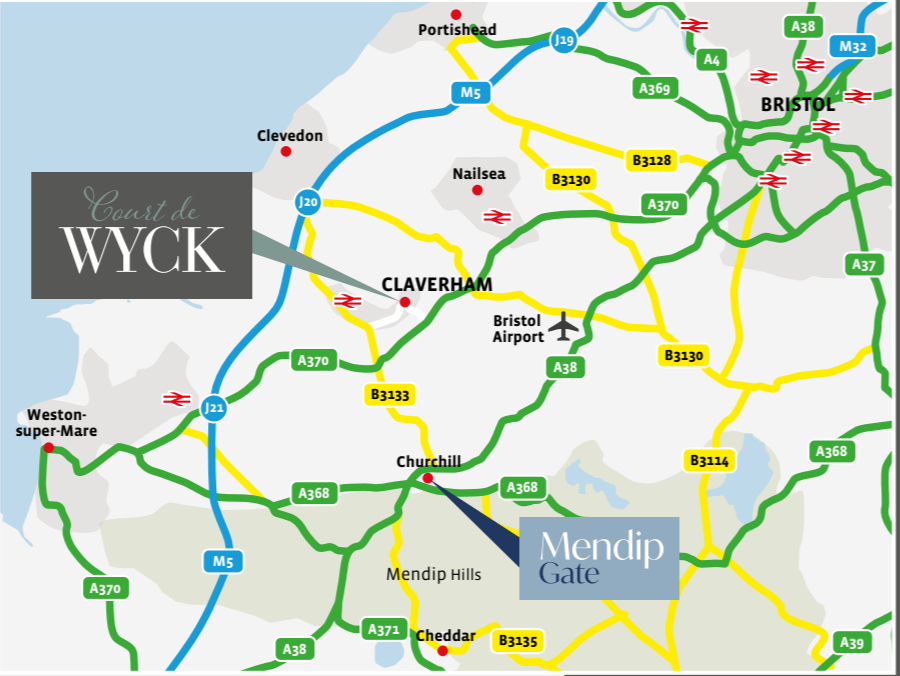


SATNAV BS49 4NF
 Newland at Court de Wyck,
 Bishops Road,
 Claverham,
 Somerset
 BS49 4NF
 Tel: 01934 331809



Considerate | Conscientious | Crafted



A distinctive development of 2, 3 and 4 bedroom open market homes
 in the historic setting of Court de Wyck Manor at Claverham, Somerset



Newland Homes Ltd: Brighthouse Court, Barnett Way, Barnwood, Gloucester GL4 3RT | T: 01452 623000 | E: sales@newlandhomes.co.uk | www.newlandhomes.co.uk

All purchasers must check with the Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in the brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with your Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual, external finishes and window positions do vary, please ask Sales Consultant for full details. 12/20

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Design: www.limesgroup.co.uk

Court de
WYCK
CLAVERHAM

Newland Homes at Court De Wyck is a brand new development of 75 new homes in a unique historic setting in Claverham, North Somerset. Originally established in the 12th Century by the Bishops of Bath and Wells, Court de Wyck retains a majestic splendour as the backdrop to modern living.



Individual homes in a unique historic village setting on the edge of beautiful countryside in north Somerset

Claverham is a small village in North Somerset, approximately half way between Bristol and Weston-super-Mare. This popular location strikes a perfect balance between countryside living and accessibility to the motorway for travel to Bristol and other areas.

New fits with old

Court de Wyck is set in 3 hectares of land in an area that already includes the local village hall and May Day field – both important local community facilities. Positioned within existing mature landscaping and benefitting from many retained trees there will be a secluded feel to this development set well back from the main road. Currently home to two Grade-II listed buildings, Court de Wyck Manor and the former chapel, the 75 new homes to sit alongside range from stylish 2, 3 and 4-bedroom properties in various configurations through to the unique Wyck barn.

Farming history, aerospace and new beginnings

Named after the clover fields that surround it, Claverham retains a rural heritage through farms, market gardens

and local horticultural businesses but is now also home to many commuters. Village character comes from the fields, footpaths, stone walls and winding lanes, allowing easy access to the countryside, plus a variety of farm buildings and cottages.

In the recent past the Court de Wyck estate housed the Lickley Engineering Centre and work carried out here in the 1980s included design and development of aerospace flight controls for various aircraft including the Harrier jump jet.

The village is blessed by St Barnabas Church at the top of the High Street (not much more than a narrow lane today) and the Free Church in Claverham Road. However, these are both pre-dated by 12th century Court de Wyck. Once one of the most magnificent properties in the area, it was rebuilt in the early 1800s although the original 14th century chapel and tythe barn were left untouched. These historic buildings, sympathetically considered for the future, form part of the next era for the village alongside distinctive contemporary homes bringing new life to Claverham for many years to come.

Cider
at Court de Wyck

In 1798 John Worrell, grew in the orchards of Court de Wyck the first Court de Wyck Pippin apple, renowned for flavour/colour and used in cider making. It is probable that cider making was part of the manor's activities when it encompassed part of the wider settlement.



1. St. Barnabas Church, Claverham
2. Claverham's May Day celebrations (picture: Weston Mercury and North Somerset Times)
3. Claverham village hall is at the centre of community life

Perfectly positioned to enjoy the great outdoors

From the Mendip Hills to the Somerset sands

Convenient shopping

There's a local newsagent/local store and a takeaway food shop but most of the other closest local amenities are in nearby Yatton including a large Co-op supermarket and a number of other shops, takeaways, coffee shops and restaurants, mostly centred around Pages Court Shopping Centre.

Larger supermarkets, shopping centres and out of town stores can found a little further afield at either Clevedon or Weston-super-Mare unless you want to venture to Bristol or Bath.

Education on your doorstep

For families, Claverham is fortunate to benefit from an excellent local Primary school - Court-De-Wyck Church School, Ofsted rated 'Good' - located directly opposite the entrance to the development and there are at least half a dozen other Primaries within 3 miles including 'Outstanding' Wrington Church of England Primary School.

For Secondary education, nearest options are Backwell, Nailsea and Ravenswood Schools, all rated 'Good', while Churchill Academy & Sixth Form, just 5 miles south, is rated 'Outstanding'. There are also many other education options towards Weston-super-Mare and of course in Bristol as well.

Commuting from Claverham is easy - Yatton station, the M5 motorway and Bristol airport are all within a short drive.

Sport and outdoor activities

There are no shortage of opportunities to enjoy the outdoors from a base at Claverham. The spectacular Mendip Hills are just a few miles south, including Blagdon and Chew Valley lakes offering all sorts of outdoor pursuits. Meanwhile, closer to home, Cadbury Hill Local Nature Reserve and hill fort affords great views and is a perfect spot for dog walking.

For more organised and competitive sports you'll find a tennis club in Cleeve, cricket clubs in Cleeve and Claverham plus a bowling club in Yatton as well as several golf clubs within a 20-minute drive.

For more luxury you can visit 'theclubandspa' at Cadbury House Hotel less than 5 minutes down the road and make use of pool, sauna, steam room as well as a state-of-the-art 'Technogym'. However, for a more invigorating outdoor swim, you can always brave the sea at Weston-super-Mare or else simply stroll along the sands waiting for the tide to come in. Alternatively visit Portishead marina or the splendid Clevedon Pier for further opportunities to enjoy the sea air.

Travelling from Claverham

Conveniently located just off the A370, Court de Wyck is within easy reach of Weston Super Mare and Bristol with the M5 (via Junction 21 - St Georges) allowing direct access to the national motorway network.

Yatton has a mainline commuter rail service so you can be at Bristol Temple Meads in less than 20 minutes and then it's just 95 minutes into London Paddington. In addition, Bristol International airport at Lulsgate is just 5 miles east should you want to travel further afield.

travel and distances

from Court de Wyck

Pages Shopping Centre, Yatton
1.6 miles - 6 mins by car

Cadbury Hill Nature Reserve
1.6 miles - 5 mins by car

Yatton Railway Station
2.1 miles - 8 mins by car

Bristol Airport
5.3 miles - 13 mins by car

M5 Motorway (Junction 21)
6.4 miles - 13 mins by car

Clevedon Pier
6.8 miles - 20 mins by car

Weston-super-Mare
11.1 miles - 24 mins by car

Bristol
11.7 miles - 28 mins by car

* all times and distances from Googlemaps.

1. The view from Cadbury Hill looking towards Claverham
2. The Club and Spa at Cadbury House Hotel
3. The pier at Clevedon
4. Pages Court shopping centre, Yatton
5. The Strawberry Line cycle path near Yatton
6. The perfect spot for country walks
7. Cleeve Garden Centre
8. The local primary school on the doorstep
9. Claverham cricket club

Pictures 1 & 2: Heatheronhertravels.com



1



2



3



4



6



5



7



8



9



Considerate | Conscientious | Crafted

Development Plan



There is a wide selection of homes to choose from ranging from the beautifully proportioned 2-bed Shipton through to the delightful 4-bed Prestbury - not forgetting a unique property to be known as Wyck Barn.



Wyck Barn
4 bedroom home
Plot: 75



The Prestbury
4 bedroom home
Plots: 15, 16, 53, 54, & 71 to 74



The Sherston
4 bedroom home
Plots: 37 & 39



The Hampton
4 bedroom home
Plots: 17 to 20, 34 to 36 & 58 to 60



The Charlbury
4 bedroom home
Plots: 29, 30, 51, 52, 55 & 56



The Honeybourne
3 bedroom home
Plots: 23, 31, 32, 38, 40, 41, 46 & 47



The Hinton
3 bedroom home
Plots: 14, 33, 42 to 45, 57, 61 & 70



The Tetbury
3 bedroom home
Plots: 27, 28 & 64 to 67



The Cricklade
3 bedroom home
Plots: 6, 7, 21, 22, 24 to 26 & 48 to 50



The Shipton
2 bedroom home
Plots: 1 to 5, 8 to 12a, 62, 63, 68 & 69

Newland at Court de Wyck

This new development has a truly impressive setting. Access is from Bishops Road, the main thoroughfare through Claverham village, opposite the local school and takes you through a sweeping, tree-lined drive past the village hall and towards the main historic Court de Wyck building that forms an impressive welcome to the site.

The homes are carefully arranged beyond this amongst mature landscaping offering a beautiful countryside location with open fields all around. The community setting is further complemented by May Day Field, home to various local events and activities throughout the year.





Main image: The Prestbury, dual aspect. Inset: The Prestbury

Prestbury ~ Dual Aspect



GROUND FLOOR
(Plots 15, 53 & 74)

Prestbury ~ Classic Aspect



FIRST FLOOR
(Plots 15, 53 & 74)



GROUND FLOOR
(Plots 16, 54, 71 to 73)



FIRST FLOOR
(Plots 16, 54, 71 to 73)

FLOOR PLAN KEY

- | | | | | | | | |
|-----|-----------------|----|--|----|--|-----|-------------------------------|
| A/C | Airing cupboard | FF | Integrated fridge/freezer | W | Wardrobe | | Eco Bin |
| B | Boiler | O | Integrated eye level single oven and microwave | WM | Washing machine space | --- | Denotes reduced ceiling level |
| C | Cupboard | TD | Tumble dryer space | WO | Optional Wardrobe - see Sales Consultant | * | Dims exclude wardrobe |
| DW | Dishwasher | | | | | | |

The Prestbury

Plots: 15, 16, 53, 54, & 71 to 74

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, including feature island, sun lounge and an abundance of space for dining. Upstairs, the principal bedroom features an ensuite shower room and generous fitted wardrobes.

Prestbury

Plots: 15, 16, 53, 54, & 71 to 74

Lounge

4.15m (max) X 5.18m (max)
13'7" (max) X 16'0" (max)

Kitchen/Breakfast Family Room/Sun Lounge

6.35m (max) X 8.45m (max)
20'10" (max) X 27'8" (max)

Bedroom 1*

3.01m (max) X 4.53m (max)
9'10" (max) X 14'10" (max)

Bedroom 2

3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3

3.55m (max) X 3.97m (max)
11'8" (max) X 13'1" (max)

Bedroom 4

2.70m (max) X 3.07m (max)
8'10" (max) X 10'1" (max)



The Sherston

Plots: 37 & 39

A superb double-fronted 4 bedroom detached home. Both the lounge and sun lounge lead on to the garden through the French doors, bringing the outside in. Upstairs the principal bedroom benefits from ensuite shower room and built-in wardrobes.



GROUND FLOOR



FIRST FLOOR



The Sherston boasts a beautiful sun lounge; a feature available in a variety of homes at Court de Wyck.

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher
- FF Integrated fridge/freezer
- O Integrated eye level single oven and microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional Wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- Dims exclude wardrobe

Sherston

Plots: 37 & 39

Lounge

3.55m x 6.41m
11'8" x 21'1"

Kitchen/Dining/Sun Lounge

4.52m (max) x 9.35m (max)
14'10" (max) x 30'8" (max)

Bedroom 1*

3.60m (max) x 3.92m (max)
11'9" (max) x 12'10" (max)

Bedroom 2

3.32m x 2.92m
10'11" x 9'7"

Bedroom 3

3.32m (max) x 3.39m (max)
10'11" (max) x 11'1" (max)

Bedroom 4

3.09m (max) x 2.09m (max)
10'1" (max) x 6'10" (max)



The Hampton

Plots: 17 to 20, 34 to 36 & 58 to 60

A delightful 4 bedroom detached home with a highly specified and contemporary open plan kitchen/dining leads on to a beautiful sun lounge. The principal bedroom suite occupies the top floor with a spectacular galleried landing, ensuite and walk-in wardrobe.



FLOOR PLAN KEY

A/C	Airing cupboard	DW	Dishwasher	WM	Washing machine space		Eco Bin
AS	Appliance space	FF	Integrated fridge/freezer	WO	Optional Wardrobe - see Sales Consultant	---	Denotes reduced ceiling level
B	Boiler	O	Integrated eye level single oven and microwave			•	Dims exclude wardrobe
C	Cupboard						

Hampton

Plots: 17 to 20,
34 to 36 & 58 to 60

Lounge

3.40m (max) X 4.94m (max)
11'2" (max) X 16'2" (max)

Kitchen/Dining/Sun Lounge

5.40m (max) X 7.42m (max)
17'8" (max) X 24'4" (max)

Bedroom 1*

5.40m (max) X 4.09m (max)
17'8" (max) X 13'5" (max)

Bedroom 2

3.36m X 3.16m
11'1" X 10'4"

Bedroom 3

3.42m X 2.69m
11'2" X 8'9"

Bedroom 4

1.94m (max) X 3.16m (max)
6'4" (max) X 10'4" (max)



The Charlbury

Plots: 29, 30, 51, 52, 55 & 56

So impressive, this 4 bedroom semi-detached home features a brilliantly designed kitchen dining room with fabulous bay window, in addition to a superb sun lounge and exceptional galleried principal suite with walk-in wardrobe and ensuite.



FLOOR PLAN KEY

- | | | | | | | | |
|-----|-----------------|----|---------------------------|----|-----------------------|-----|-------------------------------|
| A/C | Airing cupboard | DW | Dishwasher | W | Wardrobe | | Eco Bin |
| AS | Appliance space | FF | Integrated fridge/freezer | WM | Washing machine space | --- | Denotes reduced ceiling level |
| B | Boiler | O | Single oven | | | * | Dims exclude wardrobe |

Charlbury

Plots: 29, 30, 51, 52, 55 & 56

Lounge/Sun Lounge

4.90m (max) X 6.23m (max)
16'1" (max) X 20'5" (max)

Kitchen/Dining

3.97m (max) X 6.03m (max)
13'1" (max) X 19'9" (max)

Bedroom 1*

4.90m (max) X 4.75m (max)
16'1" (max) X 15'7" (max)

Bedroom 2*

4.14m (max) X 3.56m (max)
13'7" (max) X 11'8" (max)

Bedroom 3

2.83m X 2.91m
9'3" X 9'6"

Study/Bedroom 4

1.98m X 2.91m
6'6" X 9'6"



Wyck Barn

Plot: 75

A beautifully bespoke 4 bedroom detached home, built with contemporary living in mind. This home enjoys statement windows to the front elevation plus French doors to both the lounge and kitchen/dining, bringing the outside in. Upstairs, the principal bedroom features a walk-in wardrobe and ensuite.



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

A/C	Airing cupboard	FF	Integrated fridge/freezer	TD	Tumble dryer space		Eco Bin
B	Boiler	L	Larder unit	WM	Washing machine space	---	Denotes reduced ceiling level
C	Cupboard	O	Integrated eye level single oven and microwave	WO	Optional Wardrobe - see Sales Consultant	*	Dims exclude wardrobe
DW	Dishwasher						

Wyck Barn

Plot: 75

Lounge
3.72m x 5.08m
12'2" x 16'8"

Kitchen/Dining
8.97m x 3.63m
29'5" x 11'11"

Snug/Study
3.15m x 3.08m
10'4" x 10'1"

Bedroom 1*
3.72m x 3.87m
12'2" x 12'8"

Bedroom 2
3.72m x 3.06m
12'2" x 10'1"

Bedroom 3
3.05m x 4.10m
10'1" x 13'5"

Bedroom 4
3.05m x 2.62m
10'1" x 8'7"



Inset shows plot 23

The Honeybourne

Plots: 23, 31, 32, 38, 40, 41, 46 & 47

A charming, double-fronted 3 bedroom detached home, packed with thoughtful design features, including the downstairs laundry/WC and ample storage. Upstairs, three bedrooms and a well-appointed family bathroom are located off the landing. The spacious principal bedroom suite boasts an ensuite and built-in wardrobes.



GROUND FLOOR
(Plots 31, 32, 38, 40, 41, 46 & 47)



FIRST FLOOR
(Plots 31, 32, 38, 40, 41, 46 & 47)



GROUND FLOOR
(Plot 23)



FIRST FLOOR
(Plot 23)

FLOOR PLAN KEY

- | | | | |
|---------------------|--|---|-----------------------------------|
| A/C Airing cupboard | FF Integrated fridge/freezer | W Wardrobe | Eco Bin |
| B Boiler | O Integrated eye level single oven and microwave | WM Washing machine space | --- Denotes reduced ceiling level |
| C Cupboard | TD Tumble dryer space | WO Optional Wardrobe - see Sales Consultant | |
| DW Dishwasher | | | |

Honeybourne

Plots: 23, 31, 32, 38, 40, 41, 46 & 47

Lounge
3.25m x 5.21m
10'8" x 17'1"

Kitchen/Dining
3.01m x 5.21m
9'10" x 17'1"

Bedroom 1
3.30m (max) x 4.04m (max)
10'10" (max) x 13'3" (max)

Bedroom 2
3.03m x 3.21m
9'11" x 10'6"

Bedroom 3
3.03m x 1.90m
9'11" x 6'3"



The Hinton

Plots: 14, 33, 42 to 45, 57, 61 & 70

A beautifully balanced 3 bedroom detached home, which benefits from an open plan kitchen and dining area, perfect for flexible living. Upstairs, the principal bedroom suite boasts a walk-in wardrobe and ensuite shower room, in addition to a further double and single bedroom plus a family bathroom.

FLOOR PLAN KEY

A/C	Airing cupboard	DW	Dishwasher	WM	Washing machine space		Eco Bin
AS	Appliance space	FF	Integrated fridge/freezer	WO	Optional Wardrobe - see Sales Consultant	---	Denotes reduced ceiling level
B	Boiler	O	Integrated eye level single oven & microwave			•	Dims exclude wardrobe
C	Cupboard						



GROUND FLOOR

FIRST FLOOR

Lounge

3.40m (max) X 5.43m (max)
11'2" (max) X 17'10" (max)

Kitchen/Dining

5.41m (max) X 4.32m (max)
17'9" (max) X 14'2" (max)

Bedroom 1*

3.36m (max) X 3.83m (max)
11'1" (max) X 12'6" (max)

Bedroom 2

3.20m X 3.18m
10'6" X 10'5"

Bedroom 3

2.10m (max) X 3.18m (max)
6'10" (max) X 10'5" (max)



The Tetbury

Plots: 27, 28 & 64 to 67

A light and spacious 3 bedroom, 3 storey semi-detached home with an extensive kitchen, lounge and dining area, with French doors leading out to the garden. The principal bedroom is the perfect hideaway occupying the top floor with a beautiful galleried landing, benefitting from generous walk-in wardrobe and ensuite shower room.

FLOOR PLAN KEY

A/C	Airing cupboard	L	Larder unit	WO	Optional Wardrobe - see Sales Consultant
AS	Appliance space	O	Integrated eye level single oven & microwave		Eco Bin
B	Boiler	W	Wardrobe	---	Denotes reduced ceiling level
C	Cupboard	WM	Washing machine space	•	Dims exclude wardrobe
DW	Dishwasher				
FF	Integrated fridge/freezer				



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Lounge/Dining

4.14m X 6.54m
13'7" X 21'5"

Kitchen

3.20m (max) X 4.86m (max)
10'6" (max) X 15'11" (max)

Bedroom 1*

4.14m (max) X 4.68m (max)
13'7" (max) X 15'4" (max)

Bedroom 2

4.14m (max) X 2.79m (max)
13'7" (max) X 9'2" (max)

Bedroom 3*

3.38m (max) X 3.61m (max)
11'1" (max) X 11'10" (max)



Inset shows gable fronted Cricklade plots 24-26 and 48-50

The Cricklade

Plots: 6, 7, 21, 22, 24 to 26 & 48 to 50

A 3 bedroom semi-detached or terraced home, built with contemporary living in mind. The free-flowing ground floor maximises light and space with wide-aspect French doors opening on to the garden. Upstairs, 3 bedrooms can be found with the principal bedroom boasting an ensuite shower room and built-in wardrobes.

FLOOR PLAN KEY

A/C	Airing cupboard	FF	Integrated fridge/freezer	WO	Optional Wardrobe - see Sales Consultant	#	Window not available to all plots - see Sales Consultant
AS	Appliance space	O	Single oven	W	Wardrobe	*	Dims exclude wardrobe
B	Boiler	WM	Washing machine space	Eco Bin			
DW	Dishwasher			---	Denotes reduced ceiling level		



GROUND FLOOR

FIRST FLOOR

Lounge

4.90m (max) X 3.23m (max)
16'1" (max) X 10'7" (max)

Kitchen/Dining

3.97m (max) X 5.98m (max)
13'1" (max) X 19'7" (max)

Bedroom 1*

4.00m (max) X 4.24m (max)
13'1" (max) X 13'11" (max)

Bedroom 2

2.83m (max) X 3.13m (max)
9'3" (max) X 10'3" (max)

Bedroom 3

1.98m X 2.91m
6'6" X 9'6"



The Shipton

Plots: 1 to 5, 8 to 12a, 62, 63, 68 & 69

A well proportioned 2 bedroom semi-detached or terraced home. Downstairs the spacious lounge leads on to the garden through wide-aspect French doors. Upstairs, the principal bedroom boasts built-in wardrobes, perfect for organising clothing.

FLOOR PLAN KEY

A/C	Airing cupboard	FF	Integrated fridge/freezer	Eco Bin	
B	Boiler	O	Single oven	---	Denotes reduced ceiling level
C	Cupboard	W	Wardrobe		
DW	Dishwasher	WM	Washing machine space		



GROUND FLOOR

FIRST FLOOR

Lounge/Dining

3.92m (max) X 5.57m (max)
12'10" (max) X 18'3" (max)

Kitchen

2.94m (max) X 4.27m (max)
9'8" (max) X 14'1" (max)

Bedroom 1

3.92m X 3.88m
12'10" X 12'8"

Bedroom 2

3.92m (max) X 2.74m (max)
12'10" (max) X 8'11" (max)

Our Specification

We think about more than just the fixtures and fittings at Newland Homes. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...

Helping you save energy and money

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.

Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction - please ask our Sales Consultant for more information.

Be part of the community

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.

Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year LABC warranty for complete peace of mind.

Kitchens

- Choice of fully fitted kitchen units with soft close cupboards and drawers*
- Choice of 40mm laminate worktops*
- Optional solid surface worktops with undermount sink*
- Carron Phoenix Zeta stainless steel 1.5 bowl sink
- Carron Phoenix Savoy mono side-lever tap
- Eye level Neff single multifunction oven
- Optional Neff single multifunction oven with "hide and slide" door
- Secondary combination oven and microwave (check with Sales Consultant for applicable plots)
- Choice of Neff 5 burner gas 75cm hob or Neff 5 zone 80cm ceramic or induction hob available as an option*
- Integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine

Bathrooms and Ensuites

- Villeroy and Boch white sanitaryware including vanity units where applicable (check with Sales Consultant)
- Vado taps
- Rain shower with separate handset to main bathroom with shower screen
- Rain shower with separate handset to all ensuites
- Choice of ceramic wall tiles*
- Classic curved chrome ladder radiator in bathrooms and ensuites

Electrical

- Telephone points on each floor including lounge and master bedroom with homes wired for fibre optic connection (check with Sales Consultant for positions)
- TV/FM points to principal rooms with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms and carbon monoxide detector (check with Sales Consultant for position)
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensuites
- Double square front wall light with separate PIR detector
- Wiring provision included for optional electric vehicle charging point.
- Wireless intruder alarm available as an option

Internal Finish

- Vertical panel doors with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white
- Principal bedroom with fitted wardrobe; sliding mirror wardrobe or walk in wardrobe (check with Sales Consultant for confirmation)
- Optional additional sliding mirror sliding wardrobes in other bedrooms (check with Sales Consultant for availability)
- Carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including brick, render, stone, cladding and coping stones.
- Black rainwater goods
- PVCu double glazed energy efficient windows and french doors
- Front door with 3-point locking and chrome lever handles
- Wireless doorbell and chrome door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable and positions)
- Power and light to garage (check with Sales Consultant for homes applicable)

Energy Saving Homes

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Highly efficient gas central heating system
- Thermostatic radiator valves
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with food waste and gardening
- Water butt for rainwater harvesting included as standard
- A generous provision of 8 solar PV panels per detached home, exceeding the official requirements

*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



Newland Homes support

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



LABC - Local Authority Building Control (LABC) carries out an independent survey of each home during construction and issues a 10-year warranty certificate when the home is completed.

Images depict examples of specification and upgrades from sister developments





Generous provision of 8 solar PV panels per detached home, far exceeding the official requirement



Comprehensive new tree and shrub planting



Composting facilities for each home



Rainwater harvesting for each home



Recycling facilities designed into each kitchen



SUDS – Sustainable Urban Drainage Systems

Sustainable living

There is evidence to show that our climate is changing due to a combination of physical and human factors. At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.



Our approach

We live up to our company's core values: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable.

This is our promise as a sustainable developer. Each development starts with a comprehensive assessment. Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna – even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife. We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits.

We also consider the landscape context and visual impact, so homes are positioned to enjoy natural features, views and sunlight. Only once we have the full story of a site, can we properly start to design each individual home.

Embracing the future

We adopt a 'fabric first' philosophy to the way we build our homes. This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low. Our homes have:

- Traditional masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating
- Highly efficient gas condensing boilers. We have also installed air source heat pumps on some of our sites as a means to avoid fossil fuel use, and we continue to explore the use of this and other low carbon products
- Low energy LED downlighters and motion detector lighting, as well as A++ rated fitted appliances. All designed to minimise electricity use and be lighter on your pocket
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure

Our homes are built to achieve and often exceed the latest construction requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources. Any suitable demolition material from clearing a site is crushed, re-used and recycled on site, and construction waste is sorted to maximise re-use.

Building sustainability into our homes

The way we live in our homes is rapidly evolving and Newland Homes is embracing technological opportunities to make our homes more convenient, comfortable and economic to run. Our home is no longer just a place to sleep and eat, but also to work. Remote working is on the increase, reducing the need to travel to a place of work.

Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property. We include smart meters in many of our homes. These help you to monitor and efficiently manage your household electricity use, as well as allowing the electricity supply grid to function more effectively. The next logical step is Smart Home Automation.

ENABLING YOU TO LIVE GREENER



Part of our promise as a sustainable developer is to facilitate homeowners to avoid waste and conserve resources.

Sometimes it's small initiatives which make a big difference to everyday life, and including them into the design of a house at the outset means it's easier for you in the long term. Such as:

- Rainwater butts to harvest water for use in your garden, along with composter areas

and ample space for your local Council's recycling containers

- Somewhere to store a bike. Be it a generously proportioned garage, a shed, or a cycle store for apartments, to encourage the use of alternative transport forms
- An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of use results in a higher rate of recycling

Newland Homes at Court de Wyck exceeds planning requirements, having significantly enhanced renewable power, by incorporating a generous array of 8 solar PV panels to detached homes as opposed to the 2 to 4 required. With the future in mind, homes are wired with provision for an electric car charging point to be added.

Our communities

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We take a long-term view with all our sites and our aim is always to enhance the communities in which we build.

We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come. As technology and its take-up improves, we expect to deliver more homes that are ever closer to carbon neutral.

We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities. We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy. Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important. Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.



A selection of Newland Homes' recently completed developments.

