	3623 (max) x 4170 (max)	11'11" (max) x 13'8" (max)
Utility	2017 (max) x 2050	6'7" (max) x 6'9"
Cloak Room	1500 x 1964	4'11" x 6'5"

Bedroom 1	4649 (max) x 3882 (max)	15'3" (max) x 12'9" (max)
En-Suite 1	1426 (max) x 2065 (max)	4'8" (max) x 6'9" (max)
Bedroom 2	4773 (max) x 3882 (max)	15'8" (max) x 12'9" (max)
En-Suite 2	3623 (max) x 1379 (max)	11'11" (max) x 4'6" (max)
Bedroom 3	3623 x 4337	11'11" x 14'3"
Bedroom 4	4561 (max) x 3088 (max)	15'0" (max) x 10'2" (max)
Bedroom 5	3368 (max) x 3088 (max)	11'1" (max) x 10'2" (max)
Bathroom	3378 (max) x 2628 (max)	11'1" (max) x 8'7" (max)

Total Area	**207.2 m²**	**2230 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder ▨ Limited use area

NEW HOMES QUALITY CODE

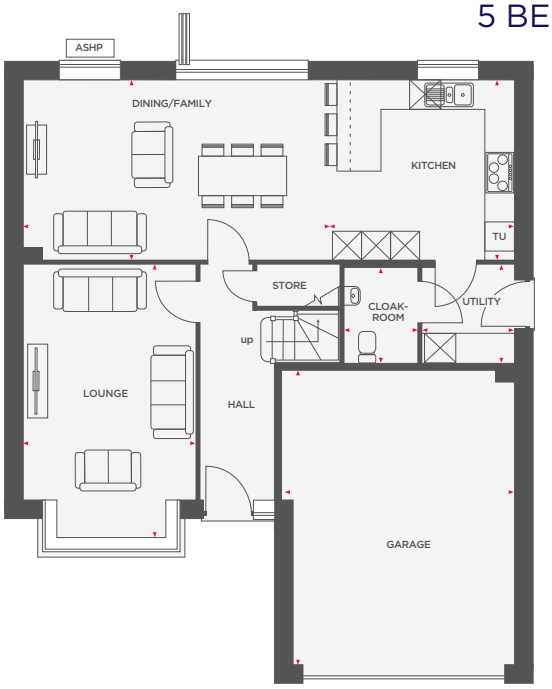
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

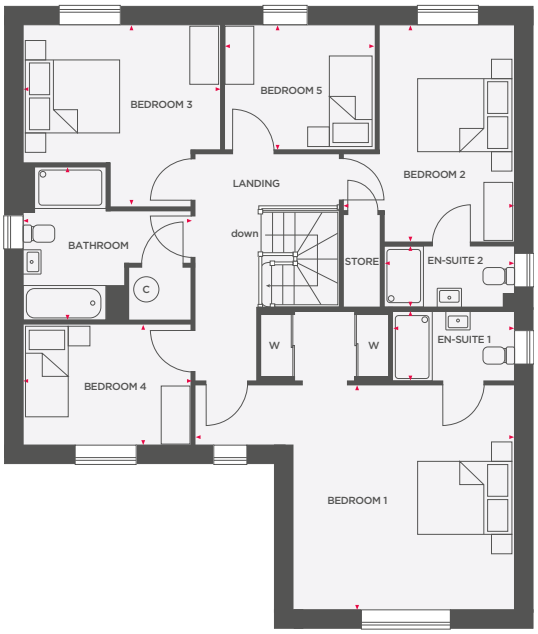
Wain HOMES



THE STANDISH

5 BEDROOM HOME





Kitchen	3817 x 3640	12'6" x 11'11"
Dining/Family	6218 x 3640	20'5" x 11'11"
Lounge	3528 x 5571	11'7" x 18'3"
Utility	1894 x 1957	6'3" x 6'5"
Cloakroom	1464 x 1889	4'10" x 6'2"
Garage	4762 (max) x 6162	15'7" (max) x 20'3"

Bedroom 1	4585 x 6514 (max)	15'0" x 21'4" (max)
En-Suite 1	2479 x 1426	8'2" x 4'8"
Bedroom 2	3482 (max) x 4429	11'5" (max) x 14'6"
En-Suite 2	2659 x 1212	8'9" x 4'0"
Bedroom 3	3707 (max) x 4029	12'2" x 13'3"
Bedroom 4	2450 x 3434	8'0" x 11'3"
Bedroom 5	2548 x 3044	8'4" x 10'0"
Bathroom	3087 (max) x 3434 (max)	10'2" (max) x 11'3" (max)
Total Area	**205.5 m²**	**2212 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance **W** Wardrobe (C) Hot water cylinder

NEW HOMES QUALITY CODE

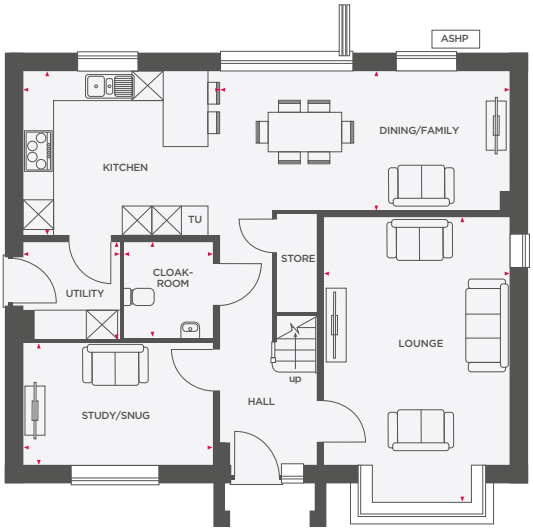
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

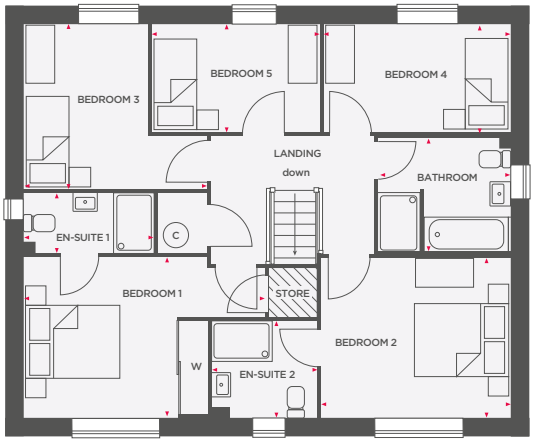
Wain HOMES



THE WILLOWCREST

5 BEDROOM HOME





Kitchen	3993 x 3331	13'1" x 10'11"
Dining/Family	5930 x 2819	19'5" x 9'3"
Lounge	3790 x 5829 (max)	12'5" x 19'1" (max)
Utility	1937 x 1975	6'4" x 6'6"
Study/Snug	3843 x 2466	12'7" x 8'1"
Cloakroom	1800 x 1957	5'11" x 6'5"

Bedroom 1	4914 (max) x 3265 (max)	16'1" (max) x 10'9" (max)
En-Suite 1	2629 x 1212	8'8" x 4'0"
Bedroom 2	3853 x 3265	12'8" x 10'9"
En-Suite 2	2121 x 1958	7'0" x 6'5"
Bedroom 3	3735 (max) x 3357	12'3" (max) x 11'0"
Bedroom 4	3792 x 2191	12'5" x 7'2"
Bedroom 5	3424 x 2191	11'3" x 7'2"
Bathroom	2675 (max) x 2342	8'9" (max) x 7'8"
Total Area	**161.7 m²**	**1740 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance **TU** Tall Unit **W** Wardrobe Ⓒ Hot water cylinder ▨ Limited use area

NEW HOMES QUALITY CODE

Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (April 2026)

Wain HOMES