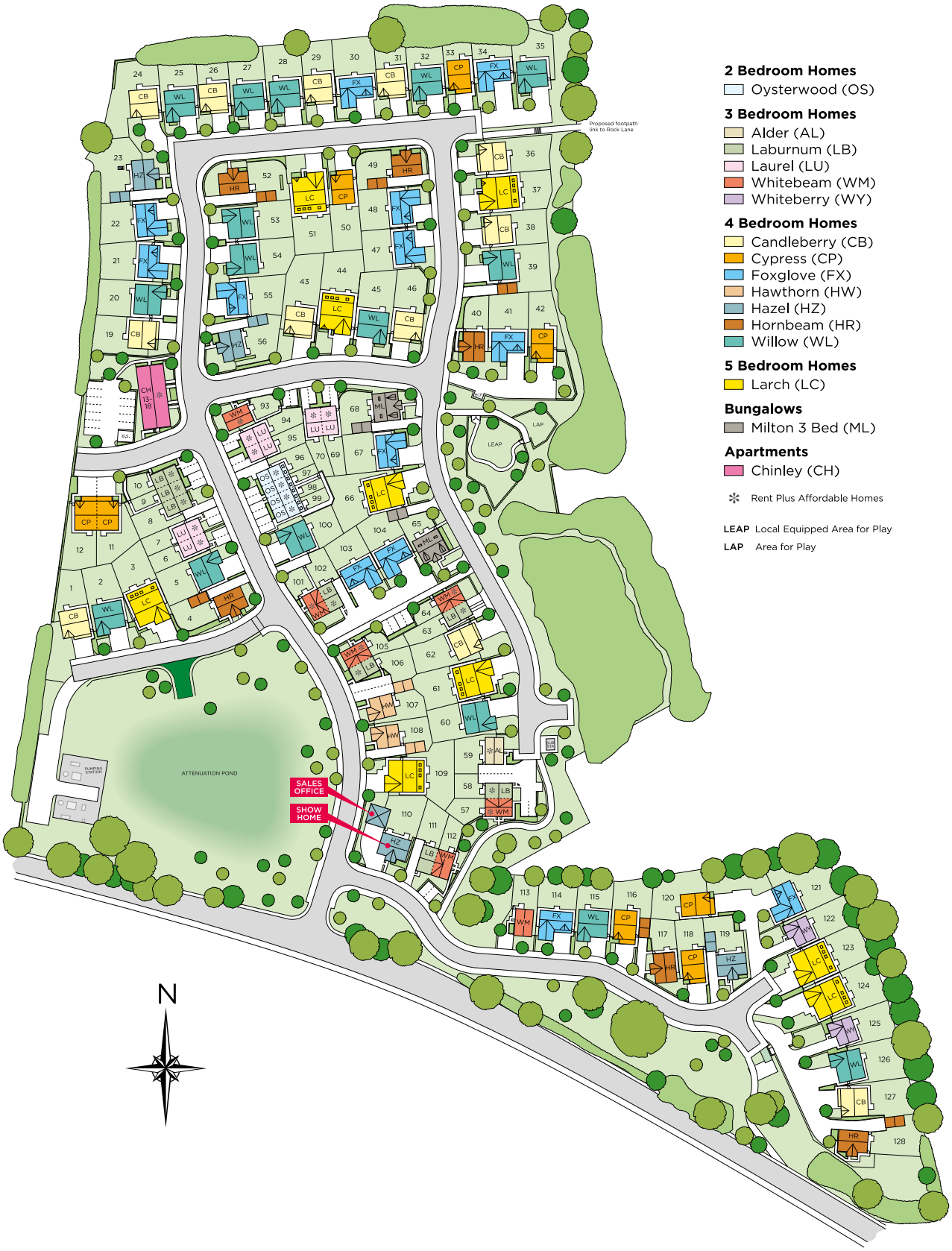
Wain

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

SHROPSHIRE HEIGHTS DEVELOPMENT PLAN



2 Bedroom Homes
- Oysterwood (OS)

3 Bedroom Homes
- Alder (AL)
- Laburnum (LB)
- Laurel (LU)
- Whitebeam (WM)
- Whiteberry (WY)

4 Bedroom Homes
- Candleberry (CB)
- Cypress (CP)
- Foxglove (FX)
- Hawthorn (HW)
- Hazel (HZ)
- Hornbeam (HR)
- Willow (WL)

5 Bedroom Homes
- Larch (LC)

Bungalows
- Milton 3 Bed (ML)

Apartments
- Chinley (CH)

❇ Rent Plus Affordable Homes

LEAP Local Equipped Area for Play

LAP Area for Play

NEW HOMES QUALITY CODE

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Wain HOMES

SHROPSHIRE HEIGHTS SPECIFICATION

THE LARCH

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- AEG Stainless Steel Double Oven
- AEG Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Integrated Fridge Freezer
- Zanussi/Electrolux Integrated Dishwasher
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)
- Under Unit Pelmet Lighting

BATHROOMS

- Roca Gap Sanitaryware with Semi Pedestals
- Roca Gap Bath
- Methven Tasman Brassware
- Methven Aio Cool Touch Thermostatic Shower with Fixed Head & Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites
- White Shaver Socket

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satin
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satin
- Vertical 5 Panel Internal Doors to be Finished in White Satin with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- Media Plate & CAT 5 Data Point
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels^
- White PVCu Windows and White Side/Rear/Bi-Fold Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front & Rear
- Electric Vehicle Charging Point
- Power and Lighting to all Garages
- External Tap to Rear
- Black Garage Doors
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden ^

WARRANTIES

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

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

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Wain HOMES

SHROPSHIRE HEIGHTS SPECIFICATION

THE CANDLEBERRY | THE CYPRESS | THE FOXGLOVE | THE HAZEL
THE HORNBEAM | THE WILLOW

KITCHENS

- Luxury Fitted Kitchens from our Standard Range with Soft Close Mechanisms in a Choice of Finishes*
- Laminated Worktops to Kitchen and Utility with Matching Upstands in a Choice of Finishes*
- 1½ Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- Single Bowl Inset Stainless Steel Sink & Tap to the Utility
- Zanussi/Electrolux Stainless Steel Single Oven
- Zanussi/Electrolux Stainless Steel 4 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood
- Zanussi/Electrolux Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Stainless Steel Extractor Hood (Willow only)
- Zanussi/Electrolux Integrated Fridge Freezer
- Chrome Downlights to Kitchen Area (not to Adjoining Open Plan Areas)

BATHROOMS

- Roca Debba Sanitaryware with Semi Pedestals
- Roca Seville Bath
- Methven Insignia Brassware
- Methven Kiri Cool Touch Thermostatic Shower with Sanijet Handset in Shower Enclosures
- Roman Haven Shower Enclosures
- Bathrooms & En-Suites to be Half Tiled throughout with a Choice from our Porcelanosa Standard Range*
- Shower Enclosures to be Fully Tiled with a Choice from our Porcelanosa Standard Range*
- Splashback Tiling behind the Sink in Cloakroom with a Choice from our Porcelanosa Standard Range*
- Chrome Heated Towel Rail to Bathroom and En-Suites
- Chrome Downlights to Bathrooms and En-Suites
- White Shaver Socket

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Cat 5 Data Point to Master Bedroom
- USB Socket to All Bedrooms

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell T6 Smart Thermostat

OTHER INTERNAL FEATURES

- All Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satin
- Staircase, including Newel Posts, Handrails, Newel Caps and Spindles to be Finished in White Satin
- Vertical 5 Panel Internal Doors to be Finished in White Satin with Chrome Effect Door Furniture
- Ultrafast Hard Wired Fibre Broadband**
- Media Plate & CAT 5 Data Point
- White Sockets and Switches Throughout
- Television Aerial Socket to Lounge
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- Photovoltaic Solar Panels ^
- White PVCu Windows and White Side/ Rear Doors
- White Composite Side Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Black Composite Front Door
- External Light to Front & Rear
- Electric Vehicle Charging Point
- Power and Lighting to all Garages
- External Tap to Rear
- Black Garage Doors
- Gardens Turfed to Front
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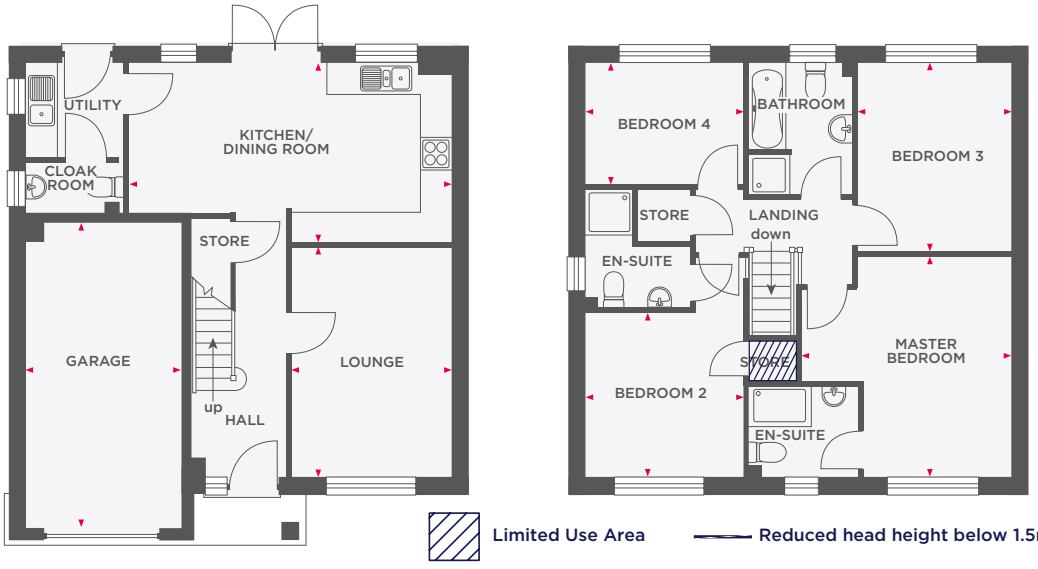
Wain HOMES



THE CANDLEBERRY

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3095 x 4475	10'1" x 14'8"
Kitchen/Dining Room	6358 x 3536	20'8" x 11'7"
Utility	1902 x 1853	6'3" x 6'1"
WC	1902 x 1038	6'3" x 3'5"

Master Bedroom	4103 x 4334	13'5" x 14'2"
Bedroom 2	3114 x 3227	10'2" x 10'7"
Bedroom 3	3008 x 3676	9'10" x 12'0"
Bedroom 4	3106 x 2350	10'2" x 7'8"
Bathroom	2046 x 2581	6'9" x 8'6"
En-suite 1	2132 x 1769	7'0" x 5'10"
En-suite 2	2036 x 2346	6'8" x 7'8"
Total Area	140 m²	1507 ft²

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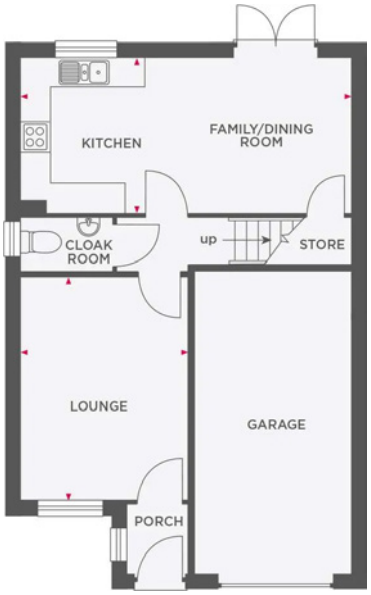
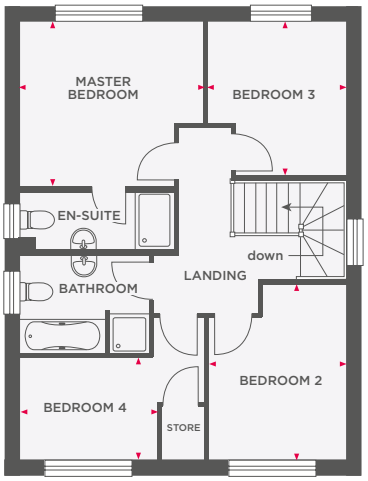
Wain HOMES



THE CYPRESS

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	3306 x 4469	10'10" x 14'8"
Kitchen/Dining Room	6548 x 3091	21'6" x 10'2"
WC	1819 x 1020	6'0" x 3'4"

Master Bedroom	3739 x 3290	12'3" x 10'10"
Bedroom 2	2769 x 3551	9'1" x 11'8"
Bedroom 3	2721 x 3067	8'11" x 10'1"
Bedroom 4	2553 x 2069	8'5" x 6'9"
Bathroom	2591 x 1951	8'6" x 6'5"
En-suite	3119 x 1200	10'3" x 3'11"
Total Area	**123.4 m²**	**1328 ft²**

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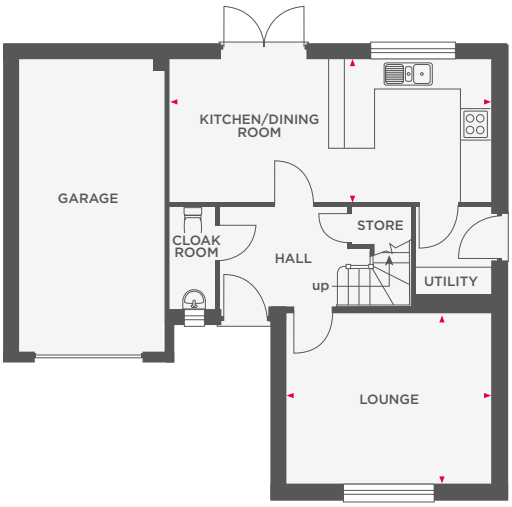
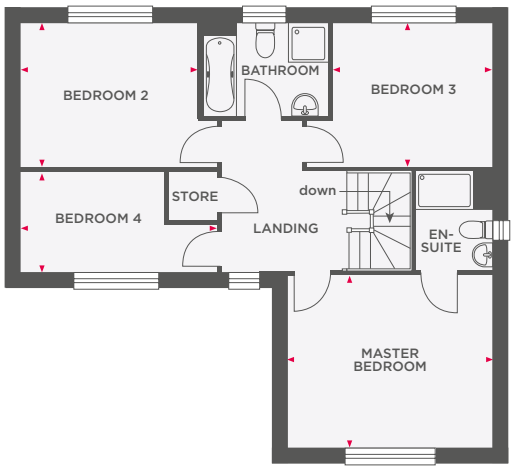
Wain HOMES



THE FOXGLOVE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	4298 x 3563	14'1" x 11'8"
Kitchen/Dining Room	6746 x 2954	22'1" x 9'10"
Utility	1592 x 1846	5'3" x 6'1"
WC	906 x 2044	3'0" x 6'8"

Master Bedroom	4298 x 3625	14'1" x 11'10"
Bedroom 2	3744 x 3016	12'3" x 9'10"
Bedroom 3	3348 x 3004	10'11" x 9'10"
Bedroom 4	4144 x 2094	13'7" x 6'10"
Bathroom	2620 x 1928	8'7" x 6'4"
En-suite	1596 x 2094	5'3" x 6'10"
Total Area	**138 m²**	**1484 ft²**

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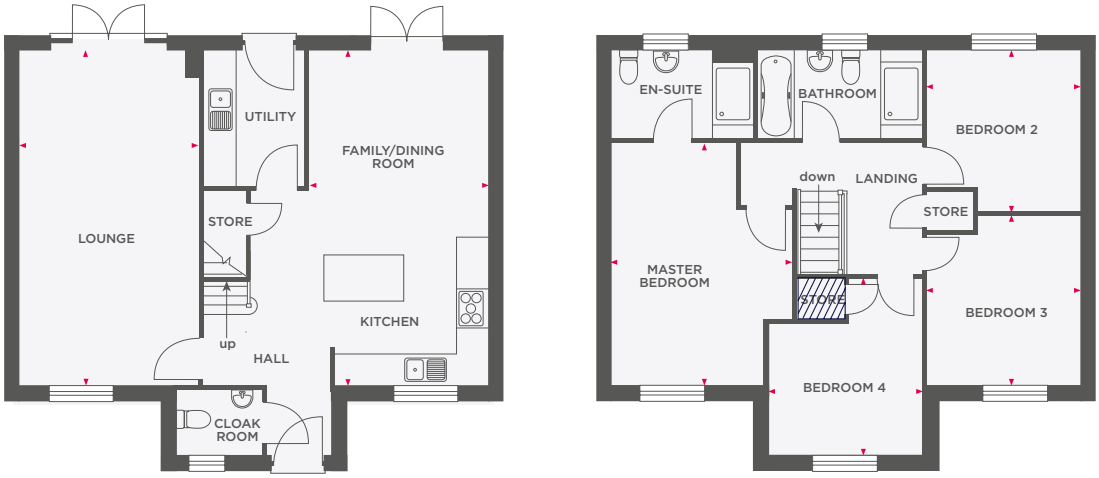
Wain HOMES



THE HAZEL

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Limited Use Area — Reduced head height below 1.5m

Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining/ Family Room	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
WC	1627 x 1150	5'4" x 3'9"

Master Bedroom	3468 x 4597	11'5" x 15'1"
Bedroom 2	2925 x 3328	9'7" x 10'11"
Bedroom 3	2950 x 3020	9'8" x 9'11"
Bedroom 4	2948 x 2475	9'8" x 8'1"
Bathroom	3203 x 1700	10'6" x 5'7"
En-suite	2694 x 1700	8'10" x 5'7"
Total Area	125 m²	1345 ft²

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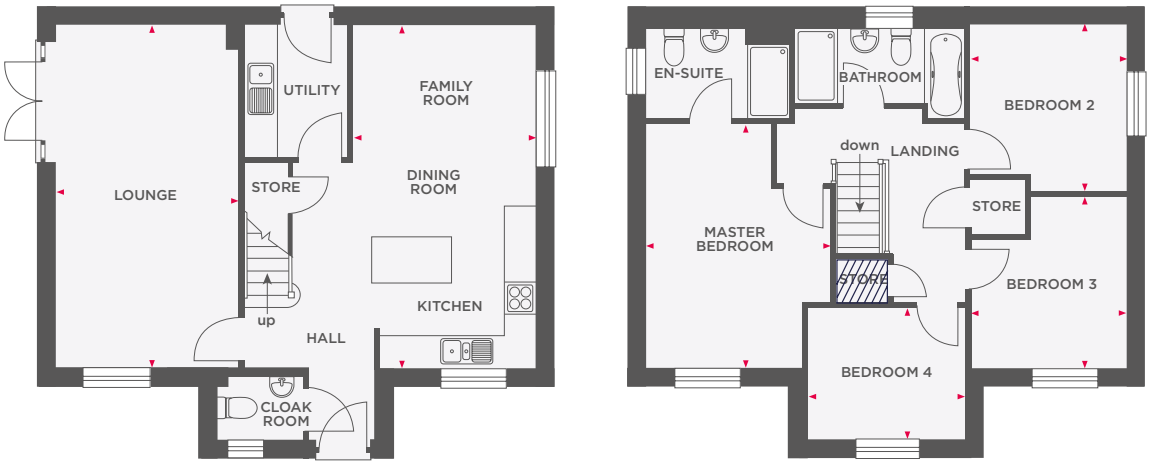
Wain HOMES



THE HORNBEAM

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Limited Use Area — Reduced head height below 1.5m

Lounge	3407 x 6436	11'2" x 21'1"
Kitchen/Dining Room	3411 x 6436	11'2" x 21'1"
Utility	1968 x 2470	6'5" x 8'1"
WC	1627 x 1203	5'4" x 3'11"

Master Bedroom	3468 x 4597	11'5" x 15'1"
Bedroom 2	2925 x 3328	9'7" x 10'11"
Bedroom 3	2950 x 3020	9'8" x 9'11"
Bedroom 4	2948 x 2487	9'8" x 8'2"
Bathroom	3203 x 1700	10'6" x 5'7"
En-suite	2679 x 1700	8'8" x 5'7"
Total Area	125 m²	1345 ft²

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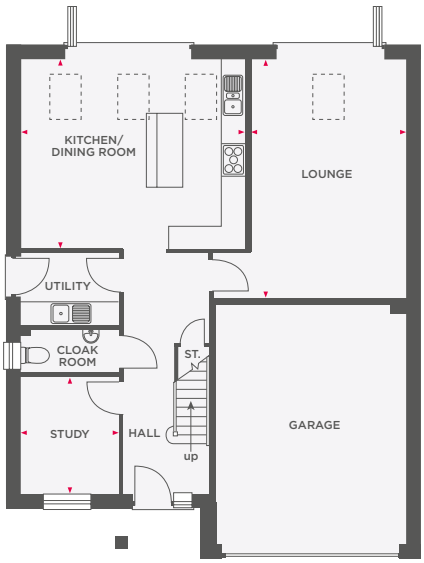
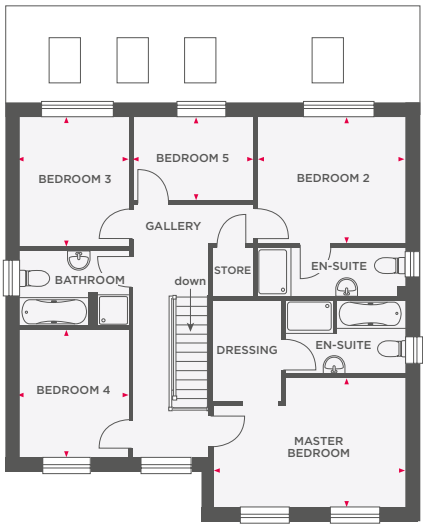
Wain HOMES



THE LARCH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE





Lounge	3856 x 5894	12'7" x 19'4"
Kitchen/Dining Room	5579 x 4716	18'3" x 15'5"
Study	2457 x 2913	8'0" x 9'7"
Utility	2457 x 1775	8'0" x 5'10"
WC	2457 x 1081	8'0" x 3'7"

Master Bedroom	4748 x 3207	15'6" x 10'6"
Master Dressing	1741 x 2526	5'9" x 8'3"
Bedroom 2	3669 x 3109	12'0" x 10'2"
Bedroom 3	2713 x 3225	8'10" x 10'6"
Bedroom 4	2719 x 3184	8'11" x 10'5"
Bedroom 5	3004 x 2069	9'10" x 6'9"
Bathroom	2713 x 1951	8'11" x 6'5"
En-suite 1	2981 x 1851	9'9" x 6'1"
En-suite 2	3698 x 1193	12'2" x 3'11"
Total Area	199.5 m²	2148 ft²

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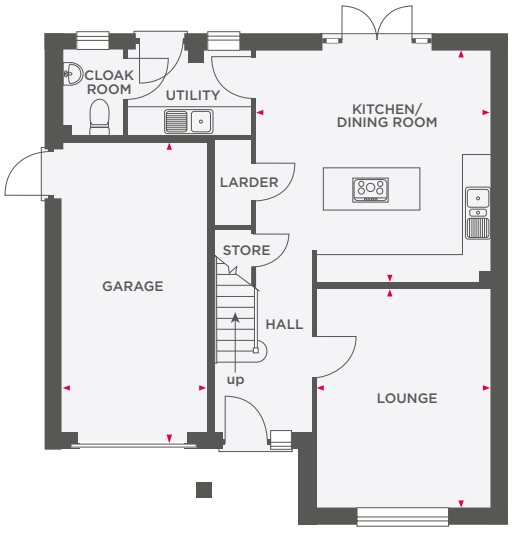
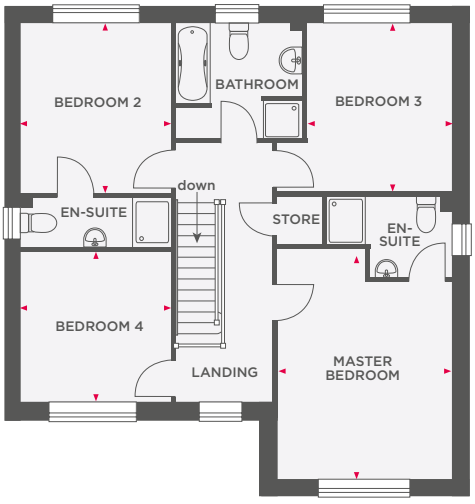
THE WILLOW- PLOT 5

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	3623 x 4545	11'10" x 14'10"
Kitchen/Dining Room	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'4" x 5'9"
WC	1319 x 1692	4'4" x 5'7"

Master Bedroom	3622 x 4554	11'10" x 14'11"
Bedroom 2	3094 x 3523	10'1" x 11'6"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"
En-suite 1	2485 x 1771	8'2" x 5'10"
En-suite 2	3094 x 1000	10'2" x 3'3"
Total Area	152 m²	1636 ft²

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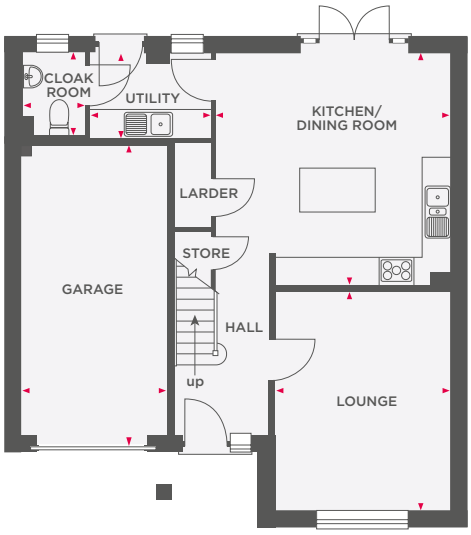
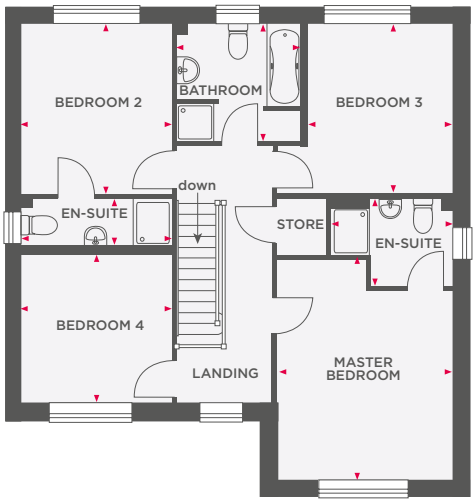
THE WILLOW- PHASE 2

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	3623 x 4507	11'10" x 14'8"
Kitchen/Dining Room	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'4" x 5'9"
WC	1319 x 1692	4'4" x 5'7"

Master Bedroom	3622 x 4554	11'10" x 14'11"
Bedroom 2	3094 x 3523	10'1" x 11'6"
Bedroom 3	2994 x 3522	9'9" x 11'6"
Bedroom 4	3094 x 3124	10'1" x 10'2"
Bathroom	2635 x 2442	8'8" x 8'0"
En-suite 1	2485 x 1771	8'2" x 5'10"
En-suite 2	3094 x 1000	10'2" x 3'3"
Total Area	152 m²	1636 ft²

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 June vary as each home is built individually and the precise internal finishes June 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 June 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 June 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. (July 2026)

Wain HOMES