

Wain
HOMES

A man with a beard, wearing a pink long-sleeved shirt and a yellow and brown striped apron, is kneading dough on a floured surface. Flour is falling through the air around him, creating a soft, dreamy atmosphere. In the foreground, there is a wooden rolling pin, several red tomatoes, and some green herbs. The background shows a kitchen with white cabinets and a built-in oven.

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*

THE GREEN DEVELOPMENT PLAN

2 Bedroom Homes

Tulipwood (TL)

3 Bedroom Homes

Alder (AL)

Lavender (LV)

Whitebeam (WB)

4 Bedroom Homes

Holly (HL)

Ilex (IX)

Marlberry (MA)

Walnut (WL)

Apartments

Blocks B-D

* Affordable Homes



THE GREEN APARTMENTS SPECIFICATION

THE IVY | THE LOTUS

KITCHENS

- Luxury Fitted Kitchen** from our Standard Range with Soft Close Mechanisms in a Choice of Finishes
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Electric Single Oven, AEG Induction hob with Glass splashback and extractor hood
- One and a Half Bowl Inset Stainless Steel Sink & Tap to the Kitchen
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen
- Wooden cutlery tray

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

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

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

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Contemporary oak panel doors
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (steel with white inserts to Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- PVCu double glazed windows
- Black Rainwater Goods
- 5 panel composite front door
- 32 AMP / 7.3kW Car Charging Facilities

WARRANTIES

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

** Upgraded Kitchen Choices available *Subject to build stage + allowing your smart TV or Console direct connectivity to Ultrafast Broadband.



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THE GREEN APARTMENTS SPECIFICATION

THE SNOW DROP | THE BLUEBELL

KITCHENS

- Luxury Fitted Kitchen** from our Standard Range with Soft Close Mechanisms in a Choice of Finishes
- Laminated Worktops to Kitchen with matching upstands
- Stainless Steel AEG Electric Single Oven, AEG Induction hob with glass splashback and extractor hood
- Integrated Electrolux Fridge Freezer
- Integrated Electrolux Dishwasher
- AEG Wine Fridge
- Stainless Steel One and a Half Bowl Sink to Kitchen
- White Recessed Spot Lights
- Aluminium LED Pelmet Strip lighting to Kitchen
- Wooden cutlery tray

BATHROOMS

- Roca Sanitaryware in White
- Hansgrohe Mixer Tap
- Hansgrohe Thermostatic Shower
- Bathroom and En-suites to be Half Tiled with a Choice of Tileflair Wall Tiles
- Shower Enclosures to be Fully Tiled with a Choice of Tileflair Wall Tiles
- Shower and Screen to be Fitted over the Bath with Additional Tiling (if no separate shower cubicle)
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

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

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

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted in Wain Homes Soft Cream
- All Woodwork to be Finished In White Gloss
- Contemporary oak panel doors
- Ultrafast Hard Wired Fibre Broadband*
- White Sockets and Switches Throughout (steel with white inserts to Kitchen & Adjoining Open Plan Areas)
- Cat 5 Data Point to Lounge+
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Socket to Lounge and Kitchen
- Hard Wired Smoke Detectors with Battery Backup

EXTERNAL FEATURES

- PVCu double glazed windows
- Black Rainwater Goods
- 5 panel composite front door
- External waterproof double socket to outside terrace area
- 2 exterior lights either side of rear bi-fold doors
- 32 AMP / 7.3kW Car Charging Facilities

WARRANTIES

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

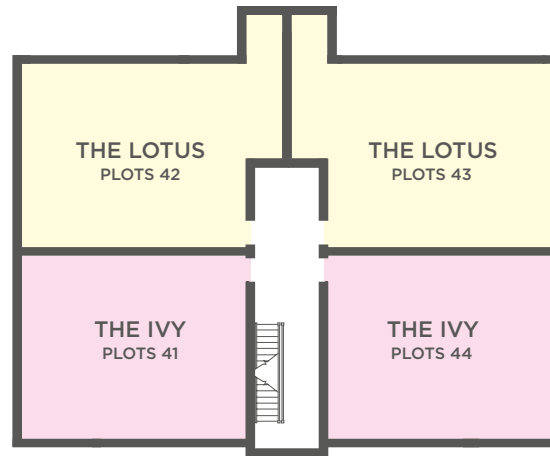
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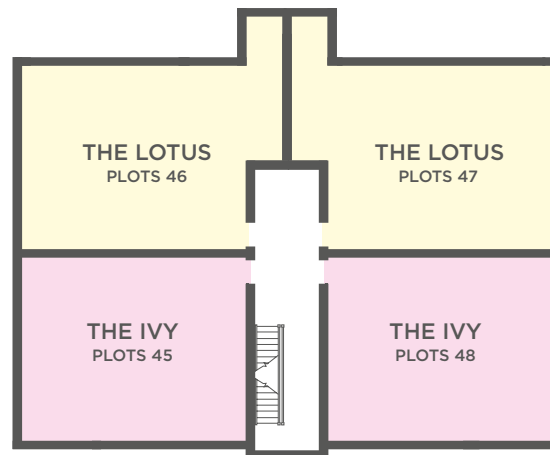
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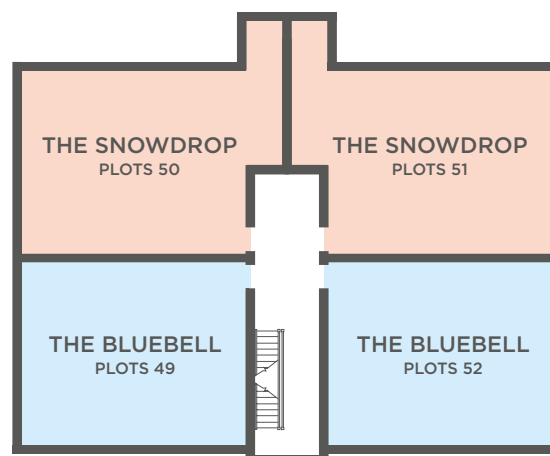
THE GREEN APARTMENTS BLOCK C LOCATION PLAN



FIRST FLOOR



SECOND FLOOR

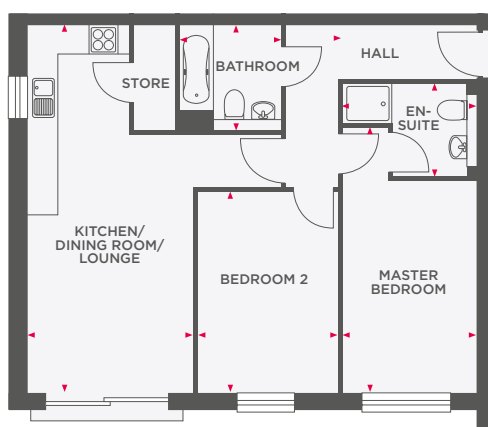


THIRD FLOOR



THE IVY

2 BEDROOM APARTMENT



FIRST FLOOR - 41 & 44, SECOND FLOOR - 45 & 48

Lounge/Dining/Kitchen	7470 x 3400	24'6" x 11'2"
Master Bedroom	4300 x 2700	14'1" x 8'10"
En-Suite	1870 x 2720	6'2" x 8'11"
Bedroom 2	4000 x 2850	7'11" x 9'4"
Bathroom	2140 x 2070	7'1" x 6'7"
Total Area	68.4 m²	736 ft²



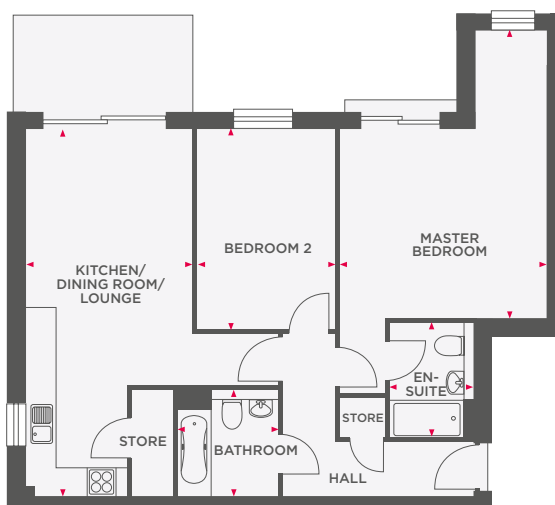
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THE LOTUS - PLOTS 42 & 46

2 BEDROOM APARTMENT



FIRST FLOOR - 42, SECOND FLOOR - 46

Lounge/Dining/Kitchen	7470 x 3400	24'6" x 11'2"
Master Bedroom	4240 x 5860	13'11" x 19'3"
En-Suite	1720m x 2350	5'8" x 7'9"
Bedroom 2	4000 x 2850	7'11" x 9'4"
Bathroom	2140 x 2070	7'1" x 6'7"
Total Area	77.15 m²	830 ft²



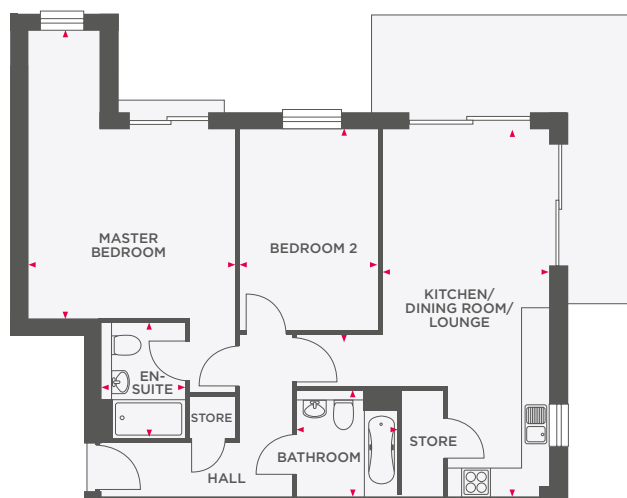
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THE LOTUS - PLOTS 43 & 47

2 BEDROOM APARTMENT



FIRST FLOOR - 43, SECOND FLOOR - 47

Lounge/Dining/Kitchen	7470 x 3400	24'6" x 11'2"
Master Bedroom	4240 x 5860	13'11" x 19'3"
En-Suite	1720m x 2350	5'8" x 7'9"
Bedroom 2	4000 x 2850	7'11" x 9'4"
Bathroom	2140 x 2070	7'1" x 6'7"
Total Area	77.15 m²	830 ft²



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THE SNOWDROP - PLOTS 50 & 51

2 BEDROOM APARTMENT



THIRD FLOOR - 50 & 51

Lounge/Dining/Kitchen	7470 x 3300	24'6" x 10'10"
Master Bedroom	3970 x 5860	13'11" x 19'3"
En-Suite	1450 x 2350	4'9" x 7'9"
Bedroom 2	3700 x 3200	12'2" x 10'6"
Bathroom	1900 x 2010	6'3" x 6'7"
Total Area	78.2 m²	841.7 ft²



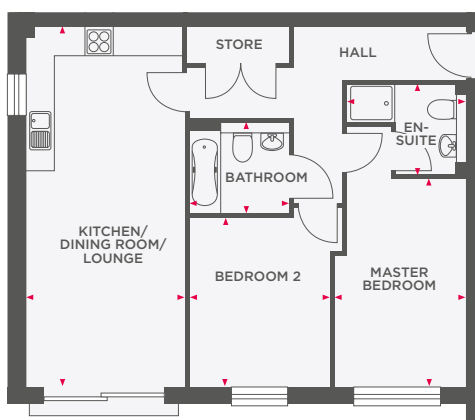
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THE BLUEBELL - PLOTS 49 & 52

2 BEDROOM APARTMENT



THIRD FLOOR - 49 & 52

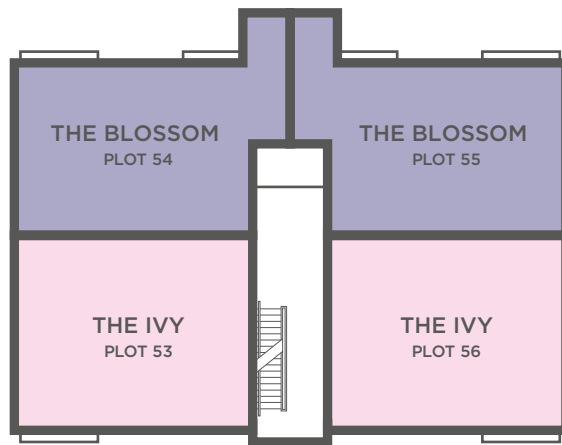
Lounge/Dining/Kitchen	7470 x 3300	24'6" x 10'10"
Master Bedroom	4300 x 2700	14'1" x 8'10"
En-Suite	1870 x 2450	6'2" x 8'1"
Bedroom 2	3700 x 2900	12'2" x 9'6"
Bathroom	1900 x 2010	6'3" x 6'7"
Total Area	69.2 m²	744.95 ft²



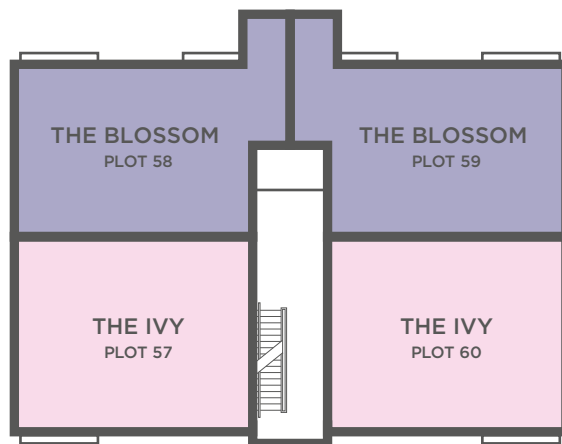
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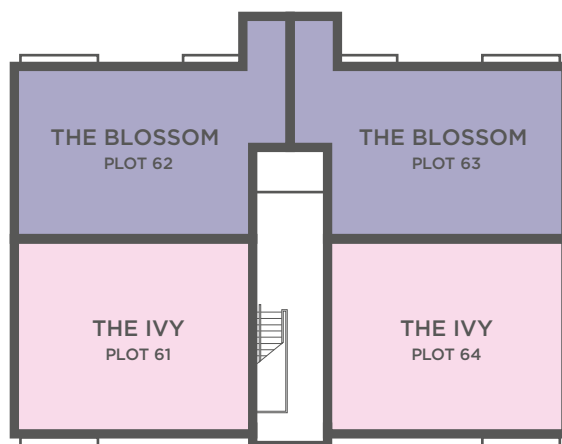
THE GREEN APARTMENTS BLOCK D LOCATION PLAN



FIRST FLOOR



SECOND FLOOR

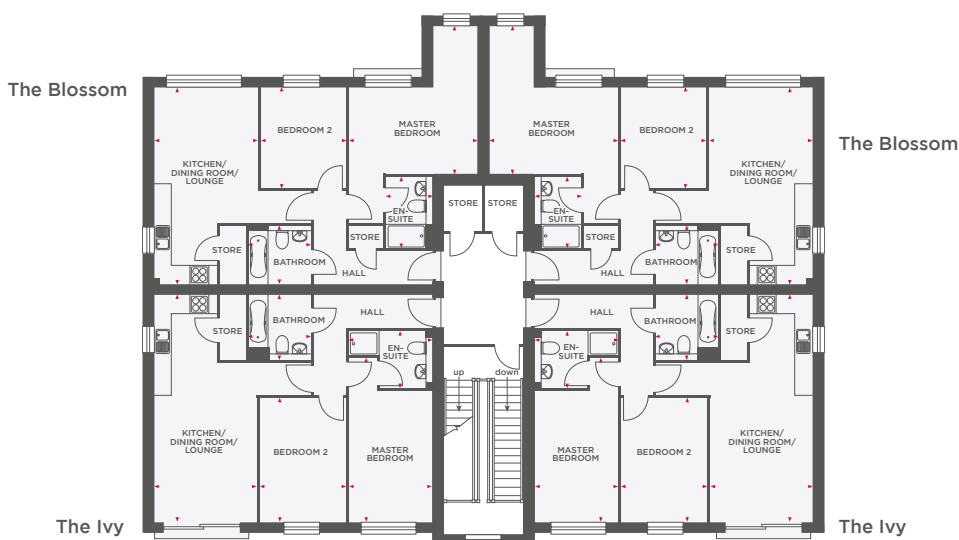


THIRD FLOOR



APARTMENT BLOCK D

2 BEDROOM APARTMENTS



**FIRST FLOOR - 54 & 55, SECOND FLOOR - 58 & 59,
THIRD FLOOR - 62 & 63**

The Blossom

Lounge/Dining/Kitchen	3400 x 6460	11'1" x 21'1"
Master Bedroom	4240 x 4850	13'11" x 15'11"
En-Suite	1520 x 2350	4'12" x 7'9"
Bedroom 2	2850 x 3300	9'4" x 10'10"
Bathroom	2070 x 1910	6'10" x 6'3"
Total Area	67.3 m²	724.4 ft²

**FIRST FLOOR - 53 & 56, SECOND FLOOR - 57 & 60,
THIRD FLOOR - 61 & 64**

The Ivy

Lounge/Dining/Kitchen	7470 x 3400	24'6" x 11'2"
Master Bedroom	4300 x 2700	14'1" x 8'10"
En-Suite	1870 x 2720	6'2" x 8'11"
Bedroom 2	4000 x 2850	7'11" x 9'4"
Bathroom	2140 x 2070	7'1" x 6'7"
Total Area	69.23 m²	745.2 ft²



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