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

HILLWOOD GARDENS DEVELOPMENT PLAN



Apartments

- Apartment Blocks 1 & 2
- The Chinley Apartments

2 Bedroom Homes

- The Pine (PIN)
- The Torrington (TGN)
- The Tulipwood (TLW

3 Bedroom Homes

- The Acacia (ACA)
- The Chestnut (CEN)
- The Coral (COR)
- The Laurel (LAU)
- The Linden (LDN)
- The Milton (MLT)

4 Bedroom Homes

- The Madeira (MAD)
- The Mulberry (MUL)
- The Oak (OAK)
- The Sycamore (SYC)
- The Walnut (WAL)

Affordable Homes

- Affordable Homes
- * Discounted Market Price 'Section 106 Home'

(Location of affordable homes is indicative)

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HILLWOOD GARDENS SPECIFICATION

SILVER SPECIFICATION

THE CHINLEY | THE TORRINGTON | THE TULIPWOOD | THE ACACIA | THE CHESTNUT
THE CORAL | THE LAUREL | THE LINDEN

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 60cm Glass Splashback

BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower Mixers to En-Suites and Bathrooms
- Full-Height Tiling to all Shower Enclosures
- Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles From Tileflair*
- Chrome Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area

EXTERNAL FEATURES

- White PVCu Double Glazed Windows
- French Doors
- Black PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

WARRANTIES

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

* Subject to build stage ** Upgraded Kitchen Choices Available

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Wain HOMES

HILLWOOD GARDENS SPECIFICATION

GOLD SPECIFICATION

THE MILTON | THE MADEIRA | THE WALNUT | THE OAK

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Laminate Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer (4 Bed only)
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 90cm Glass Splashback

BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower
- Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures
- Bathroom and En-suites to be Half-Tiled with a Choice of Wall Tiles From Tileflair*
- Chrome Heated Towel Rail to Main Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- French / Bi Fold Doors
- PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

WARRANTIES

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

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HILLWOOD GARDENS SPECIFICATION

PLATINUM SPECIFICATION

THE SYCAMORE | THE MULBERRY

KITCHENS AND UTILITY

- Luxury Fitted Kitchen** with a Choice of Finishes*
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven
- AEG Induction Hob
- Stainless Steel Extractor Hood
- Integrated Fridge Freezer
- Integrated Dishwasher
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Hansgrohe Single Level Kitchen Mixer
- Wall Unit LED Strip Light
- 90cm Glass Splashback

BATHROOMS

- Roca Sanitaryware
- Hansgrohe Brassware
- Thermostatic Showers and Bath Shower
- Mixers to En-suites and Bathrooms
- Full Height Tiling to all Shower Enclosures Bathroom and En-Suites to be Half-Tiled with a Choice of Wall Tiles from Tileflair*
- Chrome Heated Towel Rail to Main
- Bathroom and En-Suites
- Shaver Sockets to all Bathrooms and En-Suites

BEDROOMS

- Television Aerial Point to Bedroom 1
- Telephone Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Radiators
- Honeywell "Smart" Heating Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted Wain Homes Soft Cream Finish
- Oak Handrail and Newel Caps
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT6 Wiring to Lounge and Family Room (where applicable)
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- Stainless Steel Sockets to Kitchen and Adjoining Room
- Contemporary Oak Panel Doors
- White downlights to the Kitchen Area and all Bathrooms

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- Bi Fold Doors
- PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Black Rainwater Goods
- Doorbell
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages within the Curtilage of the Plot
- Front Gardens Landscaped
- Gardens Rotavated to Rear
- Electric Car Charging Unit
- PV Solar Panels to Roof

WARRANTIES

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- 2-Year Wain Homes Warranty

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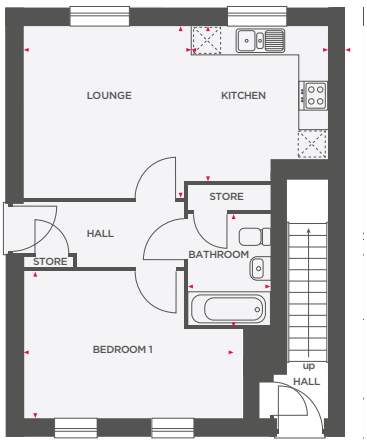
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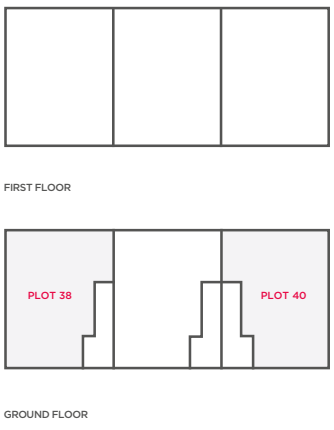


THE CHINLEY

1 BEDROOM APARTMENT

TYPE A





Lounge/Kitchen	6299 (max) x 3538 (max)	20'7" (max) x 11'7" (max)
Bedroom	4537 x 3054	14'10" x 10'0"
Bathroom	2285 x 1685	7'9" x 5'5"
Total Area	**43.5 m²**	**468 ft²**

Space for appliance

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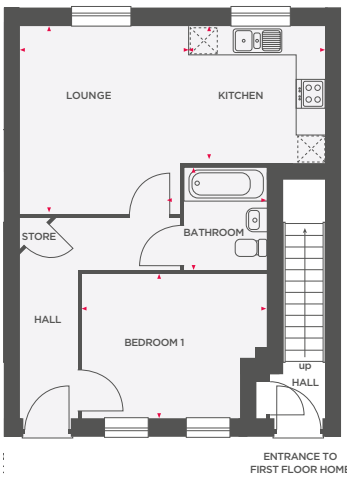
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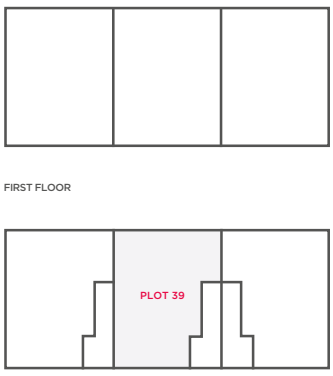


THE CHINLEY

1 BEDROOM APARTMENT

TYPE B





Lounge/Kitchen	6300 (max) x 3861 (max)	20'8" (max) x 12'8" (max)
Bedroom	3814 x 3006	12'6" x 9'10"
Bathroom	2107 x 1700	6'9" x 5'5"
Total Area	**43.5 m²**	**468 ft²**

Space for appliance

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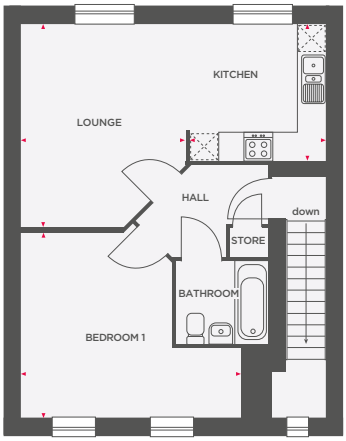
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THE CHINLEY

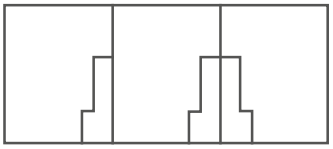
1 BEDROOM APARTMENT

TYPE C





FIRST FLOOR



GROUND FLOOR

Lounge/Kitchen	6299 (max) x 4215 (max)	20'7" (max) x 13'9" (max)
Bedroom	4537 x 3794	14'10" x 12'5"
Bathroom	1910 x 1700	6'2" x 5'5"
Total Area	**56.7 m²**	**610 ft²**

Space for appliance

NEW HOMES QUALITY CODE

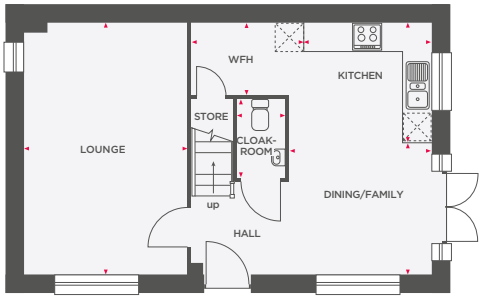
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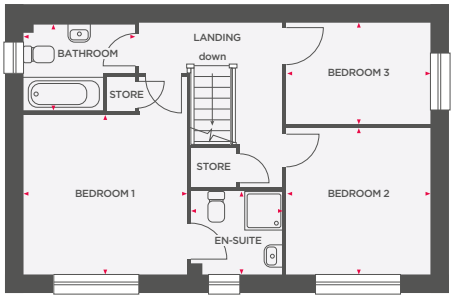
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THE ACACIA

3 BEDROOM SEMI-DETACHED/DETACHED HOME





Lounge	3440 x 5315	11'3" x 17'5"
Kitchen	2680 x 2535	8'7" x 8'3"
Dining/Family	2980 x 2770	9'7" x 9'0"
WFH Area	2360 x 1530	7'7" x 5'0"
Cloakroom	1020 x 1625	3'3" x 5'3"

Bedroom 1	3440 x 3350	11'3" x 10'11"
En-Suite	1923 x 1730	6'3" x 5'6"
Bedroom 2	3015 x 3075	9'10" x 10'1"
Bedroom 3	3025 x 2135	9'11" x 7'0"
Bathroom	2350 x 1812	7'7" x 5'9"
Total Area	**99 m²**	**1065 ft²**

Space for appliance

NEW HOMES QUALITY CODE

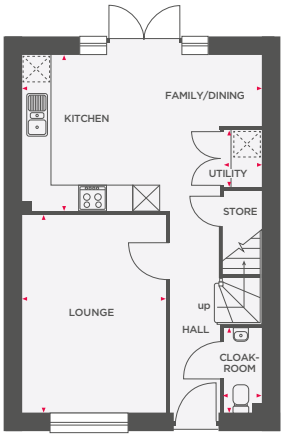
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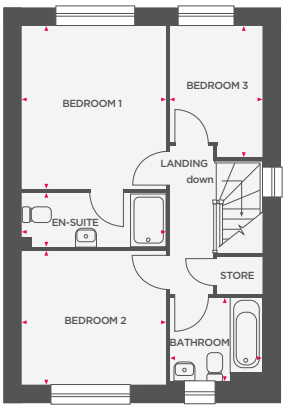
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THE CORAL

3 BEDROOM DETACHED HOME





Lounge	3290 x 4531	10'11" x 14'10"
Kitchen/Dining	5472 x 3578	17'11" x 11'9"
Utility	880 x 1252	2'8" x 4'1"
Cloakroom	868 x 1930	2'8" x 6'4"

Bedroom 1	3290 x 3754	10'11" x 12'4"
En-Suite	3265 x 1215	10'7" x 6'1"
Bedroom 2	3290 x 3055	10'11" x 12'4"
Bedroom 3	2119 x 3018	6'11" x 9'11"
Bathroom	2075 x 1878	6'8" x 6'1"
Total Area	**88.14m²**	**948 ft²**

☒ Integrated appliance ☒ Space for appliance

NEW HOMES QUALITY CODE

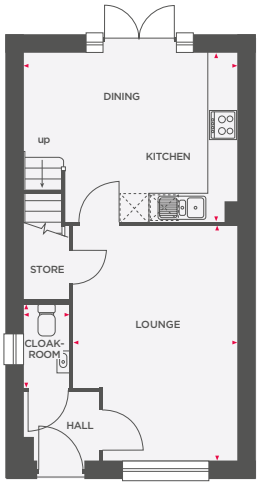
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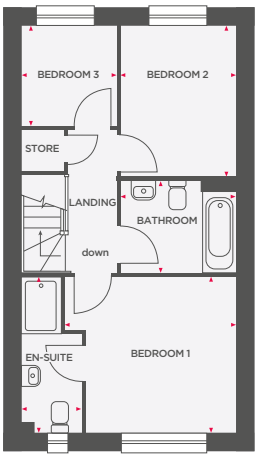
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THE LAUREL

3 BEDROOM SEMI-DETACHED HOME





Lounge	3445 x 4965	11'3" x 16'3"
Kitchen/Dining	4505 x 3555	14'9" x 11'7"
Cloakroom	970 x 1750	3'1" x 5'7"

Bedroom 1	3160 x 3360	10'4" x 11'0"
En-Suite	1255 x3305	4'1" x 10'8"
Bedroom 2	2430 x 3760	7'11" x 12'4"
Bedroom 3	1980 x 2100	6'5" x 6'10"
Bathroom	2435 x 1927	7'9" x 6'3"
Total Area	**77.2 m²**	**831 ft²**

Space for appliance

NEW HOMES QUALITY CODE

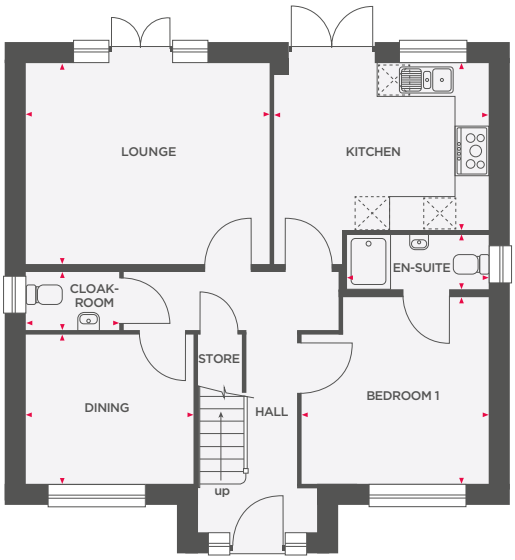
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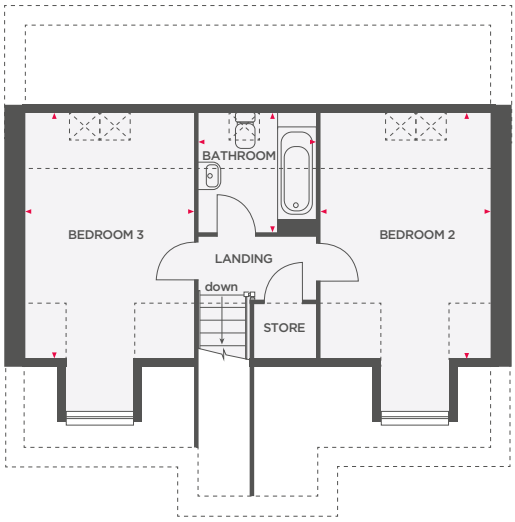
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THE MILTON

3 BEDROOM SEMI-DETACHED HOME





Lounge	3254 x 3710	10'8" x 12'2"
Kitchen	3960 x 3702	13'0" x 12'2"
Dining	3100 x 2762	10'2" x 9'1"
Cloakroom	1700 x 1050	5'5" x 3'4"
Bedroom 1	3455 x 3450	11'4" x 11'4"
En-Suite	2604 x 1000	8'5" x 3'2"

Bedroom 2	3128 x 4513	10'3" x 9'7"
Bedroom 3	3093 x 4513	10'7" x 14'10"
Bathroom	2125 x 2180	6'9" x 7'1"
Total Area	**104.25 m²**	**1122 ft²**

Space for appliance ---- Reduced Head Height

NEW HOMES QUALITY CODE

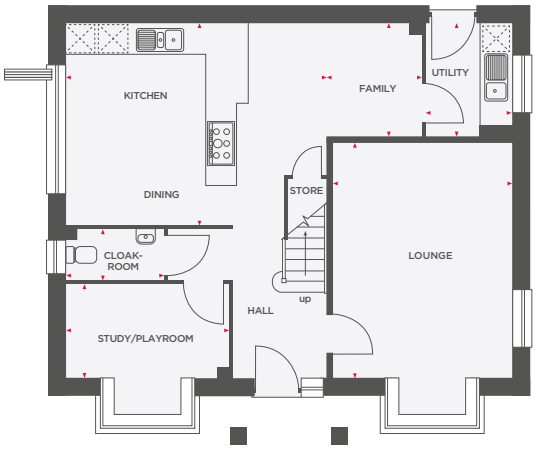
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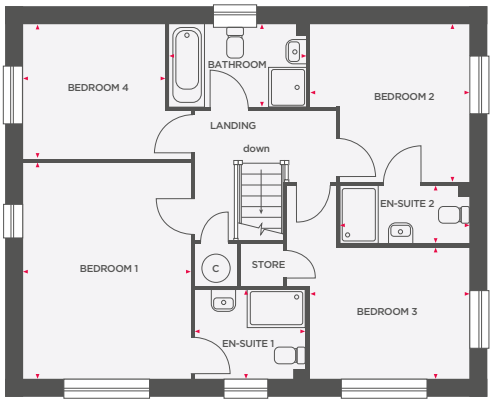
Wain HOMES



THE MULBERRY

4 BEDROOM DETACHED HOME





Lounge	3800 x 4997	12'6" x 6'7"
Kitchen/Dining	3820 x 4230	12'5" x 13'8"
Family	3635 x 2350	11'9" x 8'6"
Study/Playroom	3447 x 2006	11'3" x 6'7"
Utility	2470 x 2240	5'8" x 7'7"
Cloakroom	2052 x 1050	6'7"x 3'4"

Bedroom 1	3554 x 4586	11'8" x 15'0"
En-Suite 1	2707 x 1200	8'8" x 3'9"
Bedroom 2	3338 x 3330	10'11" x 10'11"
En-Suite 2	2725 x 1200	8'9" x 3'9"
Bedroom 3	3381 x 2804	11'1" x 9'2"
Bedroom 4	3033 x 2836	9'11" x 9'4"
Bathroom	2862 x 1700	9'3" x 5'5"
Total Area	**141.61 m²**	**1524 ft²**

Space for appliance (C) Hot water cylinder

NEW HOMES QUALITY CODE

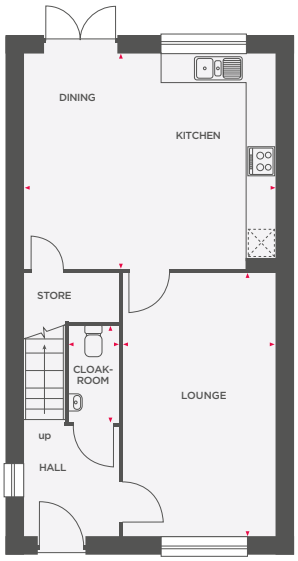
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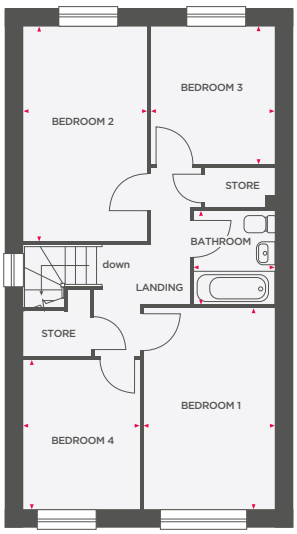
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THE OAK

4 BEDROOM SEMI-DETACHED HOME





Lounge	3220 x 5555	10'6" x 18'2"
Kitchen/Dining	5310 x 4520	17'4" x 14'8"
Cloakroom	1050 x 2025	3'4" x 6'6"

Bedroom 1	2750 x 4220	9'0" x 13'8"
Bedroom 2	2610 x 2900	8'6" x 9'5"
Bedroom 3	2600 x 4520	8'5" x 14'8"
Bedroom 4	2450 x 3145	8'0" x 10'3"
Bathroom	1700 x 1975	5'5" x 6'4"
Total Area	**107.4 m²**	**1156 ft²**

Space for appliance

NEW HOMES QUALITY CODE

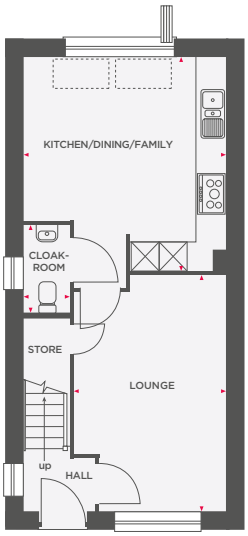
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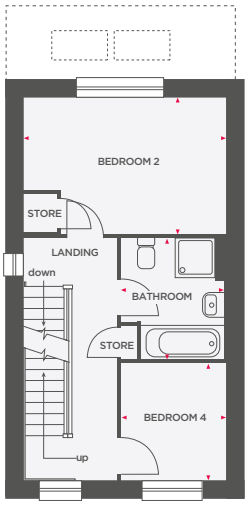
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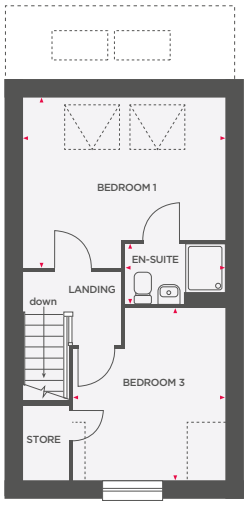


THE WALNUT

4 BEDROOM SEMI-DETACHED/TERRACED HOME







Lounge	3192 x 4906	10'7" x 16'1"
Kitchen/Dining	4217 x 3406	13'10" x 11'2"
Cloakroom	923 x 1820	3'0" x 5'9"

Bedroom 2	4217 x 2839	13'10" x 9'4"
Bedroom 4	2201 x 2527	8'2" x 8'3"
Bathroom	2150 x 2502	7'0" x 8'2"

Bedroom 1	4217 x 3552	13'10" x 11'8"
Bedroom 3	3192 x 3593	10'6" x 11'9"
En-Suite	2067 x 1300	6'7" x 4'2"

Total Area	104.48 m²	1124 ft²

☒ Integrated appliance ---- Reduced Head Height

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