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

MULGROVE FARM VILLAGE DEVELOPMENT PLAN



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. (March 2026)

Wain HOMES

MULGROVE FARM VILLAGE 2 SPECIFICATION

THE WALDRON | THE ACACIA | THE CHERRY | THE LABURNAM | THE LAUREL
THE GREENDALE | THE ASPEN | THE DEACON | THE HOLLY | THE HORNBEAM | THE OAKRISE
THE WARREN | THE WARREN SPECIAL | THE WILLOW | THE WITCHAZEL | 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/Under-Counter Fridge and Under-Counter Freezer (where applicable)
- 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**
- 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 Ceiling Drencher and Adjustable Hose to Shower Cubicles
- 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 Tileflair 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

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 Double Glazed Windows, French Doors and Rear Doors
- 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 pumps
- Honeywell Smart Thermostat

WARRANTIES

- 10-Year ICW 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

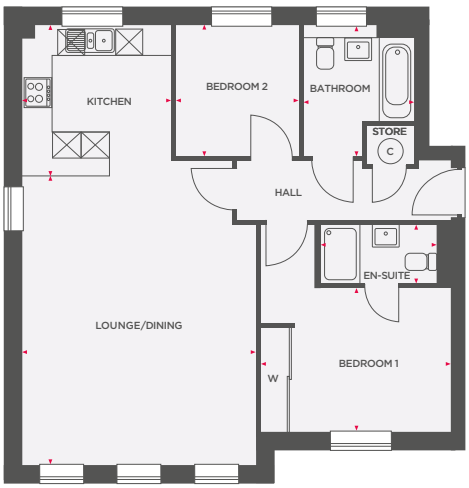
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Wain Homes Policy is continuous product and specification development. Images shown are for illustrative purposes only and may include optional upgrades 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. (March 2026)

Wain HOMES

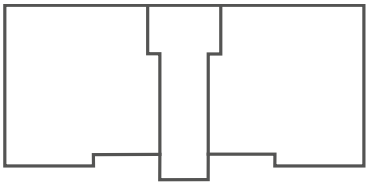


THE WALDRON

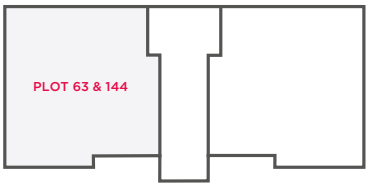
TYPE 1 - 2 BEDROOM APARTMENT



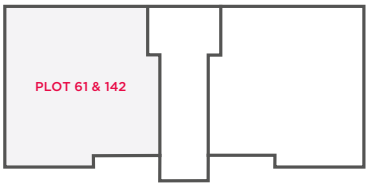
Lounge	4738 x 5859	15'5" x 19'2"
Kitchen/Dining	3022 x 3051	9'9" x 10'0"
Bedroom 1	3852 x 2911	12'6" x 9'5"
En-Suite	2852 x 1225	9'3" x 4'0"
Bedroom 2	2525 x 2661	8'2" x 8'7"
Bathroom	2252 x 2660	7'3" x 8'7"
Total Area	**73 m²**	**786 ft²**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

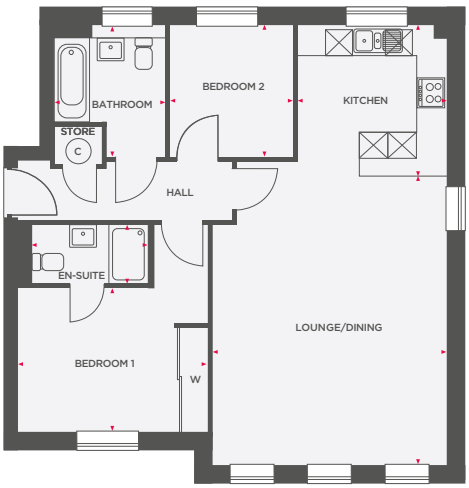
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

Wain HOMES

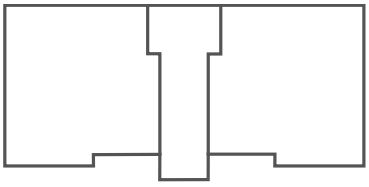


THE WALDRON

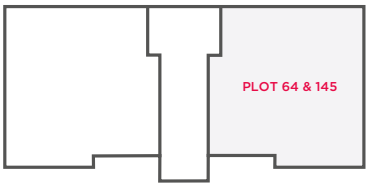
TYPE 2 - 2 BEDROOM APARTMENT



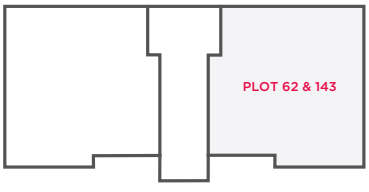
Lounge/Dining	4738 x 5859	15'5" x 19'2"
Kitchen	3022 x 3051	9'9" x 10'0"
Bedroom 1	3852 x 2911	12'6" x 9'5"
En-Suite	2852 x 1225	9'3" x 4'0"
Bedroom 2	2525 x 2661	8'2" x 8'7"
Bathroom	2252 x 2660	7'3" x 8'7"
Total Area	**73 m²**	**786 ft²**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

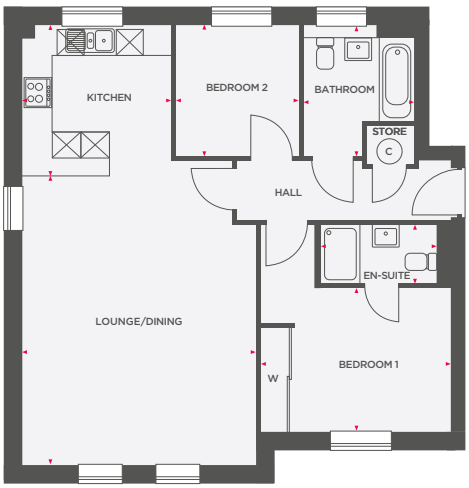
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

Wain HOMES

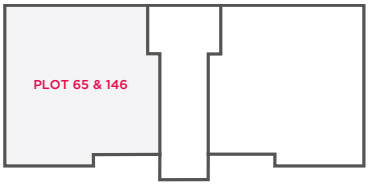


THE WALDRON

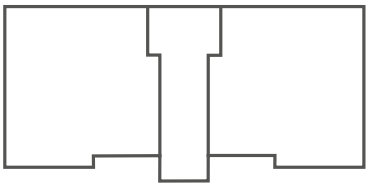
TYPE 3 - 2 BEDROOM APARTMENT



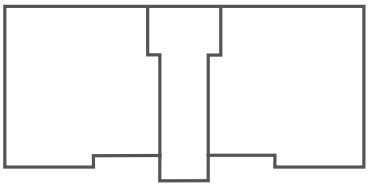
Lounge	4738 x 5859	15'5" x 19'2"
Kitchen/Dining	3022 x 3051	9'9" x 10'0"
Bedroom 1	3852 x 2911	12'6" x 9'5"
En-Suite	2852 x 1225	9'3" x 4'0"
Bedroom 2	2525 x 2661	8'2" x 8'7"
Bathroom	2252 x 2660	7'3" x 8'7"
Total Area	**73 m²**	**786 ft²**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

☒ Integrated 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. (March 2026)

Wain HOMES

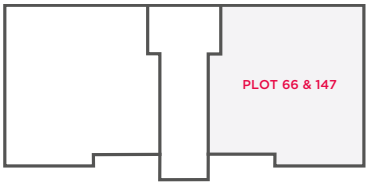


THE WALDRON

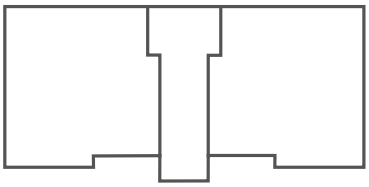
TYPE 4 - 2 BEDROOM APARTMENT



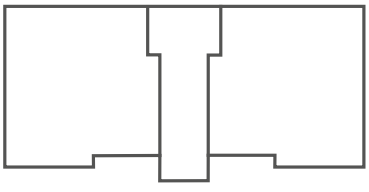
Lounge/Dining	4738 x 5859	15'5" x 19'2"
Kitchen	3022 x 3051	9'9" x 10'0"
Bedroom 1	3852 x 2911	12'6" x 9'5"
En-Suite	2852 x 1225	9'3" x 4'0"
Bedroom 2	2525 x 2661	8'2" x 8'7"
Bathroom	2252 x 2660	7'3" x 8'7"
Total Area	**73 m²**	**786 ft²**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

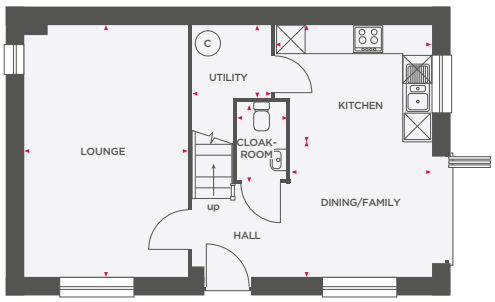
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

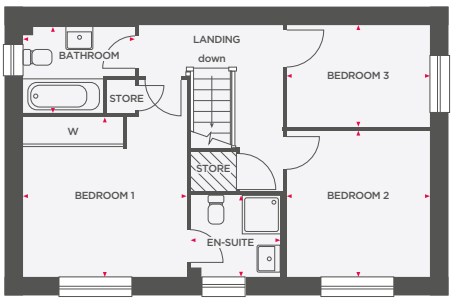
Wain HOMES



THE ACACIA

3 BEDROOM SEMI-DETACHED/DETACHED HOME





Lounge	3444 x 5303	11'3" x 17'4"
Kitchen	3295 x 2472	10'8" x 8'0"
Dining/Family	2974 x 2831	9'7" x 9'2"
Utility	1658 x1539	5'4" x 5'0"
Cloakroom	996 x 1625	3'2" x 5'3"

Bedroom 1	3443 x 3353	11'3" x 10'11"
En-Suite	1925 x 1731	6'3" x 5'6"
Bedroom 2	3015 x 3077	9'8" x 10'1"
Bedroom 3	3015 x 2139	9'8" x 7'0"
Bathroom	2361 x 1773	7'7" x 5'8"
Total Area	**91.2 m²**	**982 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder ▨ Limited use area

NEW HOMES QUALITY CODE

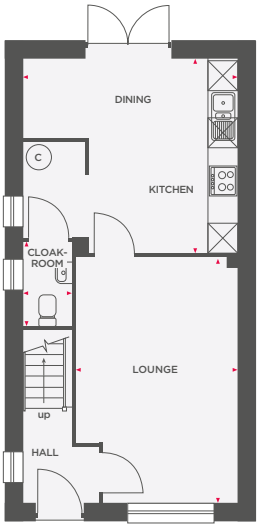
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

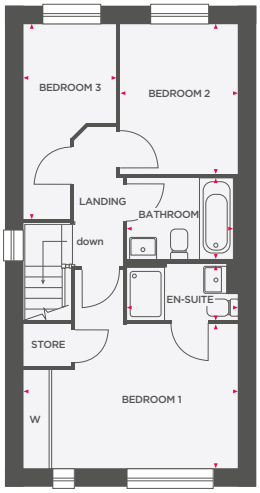
Wain HOMES



THE CHERRY

3 BEDROOM SEMI-DETACHED/TERRACE HOME





Lounge	3399 x 5173	11'2" x 16'11"
Kitchen/Dining	4506 x 4100	14'9" x 13'5"
Cloakroom	1018 x 1788	4'2" x 5'7"

Bedroom 1	4290 x 3033	14'0" x 9'11"
En-Suite	2450 x 1675	8'0" x 5'4"
Bedroom 2	2450 x 3163	8'0" x 10'4"
Bedroom 3	1966 x 4087	6'5" x 13'4"
Bathroom	2450 x 1675	8'0" x 5'4"
Total Area	**85.1 m²**	**916 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

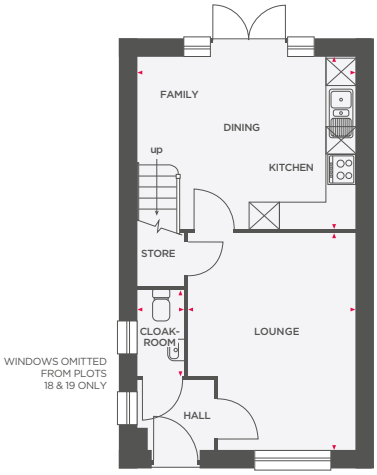
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

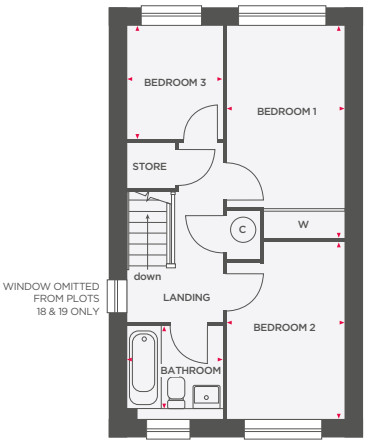
Wain HOMES



THE LABURNAM

3 BEDROOM SEMI-DETACHED HOME





Lounge	3449 x 4479	11'3" x 14'8"
Family/Kitchen/Dining	4506 x 3556	14'9" x 11'8"
Cloakroom	968 x 1775	3'1" x 5'8"

Bedroom 1	2449 x 4370	8'0" x 14'3"
Bedroom 2	2449 x 3658	8'0" x 12'0"
Bedroom 3	1969 x 2326	6'5" x 7'6"
Bathroom	1969 x 1915	6'4" x 6'2"
Total Area	**73.8 m²**	**794 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

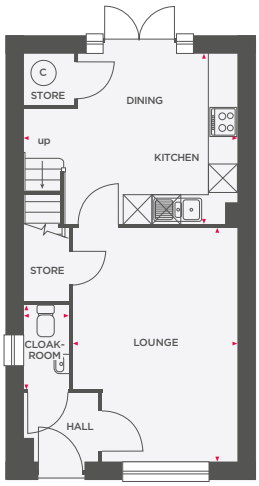
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

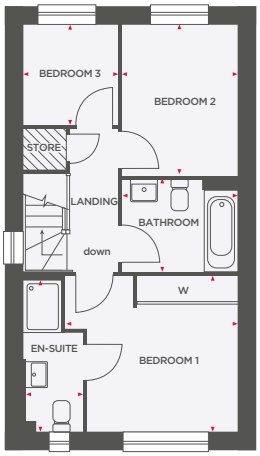
Wain HOMES



THE LAUREL

3 BEDROOM SEMI-DETACHED HOME





Lounge	3449 x 4929	11'3" x 16'2"
Kitchen/Dining	4506 x 3557	14'9" x 11'8"
Cloakroom	962 x 1750	3'1" x 5'7"

Bedroom 1	3164 x 3364	10'4" x 11'0"
En-Suite	1291 x 2139	4'2" x 7'0"
Bedroom 2	2435 x 3161	7'11" x 10'3"
Bedroom 3	1983 x 2096	6'5" x 7'6"
Bathroom	2435 x 1927	7'9" x 6'3"
Total Area	**78.1 m²**	**840 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder ▨ Limited use area

NEW HOMES QUALITY CODE

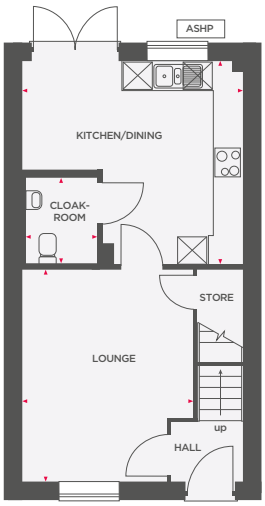
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

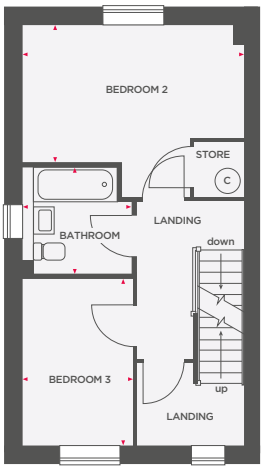
Wain HOMES

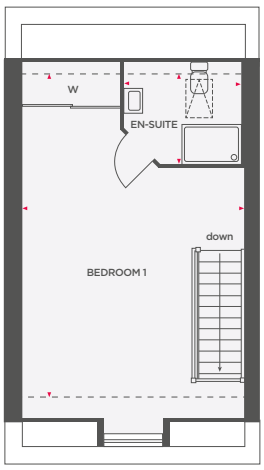


THE GREENDALE

3 BEDROOM SEMI-DETACHED HOME







Lounge	3477 x 4312	11'4" x 14'1"
Kitchen/Dining	4506 x 4160	14'7" x 13'6"
Cloakroom	1556 x 1836	5'1" x 6'0"

Bedroom 2	4507 x 2847	14'7" x 9'3"
Bedroom 3	2237 x 3399	7'3" x 11'1"
Bathroom	2237 x 2150	7'3" x 7'0"

Bedroom 1	4531 x 6596	14'8" x 21'6"
En-Suite	2435 x 1845	7'9" x 6'0"
Total Area	**108.1 m²**	**1163 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder — — — 1500mm height line

NEW HOMES QUALITY CODE

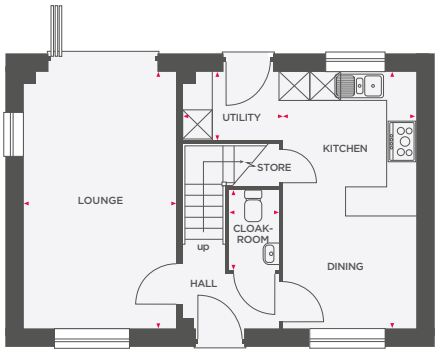
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

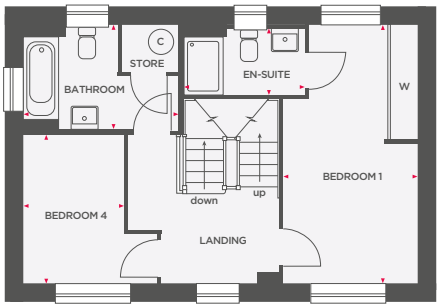
Wain HOMES

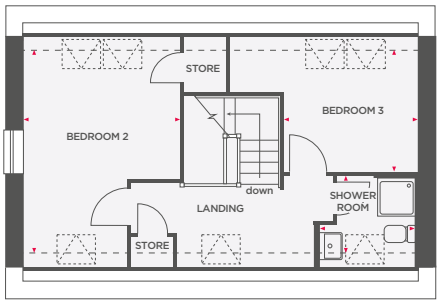


THE ASPEN

4 BEDROOM DETACHED HOME







Lounge	3157 x 5310	10'4" x 17'5"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	1987 x 1423	6'5" x 4'6"
Cloakroom	1987 x 1423	6'5" x 4'6"

Bedroom 1	2753 x 5310	9'0" x 17'5"
En-Suite	2498 x 1422	8'1" x 4'6"
Bedroom 4	1923 x 3063	6'3" x 10'0"
Bathroom	3206 x 2159	10'5" x 7'0"

Bedroom 2	3219 x 4759	10'6" x 15'6"
Bedroom 3	2753 x 2785	9'0" x 9'1"
Shower Room	2051 x 1848	6'7" x 6'0"
Total Area	**121.4 m²**	**1307 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder — — — 1500mm height line

NEW HOMES QUALITY CODE

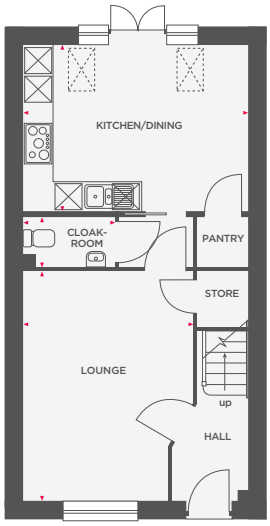
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

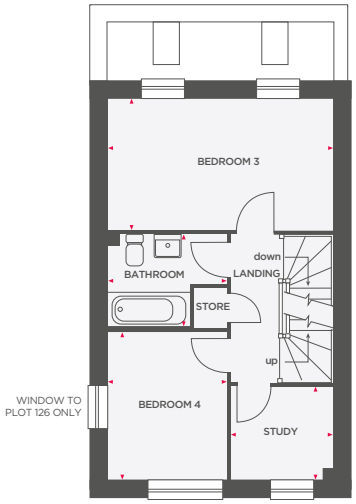
Wain HOMES

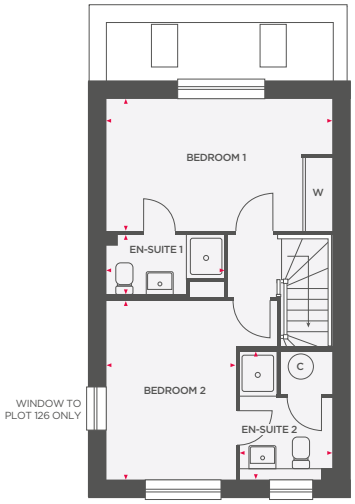


THE DEACON

4 BEDROOM SEMI-DETACHED/DETACHED HOME







Lounge	3520 x 4766	11'5"x 15'6"
Kitchen/Dining	3036 x 4301	9'11" x 14'1" (max)
Cloakroom	2347 x 1025	7'8" x 3'4"

Bedroom 3	4668 x 2732	15'3" x 8'9"
Bedroom 4	2468 x 3054	8'1" x 10'0"
Bathroom	2468 x 1887	8'1" x 6'2" (max)
Study	2113 x 1914	6'11" x 6'3"

Bedroom 1	4668 x 2732	15'3" x 8'9"
En-Suite 1	1909 x 2641	6'3" x 8'7" (max)
Bedroom 2	3519 x 3704	11'6" x 12'1" (max)
En-Suite 2	2432 x 1237	7'9" x 4'0" (max)

Total Area	**118.4 m²**	**1274 ft²**

☒ Integrated 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. (March 2026)

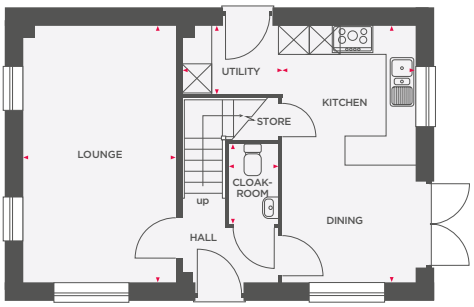
Wain HOMES



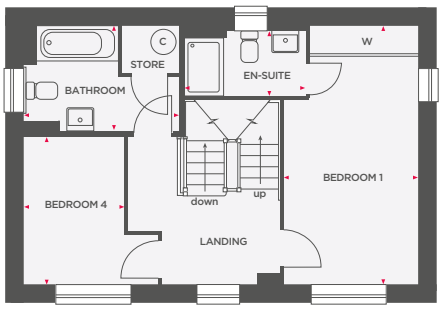
THE HOLLY

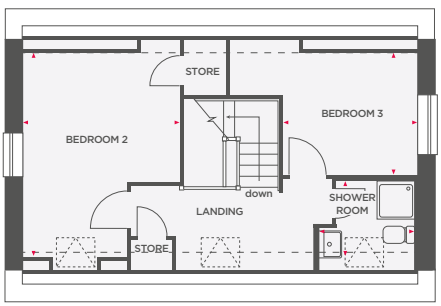
4 BEDROOM DETACHED HOME

DOOR OMITTED
FROM PLOTS 75 & 87 ONLY



WINDOW OMITTED
FROM PLOT 87 ONLY





Lounge	3157 x 5310	10'4" x 17'5"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	1985 x 1424	6'5" x 4'6"
Cloakroom	1011 x 1650	3'3" x 2'9"

Bedroom 1	2753 x 5310	9'0" x 17'5"
En-Suite	2499 x 1347	8'1" x 4'4"
Bedroom 4	2069 x 3063	6'9" x 10'0"
Bathroom	3195 x 2122	10'4" x 6'9"

Bedroom 2	3219 x 4213	10'6" x 13'9"
Bedroom 3	2753 x 2512	9'0" x 8'2"
Shower Room	2013 x 1848	6'6" x 6'0"
Total Area	**121.3 m²**	**1305 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder — — — 1500mm height line

NEW HOMES QUALITY CODE

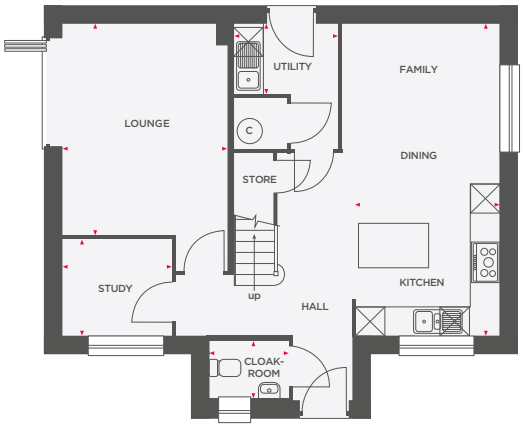
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

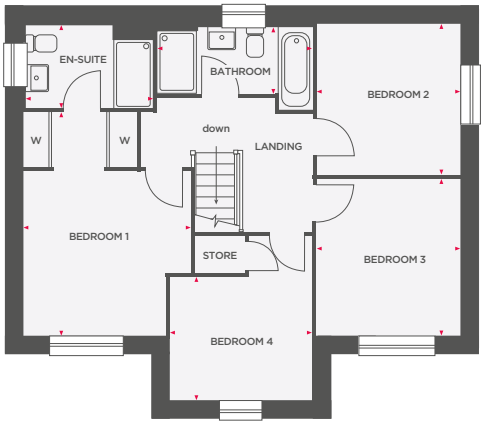
Wain HOMES



THE HORNBEAM

4 BEDROOM DETACHED HOME





Lounge	3407 x 4369	11'2" x 14'3"
Kitchen/Dining	3261 x 6436	10'7" x 21'1"
Study	2261 x 1979	7'4" x 6'5"
Utility	2118 x 1452	6'9" x 4'7"
Cloakroom	1627 x 1150	5'3" x 3'7"

Bedroom 1	3468 x 4597	11'4" x 15'0"
En-Suite	2618 x 1750	8'5" x 5'7"
Bedroom 2	2925 x 3129	9'7" x 10'3"
Bedroom 3	2950 x 3218	9'8" x 10'6"
Bedroom 4	2947 x 2542	9'8" x 8'4"
Bathroom	3202 x 1701	10'5"x 5'5"
Total Area	**124.8 m²**	**1343 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

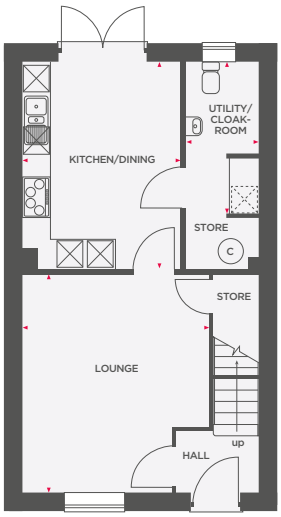
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

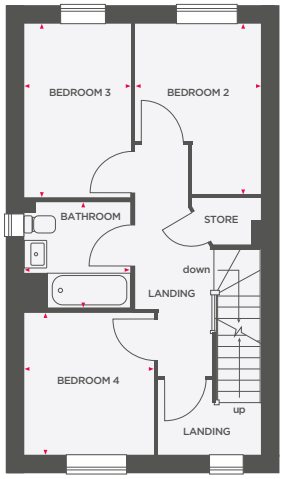
Wain HOMES

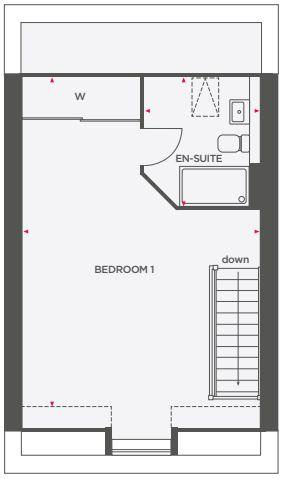


THE OAKRISE

4 BEDROOM SEMI-DETACHED/DETACHED HOME







Lounge	3794 x 4475	12'4" x 14'8"
Kitchen/Dining	3225 x 4234	10'8" x 13'8"
Utility/Cloakroom	1499 x 3109	4'9" 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	2163 x 2191	7'0" x 7'1"

Bedroom 1	4843 x 6711	15'11" x 22'0"
En-Suite	2350 x 2642	7'9" x 8'6"
Total Area	**119 m²**	**1280 ft²**

☒ Integrated appliance ☒ Space for appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

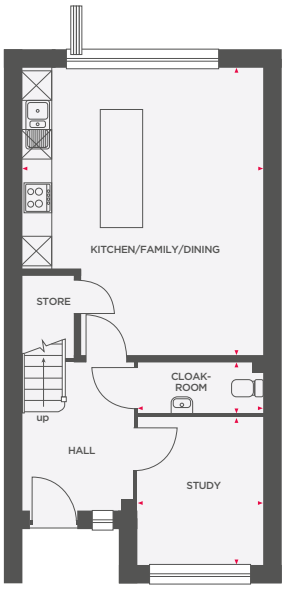
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

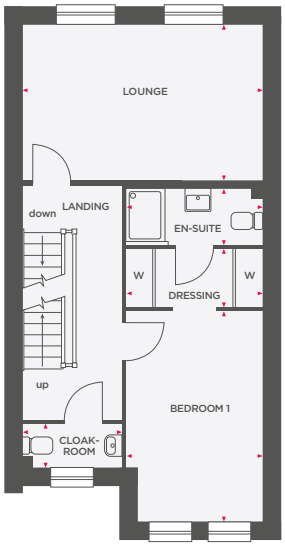
Wain HOMES

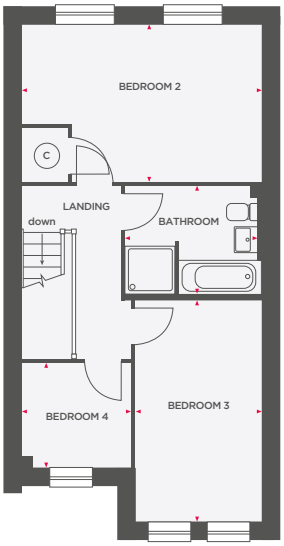


THE WARREN

4 BEDROOM SEMI-DETACHED/TERRACE HOME







Kitchen/ Family/Dining	4960 x 5921 (max)	16'3" x 19'4" (max)
Study	2597 x 3029	8'5" x 9'9"
Cloakroom	2596 x 1060	8'5" x 3'4"

Lounge	4960 x 3203 (max)	16'3" x 10'5" (max)
Bedroom 1	2800 x 4347	9'1" x 14'2"
En-Suite	2802 x 1186	9'1" x 3'8"
Dressing	2800 x 1200	9'1" x 3'9"
Cloakroom	2071 x 899	6'7" x 2'9"

Bedroom 2	4960 x 3237	16'2" x 10'6"
Bedroom 3	2597 x 4574	8'5" x 15'0"
Bedroom 4	2275 x 2154	7'4" x 7'0"
Bathroom	2800 x 2222	9'1" x 7'2"
Total Area	**145.4 m²**	**1565 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

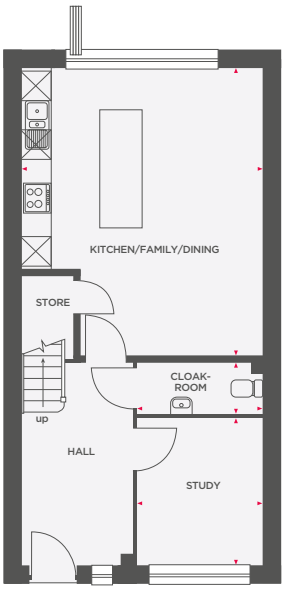
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

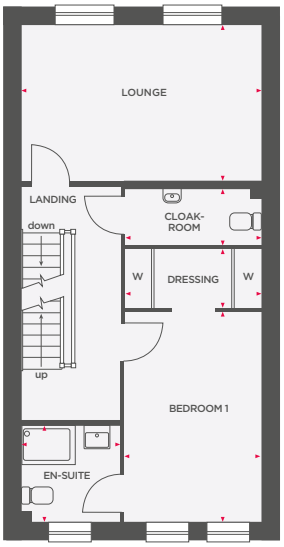
Wain HOMES

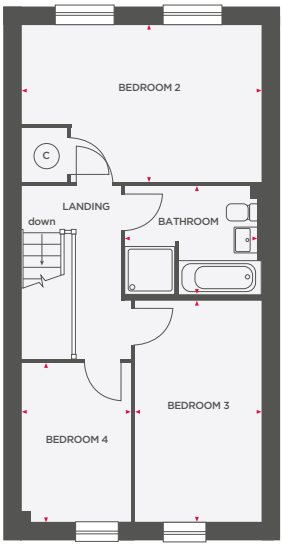


THE WARREN SPECIAL

4 BEDROOM SEMI-DETACHED/TERRACE HOME







Kitchen/ Family/Dining	4960 x 5921 (max)	16'3" x 19'4" (max)
Study	2596 x 3028	8'5" x 9'9"
Cloakroom	2596 x 1060	8'5" x 3'4"

Lounge	4960 x 3201 (max)	16'3" x 10'5" (max)
Bedroom 1	2800 x 4347	9'1" x 14'2"
En-Suite	2072 x 1989	6'7" x 6'5"
Dressing	2800 x 1200	9'1" x 3'9"
Cloakroom	2800 x 1200	9'1" x 3'9"

Bedroom 2	4960 x 3237	16'2" x 10'6"
Bedroom 3	2597 x 4574	8'5" x 15'0"
Bedroom 4	2275 x 3279	7'4" x 10'7"
Bathroom	2800 x 2223	9'1" x 7'2"
Total Area	**153.3 m²**	**1650 ft²**

☒ Integrated 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. (March 2026)

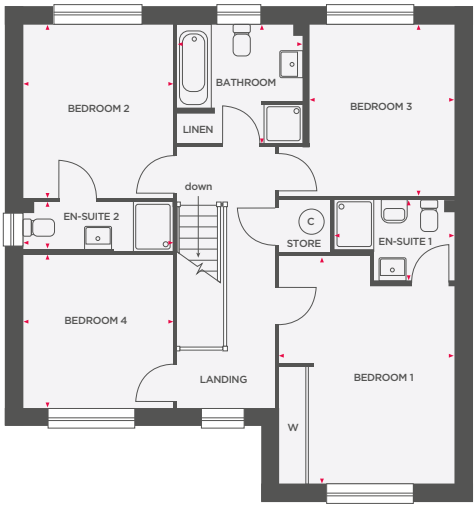
Wain HOMES



THE WILLOW

4 BEDROOM DETACHED HOME





Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'3" x 5'7"
Cloakroom	1269 x 1743	4'1" x 5'7"
Garage	3019 x 5987	9'9" x 19'6"

Bedroom 1	3622 x 4685	11'10" x 15'4"
En-Suite 1	2485 x 1638	8'1" x 5'3"
Bedroom 2	3094 x 3573	10'1" x 11'8"
En-Suite 2	3057 x 1000	10'0" x 3'2"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2584 x 1700	8'4" x 5'5"
Total Area	**154.4 m²**	**1662 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

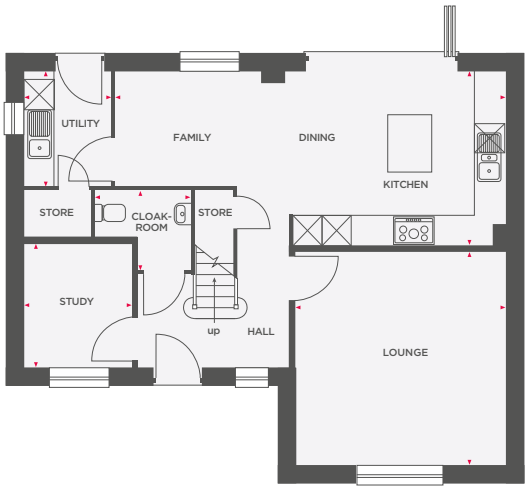
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

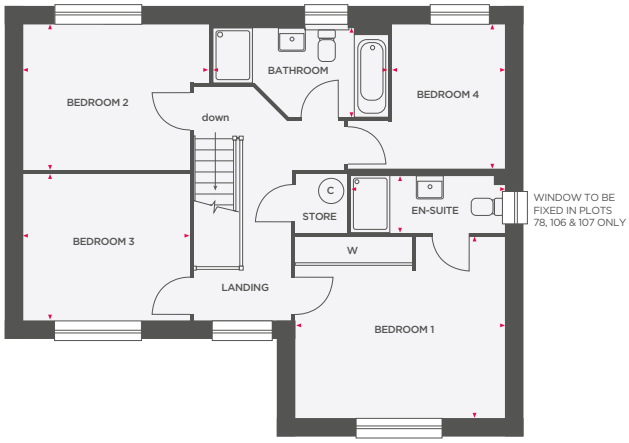
Wain HOMES



THE WITCHAZEL

4 BEDROOM DETACHED HOME





Lounge	4298 x 4400	14'1" x 14'5"
Kitchen/Dining/Family	8047 x 3573	26'4" x 11'8"
Study	2201 x 2551	7'2" x 8'4"
Cloakroom	1975 x 1647	6'4" x 5'4"
Study	2201 x 2551	7'2" x 8'4"
Utility	1788 x 2362	5'8" x 7'7"

Bedroom 1	4298 x 3738	14'1" x 12'3"
En-Suite	3143 x 1162	10'3" x 3'8"
Bedroom 2	3813 x 3012	12'6" x 9'10"
Bedroom 3	3425 x 2997	11'2" x 10'0"
Bedroom 4	2312 x 2984	7'7" x 9'4"
Bathroom	3597 x 1836	11'8" x 6'0"
Total Area	**139.6 m²**	**1502 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder

NEW HOMES QUALITY CODE

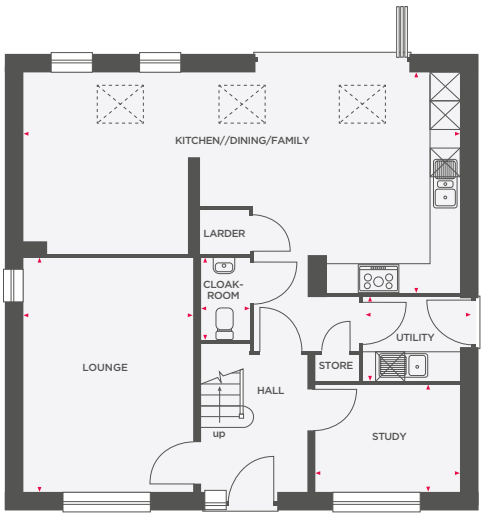
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Computer generated images are representative and used for illustrative purposes only. Dimensions shown are internal finished dimensions which may vary as 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. (March 2026)

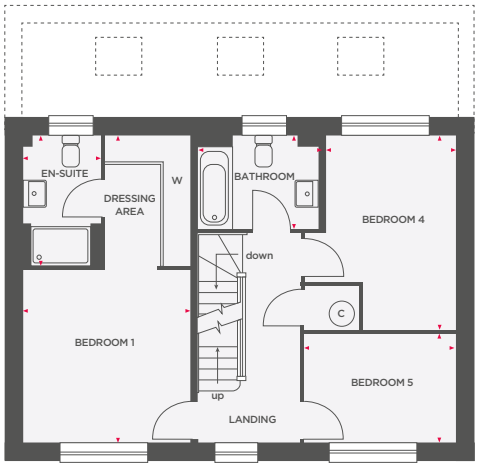
Wain HOMES

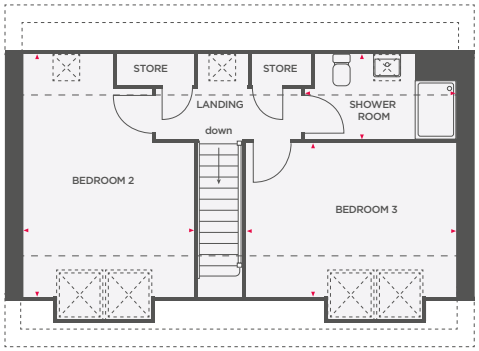


THE SNOWBERRY

5 BEDROOM DETACHED HOME







Lounge	3450 x 4763	11'3" x 16'7"
Kitchen/Dining Family	8898 x 4513	29'2" x 14'9"
Study	2950 x 2163	9'8" x 7'1"
Utility	1962 x 1709	6'4" x 5'6"
Cloakroom	1013 x 1674	3'3" x 5'9"

Bedroom 1	3450 x 3562	11'3" x 11'8"
En-Suite	1537 x 2660	5'0" x 8'7"
Bedroom 4	2697 x 3960	8'10" x 12'11"
Bedroom 5	3112 x 2262	10'2" x 7'5"
Bathroom	2461 x 1916	8'0" x 6'2"

Bedroom 2	3512 x 4955	11'6" x 16'3"
Bedroom 3	4302 x 3129	14'1" x 10'3"
Shower Room	3113 x 1738	10'2" x 5'7"
Total Area	**179.4 m²**	**1931 ft²**

☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder — — — 2000mm height 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. (March 2026)

Wain HOMES