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

REDMILL GARDENS DEVELOPMENT PLAN



3 Bedroom Homes

- The Aire (AIR)
- The Coral (COR)
- The Lune (LUN)
- The Spindle (SPI)

4 Bedroom Homes

- The Almond (ALM)
- The Aspen (ASP)
- The Foxglove (FXG)
- The Holly (HOL)
- The Spruce (SPR)
- The Willow (WIL)

Affordable Homes

- The Oakmere (OAK)
- The Candlewood (CAN)
- The Aire (AIR)
- The Lune (LUN)

(Location of affordable / rented homes is indicative)

BCP Bin Collection Point

Air Source Heat Pumps

S/S Sub Station

NEW HOMES QUALITY CODE

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Wain HOMES

REDMILL GARDENS SPECIFICATION

THE AIRE | THE CORAL | THE LUNE | THE SPINDLE | THE ALMOND | THE ASPEN
THE FOXGLOVE | THE HOLLY | THE SPRUCE | 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 and Tap to the Kitchen
- Single Bowl Stainless Steel Sink and Tap to Utility Room (The Spruce only)
- AEG Stainless Steel Single Oven (3 Bed Homes Only)
- AEG Stainless Steel Double Oven (4 Bed Homes Only)
- AEG 4 Ring Induction Hob with Silver Glass Splashback and Extractor Hood
- Electrolux Integrated Fridge Freezer
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- White Downlights to Kitchen
- Pelmet Lighting to Kitchen

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1 in a Choice of Finishes*
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and adjustable hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher and adjustable hose to Baths with no separate Shower Cubicle
- Roman Haven 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

HEATING SYSTEM

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

OTHER INTERNAL FEATURES

- Amtico First 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 Ceilings to be Painted White
- All Walls to be Painted White
- All Woodwork to be Finished in White Satinwood
- Staircase, including Newel Posts and Spindles to be Finished in White Satinwood
- All Handrails and Newel Caps to be Finished in Oak
- Vertical 5-Panel Oak Veneer Doors with Chrome Effect Door Furniture
- Spacepro Fitted Wardrobes with Sliding Doors to Bedroom 1+
- Ultrafast Hard Wired Fibre Broadband**
- White Sockets and Switches throughout
- CAT6 Data Point to Lounge, Bedroom 1 and Study (if applicable)
- Television Aerial Socket to Lounge and Master Bedroom
- Telephone Point to Lounge
- Hard Wired Smoke Detectors with Battery Backup
- White USB sockets to Kitchen, Lounge, Family Room and all Bedrooms
- System 3 Ventilation System

EXTERNAL FEATURES

- White PVCu Windows and Rear/Side/French Doors
- White PVCu Fascias and Soffits
- Black Rainwater Goods
- Agate Grey Front Door
- External PIR Lights to Front and Rear
- EV Car Charging Point
- Power and Lighting to all Garages
- External Tap
- Agate Grey Garage Doors
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- 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. +Excluding mirrors. ^Unless stipulated otherwise on the working drawings.

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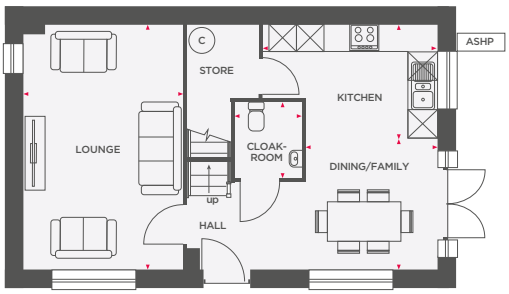
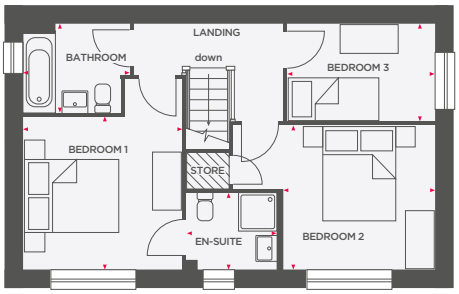
Wain HOMES



THE AIRE

3 BEDROOM DETACHED/SEMI-DETACHED HOME





Lounge	3444 x 5310	11'3" x 17'5"
Kitchen	3760 x 2470	12'4" x 8'1"
Dining/Family	2826 x 2840	9'3" x 9'4"
Cloakroom	1450 x 1625	4'9" x 5'4"

Bedroom 1	3444 x 3293	11'4" x 10'10"
En-Suite	1970 x 1656	6'6" x 5'5"
Bedroom 2	3309 x 3109	10'10" x 10'2"
Bedroom 3	3209 x 2114	10'6" x 6'11"
Bathroom	1917 x 2322	6'3" x 7'7"
Total Area	**95.3 m²**	**1026 ft²**

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

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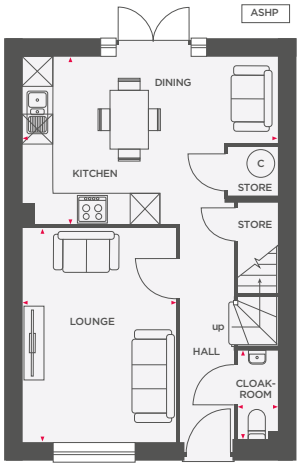
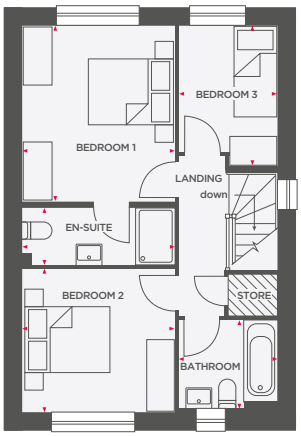
Wain HOMES



THE CORAL

3 BEDROOM SEMI-DETACHED/DETACHED HOME





Lounge	3253 x 4494	10'8" x 14" 8"
Kitchen/Family	5423 x 3541	17'9" x 11'7"
Cloakroom	870 x 1841	2'10" x 6'0"

Bedroom 1	3253 x 3705	10'8" x 12'1"
Bedroom 2	3253 x 3018	10'8" x 9'10"
Bedroom 3	2082 x 2969	6'9" x 9'8"
Bathroom	2076 x 1878	6'10" x 6'2"
En-Suite 1	3253 x 1200	3'11" x 10'8"
Total Area	**88.8 m²**	**955 ft²**

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

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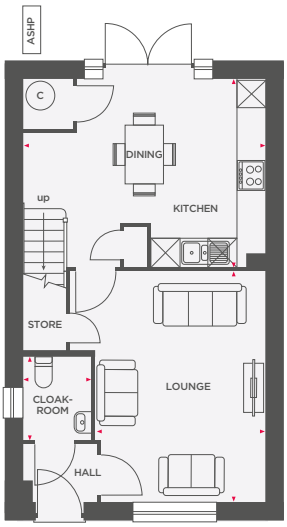
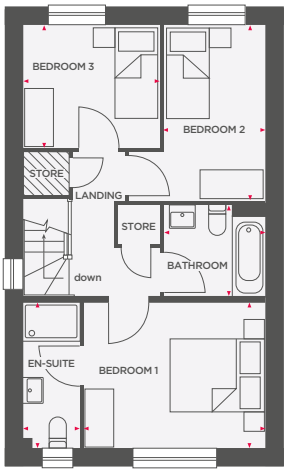
Wain HOMES



THE LUNE

3 BEDROOM SEMI-DETACHED HOME





Lounge	3586 x 4860	11'9" x 15'11"
Kitchen/Dining	5124 x 3963	16'9" x 13'0"
Cloakroom	1451 x 1772	4'9" x 5'10"

Bedroom 1	3834 x 3073	12'6" x 10'0"
En-Suite	1203 x 3073	3'11" x 10'1"
Bedroom 2	2149 x 3710	7'0" x 12'2"
Bedroom 3	2888 x 2588	9'5" x 8'5"
Bathroom	2138 x 1928	7'0" x 6'4"
Total Area	**92.12 m²**	**991 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance (C) Hot water cylinder ▨ Limited use area

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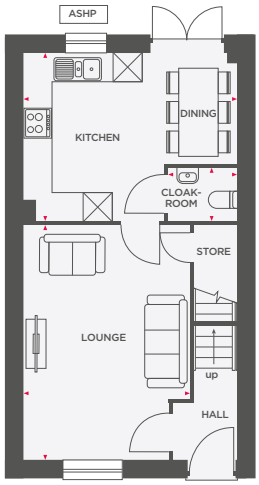
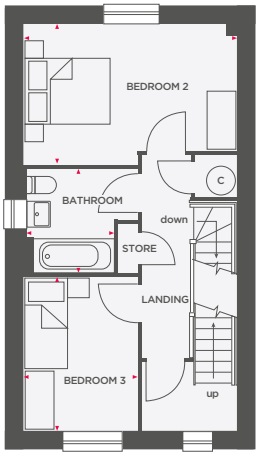
Wain HOMES

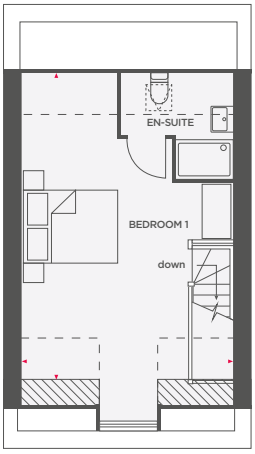


THE SPINDLE

3 BEDROOM SEMI-DETACHED HOME







Lounge	3497 x 4947	11'5" x 16'2"
Kitchen/Dining	4505 x 3538	14'9" x 11'7"
Cloakroom	1463 x 1112	4'10" x 3'8"

Bedroom 2	4505 x 2963	14'9" x 9'8"
Bedroom 3	2405 x 3247	7'10" x 10'7"
Bathroom	2354 x 2175	7'9" x 7'2"

Bedroom 1	4505 x 6472	14'9" x 21'2"
En-Suite	2354 x 2230	7'9" x 7'4"
Total Area	**107.86 m²**	**1161 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance Ⓒ Hot water cylinder — — — Flat ceiling line ▨ Limited use area

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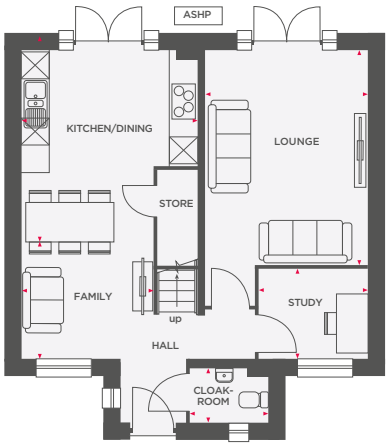
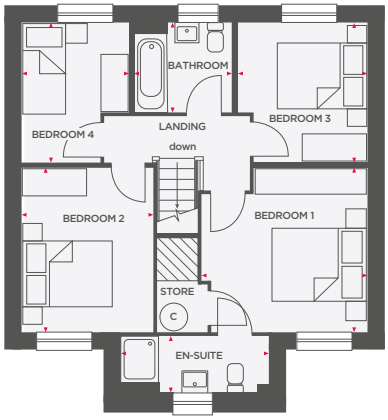
Wain HOMES



THE ALMOND

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE





Kitchen/Dining	3787 x 4265	12'5" x 14'0"
Family	2835 x 2395	9'4" x 7'10"
Lounge	3511 x 4628	11'6" x 15'2"
Study	2340 x 1944	7'8" x 6'5"
Cloakroom	1686 x 1203	5'6" x 3'11"

Bedroom 1	3573 x 3545	11'8" x 11'7"
En-Suite	3173 x 1212	10'5" x 4'0"
Bedroom 2	2835 x 3545	9'3" x 11'7"
Bedroom 3	2803 x 3004	9'2" x 9'10"
Bedroom 4	2319 x 3004	7'7" x 9'10"
Bathroom	2126 x 1922	7'0" x 6'4"
Total Area	**108.8 m²**	**1171 ft²**

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

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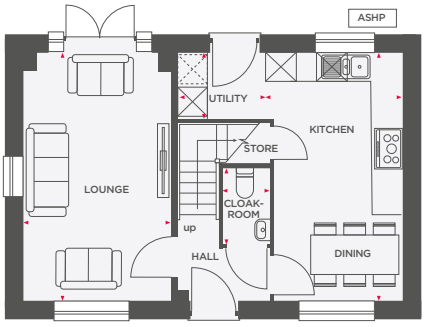
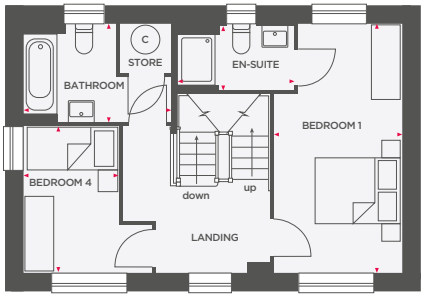
Wain HOMES

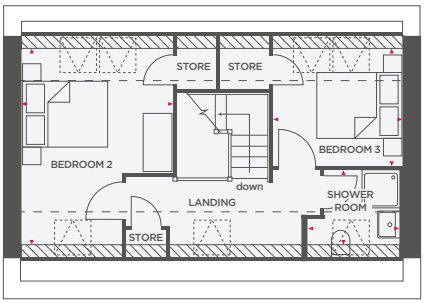


THE ASPEN

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE







Lounge	3157 x 5310	10'4" x 17'5"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	2026 x 1423	6'8" x 4'8"
Cloakroom	1012 x 1638	3'4" x 5'5"

Bedroom 1	2753 x 5310	9'0" x 17'5"
En-Suite	2498 x 1373	8'2" x 4'6"
Bedroom 4	2069 x 3063	6'9" x 10'0"
Bathroom	3195 x 2110	10'6" x 6'11"

Bedroom 2	3219 x 4200	10'6" x 13'9"
Bedroom 3	2753 x 2506	9'0" x 8'2"
Shower Room	2001 x 1614	6'7" x 5'4"
Total Area	**121 m²**	**1305 ft²**

ASHP Air Source Heat Pump ⊠ Integrated appliance ⊠ Space for appliance Ⓒ Hot water cylinder — — — Flat ceiling line ▨ Limited use area

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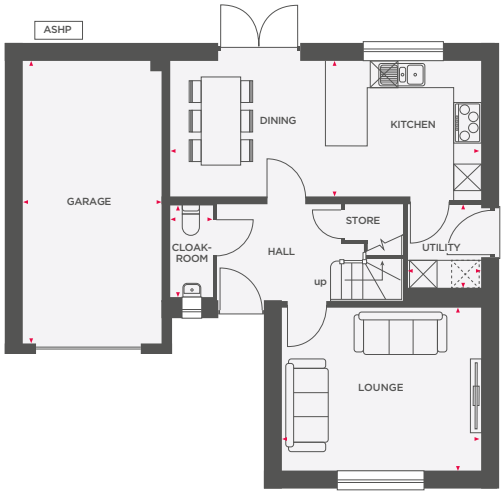
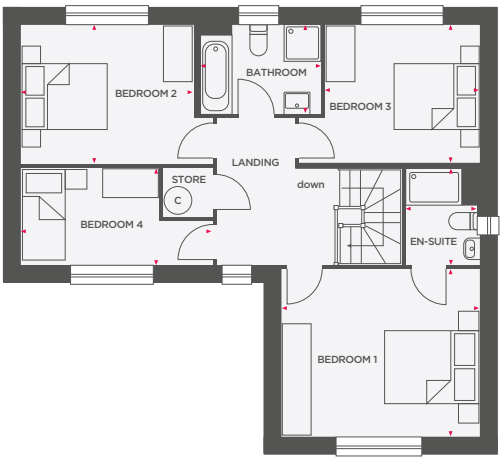
THE FOXGLOVE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	4298 x 3563	14'1" x 11'8"
Kitchen/Dining	6746 x 2954	22'1" x 9'10"
Utility	1592 x 1846	5'3" x 6'1"
Cloakroom	940 x 2044	3'1" x 6'8"
Garage	3047 x 6173	10'0" x 20'3"

Bedroom 1	4298 x 3625	14'1" x 11'10"
En-Suite	1596 x 2094	5'3" x 6'10"
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"
Total Area	**139.1 m²**	**1497 ft²**

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

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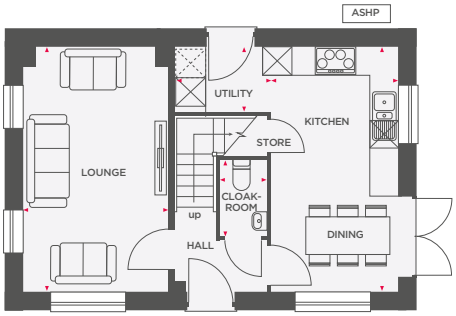
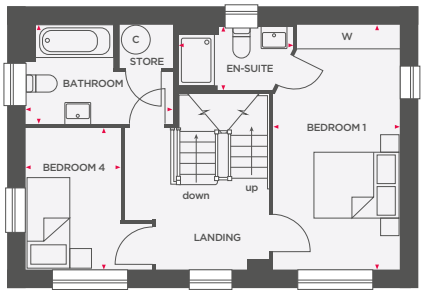
Wain HOMES

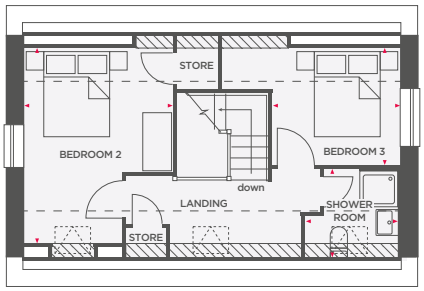


THE HOLLY

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE







Lounge	3157 x 5310	10'4" x 17'4"
Kitchen/Dining	2753 x 5310	9'0" x 17'5"
Utility	2063 x 1423	6'9" x 4'8"
Cloakroom	1012 x 1650	3'4" x 5'5"

Bedroom 1	2753 x 5310	9'0" x 17'5"
En-Suite	2498 x 1373	8'2" x 4'6"
Bedroom 4	2069 x 3063	6'9" x 10'0"
Bathroom	3195 x 2160	10'6" x 7'1"

Bedroom 2	3219 x 4213	10'6" x 13'9"
Bedroom 3	2753 x 2512	9'0" x 8'2"
Shower Room	2001 x 1613	6'7" x 5'8"
Total Area	**121 m²**	**1305 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance **W** Wardrobe Ⓒ Hot water cylinder — — — Flat ceiling line ▨ 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. (June 2026)

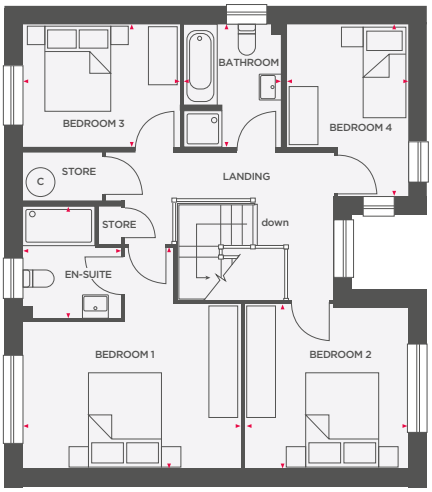
Wain HOMES



THE SPRUCE

4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE





Lounge	5558 x 3398	18'2" x 11'1"
Kitchen/Dining	6094 x 3535	20'0" x 11'7"
Family	3105 x 3378	10'2" x 11'0"
Study	2415 x 2359	7'11" x 7'8"
Utility	1942 x 2536	6'4" x 8'4"
Cloakroom	1892 x 999	6'2" x 3'3"
Garage	6085 x 6085	20'0" x 20'0"

Bedroom 1	4572 x 4653	15'0" x 15'3"
En-Suite	2065 x 2334	6'9" x 7'8"
Bedroom 2	3463 x 3460	11'4" x 11'4"
Bedroom 3	3294 x 2588	10'9" x 8'5"
Bedroom 4	2554 x 3623	8'4" x 11'10"
Bathroom	2037 x 2588	6'8" x 8'6"
Total Area	**186 m²**	**2002 ft²**

ASHP Air Source Heat Pump ☒ Integrated appliance (C) Hot water cylinder ▨ Limited use area

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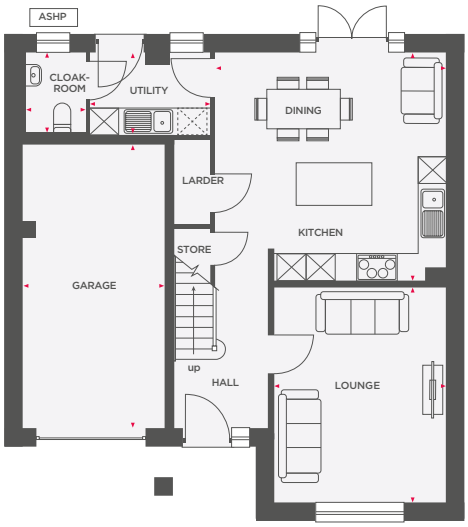
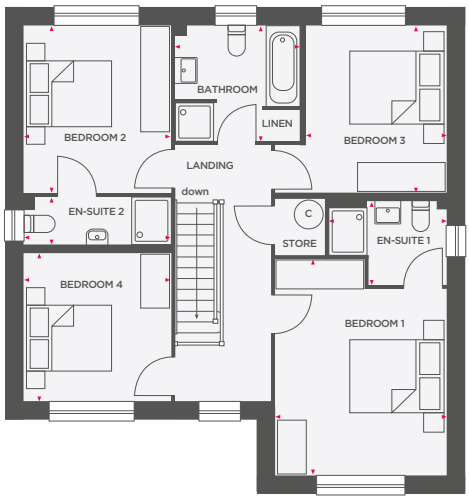
Wain HOMES



THE WILLOW

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE





Lounge	3623 x 4507	11'10" x 14' 8"
Kitchen/Dining	4880 x 4816	16'0" x 15'9"
Utility	2536 x 1743	8'4" x 5'9"
Cloakroom	1319 x 1692	4'4" x 5'7"
Garage	3030 x 6003	9'11" x 19'8"

Bedroom 1	3622 x 4554	11'10" x 14'11"
En-Suite 1	2485 x 1771	8'2" x 5'10"
Bedroom 2	3094 x 3523	10'1" x 11'6"
En-Suite 2	3094 x 1000	10'1" x 3'3"
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"
Total Area	**153.6 m²**	**1654 ft²**

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

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