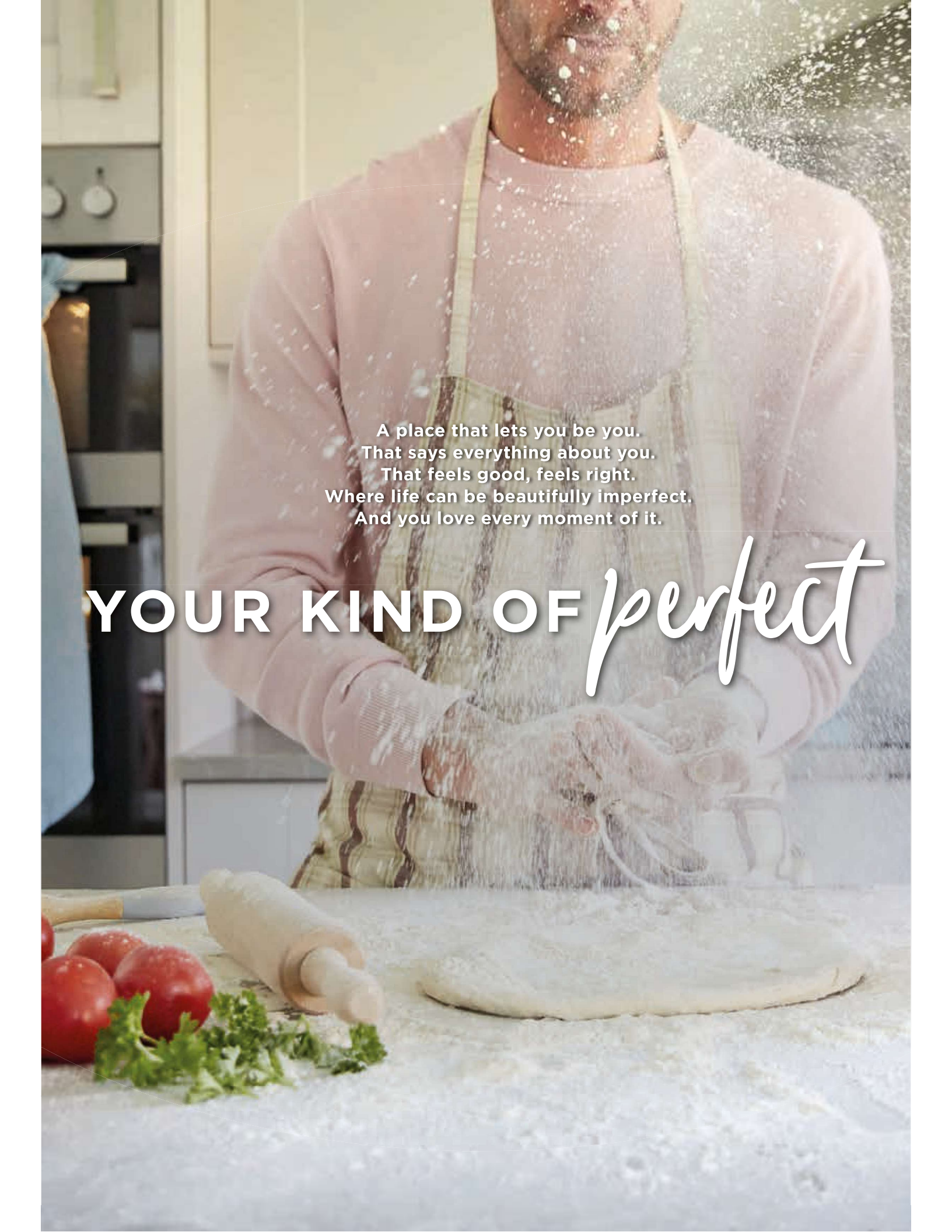


Wain
HOMES



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*

MAPLE CROSS DEVELOPMENT PLAN



2 Bedroom Homes

The Candlewood B (CAN)

3 Bedroom Homes

The Alder (ALD)

The Coral (COR)

The Stafford (STA)

The Whitebeam (WBM)

4 Bedroom Homes

The Colyton (CYT)

The Foxton (FOX)

The Hickory (HIC)

The Merther (MER)

The Poplar (POP)

The Yew (YEW)

5 Bedroom Homes

The Ash (ASH)

Affordable Homes

- * Shared Ownership Homes
- Affordable Rent Homes

(Location of affordable / rented homes is indicative)

— Sales Area

■ Commercial Units



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MAPLE CROSS SPECIFICATION

CANDLEWOOD.B | ALDER | CORAL | STAFFORD | WHITEBEAM | COLYTON

FOXTON | HICKORY | MERTHER | POPLAR | YEW | ASH

KITCHENS

- Luxury Fitted Kitchen with a Choice of Finishes*
- Laminated Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Electric Oven (Single or Double Depending on the House Type)
- AEG Induction Hob (60cm or 80cm Depending on House Type)
- AEG Stainless Steel Chimney Hood
- 60cm/90cm Glass Splashback
- Electrolux Integrated Dishwasher
- Electrolux Integrated Washing Machine
- Electrolux Integrated Fridge Freezer
- Stainless Steel One and a Half Bowl Sink to Kitchen
- Blanco Mixer with Flexible Spout and Variable Jet Option
- LED Under Unit Lighting

BATHROOMS

- Roca Sanitaryware and Vanity Unit to Main Bathroom and En-Suite 1
- Aqualisa Brassware
- Aqualisa Concealed Mixer Shower with Drencher and Adjustable Hose
- Bathroom and En-suites to be Half-Tiled with a Choice of Wall Tiles
- Shower Enclosures to be Fully-Fitted with a Choice of Wall Tiles
- Shower and Screen to be Fitted Over the Bath with Additional Tiling (if no Separate Shower Cubicle)
- White Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Fitted Wardrobes with Sliding Doors to Bedroom 1
- Television Aerial Point to Bedroom 1
- Data Point with CAT6 Wiring to Bedroom 1

OTHER INTERNAL FEATURES

- Carpets throughout with a Choice of Colours
- LVT Flooring to Kitchen/Dining, Cloakrooms, En-Suites and Bathrooms
- All Walls and Ceilings to have White Covermatt Emulsion Finish
- Staircase, including Newel Posts and Spindles, to be Finished in White
- Oak Handrail and Newel Caps
- CAT6 Cabling to Lounge and Bedroom 1
- CAT6 Cabling to Study (if applicable)
- Slimline White Sockets and Switches to all Rooms
- Contemporary 5-Panel Oak Doors
- White Downlights to the Kitchen Area
- Deta Electrically Wired Smoke Detectors and Heat Detectors

EXTERNAL FEATURES

- PVCu Double Glazed Windows
- Anthracite Grey Rainwater Goods
- Doorbell
- Composite Front Doors
- Bi-fold White Aluminium Doors – on selected plots
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detached Garages (where applicable)
- Gardens Turfed to Front and Rear
- Electric Car Charging Unit
- 1.8 Metre Fencing to Rear Garden

WARRANTIES

- Air source Heat pump with Hot Water Cylinder and Single Room Thermostat

WARRANTIES

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

*Upgraded Choices available. *Unless stipulated otherwise on the working drawings.

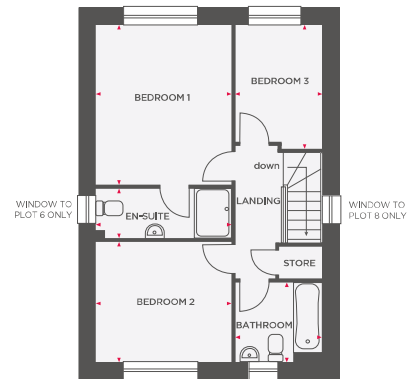
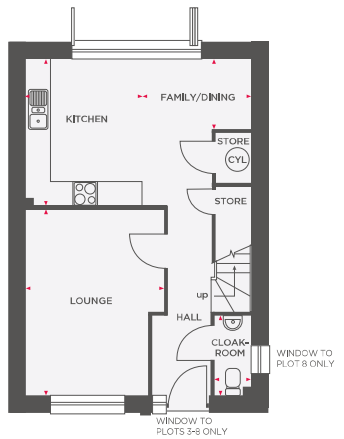
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Wain
HOMES



THE CORAL

3 BEDROOM TERRACE/SEMI-DETACHED/DETACHED HOME



| | | |
|---------------|-------------|----------------|
| Lounge | 3328 x 4487 | 10'11" x 14'8" |
| Kitchen | 2819 x 3554 | 9'3" x 11'8" |
| Family/Dining | 1318 x 1702 | 4'4" x 5'7" |
| Cloakroom | 889 x 1925 | 2'11" x 6'4" |

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3247 x 3853 | 10'8" x 12'7" |
| En-Suite | 3427 x 1200 | 10'8" x 3'11" |
| Bedroom 2 | 3247 x 2900 | 10'8" x 9'6" |
| Bedroom 3 | 2106 x 2990 | 6'11" x 9'9" |
| Bathroom | 2106 x 1926 | 6'11" x 6'4" |

 Depicts hot water cylinder



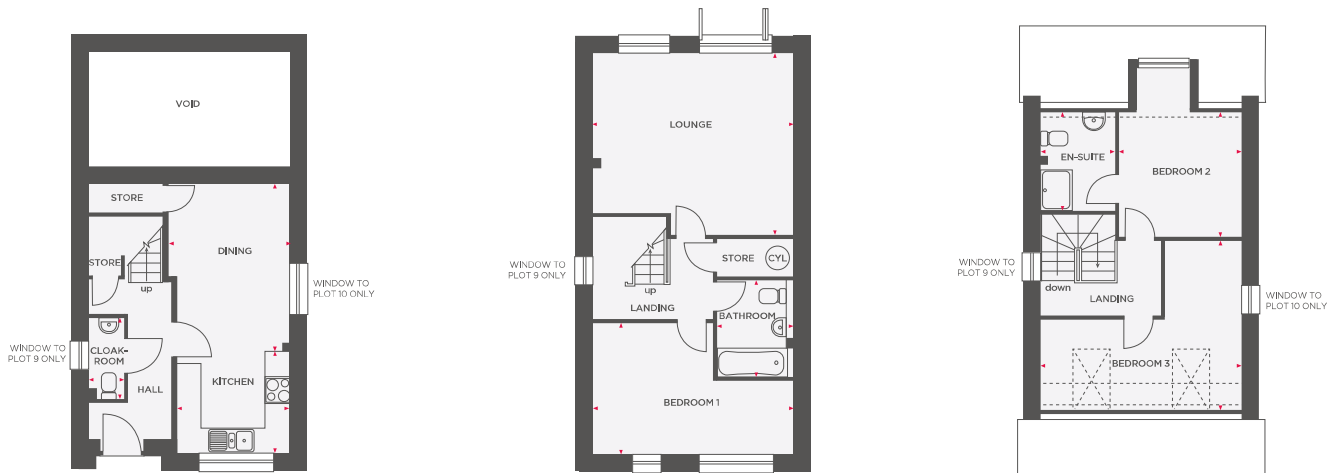
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THE STAFFORD

3 BEDROOM SEMI-DETACHED HOME



| | | |
|-----------|-------------|--------------|
| Kitchen | 2696 x 2455 | 9'10" x 8'0" |
| Dining | 2922 x 4049 | 9'7" x 13'3" |
| Cloakroom | 866 x 1960 | 2'10" x 6'5" |

| | | |
|-----------|-------------|----------------|
| Lounge | 4857 x 4394 | 15'11" x 14'5" |
| Bedroom 1 | 4857 x 3267 | 15'11" x 10'8" |
| Bathroom | 1861 x 2394 | 7'10" x 6'1" |

| | | |
|-----------|-------------|-----------------|
| Bedroom 2 | 2970 x 3013 | 9'9" x 9'10" |
| En-Suite | 1798 x 2384 | 9'11" x 7'10" |
| Bedroom 3 | 4857 x 4244 | 15'11" x 13'11" |

 Depicts hot water cylinder



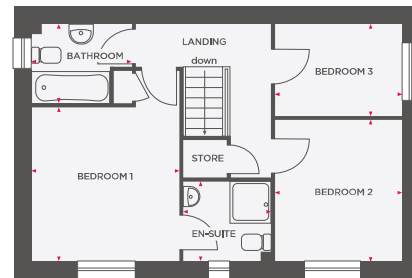
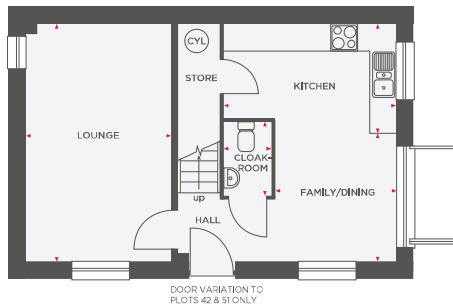
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THE WHITEBEAM

3 BEDROOM TERRACE/SEMI-DETACHED/LINK-DETACHED/DETACHED HOME



| | | |
|---------------|-------------|---------------|
| Lounge | 3239 x 5205 | 10'7" x 17'1" |
| Kitchen | 3200 x 2400 | 10'6" x 7'10" |
| Family/Dining | 2735x 2806 | 8'11" x 9'2" |
| Cloakroom | 1050 x 1600 | 3'4" x 5'2" |

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3237 x 3372 | 10'7" x 11'1" |
| En-Suite | 1924 x 1750 | 6'3" x 5'9" |
| Bedroom 2 | 2790 x 3096 | 9'2" x 10'2" |
| Bedroom 3 | 2791 x 2021 | 9'2" x 6'7" |
| Bathroom | 1725 x 1745 | 5'8" x 5'8" |

 Depicts hot water cylinder



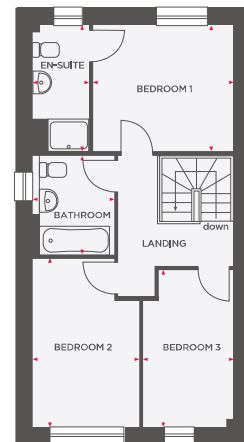
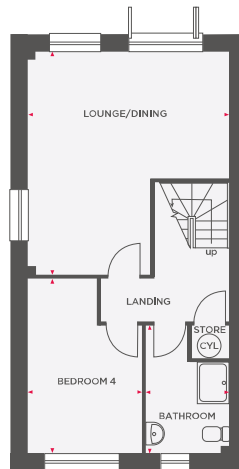
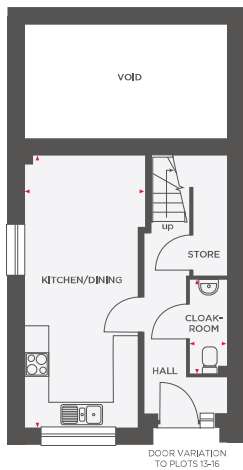
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THE FOXTON

4 BEDROOM SEMI-DETACHED/DETACHED HOME



| | | |
|----------------|-------------|--------------|
| Kitchen/Dining | 2914 x 6548 | 9'5" x 21'4" |
| Cloakroom | 887 x 2270 | 2'11" x 7'5" |

| | | |
|---------------|-------------|---------------|
| Lounge/Dining | 4871 x 5381 | 16'0" x 17'8" |
| Bedroom 4 | 2758 x 4235 | 9'0" x 13'10" |
| Bathroom | 2024 x 3090 | 6'7" x 10'1" |

| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3412 x 3048 | 11'2" x 10'0" |
| En-Suite | 1365 x 3042 | 4'4" x 9'9" |
| Bedroom 2 | 3974 x 2804 | 8'5" x 13'4" |
| Bedroom 3 | 2173 x 3786 | 7'1" x 12'4" |
| Bathroom | 1964 x 2396 | 6'4" x 7'8" |

CYL Depicts hot water cylinder



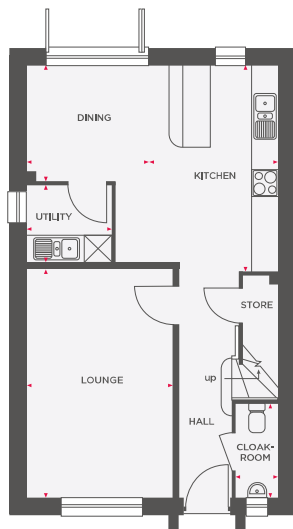
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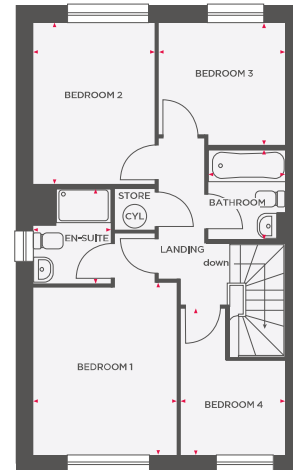


THE HICKORY

4 BEDROOM SEMI-DETACHED HOME



| | | |
|-----------|-------------|---------------|
| Lounge | 3203 x 5011 | 10'6" x 16'5" |
| Kitchen | 2884 x 4525 | 9'5" x 14'8" |
| Dining | 2641 x 2535 | 8'8" x 8'3" |
| Utility | 1866 x 1697 | 6'1" x 5'7" |
| Cloakroom | 948 x 2066 | 3'1" x 6'9" |



| | | |
|-----------|-------------|---------------|
| Bedroom 1 | 3134 x 3782 | 10'3" x 12'5" |
| En-Suite | 1693 x 2098 | 5'6" x 6'10" |
| Bedroom 2 | 2656 x 3539 | 8'8" x 11'7" |
| Bedroom 3 | 2781 x 2682 | 9'1" x 8'9" |
| Bedroom 4 | 2303 x 3203 | 7'6" x 10'6" |
| Bathroom | 1699 x 1975 | 5'7" x 6'6" |

 Depicts hot water cylinder



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