

Homes you love.  
Choose Lagan.



## Pear Tree Fields

Ratby, Leicester

An exciting development of 2, 3, 4 & 5-bedroom homes

LaganHomes<sup>®</sup>

# Crafting quality living spaces for over 40 years

Lagan Homes' origins are founded within the Lagan Group of companies. Established in 1985, Lagan Homes has three regions operating in England, Northern Ireland and the Republic of Ireland. The three divisions combined are unrivalled in depth of experience and are fully committed to creating great places to live. As a group we are at the forefront of high quality homebuilding creating homes designed for all lifestyles for over 40 years.

## About Us

Since the establishment of Lagan Homes England in 2007, a vast number of completed projects showcase an impressive portfolio of prime developments in a variety of locations. From using the most sustainable building techniques to our skilled craftsmen, we work with an uncompromising attention to detail that is reflected in the distinct character of every development.





## Why Choose Us

As a family run homebuilder, we pride ourselves on being innovative and sympathetic to the areas we build in, whilst transforming creative designs into practical and stylish homes. This is reinforced by our commitment to design-led projects and receiving a number of prestigious awards, maintaining our focus on delivering complete customer satisfaction.

## Sustainability

We recognise that everything we do has an impact on both people and the environment. We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes, leading to a reduction in our carbon footprint every year.

## Our Awards

Our prestigious awards recognise the highest level of achievement in residential development. We take pride in the numerous awards we've secured for our design excellence, craftsmanship, and dedication to fostering sustainable communities.



# Buy With Confidence

## Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.

## Environmental

Our new homes are built with the latest energy efficient technology and environmental considerations.

## Safety and Security

Triple glazed windows, double glazed doors, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind. (\*window locks to ground floor).

## New Home Warranty

All homes at Pear Tree Fields come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## Your New Home

Homeowners have the satisfaction of knowing that Pear Tree Fields represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5-Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by the Home Builders Federation.



Privately family owned housebuilder



Experienced team



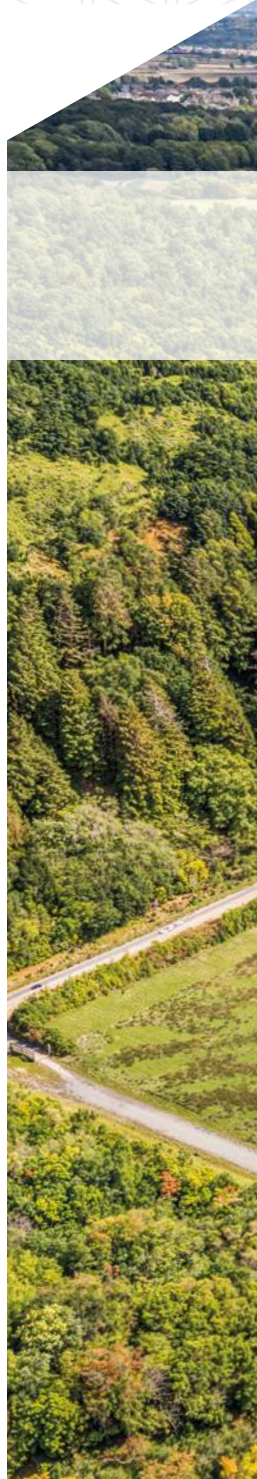
Eco-friendly design and construction methods



6000+ homes built since 1983



11 live sites





Brookvale Groby Learning Campus

Groby

M1

Leicester

GP Surgery

Post Office

Primary School

Pharmacy

Co op

Martinshaw Meadow

Markfield Road

Martinshaw Wood

Pear Tree Wood

# Aerial View

Image shows an aerial view of the location, with a 3D computer generated site plan superimposed in position. This is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Features may vary subject to changes in specification/planning.

# Welcome to Pear Tree Fields...

...village charm meets modern  
living in Ratby, Leicestershire

Nestled on the edge of the National Forest, the picturesque village of Ratby offers the perfect balance of tranquil countryside living and easy access to the vibrant city life of Leicester. These beautiful new homes are ideally situated to provide the best of everything - peaceful surroundings, excellent amenities, and superb connectivity.

Whether you're a growing family, a working professional, first-time buyer, or downsizing, Ratby is an idyllic place to call home.





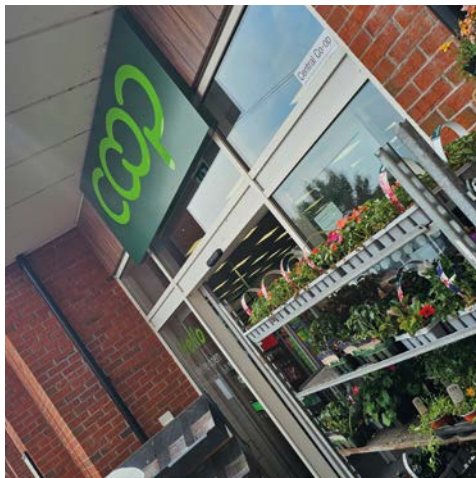
## Local Amenities

Ratby is a well-established village with a warm community spirit and all the essential conveniences. You'll find a local post office, GP surgery, pharmacy and Co-op food store, along with a variety of independent shops right on your doorstep. The village also boasts hair salons, and handy local services, making daily life easy and stress-free.

## Shopping

For your weekly shop or a spot of retail therapy, you're perfectly placed. Nearby supermarkets include Morrisons just 4 miles away in Glenfield and Sainsbury's at Fosse Park, approximately 6 miles from the development. Aldi and Lidl offer additional choice for essentials, just over 5 miles away in Leicester.

Within minutes you can reach Fosse Park, one of the UK's largest out-of-town shopping centres, featuring a range of high street names, designer outlets, homeware, and tech stores. Leicester city centre offers even more choice for shopping, including Highcross Leicester with over 100 stores, cafés, and boutiques.



## Dining Out

Ratby offers a welcoming selection of local pubs and eateries. The ever-popular Plough Inn, Railway Inn, and The Bulls Head serve up traditional pub classics and locally brewed ales. Just a short drive away in Leicester or nearby Market Bosworth, you'll find everything from cosy cafés and international cuisine to fine dining experiences.

## Entertainment and Events

With Leicester just 20 minutes away, a world of entertainment awaits. Enjoy live performances at Curve Theatre, cinema nights at Showcase, Odeon or Vue, or a game day at the King Power Stadium, home to Leicester City FC.

Closer to home, Ratby's strong sense of community is reflected in its range of seasonal events including a Summer Fête and Village Carnival, a Scarecrow Festival and the Christmas Lights Switch-On – a magical evening with carol singing, market stalls, and a visit from Santa.

All year round the village offers a variety of clubs and societies including scouts and guide groups, gardening groups, WI, book clubs, and walking groups, providing ample opportunities to get involved, meet new people, and feel right at home.





## Education

Families are well-catered for at Pear Tree Fields with a choice of high-performing schools nearby. Ratby Primary School is just a short walk from the development and is rated “Good” by Ofsted. For secondary education, Brookvale Groby Learning Campus and Bosworth Academy also both hold a “Good” rating. Dixie Grammar School, a well-respected independent option, is also within easy reach.

For further education, nearby Leicester, one of the UK’s most vibrant and student-friendly cities, is home to two leading universities. University of Leicester is internationally recognised for research and teaching in fields such as medicine, law, and science. De Montfort University (DMU) is known for its strong focus on employability, innovative teaching, and industry links, particularly in areas like design, business, and technology.

## Leisure and Outdoor Living

Surrounded by natural beauty and well-equipped with local amenities, Ratby is the perfect place to enjoy an active, healthy lifestyle. The area boasts a wealth of green spaces, including the delightful Martinshaw Wood immediately opposite the development, nearby Bradgate Park and Ratby Burroughs - all offering peaceful woodland walks and wildlife-rich surroundings.

Outdoor enthusiasts will also appreciate direct access to the Leicestershire Round footpath, providing miles of scenic countryside trails ideal for walking, running, and cycling. Whether you’re a dog walker, nature lover, or simply enjoy time outdoors with the family, the open green spaces and ancient woodlands surrounding Ratby create a strong sense of rural charm just minutes from your doorstep.

## Sports and Fitness

Ratby Cricket Club is a key part of the village community, offering opportunities for both competitive and social cricket during the spring and summer months. Leicester Forest Rugby Club, just a few minutes away in nearby Kirby Muxloe, is a family-oriented club offering youth development and adult teams for all levels.

Nearby gyms include David Lloyd Leicester Meridian, a premium health club offering a well-equipped gym, indoor and outdoor pools, group classes, spa, and more. There is also PureGym Leicester at Fosse Park, a budget-friendly option offering modern equipment, personal training services, and on-demand fitness classes 24/7.

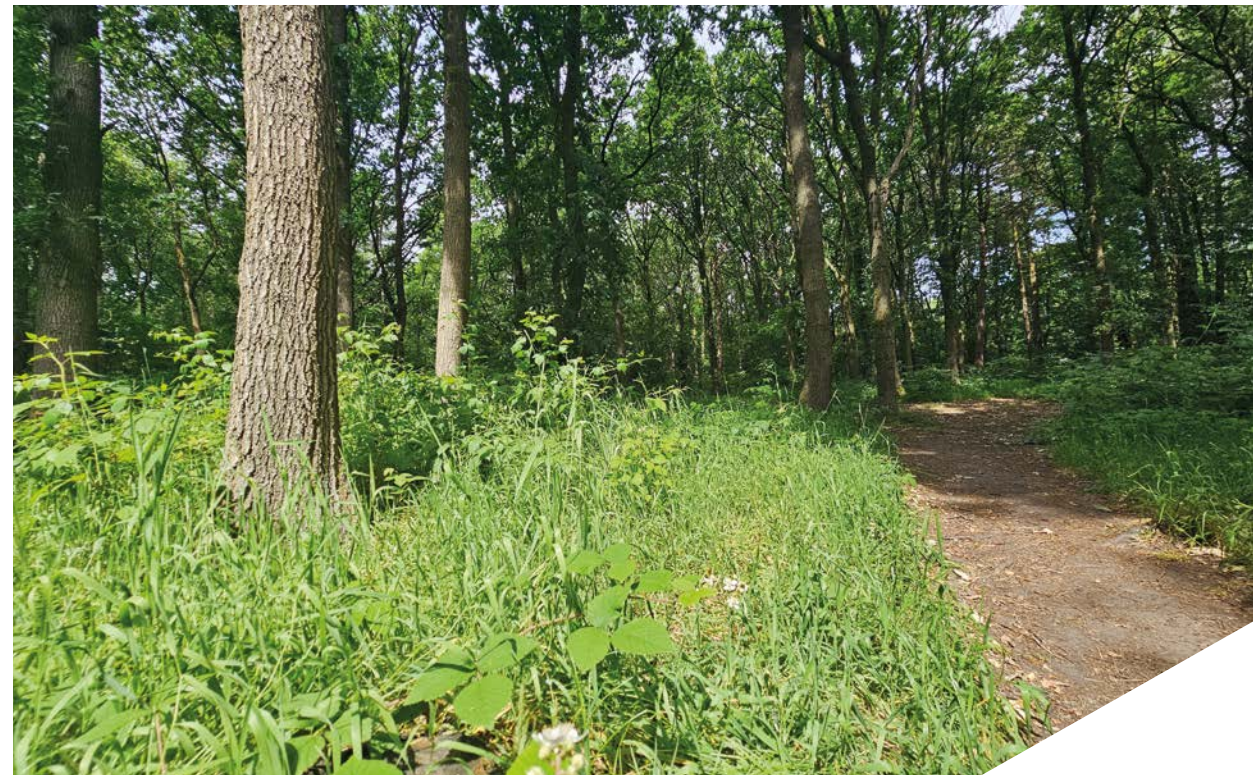
Hinckley Road Fitness at Leicester Forest East is a locally run gym with a strong community vibe, tailored fitness programs, and personal training. Braunstone Leisure Centre offers swimming lessons, children's holiday clubs, and fitness classes for all ages.

## Transport and Connectivity

Getting around is effortless. The development is ideally located just a few minutes from the A46 and M1 motorway, offering excellent road links to nearby towns and cities. Leicester (6 miles), Nottingham (25 miles), Derby (27 miles) and Birmingham (47 miles) are all within easy reach by car.

Leicester train station, approximately 7 miles from the development, provides direct rail services to London St Pancras in just over an hour - ideal for commuters and city explorers alike. Regular local bus services connect the development with surrounding towns and amenities, making day-to-day travel straightforward and convenient.

Travel distances taken from Google maps, August 2025.



# Your Home, Styled By You

We recognise that each of our home buyers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras can include:


- Kitchen doors or cabinets, worktop and appliances
- Fitted carpets, floor and wall tiling, and Karndean flooring
- Extra electrical, security system, lighting and BT points
- Hard landscaping

Please ask your Sales Adviser for full details and pricing.



# Development Plan


## 2-bedroom

 The Bushmills  
Plots: 65, 66

## 3-bedroom


 The Enfield  
Plots: 63, 64, 67, 70, 72

 The Cavan  
Plot: 57, 60, 61, 73, 74

 The Cookstown  
Plot: 8

## 4-bedroom


 The Greencastle  
Plots: 2, 3, 55

 The Lettermore  
Plots: 68, 69

 The Knightstown  
Plots: 10, 11, 14, 15, 16,  
25, 26, 30, 31, 71

 The Kinnegad  
Plots: 12, 13, 29, 59, 75


 The Hollymount  
Plots: 24, 32


 The Tollymore  
Plots: 9, 17, 18, 58, 62

## 5-bedroom


 The Palmerstown  
Plots: 1, 4, 27, 28, 41

## First Homes 2-bedroom


 The Bushmills SP  
Plots: 5, 7


 The Bushmills Ginnel  
Plot: 6

## 3-bedroom

 The Cavan  
Plots: 19, 20, 53, 54, 56

## Affordable homes

 Shared Ownership  
Plots: 21, 22, 23, 33, 34, 35,  
36, 37, 38, 39, 40

 Affordable Rent  
Plots: 42, 43, 44, 45, 46, 47,  
48, 49, 50, 51, 52

 Shed\*

 Bin collection point

 Local equipped area of play

National forest

Open space

LEAP

Previous development

Pear Tree Wood

Potential future development



# The Bushmills

Plots 65, 66



## Pear Tree Fields

| 2 bedroom | 1 bathroom | Semi-detached

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The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.

# The Bushmills

## Plots 65, 66

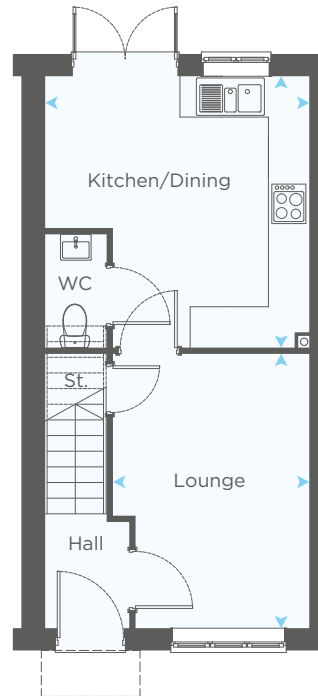
### Ground Floor

Lounge	4,030mm x 2,884mm	13'3" x 9'6"
Kitchen/Dining	3,987mm x 3,880mm	13'1" x 12'9"
WC		

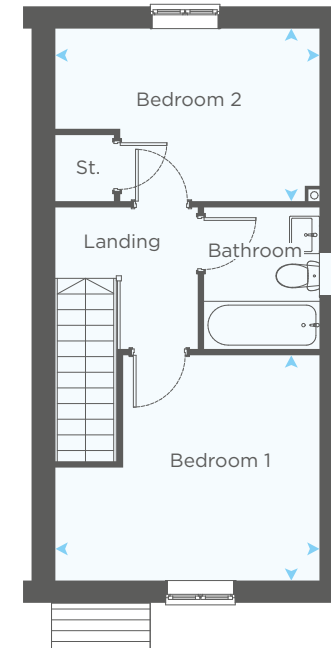
### First Floor

Bedroom 1	3,880mm x 3,310mm	12'9" x 10'10"
Bedroom 2	3,880mm x 2,535mm	12'9" x 8'4"
Bathroom		

Ground Floor



First Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on the floor plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.

PTF1225\_R1



# The Enfield

Plots 63, 64, 67, 70, 72

Pear Tree Fields

| 3 bedroom | 2 bathroom | Detached

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# The Enfield

Plots 63, 64, 67, 70, 72

## Ground Floor

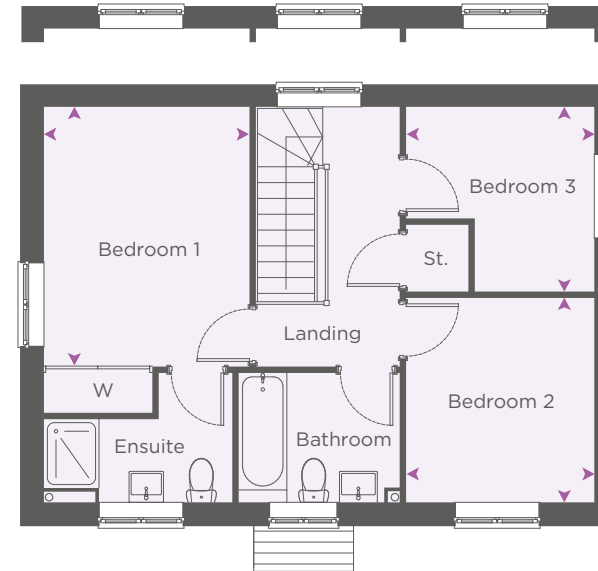
Lounge	5,748mm x 2,930mm	18'10" x 9'7"
Kitchen/Dining	5,748mm x 3,932mm	18'10" x 12'11"
WC		

## First Floor

Bedroom 1	3,774mm x 2,987mm	12'5" x 9'10"
Ensuite		
Bedroom 2	2,970mm x 2,735mm	9'9" x 9'0"
Bedroom 3	2,685mm x 2,735mm	8'10" x 9'0"
Bathroom		

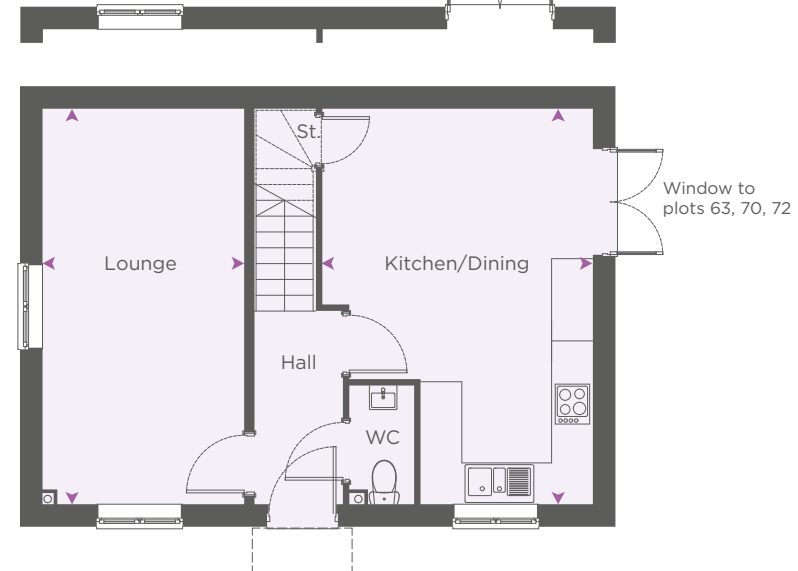
## First Floor

Applies to plots 64, 67



## Ground Floor

Applies to plots 64, 67



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# The Cavan

Plot 57, 60, 61, 73, 74

Pear Tree Fields

| 3 bedroom | 2 bathroom | Semi-detached

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# The Cavan

Plot 57, 60, 61, 73, 74

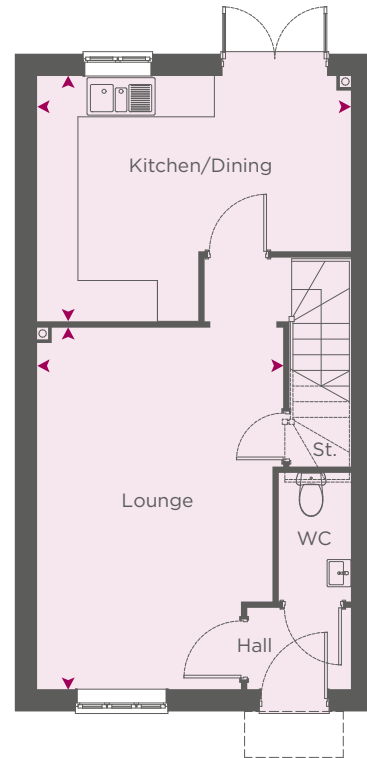
## Ground Floor

Lounge	5,312mm x 3,615mm	17'5" x 11'10"
Kitchen/Dining	4,611mm x 3,605mm	15'2" x 11'10"
WC		

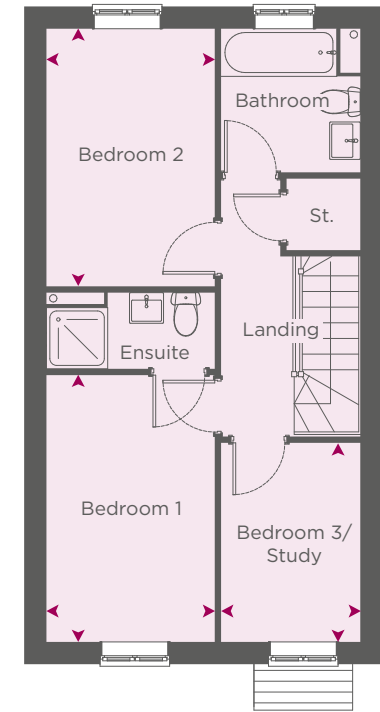
## First Floor

Bedroom 1	3,920mm x 2,473mm	12'10" x 8'1"
Ensuite		
Bedroom 2	3,785mm x 2,473mm	12'5" x 8'1"
Bedroom 3/ Study	2,925mm x 2,045mm	9'7" x 6'9"
Bathroom		

Ground Floor



First Floor



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# The Cookstown

Plot 8

Pear Tree Fields

| 3 bedroom | 2 bathroom | Detached

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# The Cookstown

## Plot 8

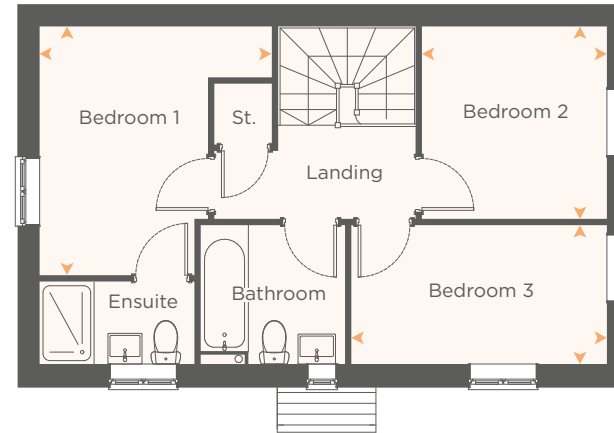
### Ground Floor

Lounge	4,960mm x 2,718mm	16'3" x 8'11"
Kitchen/Dining	4,960mm x 3,412mm	16'3" x 11'2"
WC		

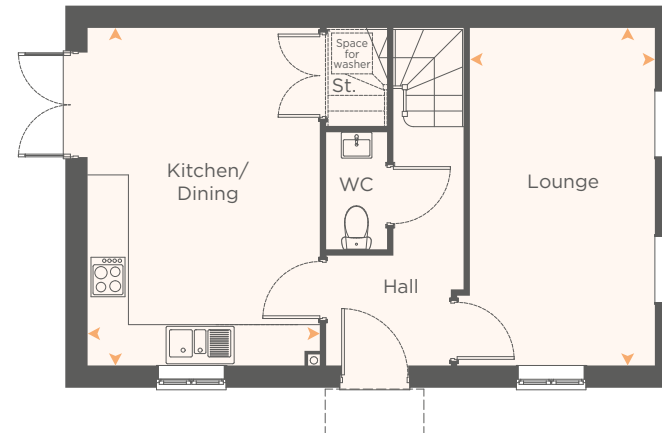
### First Floor

Bedroom 1	3,655mm x 3,412mm	12'0" x 11'2"
Ensuite		
Bedroom 2	2,827mm x 2,718mm	9'3" x 8'11"
Bedroom 3	3,755mm x 2,040mm	12'4" x 6'8"
Bathroom		

### First Floor



### Ground Floor



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# The Greencastle

Plots 2, 3, 55

Pear Tree Fields

| 4 bedroom | 2 bathroom | Detached

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# The Greencastle

Plots 2, 3, 55

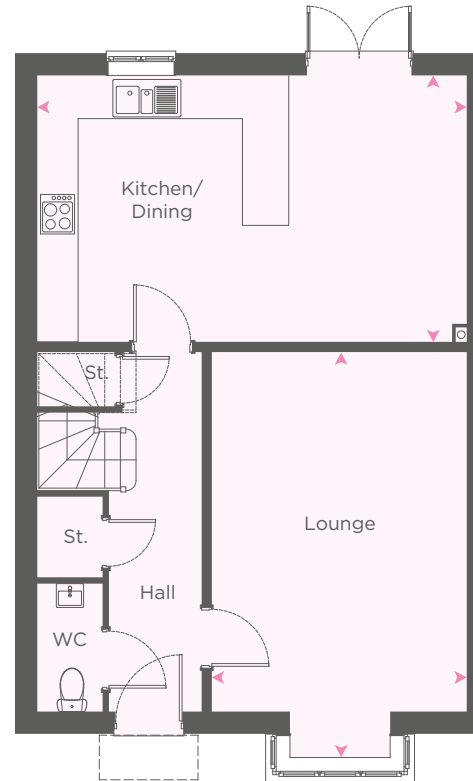
## Ground Floor

Lounge	5,957mm x 3,745mm	19'7" x 12'3"
Kitchen/Dining	6,310mm x 3,915mm	20'8" x 12'10"
WC		

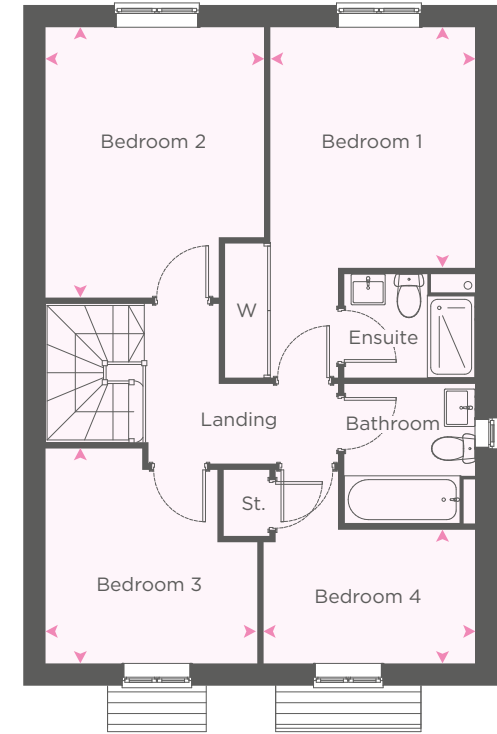
## First Floor

Bedroom 1	3,535mm x 3,007mm	11'7" x 9'10"
Ensuite		
Bedroom 2	3,972mm x 3,210mm	13'0" x 10'6"
Bedroom 3	3,157mm x 3,111mm	10'4" x 10'2"
Bedroom 4	3,106mm x 1,963mm	10'2" x 6'5"
Bathroom		

Ground Floor



First Floor



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PTF1225\_R1



# The Lettermore

Plots 68, 69

Pear Tree Fields

| 4 bedroom | 2 bathroom | Detached

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# The Lettermore

## Plots 68, 69

### Ground Floor

Lounge	4,915mm x 3,172mm	16'1" x 10'5"
Kitchen/Dining	7,098mm x 4,125mm	23'3" x 13'6"
Utility	1,751mm x 1,555mm	5'9" x 5'1"
Study	3,172mm x 2,090mm	10'5" x 6'10"
WC		

### First Floor

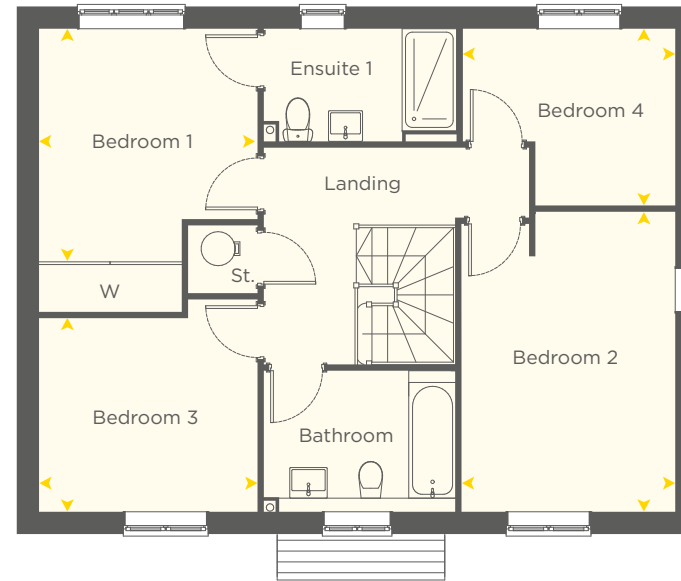
Bedroom 1	3,470mm x 3,210mm	11'5" x 10'6"
Ensuite		
Bedroom 2	4,408mm x 3,142mm	14'6" x 10'4"
Bedroom 3	3,210mm x 2,845mm	10'6" x 9'4"
Bedroom 4	3,120mm x 2,596mm	10'3" x 8'6"
Bathroom		



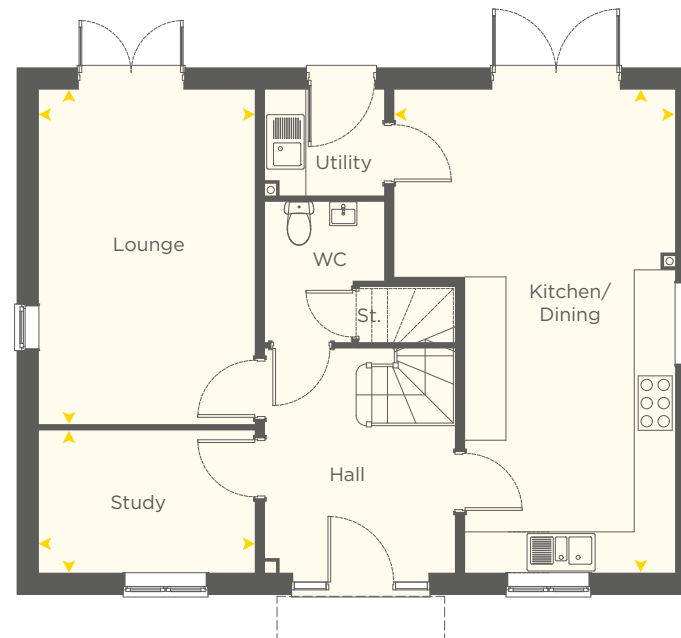
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### First Floor



### Ground Floor



# The Knightstown

Plots 10, 11, 14, 15, 16,  
25, 26, 30, 31, 71

Pear Tree Fields

| 4 bedroom | 2 bathroom | Detached

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# The Knightstown

Plots 10, 11, 14, 15, 16,  
25, 26, 30, 31, 71

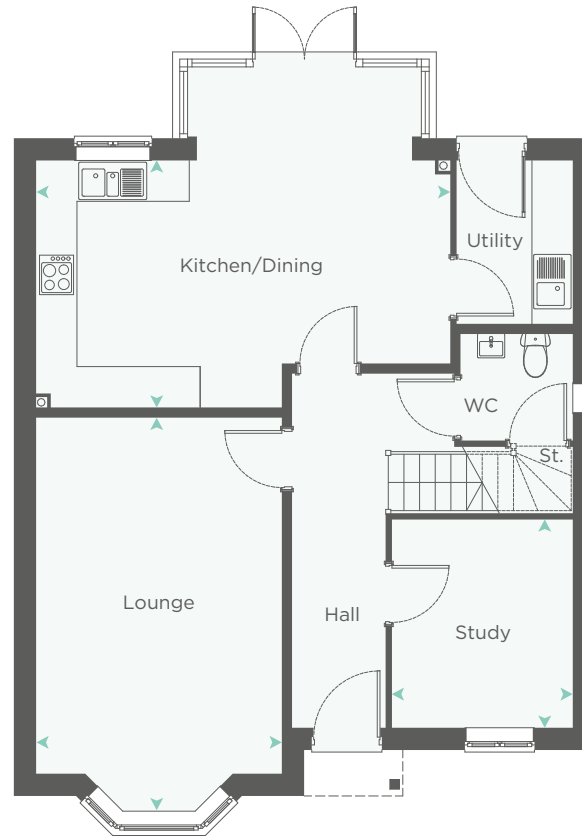
## Ground Floor

Lounge	5,783mm x 3,610mm	19'0" x 11'10"
Kitchen/Dining	6,085mm x 3,629mm	20'0" x 11'11"
Utility	2,400mm x 1,707mm	7'10" x 5'7"
Study	3,059mm x 2,657mm	10'0" x 8'9"
WC		

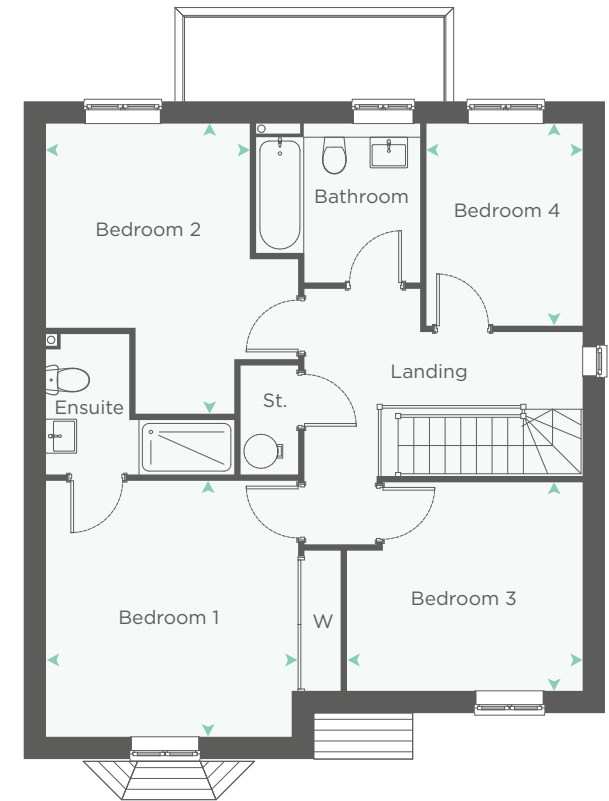
## First Floor

Bedroom 1	3,761mm x 3,704mm	12'4" x 12'2"
Ensuite		
Bedroom 2	4,263mm x 2,994mm	14'0" x 9'10"
Bedroom 3	3,463mm x 3,064mm	11'4" x 10'1"
Bedroom 4	2,970mm x 2,295mm	9'9" x 7'6"
Bathroom		

Ground Floor



First Floor



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PTF1225\_R1



# The Kinnegad

Plots 12, 13, 29, 59, 75

## Pear Tree Fields

| 4 bedroom | 3 bathroom | Detached

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# The Kinnegad

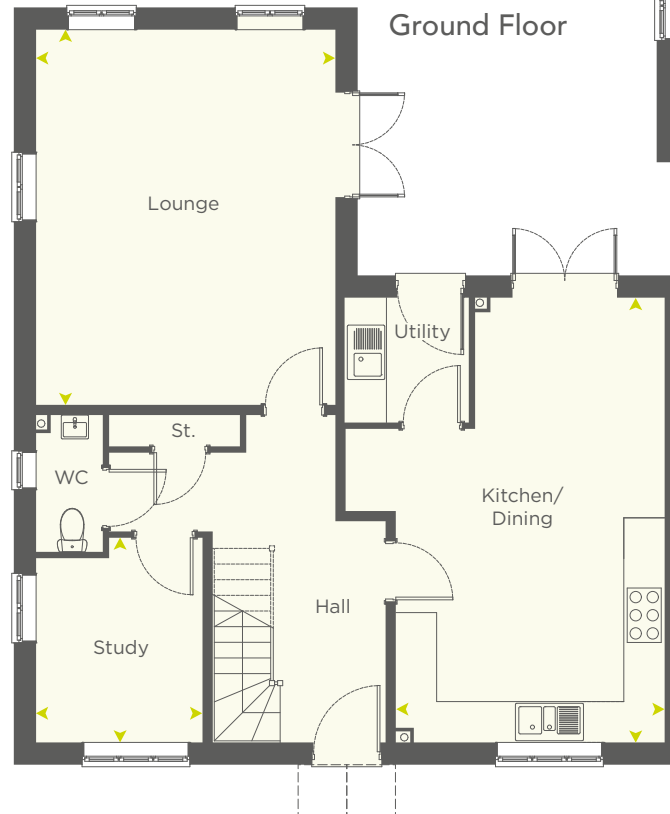
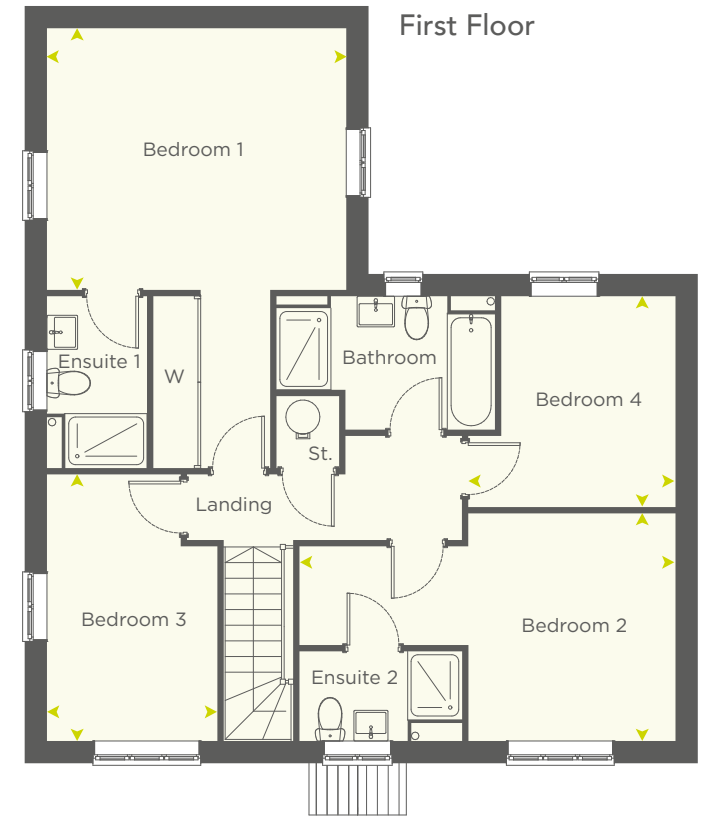
Plots 12, 13, 29, 59, 75

## Ground Floor

Lounge	5,513mm x 4,398mm	18'1" x 14'5"
Kitchen/Dining	6,535mm x 3,950mm	21'5" x 13'0"
Utility	1,835mm x 1,810mm	6'0" x 5'11"
Study	2,707mm x 2,445mm	8'11" x 8'0"
WC		

## First Floor

Bedroom 1	4,398mm x 3,845mm	14'5" x 12'7"
Ensuite 1		
Bedroom 2	5,525mm x 3,344mm	18'2" x 11'0"
Ensuite 2		
Bedroom 3	3,917mm x 2,504mm	12'10" x 8'3"
Bedroom 4	3,098mm x 2,560mm	10'2" x 8'5"
Bathroom		



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# The Hollymount

Plots 24, 32

Pear Tree Fields

| 4 bedroom | 3 bathroom | Detached

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.

LaganHomes<sup>®</sup>

# The Hollymount

## Plots 24, 32

### Ground Floor

Lounge 4,735mm x 3,075mm 15'6" x 10'1"

Kitchen/Dining 4,735mm x 4,113mm 15'6" x 13'6"

Utility 2,085mm x 1,527mm 6'10" x 5'0"

WC

### First Floor

Bedroom 1 3,132mm x 2,682mm 10'3" x 8'10"

En-Suite

Bedroom 2 2,932mm x 2,432mm 9'7" x 8'0"

Bathroom

### Second Floor

Bedroom 3 4,735mm x 2,932mm 15'6" x 9'7"

Bedroom 4 3,180mm x 2,635mm 10'5" x 8'8"

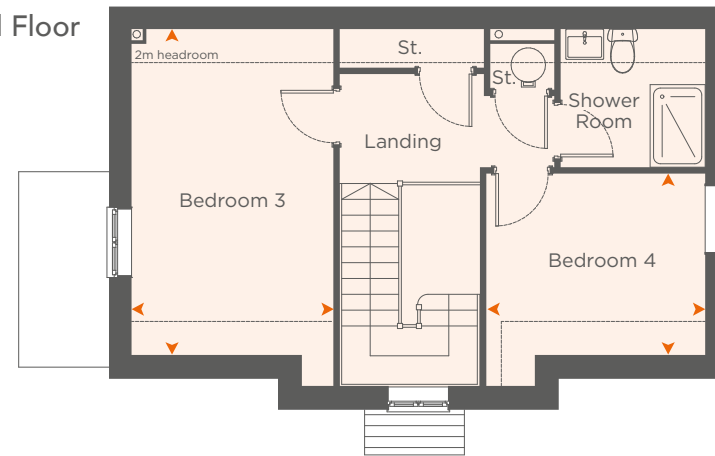
Shower Room



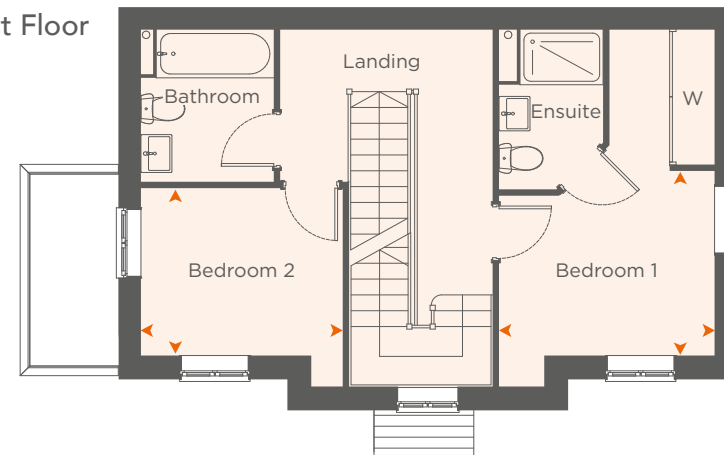
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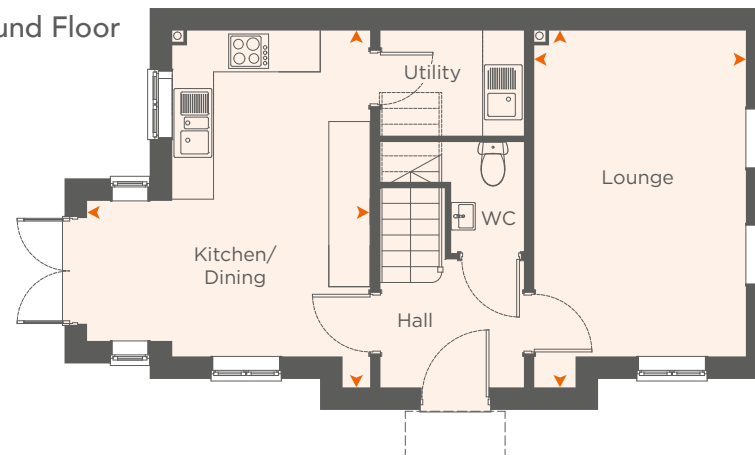
Second Floor



First Floor



Ground Floor



# The Tollymore

Plots 9, 17, 18, 58, 62

Pear Tree Fields

| 4 bedroom | 2 bathroom | Detached

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LaganHomes<sup>®</sup>

# The Tollymore

Plots 9, 17, 18, 58, 62

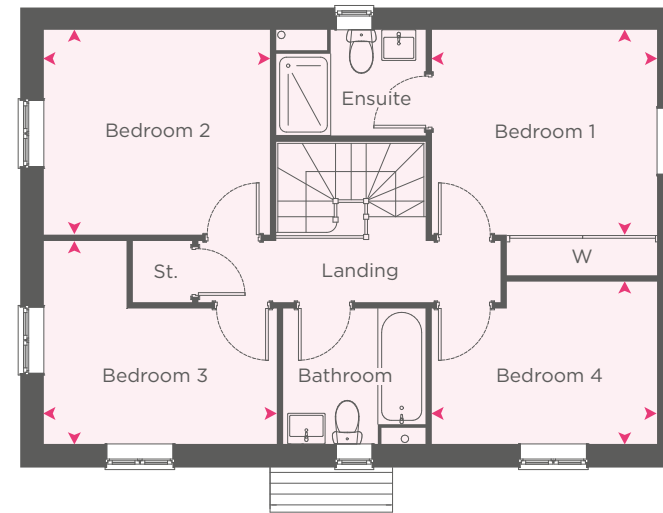
## Ground Floor

Lounge	6,085mm x 3,265mm	20'0" x 10'9"
Kitchen/Dining	6,085mm x 3,250mm	20'0" x 10'8"
Utility	2,195mm x 1,495mm	7'2" x 4'11"
WC		

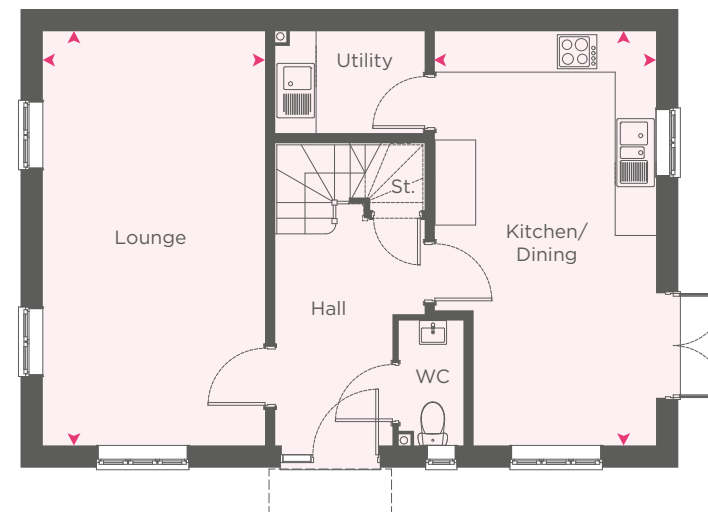
## First Floor

Bedroom 1	3,307mm x 3,010mm	10'10" x 9'11"
Ensuite		
Bedroom 2	3,322mm x 3,010mm	10'11" x 9'11"
Bedroom 3	3,423mm x 2,982mm	11'3" x 9'9"
Bedroom 4	3,310mm x 2,385mm	10'10" x 7'10"
Bathroom		

## First Floor



## Ground Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on the floor plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.

PTF1225\_R1

# The Palmerstown

Plots 1, 4, 27, 28, 41

Pear Tree Fields

| 5 bedroom | 2 bathroom | Detached

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.

LaganHomes<sup>®</sup>

# The Palmerstown

Plots 1, 4, 27, 28, 41

## Ground Floor

Lounge	5,513mm x 4,398mm	18'1" x 14'5"
Kitchen/Dining	6,535mm x 3,950mm	21'5" x 13'0"
Utility	1,835mm x 1,810mm	6'0" x 5'11"
Study	2,707mm x 2,445mm	8'11" x 8'0"
WC		

## First Floor

Bedroom 1	4,398mm x 3,845mm	14'5" x 12'7"
Ensuite		
Bedroom 2	3,344mm x 3,042mm	11'0" x 10'0"
Bedroom 3	3,917mm x 2,504mm	12'10" x 8'3"
Bedroom 4	3,098mm x 2,560mm	10'2" x 8'5"
Bedroom 5	2,860mm x 2,390mm	9'5" x 7'10"
Bathroom		



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FH

# The Bushmills SP FIRST HOME

Plots 5, 7



## Pear Tree Fields

| 2 bedroom | 1 bathroom | Semi-detached

LaganHomes®

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# The Bushmills SP FIRST HOME

## Plots 5, 7

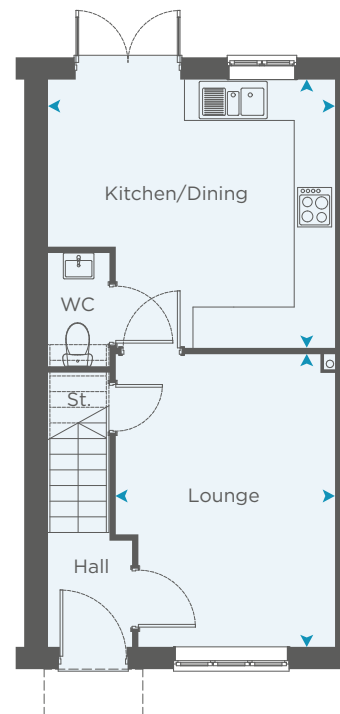
### Ground Floor

Lounge	4,300mm x 3,222mm	14'1" x 10'7"
Kitchen/Dining	4,218mm x 3,942mm	13'10" x 12'11"
WC		

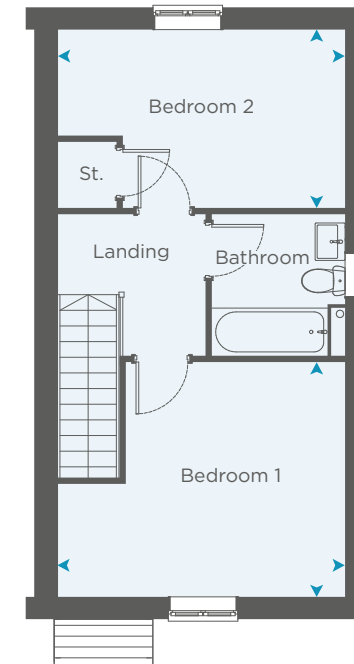
### First Floor

Bedroom 1	4,218mm x 3,450mm	13'10" x 11'4"
Bedroom 2	4,218mm x 2,620mm	13'10" x 8'7"
Bathroom		

### Ground Floor



### First Floor



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PTF1225\_R1

FH

# The Bushmills Ginnet FIRST HOME

Plot 6



Pear Tree Fields

| 2 bedroom | 1 bathroom | Terraced

LaganHomes<sup>®</sup>

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.

# The Bushmills GinneL **FIRST HOME**

## Plot 6

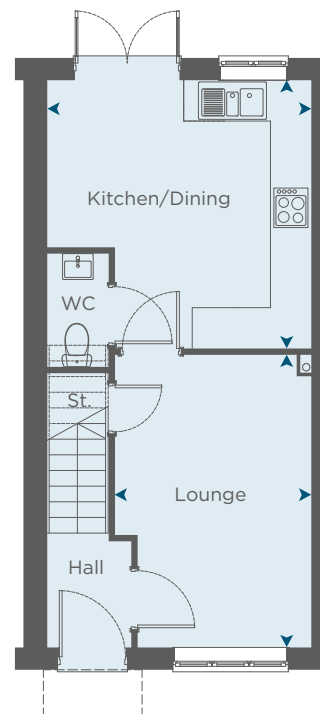
### Ground Floor

Lounge	4,300mm x 2,884mm	14'1" x 9'6"
Kitchen/Dining	3,942mm x 3,880mm	12'11" x 12'9"
WC		

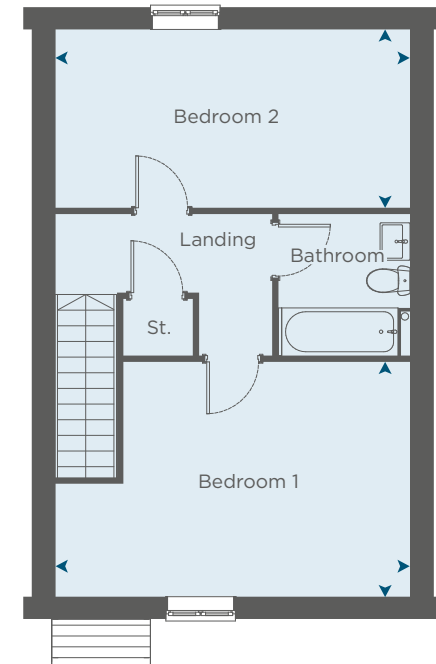
### First Floor

Bedroom 1	5,208mm x 3,450mm	17'1" x 11'4"
Bedroom 2	5,208mm x 2,620mm	17'1" x 8'7"
Bathroom		

### Ground Floor



### First Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on the floor plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.

PTF1225\_R1

# The Cavan FIRST HOME

Plots 19, 20, 53, 54, 56

FH

Pear Tree Fields

| 3 bedroom | 2 bathroom | Semi-detached

The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Adviser for details of specific plots.

LaganHomes®

# The Cavan **FIRST HOME**

Plots 19, 20, 53, 54, 56

## Ground Floor

Lounge 5,312mm x 3,615mm 17'5" x 11'10"

Kitchen/Dining 4,611mm x 3,605mm 15'2" x 11'10"

WC

## First Floor

Bedroom 1 3,920mm x 2,473mm 12'10" x 8'1"

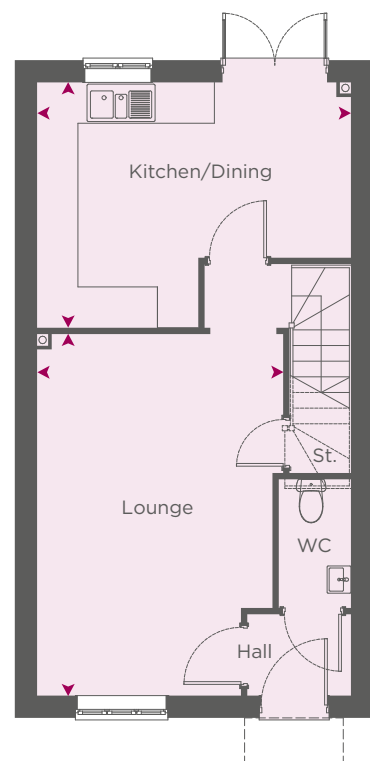
Ensuite

Bedroom 2 3,785mm x 2,473mm 12'5" x 8'1"

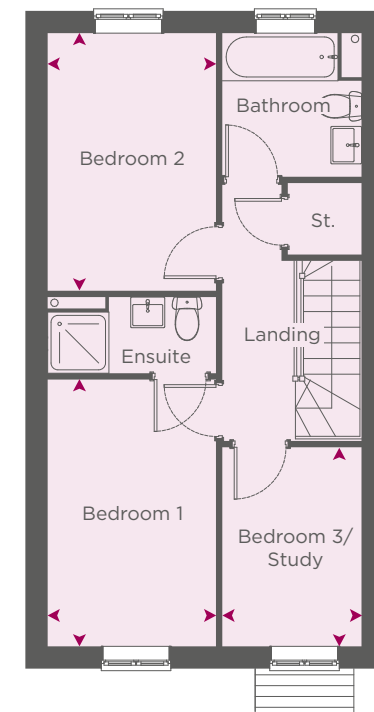
Bedroom 3/  
Study 2,925mm x 2,045mm 9'7" x 6'9"

Bathroom

## Ground Floor



## First Floor



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PTF1225\_R1



	Bushmills	Enfield	Cavan	Cookstown	Greencastle	Lettermore	Knightstown	Kinnegad	Hollymount	Tollymore	Palmerstown	First Homes		
												Bushmills SP	Bushmills Ginmel	Cavan

Ensuite 1 - Full height tiling to shower enclosure, half height tiling to walls with sanitaryware fitted														
Ensuite 2 - Full height tiling to shower enclosure, half height tiling to walls with sanitaryware fitted														

**INTERIOR FEATURES**

Plastered ceilings and walls. Ceilings finished in contract matt white emulsion and walls finished in white emulsion														
MDF architraves and skirtings finished in white satin														
Chrome ironmongery to doors														
White painted softwood staircase with chamfered newel and balustrade														
Varnished ash handrail and newel cap														
Built-in wardrobes to bedroom 1														
5 panel internal door finished in Crown brilliant white satin														

**ELECTRICAL FEATURES**

LED recessed downlights in kitchen, bathrooms and ensuites where applicable														
Pendant and batten lights with energy efficient lamps to remaining rooms														
White electrical fittings, switches and sockets, 1 USB socket to kitchen and 2 USB sockets to bedroom 1														
2-way lighting to ceiling light to bedroom 1														
Shaver socket fitted to bathroom where there is no ensuite														
Shaver socket to ensuite 1														
PIR ceiling sensor with low level lighting to ensuite 1														
Mains wired smoke and heat detectors with battery back up														
RJ45 point to living room and bedroom 1														
Main entrance light fitting with PIR and switch operated DETA up and down wall lights														
Wire only to rear external light fitting														
Electrical vehicle charging points														
Photovoltaic (PV) solar panels														
Double switch socket and light fitting to garage (Garage not included to plot 18)														
ONT fibre box to cupboard														

**GARDEN, PATHS & DRIVEWAY**

Riven paving slabs to main entrance door, side/area of the plot (Where applicable. Plot specific locations)														
Turf and/or planting to front (as landscape design)														
Tarmacadam surface driveway as per hard landscape design. Tarmac drives and concrete edgings (Refer to external materials. Plot specific locations)														
Site grade soil to rear and side gardens														
Outside tap														

**WARRANTY**

10-year NHBC warranty														
2-year customer care warranty														

Lagan Homes reserves the right to replace products with similar products affected by supply chain issues. Appliances manufacturer Electrolux/AEG – subject to supply chain availability at the time – confirmation at reservation. Choices are dependent on stage of construction, please ask the Sales Adviser for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Adviser at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions. \*Due to manufacturing, the double glazed door profile may differ to the window profile.






# Sustainable Living

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Our developments can include solar PV panels, EV charging points, high EPC ratings and work from home spaces. Other energy saving features include:

-  **Good levels of insulation**
-  **Quality construction on-site**
-  **Energy efficient appliances**
-  **Low energy lighting**
-  **Save £1,980 on energy bills\***



In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2024 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 3.51 tonnes a year. On average this could mean as a new home owner you could save £1,980 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.

\*Energy figures quoted are based on a yearly average taken from the Home Builders Federation Energy Report "Watt a Save – Energy efficient new homes" updated November 2024. Photographs show typical show home interiors from previous developments.

# Meet the Neighbours

At Lagan Homes we take great care to create homes you'll love living in and we work hard to make sure your buying experience is as smooth and stress free as possible. We are proud to offer the highest level of customer service, every step of the way. Our home buyer reviews reflect this - real people, real experiences.



Share to win!

Why not share your love for your new Lagan home and you could win a £100 Love to Shop voucher! Check out homes from past winners on our Instagram page @laganhomesltd #mylaganhome



"I'm really impressed with Lagan Homes, in terms of the style of the house, the layout, the design, but also the quality of the build. I've bought from six other new builders...but Lagan Homes have been by far the best."

*Cotton Meadows Resident*



"We definitely recommend Lagan Homes. The buying process was very smooth and easy. The customer care especially was really good. They explained everything very well and they guided us at every stage, so we felt comfortable."

*Western Gate Residents*




















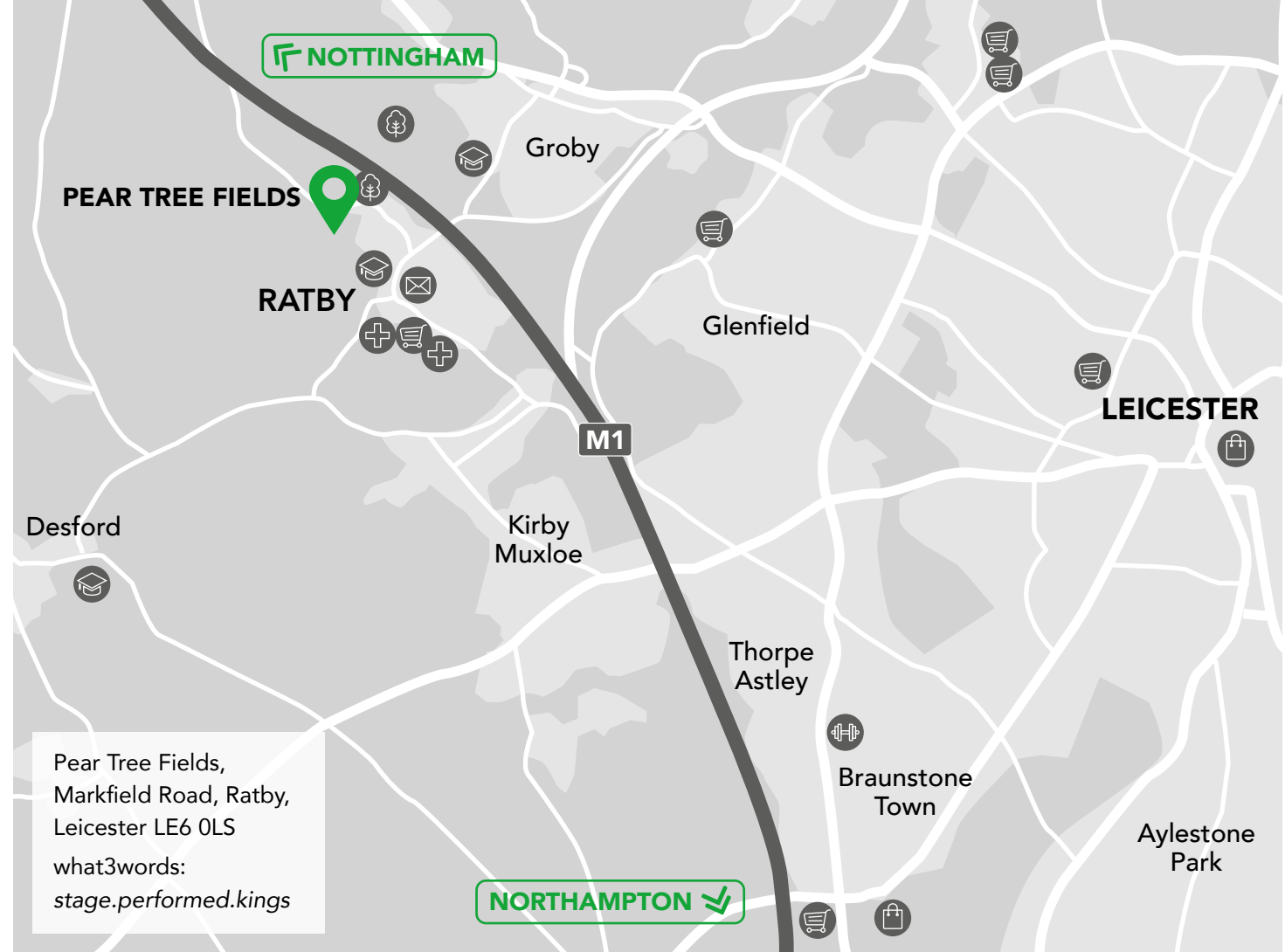
"Everyone is so personable. They're really involved and really got to know us. They're really invested in us and our journey. If you want a great support network, then our experience with Lagan has been fantastic and we could absolutely recommend them."

*Willow Grove Residents*

# The Location

## Walking distance

-  Martinshaw Wood 0.1m
-  Ratby Post Office 0.7m
-  Ratby Primary School 0.7m
-  Masons Pharmacy 0.8m
-  Co-Op Store 0.9m
-  Ratby GP Surgery 1.0m
-  Brookvale Groby 1.2m
- Under 4 miles**
-  Ratby Burroughs 1.6m
-  Bosworth Academy 3.4m
-  Morrisons 3.8m
- Under 7 miles**
-  Tesco Extra 4.4m
-  Aldi 5.2m
-  David Lloyd Gym  
Leicester Meridian 5.3m
-  Lidl 5.4m
-  Sainsbury's 6.4m
-  Highcross Shopping Centre 6.3m
-  Fosse Park Shopping Centre 6.9m



Journey times and distances are approximate, taken from Trainline.com and Google maps August 2025.

All information, including CGIs, plans, and specifications, are correct at the time of printing. Changes may occur as the development progresses.  
Please consult a Sales Adviser for the most up-to-date details prior to reservation.



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Protection for new-build home buyers

